

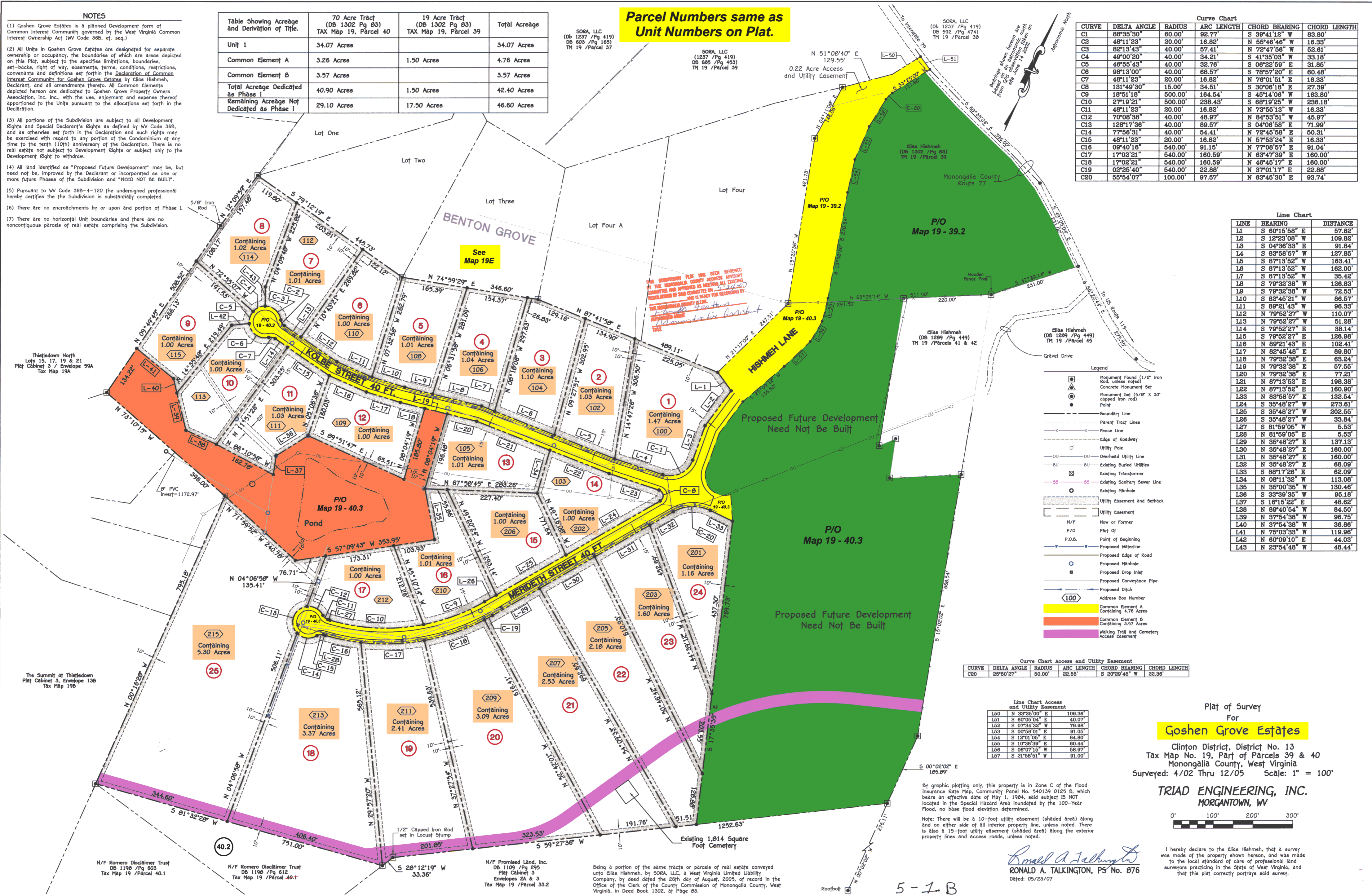
# Clinton 19F - (1-25)

