

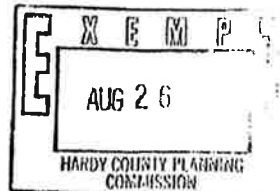
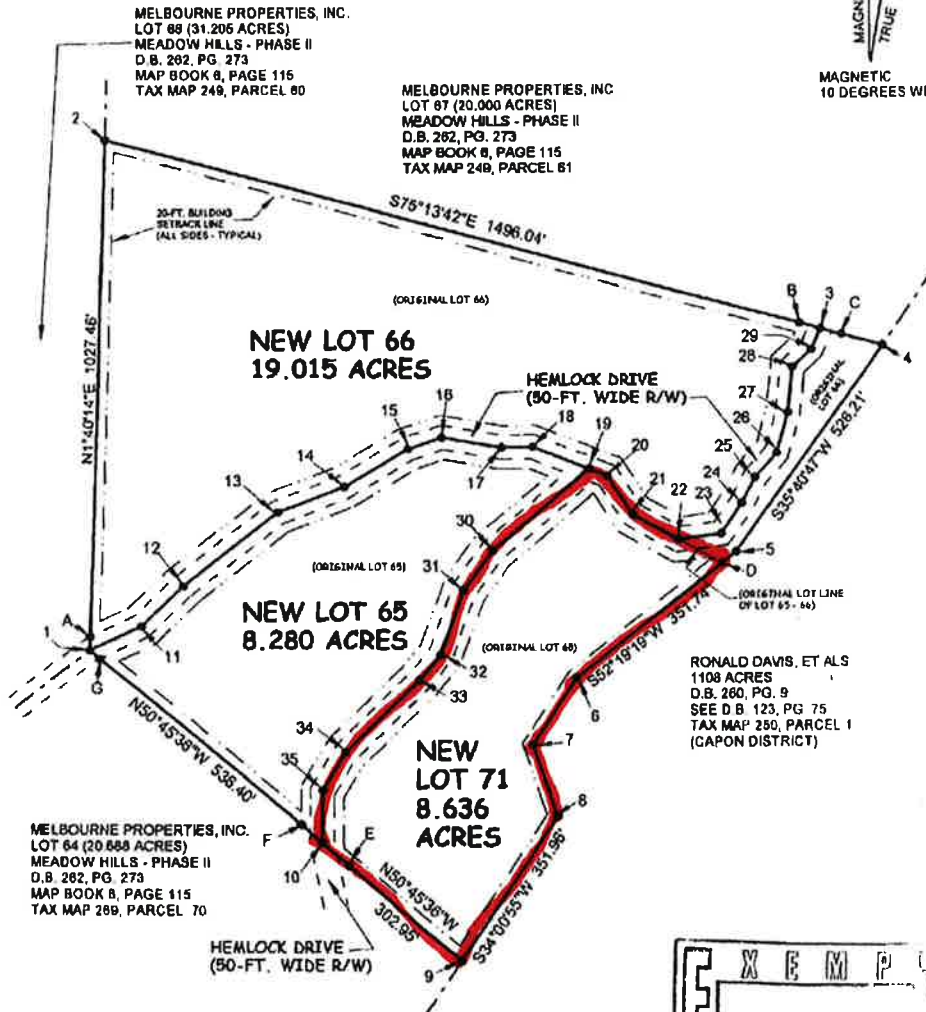
Capon Bridge, WV 26711

**PLAT OF NEW LOT NOS. 65, 66 & 71 OF  
MEADOW HILLS - PHASE II SUBDIVISION  
35.931 TOTAL ACRES  
MOOREFIELD DISTRICT, HARDY COUNTY, WV  
TAX MAP 249, PARCELS 62 & 63  
(SEE NOTE A)**

MAGNETIC DECLINATION DETERMINED AT  
LATITUDE 39-17'-47" N AND LONGITUDE  
78-26'-04" W AT CAPON BRIDGE, WV ON  
JUNE 15, 1998. ALL BEARINGS ARE FROM  
THE MAGNETIC MERIDIAN. ALL DISTANCES  
ARE HORIZONTAL.



