

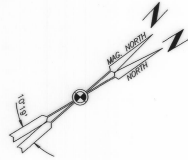
SURVEYOR'S CERTIFICATE

I, GEORGE E. NAGEL, A DULY REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF WEST VIRGINIA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED THE PROPERTY DELINEATED BY THIS PLAN AND THAT IT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT IS 1/20 OF THE LAND IN THE NAME OF RANWIN & ASSOCIATES, LLC.

I FURTHER CERTIFY THAT THE LOTS ARE PROPERLY AND ACCURATELY DESCRIBED AND ARE WITHIN THE BOUNDS OF SAID LAND, THAT THE MONUMENTS AND MARKERS HAVE BEEN PLACED AS SHOWN HEREON AND ARE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 702 OF THE BERKELEY COUNTY SUBDIVISION ORDINANCE.

GIVEN UNDER MY HAND THIS 22ND DAY OF DECEMBER, 2020

GEORGE E. NAGEL, P.S. #2083



NOTES:

- BEARINGS AND DISTANCES ARE IN AGREEMENT WITH SURVEYS BY FOX & ASSOCIATES, INC.
- THE EXISTING COMMERCIAL BUILDING ON LOT 1 IS SERVED BY A PUBLIC WATER & A PUBLIC SEWER SYSTEM.
- THE PROPERTY SHOWN HEREON IS NOT WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN AS ZONE "X" ON FEMA PANEL 540030066S, EFFECTIVE DATE: 7/7/2006.
- IF THE SOIL SURVEY OF BERKELEY COUNTY, WV INDICATES A SEASONAL HIGH WATER TABLE TO BE LESS THAN (3) THREE FEET BELOW THE SURFACE, BASEMENT CONSTRUCTION IS NOT RECOMMENDED FOR THOSE LOTS.
- ANY EARTH DISTURBANCE OF 1 OR MORE ACRES OR CREATION OF 5,000 SQUARE FEET OF IMPERVIOUS COVER WILL REQUIRE FULL SITE PLAN INCLUSIVE OF STORMWATER MANAGEMENT.
- THE EXISTING IMPERVIOUS AREA ON LOT 1 IS 39,278 SQUARE FEET AND THE EXISTING IMPERVIOUS AREA ON THE REMAINDER IS 1,418 SQUARE FEET.
- THE LOT DENSITY OF THIS PLAN IS 0.55 LOTS PER ACRE.
- SETBACK LINES AND BUFFERS ARE SHOWN HEREON ARE BASED ON COMMERCIAL USE. THERE IS NO DEVELOPMENT PLAN EXCEPT FOR ANTICIPATED USE WOULD BE COMMERCIAL.
- REMAINING LANDS OF RANWIN WILL BE SUBJECT TO CONDITIONS ESTABLISHED AND RECORDED IN D.B. 715, PG. 598.

AREA TABULATION

ORIGINAL AREA OF D.B. 894, PG. 490 155,014 SQ. FT. OR 3.58 AC.
 AREA OF LOT 1 62,278 SQ. FT. OR 1.43 AC.
 REMAINING LANDS OF RANWIN & ASSOCIATES, LLC 93,696 SQ. FT. OR 2.15 AC.

OWNER'S CERTIFICATE

WE, RANWIN & ASSOCIATES, LLC, DO HEREBY CERTIFY THAT WE ARE THE TRUE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED LEGAL HEREON, BEING PART OF THE SAME LANDS CONVEYED TO US RECORDED IN DEED BOOK 894 AT PAGE 490 IN THE OFFICE OF THE COUNTY CLERK OF BERKELEY COUNTY, WEST VIRGINIA, AND THE SUB-DIVISION OF 3.58 ACRES AS SHOWN HEREON, SITUATED IN FALLING WATERS TALK DISTRICT, BERKELEY COUNTY, WEST VIRGINIA IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS.

THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, EJECTMENTS, OR RIGHT-OF-WAY AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBMISSION EXCEPT AS SHOWN.

DATE: 12/22/20 BY: [Signature]
 RANWIN & ASSOCIATES, LLC

OWNER'S DEDICATION

WE, RANWIN HOMES OF BERKELEY COUNTY, INC., DO HEREBY ADOPT THIS PLAN OF THE MINIMUM BUILDING RESTRICTION LINES, SUBDIVISION, ESTABLISH GRANT THE RIGHT-OF-WAY AS INDICATED FOR CONSTRUCTION, MAINTENANCE AND OPERATION OF STREETS, AND OTHER UTILITIES, ALL IN ACCORDANCE WITH THE BERKELEY COUNTY SUBDIVISION ORDINANCE.

