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PLAT OF SURVEY FOR
LINDA L. BURGES (SEE NOTE A)

TRACT A = 90.279 TOTAL ACRES
(RESURVEY)-TM 29, PCL 5.2

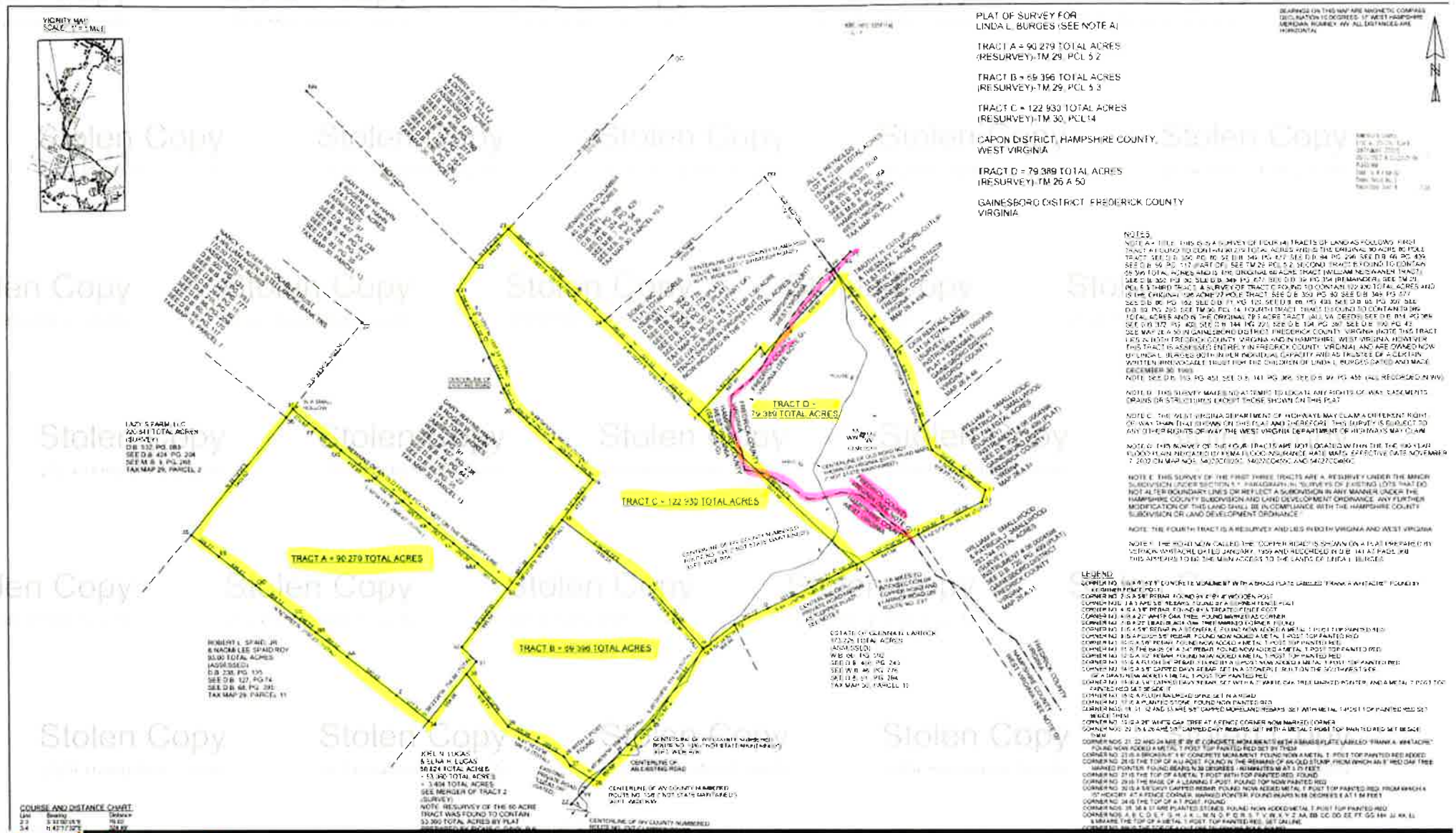
TRACT B = 69.396 TOTAL ACRES
(RESURVEY)-TM 29, PCL 5.3

