

Final Plat showing

Lots 69 - 75 & 93 - 101

Fernbank at Cress Creek

Shepherdstown District
Jefferson County, West Virginia

Developer:
Home Hill Corporation

JCPC APPROVAL

Paul J. Raco, Jefferson County Planning Director

November 1999

Prepared By:

Appalachian Surveys of West Virginia, LLC
P.O. Box 35, Charles Town, West Virginia 25414

LEGEND

Property corners to be set #5
radius unless otherwise noted
to be set concrete monument

percolation test

C' inspection pit

existing contour: 10'

existing contour: 2'

design contour: as noted

storm drainage easement

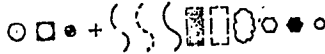
10,000 sq. ft. septic reserve area

lines

street sign

slope sign

well



REVISIONS

NO.	DATE	REVISION

STATEMENT OF ACCEPTANCE

The developer, in signing this plat, agrees to abide by all conditions, terms, and specifications provided herein.

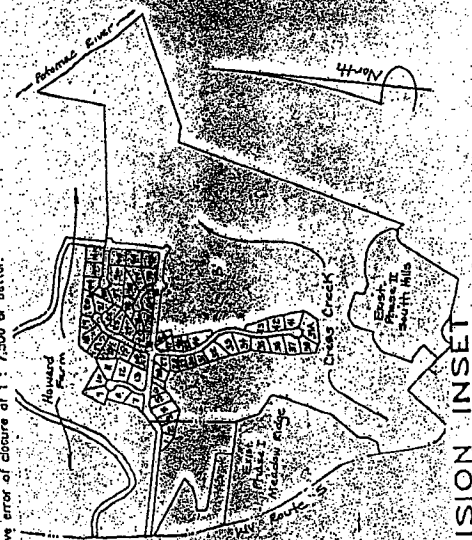
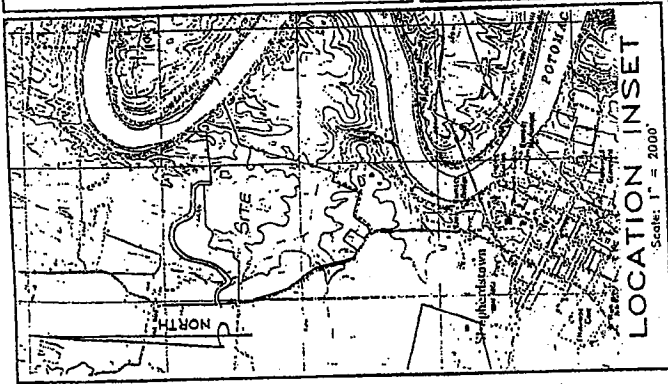
Hank Walter for Home Hill Corp.
100 Cress Creek Drive
Shepherdstown, WV 25443
304-876-1260

SURVEYOR'S CERTIFICATION

I hereby certify that this plat is correct and accurate to the best of my knowledge and that the relative error of closure exceeds 1 : 7,500.

