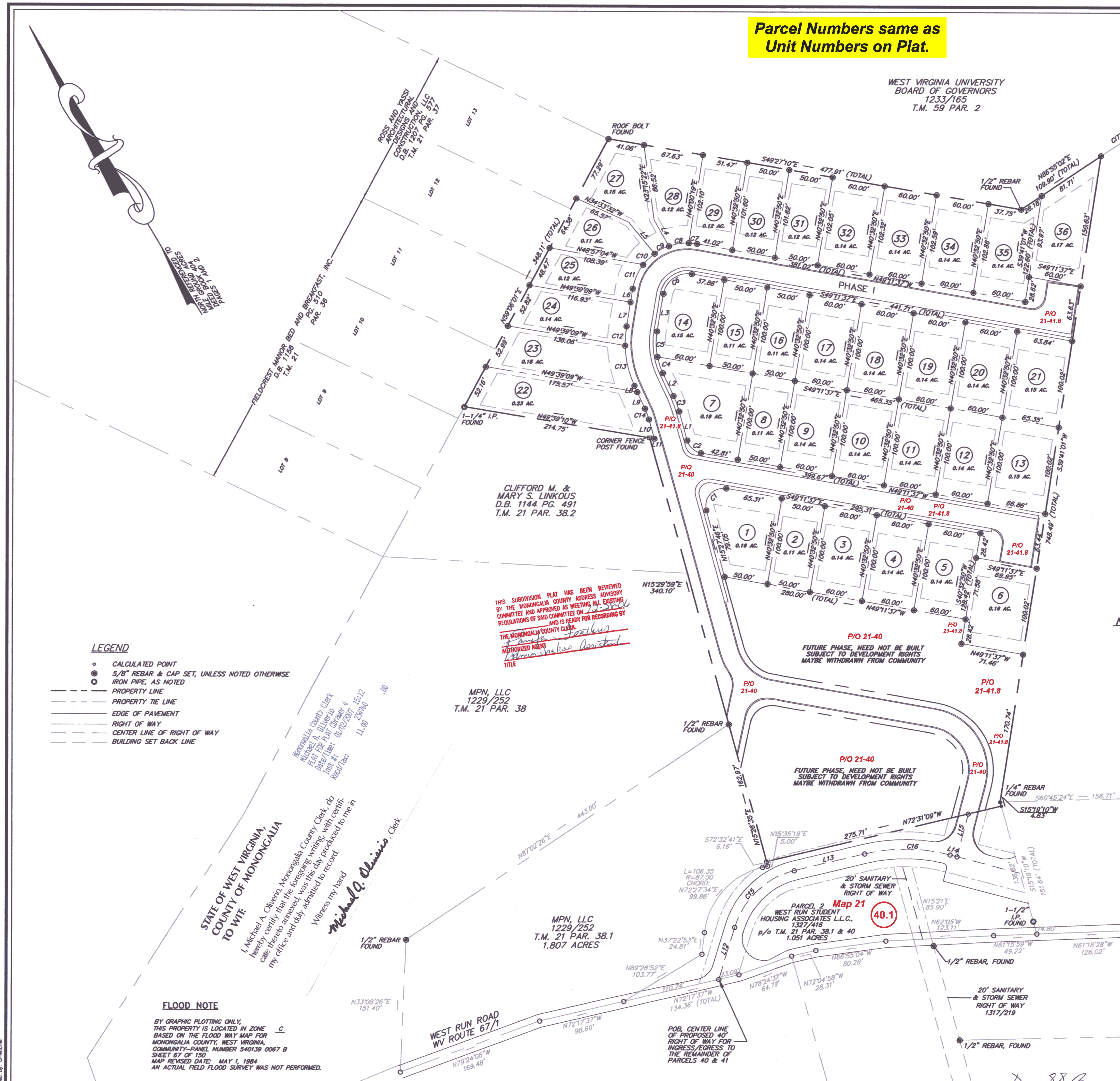
(Work Copy)

Union 21F - (1-36)

Parcel Numbers same as Unit Numbers on Plat.



STATE OF WEST VIRGINIA, COUNTY OF MONONGALIA TO WIT:

I, Michael A. Oliverio, Monongalia County Clerk, do hereby certify that the foregoing writing, with certificate thereto annexed, was this day produced to me in my office and duly admitted to record.

Witness my hand

Michael A. Oliverio, Clerk

LEGEND

- CALCULATED POINT
- 5/8" REBAR & CAP SET, UNLESS NOTED OTHERWISE
- IRON PIPE, AS NOTED
- PROPERTY LINE
- PROPERTY TIE LINE
- EDGE OF PAVEMENT
- RIGHT OF WAY
- CENTER LINE OF RIGHT OF WAY
- BUILDING SET BACK LINE

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE C BASED ON THE FLOOD WAY MAP FOR MONONGALIA COUNTY, WEST VIRGINIA, COMMUNITY-PANEL NUMBER 540139 0067 B SHEET 67 OF 150 MAP REVISED DATE: MAY 1, 1984 AN ACTUAL FIELD FLOOD SURVEY WAS NOT PERFORMED.

