

Hampshire Parcel Viewer



BOOK 437 PAGE 342

**SURVEY OF 8.577 TOTAL ACRES
GORE DISTRICT, HAMPSHIRE COUNTY, WV
TAX MAP 1, PART OF PARCEL 2**

EXEMPT

From The Hampshire County
Subdivision Ordinance
Per 3.2.14 Date 10/20/2004
Hampshire County Planning Commission Tax Map 1, PARCEL 2

LOT 4 (20.023 ACRES)
PEACHTREE FARMS
D.B. 208, PG. 405
SEE PLAT NO. D95-027

LOT 3 (20.001 ACRES)
PEACHTREE FARMS
D.B. 208, PG. 405
SEE PLAT NO. D95-027
TAX MAP 1, PARCEL 2

HAMPSHIRE COUNTY PLANNER
(SECTION 3.2, PARAGRAPH A)

EXEMPT FROM THE HAMPSHIRE
COUNTY SUBDIVISION ORDINANCE
DATE _____

MAGNETIC DECLINATION DETERMINED AT LATITUDE
39°17'-47" N AND LONGITUDE 78°26'-04" N AT
CAPON BRIDGE, WV ON APRIL 1, 1993. ALL
BEARINGS SHOWN ARE FROM THE MAGNETIC MERIDIAN.
ALL DISTANCES ARE HORIZONTAL. THIS SURVEY
COMPLETED MAY 3, 1995.

SHARON H. LINK
Hampshire County Clerk 09:36:24 A
Instrument No 65371
Recorded Date 10/25/2004
Decree ID 000
Book Page 437-338
Recorder Fee 10.00
Transfer Tax 220.00

MAGNETIC
9-30° WEST
TRUE

COURSE & DISTANCE CHART

Bearing	Distance	Point
B86# 1 S 41° 07' 19" N	16.72	1
B86# 2 N 62° 15' 56" E	24.87	2
B86# 3 N 27° 56' 23" E	20.00	3
B86# 4 S 41° 07' 19" N	907.11	4

LEGEND

CORNER NOS. 1 & 5 ARE CALCULATED POINTS.
CORNER NOS. 1, 3, 4 & 5 ARE FLUSH 5/8 INCH
CAPPED IRON RODS, SET.
CORNER NO. 2 IS A FENCE POST WEST OF FENCE
LINE.
CORNER NO. 3 IS A 8/8 INCH CAPPED IRON ROD,
SET, AT BASE OF CORNER FENCE POST.

SCALE: 1" = 200'

0 100 200 300

R & S SERVICES, INC.

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

TITLE: BEING A PORTION OF AN 173.53 ACRE
TRACT OF LAND (SCANLON-HIGHLAND ORCHARD)
NOW OWNED BY HOMER L. & NANCY C. FELLER.
SEE D.B. 206, PG. 405 & D.B. 91, PG. 359.

DATE 05/03/1995 JOB NO. D95-028
Sheet 1 of 1 Sheets

NOTE A: THIS SURVEY MAKES NO ATTEMPT TO LOCATE ANY RIGHTS-OF-WAY,
EASEMENTS OR STRUCTURES EXCEPT THOSE SHOWN ON THIS PLAT.
NOTE B: THERE IS APPROXIMATELY 0.18 ACRES OF THIS TRACT WHICH LIES
WITHIN THE BOUNDS OF WEST VIRGINIA SECONDARY ROUTE 3/2 (90° R/W).
NOTE C: THIS TRACT IS LOCATED APPROXIMATELY 0.3 MILE EAST OF THE
INTERSECTION OF WEST VIRGINIA SECONDARY ROUTE 5 WITH WEST VIRGINIA
SECONDARY ROUTE 3/2.

HOMER L. FELLER
NANCY C. FELLER
150.378 ACRES
D.B. 206, PG. 405
SEE D.B. 106, PG. 311
TAX MAP 10, PARCEL 23

ROBERT A. KEISTER
1.00 ACRES
D.B. 312, PG. 163
TAX MAP 1, PARCEL 1.7

KENNETH D. POMMALL
NANCY POMMALL
44.283 ACRES
D.B. 198, PG. 476
TAX MAP 1, PARCEL 1

WEST VIRGINIA
SECONDARY ROUTE 3/2
(30-FT. WIDE R/W)

PROPOSED
DRIVEWAY

POND

FENCE

SOVERAN BANK, N.A.
TRUSTEE
127 ACRES
D.B. 392, PG. 577
TAX MAP 8, PARCEL 9

RICKIE C. DAVY
LICENSED
PROFESSIONAL
SURVEYOR
STATE OF
WEST VIRGINIA

GIVEN UNDER MY HAND THIS 3RD DAY OF
MAY, 1995
SURVEYOR

STATE OF WEST VIRGINIA, Hampshire County Commission Clerk's Office

10/25/04 9:36 AM

The foregoing Instrument, together with the certificate of its acknowledgment, was this day presented in said office and admitted to record.

Teste

Sharon H. Link

Clerk.