



GRID NORTH
 WV STATE PLANE NORTH
 NAD 1983 - NAVD 1988
 SURVEY BASED ON
 GPS OBSERVATION

THE INDICATED INTERNAL BOUNDARY LINES (TYPICAL) DEFINE THE NORTHERN LIMITS OF THE 10.07± ACRE PARCEL REMOVED FROM FLOOD PLAIN

POINT IN CREEK APPROX. 5' FROM MAIN BANK INITIALLY A 5/8" REBAR WAS FOUND. UPON RETURNING TO COMPLETE THE SURVEY, THE CREEK HAD SHIFTED AND IT WAS WASHED OUT.

EXISTING OLD ROAD & R.O.W. LEADING TO A FORD ACROSS LUNICE CREEK. FORD WAS WASHED OUT AT TIME OF THE SURVEY. (APPROX. LOC.)

GRANT COUNTY PLANNING COMMISSION

John H. Waddy
 MILROY DISTRICT
 DB 187/PG 32
 TM 429/PR 19

Bruce E. Hyre, Jr.
 DB 289/PG 253
 TM 81/PR 1.1
 TRACT-2
 APPROX. 8.52± AC.

Mark C. Gearty
 DB 290/PG 261
 TM 8/PR 1.2
 TRACT-3
 19.06± AC.

P.O.B.
 5/8" SRF AT TOP OF CREEK BANK

TWO WATER METERS AND SERVICE LINES AS SHOWN. PROVIDE CITY WATER SERVICE TO TRACT 1 AND TRACT 2 ON THE NORTH SIDE OF LUNICE CREEK. (APPROX. LOC.)

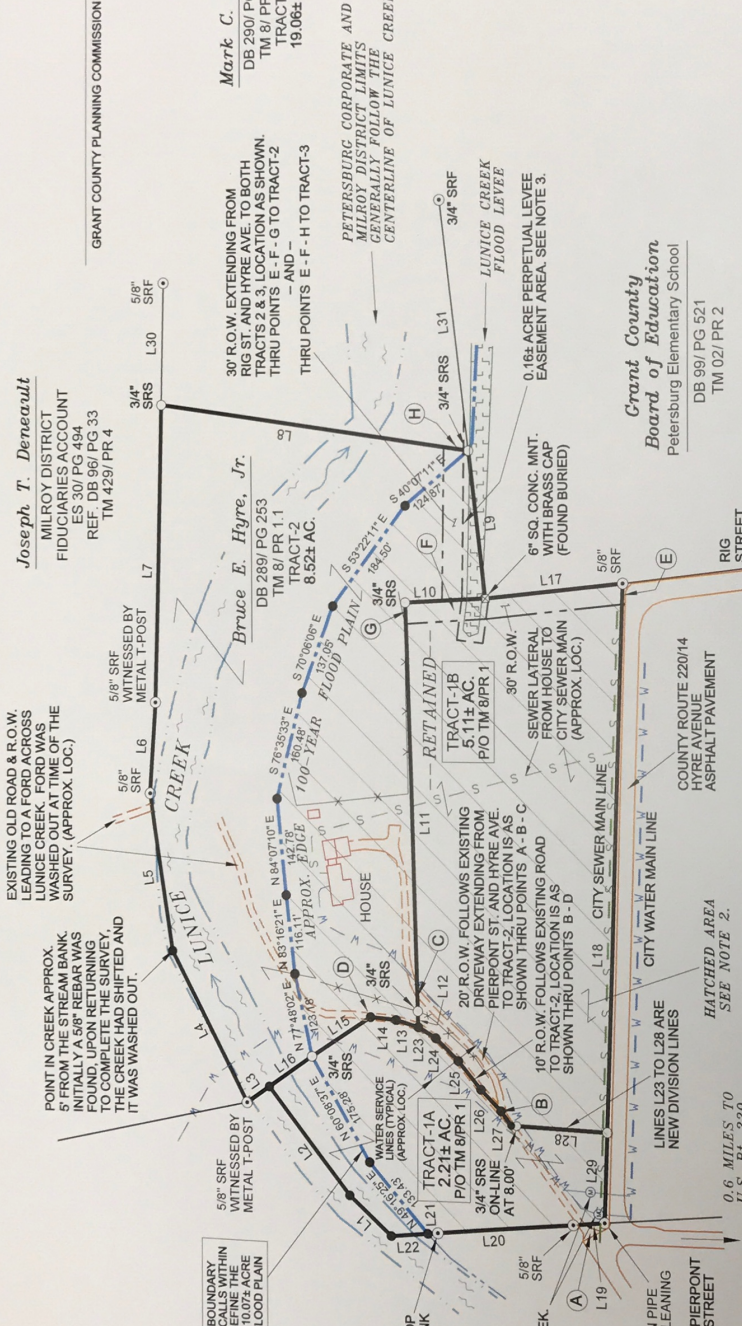
Grant County Board of Education
 Petersburg High School
 DB 37/PG 329
 TM 02/PR 353