MAGNETIC  
10 DEGREES WEST



SEE NOTE A FOR TITLE INFORMATION

GIVEN UNDER MY HAND THIS 3RD DAY  
OF AUGUST 2004

*Rickie C. Davy*  
SURVEYOR

PLAT NO. D04-029

DATE: 08/03/2004

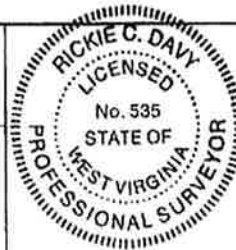
SCALE: 1" = 300'

SHEET 1 OF 2

**R & S SERVICES, INC.**

RICKIE C. DAVY, PS NO. 535

P.O. BOX 97 CAPON BRIDGE, WV 26711  
(304) 856-3165



**NOTES:**

NOTE A: BEING THE DIVISION OF ORIGINAL LOT 85 (PARCEL 83) AND ORIGINAL LOT 86 (PARCEL 82) OF MEADOW HILLS - PHASE II SUBDIVISION NOW OWNED BY MELBOURNE PROPERTIES, INC. SEE DEED BOOK 282, PAGE 273 AND MAP BOOK 6, PAGE 115.

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

NOTE C: THESE LOTS ARE NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN INDICATED BY FEMA FLOOD HAZARD BOUNDARY MAP REVISED NOVEMBER 27, 1981 ON COMMUNITY PANEL NOS. 540051 0004A & 540051 0005A.

NOTE D: NO BUILDING OR STRUCTURE MAY BE LOCATED WITHIN THE BOUNDS OF BUILDING SETBACK LINES OR AS INDICATED ON THIS PLAT.

NOTE E: ALL UTILITY EASEMENTS SHALL BE WITHIN THE 20-FOOT BUILDING SETBACK AREAS AND WITHIN THE 50-FOOT SUBDIVISION ROAD RIGHTS-OF-WAY OR AS INDICATED.

NOTE F: THE AREA SHOWN ON EACH LOT IS THE TOTAL AREA AND INCLUDES WHATEVER PORTION OF SAID LOT WHICH LIES WITHIN THE SUBDIVISION ROAD BOUNDS.

NOTE G: THERE IS A 20-FOOT WIDE PERMANENT EASEMENT FOR THE PURPOSE OF ROADWAY GRADING CUTS AND FILLS AND THE INSTALLATION, OPERATION AND MAINTENANCE FOR CULVERTS, THEIR END SECTIONS OR ROCK HEADWALLS AND RIPRAP INLET AND OUTLET PROTECTION ALONG BOTH BOUNDS OF HEMLOCK DRIVE (50-FOOT WIDE RIGHT-OF-WAY) (BEING AT THE FRONT 20-FOOT BUILDING SETBACK LINE OF EACH LOT AS SHOWN ON THIS PLAT). IN ADDITION, IN SOME AREAS CUTS AND FILLS MAY LIE OUTSIDE OF THE BOUNDS OF THE 50-FOOT WIDE RIGHTS-OF-WAY AND AFORESAID 20-FOOT PERMANENT EASEMENT THEN THERE SHALL BE A PERMANENT EASEMENT SET ASIDE LARGE ENOUGH TO INCLUDE THESE AREAS.

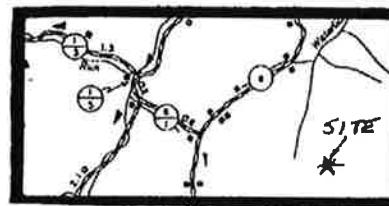
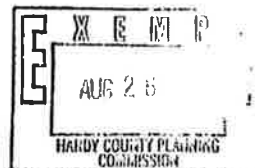
NOTE H: EACH LOT IN THIS SUBDIVISION IS REQUIRED TO SET ASIDE 10,000 SQUARE FEET AS A SEPTIC RESERVE AREA TO BE USED ONLY FOR THE CONSTRUCTION OF INITIAL AND FUTURE SEPTIC TANK DRAINFIELDS AND IS OTHERWISE TO BE LEFT UNDEVELOPED. THIS RESERVE AREA MAY BE RELOCATED ONLY IF ADDITIONAL FIELD TESTING FOR THE PURPOSE OF OBTAINING INDIVIDUAL SEPTIC SYSTEM PERMIT FROM THE HARDY COUNTY HEALTH DEPARTMENT HAS BEEN CONDUCTED IN THE NEW RESERVE AREA. FINAL RESERVE AREAS SHOULD BE CLEARLY MARKED IN THE FIELD TO PROHIBIT THE MOVEMENT OF HEAVY EQUIPMENT ACROSS THIS AREA WHEN THE SYSTEM HAS BEEN INSTALLED. IN ADDITION, ALL WELLS MUST BE LOCATED AT LEAST 100 FEET FROM THE RESERVE AREA AND NO WELL SHALL BE LOCATED WITHIN TEN (10) FEET OF ANY BOUNDARY LINE. COPIES OF THE PLAT SHOWING THE APPROVED SEPTIC RESERVE AREAS AND THE INDIVIDUAL SEPTIC PERMITS CAN BE OBTAINED FROM THE HARDY COUNTY HEALTH DEPARTMENT, 411 SPRING AVENUE, SUITE 1, MOOREFIELD, WV 26836 OR CALL 1-304-538-6355.

