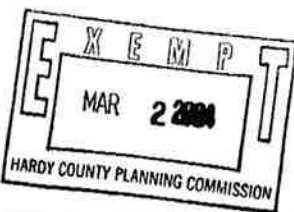
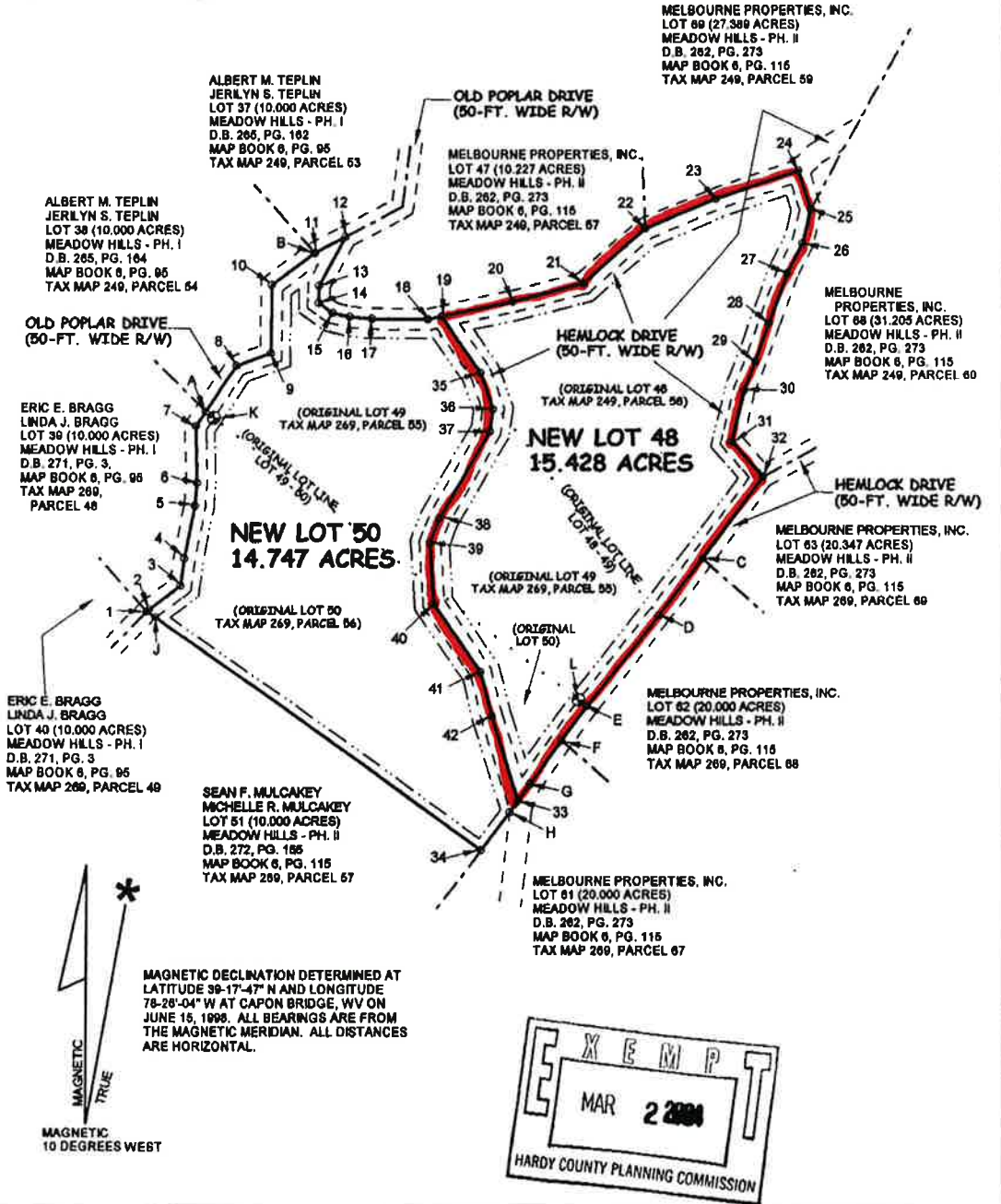


