Hampshire Parcel Viewer

Hampshire Parcel Viewer Flood MAP

NOTES:

NOTE A: TITLE: BEING THE REMAINDER OF AN ORIGINAL 200 ACRE TRACT. SF LAND ASSESSED AS 12.074 ACRES BUT FOUND BY RESURVEY TO CONTAIN 10.2956 ACRES NOW OWNED BY MEADOWLARK ASSOCIATES LLC, A WEST VIRGINIA LIMITED LIABILITY COMPANY D.B. 367, PG. 504 SEE D.B. 208, PG. 644 SEE T. B. 206, PG. 424 & REE D.B. 96, PG. 313. THIS SURVEY IS BEING PERFORMED @ THE REQUEST OF MEADOWLARK ASSOCIATES LLC. NUM SPARD, DVM
HC 71, BOX 2906
CAPON BRIDGE, WV
26711 PHONE # (304)-899-7700

NOTE B: A PORTION OF THIS LAND IS LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS INDICATED BY FEMA FLOOD INSURANCE RATE MAP, EFFECTIVE DATE NOVEMBER 7, 2002 ON MAP NO. 54027C0316C. THE 100-YEAR FLOOD PLAIN SHOWN ON THIS PLAT IS ONLY APPROXIMATE. THERE ARE ATTACHED DATA BASED ELEVATION LEAF INDICATES ONE FOR EACH OF THE THREE (3) LOTS SHOWN ON THIS PLAT AND THEY WERE PREPARED BY RICHARD L. MCHELAND PS OF MCHELAND'S SURVEYING & CONSULTING, INC.
HC 63, BOX 3580
BERKLEY, WV 26701 PHONE (304) 422-4441

NOTE C: THIS SURVEY MAKES NO ATTEMPT TO LOCATE ANY RIGHTS-OF-WAY, EASEMENTS, DRAINS OR STRUCTURES EXCEPT THOSE SHOWN ON THIS PLAT

NOTE D: THIS SURVEY IS SUBJECT TO A SEWER LINE EASEMENT FOR THE TOWN OF CAPON BRIDGE FOR AN EXISTING 8-INCH SEWER MAIN LINE AND AN EXISTING 4-INCH PVC EFFLUENT FORCED MAIN LINE FROM THE TOWN OF THE CAPON BRIDGE'S SEWER PUMP STATION OVER AND ACROSS THIS SURVEY TO THE TOWN'S SEWER TREATMENT PLANT AS WELL AS OTHER 8-INCH SEWER MAIN LINE LOCATIONS

NOTE E: A SMALL PORTION OF THIS SURVEY IS LOCATED IN BLOOMERY DISTRICT. HOWEVER THIS ENTIRE TRACT OF LAND HAS BEEN HISTORICALLY ASSESSED IN TOWN OF CAPON BRIDGE, BLOOMERY DISTRICT ON TAX MAP 2, PARCEL 1