R. Michael Shepp, P.S. (304) 725-4572

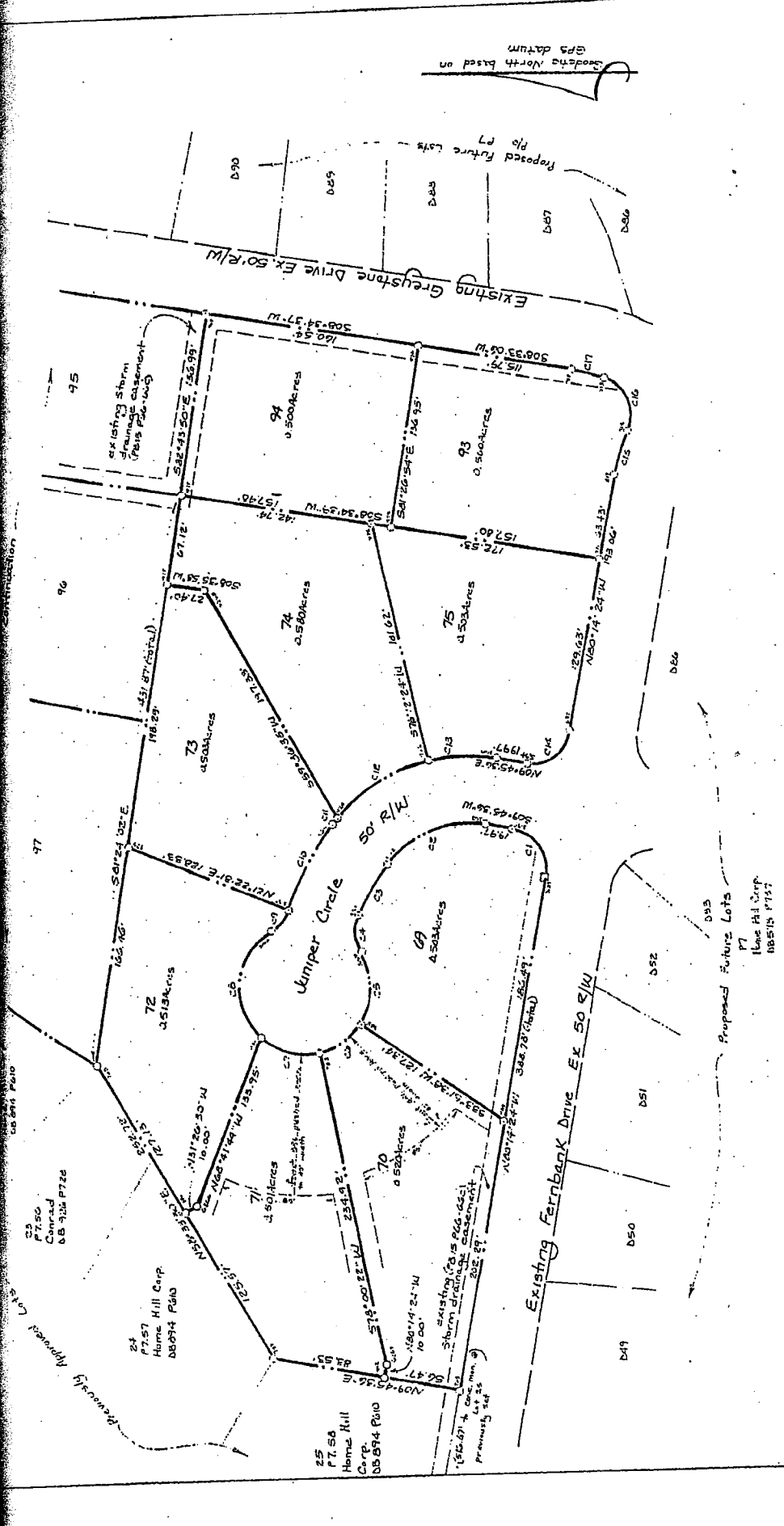
The perimeter and all lot boundaries shown herein have been established by a network of traverse control having a relative error of closure of 1 : 7,500 or better.



SUBDIVISION INSET

Scale: 1" = 600'

