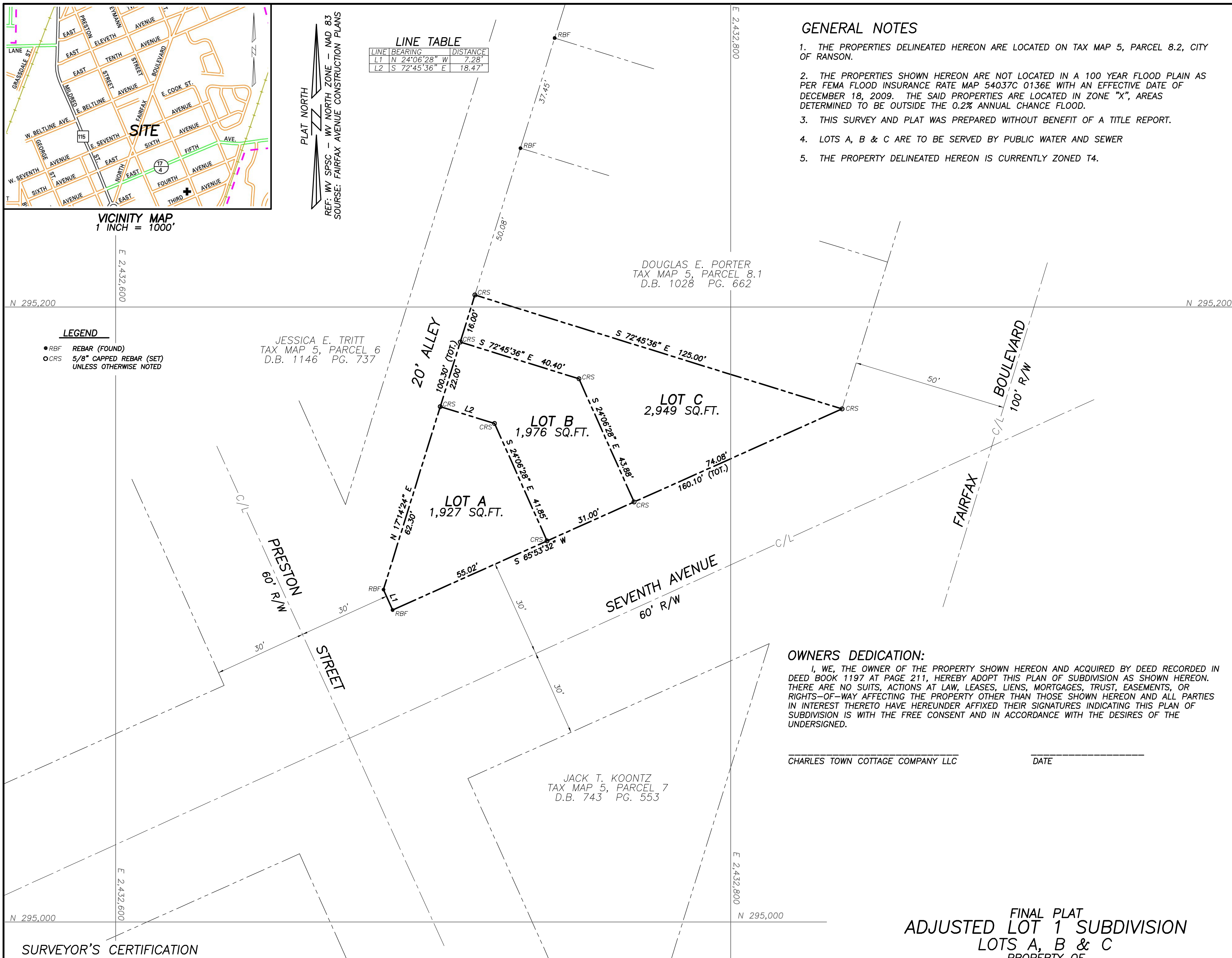


VICINITY MAP
1 INCH = 1000'

