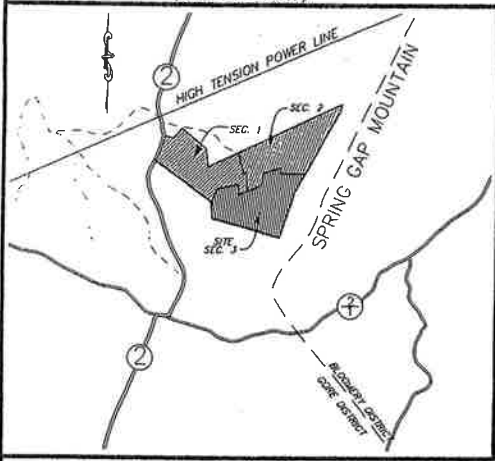


VICINITY MAP (SCALE: 1" = 2000')



THIS PROPERTY IS SUBJECT TO A 20' WIDE RIGHT-OF-WAY FOR INGRESS AND EGRESS DESCRIBED IN DEED BOOK 213 AT PAGE 178. THIS RIGHT-OF-WAY IS FOR THE BENEFIT OF PIN NO. 05-024-017. THE DESCRIPTION IN THE DEED IS NOT SPECIFIC AND THE LOCATION CANNOT BE DETERMINED BY FIELD SURVEY.

SEE DEED BOOK 477 AT PAGE 319 FOR RIGHT-OF-WAY AGREEMENT TO REPLACE THIS EASEMENT.

I HEREBY CERTIFY THAT THE ROADS ARE BUILT TO NOT EXCEED THE MAXIMUM GRADE REQUIRED IN REGARD TO A CLASS II SUBDIVISION.

H. Bruce Edens

H. BRUCE EDENS, P.S.
W.VA. #2013

NOTES:

THE PROPERTY SHOWN HEREON IS IN THE NAME OF BRISTOL SPRINGS, L.L.C. AS RECORDED IN DEED BOOK 1, PAGE 1, AMONG THE HAMPSHIRE COUNTY LAND RECORDS.

OWNER ADDRESS: BRISTOL SPRINGS, LLC
8790 ALBAUGH RD.
MT. AIRY, MD. 21771
(410) 549-4900

THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.