TRACT C = 122.930 TOTAL ACRES
(RESURVEY)-TM 30, PCL14

CAPON DISTRICT, HAMPSHIRE COUNTY,
WEST VIRGINIA

TRACT D = 79.389 TOTAL ACRES
(RESURVEY)-TM 26 A 50

GAINESBORO DISTRICT, FREDERICK COUNTY
VIRGINIA



NOTES

NOTE A: TITLE: THIS IS A SURVEY OF FOUR (4) TRACTS OF LAND AS FOLLOWS: FIRST TRACT IS FOUND TO CONTAIN 90.279 TOTAL ACRES AND IS THE ORIGINAL 90 ACRE PCL 5 TRACT. SEE D.B. 302, PG. 90, SEE D.B. 346, PG. 677, SEE D.B. 94, PG. 296, SEE D.B. 66, PG. 409, SEE D.B. 56, PG. 117 (PART OF), SEE TM 29, PCL 5.2. SECOND TRACT IS FOUND TO CONTAIN 69.396 TOTAL ACRES AND IS THE ORIGINAL 69 ACRE TRACT IN LEAN NUS AWAY TRACT. SEE D.B. 302, PG. 90, SEE D.B. 346, PG. 677, SEE D.B. 56, PG. 114 (REMAINDER), SEE TM 29, PCL 5.3. THIRD TRACT IS A SURVEY OF TRACT C FOUND TO CONTAIN 122.930 TOTAL ACRES AND IS THE ORIGINAL 126 ACRE 27 POLE TRACT. SEE D.B. 302, PG. 90, SEE D.B. 346, PG. 677, SEE D.B. 86, PG. 162, SEE D.B. 71, PG. 102, SEE D.B. 66, PG. 409, SEE D.B. 65, PG. 206, SEE D.B. 50, PG. 255, SEE TM 30, PCL 14. FOURTH TRACT THAT IS FOUND TO CONTAIN 79.389 TOTAL ACRES AND IS THE ORIGINAL 78.5 ACRE TRACT (ALL VIA DEEDS) SEE D.B. 814, PG. 208, SEE D.B. 372, PG. 408, SEE D.B. 144, PG. 221, SEE D.B. 134, PG. 387, SEE D.B. 130, PG. 42, SEE MAP 26 A 50 IN GAINESBORO DISTRICT, FREDERICK COUNTY, VIRGINIA (NOTE: THIS TRACT LIES IN BOTH FREDERICK COUNTY, VIRGINIA AND IN HAMPSHIRE, WEST VIRGINIA. HOWEVER THIS TRACT IS ASSESSED ENTIRELY IN FREDERICK COUNTY, VIRGINIA) AND ARE OWNED NOW BY LINDA L. BURGES BOTH IN HER INDIVIDUAL CAPACITY AND AS TRUSTEE OF A CERTAIN WRITTEN IRREVOCABLE TRUST FOR THE CHILDREN OF LINDA L. BURGES DATED AND MADE DECEMBER 30, 1993.
NOTE: SEE D.B. 115, PG. 451, SEE D.B. 141, PG. 186, SEE D.B. 97, PG. 455 (ALL RECORDED IN WV).

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

NOTE C: 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 D: THIS SURVEY OF THE FOUR TRACTS ARE NOT LOCATED WITHIN THE THE 100 YEAR FLOOD PLAIN INDICATED BY FEMA FLOOD INSURANCE RATE MAPS, EFFECTIVE DATE NOVEMBER 7, 2002 ON MAP NOS. 54027C0125C, 54027C0205C, AND 54027C0305C.

NOTE E: THIS SURVEY OF THE FIRST THREE TRACTS ARE A RESURVEY UNDER THE MINOR SUBDIVISION UNDER SECTION 5.1 PARAGRAPH (h) "SURVEYS OF EXISTING LOTS THAT DO NOT ALTER BOUNDARY LINES OR REFLECT A SUBDIVISION IN ANY MANNER UNDER THE HAMPSHIRE COUNTY SUBDIVISION AND LAND DEVELOPMENT ORDINANCE. ANY FURTHER MODIFICATION OF THIS LAND SHALL BE IN COMPLIANCE WITH THE HAMPSHIRE COUNTY SUBDIVISION OR LAND DEVELOPMENT ORDINANCE.

NOTE: THE FOURTH TRACT IS A RESURVEY AND LIES IN BOTH VIRGINIA AND WEST VIRGINIA.

NOTE F: THE ROAD NOW CALLED THE "COPPER ROAD" IS SHOWN ON A PLAT PREPARED BY NETWORK WHITACRE DATED JANUARY, 1959 AND RECORDED IN D.B. 141 AT PAGE 408. THIS APPEARS TO BE THE MAIN ACCESS TO THE LANDS OF LINDA L. BURGES.

