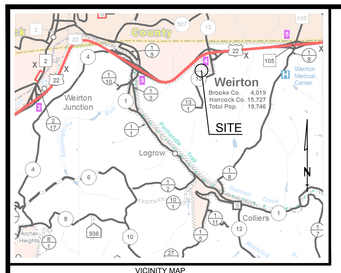


VICINITY MAP

LEGEND

	SURVEYED PROPERTY LINE
	TRACT LINE
	OTHER PROPERTY LINES
	SURVEYED TIE LINE
	EASEMENT LINE
	RIGHT OF WAY
	STREAM / DITCH
X X X	EXISTING FENCE LINE
SAN	EXISTING SANITARY SEWER
FM	EXISTING SANITARY FORCE MAIN
STM	EXISTING STORM SEWER
W	EXISTING WATER LINE
G	EXISTING GAS LINE
E	OVERHEAD ELECTRIC
T	OVERHEAD TELEPHONE
C	OVERHEAD CABLE
E&C	OVERHEAD ELECTRIC/CABLE
E,C&T	OVERHEAD ELEC./CABLE/TELE.
E&T	OVERHEAD ELECTRIC/TELEPHONE
C&T	OVERHEAD CABLE/TELEPHONE
FIBER	UNDERGROUND FIBER
UE	UNDERGROUND ELECTRIC
UT	UNDERGROUND TELEPHONE
UC	UNDERGROUND CABLE
	GUARDRAIL
	SHRUBS / WOODS
	PROPOSED SANITARY SEWER EASEMENT
	PROPOSED WATER LINE EASEMENT
D.A.T.R.	DRAWN ACCORDING TO RECORD
	5/8" REBAR WITH CAP SET
	FOUND MONUMENTATION
	SURVEY CONTROL POINT
	CALCULATED POINT
	EXISTING FIRE HYDRANT
	EXISTING WATER OR GAS METER
	EXISTING WATER OR GAS VALVES
	TELEPHONE OR ELECTRIC RISER
	UTILITY POLE
	GUY WIRE
	LIGHT POLE
	SIGN
SB	PROPOSED SETBACK LINE

Phase One - Right of Way Parcel		
Line #	Length	Bearing
L1	43.66	S22° 16' 13"E
L2	18.45	N67° 43' 47"E
L3	51.22	S67° 49' 35"E
L4	19.95	S22° 18' 49"E
L5	19.90	N22° 18' 49"W
L6	51.48	N23° 17' 10"E
L7	18.47	N67° 43' 47"E
L8	52.52	N22° 16' 13"W
L9	8.45	N09° 44' 53"W
L10	49.40	N38° 59' 45"E
L11	52.15	N73° 43' 12"E
L12	60.98	S59° 01' 19"E
L13	8.23	S09° 44' 53"E