### NOTES

- Goshen Grove Estates is a planned Development form of Common Interest Community governed by the West Virginia Common Interest Ownership Act (WV Code 36B, et. seq.)
- All Units in Goshen Grove Estates are designated for separate ownership or occupancy, the boundaries of which are areas depicted on this Plat, subject to the specific limitations, boundaries, set-backs, right of way, easements, terms, conditions, restrictions, covenants and definitions set forth in the Declaration of Common Interest Community for Goshen Grove Estates by Elias Hishmeh, Declarant, and all amendments thereto. All Common Elements depicted hereon are dedicated to Goshen Grove Property Owners Association, Inc., with the use, enjoyment and expense thereof apportioned to the Units pursuant to the allocations set forth in the Declaration.
- All portions of the Subdivision are subject to all Development Rights and Special Declarant's Rights as defined by WV Code 36B, and as otherwise set forth in the Declaration and such rights may be exercised with regard to any portion of the Condominium at any time to the tenth (10th) anniversary of the Declaration. There is no real estate not subject to Development Rights or subject only to the Development Right to withdraw.
- All land identified as "Proposed Future Development" may be, but need not be, improved by the Declarant or incorporated as one or more future Phases of the Subdivision and "NEED NOT BE BUILT".
- Pursuant to WV Code 36B-4-120 the undersigned professional hereby certifies that the Subdivision is substantially completed.
- There are no encroachments by or upon and portion of Phase I.
- There are no horizontal Unit boundaries and there are no noncontiguous parcels of real estate comprising the Subdivision.

Table Showing Acreage and Derivation of Title	70 Acre Tract (DB 1302 Pg 83) TAX Map 19, Parcel 40	19 Acre Tract (DB 1302 Pg 83) TAX Map 19, Parcel 39	Total Acreage
Unit 1	34.07 Acres		34.07 Acres
Common Element A	3.26 Acres	1.50 Acres	4.76 Acres
Common Element B	3.57 Acres		3.57 Acres
Total Acreage Dedicated as Phase I	40.90 Acres	1.50 Acres	42.40 Acres
Remaining Acreage Not Dedicated as Phase I	29.10 Acres	17.50 Acres	46.60 Acres

Parcel Numbers same as Unit Numbers on Plat.



Curve Chart					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	88°36'30"	60.00'	92.77'	S 39°41'12" W	83.80'
C2	48°11'23"	20.00'	16.82'	N 55°46'46" W	16.33'
C3	82°13'43"	40.00'	57.41'	N 72°47'59" E	52.61'
C4	49°00'20"	40.00'	34.21'	S 41°35'03" E	33.18'
C5	46°55'43"	40.00'	32.76'	S 06°22'59" E	31.85'
C6	98°13'00"	40.00'	68.57'	S 78°57'20" E	60.48'
C7	48°11'23"	20.00'	16.82'	N 76°01'51" E	16.33'
C8	131°49'30"	15.00'	34.51'	S 30°06'18" E	27.39'
C9	18°51'18"	500.00'	164.54'	S 45°14'06" W	163.80'
C10	27°19'21"	500.00'	238.43'	S 68°19'25" W	236.18'
C11	48°11'23"	20.00'	16.82'	N 73°55'13" W	16.33'
C12	70°08'38"	40.00'	48.97'	N 64°53'51" W	45.97'
C13	128°17'36"	40.00'	89.57'	S 04°06'58" E	71.99'
C14	77°56'31"	40.00'	54.41'	N 72°45'58" E	50.31'
C15	48°11'23"	20.00'	16.82'	N 73°55'13" W	16.33'
C16	09°40'16"	540.00'	91.15'	N 77°08'57" E	91.04'
C17	17°02'21"	540.00'	160.59'	N 63°47'39" E	160.00'
C18	17°02'21"	540.00'	160.59'	N 46°45'17" E	160.00'
C19	02°25'40"	540.00'	22.88'	N 37°01'17" E	22.88'
C20	55°54'07"	100.00'	97.57'	N 83°45'30" E	93.74'