LEGEND

CORNER NO. 1 IS A 4" x 4" CONCRETE MONUMENT WITH A BRASS PLATE LABELED "FRANK A. WHITACRE" FOUND BY REGISTERED PROPERTY POST.
CORNER NO. 2 IS A 5/8" REBAR FOUND IN EDGE OF WOODEN POST.
CORNER NO. 3 & 4 ARE 5/8" REBARS FOUND AT A BROKEN FENCE POST.
CORNER NO. 5 & 6 ARE REBAR FOUND IN A TRAFFIC CONE POST.
CORNER NO. 7 IS A 27" WHITE OAK TREE FOUND MARKED AS CORNER.
CORNER NO. 8 IS A 22" LIBRARY OAK TREE MARKED AS CORNER FOUND.
CORNER NO. 9 & 10 ARE 5/8" REBAR IN A STONE PILE FOUND NOW ADDED A METAL T POST TOP PAINTED RED.
CORNER NO. 11 IS A 5/8" REBAR FOUND NOW ADDED A METAL T POST TOP PAINTED RED.
CORNER NO. 12 & 13 ARE 5/8" REBAR FOUND NOW ADDED A METAL T POST TOP PAINTED RED.
CORNER NO. 14 IS A 5/8" REBAR FOUND NOW ADDED A METAL T POST TOP PAINTED RED.
CORNER NO. 15 IS A 1/2" REBAR FOUND NOW ADDED A METAL T POST TOP PAINTED RED.
CORNER NO. 16 IS A 1/2" REBAR FOUND NOW ADDED A METAL T POST TOP PAINTED RED.
CORNER NO. 17 IS A 5/8" CAPPED DAVIS REBAR SET IN A STONEPILE BUILT ON THE SOUTHWEST SIDE OF A BRASH NOW ADDED A METAL T POST TOP PAINTED RED.
CORNER NO. 18 & 19 ARE 1/2" CAPPED DAVIS REBAR SET WITH A 27" WHITE OAK TREE BLAZED POINTER AND A METAL T POST TOP PAINTED RED SET BESIDE IT.
CORNER NO. 20 IS A 5/8" REBAR SET IN A STONE.
CORNER NO. 21 IS A PLANTED STONE FOUND NOW PAINTED RED.
CORNER NO. 22, 23 AND 24 ARE 5/8" CAPPED HOPELAND REBARS SET WITH METAL T POST TOP PAINTED RED SET BESIDE THEM.
CORNER NO. 25 IS A 27" WHITE OAK TREE AT A FENCE CORNER NOW MARKED CORNER.
CORNER NOS. 26, 28 & 29 ARE 5/8" CAPPED DAVIS REBARS SET WITH A METAL T POST TOP PAINTED RED SET BESIDE THEM.
CORNER NOS. 27, 22 AND 24 ARE 8" x 8" CONCRETE MONUMENTS WITH A BRASS PLATE LABELED "FRANK A. WHITACRE" FOUND NOW ADDED A METAL T POST TOP PAINTED RED SET IN THEM.
CORNER NO. 23 IS A BROKEN 4" x 4" CONCRETE MONUMENT FOUND NOW A METAL T POST TOP PAINTED RED ADDED.
CORNER NO. 26 IS THE TOP OF AN POST FOUND IN THE REMAINS OF AN OLD STUMP, FROM WHICH AN 8" RED OAK TREE MARKED POINTER FOUND BEARS N 38 DEGREES 1 MINUTES W AT 5.75 FEET.
CORNER NO. 27 IS THE TOP OF A METAL T POST WITH TOP PAINTED RED FOUND.
CORNER NO. 28 IS THE BASE OF A LEANING T POST FOUND TOP NOW PAINTED RED.
CORNER NO. 29 IS A 5/8" RAY CAPPED REBAR FOUND NOW ADDED METAL T POST TOP PAINTED RED, FROM WHICH A 27" HICKORY AT A FENCE CORNER MARKED POINTER FOUND BEARS N 38 DEGREES 6 AT 1.88 FEET.
CORNER NO. 30 IS THE TOP OF A T POST FOUND.
CORNER NOS. 31, 32 & 33 ARE PLANTED STONES FOUND NOW ADDED METAL T POST TOP PAINTED RED.
CORNER NOS. A, B, C, D, E, F, G, H, J, K, L, M, N, O, P, Q, R, S, T, V, W, X, Y, Z, AA, BB, CC, DD, EE, FF, GG, HH, JJ, KK, LL
S MARK THE TOP OF A METAL T POST TOP PAINTED RED, SET ON LINE.

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