map 5 parcel 7 DB 573 P717

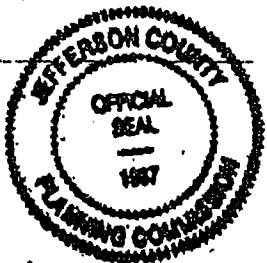
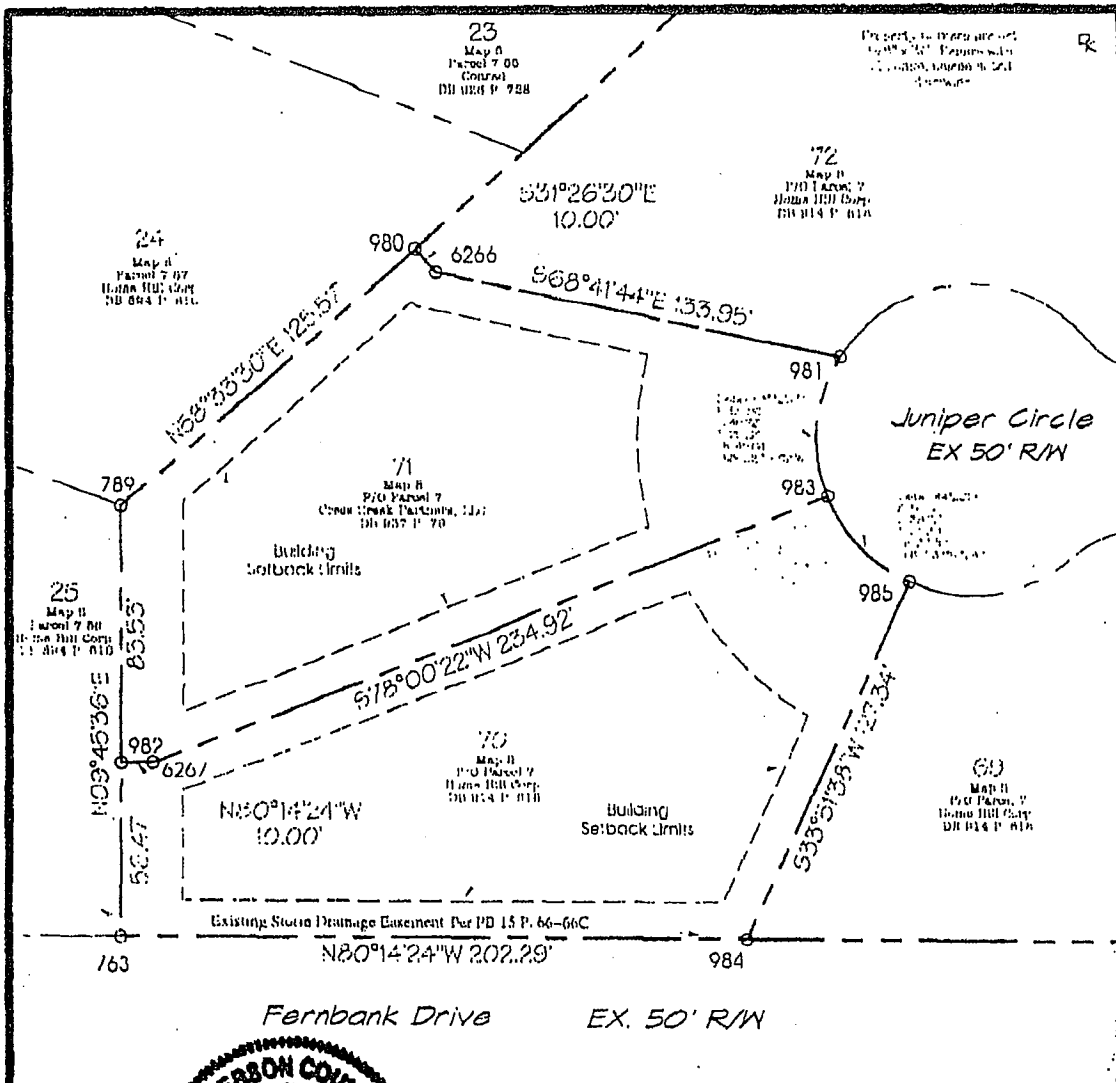


