LEGEND

- SURVEYED PROPERTY LINE
- TRACT LINE
- OTHER PROPERTY LINES
- SURVEYED TIE LINE
- RIGHT OF WAY
- EXISTING FENCE LINE
- EXISTING GAS LINE
- 5/8" REBAR WITH CAP SET
- FOUND MONUMENTATION
- CALCULATED POINT
- EXISTING TREE
- GUARDRAIL
- TREE LINE

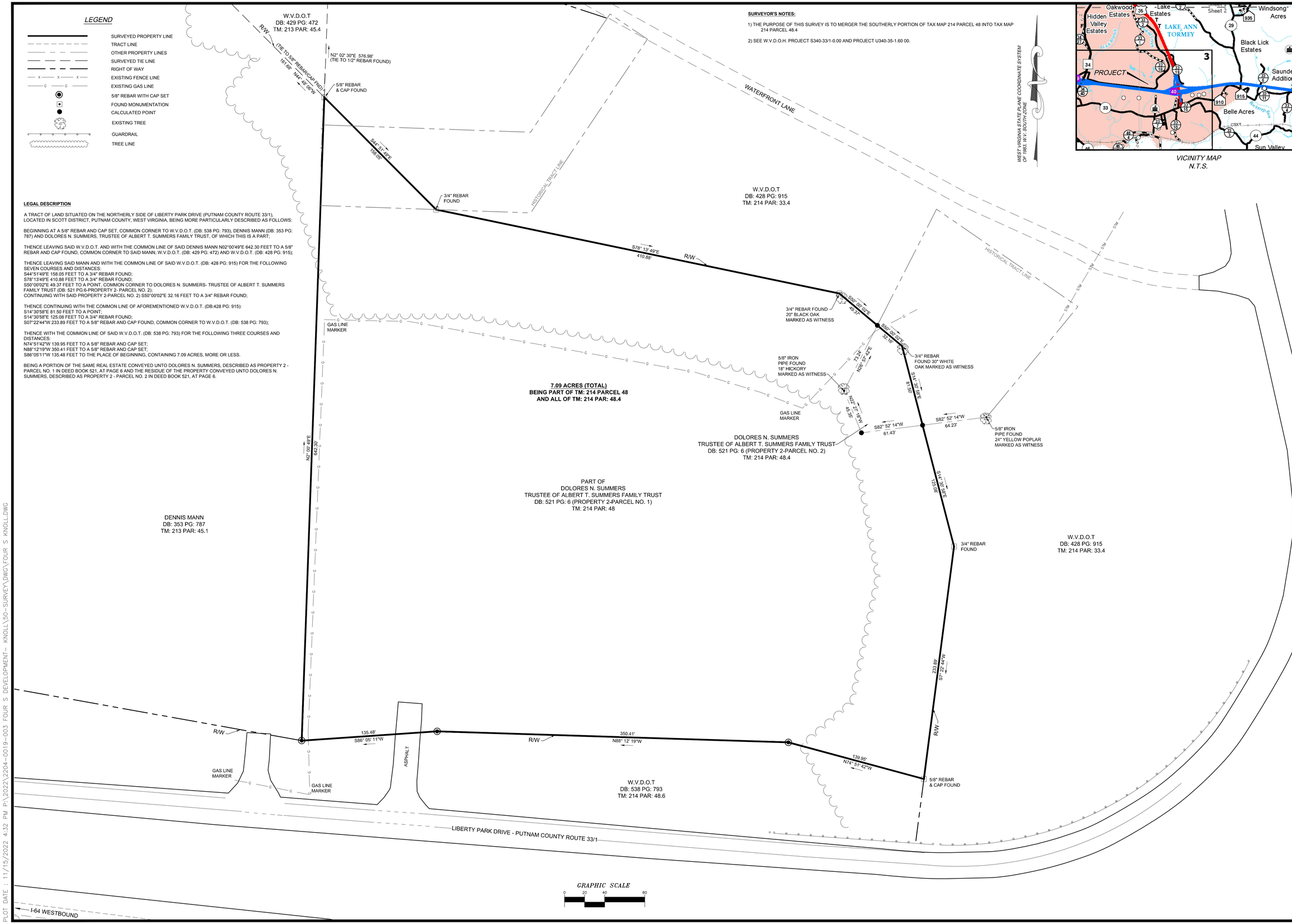
SURVEYOR'S NOTES:

1) THE PURPOSE OF THIS SURVEY IS TO MERGER THE SOUTHERLY PORTION OF TAX MAP 214 PARCEL 48 INTO TAX MAP 214 PARCEL 48.4

2) SEE W.V.D.O.H. PROJECT S340-33/1-0.00 AND PROJECT U340-35-1.60 00.