Grant County Board of Education
 South Branch Vo-Tech Center
 DB 89/PG 252
 TM 02/PR 359

Grant County Board of Education
 Petersburg Elementary School
 DB 99/PG 521
 TM 02/PR 2

SURVEY NOTES:

- The survey, as shown hereon, was completed November 2019, and reference is made to a prior survey of record for this property, as found in Map Book 7 at Page 128.
- Area of the certified survey description for the portion of the property removed from the Flood Insurance Rate Maps, reference FEMA Case No. 54023C0290F, designated as removed from the SFHA, shown on this plat and indicated by the Hatched Area, includes part of both Tracts 1A, 1B & 2, and contains 10.07± Acres.
- The 0.16± Acre parcel is a perpetual levee easement area conveyed to the Potomac Valley Soil Conservation District (DB 141, PG 109). The property description is vague and no maps were found to better describe the parcel. The Flood Levee cannot be altered in any way that would reduce its width or decrease its elevation.
- A 1.75± Acre tract of land generally situated to the northwest of the driveway was mentioned in the deed description of the parent tract of 80.26± Acres (reference Deed Book 54, Page 460), however no description was found, and this tract is believed to be contained within the shown survey and has been claimed by the predecessor in title and the current property owners.
- This survey is subject to leases, easements, rights-of-ways, claims, and interests of others, either of public record, or executed as unrecorded instruments, or of a prescriptive right.
- Utility locations shown on this plat are for illustration purposes only, and do not represent the exact location of the utility. Field investigations are necessary to verify the exact location.
- Reference is made to a survey completed by Dick Heavener, WV PS# 997, prepared for the Grant County Farmland Protection Board in December 2011, but was never recorded.
- The indicated acreages include the area of the various rights-of-way, easements, the flood levee and Lunice Creek.



LINE TABLE & BOUNDS

LINE	BEARING	DISTANCE
L1	N 42°20'56" E	84.48'
L2	N 51°40'52" E	197.79'
L3	N 35°30'34" W	42.46'
L4	N 62°38'04" E	249.09'
L5	N 81°57'43" E	236.18'
L6	S 87°04'44" E	134.99'
L7	S 88°42'14" E	442.61'
L8	S 08°33'38" W	470.83'
L9	S 83°36'43" W	218.21'
L10	N 02°54'23" W	120.81'
L11	S 88°04'28" W	599.45'
L12	S 88°04'28" W	23.07'
L13	N 16°10'47" E	34.70'
L14	N 04°58'06" E	38.45'
L15	N 33°51'34" W	106.06'
L16	N 35°25'53" W	80.06'
L17	S 06°06'33" E	206.76'
L18	N 88°10'10" W	923.85'
L19	N 05°05'23" W	46.32'
L20	N 05°37'16" W	201.17'
L21	N 05°37'16" W	15.02'
L22	S 30°32'28" W	54.74'
L23	S 43°39'52" W	30.29'
L24	S 50°09'28" W	52.61'
L25	S 45°21'59" W	42.46'
L26	S 53°09'57" W	25.23'
L27	S 02°00'51" W	141.57'
L28	S 88°10'10" W	129.81'
L29	S 88°42'14" E	180.64'
L30	S 83°36'43" W	367.07'
L31	S 83°36'43" W	367.07'

LEGEND

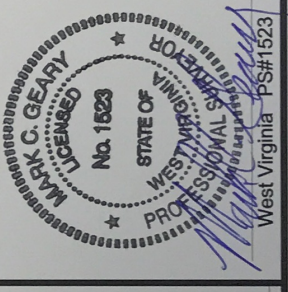
- POINT - CORNER AS SHOWN
- 5/8" REBAR (FND) OR AS NOTED
- 3/4" REBAR - DIVISION OR RE-ESTABLISHED CORNER
- ☒ CONCRETE MONT. (FOUND)
- SRF STEEL REBAR/ROD FOUND
- SRS STEEL REBAR SET
- SURVEYED PROPERTY LINE
- - - DRAIN OR STREAM
- - - FENCE LINE AS SHOWN
- ⊗ GENERAL BLDG. FOOTPRINT
- APPROX. LOCATION

PLAT of SURVEY

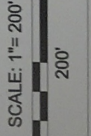
Showing the Division of Property prepared for

JoAnne H. Seay & Wilbert R. Harrell

Will Book 19, Page 428
 P/O Tax Map 08, Parcel 1
 Petersburg Corp., Grant County, West Virginia



West Virginia PS#1523



SCALE: 1"= 200'

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