

Hampshire Parcel Viewer



300ft
-78.418 39.326 Degrees

Google Maps Great Plains Dr



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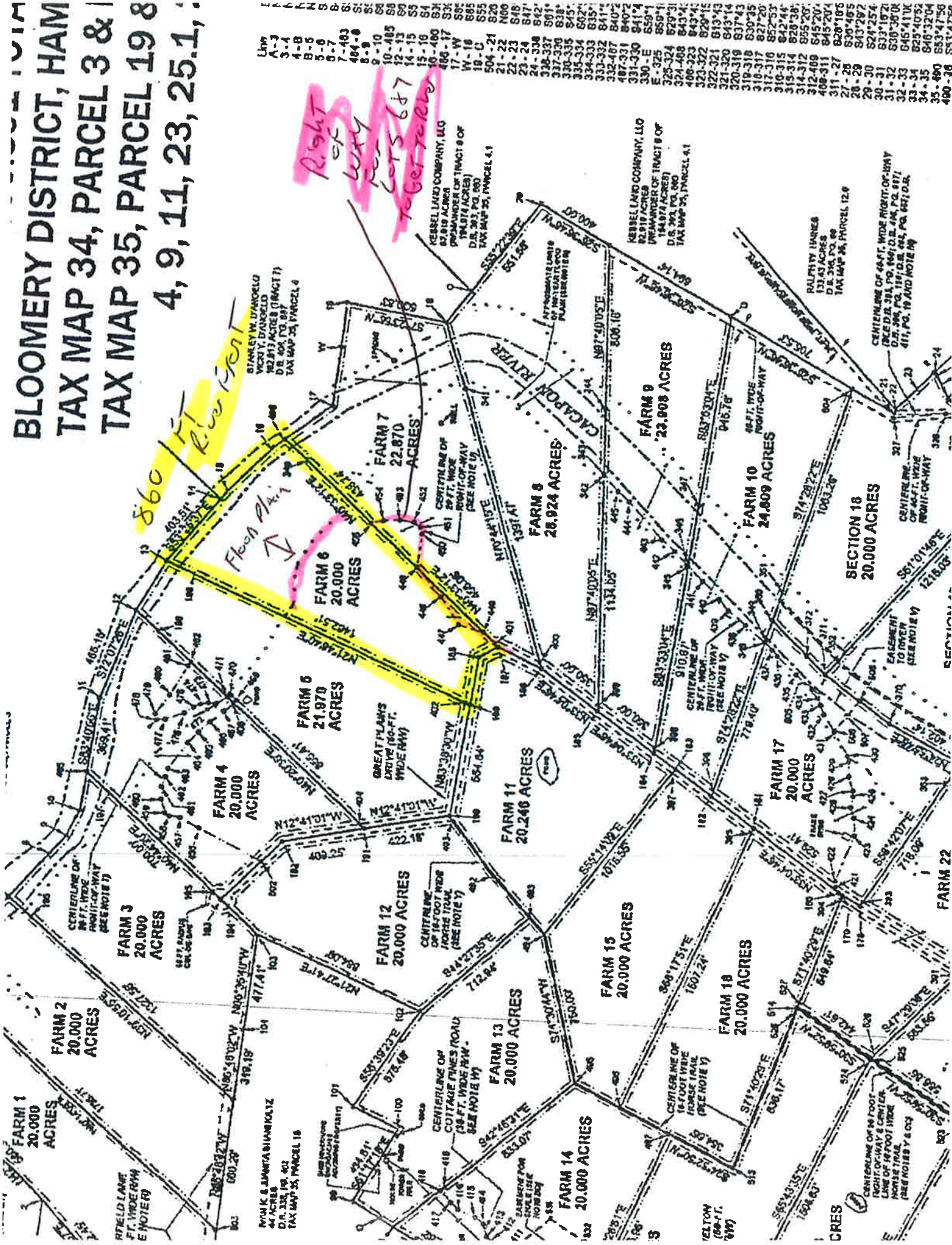
Hampshire Parcel Viewer



