OWNER/DEVELOPER:
WV HUNTER LLC.
1800 WEST KING STREET
MARTINSBURG, WV 25401
PHONE: (304) 262-2770
ATTN: HUNTER WILSON

LEGEND

- 5/8" CAPPED REBAR (UNLESS NOTED)
- CONCRETE MONUMENT
- SEPTIC RESERVE AREA
- APPROVED PERC. TEST
- EXIST. TREE LINE
- EXIST. FENCE LINE
- 100 YR FLOOD PLAIN
- DEDICATED AS WV DOT R/W
- 20' DRAINAGE EASEMENT
- B.R.L. — BUILDING RESTRICTION LINE

NOTES:

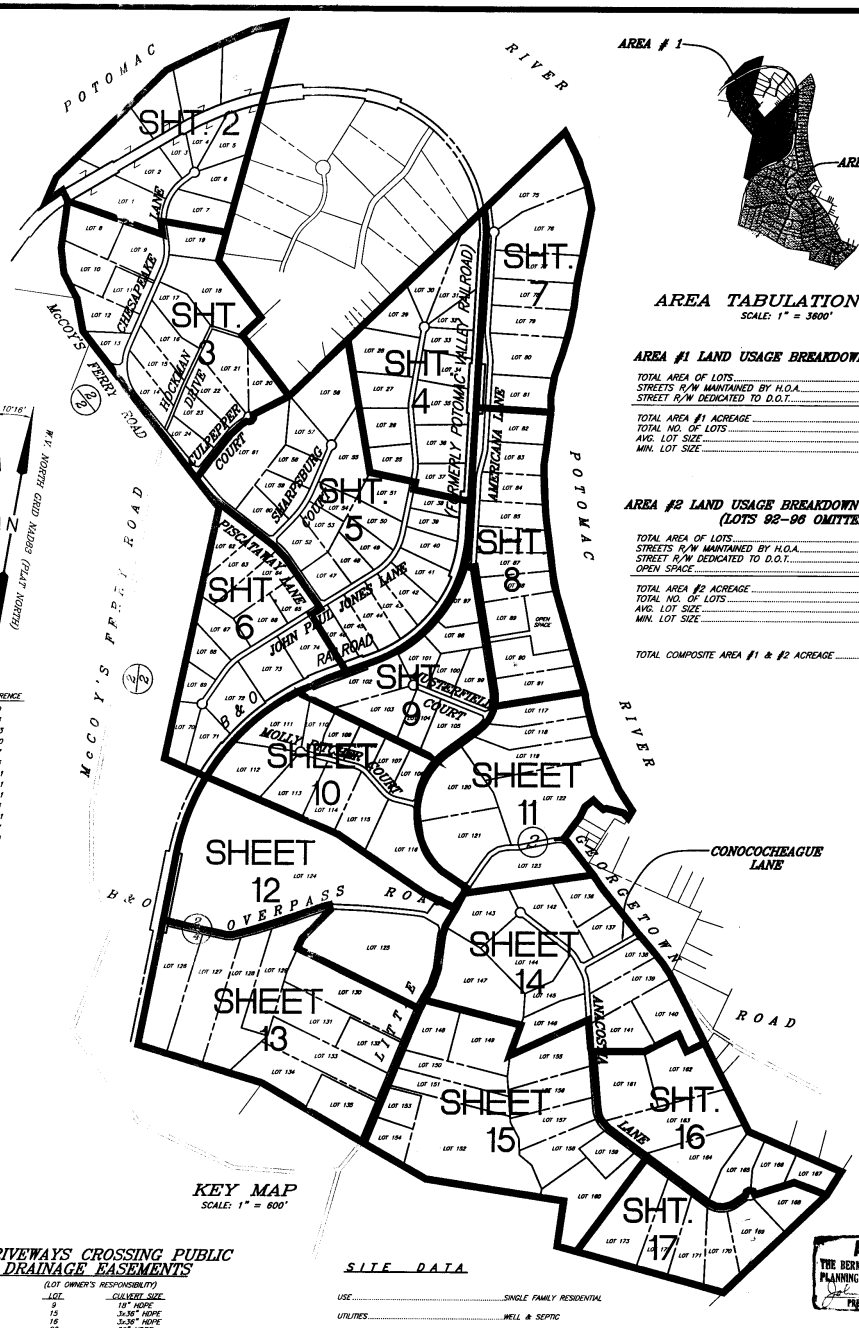
1. BEARINGS AND DISTANCES ARE IN AGREEMENT WITH RECENT SURVEYS BY FOX & ASSOCIATES, INC.
2. LOTS TO BE SERVED BY PRIVATE WELLS AND SEPTIC SYSTEMS.
3. NO BUILDINGS SHALL BE ERECTED CLOSER THAN 20' FROM ANY ROAD OR WHERE LOT HAS A MINIMUM 100' WIDTH AND 10' FROM ANY SIDE OR REAR LOT LINES.
4. 100 YR FLOODPLAIN LINES SHOWN HEREON ARE FROM BERKELEY COUNTY FLOOD INSURANCE RATE MAP No. 540082 0005B DATED 8/4/86.
5. TOPOGRAPHY IS FROM AERIAL FLOWN PHOTOGRAMMETRY BY KEDDAL AERIAL MAPPING DATED 2002. DATUM BASED ON USGS BENCHMARKS.
6. ALL INTERIOR STREETS SHALL BE MAINTAINED BY A HOMEOWNER'S ASSOCIATION.
7. THE DEED REFERENCES FOR THE PROPERTY ARE AS FOLLOWS:

T.M.	PARCEL	OWNER	ACREAGE	DEED REFERENCE
H15	20	EDWIN D. DODD, TRUSTEE	1.00	668/90
H15	20.1	EDWIN D. DODD, TRUSTEE	175.58	668/93
H9	7	EDWIN D. DODD, TRUSTEE	25.02	668/103
H9	7.1	EDWIN D. DODD, TRUSTEE	114.38	668/100
H9	12.1	EDWIN D. DODD, TRUSTEE	46.15	668/87
H9	14	EDWIN D. DODD, TRUSTEE	297.91	668/83
H9	18	POTOMAC RIVERSIDE FARMS INC.	49.78	236/291
H9	19	POTOMAC RIVERSIDE FARMS INC.	89.39	236/291
H9	21	POTOMAC RIVERSIDE FARMS INC.	118.25	236/291
H9	22.1	POTOMAC RIVERSIDE FARMS INC.	5.87	256/33
H9	26	POTOMAC RIVERSIDE FARMS INC.	93.78	236/291
H9	26.1	EDWIN D. DODD, TRUSTEE	20.79	668/97
H9	34	EDWIN D. DODD, TRUSTEE	9.03	668/80
		TOTAL	1,046.63	

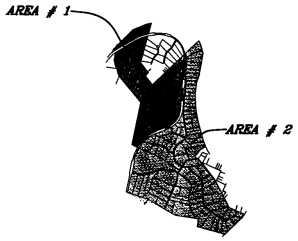
8. THOSE LOTS NOT SHOWING A HIGHWAY ENTRANCE DRIVEWAY MUST ACCESS ONLY FROM WITHIN THE INTERIOR STREETS OF THE SUBDIVISION.
9. NO PERMANENT STRUCTURES OR GRADING OPERATIONS WHICH WILL IMPEDE DRAINAGE FLOW SHALL BE ALLOWED WITHIN THE DRAINAGE EASEMENTS SHOWN ON THESE PLATS. NATURAL DRAINAGE EASEMENTS ARE TO BE A MINIMUM OF 20 FEET OR GREATER AS NEEDED.

SOIL LEGEND

Am	ALLUVIAL LAND
CaB	CAPTINA SILT LOAM
DbE	DEKALB VERY STONY LOAM
DgB	DUFFIELD SILT LOAM
DgC	DUFFIELD SILT LOAM
FbB	FRANKSTOWN SHALY SILT LOAM
FbC	FRANKSTOWN SHALY SILT LOAM
FcC	FRANKSTOWN VERY ROCKY SILT LOAM
FdB	FREDERICK SILT LOAM
FbD	FRANKSTOWN SHALY SILT LOAM
FdC	FREDERICK SILT LOAM
FfB	FREDERICK CHERTY SILT LOAM
HbB	HAGERSTOWN SILT LOAM
HcC	HAGERSTOWN SILTY CLAY LOAM
HcD	HAGERSTOWN SILTY CLAY LOAM
HgB	HAGERSTOWN VERY ROCKY SILT LOAM
HgC	HAGERSTOWN VERY ROCKY SILT LOAM
HkD	HAGERSTOWN VERY ROCKY SILTY CLAY LOAM
Hm	HUNTINGTON FINE SANDY LOAM
Hn	HUNTINGTON SILT LOAM
Ho	HUNTINGTON SILT LOAM
LaB	LADIG GRAVELLY LOAM
Ln	LINDSIDE SILT LOAM
WaB	WAYNESBORO GRAVELLY LOAM
WaC	WAYNESBORO GRAVELLY LOAM



KEY MAP
SCALE: 1" = 600'