Line Chart		
LINE	BEARING	DISTANCE
L1	S 60°15'58" E	57.82'
L2	S 12°23'08" W	109.82'
L3	S 04°36'33" E	91.84'
L4	S 83°58'57" W	127.85'
L5	S 87°13'52" W	163.41'
L6	S 87°13'52" W	162.00'
L7	S 87°13'52" W	36.42'
L8	S 79°32'38" W	128.83'
L9	S 79°32'38" W	72.53'
L10	S 82°45'21" W	66.57'
L11	S 89°21'43" W	96.33'
L12	N 79°52'27" W	110.07'
L13	N 79°52'27" W	51.28'
L14	N 79°52'27" E	38.14'
L15	N 79°52'27" E	126.98'
L16	N 89°21'43" E	102.41'
L17	N 82°45'48" E	89.80'
L18	N 79°32'38" E	63.24'
L19	N 79°32'38" E	57.55'
L20	N 79°32'38" E	77.21'
L21	N 87°13'52" E	198.38'
L22	N 87°13'52" E	180.90'
L23	N 83°58'57" E	132.54'
L24	S 35°48'27" W	273.61'
L25	S 35°48'27" W	202.55'
L26	S 35°48'27" W	33.84'
L27	S 81°59'05" W	5.53'
L28	N 81°59'05" E	5.53'
L29	N 35°48'27" E	137.13'
L30	N 35°48'27" E	180.00'
L31	N 35°48'27" E	180.00'
L32	N 35°48'27" E	68.09'
L33	S 88°17'28" E	62.09'
L34	N 08°11'32" W	113.08'
L35	N 35°00'35" W	130.48'
L36	S 33°39'35" W	95.18'
L37	S 16°15'22" E	48.62'
L38	N 89°40'54" W	84.50'
L39	N 37°54'38" W	96.75'
L40	N 37°54'38" W	36.86'
L41	N 75°03'33" W	119.96'
L42	N 60°09'10" E	44.03'
L43	N 23°54'48" W	48.44'

**Legend**

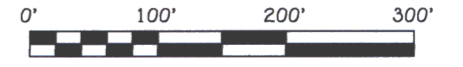
- Monument Found (1/2" Iron Rod, unless noted)
- Concrete Monument Set
- Monument Set (5/8" X 30" capped Iron Rod)
- Point
- Boundary Line
- Parent Tract Lines
- Fence Line
- Edge of Roadway
- Utility Pole
- Overhead Utility Line
- Existing Buried Utilities
- Existing Transformer
- Existing Sanitary Sewer Line
- Existing Manhole
- Utility Easement and Setback
- Utility Easement
- N/F Now or Former
- P/O Part Of
- P.O.B. Point of Beginning
- Proposed Waterline
- Proposed Edge of Road
- Proposed Manhole
- Proposed Drop Inlet
- Proposed Conveyance Pipe
- Proposed Ditch
- Address Box Number
- Common Element A Containing 4.76 Acres
- Common Element B Containing 3.57 Acres
- Walking Trail and Cemetery Access Easement

Curve Chart Access and Utility Easement					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C20	28°50'27"	50.00'	22.55'	S 20°29'45" W	22.38'

Line Chart Access and Utility Easement		
LINE	BEARING	DISTANCE
L50	N 33°26'00" E	109.36'
L51	S 60°05'04" E	40.07'
L52	S 07°34'33" W	79.00'
L53	S 00°58'01" E	91.05'
L54	S 12°01'05" E	84.80'
L55	S 10°38'39" E	60.44'
L56	S 08°07'13" W	58.97'
L57	S 21°58'51" W	91.00'

Plat of Survey  
For  
**Goshen Grove Estates**  
Clinton District, District No. 13  
Tax Map No. 19, Part of Parcels 39 & 40  
Monongalia County, West Virginia  
Surveyed: 4/02 Thru 12/05 Scale: 1" = 100'

**TRIAD ENGINEERING, INC.**  
MORGANTOWN, WV



I hereby declare to the Elias Hishmeh, that a survey was made of the property shown hereon, and was made to the local standard of care of professional land surveyors practicing in the State of West Virginia, and that this plat correctly portrays said survey.

*Ronald A. Talkingington*  
**RONALD A. TALKINGTON, PS No. 876**  
Dated: 05/23/07

By graphic plotting only, this property is in Zone C of the Flood Insurance Rate Map, Community Panel No. 540139 0125 B, which bears an effective date of May 1, 1984, said subject IS NOT located in the Special Hazard Area inundated by the 100-Year Flood, no base flood elevation determined.

Note: There will be a 10-foot utility easement (shaded area) along and on either side of all interior property lines, unless noted. There is also a 15-foot utility easement (shaded area) along the exterior property lines and access roads, unless noted.

Being a portion of the same tracts or parcels of real estate conveyed unto Elias Hishmeh, by SORA, LLC, a West Virginia Limited Liability Company, by deed dated the 29th day of August, 2005, of record in the Office of the Clerk of the County Commission of Monongalia County, West Virginia, in Deed Book 1302, at Page 83.