PLAT NORTH
REF: WV SPSC - WV NORTH ZONE - MAD 83
SOURCE: FAIRFAX AVENUE CONSTRUCTION PLANS

LINE	BEARING	DISTANCE
L1	N 24°06'28" W	7.28'
L2	S 72°45'36" E	18.47'

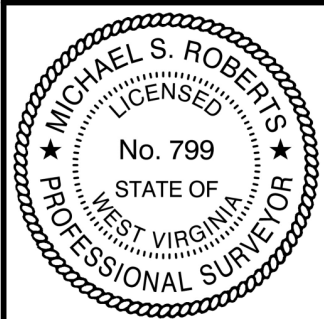


GENERAL NOTES

1. THE PROPERTIES DELINEATED HEREON ARE LOCATED ON TAX MAP 5, PARCEL 8.2, CITY OF RANSON.
2. THE PROPERTIES SHOWN HEREON ARE NOT LOCATED IN A 100 YEAR FLOOD PLAIN AS PER FEMA FLOOD INSURANCE RATE MAP 54037C 0136E WITH AN EFFECTIVE DATE OF DECEMBER 18, 2009. THE SAID PROPERTIES ARE LOCATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.
3. THIS SURVEY AND PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT.
4. LOTS A, B & C ARE TO BE SERVED BY PUBLIC WATER AND SEWER
5. THE PROPERTY DELINEATED HEREON IS CURRENTLY ZONED T4.

DATE: 11-20-17
DRAWN: MSR
CHECKED: MSR
SCALE: 1"=20'
DWG NO: 17-128
SHEET 1 OF 1

APPROVED - CITY OF RANSON
PLANNING COMMISSION
DATE



OWNERS DEDICATION:

I, WE, THE OWNER OF THE PROPERTY SHOWN HEREON AND ACQUIRED BY DEED RECORDED IN DEED BOOK 1197 AT PAGE 211, HEREBY ADOPT THIS PLAN OF SUBDIVISION AS SHOWN HEREON. THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES, TRUST, EASEMENTS, OR RIGHTS-OF-WAY AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN HEREON AND ALL PARTIES IN INTEREST THERETO HAVE HEREUNDER AFFIXED THEIR SIGNATURES INDICATING THIS PLAN OF SUBDIVISION IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED.

CHARLES TOWN COTTAGE COMPANY LLC

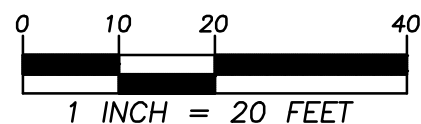
DATE

SURVEYOR'S CERTIFICATION

I, MICHAEL S. ROBERTS, A WEST VIRGINIA PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THIS SEALED PLAT IS ACCURATE, COMPLETE AND REASONABLY MEETS OR EXCEEDS MINIMUM ACCEPTABLE SURVEYING STANDARDS AND THOSE STATE AND OR COUNTY CODE PROVISIONS APPLICABLE ON SAID DATE; THAT THE PERIMETER AND ALL LOT BOUNDARIES SHOWN HEREON HAVE BEEN ESTABLISHED BY A NETWORK OF TRAVERSE CONTROL HAVING A RELATIVE ERROR OF CLOSURE OF 1:15,000 OR BETTER AND THAT THE PERIMETER BOUNDARY SURVEY WAS COMPLETED ON NOVEMBER 03, 2017.

MICHAEL S. ROBERTS, P.S.

DATE



FINAL PLAT
ADJUSTED LOT 1 SUBDIVISION
LOTS A, B & C
PROPERTY OF
CHARLES TOWN COTTAGE COMPANY LLC
402 S. SAMUEL STREET - CHARLES TOWN, WV 25414
DEED BOOK 1197 PAGE 211
TAX MAP 5, PARCEL 8.2
CITY OF RANSON ~ JEFFERSON COUNTY, WV

ROBERTS LAND SURVEYING
2068 PALMER ROAD - HEDGESVILLE, WV 25427
304.671.5406
miker002395@frontier.com