Flood
MAP

300ft
-78.423 39.326 Degrees

BLOOMERY DISTRICT, HAM TAX MAP 34, PARCEL 3 & TAX MAP 35, PARCEL 19 & 4, 9, 11, 23, 25.1,



Line	1-3	4-8	9-10	11-12	13-14	15-16	17-18	19-20	21-22	23-24	25-26	27-28	29-30	31-32	33-34	35-36	37-38	39-40	41-42	43-44	45-46	47-48	49-50	51-52	53-54	55-56	57-58	59-60	61-62	63-64	65-66	67-68	69-70	71-72	73-74	75-76	77-78	79-80	81-82	83-84	85-86	87-88	89-90	91-92	93-94	95-96	97-98	99-100
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Right of Way
Lots 6 & 7
to get there

860 Ft. River Front
Flood Plain

STANLEY W. D'ANGELO
162.817 ACRES (TRACT 7)
D.R. 404 P.O. 847
TAX MAP 35, PARCEL 4

KESSEL LAND COMPANY, ILO
82.918 ACRES
PREPARATION OF TRACT 9 OF
194.073 ACRES
D.R. 363 P.O. 880
TAX MAP 35, PARCEL 4.1

KESSEL LAND COMPANY, ILO
22.919 ACRES
PREPARATION OF TRACT 9 OF
194.073 ACRES
D.R. 363 P.O. 880
TAX MAP 35, PARCEL 4.1

RALPH W. HANES
131.43 ACRES
D.R. 396, P.O. 89
TAX MAP 35, PARCEL 12.9

CENTRELINE OF 44-FT. WIDE RIGHT-OF-WAY
D.R. 396, P.O. 119; D.R. 441, P.O. 647; D.R.
417, P.O. 19 AND NOTE IV

CENTRELINE OF 44-FT. WIDE RIGHT-OF-WAY
D.R. 396, P.O. 119; D.R. 441, P.O. 647; D.R.
417, P.O. 19 AND NOTE IV

EASEMENT
TO RIVER
(SEE NOTE V)

CENTRELINE OF 16-FOOT WIDE
RIGHT-OF-WAY & CENTER
LINE OF 16-FOOT WIDE
HORSE TRAIL
(SEE NOTES V & C)

CENTRELINE OF 16-FOOT WIDE
RIGHT-OF-WAY & CENTER
LINE OF 16-FOOT WIDE
HORSE TRAIL
(SEE NOTES V & C)

CENTRELINE OF 16-FOOT WIDE
RIGHT-OF-WAY & CENTER
LINE OF 16-FOOT WIDE
HORSE TRAIL
(SEE NOTES V & C)



280-230	0°07'21"	348.30	37.22	16.03	37.20	672°38'39"E
230-276	7°15'07"	590.81	74.76	37.44	74.73	865°43'21"E
268-287	49°33'12"	140.82	121.79	65.00	116.09	138°42'21"E
288-280	38°34'34"	65.72	67.71	30.00	58.83	144°11'40"E

NOTE R: FAIRFIELD LANE (A 50 FOOT WIDE RIGHT-OF-WAY) WILL BE USED AS INGRESS AND EGRESS FROM A 50-FOOT WIDE NONEXCLUSIVE ROW & 20-FOOT WIDE NONEXCLUSIVE RIGHT-OF-WAY (SEE NOTE L ABOVE) AND GOES ACROSS AND THROUGH FARMS 1 AND FARM 2 AND IS FOR THE BENEFIT OF THE OWNERS OF FARM 1, FARM 2 AND FARM 3, THEIR HEIRS AND ASSIGNS.

NOTE S: THERE IS RESERVED A 10-FOOT WIDE WALKING EASEMENT AS DEFINED BY ITS CENTERLINE BY THE LINES BETWEEN POINT NOS. 491-509-510-511-512 AND IS FOR THE BENEFIT OF THE OWNERS OF FARM 1 AND FARM 2, THEIR HEIRS AND ASSIGNS.

