Morgan County
Kimberly Nickles, Clerk
Instrument 897630
08/29/2023 @ 02:30:53 PM
PLAT SMALL
Book 292 @ Page 552
Pages Recorded 1
Recording Cost $ 12.00

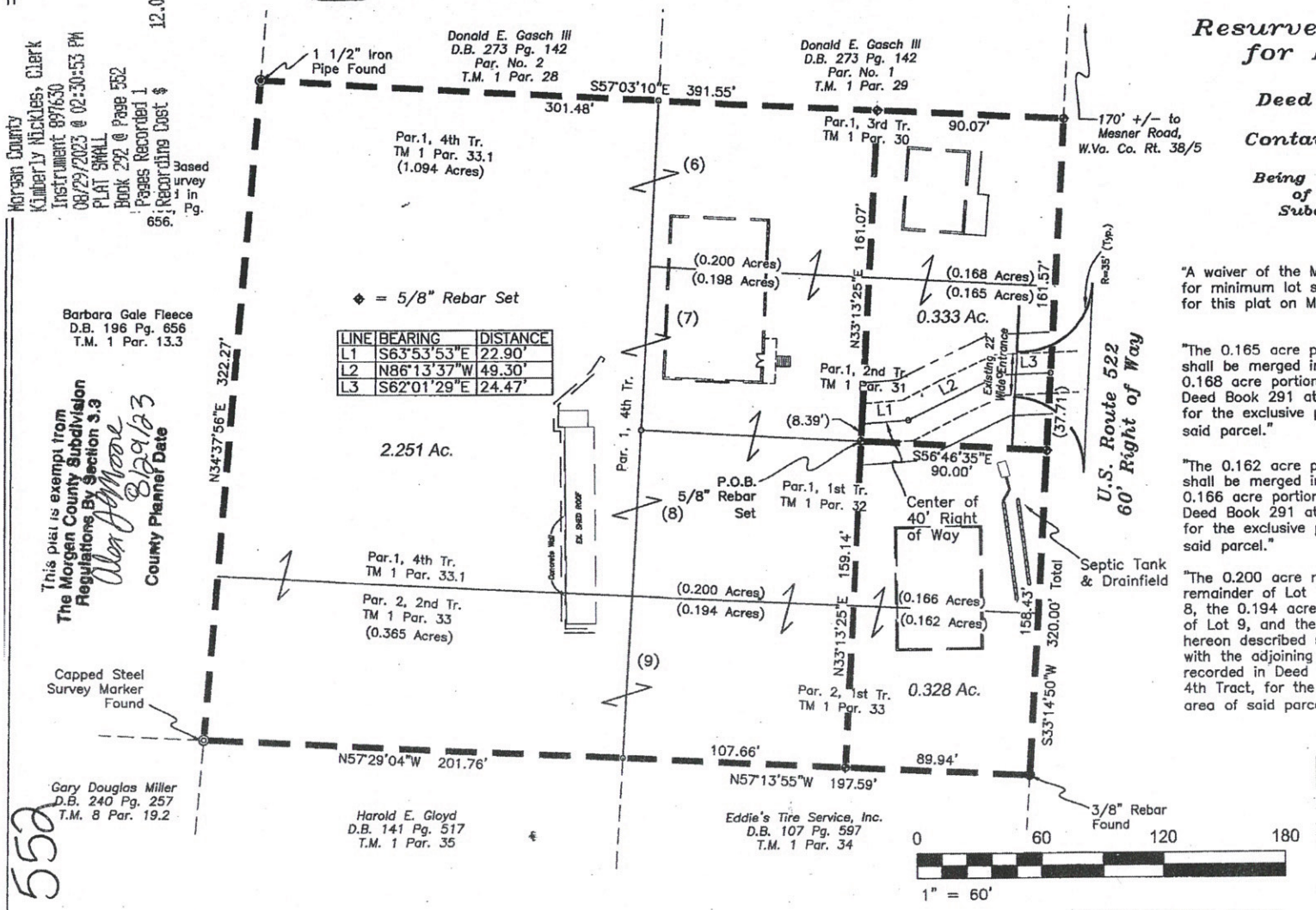
Based
urvey
d in
Pg.
656.

Resurvey and Merger Plat for DWS Realty, LLC

Deed Book 291 Page 279

Contains 2.912 Acres Total

Being in Part Lots 6, 7, 8 & 9 of the Thomas M. Henry Subdivision, D.B. 52 Pg. 42



LINE	BEARING	DISTANCE
L1	S63°53'53"E	22.90'
L2	N86°13'37"W	49.30'
L3	S62°01'29"E	24.47'

"A waiver of the Morgan County Subdivision Ordinance for minimum lot size requirement has been approved for this plat on May 23rd, 2023."

"The 0.165 acre portion of Lot 7 hereon described shall be merged into one property with the adjoining 0.168 acre portion of Lot 6 which is recorded in Deed Book 291 at Page 279, Parcel 1, 3rd Tract, for the exclusive purpose of increasing the area of said parcel."

"The 0.162 acre portion of Lot 9 hereon described shall be merged into one property with the adjoining 0.166 acre portion of Lot 8 which is recorded in Deed Book 291 at Page 279, Parcel 1, 1st Tract, for the exclusive purpose of increasing the area of said parcel."

"The 0.200 acre remainder of Lot 6, the 0.198 acre remainder of Lot 7, the 0.200 acre remainder of Lot 8, the 0.194 acre remainder of Lot 9, and the 0.365 acre Parcel 2, 2nd Tract hereon described shall be merged into one property with the adjoining 2.252 acre Parcel which is recorded in Deed Book 291 at Page 279, Parcel 1, 4th Tract, for the exclusive purpose of increasing the area of said parcel."

This plat is exempt from The Morgan County Subdivision Regulations By Section 3.3
Alex Moore 8/29/23
County Planner Date

AUG 29 2023
County Clerk's Office
Morgan County, West Virginia
The foregoing writing, was this day presented in said office and thereupon admitted to record.
Tester: Kimberly Nickles

Berkeley Land Surveys PLLC
129 Fairfax Street
Berkeley Springs, W. Va. 25411
304-258-3161

Aug. 10, 2023 Plat No. 2023044

STATE OF WEST VIRGINIA
Cynthia A. Burn
W.V. Professional Surveyor No. 2135
CYNTHIA A. BURN
LICENSED
No. 2135
PROFESSIONAL SURVEYOR

Tax Map: 1 Parcels: 30,31,32, 33, &33.1 District: Rock Gap Morgan County, West Virginia

MOUNTAIN HOME REAL ESTATE
64 SOUTH GREEN STREET
BERKELEY SPRINGS WV 25411-1639

Returned 08/30/2023

552