

Hampshire Parcel Viewer



HAMPSHIRE COUNTY
BOARD OF EDUCATION
10.623 ACRES
D.B. 228, P. 8. 487
(SEE PLAT NO. D77-042)
TAX MAP 1, PARCEL 108

MAGNETIC DECLINATION DETERMINED AT LATITUDE
39-17'-47" N AND LONGITUDE 78-26'-04" W AT
CAPON BRIDGE, WV ON DECEMBER 28, 1977. ALL
BEARINGS SHOWN ARE FROM THE MAGNETIC MERIDIAN.
ALL DISTANCES ARE HORIZONTAL. THIS SURVEY
COMPLETED NOVEMBER 22, 1994.

MAGNETIC
8-48'-01" WEST

TRUE

WALNUT DRIVE
(50-FT. R/W)

ROGER B. BOURNE
SYLVIA J. BOURNE
LOTS 12 & 13 OF
MAUZY ADDITION
D.B. 347, P. 8. 342
TAX MAP 1, PARCELS 2 & 4

NAOMI STROTHER, WIDOW
LOTS 10 & 11 OF
MAUZY ADDITION
D.B. 211, P. 8. 243
TAX MAP 1, PARCELS 3 & 5

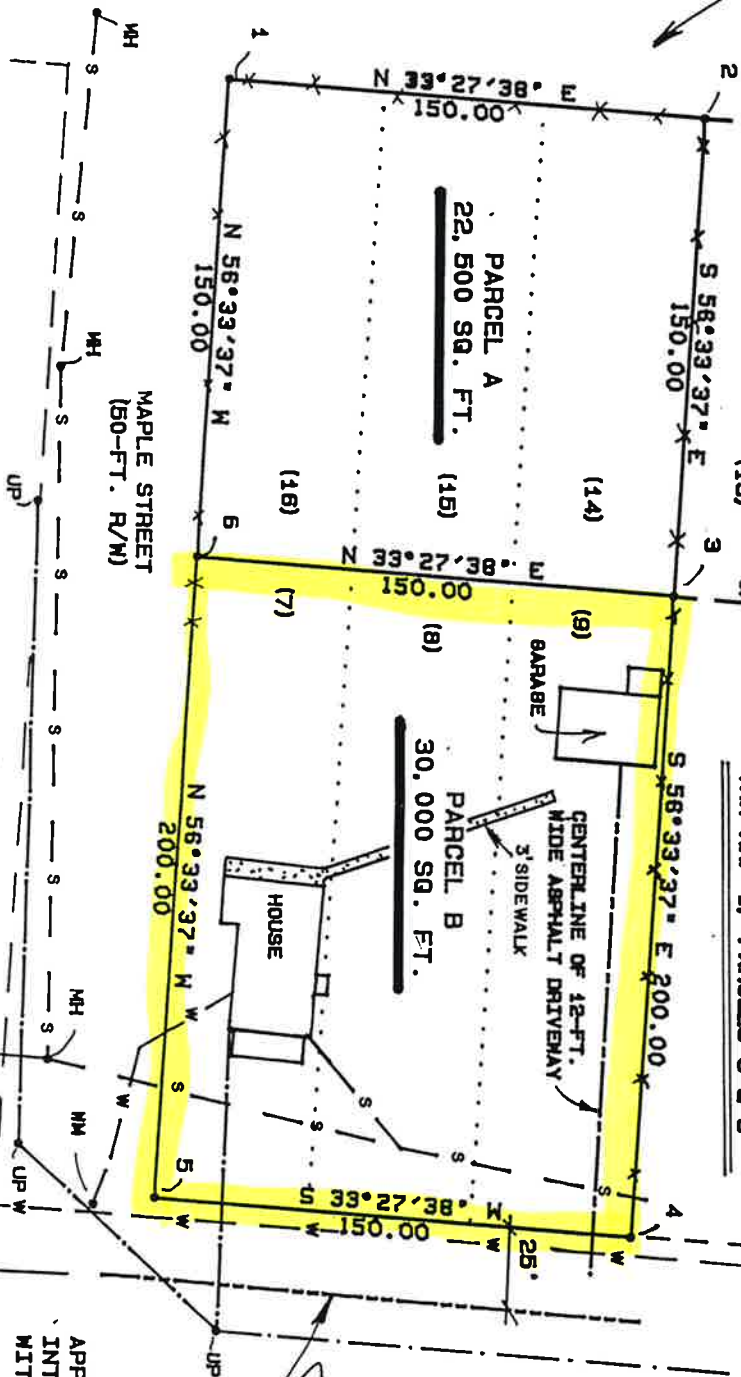
COURSE & DISTANCE CHART

BR#	1	N	56°33'37"	N	50.00
BR#	2	S	33°27'38"	N	500.65
BR#	3	S	73°58'00"	N	8.67

HAMPSHIRE COUNTY
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10.623 ACRES
D.B. 228, P. 8. 487
(SEE PLAT NO. D77-042)
TAX MAP 1, PARCEL 108