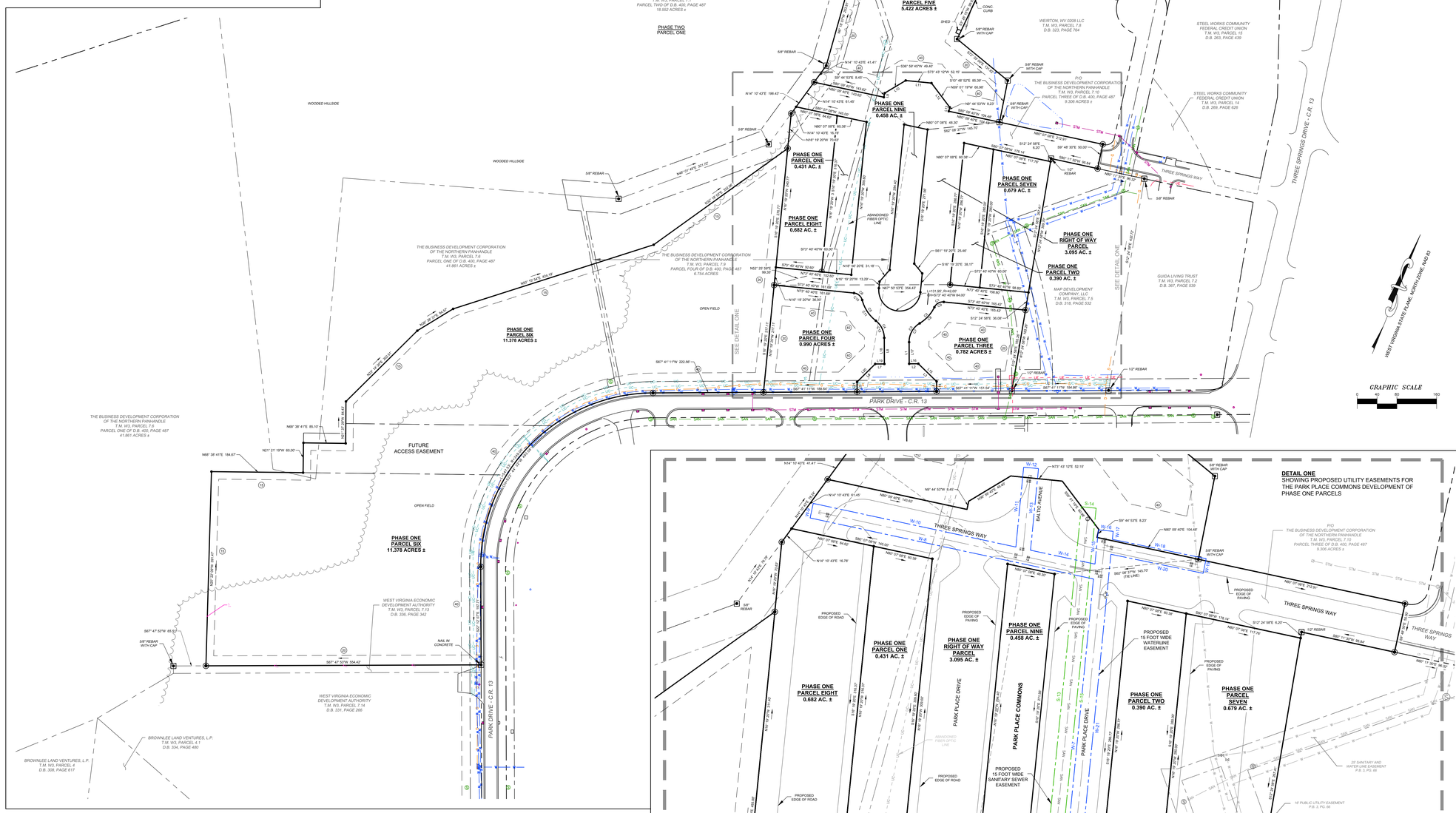
Phase One - Right of Way Parcel				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	23.08	19.00	S38° 52' 29"W	21.69
C2	44.65	78.00	S20° 28' 17"W	44.04
C3	45.42	44.00	S07° 18' 01"W	43.43
C4	39.79	44.00	N48° 10' 37"W	38.45
C5	50.87	78.00	N55° 24' 01"W	49.97
C6	23.08	19.00	N71° 31' 10"W	21.69

Phase One - Parcel Three		
Line #	Length	Bearing
L14	19.95	N22° 18' 49"W
L15	51.22	N67° 49' 35"W
L16	18.45	S67° 43' 47"W
L17	43.68	N22° 16' 13"W

Phase One - Parcel Three				
Curve #	Length	Radius	Chord Direction	Chord Length
C7	45.42	44.00	N07° 18' 01"E	43.43
C8	44.65	78.00	N20° 28' 17"E	44.04
C9	23.08	19.00	N38° 52' 29"E	21.69

Phase One - Parcel Four		
Line #	Length	Bearing
L18	52.52	S22° 16' 13"E
L19	18.47	S67° 43' 47"W
L20	51.48	S23° 17' 10"W
L21	19.90	S22° 18' 49"E

Phase One - Parcel Four				
Curve #	Length	Radius	Chord Direction	Chord Length
C10	23.08	19.00	S71° 31' 10"E	21.69
C11	50.87	78.00	S55° 24' 01"E	49.97
C12	39.79	44.00	S48° 10' 37"E	38.45



PHASE ONE NOTES:

1. FLOODPLAIN INFORMATION : THE SURVEYED ARE IS NOT WITHIN ANY IDENTIFIED FLOOD HAZARD AREA ACCORDING TO FEMA ISSUED FLOOD MAP, 54029C0118E, EFFECTIVE DATE: APRIL 19, 2010.
3. ALL UNDERGROUND UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS AND ARE BASED ON UTILITY COMPANY MARKINGS, EXISTING STRUCTURES, PLANS PROVIDED TO TERRADON CORPORATION AND PLANS OF RECORD.
3. MINIMUM BUILDING SETBACK LINES ARE INTENTIONALLY NOT SHOW BECAUSE A ZERO SETBACK IS BEING REQUESTED FOR PHASE 1, PARCEL ONE AND PARCEL TWO.
4. ZONING DISTRICT: PDD
   BUILDING SETBACK:
   FRONT 40 FEET
   SIDE 20 FEET
   REAR 15 FEET

"I, Robert F. Thaw, as preparer of this plat as the registered professional Land Surveyor of the state of West Virginia do hereby certify to the best of my knowledge that this plat correctly represents a subdivision of the land as laid out by me for the Owner and that all requirements of the Subdivision regulations for a Final Plat have been followed, "

Approved for recording this _____ day of _____, 2020.

ROBERT F. THAW LICENSED No. 965 STATE OF WEST VIRGINIA PROFESSIONAL SURVEYOR

Signed _____

****

"We the undersigned Owners of the land shown on this plat do hereby acknowledge the making of the same and hereby dedicate the streets and all other areas designated for Public use to the City of Weirton for the public convenience."

Approved this _____ day of _____ 2020.

Signed _____

****

"I, the undersigned, do hereby certify that this plan meets the requirements of Article 5, of the Unified Development Ordinance and all other applicable standards of the City of Weirton."

Approved this _____ day of _____ 2020.

Signed _____

****

"I, certify that all codes and ordinances related to land development which are under the jurisdiction of the Planning Commission have been met by this plan and that the Commission has approved this plan."

Approved this _____ day of _____ 2020.

Signed _____

****

"I certify that plans, standards and requirements of this Water Board of the City of Weirton, West Virginia have been met and accepted by our Engineer and hereby approve this plot for recording."

Approved this _____ day of _____ 2020.

Signed _____

****

"I certify that plans, standards and requirements of this Sanitary Board of the City of Weirton, West Virginia have been met and accepted by our Engineer and hereby approve this plot for recording."

Approved this _____ day of _____ 2020.

Signed _____

****

Proposed 15' wide waterline easement		
Line #	Length	Bearing
W-1	15.00	N16° 19' 20"W
W-2	186.37	N73° 40' 40"E
W-3	118.72	S56° 28' 40"E
W-4	10.80	N67° 39' 40"E
W-5	2.72	N22° 20' 20"W
W-6	90.20	N21° 28' 02"E
W-7	338.46	N16° 19' 23"W
W-8	292.00	S80° 09' 38"W
W-9	15.00	N9° 50' 18"W
W-10	208.79	N80° 09' 38"E
W-11	80.86	N16° 24' 49"W
W-12	15.00	N73° 35' 11"E
W-13	82.59	S16° 24' 49"E
W-14	66.41	N80° 09' 38"E

Proposed 15' wide waterline easement		
Line #	Length	Bearing
W-15	34.65	N16° 19' 23"W
W-16	15.00	N73° 40' 37"E
W-17	8.13	S16° 19' 23"E
W-18	96.47	N79° 38' 58"E
W-19	15.00	S10° 21' 02"E
W-20	94.90	S79° 38' 58"W
W-21	351.35	S16° 19' 23"E
W-22	57.59	N73° 23' 19"E
W-23	30.89	N17° 00' 00"W
W-24	15.00	N73° 00' 00"E
W-25	56.30	S17° 00' 00"E
W-26	15.00	S73° 00' 00"W
W-27	10.40	N17° 00' 00"W
W-28	57.77	S73° 23' 19"W

