

WOOD COUNTY COMMISSION  
 Clerk: 05  
 Date/Time: 02/05/2005 11:21  
 Plot #: 46906  
 Book/Page: 26- / 11.00  
 Recd/Tax: 11.00

LOT (7)  
 (OSBORNE FARM)  
 P/O PARCEL "22"  
 POINTE WEST, LLC  
 D.B. 929, PG. 524

CENTERLINE 40' WIDE R/W  
 A-1 THROUGH A-2

BEARING	DISTANCE
N 08°39' E	59.92'
N 37°25' W	23.27'
N 46°12' W	29.03'
N 53°05' W	39.00'
N 58°02' W	9.42'
N 60°02' W	20.74'
N 61°21' W	7.89'
N 63°20' W	53.73'
N 65°20' W	77.58'

\*NOTE: THIS SURVEY MADE WITHOUT THE BENEFIT OF A LAWYERS TITLE SEARCH IN REGARD TO UTILITY LINES AND RIGHT-OF-WAYS. BEFORE ANY CONSTRUCTION CONTACT MISS UTILITY OF W.V. @ 1-800-245-4848, FOR THE LOCATION OF ANY UNMARKED UTILITY LINES.  
 SUBJECT TO ALL RIGHTS OF WAY, RESERVATIONS, RESTRICTIVE AND PROTECTIVE COVENANTS, UTILITY EASEMENTS, AND OIL, GAS, AND MINERAL LEASES OF RECORD IN THE CHAIN OF TITLE IN WOOD COUNTY.

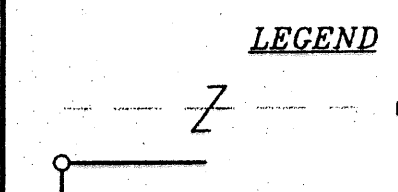
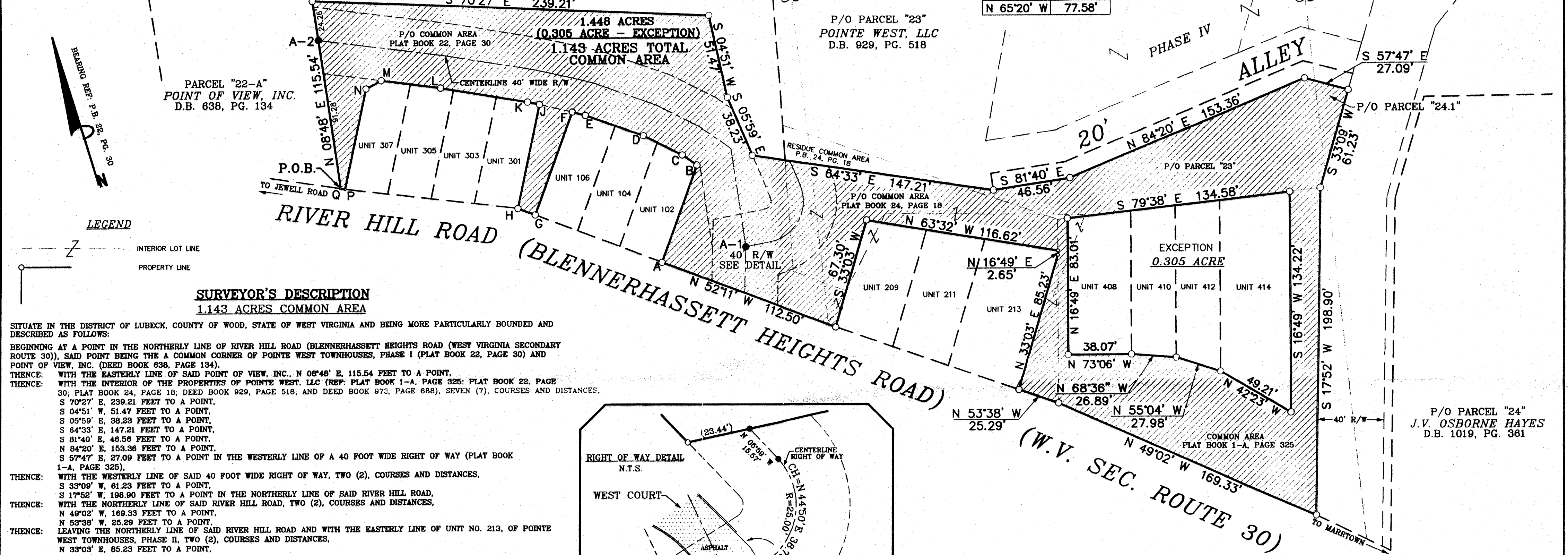
PARCEL "H"  
 POINT OF VIEW, INC.  
 D.B. 611, PG. 250