Mailed 3-15-2004
 Melbourne Properties
 P.O. Box 567
 Capon Bridge, WV 26711

NEW LOT NOS. 48 & 50

**PLAT OF NEW LOT NOS. 48 & 50 OF
 MEADOW HILLS - PHASE II SUBDIVISION
 30.175 TOTAL ACRES
 MOOREFIELD DISTRICT, HARDY COUNTY, WV
 TAX MAP 249, PARCEL 58
 TAX MAP 269, PARCELS 55 & 56
 (SEE NOTE A)**



SEE NOTE A FOR TITLE INFORMATION

GIVEN UNDER MY HAND THIS 10TH DAY
 OF MARCH, 2004
Rickie C. Davy
 SURVEYOR



PLAT NO. D04-002
DATE: 03/10/2004
SCALE: 1" = 300'
SHEET 1 OF 2

R & S SERVICES, INC.
 RICKIE C. DAVY, ILS NO. 535
 P.O. BOX 97 CAPON BRIDGE, WV 26711
 (304) 856-3165

NOTES:

NOTE A: BEING A REPLAT OF ORIGINAL LOT NOS. 48, 49 & 50 OF MEADOW HILLS - PHASE II SUBDIVISION NOW OWNED BY MELBOURNE PROPERTIES, INC. SEE DEED BOOK 282, PAGE 273 AND MAP BOOK 8, PAGE 115. NOTE: ORIGINAL LOT 49 OF 10.175 ACRES HAS BEEN ELIMINATED FROM THIS SUBDIVISION.

NOTE B: THIS SURVEY MAKES NO ATTEMPT TO LOCATE ANY RIGHTS-OF-WAY, DRAINS, EASEMENTS OR STRUCTURES EXCEPT THOSE SHOWN ON THIS PLAT.

NOTE C: THESE LOTS ARE NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN INDICATED BY FEMA FLOOD HAZARD BOUNDARY MAP REVISED NOVEMBER 27, 1981 ON COMMUNITY PANEL NOS. 540051 0004A & 540051 0005A.

NOTE D: NO BUILDING OR STRUCTURE MAY BE LOCATED WITHIN THE BOUNDS OF BUILDING SETBACK LINES OR AS INDICATED ON THIS PLAT.

NOTE E: ALL UTILITY EASEMENTS SHALL BE WITHIN THE 20-FOOT BUILDING SETBACK AREAS AND WITHIN THE 50-FOOT SUBDIVISION ROAD RIGHTS-OF-WAY OR AS INDICATED.

NOTE F: THE AREA SHOWN ON EACH LOT IS THE TOTAL AREA AND INCLUDES WHATEVER PORTION OF SAID LOT WHICH LIES WITHIN THE SUBDIVISION ROAD BOUNDS.

NOTE G: THERE IS A 20-FOOT WIDE PERMANENT EASEMENT FOR THE PURPOSE OF ROADWAY GRADING CUTS AND FILLS AND THE INSTALLATION, OPERATION AND MAINTENANCE FOR CULVERTS, THEIR END SECTIONS OR ROCK HEADWALLS AND RIPRAP INLET AND OUTLET PROTECTION ALONG THE EASTERN SIDE OF THE BOUNDS OF OLD POPLAR DRIVE (50-FOOT WIDE RIGHT-OF-WAY) AND ALONG BOTH BOUNDS OF HEMLOCK DRIVE (50-FOOT WIDE RIGHT-OF-WAY) (BEING AT THE FRONT 20-FOOT BUILDING SETBACK LINE OF EACH LOT AS SHOWN ON THIS PLAT). IN ADDITION, IN SOME AREAS CUTS AND FILLS MAY LIE OUTSIDE OF THE BOUNDS OF THE 50-FOOT WIDE RIGHTS-OF-WAY AND AFORESAID 20-FOOT PERMANENT EASEMENT THEN THERE SHALL BE A PERMANENT EASEMENT SET ASIDE LARGE ENOUGH TO INCLUDE THESE AREAS.