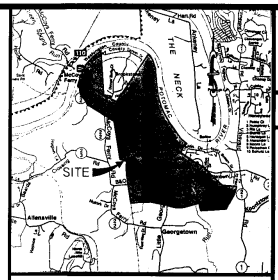
AREA TABULATION MAP
SCALE: 1" = 3600'

AREA #1 LAND USAGE BREAKDOWN (LOTS 1-74):

TOTAL AREA OF LOTS	331.00 Acres
STREETS R/W MAINTAINED BY H.O.A.	14.67 Acres
STREET R/W DEDICATED TO D.O.T.	2.19 Acres
TOTAL AREA #1 ACREAGE	347.86 Acres
TOTAL NO. OF LOTS	74
AVG. LOT SIZE	4.47 Acres
MIN. LOT SIZE	2.15 Acres

AREA #2 LAND USAGE BREAKDOWN (LOTS 75-173): (LOTS 92-96 OMITTED)

TOTAL AREA OF LOTS	663.11 Acres
STREETS R/W MAINTAINED BY H.O.A.	17.14 Acres
STREET R/W DEDICATED TO D.O.T.	8.91 Acres
OPEN SPACE	9.61 Acres
TOTAL AREA #2 ACREAGE	698.77 Acres
TOTAL NO. OF LOTS	94
AVG. LOT SIZE	7.05 Acres
MIN. LOT SIZE	2.63 Acres
TOTAL COMPOSITE AREA #1 & #2 ACREAGE	1046.63 Acres



VICINITY MAP
SCALE: 1" = 4000'
T.M. H-9 P. 7, 7.1, 12.1, 14, 18, 19, 21, 22.1, 26, 26.1 & 34
T.M. H-15 P. 20 & 20.1

PERFORMANCE BOND CERTIFICATION

I, John Small, Clerk of the County Court of Berkeley County, West Virginia, do hereby certify that a performance bond in the amount of $2,398,083.00 has been posted and is on file with the county court that guarantees completion of site development work, i.e., streets, storm drainage, etc., in accordance with the standards of the Berkeley County Subdivision Ordinance and that said bond is written by an approved institution and that the amount of the bond is in accordance with the Berkeley County Planning Commission's estimate of the cost of the said proposed improvements.

Date:_____ _____
Clerk of the County Court

OWNER'S CERTIFICATE

We, WV HUNTER LLC, do hereby certify that We are the and true owners of the property shown and described legal hereon, being the same lands conveyed to us by deed dated and recorded in deed book at page in the Office of the County Clerk of Berkeley County, West Virginia, and the sub-division of 1046.63 acres as shown hereon, situated in Hedgesville 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, liens, easements, or right-of-way affecting the property included in this plan of subdivision except as shown.

Date: 6/10/03 By: _____
Hunter Wilson, President

OWNER'S DEDICATION

We, WV HUNTER LLC, 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: 6/10/03 By: _____
Hunter Wilson, President

NOTARY'S CERTIFICATE

I, Amanda C. Flinn, a notary public, of county, state of West Virginia, do hereby certify that I, Hunter Wilson whose name is signed to the writing above, bearing the date 10 day of June 2003, has this day acknowledged the same before me in said county.

Given under my hand and official seal this 10 day of June, 2003. My commission expires Oct. 12, 2012.

OFFICIAL SEAL
Notary Public, State of West Virginia
Amanda C. Flinn
Hunter Co. of WV
1800 N. King Street
Martinsburg, WV 25401
My Commission Expires October 12, 2012

Amanda C. Flinn
Notary Public

BERKELEY COUNTY PLANNING COMMISSION
MARTINSBURG, WEST VIRGINIA

ACCEPTED:_____

DATE:_____

SURVEYOR'S CERTIFICATE

I RUSSELL E. TOWNSLEY, A DULY REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF WEST VIRGINIA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED THE PROPERTY DELINEATED BY THIS PLAT AND THAT IT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT IS ALL OF THE SAME LAND IN THE NAME OF WV HUNTER 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 703 OF THE BERKELEY COUNTY SUBDIVISION ORDINANCE.

GIVEN UNDER MY HAND THIS 10th DAY OF June, 2003

RUSSELL E. TOWNSLEY, 9939 L.S.