XREF Files: SiteGradedAcross IMAGE Files: DOHMAP.bmp
File: Y:\06-0432-MPN Sub\dwg\SUB-PLAT.dwg
Plot Date/Time: Dec 27, 2006 - 10:51am
Plotted By: CPMitchell

PLAT OF SURVEY SHOWING PHASE I OF THE MAGNOLIA POINTE SUBDIVISON

BEING 8.149 TOTAL ACRES
FOUND IN DEED BOOK 1317 AT PAGE 208 & 212
& IN DEED BOOK ____ AT PAGE ___
BEING PARCELS 40 & 41 OF TAX MAP 21
SITUATE ON THE WATERS OF WEST RUN
UNION DISTRICT, MONONGALIA COUNTY, WEST VIRGINIA
SCALE: 1"=60' DATE: NOVEMBER 2006

No.	Date	Revision

CURVE TABLE			CHORD	
CURVE	LENGTH	RADIUS	BEARING	DISTANCE
C1	40.26	20.00	N73°08'05"E	33.80
C2	22.57	20.00	N16°51'55"W	21.39
C3	18.81	117.50	N10°52'34"E	18.79
C4	19.66	82.50	N13°07'02"E	19.62
C5	29.26	82.50	N30°06'23"E	29.11
C6	43.46	27.50	N85°32'13"E	39.07
C7	9.52	62.50	N53°33'19"W	9.51
C8	22.76	62.50	N68°20'56"W	22.63
C9	18.28	62.50	N87°09'33"W	18.21
C10	18.13	62.50	S76°09'12"W	18.06
C11	30.08	62.50	S54°03'22"W	29.79
C12	22.14	117.50	S34°52'09"W	22.11
C13	47.54	117.50	S17°52'48"W	47.21
C14	13.21	82.50	S10°52'34"W	13.19
C15	99.02	95.00	N77°33'54"E	94.59
C16	98.29	200.00	S58°29'48"E	97.31

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S15°27'46"W	34.55
L2	N06°17'23"E	28.74
L3	N40°16'03"E	43.64
L4	N01°51'51"E	34.34
L5	N08°29'01"W	46.43
L6	N40°16'03"E	15.63
L7	N40°16'03"E	28.01
L8	N06°17'23"E	7.91
L9	N06°17'23"E	20.83
L10	N15°27'46"E	22.76
L11	N49°39'09"W	5.32
L12	N47°42'23"E	62.07
L13	S72°34'34"E	82.50
L14	S44°25'01"E	8.11
L15	N45°34'59"E	50.61

NOTES:

1) THERE WILL BE EXCEPTED AND RESERVED ADDITIONAL SET BACKS AS DESCRIBED;
   a) SANITARY SEWER, STORM SEWER, AND GENERAL UTILITY EASEMENTS 7.5 FEET IN WIDTH UPON EACH LOT ALONG THE BOUNDARY LINE CONSTITUTING THE OUTER SUBDIVISION BOUNDARY.
   b) BUILDING SET BACKS ARE AS FOLLOWS: 20 FEET FROM THE EDGE OF ROAD RIGHTS OF WAY, 5 FEET FROM EACH ADJACENT LOT LINE, AND 15 FEET FROM THE REAR PROPERTY LINE.
   c) ROAD RIGHTS OF WAY, NOT INCLUDING CUL DE SACS, WILL BE 35 FEET IN WIDTH, BEING 17.5 FEET FROM THE CENTERLINE. UTILITIES MAY BE PLACED WITHIN ROAD RIGHTS OF WAY.
   d) ACCESS RIGHT OF WAY FROM SUBDIVISION TO WV COUNTY ROUTE NO. 67/1 IS THROUGH RETAINED LANDS OF DECLARANT, SHOWN UPON SEPARATE PLAT.
   e) PURSUANT TO WV CODE §36B-4-120 THIS PLAT DEPICTS UNIMPROVED LOTS AND PRELIMINARY UNPAVED ROADS.

Victor M. Dawson
VICTOR M. DAWSON
P.S.#956

VICTOR M. DAWSON LICENSED No. 956 STATE OF WEST VIRGINIA PROFESSIONAL SURVEYOR

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

MPN SUB — CAD File No.
CPM — Drawn
VMD — Checked
VMD — Approved
1"=60' — Scale:
NOVEMBER 2006 — Date:
06-0432 — Project No.

Potesta & Associates, Inc.
ENGINEERS AND ENVIRONMENTAL CONSULTANTS
125 Lakeview Drive, Morgantown, WV 26508
TEL: (304) 225-2245 FAX: (304) 225-2246
E-Mail Address: potesta@potesta.com

POTESTA

Client: MPN WEST RUN ROAD MORGANTOWN WEST VIRGINIA 26508

Title: PHASE I MAGNOLIA POINTE MONONGALIA COUNTY, WV

1 Drawing No.

D-88A

Map Cab. D-88A

Ferg, 02.11.2008