DATE: 12/18/20 BY: [Signature]
 RANWIN & ASSOCIATES, LLC

NOTARY'S CERTIFICATE

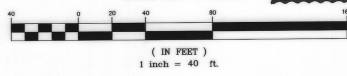
I, ALEX SHELLEY, A NOTARY PUBLIC OF COUNTY, STATE OF WEST VIRGINIA, DO HEREBY CERTIFY THAT GEORGE E. NAGEL, WHOSE NAME IS SIGNED TO THE WRITING ABOVE, BEARING THE DATE 22ND DAY OF DECEMBER, 2020, HAS THIS DAY ACKNOWLEDGED THE SAME BEFORE ME IN SAID COUNTY.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 22ND DAY OF DEC, 2020. MY COMMISSION EXPIRES 4/24/2026

[Signature]
 NOTARY PUBLIC



GRAPHIC SCALE



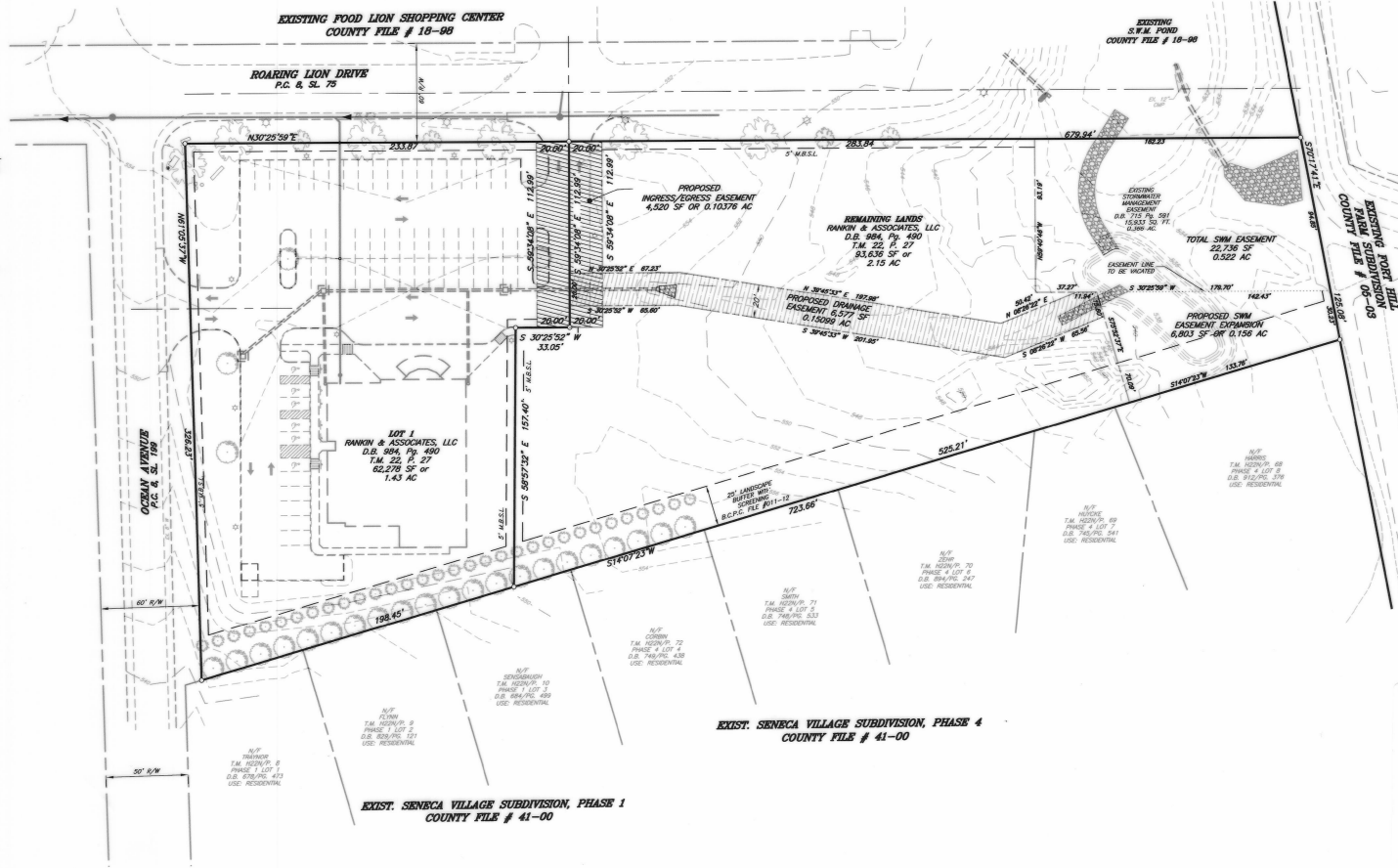
SOIL TYPE INFORMATION

*NOTE: THE ENTIRE SITE LIES WITHIN SOIL TYPE R1C.