B-3
D
E



CENTERLINE OF WEST VIRGINIA
SECONDARY ROUTE 16
(COLDSTREAM ROAD - SEE NOTE B)

APPROXIMATELY 1/4 MILE TO THE
INTERSECTION OF WV SEC. RT. 16
WITH U.S. ROUTE 50

SCALE: 1" = 60'
DATE: 11/22/1994

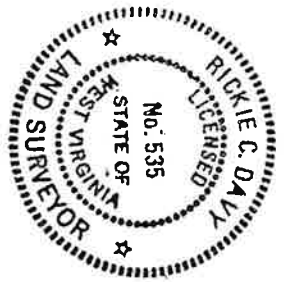
JOB NO. D94-072
SHEET 2 OF 2 SHEETS

RESURVEY OF
LOT NOS. 7, 8, 9, 14, 15 & 16 OF MAUZY ADDITION
52,500 TOTAL SQUARE FEET
TOWN OF CAPON BRIDGE
BLOOMERY DISTRICT, HAMPSHIRE COUNTY, WV
TAX MAP 1, PARCELS 6, 7, 8, 9, 10 & 11

NOTE A: THIS SURVEY MAKES NO ATTEMPT TO LOCATE ANY RIGHTS-OF-WAY OR EASEMENTS EXCEPT THOSE SHOWN ON THIS PLAT.

NOTE B: WEST VIRGINIA SECONDARY ROUTE 16 RIGHT-OF-WAY BOUNDS AS SHOWN ON THIS PLAT ARE BASED ON THE PLAT OF THE MAUZY ADDITION AS RECORDED IN DEED BOOK 92, PAGE 78. THE WEST VIRGINIA DEPARTMENT OF HIGHWAYS MAY CLAIM A GREATER RIGHT-OF-WAY THAN THAT SHOWN AND IS SUBJECT TO ANY OTHER RIGHT-OF-WAY THE WEST VIRGINIA DEPARTMENT OF HIGHWAYS MAY CLAIM.

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APPROVED BY
THE TOWN OF CAPON BRIDGE
BY: *Rickie C. Davy*
DATE: *12-7-94*

GIVEN UNDER MY HAND THIS 22ND DAY OF
NOVEMBER, 1994
Rickie C. Davy
SURVEYOR

LEGEND

- CORNER NOS. 1 & 2 ARE FENCE POSTS AT FENCE CORNER, FOUND.
- CORNER NOS. 3, 4 & 5 ARE 1/2 INCH CAPPED (DAVY) REBARS, FOUND.
- CORNER NOS. 4, 5 & 6 ARE FLUSH 5/8 INCH CAPPED IRON RODS, SET.
- CORNER NO. C IS A 6-INCH BY 6-INCH CONCRETE MONUMENT, FOUND.
- CORNER NO. D IS A CALCULATED POINT (ORIGINAL CALLED FOR CONCRETE MONUMENT - NOW GONE).
- CORNER NO. E IS A FLUSH 1/2-INCH REBAR, FOUND.
- OVERHEAD UTILITY LINE
- UP
- SEWER MANHOLE
- SEWER LINE
- W
- WATER LINE
- WM
- WATER METER
- ORIGINAL LOT LINE
- (6)
- EXISTING LOT NUMBER
- EXISTING FENCE LINE
- BEARING & DISTANCE FOR LINE (SEE COURSE & DISTANCE CHART)
- B-1

R & S SERVICES, INC.

RICKIE C. DAVY, L.L.S. NO. 535
CAPON BRIDGE, WV 26711 856-3165

TITLE: BEING A RESURVEY OF LOT NOS. 7, 8, 9, 14, 15 & 16 OF MAUZY ADDITION NOW OWNED BY LAKE M. HENDERSON, WIDOW. SEE M.B. 32, PG. 774; D.B. 112, PG. 361 & D.B. 92, PG. 78 (PLAT).

SCALE 1" = 60
DATE 11/22/1994
JOB NO. 094-072
Sheet 1 of 2 Sheets

STATE OF WEST VIRGINIA, County of Hampshire, to-wit:
Be it remembered that on the *4th* day of *September*, 19*96*, at *12:06 P* M.,
this *Deed & Plat* was presented in the Clerk's Office of the County Commission of said County
and with the certificate thereof annexed, admitted to record.
Attest *Nancy C. Feller* Clerk
County Commission, Hampshire County, W. Va. *att.*

Plat No. D94-072

Parcel B
30,000 Square Feet

DESCRIPTION OF SURVEY

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All that parcel of land situated in the Town of Capon Bridge, Bloomery District, Hampshire County, West Virginia at the northwest intersection of West Virginia Secondary Route 15 and Maple Street and approximately 1/4 mile northeast of the intersection of West Virginia Secondary Route 15 with U.S. Route 50 and is more particularly described as follows:

Beginning at (3), an 1/2 inch capped (Davy) rebar, found, in or near a fence line, a common corner to Lot Nos. 9 and 14 of Mauzy Addition now owned by Lake M. Henderson, widow (see Will Book 32, Page 774 and Deed Book 112, Page 351) of which this parcel is a part and being a common corner to Lot No. 13 of Mauzy Addition now owned by Roger G. & Sylvia J. Bourne (see Deed Book 347, Page 312) and to Lot No. 10 of Mauzy Addition now owned by Naomi Strother, widow (see Deed Book 211, Page 243). Said iron rod is referenced by (B), an 1/2 inch capped (Davy) rebar, found, which bears N 33-27'-38" E at 100.00 feet and by (2), a fence post at a fence corner, found, which bears N 56-33'-37" W at 150.00 feet; thence, with Lot No. 9 and with a line of Strother and along or near a fence line, for one line,

FIRST COURSE, S 56 Degrees - 33 Minutes - 37 Seconds E, 200.00 feet to

(4), a flush 5/8 inch capped iron rod, set, on the northwest bounds of West Virginia Secondary Route 15 (Coldstream Road), 25 feet from its centerline and from which Potomac Edison Pole No. N6813 bears S 16-22'-20" W at 133.61 feet and from which a 6-inch triangular concrete monument, found, on the southeast side of said county road bears N 43-29'-33" E at 283.72 feet; thence, with the northwest bounds of said county road at 25 feet from centerline and with a line of Lot No. 9 and continuing with the line of Lot Nos. 8 and 7 of Mauzy Addition now owned by Lake M. Henderson, widow (see Will Book 32, Page 774 and Deed Book 112, Page 351) for one line,

SECOND COURSE, S 33 Degrees - 27 Minutes - 38 Seconds W, 150.00 feet to

(5), a flush 5/8 inch capped iron rod, set, at the northwest intersection of West Virginia Secondary Route 15 and Maple Street (a 50-foot R/W) from which a manhole bears S 81-20'-56" W at 54.26 feet; a water meter bears S 21-34'-26" W at 19.67 feet; Potomac Edison Pole No. M126244 bears S 50-18'-54" W at 45.77 feet; Potomac Edison No. N6813 bears S 86-07'-39" E at 45.15 feet and a 6-inch triangular concrete monument, found, on the southeast side of said county road and on the northeast side of a road which

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Page Two

Parcel B = 30,000 Square Feet

leads to the Town of Capon Bridge Sewer Treatment Plant bears S 28-18'-22" W at 510.50 feet; thence, with Lot No. 7 and the northeast bounds of Maple Street for one line,

THIRD COURSE, N 56 Degrees - 33 Minutes - 37 Seconds W, 200.00 feet to

(6), a flush 5/8 inch capped iron rod, set, a corner to Lot No. 16 of Mauzy Addition now owned by Lake M. Henderson, widow (see Will Book 32, Page 774 and Deed Book 112, Page 351) from which (1), a fence post at a fence corner, found, bears N 56-33'-37" W at 150.00 feet; a manhole bears S 83-19'-25" W at 72.31 feet and Potomac Edison Pole No. M126245 bears S 47-45'-57" W at 52.81 feet; thence, leaving Maple Street and with the original line of Lot Nos. 7, 8 and 9 and with a line of Lot Nos. 16, 15 and 14 of Mauzy Addition now owned by Lake M. Henderson, widow (see Will Book 32, Page 774 and Deed Book 112, Page 351) for one line,

FOURTH COURSE, N 33 Degrees - 27 Minutes - 38 Seconds E, 150.00 feet to

TO THE POINT OF BEGINNING, CONTAINING 30,000 SQUARE FEET (0.69 ACRE), MORE OR LESS.

As survey now completed on November 22, 1994, by R & S Services, Inc., Rickie C. Davy, LLS, Capon Bridge, West Virginia, the adjoining Plat No. D94-072, prepared and intended to be used as a part of this description.

Being an inclusive survey of Lot Nos. 7, 8 and 9 of Mauzy Addition of which an one-half undivided interest was devised unto Lake M. Henderson by the Last Will and Testament of Harold Henderson which was probated the 18th day of January, 1978 and recorded in Will Book 32 at Page 774 and being the same lots that were conveyed unto William H. (Harold) Henderson and Lake M. Henderson, his wife from J.W. Shanholtzer and Annie M. Shanholtzer, his wife by deed dated the 24th day of May, 1947 and recorded in Deed Book 112 at Page 351 in the Office of the Clerk of the County of Hampshire County, West Virginia.

Plat No. D94-072

R & S SERVICES, INC.

November 22, 1994



Rickie C. Davy
Rickie C. Davy, L.L.S.
West Virginia License No. 535