WEST VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, W.V. SOUTH ZONE

VICINITY MAP
N.T.S.



LEGAL DESCRIPTION

A TRACT OF LAND SITUATED ON THE NORTHERLY SIDE OF LIBERTY PARK DRIVE (PUTNAM COUNTY ROUTE 33/1), LOCATED IN SCOTT DISTRICT, PUTNAM COUNTY, WEST VIRGINIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" REBAR AND CAP SET, COMMON CORNER TO W.V.D.O.T. (DB: 538 PG: 793), DENNIS MANN (DB: 353 PG: 787) AND DOLORES N. SUMMERS, TRUSTEE OF ALBERT T. SUMMERS FAMILY TRUST, OF WHICH THIS IS A PART;

THENCE LEAVING SAID W.V.D.O.T. AND WITH THE COMMON LINE OF SAID DENNIS MANN N02°00'49"E 642.30 FEET TO A 5/8" REBAR AND CAP FOUND, COMMON CORNER TO SAID MANN, W.V.D.O.T. (DB: 429 PG: 472) AND W.V.D.O.T. (DB: 428 PG: 915);

THENCE LEAVING SAID MANN AND WITH THE COMMON LINE OF SAID W.V.D.O.T. (DB: 428 PG: 915) FOR THE FOLLOWING SEVEN COURSES AND DISTANCES:
S44°51'49"E 158.05 FEET TO A 3/4" REBAR FOUND;
S78°13'49"E 410.88 FEET TO A 3/4" REBAR FOUND;
S50°00'02"E 49.37 FEET TO A POINT, COMMON CORNER TO DOLORES N. SUMMERS- TRUSTEE OF ALBERT T. SUMMERS FAMILY TRUST (DB: 521 PG:6-PROPERTY 2- PARCEL NO. 2);
CONTINUING WITH SAID PROPERTY 2-PARCEL NO. 2) S50°00'02"E 32.16 FEET TO A 3/4" REBAR FOUND;

THENCE CONTINUING WITH THE COMMON LINE OF AFOREMENTIONED W.V.D.O.T. (DB:428 PG: 915):
S14°30'58"E 81.50 FEET TO A POINT;
S14°30'58"E 125.08 FEET TO A 3/4" REBAR FOUND;
S07°22'44"W 233.89 FEET TO A 5/8" REBAR AND CAP FOUND, COMMON CORNER TO W.V.D.O.T. (DB: 538 PG: 793);

THENCE WITH THE COMMON LINE OF SAID W.V.D.O.T. (DB: 538 PG: 793) FOR THE FOLLOWING THREE COURSES AND DISTANCES:
N74°51'42"W 139.95 FEET TO A 5/8" REBAR AND CAP SET;
N88°12'19"W 350.41 FEET TO A 5/8" REBAR AND CAP SET;
S86°05'11"W 135.48 FEET TO THE PLACE OF BEGINNING, CONTAINING 7.09 ACRES, MORE OR LESS.

BEING A PORTION OF THE SAME REAL ESTATE CONVEYED UNTO DOLORES N. SUMMERS, DESCRIBED AS PROPERTY 2 - PARCEL NO. 1 IN DEED BOOK 521, AT PAGE 6 AND THE RESIDUE OF THE PROPERTY CONVEYED UNTO DOLORES N. SUMMERS, DESCRIBED AS PROPERTY 2 - PARCEL NO. 2 IN DEED BOOK 521, AT PAGE 6.

NO.	DATE	REVISION

TERRADON
Engineering • Surveying • Land Planning
Testing & Inspection
(304) 755-6291 www.terradon.com

PLAT OF SURVEY FOR MERGER OF PART OF TAX MAP 214 PARCEL 48 INTO TAX MAP 214 PARCEL 48.4

SCOTT DISTRICT
PUTNAM COUNTY, WV

Project No.	2204-0019-003
Drawn:	DAB
Checked:	DAB
Approved:	DAB
Scale:	1"=40'
Date:	11-15-22
CAD File #	FOUR S KNOLL

M1

PLOT DATE : 11/15/2022 4:32 PM P:\2022\2204-0019-003 FOUR S DEVELOPMENT- KNOLL\50-SURVEY\DWG\FOUR S KNOLL.DWG