Curve Table

Curve	Radius	Chord	Angle	Area	Perimeter	Length	Area	Perimeter
C1	100	100	180	15708	628.32	314.16	15708	628.32
C2	200	200	180	62832	2513.28	1256.64	62832	2513.28
C3	300	300	180	137088	5026.56	2513.28	137088	5026.56
C4	400	400	180	251328	7539.84	3769.92	251328	7539.84
C5	500	500	180	376992	10053.12	5026.56	376992	10053.12
C6	600	600	180	502656	12566.40	6283.28	502656	12566.40
C7	700	700	180	628320	15079.68	7539.92	628320	15079.68
C8	800	800	180	753984	17592.96	8796.64	753984	17592.96
C9	900	900	180	879648	20106.24	10053.36	879648	20106.24
C10	1000	1000	180	1005312	22619.52	11310.08	1005312	22619.52
C11	1100	1100	180	1131076	25132.80	12566.72	1131076	25132.80
C12	1200	1200	180	1256740	27646.08	13823.36	1256740	27646.08
C13	1300	1300	180	1382404	30159.36	15079.92	1382404	30159.36
C14	1400	1400	180	1508068	32672.64	16336.48	1508068	32672.64
C15	1500	1500	180	1633732	35185.92	17593.04	1633732	35185.92
C16	1600	1600	180	1759396	37699.20	18849.60	1759396	37699.20
C17	1700	1700	180	1885060	40212.48	20106.16	1885060	40212.48
C18	1800	1800	180	2010724	42725.76	21362.72	2010724	42725.76
C19	1900	1900	180	2136388	45239.04	22619.28	2136388	45239.04
C20	2000	2000	180	2262052	47752.32	23875.84	2262052	47752.32
C21	2100	2100	180	2387716	50265.60	25132.40	2387716	50265.60
C22	2200	2200	180	2513380	52778.88	26388.96	2513380	52778.88
C23	2300	2300	180	2639044	55292.16	27645.52	2639044	55292.16
C24	2400	2400	180	2764708	57805.44	28902.08	2764708	57805.44
C25	2500	2500	180	2890372	60318.72	30158.64	2890372	60318.72
C26	2600	2600	180	3016036	62832.00	31415.20	3016036	62832.00
C27	2700	2700	180	3141700	65345.28	32671.76	3141700	65345.28
C28	2800	2800	180	3267364	67858.56	33928.32	3267364	67858.56
C29	2900	2900	180	3393028	70371.84	35184.88	3393028	70371.84
C30	3000	3000	180	3518692	72885.12	36441.44	3518692	72885.12
C31	3100	3100	180	3644356	75398.40	37698.00	3644356	75398.40
C32	3200	3200	180	3769920	77911.68	38954.56	3769920	77911.68
C33	3300	3300	180	3895584	80424.96	40211.12	3895584	80424.96
C34	3400	3400	180	4021248	82938.24	41467.68	4021248	82938.24
C35	3500	3500	180	4146912	85451.52	42724.24	4146912	85451.52
C36	3600	3600	180	4272576	87964.80	43980.80	4272576	87964.80
C37	3700	3700	180	4398240	90478.08	45237.36	4398240	90478.08
C38	3800	3800	180	4523904	92991.36	46493.92	4523904	92991.36
C39	3900	3900	180	4649568	95504.64	47750.48	4649568	95504.64
C40	4000	4000	180	4775232	98017.92	49007.04	4775232	98017.92
C41	4100	4100	180	4900896	100531.20	50263.60	4900896	100531.20
C42	4200	4200	180	5026560	103044.48	51520.16	5026560	103044.48
C43	4300	4300	180	5152224	105557.76	52776.72	5152224	105557.76
C44	4400	4400	180	5277888	108071.04	54033.28	5277888	108071.04
C45	4500	4500	180	5403552	110584.32	55289.84	5403552	110584.32
C46	4600	4600	180	5529216	113097.60	56546.40	5529216	113097.60
C47	4700	4700	180	5654880	115610.88	57802.96	5654880	115610.88
C48	4800	4800	180	5780544	118124.16	59059.52	5780544	118124.16
C49	4900	4900	180	5906208	120637.44	60316.08	5906208	120637.44
C50	5000	5000	180	6031872	123150.72	61572.64	6031872	123150.72

FINAL PLAT showing
 Lots 69 - 75 & 93 - 101
Fernbank at Cress Creek
 Shepherdstown District - map 5
 Jefferson County, WV
 DATE: November 1999
 Scale: 1" = 50'

Appalachian Surveys of West Virginia, LLC
 P.O. Box 35 Charms Town, Wv 25414
 #452780



Plat of Survey Showing
 Lots 70 & 71
 Fernbank
 at
 Cress Creek
 Shepherds Farm

THE PURPOSE OF THIS PLAT IS TO SHOW THE REVISED FRONT SETBACK LIMITS ON LOTS 70 AND 71.