NOTE T: THERE IS RESERVED A 20 FOOT WIDE RIGHT-OF-WAY, ITS CENTERLINE DEFINED BY THE LINES BETWEEN POINT NOS. 502, 458-482 FOR THE PURPOSE OF INGRESS AND EGRESS FROM GREAT PLAIN DRIVE (A 50-FOOT WIDE RIGHT-OF-WAY) AND IS FOR THE BENEFIT OF THE OWNERS OF FARM 4 AND FARM 5, THEIR HEIRS AND ASSIGNS.

NOTE U: THERE IS RESERVED A 20 FOOT WIDE RIGHT-OF-WAY, ITS CENTERLINE DEFINED BY THE LINES BETWEEN POINT NOS. 187, 401, 448-455 FOR THE PURPOSE OF INGRESS AND EGRESS FROM GREAT PLAIN DRIVE (A 50 FOOT WIDE RIGHT-OF-WAY) AND IS FOR THE BENEFIT OF THE OWNERS OF FARM 6 AND FARM 7, THEIR HEIRS AND ASSIGNS.

NOTE V: THERE IS RESERVED A 20-FOOT WIDE RIGHT-OF-WAY FOR THE PURPOSE OF INGRESS AND EGRESS FROM GREAT PLAINS DRIVE, ITS CENTERLINE DEFINED BY THE LINES BETWEEN POINT NOS. 180, 421-434 AND ALSO RESERVED AN EASEMENT FOR PARKING AND ACCESS TO THE RIVER, ITS LIMITS DEFINED BY POINT NOS. 431-432-433-434-505-371-500-507-508-431 FOR THE BENEFIT OF ALL OWNERS OF FARMS/SECTIONS IN THIS SUBDIVISION, THEIR HEIRS AND ASSIGNS. THIS 20-FOOT WIDE RIGHT-OF-WAY THEN CONTIGUES, ITS CENTERLINE DEFINED BY THE LINES BETWEEN POINT NOS. 434-437-348-438-439-440-441-345-442-443-444-445-342 FOR THE PURPOSE OF INGRESS AND EGRESS AND IS FOR THE BENEFIT OF THE OWNERS OF FARM 17, FARM 10, FARM 9 AND FARM 8, THEIR HEIRS AND ASSIGNS.

NOTE W: THERE IS RESERVED A 30 FOOT WIDE RIGHT-OF-WAY TO BE KNOWN AS COTTAGE PINES ROAD, ITS CENTERLINE DEFINED BY THE LINES BETWEEN POINT NOS. L, 105-110 FOR THE PURPOSE OF INGRESS AND EGRESS FROM WEST VIRGINIA SECONDARY ROUTE 15 AND IS FOR THE BENEFIT OF ALL OWNERS OF THE FARMS/SECTIONS, THEIR HEIRS AND ASSIGNS. THAT PORTION OF SAID 30-FOOT WIDE RIGHT-OF-WAY AS DEFINED BY ITS CENTERLINE BETWEEN POINT NOS. 410-418 IS FOR THE BENEFIT OF THE OWNERS OF FARMS 13 & 14, THEIR HEIRS AND ASSIGNS.

NOTE X: THERE IS RESERVED A 30-FOOT WIDE RIGHT-OF-WAY TO BE KNOWN AS SLOWAKER LANE WHICH LIES 30 FEET NORTH EAST OF THE LINES BETWEEN POINT NOS. 58-72 AND THEN FOLLOWING THE CENTERLINE OF SAID ROW AS DEFINED BY THE LINES BETWEEN POINTS NOS. 383-384-385-386-387-152 AND MAY BE USED AS AN ARBITRARY MEANS OF INGRESS AND EGRESS BY ANY FARM OR SECTION OWNER, HIS/HER HEIRS, SUCCESSORS AND ASSIGNS. A PORTION OF SLOWAKER LANE WHICH LIES BETWEEN POINT NOS. 05-72 SHALL ALSO BE FOR THE BENEFIT OF RANDALL E. SLOWAKER, HIS HEIRS AND ASSIGNS. SLOWAKER LANE SHALL BE KEPT GATED AT ALL TIMES (EXISTING GATE IS LOCATED AT POINT NO. 05) AND SHALL NOT BE LOCKED UNLESS AGREED TO BY ALL OF THE OWNERS WHO HAVE THE RIGHT TO USE SAME.