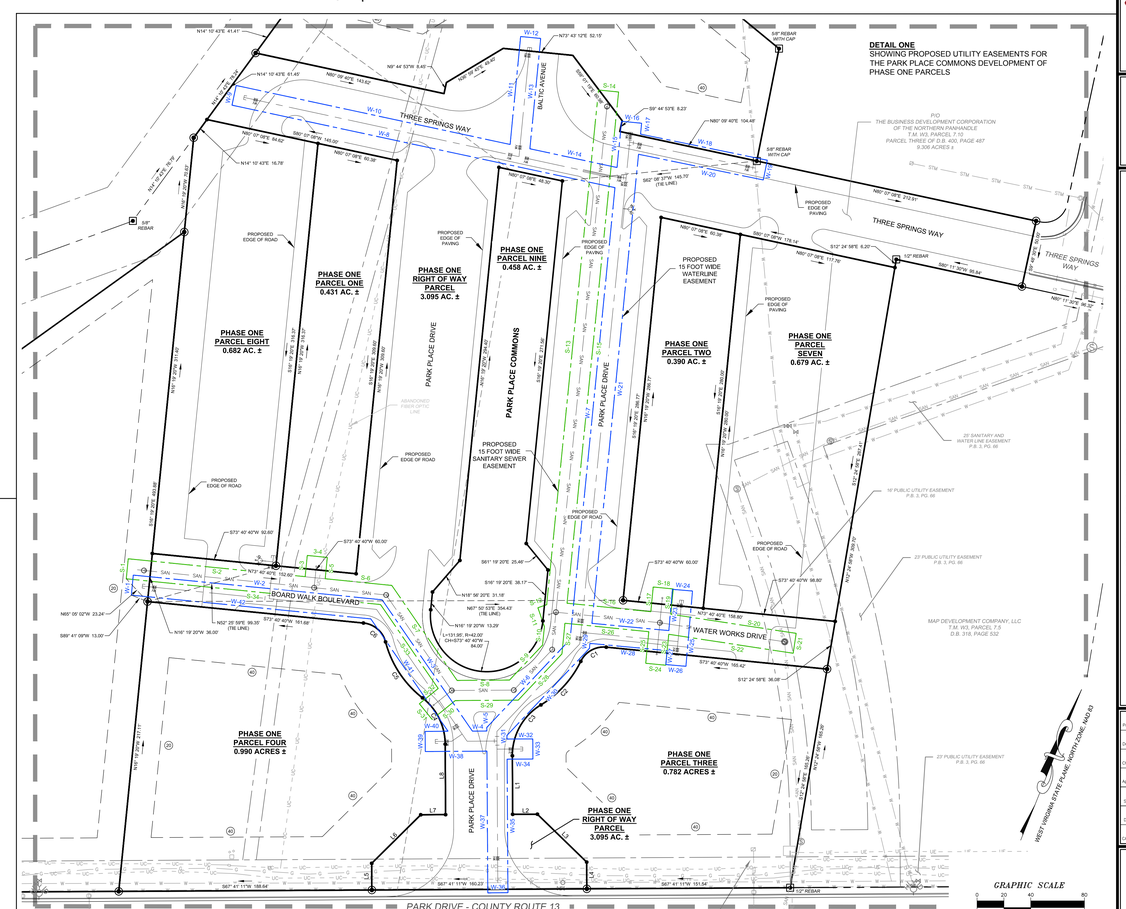
Proposed 15' wide waterline easement		
Line #	Length	Bearing
W-29	3.77	S16° 19' 23"E
W-30	89.30	S21° 28' 02"W
W-31	2.75	S22° 20' 20"E
W-32	19.21	N67° 39' 40"E
W-33	15.00	S22° 20' 20"E
W-34	19.21	S67° 39' 40"W
W-35	99.53	S22° 20' 20"E
W-36	15.00	S67° 39' 40"W
W-37	105.58	N22° 20' 20"W
W-38	45.98	S67° 39' 40"W
W-39	15.00	N22° 20' 20"W
W-40	17.06	N67° 39' 40"E
W-41	101.58	N56° 28' 40"W
W-42	179.40	S73° 40' 40"W