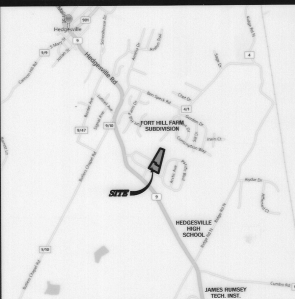
SYMBOL	SOIL DESCRIPTION	SOIL PROPERTIES & QUANTITIES
R1C	RYDER-NOLLVILLE CHANNERY SOIL T LOMAS, 8 TO 15 PERCENT SLOPES.	DRAINAGE CLASS: WELL DRAINDED DEPTH TO SEASONAL HIGH WATER TABLE: > 6 FEET FLOODING: NONE DEPTH TO BEDROCK: 24 TO 40 INCHES (RYDER) DEPTH TO BEDROCK: 40 TO 60 INCHES (NOLLVILLE) EROSION HAZARD: SEVERE

COMMUNITY DEVELOPMENT

SUITABILITY: LIMITED
 MANAGEMENT CONCERNS: THE SLOPE IS A MODERATE LIMITATION AFFECTING BUILDING SITE DEVELOPMENT. SOLUTION CHANNELS AND FRACTURES IN THE BEDROCK INCREASE THE HAZARD OF GROUND WATER POLLUTION BY SEEPAGE FROM SEPTIC TANK ABSORPTION FIELDS. THE DEPTH TO BEDROCK IS A LIMITATION AFFECTING SEPTIC TANK ABSORPTION FIELDS, EXCAVATIONS, AND DWELLINGS WITH BASEMENTS. THE MODERATE SHRINK-SWELL POTENTIAL OF THE NOLLVILLE SOIL MAY BE A LIMITATION AFFECTING THE CONSTRUCTION OF BUILDINGS. LOW STRENGTH IS A LIMITATION AFFECTING THE CONSTRUCTION OF ROADS IN AREAS OF THE NOLLVILLE SOIL BECAUSE THE SOIL IS SOFT WHEN WET, PAVEMENT CRACKS AND BUCKLES UNDER HEAVY LOADS. EROSION IS A SEVERE HAZARD ON CONSTRUCTION SITES.



VICINITY MAP
 SCALE: 1"=2000'
 TAX MAP 11-22 PARCEL 27
 DB 984 PG 490 HEDGESVILLE DISTRICT



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FOX & ASSOCIATES, INC.
 ENGINEERS • SURVEYORS • PLANNERS
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 FAX: (301) 418-2750
 981 MT. AETNA ROAD
 HAGERSTOWN, MD, 21740
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 FAX: (301) 418-2750

DATE: 12/22/20
 REVISION: 12/22/20
 DRAWN BY: A.M.S.
 CHECKED BY: GEN

PRELIMINARY/FINAL PLAN
PHYSICAL THERAPY FACILITY
& SPORTS MEDICINE FACILITY
 SITUATE ALONG THE NORTH SIDE OF W.V. ROUTE 9
 DISTRICT 04, MAP 22, PARCEL 490
 BERKELEY COUNTY, WEST VIRGINIA

Berkeley County
 John W. Shell, Jr., Clerk
 Instrument: 2020004029
 12/09/2020 @ 03:11:36 PM
 FILED
 Book 20 @ Page 116
 Fees Recorded 1
 Recording Cost \$ 15.00

LEGEND
 --- 5/8" CAPPED REBAR TO BE SET
 MBSL MINIMUM BUILDING SETBACK LINE
 --- EXISTING 10' INTERNAL CONTOUR
 --- EXISTING 2' INTERNAL CONTOUR

L.A.M.A. CASE # 2010-291
 TIED TO B.C.P.C. File # 011-20
APPROVED

Berkeley County Planning Commission
 Date: 12/22/2020 [Signature]
 President

SCALE: 1"= 40'

PROJECT NO. 20-43317
 DRAWING NO. D-6457
 DATE: October 22, 2020
 DRAWN BY: AM
 CHECKED BY: GEN
SHEET 1 OF 1

OWNER/DEVELOPER
 RANWIN & ASSOCIATES, LLC
 24 FITNESS LANE
 BERKELEY SPRINGS, WV 25411
 PHONE: (304) 276-3739