IRF= IRON ROD FOUND

TOTAL AREA WITHIN SECTION 1 = 42.16 ACRES
TOTAL AREA WITHIN SECTION 1 STREETS = 3.13 ACRES



= 10,000 SQ. FT. DRAINFIELD AREA

= TEST PIT

⊗ = "EDENS" CAPPED 5/8" IRON REBAR SET ON LINE AT 30' UNLESS OTHERWISE NOTED

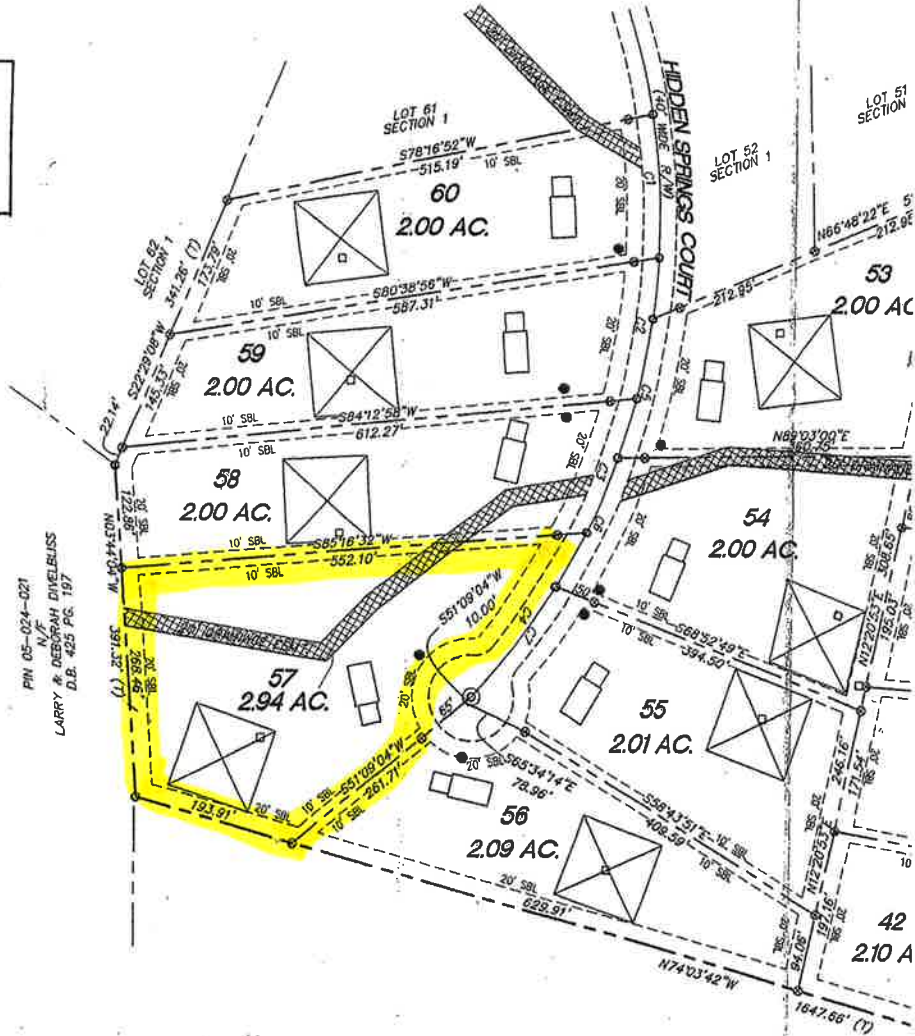


= HOUSE SITE



= WELL SITE

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	170.29	835.82	11°40'25"	85.44	170.00	N02°53'52"W
C2	170.29	835.82	11°40'25"	85.44	170.00	N08°46'34"E
C3	170.29	835.82	11°40'25"	85.44	170.00	N20°26'59"E
C4	238.76	835.82	16°22'01"	120.20	237.95	N34°28'13"E
C5	170.29	835.82	11°40'25"	85.44	170.00	N13°52'12"E
C6	170.29	835.82	11°40'25"	85.44	170.00	N26°32'43"E
C7	164.43	835.82	11°16'18"	82.46	164.16	N37°01'04"E
C8	224.26	675.00	19°02'10"	113.17	223.23	N04°32'41"E
C9	290.62	675.00	24°40'07"	147.60	288.38	N26°23'00"E
C10	120.56	320.01	21°35'08"	61.00	119.85	S26°54'17"W
C11	48.11	320.01	8°36'46"	24.10	48.06	S11°48'20"W
C12	248.18	400.00	35°39'47"	128.22	244.20	N24°14'19"E
C13	172.70	675.00	14°39'13"	86.82	172.23	N14°20'08"E
C14	201.07	675.00	17°04'01"	101.28	200.32	N30°11'53"E
C15	168.67	320.01	30°11'54"	86.34	166.72	S22°35'54"W
C16	72.31	400.00	10°21'27"	36.25	72.21	N11°38'38"E
C17	175.85	400.00	25°11'20"	89.37	174.44	N29°25'02"E
C18	245.50	675.00	20°50'21"	124.12	244.15	N03°24'51"W