Proposed 15' wide sanitary sewer easement		
Line #	Length	Bearing
S-1	15.00	N16° 12' 52"W
S-2	132.49	N73° 47' 08"E
S-3	15.93	N16° 12' 05"W
S-4	15.00	N73° 47' 55"E
S-5	15.93	S16° 12' 05"E
S-6	49.94	N73° 47' 08"E
S-7	85.84	S56° 28' 40"E
S-8	39.07	N67° 39' 40"E
S-9	35.84	N21° 28' 02"E
S-10	13.81	N16° 14' 21"W
S-11	15.00	N40° 46' 56"W
S-12	6.85	N49° 13' 04"E
S-13	385.60	N16° 14' 21"W
S-14	15.00	N73° 45' 39"E
S-15	382.94	S16° 14' 21"E
S-16	62.77	N73° 47' 08"E
S-17	18.51	N16° 19' 35"W

Proposed 15' wide sanitary sewer easement		
Line #	Length	Bearing
S-18	15.00	N73° 40' 25"E
S-19	18.91	S16° 19' 35"E
S-20	94.54	N76° 41' 20"E
S-21	15.00	S13° 18' 40"E
S-22	93.75	S76° 41' 20"W
S-23	23.19	S16° 19' 35"E
S-24	15.00	S73° 40' 25"W
S-25	23.61	N16° 19' 35"W
S-26	62.79	S73° 47' 08"W
S-27	23.08	S16° 14' 21"E
S-28	47.36	S21° 28' 02"W
S-29	46.82	S67° 39' 40"W
S-30	22.32	S29° 03' 33"W
S-31	15.00	N60° 56' 27"W
S-32	18.01	N29° 03' 33"E
S-33	75.92	N56° 28' 40"W
S-34	190.48	S73° 47' 08"W

PARK PLACE COMMONS NOTES :

1. PARK PLACE COMMONS IS THE PROPOSED DEVELOPMENT NAME FOR PARCEL SEVEN, PHASE ONE OF THE RE-SUBDIVISION OF THREE SPRINGS BUSINESS AND INDUSTRIAL PARK.
2. ACCESS TO PHASE ONE, PARCEL ONE AND PARCEL TWO WILL BE OVER AND ACROSS THE PROPOSED STREETS, PARKING AREAS AND ADJACENT SIDEWALKS OF PARK PLACE COMMONS AS SHOWN HEREON. PARK PLACE COMMONS IS ACCESSED FROM EXISTING PUBLIC STREETS, THREE SPRING WAY AND PARK DRIVE.
3. THE PROPOSED 15 FOOT WIDE WATER AND SANITARY SEWER EASEMENTS SHOWN HEREON ARE LOCATED 7.5 FEET WIDE ON EITHER SIDE OF THE CENTER OF THE PROPOSED UTILITY. THE FINAL LOCATION OF THE 15 FOOT WIDE EASEMENTS WILL BE CENTERED ON THE AS-BUILT LOCATION OF THE UTILITIES.
4. THE CURRENT OWNER OF THE PARCEL OF LAND TO BE DEVELOPED AS PARK PLACE COMMONS IS:
   THE BUSINESS DEVELOPMENT CORPORATION OF THE NORTHERN PANHANDLE
   324A PENCO ROAD, WEIRTON, WV 26062



NO.	DATE	REVISION

NO.	DATE	REVISION

TERRADON
Engineering • Surveying • Land Planning
Testing & Inspection
(304) 755-8291
www.terradon.com

PLAT SHOWING PHASE ONE OF THE RE-SUBDIVISION OF THREE SPRINGS INDUSTRIAL AND BUSINESS PARK

LOCATED ON PARK DRIVE - COUNTY ROUTE 13
WEIRTON DISTRICT, BROOKE COUNTY, WEST VIRGINIA

Project No.	1901-2701-001
Drawn:	TERRADON
Checked:	RFT
Approved:	RFT
Scale:	1 INCH = 80 FEET
Date:	AUGUST 7, 2020
CAD File #	THREE SPRINGS-PHASE 1

C1

PLOT DATE : 8/6/2020 4:58 PM PLOTTED BY: DWG TO PDF.PC3 ON R:\ACADD\ 8/6/2020 4:57 PM P:\1901\1901-2701-001 - CITY OF WEIRTON - THREE SPRINGS DEVELOPMENT\01-SURVEY\DWG\THREE-SPRINGS-PHASE-1-SURVEY-BASE-ONE-SHEET.DWG