

West Virginia Department  
of Transportation  
Division of Highways  
(DB 331 /Pg 318)  
TM 13 /Parcel 22

N/F Eleanor J. Lucias  
(WB 99 /Pg 223)  
TM 13 /Parcel 23

N/F Antonio Colasante  
(DB 949 /Pg 187)  
TM 13 /Parcel 14.4

MONONGALIA  
COUNTY ROUTE 45/14  
(WIDTH VARIES)

N/F Nicola Colasante  
(DB 949 /Pg 182)  
TM 13 /Parcel 14.2

N/F Andrew Skojnicki  
(DB 992 /Pg 315)  
TM 13 /Parcel 14.1

MONONGALIA  
COUNTY ROUTE 19/19  
(WIDTH VARIES)

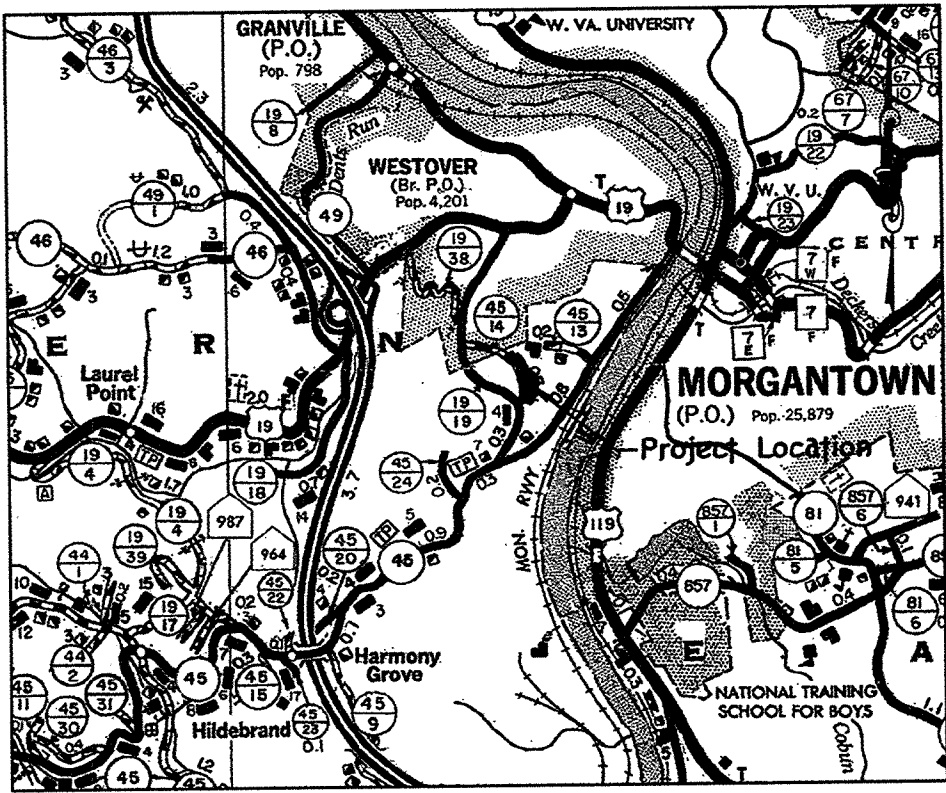
N/F Eiliam Rafus, et al  
(DB 1273 /Pg 297)  
TM 13 /Parcel 27