NOTE H: EACH LOT IN THIS SUBDIVISION IS REQUIRED TO SET ASIDE 10,000 SQUARE FEET AS A SEPTIC RESERVE AREA TO BE USED ONLY FOR THE CONSTRUCTION OF INITIAL AND FUTURE SEPTIC TANK DRAINFIELDS AND IS OTHERWISE TO BE LEFT UNDEVELOPED. THIS RESERVE AREA MAY BE RELOCATED ONLY IF ADDITIONAL FIELD TESTING FOR THE PURPOSE OF OBTAINING INDIVIDUAL SEPTIC SYSTEM PERMIT FROM THE HARDY COUNTY HEALTH DEPARTMENT HAS BEEN CONDUCTED IN THE NEW RESERVE AREA. FINAL RESERVE AREAS SHOULD BE CLEARLY MARKED IN THE FIELD TO PROHIBIT THE MOVEMENT OF HEAVY EQUIPMENT ACROSS THIS AREA WHEN THE SYSTEM HAS BEEN INSTALLED. IN ADDITION, ALL WELLS MUST BE LOCATED AT LEAST 100 FEET FROM THE RESERVE AREA AND NO WELL SHALL BE LOCATED WITHIN TEN (10) FEET OF ANY BOUNDARY LINE. COPIES OF THE PLAT SHOWING THE APPROVED SEPTIC RESERVE AREAS AND THE INDIVIDUAL SEPTIC PERMITS CAN BE OBTAINED FROM THE HARDY COUNTY HEALTH DEPARTMENT, 411 SPRING AVENUE, SUITE 1, MOOREFIELD, WV 28836 OR CALL 1-304-538-6355.

NOTE I: ALL 50-FOOT WIDE RIGHTS-OF-WAY SHOWN ON THIS PLAT OF PHASE II OF MEADOW HILLS SUBDIVISION ARE TO HAVE THE NAME OF HEMLOCK DRIVE EXCEPT THE ROAD WHICH ADJOINS PHASE I OF MEADOW HILLS WHICH HAVE ALREADY BEEN DESIGNATED AS OLD POPLAR DRIVE.

NOTE J: ALL SUBSEQUENT CONSTRUCTION OR ACTIVITIES ON THIS LAND SHOWN ON THIS PLAT ARE NOT IN ANY WAY THE RESPONSIBILITY OF R & S SERVICES, INC.

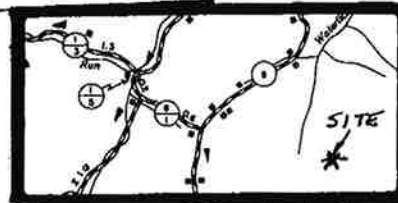
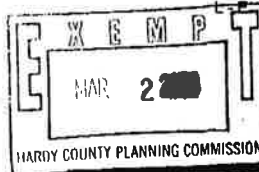
NOTE K: THE ORIGINAL LOT LINES LABELED "ORIGINAL LOT LINE LOT 48 - 49" AND "ORIGINAL LOT LINE LOT 49 - 50" HAVE BEEN PAINTED WITH BLACK PAINT OVER THE MARKED TREES.

Line	Bearing	Distance
1-2	N43°28'18"E	8.68'
2-3	N52°49'29"E	91.00'
3-4	N7°56'48"E	83.10'
4-5	N11°34'52"E	123.85'
5-6	N5°03'04"E	52.70'
6-7	N1°20'29"W	131.74'
7-A	N33°34'55"E	41.67'
A-8	N33°34'55"E	131.30'
8-9	N89°32'40"E	85.96'
9-10	N0°48'31"E	180.49'
10-B	N53°58'11"E	123.63'
B-11	N53°58'11"E	1.23'
11-12	N62°23'00"E	78.15'
12-13	S28°35'13"W	127.18'
13-14	S1°40'49"W	40.07'
14-15	S53°28'39"E	39.84'
15-16	S76°37'40"E	39.98'
16-17	S83°59'08"E	51.22'
17-18	S89°37'53"E	130.55'
18-19	N78°00'02"E	32.41'
19-20	N78°00'02"E	170.06'
20-21	N75°44'55"E	171.22'
21-22	N48°38'05"E	189.52'
22-23	N86°51'09"E	176.21'
23-24	N71°19'28"E	206.90'
24-25	S17°28'02"E	95.93'
25-26	S14°03'32"W	80.29'
26-27	S27°41'50"W	77.61'
27-28	S20°31'00"W	172.12'
28-29	S19°35'48"W	97.12'
29-30	S20°54'04"W	73.49'
30-31	S13°33'31"W	125.05'
31-32	S42°22'36"E	109.04'
32-C	S37°08'51"W	235.26'
C-D	S37°08'51"W	166.84'
D-E	S37°08'51"W	270.52'
E-F	S37°08'51"W	97.85'
F-G	S37°08'51"W	122.62'
G-33	S37°08'51"W	47.02'
33-H	S37°08'51"W	32.71'
H-34	S37°08'51"W	110.11'
34-J	N54°41'52"W	928.88'
J-1	N54°41'52"W	25.00'
19-35	S34°22'45"E	182.15'
35-36	S18°58'11"E	91.72'
36-37	S7°59'48"W	52.90'
37-38	S30°31'28"W	233.30'
38-39	S21°30'08"W	60.15'
39-40	S3°28'48"E	140.60'
40-41	S34°22'28"E	195.26'
41-42	S13°58'12"E	108.54'
42-33	S18°00'37"E	199.78'
A-K	S52°16'25"E	25.00'
K-L	S52°16'25"E	1074.72'
		25.00'