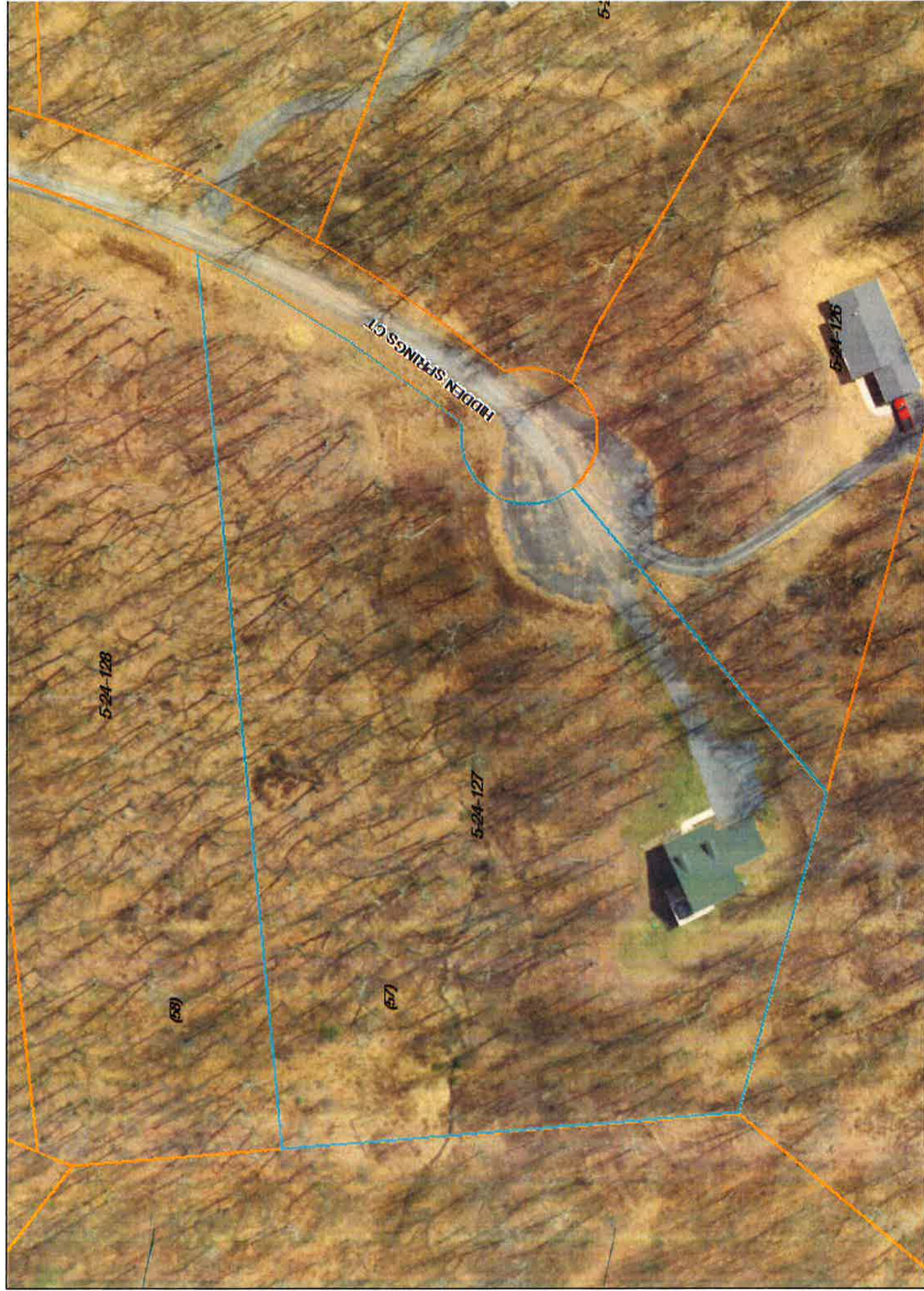
I HEREBY CERTIFY THAT THIS PLAT IS IN CONFORMANCE TO ANY COVENANTS AND RESTRICTIONS AFFECTING THE PROPERTY AND THAT ALL RIGHT-OF-WAY AND EASEMENTS AFFECTING THE PROPERTY HAVE BEEN SHOWN.

Charles D. Hogendorf, Jr.
CHARLES D. HOGENDORF, JR.

STATE OF WEST VIRGINIA, Hampshire County Commission Clerk's Office, September 1, 2013
The foregoing Instrument, together with the certificate of its acknowledgment, was this and admitted to recording.

Tosco *Sharon L.*

Hampshire Parcel Viewer



Hampshire Parcel Viewer