Geodetic NORTH
 based on 1985 Datum

Approved Minor
 Plat Change
 Paul J. Roberts
 Director of Planning
 August 21, 2000

Michael Shepp
 LICENSED
 No. 941
 STATE OF WEST VIRGINIA
 PROFESSIONAL SURVEYOR

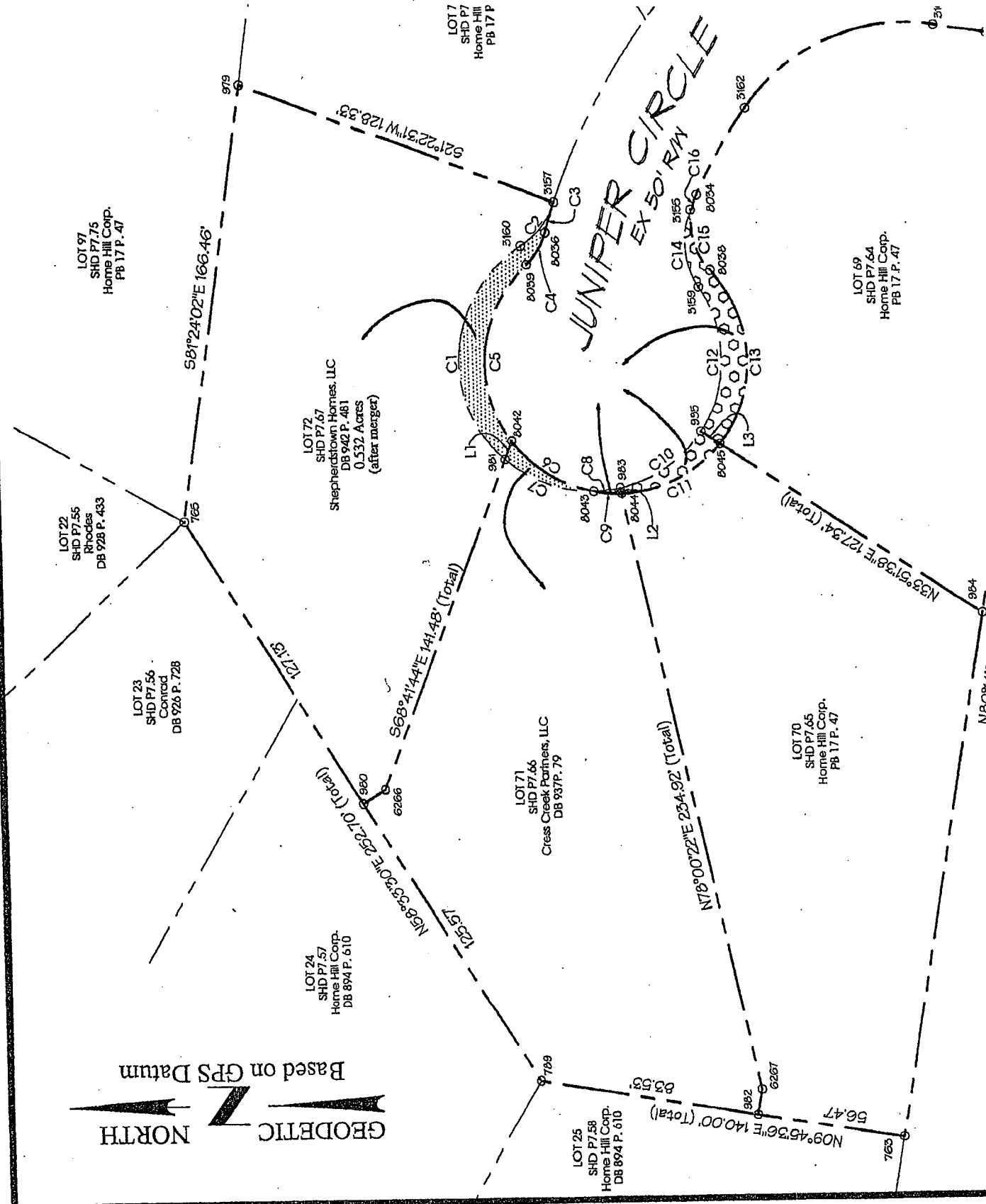
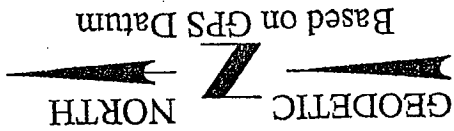
APPALACHIAN SURVEYS OF WV, LLC
 P.O. Box 35, Clarks Summit, WV 25414