**CURVE CHART**

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	90°00'00"	14.39	22.80	N 78°23'22" W	20.54
C2	12°28'29"	87.39	18.97	S 29°10'08" E	18.84
C3	03°48'30"	87.39	5.76	S 17°03'39" E	5.76
C4	90°00'00"	5.39	8.46	S 29°49'36" W	7.82
C5	09°22'45"	132.61	21.71	S 19°51'48" E	21.88
C6	11°47'02"	132.61	27.27	S 30°29'40" E	27.29
C7	85°03'40"	5.39	8.09	S 83°02'25" E	7.35
C8	01°04'46"	112.81	2.12	N 39°28'13" W	2.12
C9	71°49'08"	17.39	21.79	N 04°08'03" W	20.39
C10	90°00'00"	24.39	38.30	N 78°48'30" E	34.49
C11	55°59'02"	87.39	85.38	S 30°11'59" E	82.03
C12	02°24'53"	112.81	4.75	N 03°24'54" W	4.75
C13	87°05'07"	5.39	8.19	N 38°55'13" E	7.42
C14	16°28'16"	132.61	36.73	N 14°59'28" W	36.82
C15	17°19'19"	132.61	40.09	N 31°22'14" W	38.94
C16	87°05'07"	5.39	8.19	N 86°13'24" W	7.42
C17	15°30'40"	112.81	30.49	N 50°28'10" W	30.39
C18	90°00'00"	24.39	38.30	N 19°11'30" W	34.49
C19	07°10'24"	187.39	23.73	N 35°29'12" E	23.72
C20	09°07'04"	187.39	28.55	N 43°37'26" E	28.79
C21	00°28'22"	237.39	2.03	N 45°25'39" E	2.03
C22	07°44'38"	237.39	32.08	N 52°32'39" E	32.08
C23	02°34'31"	776.30	34.89	N 20°33'13" E	34.89
C24	01°48'06"	776.30	24.41	N 23°21'54" E	24.41
C25	01°48'50"	776.30	24.60	N 21°32'57" E	24.80
C26	00°37'28"	776.30	8.45	N 20°19'19" E	8.45
C27	06°01'48"	282.61	27.64	N 51°11'52" E	27.63
C28	02°24'10"	212.61	12.63	N 49°28'53" E	12.63
C29	09°24'56"	212.61	34.94	N 40°04'20" E	34.90
C30	03°33'22"	212.61	13.20	N 35°35'11" E	13.19
C31	20°17'12"	42.61	15.09	N 21°39'54" E	15.01
C32	22°22'33"	42.61	16.84	N 09°20'02" S	16.54
C33	28°44'44"	42.61	19.89	N 24°13'36" W	19.71
C34	02°24'37"	42.61	1.79	N 38°48'17" W	1.79
C35	24°50'12"	87.39	37.88	N 27°35'30" W	37.58
C36	03°14'12"	112.81	6.36	N 16°47'30" W	6.36
C37	12°58'40"	112.81	25.51	N 24°53'59" W	25.45
C38	90°00'00"	14.39	22.80	N 13°38'38" E	20.34

Witness my hand  
Michael Q. Alvarado, Clerk

I, Michael A. O'Brien, Monongalia County Clerk, do hereby certify that the foregoing writing, with certificate thereon amended, was this day produced to me in my office and duly admitted to record.  
MICHAEL A. O'BRIEN, COUNTY CLERK  
DATE: 10/05/12  
TIME: 11:00 AM



Vicinity Map  
not to scale

- Legend**
- Monument Found (see description)
  - Concrete Monument Set
  - Monument Set (5/8" iron rod unless noted)
  - Point
  - Property Line
  - Edge of Roadway
  - Edge of Right of Way
  - Right of Way / Easement
  - Now or Former
  - Lot / Unit Number
  - Street Address Number
  - Home Owners Association
  - Edge of Easement

THIS SUBDIVISION PLAN HAS BEEN REVIEWED BY THE MONONGALIA COUNTY ADDRESS HOUSING COMMITTEE AND APPROVED AS MEETING ALL EXISTING REGULATIONS OF SAID COMMITTEE ON 5/23/12. THIS PLAN IS NOT READY FOR RECORDING BY THE MONONGALIA COUNTY CLERK.

**CURVE CHART**

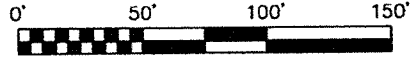
LINE	BEARING	DISTANCE
L1	S 74°48'30" W	14.81
L2	S 15°10'24" E	4.78
L3	N 53°55'45" E	14.77
L4	N 58°11'30" W	14.79
L5	N 02°12'28" W	1.08
L6	S 62°27'48" W	14.77
L7	N 50°14'02" E	14.77
L8	S 58°11'30" E	14.79
L9	S 31°23'22" E	15.39
L10	N 40°00'30" E	8.61
L11	S 27°43'00" W	9.75
L12	S 45°28'00" W	12.53
L13	S 45°08'20" W	13.93

L=235.06'  
R=776.30'  
Δ=17°20'55"  
BRG=N 35°30'57" E  
C LEN=234.16'

Note: There will be a utility easement located along all property lines, except those lines that traverse the utility walls of the Townhomes, and are located as follows and as shown hereon:  
15-foot from all lots fronting along Birds Eye View Drive and Elk Mountain Avenue.  
10-foot at rear of all lots.  
5-foot on either side of open lot lines between Townhomes.

Preliminary Sub-Division Plan  
For  
**RIDGE POINT**  
Grant District, District No. 12  
Tax Map No. 13, Parcel 15  
Monongalia County, West Virginia  
Surveyed: 10/05 Scale: 1" = 50'  
Triad Engineering, Inc.  
Morgantown, West Virginia

*Ronald A. Talkington*  
RONALD A. TALKINGTON, P.S. No. 876  
PO Box 809-219 Hartman Run Road  
Morgantown, West Virginia  
Dated: 5/08/06



D-GBB