LEGEND:

- CORNER NOS. 1 - 11 ARE CALCULATED POINTS IN THE CENTERLINE OF OLD POPLAR DRIVE (A 50-FT. WIDE R/W).
- CORNER NO. 12 IS A CALCULATED POINT IN THE CENTERLINE INTERSECTION OF OLD POPLAR DRIVE (50-FT. R/W) AND HEMLOCK DRIVE (50-FT. R/W).
- CORNER NOS. 13 - 33, 35 - 42 & B, C, D, F & G ARE CALCULATED POINTS IN THE CENTERLINE OF HEMLOCK DRIVE (50-FT. R/W).
- CORNER NO. 34 IS A 5/8 INCH REBAR, FOUND.
- CORNER NO. A IS A CALCULATED POINT IN THE CENTERLINE OF OLD POPLAR DRIVE FROM WHICH (K), A 5/8 INCH CAPPED (DAVY) REBAR SET IN CONCRETE (CONCRETE MONUMENT), FOUND BEARS S 52-16'-25" E AT 25.00 FEET.
- CORNER NO. E IS A CALCULATED POINT IN THE CENTERLINE OF HEMLOCK DRIVE FROM WHICH (L), A 5/8 INCH CAPPED (DAVY) REBAR SET IN CONCRETE (CONCRETE MONUMENT), FOUND BEARS N 52-16'-25" W AT 25.00 FEET.
- CORNER NO. H IS A 5/8 INCH REBAR, FOUND, FROM WHICH (L), A 5/8 INCH CAPPED (DAVY) REBAR SET IN CONCRETE (CONCRETE MONUMENT), FOUND BEARS N 32-23'-29" E AT 301.49 FEET.
- CORNER NO. J IS A 5/8 INCH REBAR, FOUND, FROM WHICH (K), A 5/8 INCH CAPPED (DAVY) REBAR SET IN CONCRETE (CONCRETE MONUMENT), FOUND BEARS N 16-22'-04" E AT 482.74 FEET.

----- 20-FOOT BUILDING SETBACK LINE

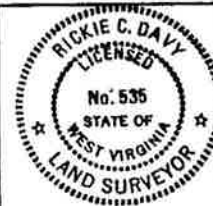


VICINITY MAP
SCALE: 1" = 1 MILE

SEE NOTE A FOR TITLE INFORMATION

GIVEN UNDER MY HAND THIS 10TH DAY OF MARCH, 2004

Rickie C. Davy
SURVEYOR



PLAT NO. D04-002
DATE: 03/10/2004
SCALE: 1" = 300'
SHEET 2 OF 2

R & S SERVICES, INC.
RICKIE C. DAVY, LLS NO. 535
P.O. BOX 97 CAPON BRIDGE, WV 26711
(304) 856-3165

STATE OF WEST VIRGINIA, Hardy County Commission Clerk's Office March 12, 2004 1:20 PM

The foregoing Instrument, together with the certificate of its acknowledgment, was this day presented in said office and admitted to record.

Teste *Janet D. Furell* Clerk.