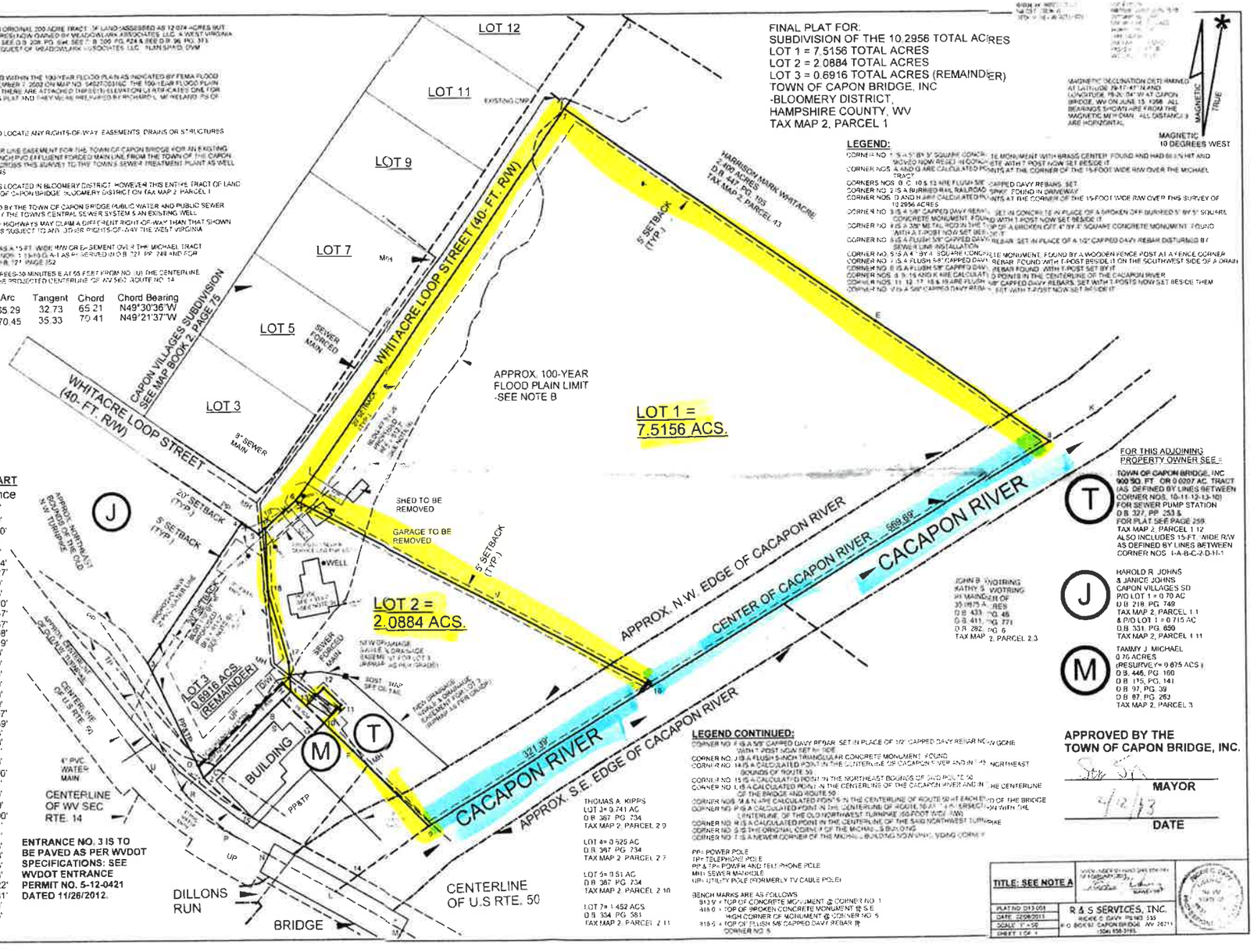
NOTE F: THIS TRACT OF LAND MAY BE SERVED BY THE TOWN OF CAPON BRIDGE PUBLIC WATER AND PUBLIC SEWER SYSTEMS. LOT NO. 2 IS CURRENTLY SERVED BY THE TOWN'S CENTRAL SEWER SYSTEM & AN EXISTING WELL

NOTE G: THE WEST VIRGINIA DEPARTMENT OF HIGHWAYS MAY CLAIM A DIFFERENT RIGHT-OF-WAY THAN THAT SHOWN ON THIS PLAT AND THEREFORE THIS SURVEY IS SUBJECT TO ANY OTHER RIGHTS-OF-WAY THE WEST VIRGINIA DEPARTMENT OF HIGHWAYS MAY CLAIM

NOTE H: THE TOWN OF CAPON BRIDGE, INC. HAS A 15 FT. WIDE R/W OR EASEMENT OVER THE MICHAEL TRACT AS DEFINED BY THE LINES BETWEEN CORNER NOS. 1-10-11-12-13-1 AS PREVIOUSLY SURVEYED IN D.B. 321, PP. 248 AND FOR PLAT SEE FOREGOING R/W OR EASEMENT SUE D.B. 321, PAGE 252

NOTE I: CORNER NO. 21 IS LOCATED S 82 DEGREES 30 MINUTES E AT 65 FEET FROM NO. 10, THE CENTERLINE INTERSECTION OF U.S. ROUTE NO. 50 WITH THE PROJECTED CENTERLINE OF WV SEC. ROUTE NO. 14