NOTE I: ALL SUBSEQUENT CONSTRUCTION OR ACTIVITIES ON THIS LAND SHOWN ON THIS PLAT ARE NOT IN ANY WAY THE RESPONSIBILITY OF R & S SERVICES, INC.

Line	Bearing	Distance
1 - A	N1°40'14"E	28.11'
B - 3	S75°13'42"E	45.41'
3 - C	S75°13'42"E	45.18'
C - 4	S75°13'42"E	88.32'
5 - D	S52°19'19"W	70.89'
8 - 7	S33°52'31"W	104.67'
7 - 8	S19°48'16"E	154.18'
E - 10	N50°45'36"W	72.30'
10 - F	N50°45'36"W	58.37'
G - 1	N50°45'36"W	27.63'
1 - 11	N64°27'33"E	115.60'
11 - 12	N45°27'21"E	119.09'
12 - 13	N52°28'27"E	246.90'
13 - 14	N89°28'02"E	150.17'
14 - 15	N59°33'43"E	158.27'
15 - 16	N71°08'41"E	73.81'
16 - 17	S80°13'51"E	124.25'
17 - 18	N89°31'12"E	63.69'
18 - 19	S89°03'46"E	128.01'
19 - 20	S89°03'46"E	41.48'
20 - 21	S33°32'01"E	66.90'
21 - 22	S61°37'32"E	108.40'
22 - 23	N82°34'15"E	89.83'
23 - 24	N35°00'24"E	75.98'
24 - 25	N27°15'46"E	50.75'
25 - 26	N41°26'43"E	67.60'
26 - 27	N15°20'38"E	88.62'
27 - 28	N6°10'13"E	95.68'
28 - 29	N48°26'39"E	53.97'
29 - 3	N24°09'38"E	46.08'
19 - 30	S50°03'32"W	263.11'
30 - 31	S36°17'54"W	98.65'
31 - 32	S19°27'14"W	141.23'
32 - 33	S39°03'52"W	68.90'
33 - 34	S48°30'11"W	214.39'
34 - 35	S31°27'37"W	91.83'
35 - 10	S0°08'10"E	105.90'

**LEGEND:**

CORNER NOS. 1, 3 & 10 - 35 ARE CALCULATED POINTS IN THE CENTERLINE OF HEMLOCK DRIVE (A 50-FT. WIDE RW).  
 CORNER NO. 2 IS A 5/8 INCH CAPPED (DAVY) REBAR IN LARGE STONE PILE, FOUND.  
 CORNER NOS. A, D, O & 4 ARE 5/8 INCH REBARS, FOUND.  
 CORNER NOS. B, C, E & F ARE 5/8 INCH CAPPED (DAVY) REBARS, SET.  
 CORNER NOS. 5 & 6 ARE STONE PILES, FOUND.  
 CORNER NO. 7 IS A STONE PILE, FOUND, ON THE NORTHWEST BROW OF SHORT MOUNTAIN WITH POINTER TREES, FOUND.  
 CORNER NO. 8 IS A STONE PILE, FOUND, WITH POINTER TREES, FOUND.  
 CORNER NO. 9 IS A 5/8 INCH CAPPED (DAVY) REBAR, FOUND.



VICINITY MAP  
 SCALE: 1" = 1 MILE

SEE NOTE A FOR TITLE INFORMATION

GIVEN UNDER MY HAND THIS 26th DAY  
 OF AUGUST, 2004

*Rickie C. Davy*  
 SURVEYOR

PLAT NO. D04-029

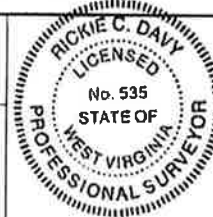
DATE: 08/03/2004

SCALE: 1" = 300'

SHEET 2 OF 2

**R & S SERVICES, INC.**

RICKIE C. DAVY, PS NO. 535  
 P.O. BOX 97 CAPON BRIDGE, WV 26711  
 (304) 856-3165



STATE OF WEST VIRGINIA, Hardy County Commission Clerk's Office, August 26, 2004 11:05 AM

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

Teste

Clerk.