JEFFERSON COUNTY, WV
 FILED
 August 22, 2000 09:29:38

JOHN E. OTT
 COUNTY CLERK
 TRANSACTION NO: 2000016268

BOOK OF DEEDS
 Book: 00940 Page: 00296
 REPRINTED ON: 08/22/2000





LOT 97
SHD P7.75
Home Hill Corp.
PB 17 P. 47

LOT 22
SHD P7.55
Rincones
DB 928 P. 433

LOT 23
SHD P7.56
Conroad
DB 926 P. 728

LOT 24
SHD P7.57
Home Hill Corp.
DB 894 P. 610

LOT 72
SHD P7.67
Shepherdstown Homes, LLC
DB 942 P. 481
0.532 Acres
(after merger)

LOT 71
SHD P7.66
Cress Creek Partners, LLC
DB 937 P. 79

LOT 70
SHD P7.65
Home Hill Corp.
PB 17 P. 47

LOT 69
SHD P7.64
Home Hill Corp.
PB 17 P. 47

LOT 17
SHD P7
Home Hill
PB 17 P

JUNIPER CIRCLE
EX 50' R/W

LOT 25
SHD P7.58
Home Hill Corp.
DB 894 P. 610

979

S81°24'02"E 166.46'

S21°22'31"W 128.33'

127.13'

N89°33'01"E 252.70' (Total)

S68°41'44"E 141.48' (Total)

N71°00'22"E 254.92' (Total)

N3°51'38"E 127.34' (Total)

N09°45'36"E 140.00' (Total)