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
15-2	9°51'47"	379.30	65.29	32.73	65.21	N49°30'36"W
P-R	9°52'05"	409.30	70.45	35.33	70.41	N49°21'37"W



FINAL PLAT FOR:
SUBDIVISION OF THE 10.2956 TOTAL ACRES
LOT 1 = 7.5156 TOTAL ACRES
LOT 2 = 2.0884 TOTAL ACRES
LOT 3 = 0.6916 TOTAL ACRES (REMAINDER)
TOWN OF CAPON BRIDGE, INC
-BLOOMERY DISTRICT,
HAMPSHIRE COUNTY, WV
TAX MAP 2, PARCEL 1

MAGNETIC DECLINATION DETERMINED AT LATITUDE 39°17'47" N AND LONGITUDE 78°31'04" W AT CAPON BRIDGE, WV ON JUNE 15, 1998. ALL BEARINGS SHOWN ARE FROM THE MAGNETIC MERIDIAN. ALL DISTANCES ARE HORIZONTAL

MAGNETIC 10 DEGREES WEST

LEGEND:

CORNER NO. 1 IS A 5/8" BY 5" SQUARE CONCRETE MONUMENT WITH BRASS CENTER FOUND AND HAD BEEN HIT AND MOVED NOW RESET IN CONCRETE WITH T-POST NOW SET BESIDE IT
CORNER NOS. A AND G ARE CALCULATED POINTS AT THE CORNER OF THE 15-FOOT WIDE R/W OVER THE MICHAEL TRACT
CORNERS NOS. B, C, 10 & 13 ARE FLUSH 5/8" CAPPED DAVY REBARS SET
CORNER NO. 2 IS A BURIED RAIL ROAD SPIKE FOUND IN DRIVEWAY
CORNER NOS. D AND H ARE CALCULATED POINTS AT THE CORNER OF THE 15-FOOT WIDE R/W OVER THIS SURVEY OF 10.2956 ACRES
CORNER NO. 3 IS A 5/8" CAPPED DAVY REBAR SET IN CONCRETE IN PLACE OF A BROKEN OFF BURIED 5/8" BY 5" SQUARE CONCRETE MONUMENT FOUND WITH T-POST NOW SET INSIDE IT
CORNER NO. 4 IS A 3/8" METAL ROD IN THE TOP OF A BROKEN OFF 4" BY 4" SQUARE CONCRETE MONUMENT FOUND WITH A T-POST NOW SET BESIDE IT
CORNER NO. 5 IS A FLUSH 5/8" CAPPED DAVY REBAR SET IN PLACE OF A 1/2" CAPPED DAVY REBAR DISTURBED BY SEWER LINE INSTALLATION
CORNER NO. 6 IS A 4" BY 4" SQUARE CONCRETE MONUMENT FOUND BY A WOODEN FENCE POST AT A FENCE CORNER
CORNER NO. 7 IS A FLUSH 5/8" CAPPED DAVY REBAR FOUND WITH T-POST BESIDE IT ON THE SOUTHWEST SIDE OF A DRAIN
CORNER NO. 8 IS A FLUSH 5/8" CAPPED DAVY REBAR FOUND WITH T-POST SET BY IT
CORNER NOS. 9, 15, 16 AND X ARE CALCULATED POINTS IN THE CENTERLINE OF THE CACAPON RIVER
CORNER NOS. 11, 12, 17, 18 & 19 ARE FLUSH 5/8" CAPPED DAVY REBARS SET WITH T-POSTS NOW SET BESIDE THEM
CORNER NO. 20 IS A 5/8" CAPPED DAVY REBAR SET WITH T-POST NOW SET INSIDE IT

LEGEND CONTINUED:

CORNER NO. 21 IS A 5/8" CAPPED DAVY REBAR SET IN PLACE OF 1/2" CAPPED DAVY REBAR NOW GONE WITH T-POST NOW SET BESIDE IT
CORNER NO. J IS A FLUSH 5-INCH TRIANGULAR CONCRETE MONUMENT FOUND
CORNER NO. 14 IS A CALCULATED POINT IN THE CENTERLINE OF CACAPON RIVER AND IN THE NORTHEAST BOUNDS OF ROUTE 50
CORNER NO. 15 IS A CALCULATED POINT IN THE NORTHEAST BOUNDS OF OLD ROUTE 50
CORNER NO. L IS A CALCULATED POINT IN THE CENTERLINE OF THE CACAPON RIVER AND IN THE CENTERLINE OF THE BRIDGE AND ROUTE 50
CORNER NOS. M & N ARE CALCULATED POINTS IN THE CENTERLINE OF ROUTE 50 AT EACH END OF THE BRIDGE
CORNER NO. P IS A CALCULATED POINT IN THE CENTERLINE OF ROUTE 50 AT THE INTERSECTION WITH THE CENTERLINE OF THE OLD NORTHWEST TURNPIKE (60-FOOT WIDE R/W)
CORNER NO. W IS A CALCULATED POINT IN THE CENTERLINE OF THE SAID NORTHWEST TURNPIKE
CORNER NO. S IS THE ORIGINAL CORNER OF THE MICHAEL BUILDING
CORNER NO. T IS A NEWER CORNER OF THE MICHAEL BUILDING NOW SHIFTING CORNER

PP= POWER POLE
TP= TELEPHONE POLE
PP & TP= POWER AND TELEPHONE POLE
MH= SEWER MANHOLE
UP= UTILITY POLE (FORMERLY TV CABLE POLE)

BENCH MARKS ARE AS FOLLOWS
B13 = TOP OF CONCRETE MONUMENT @ CORNER NO. 1
B16 = TOP OF BROKEN CONCRETE MONUMENT @ S.E. HIGH CORNER OF MONUMENT @ CORNER NO. 5
B18 = TOP OF FLUSH 5/8" CAPPED DAVY REBAR @ CORNER NO. 6

COURSE AND DISTANCE CHART

Line	Bearing	Distance
1-A	S46°19'18"W	15.01'
A-B	S46°19'18"W	24.99'
B-C	S46°19'18"W	100.10'
C-2	S46°19'18"W	9.90'
2-D	N26°01'14"W	15.74'
D-3	N26°01'14"W	139.14'
3-4	N34°34'58"E	205.27'
4-5	S55°25'02"E	25.00'
5-6	N48°37'08"E	61.85'
6-7	N34°34'59"E	579.70'
7-E	S55°25'01"E	461.37'
E-8	S55°25'01"E	256.67'
8-9	S58°41'17"W	891.08'
9-F	N45°40'42"W	128.19'
F-10	N45°40'42"W	48.53'
10-11	N44°19'18"E	30.00'
11-12	N45°40'42"W	30.00'
12-13	S44°19'18"W	30.00'
13-1	N45°40'42"W	25.28'
10-13	N45°40'42"W	30.00'
9-14	S54°40'44"W	105.97'
14-15	N60°46'34"W	158.59'
14-L	S54°40'44"W	33.23'
L-N	N60°46'34"W	92.48'
N-P	N60°46'34"W	55.14'
L-M	S60°46'34"E	92.48'
D-H	N46°19'18"E	144.70'
H-1	S45°40'42"E	15.01'
10-G	S44°19'18"W	15.00'
G-A	N45°40'42"W	55.80'
7-J	N34°34'59"E	140.00'
8-K	N58°41'17"E	64.51'
B-S	S41°42'16"E	11.47'
2-T	S79°14'58"E	15.73'
1-17	N4°09'22"W	35.48'
17-18	N16°24'50"W	89.73'
18-19	N2°19'07"W	76.33'
6-V	S62°25'40"E	266.22'
V-16	S62°25'40"E	222.81'
5-19	N48°37'08"E	11.09'
19-6	N48°37'08"E	50.76'

APPROVED BY THE TOWN OF CAPON BRIDGE, INC.

MAYOR

7/2/13
DATE

TITLE: SEE NOTE A	
PLAT NO. 013-003	R & S SERVICES, INC.
DATE: 12/06/2013	BOX 67, DAVY, WV 24739
SCALE: 1" = 50'	P.O. BOX 67, CAPON BRIDGE, WV 26711
SHEET 1 OF 1	(304) 856-3195