NOTE Y: THERE IS RESERVED A 10-FOOT WIDE HORSE TRAIL WHICH ITS CENTERLINE IS DEFINED BY THE LINES BETWEEN POINT NOS. 190-403-492-493-494-495-513-514-525-498-499-500-185 AND IS FOR THE BENEFIT OF THE OWNERS OF THE FARMS/SECTIONS IN THIS SUBDIVISION, THEIR HEIRS AND ASSIGNS.

NOTE Z: ALL SUBSEQUENT CONSTRUCTION OR ACTIVITIES ON THIS SUBDIVISION SHOWN ON THIS PLAN ARE NOT IN ANY WAY THE RESPONSIBILITY OF R & S SERVICES, INC.

NOTE AA: THERE IS RESERVED A 10-FOOT WIDE EASEMENT FOR AN UNDERGROUND ELECTRIC LINE FROM POWER POLE "AA" AND GOING THROUGH AND ACROSS FARM 24 TO THE MANOR HOUSE WHICH IS LOCATED ON THE 25.290 ACRE REMAINDER TRACT. ALSO FOR UNDERGROUND TELEPHONE TO THE PEDESTAL BY THE BRICK HOUSES ON FARM 24 AND OVER THE 25.290 ACRE REMAINDER TRACT.

NOTE BB: THERE IS RESERVED A 10-FOOT WIDE EASEMENT FOR AN UNDERGROUND ELECTRIC LINE FROM POWER POLE "BB" AND GOING THROUGH AND ACROSS FARM 24 TO THE MANOR HOUSE WHICH IS LOCATED ON FARM 23.

NOTE CC: THERE IS RESERVED A 20-FOOT WIDE RIGHT-OF-WAY, ITS CENTERLINE DEFINED BY THE LINES BETWEEN POINT NOS. 185-500-199-498-523-514 FOR THE PURPOSE OF INGRESS AND EGRESS FROM MAXWELLTON ROAD AND IS FOR THE BENEFIT OF THE OWNERS OF FARMS 16, 22, 23, 24, 26, 28, 29, 31 AND THE 33.876 ACRE REMAINDER TRACT, THEIR HEIRS AND ASSIGNS. NOTE: A PORTION OF THE 10-FOOT WIDE HORSE TRAIL AS MENTIONED IN NOTE Y ABOVE LIES WITHIN THE BOUNDS OF THE 20 FOOT WIDE RIGHT-OF-WAY AS SHOWN ON THIS PLAN.

NOTE DD: THERE IS RESERVED AN EASEMENT FOR SHALE REMOVAL LOCATED ON THE SOUTHEAST BOUNDS OF COTTAGE PINES ROAD (A 30 FOOT WIDE RIGHT-OF-WAY) ON FARM 14 AND ITS LIMITS ARE DEFINED BY THE LINES BETWEEN POINT NOS. 407, 409, 410, 530, 531, 532, 533 & 408 AND IS FOR THE BENEFIT OF ALL FARMS/SECTIONS, THEIR HEIRS AND ASSIGNS. THERE IS A TOTAL AREA OF 2.104 ACRES WITHIN THE BOUNDS OF SAID SHALE EASEMENT LESS 0.113 ACRES (1/2 OF 30 FOOT WIDE RIGHT-OF-WAY OF COTTAGE PINES ROAD), LEAVING A NET AREA OF 1.991 ACRES. SEE PROTECTION COVENANTS FOR MORE SPECIFIC INFORMATION REGARDING SAID EASEMENT.