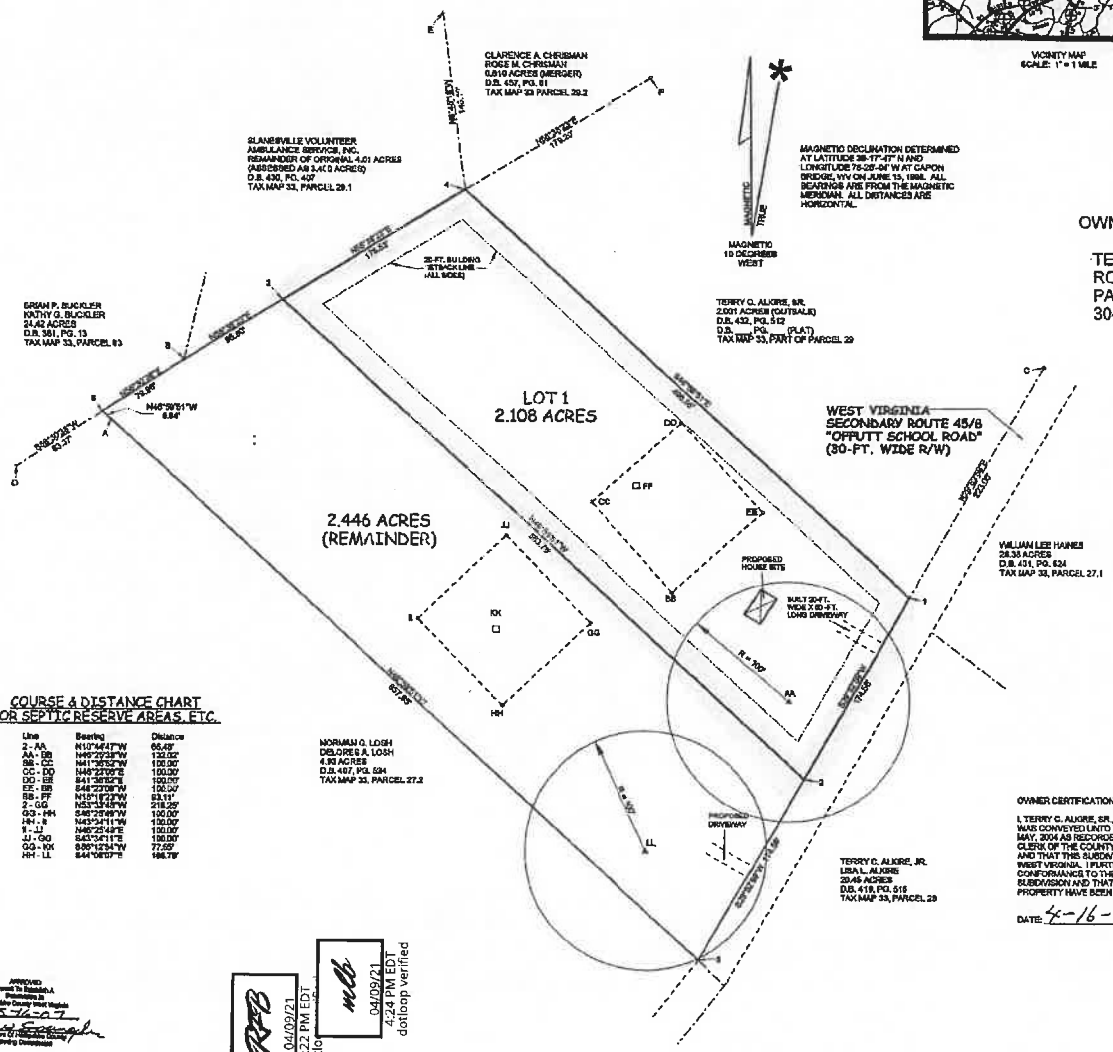
FINAL PLAT OF OFFUTT ESTATES
LOT 1 OF 2.108 TOTAL ACRES
GORE DISTRICT, HAMPSHIRE COUNTY, WV
TAX MAP 33, PART OF PARCEL 29



VICINITY MAP
SCALE: 1" = 1 MILE

OWNER/DEVELOPER:

TERRY C. ALKIRE, SR.
ROUTE 1, BOX 152A
PAW PAW, WV 25434
304-496-7896

COURSE & DISTANCE CHART FOR SEPTIC RESERVE AREAS, ETC.

Line	Bearing	Distance
2 - AA	N10°44'47"W	65.43'
AA - BB	N49°20'38"W	132.02'
BB - CC	N41°39'52"W	100.00'
CC - DD	N48°20'08"E	100.00'
DD - EE	S41°39'52"E	100.00'
EE - BB	S48°20'08"W	100.00'
BB - FF	N15°11'22"W	83.11'
2 - GG	N53°33'48"W	218.25'
GG - HH	S48°25'49"W	100.00'
HH - II	N43°34'11"W	100.00'
II - JJ	N48°25'49"E	100.00'
JJ - GG	S43°34'11"E	100.00'
GG - KK	S50°12'34"W	77.55'
HH - LL	S44°06'07"E	196.78'

NOTES:

NOTE A: BEING THE DIVISION OF THE REMAINDER OF A
BY TERRY C. ALKIRE, SR. SEE DEED BOOK 432, PAGE 5

NOTE B: THIS LOT IS NOT WITHIN THE 100-YEAR FLOO
RATE MAP, EFFECTIVE DATE NOVEMBER 7, 2002 ON MA

NOTE C: NO BUILDING OR STRUCTURE MAY BE LOCAT
INDICATED ON THIS PLAT.

NOTE D: ALL UTILITY EASEMENTS SHALL BE WITHIN T
ON THIS PLAT.