981

982

983

984

985

986

987

988

989

990

991

992

993

994

995

996

N80°14'15"E

984

984

984

984

984

984

984

984

984

3157

3157

3157

3157

3157

3157

3157

3157

3157

3157

3157

3157

3157

3157

3162

3162

3160

3160

3160

3160

3160

3160

3160

3160

3160

3160

3160

3160

3160

3160

3160

8039

8039

8039

8039

8039

8039

8039

8039

8039

8039

8039

8039

8039

8039

8039

8042

8042

8042

8042

8042

8042

8042

8042

8042

8042

8042

8042

8042

8042

8042

8043

8043

8043

8043

8043

8043

8043

8043

8043

8043

8043

8043

8043

8043

8043

8044

8044

8044

8044

8044

8044

8044

8044

8044

8044

8044

8044

8044

8044

8044

8045

8045

8045

8045

8045

8045

8045

8045

8045

8045

8045

8045

8045

8045

8045

8046

8046

8046

8046

8046

8046

8046

8046

8046

8046

8046

8046

8046

8046

8046

8047

8047

8047

8047

8047

8047

8047

8047

8047

8047

8047

8047

8047

8047

8047

8048

8048

8048

8048

8048

8048

8048

8048

8048

8048

8048

8048

8048

8048

8048

8049

8049

8049

8049

8049

8049

8049

8049

8049

8049

8049

8049

8049

8049

8049

8050

8050

8050

8050

8050

8050

8050

8050

8050

8050

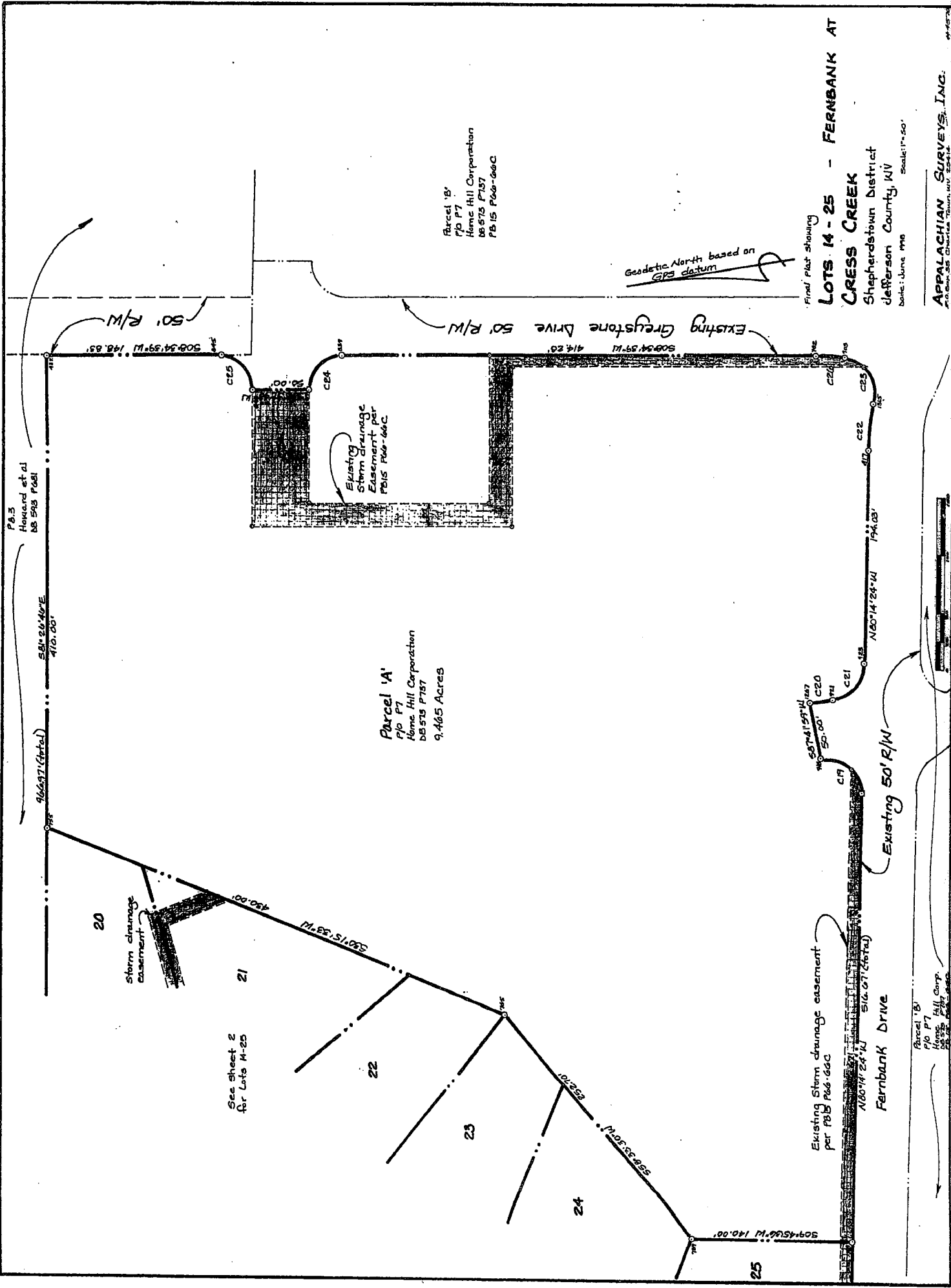
8050

8050

8050

8050

8050



P.B.3
Howard et al
DB 583 P481

S81°24'40"E
412.00'

966.97' (Partial)

20

storm drainage
easement

See sheet 2
for Lots 14-25

21

22

23

24

25

Parcel 'A'
P/B P7
Home Hill Corporation
DB 573 P737
9.465 Acres

Parcel 'B'
P/B P7
Home Hill Corporation
DB 573 P737
PB 15 P66-66C

Existing
Storm drainage
Easement per
PB 15 P66-66C

Geodetic North based on
GPS datum

50' R/W

Existing Greystone Drive 50' R/W

Existing 50' R/W

Existing Storm drainage easement
per PB 15 P66-66C

Fernbank Drive

Final Plat Showing

LOTS 14-25 - FERNBANK AT
CRESS CREEK
Shepherdstown District
Jefferson County, WV
Date: June 1998 Scale: 1"=50'

APPALACHIAN SURVEYS, INC.
P.O. Box 35 Charleston, WV 25311

Parcel 'B'
P/B P7
Hill Corp
DB 583 P481
PB 15 P66-66C