PARCEL "22-A"  
 POINT OF VIEW, INC.  
 D.B. 638, PG. 134

LOT (6)  
 (OSBORNE FARM)  
 P/O PARCEL "23"  
 POINTE WEST, LLC  
 D.B. 929, PG. 518

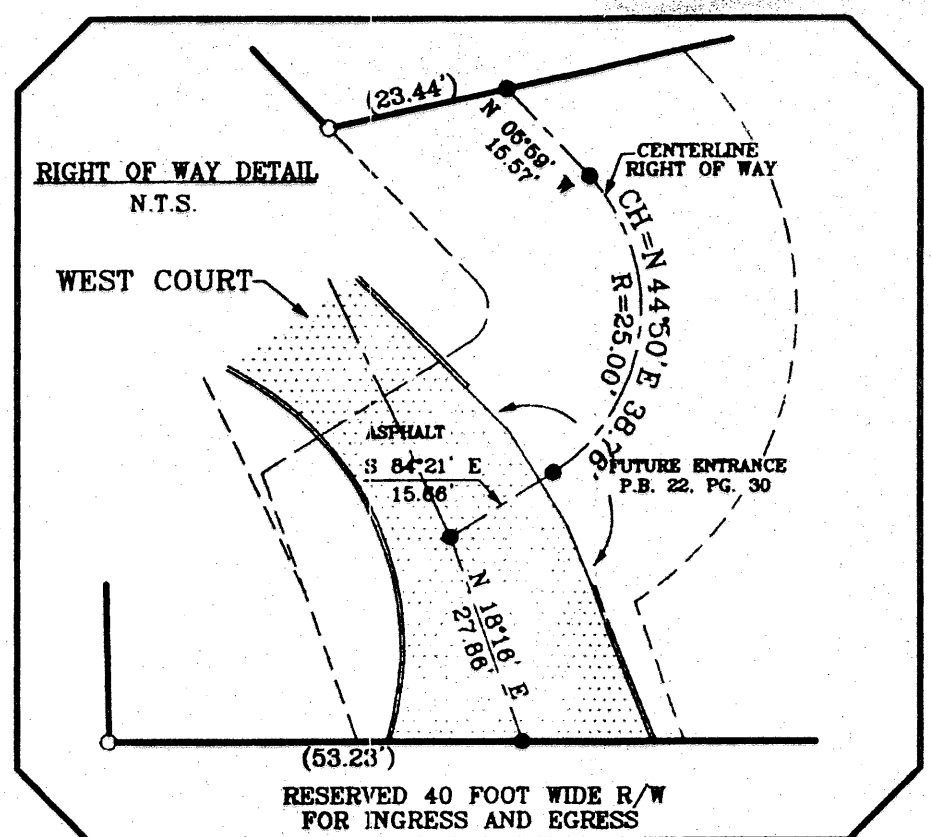
LOT (5)  
 (OSBORNE FARM)  
 P/O PARCEL "24.1"  
 POINTE WEST, LLC  
 D.B. 973, PG. 688

