

Grant
2A-23

**PLAT OF SURVEY FOR
ORVAL L. MILLER**

Description: Lot "N" of Phase II
of the Miller Addition
Address Ref.: Map Cabinet 3 - Files 62B, 176A & 196B
Area: sq.ft., or 3.4982 acres
Title: Orval L. Miller

DB. 1085, at Page 327 (part of)
Tax Map No. 2, Parcel 7 (part of)
Corporation:
District: Grant
of Monongalia County, West Virginia.
Address: Sierra Farm Road, Morgantown, WV
Scale 1" = 120' Date: May 5, 2006

LEGEND

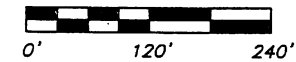
- 1/2" reinforcing rod (set)
- 1/2" reinforcing rod (found)
- ▲ fence post (found)
- point - no monument (set)
- — — — — overhead electric line
- — — — — property line
- — — — — new division line
- - - - - edge of right-of-way line
- - - - - old parcel line
- x - x - x - fence line
- - - - - edge of gravel roadway
- - - - - centerline of right-of-way
- G - G - G - approximate location of gas line
- W - W - W - approximate location of water line
- UE - UE - UE - approximate location of UG electric

Line Chart

| | | |
|------|-------------|---------|
| L75: | N38°40'00"W | 74.21' |
| L76: | N34°44'00"W | 100.00' |
| L77: | N31°20'50"W | 44.06' |
| L78: | N22°51'10"W | 79.70' |
| L79: | N24°17'20"W | 65.71' |
| L80: | N31°21'10"W | 312.16' |
| L81: | N26°56'10"W | 126.20' |
| L82: | N19°48'50"W | 55.32' |
| L83: | N15°52'50"W | 54.15' |
| L84: | N18°50'20"W | 51.94' |
| L85: | N28°13'20"W | 55.19' |

NOTE:

- 1) Location of underground utilities only approximately shown.
- 2) Survey was conducted without benefit of lawyer's title report and may not reflect all exceptions, rights-of-way, easements or restrictions.
- 3) To all parties interested in title to the premises surveyed. The parcel surveyed is not located within the 100 year storm flood zone and is shown on Flood Rate Map No. 540139, on Panel No. 0065B, in Zone C.
- 4) Lands subject to a right-of-way easement for a water line conveyed to the City of Morgantown (MUB) - DB. 1279/424.
- 5) Lands subject to a gas pipeline easement conveyed to Hope Gas, Inc. - DB. 1227/582.
- 6) Lands subject to right-of-way/easement agreements recorded in DB. 1224/149 & DB. 1224/158.
- 7) Lands subject to Circuit Court Order (Civil Action No. 05-C-589) recorded in DB 1312/613 pertaining to the existing 20 foot right-of-way easement.



**GREENLEAF SURVEYING
COMPANY**

1225 GREENBAG ROAD
MORGANTOWN, WEST VIRGINIA
304.7291-1284

ALLAN J. WITSCH, P.S. NO. 587

file number 013-N-78

LOT "P"
MILLER ADDITION
Ronald B. & Sharon K.
Kennedy
1233 / 667
(plat @ DB. 1233 / 669)
TM 2A - P 15

LOT "1"
Hulvey*
1213 / 443
TM 2A
P 14

LOT "1"
Phase I
Miller Addition
Hulvey*
1189 / 52
TM 2 - P 7.4

LOT "N"
3.4982 AC.
(23)

**Gary L.
Hulvey***
825 / 388
TM 2 - P 7.2

**GALLUS ROAD
WEST VIRGINIA
SECONDARY
ROUTE 43/1**
(30 foot right-of-way)

SIERRA FARM ROAD
(30 foot right-of-way)

**MILLER ADDITION
PHASE II**

(need not be built)

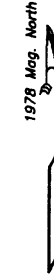
Orval L. Miller*

DB. 1085 / 327

TM. 2 / 7

LOT "P"

LOT "F"



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4/25/2007