Search All or Choose Left



3-249-53

3-249-56

3-249-57

3-54

1286 OLD POPLAR DR

25 RED MAPLE DR

3-249-58

3-269-70

929 HEMLOCK DR

3-269-56

3-269-69

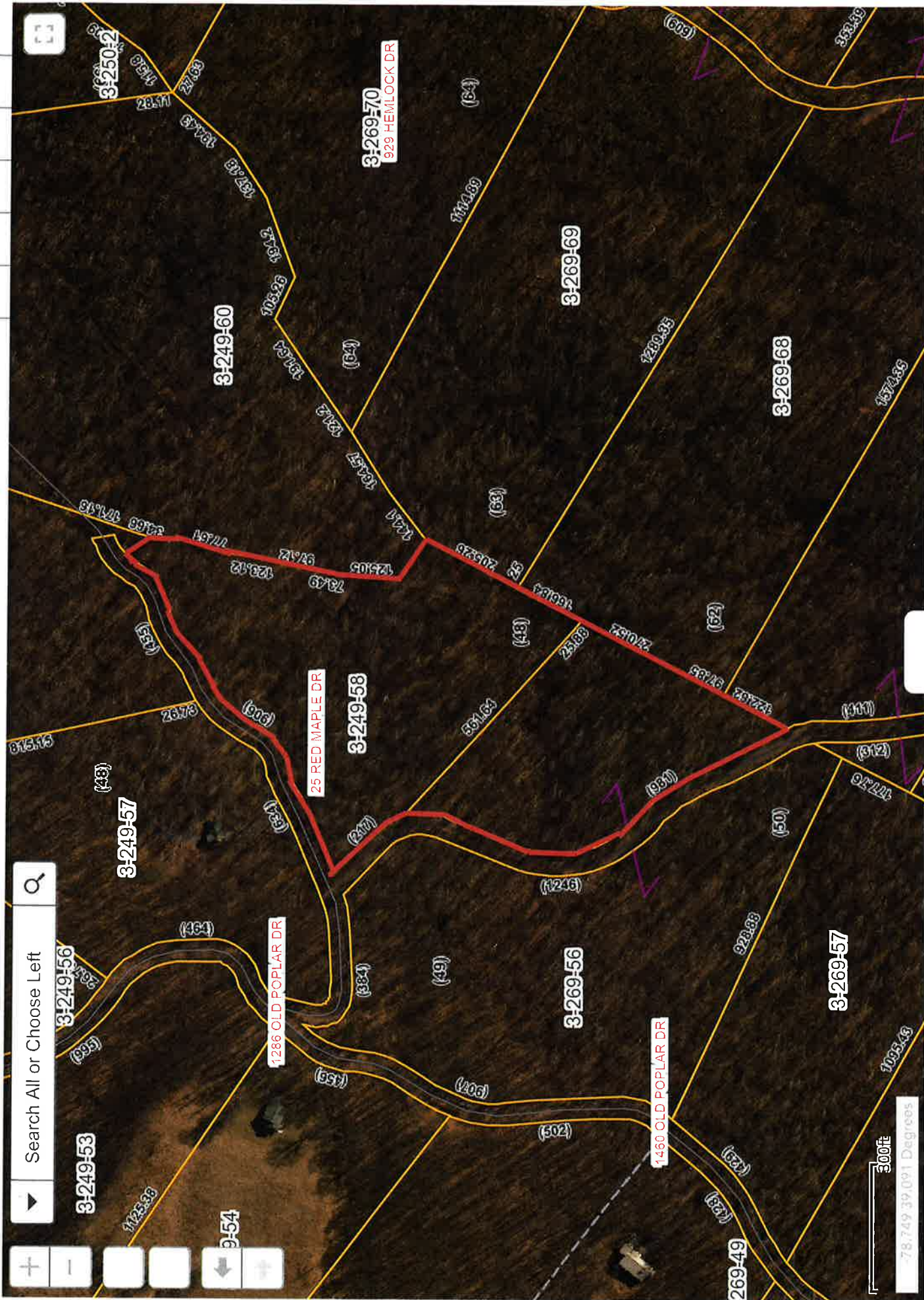
1460 OLD POPLAR DR

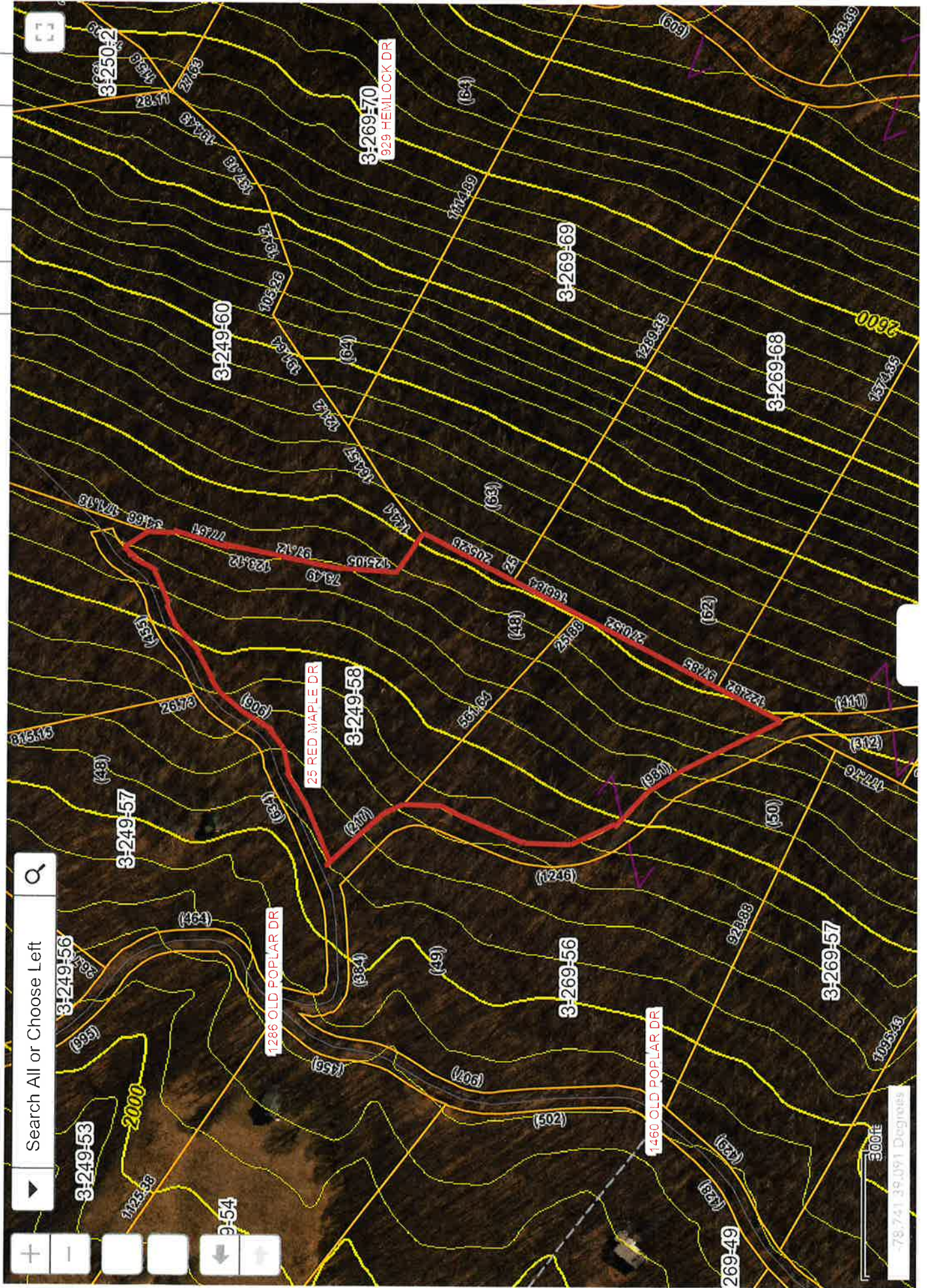
3-269-68

3-269-57

269-49

300ft
-78.749 39.091 Degrees





Search All or Choose Left

3-249-53
3-249-56
3-249-57
3-249-58
3-249-60
3-269-56
3-269-57
3-269-58
3-269-69
3-269-68
3-250-2

1286 OLD POPLAR DR

25 RED MAPLE DR

929 HEMLOCK DR

1460 OLD POPLAR DR

300ft
-78.741, 39.091 Degrees