NOTE E: THIS LOT IS TO BE SERVED BY INDIVIDUAL SE

NOTE F: THIS LOT HAS SET ASIDE 10,000 SQUARE FEE
RESERVE AREA TO BE USED ONLY FOR THE CONSTRU
AND IS OTHERWISE TO BE LEFT UNDEVELOPED. THIS
FIELD TESTING FOR THE PURPOSES OF OBTAINING INDI
COUNTY HEALTH DEPARTMENT HAS BEEN CONDUCTE
SHOULD BE CLEARLY MARKED IN THE FIELD TO PROHI
AREA WHEN THE SYSTEM HAS BEEN INSTALLED. CONS
AREA AND THE INDIVIDUAL SEPTIC PERMIT CAN BE OB
DEPARTMENT AT HC 71, BOX 9, AUGUSTA, WV 26704 (

NOTE G: THIS SURVEY MAKES NO ATTEMPT TO LOCAT
EXCEPT THOSE SHOWN ON THIS PLAT.

NOTE H: THE WEST VIRGINIA DEPARTMENT OF HIGHW
SHOWN ON THIS PLAT AND THEREFORE THIS SURVEY
VIRGINIA DEPARTMENT OF HIGHWAYS MAY CLAIM.

NOTE I: ALL SUBSEQUENT CONSTRUCTION OR ACTIVI
ANY WAY THE RESPONSIBILITY OF R & B SERVICES, IN

NOTE J: THIS SUBDIVISION HAS BEEN APPROVED BY T
CLASS B - RESIDENTIAL SUBDIVISION. SOME OF THE R
YEAR-ROUND ACCESS.

LEGEND:

CORNER NOS. 1, 4 & C ARE 5/8 INCH CAPPED (DAVY) R
CORNER NOS. 2, 3 & G ARE 5/8 INCH CAPPED (DAVY) R
CORNER NO. 8 IS A 8-INCH BY 8-INCH FENCE POST, PK
CORNER NO. A IS A 5/8 INCH CAPPED (SNYDER) REBA
CORNER NO. B IS A 1-1/4 INCH PIPE, FOUND ON THE S
WITH A 22-INCH WHITE OAK TREE, MARKED AS POIN
CORNER NO. D IS A 5/8 INCH CAPPED (SNYDER) REBA
OF MAPLE RUN FROM WHICH A 25 INCH WHITE OAK
SOUTHWEST AND NORTHEAST SIDES BEARS N 35-0
CORNER NO. E IS A FLUSH 5/8 INCH CAPPED (DAVY) R
CORNER NO. F IS A BENT 5/8 INCH REBAR AT THE SOU
BASE OF AN 8-INCH LEANING POST, FOUND BEARS
INCH CAPPED (GREEN) REBAR, FOUND (FROM THE
PROPERTY BEARS S 18-50-48" W AT 90.28 FEET AN
BEARS N 34-04-48" W AT 602.87 FEET.
CORNER NOS. AA & LL ARE PROPOSED WELL SITES (
CORNER NOS. BB, EE, GG & HH ARE FLUSH 5/8 INCH (
SQUARE FOOT SEPTIC RESERVE AREAS (100' X 100
CORNER NOS. CC, DD, II & JJ ARE CALCULATED POIN
SEPTIC RESERVE AREAS (100' X 100').
CORNER NOS. FF & KK ARE 9-FOOT DEEP OBSERVAT

OWNER CERTIFICATION

I, TERRY C. ALKIRE, SR., DO CERTIFY THAT THE PROPERTY OF THIS REAL ESTATE WAS CONVEYED UNTO TERRY C. ALKIRE, SR. BY DEED DATED THE 3RD DAY OF MAY, 2004 AS RECORDED IN DEED BOOK 432 AT PAGE 512 IN THE OFFICE OF THE CLERK OF THE COUNTY COMMISSION OF HAMPSHIRE COUNTY, WEST VIRGINIA AND THAT THIS SUBDIVISION IS SITUATED IN GORE DISTRICT, HAMPSHIRE COUNTY, WEST VIRGINIA. I FURTHER CERTIFY THAT THIS PLAT OF OFFUTT ESTATES IS IN CONFORMANCE TO THE COVENANTS AND RESTRICTIONS AFFECTING THIS SUBDIVISION AND THAT ALL RIGHTS-OF-WAY AND EASEMENTS AFFECTING THE PROPERTY HAVE BEEN SHOWN.

DATE: 4-16-07

TERRY C. ALKIRE, SR.

SURVEYOR'S CERTIFICATION

I, RICKIE C. DAVY, PROFESSIONAL SURVE
BRIDGE, WV 26711, DO HEREBY CERTI

A – THAT I HAVE CAREFULLY SURVEYED
TO THE BEST OF MY KNOWLEDGE AN
DESCRIBED AND ARE WITHIN THE BO
PLACED AS SHOWN HEREON AND AP
HAMPSHIRE COUNTY SUBDIVISION O

B – THAT THE PLAT OF OFFUTT ESTATE
REQUIRED BY WEST VIRGINIA CODE

C – THAT THE FINISHED DRIVEWAY MEE
SUBDIVISION.

GIVEN UNDER MY HAND THIS 11TH DAY

APPROVED
Pursuant To Resolution A
Passed By
Morgantown County Planning Commission
Date: 5-14-07
Chairman Or Other Duly Authorized Planning Commission

RKB 04/09/21 4:22 PM EDT dotloop verified

MLB 04/09/21 4:24 PM EDT dotloop verified

OFFUTT ESTA

PLAT NO. D07-001	
DATE: 04/11/2007	
SCALE: 1" = 60'	P.
SHEET 1 OF 1	

dotloop signature verification: dtlp.us/bUE-FKDq-Lmo