

VICINITY MAP
1 INCH = 1000'

PLAT NORTH
REF: WV SPCS - WV NORTH ZONE - NAD 83
SOURCE: FAIRFAX AVENUE CONSTRUCTION PLANS

LEGEND

○ CRS 5/8" CAPPED REBAR (SET)
UNLESS OTHERWISE NOTED

GENERAL NOTES

1. THE PROPERTIES DELINEATED HEREON ARE LOCATED ON TAX MAP 4, PARCEL 141, 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 3A & 3B ARE TO BE SERVED BY PUBLIC WATER AND SEWER

DATE: 04-04-18
REV: 04-27-18
DRAWN: MSR
CHECKED: MSR
SCALE: 1"=20'
DWG NO: 18-026
SHEET 1 OF 1

CITY OF RANSON
TAX MAP 4, PARCEL 140.4
D.B. 1019 PG. 266

JAMES S. JOHNSON
TAX MAP 4, PARCEL 141.1
D.B. 273 PG. 370

JOSEPH HARRIS
TAX MAP 4, PARCEL 141.6
D.B. 561 PG. 487

20' ALLEY

LOT 3A
3,900 SQ.FT.

LOT 3B
3,900 SQ.FT.

SEVENTH AVENUE
60' R/W

OWNERS CERTIFICATE:

I, WE, THE OWNER OF THE PROPERTY SHOWN HEREON AND ACQUIRED BY DEED DATED FEBRUARY 2, 2018 AND RECORDED IN DEED BOOK 1201 AT PAGE 191, HEREBY ADOPT THIS PLAN OF SUBDIVISION OF 7,800 OF LAND, AS SHOWN HEREON AND HAVE HEREUNDER AFFIXED THEIR SIGNATURE INDICATING THIS PLAN OF SUBDIVISION IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS. THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES, TRUST, EASEMENTS, OR RIGHTS-OF-WAY AFFECTING SUBDIVISION PLAN OTHER THAN THOSE SHOWN HEREON

SHENANDOAH PROPERTIES WV, LLC

DATE

OWNERS DEDICATION:

I, WE, THE OWNER OF THE PROPERTY SHOWN HEREON AND ACQUIRED BY DEED DATED FEBRUARY 2, 2018 AND RECORDED IN DEED BOOK 1201 AT PAGE 191, 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.

SHENANDOAH PROPERTIES WV, LLC

DATE

STATE OF WEST VIRGINIA, AT LARGE
CITY/COUNTY OF

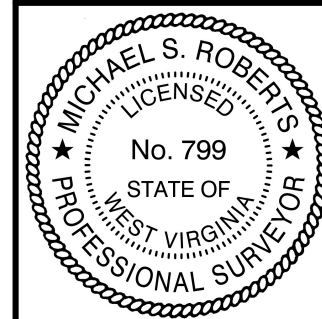
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2018 BY _____

MY COMMISSION EXPIRES _____, _____ NOTARY PUBLIC

APPROVED - CITY OF RANSON

PLANNING COMMISSION

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 MARCH 22, 2018.

MICHAEL S. ROBERTS, P.S.

DATE

FINAL PLAT
LOT 3 SUBDIVISION
PROPERTY OF
SHENANDOAH PROPERTIES WV, LLC
187 OLD LEETOWN PIKE - KEARNEYSVILLE, WV 25430
DEED BOOK 1201 PAGE 191
LOT 3 & PORTION OF LOT 2 - BLOCK 117
TAX MAP 4, PARCEL 141
CITY OF RANSON ~ JEFFERSON COUNTY, WV

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