P/O PARCEL "24"  
 J.V. OSBORNE HAYES  
 D.B. 1019, PG. 361



**SURVEYOR'S DESCRIPTION**  
 1.143 ACRES COMMON AREA

SITUATE IN THE DISTRICT OF LUBECK, COUNTY OF WOOD, STATE OF WEST VIRGINIA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT IN THE NORTHERLY LINE OF RIVER HILL ROAD (BLANNERHASSETT HEIGHTS ROAD (WEST VIRGINIA SECONDARY ROUTE 30)), SAID POINT BEING THE A COMMON CORNER OF POINT WEST WEST TOWNHOUSES, PHASE I (PLAT BOOK 22, PAGE 30) AND POINT OF VIEW, INC. (DEED BOOK 638, PAGE 134).  
 THENCE: WITH THE EASTERLY LINE OF SAID POINT OF VIEW, INC., N 08°48' E, 115.54 FEET TO A POINT.  
 THENCE: WITH THE INTERIOR OF THE PROPERTIES OF POINTE WEST, LLC (REF: PLAT BOOK 1-A, PAGE 325; PLAT BOOK 22, PAGE 30; PLAT BOOK 24, PAGE 18; DEED BOOK 929, PAGE 518; AND DEED BOOK 973, PAGE 688), SEVEN (7), COURSES AND DISTANCES.  
 S 70°27' E, 239.21 FEET TO A POINT.  
 S 04°51' W, 51.47 FEET TO A POINT.  
 S 05°59' E, 38.23 FEET TO A POINT.  
 S 64°33' E, 147.21 FEET TO A POINT.  
 S 81°40' E, 46.56 FEET TO A POINT.  
 N 84°20' E, 153.36 FEET TO A POINT.  
 S 57°47' E, 27.09 FEET TO A POINT IN THE WESTERLY LINE OF A 40 FOOT WIDE RIGHT OF WAY (PLAT BOOK 1-A, PAGE 325).  
 THENCE: WITH THE WESTERLY LINE OF SAID 40 FOOT WIDE RIGHT OF WAY, TWO (2), COURSES AND DISTANCES.  
 S 33°09' W, 61.23 FEET TO A POINT.  
 S 17°52' W, 198.90 FEET TO A POINT IN THE NORTHERLY LINE OF SAID RIVER HILL ROAD.  
 THENCE: WITH THE NORTHERLY LINE OF SAID RIVER HILL ROAD, TWO (2), COURSES AND DISTANCES.  
 N 49°02' W, 169.33 FEET TO A POINT.  
 N 53°38' W, 25.29 FEET TO A POINT.  
 THENCE: LEAVING THE NORTHERLY LINE OF SAID RIVER HILL ROAD AND WITH THE EASTERLY LINE OF UNIT NO. 213, OF POINTE WEST TOWNHOUSES, PHASE II, TWO (2), COURSES AND DISTANCES.  
 N 33°03' E, 85.23 FEET TO A POINT.  
 N 16°49' E, 2.65 FEET TO A POINT.  
 THENCE: WITH THE NORTHERLY LINE OF UNITS 213, 211, AND 209 OF SAID POINTE WEST TOWNHOUSES, PHASE II, N 63°32' W, 116.62 FEET TO A POINT.  
 THENCE: WITH THE WESTERLY LINE OF SAID UNIT NO. 209, S 39°03' W, 67.30 FEET TO A POINT IN THE NORTHERLY LINE OF SAID RIVER HILL ROAD.  
 THENCE: WITH THE NORTHERLY LINE OF SAID RIVER HILL ROAD, N 52°11' W, 112.50 FEET TO A POINT.  
 THENCE: WITH THE EASTERLY LINE OF UNIT NO. 102 OF POINTE WEST TOWNHOUSES, PHASE I, N 36°52' E, 62.04 FEET TO A POINT.  
 THENCE: WITH THE NORTHERLY LINE OF UNITS 102, 104, AND 106 OF SAID POINTE WEST TOWNHOUSES, PHASE I, FOUR (4), COURSES AND DISTANCES.  
 N 37°25' W, 10.73 FEET TO A POINT.  
 N 46°12' W, 26.24 FEET TO A POINT.  
 N 53°05' W, 36.98 FEET TO A POINT.  
 N 58°02' W, 8.20 FEET TO A POINT.  
 THENCE: WITH THE WESTERLY LINE OF SAID UNIT NO. 106, S 36°52' W, 66.10 FEET TO A POINT IN THE NORTHERLY LINE OF SAID RIVER HILL ROAD.  
 THENCE: WITH THE NORTHERLY LINE OF SAID RIVER HILL ROAD, N 52°36' W, 11.11 FEET TO A POINT.  
 THENCE: WITH THE EASTERLY LINE OF UNIT NO. 301 OF POINTE WEST TOWNHOUSES, PHASE I, N 28°54' E, 64.19 FEET TO A POINT.  
 THENCE: WITH THE NORTHERLY LINE OF UNITS 301, 303, 305, AND 307 OF SAID POINTE WEST TOWNHOUSES, PHASE I, FOUR (4), COURSES AND DISTANCES.  
 N 61°21' W, 7.32 FEET TO A POINT.  
 N 63°20' W, 53.73 FEET TO A POINT.  
 N 65°20' W, 36.54 FEET TO A POINT.  
 S 70°48' W, 10.47 FEET TO A POINT.  
 THENCE: WITH THE WESTERLY LINE OF SAID UNIT NO. 307, S 28°54' W, 61.87 FEET TO A POINT IN THE NORTHERLY LINE OF SAID RIVER HILL ROAD.  
 THENCE: WITH THE NORTHERLY LINE OF SAID RIVER HILL ROAD, N 64°33' W, 2.70 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.448 ACRES, MORE OR LESS.  
 EXCEPTING A 0.305 ACRE (UNITS 408, 410, 412, AND 414 OF POINTE WEST LLC TOWNHOUSES (PLAT BOOK 1-A, PAGE 325)), BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT, THE NORTHEASTERLY CORNER OF SAID UNIT NO. 414.  
 THENCE: WITH THE EASTERLY LINE OF SAID UNIT NO. 414, S 16°49' W, 134.22 FEET TO A POINT.  
 THENCE: WITH THE SOUTHERLY LINE OF SAID UNITS 414, 412, 410, AND 408, FOUR (4), COURSES AND DISTANCES.  
 N 42°23' W, 49.21 FEET TO A POINT.  
 N 55°04' W, 27.98 FEET TO A POINT.  
 N 68°36' W, 26.89 FEET TO A POINT.  
 N 73°06' W, 38.07 FEET TO A POINT.  
 THENCE: WITH THE WESTERLY LINE OF SAID UNIT NO. 408, N 16°49' E, 83.01 FEET TO A POINT.  
 THENCE: WITH THE NORTHERLY LINE OF SAID UNITS 408, 410, 412, AND 414, N 79°38' E, 134.58 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.305 ACRE, MORE OR LESS, LEAVING A TOTAL OF 1.143 ACRES COMMON AREA.



**FOR:** POINTE WEST, LLC  
**SITUATE:** DISTRICT OF LUBECK, COUNTY OF WOOD, STATE OF WEST VIRGINIA  
**BEING:** ALL THE COMMON AREA OF POINTE WEST, LLC TOWNHOUSES, AS SHOWN IN PLAT BOOK 1-A, PAGE 325; AND PART OF THE COMMON AREA OF POINTE WEST TOWNHOUSES, PHASE I, AS SHOWN IN PLAT BOOK 22, PAGE 30 AND PHASE II, AS SHOWN IN PLAT BOOK 24, PAGE 18; AND PART OF THE SAME PROPERTY CONVEYED TO POINTE WEST, LLC IN DEED BOOK 929, PAGE 518 AND DEED BOOK 973, PAGE 688  
**OWNER:** POINTE WEST, LLC  
 REF: PLAT BOOK 1-A, PAGE 325  
 REF: PLAT BOOK 22, PAGE 30  
 REF: PLAT BOOK 24, PAGE 18  
 REF: DEED BOOK 929, PAGE 518  
 REF: DEED BOOK 973, PAGE 688

APPROVED WOOD COUNTY PLANNING COMMISSION

BY: \_\_\_\_\_  
 DATE: \_\_\_\_\_

JAMES L. DeBRULAR, P.S. NO. 238  
 GRAPHIC SCALE  
 40 20 0 20 40 80

PROPERTY LINE

POINTS	BEARING	DISTANCE
A-B	N 36°52' E	62.04'
B-C	N 37°25' W	10.73'
C-D	N 46°12' W	26.24'
D-E	N 53°05' W	36.98'
E-F	N 58°02' W	8.20'
F-G	S 36°52' W	66.10'
G-H	N 52°36' W	11.11'
H-J	N 28°54' E	64.19'
J-K	N 61°21' W	7.32'
K-L	N 63°20' W	53.03'
L-M	N 65°20' W	36.54'
M-N	S 78°46' W	10.47'
N-P	S 28°54' W	61.87'
P-Q	N 64°33' W	2.70'

**REVISED PLAT**  
 POINTE WEST, LLC  
 COMMON AREA  
 PARKERSBURG, WEST VIRGINIA

SCALE: 1"=40'	TAX MAP: 70	PROJ. NO. 011001303
DATE: 01/10/03	PARCEL: --	DWN. BY: M. LEVINE

**J.D. & ASSOCIATES**  
 PROFESSIONAL LAND SURVEYING  
 JAMES L. DeBRULAR, P.S.  
 (304)428-2272

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