NO. 9939 STATE OF WEST VIRGINIA PROFESSIONAL SURVEYOR

DRIVEWAYS CROSSING PUBLIC DRAINAGE EASEMENTS

(LOT OWNER'S RESPONSIBILITY)

LOT	CULVERT SIZE
9	18" HDPE
15	3x36" HDPE
16	3x36" HDPE
20	30" HDPE
21	30" HDPE
128/129	4x68" CMP

SITE DATA

USE: SINGLE FAMILY RESIDENTIAL
UTILITIES: WELL & SEPTIC
TOTAL NUMBER OF LOTS: 168

APPROVED
THE BERKELEY COUNTY PLANNING COMMISSION
PRESIDENT
6/12/03

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FREDERICK, MD. 21701
PHONE: (301)694-9660
FAX: (301)293-8009
www.foxassociatesinc.com
Email: foxassoc@foxassociatesinc.com

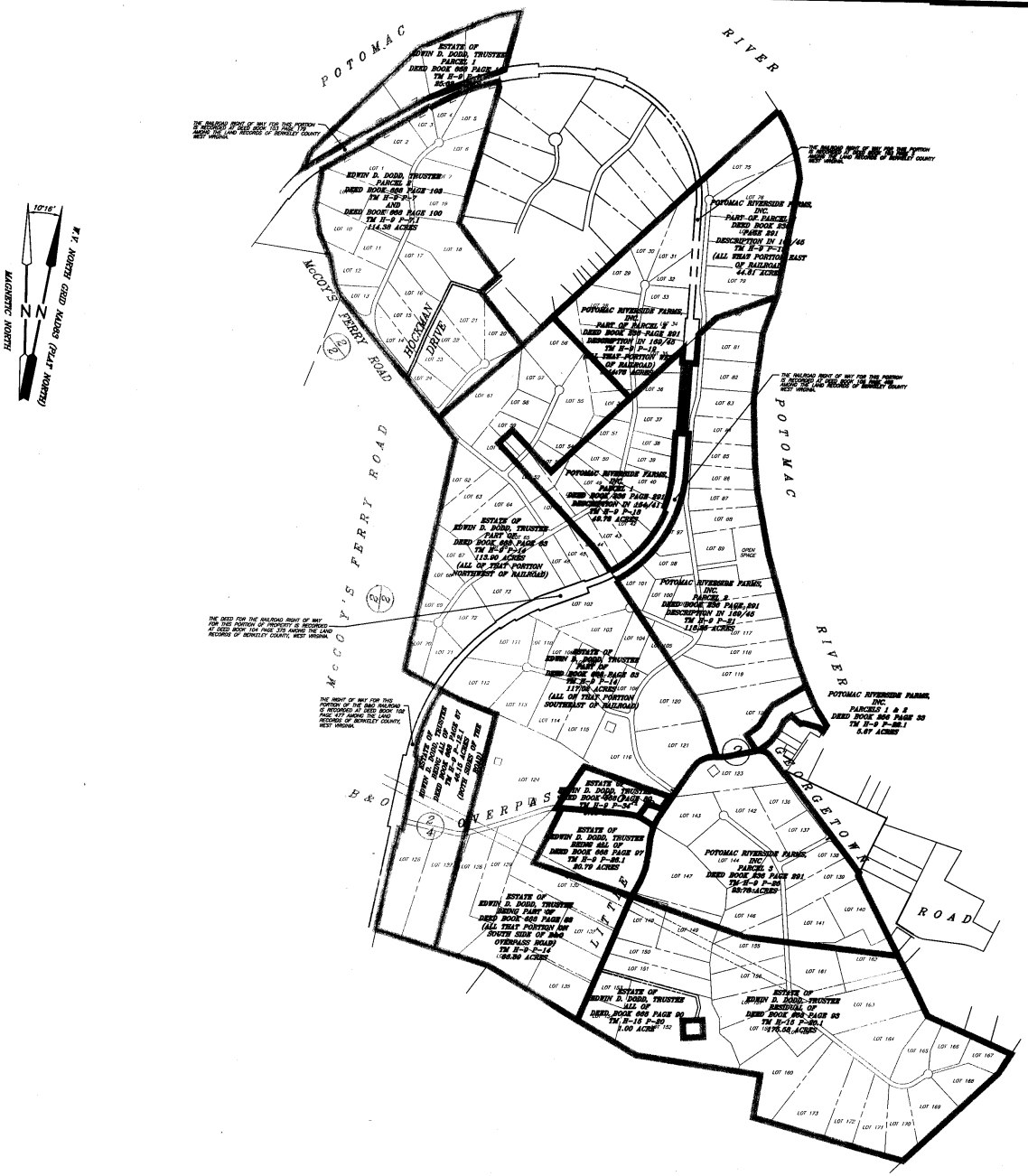
DATE	REVISION

FINAL PLAT INDEX SHEET
CROSSINGS ON THE POTOMAC
LOTS 1-173
SITUATE ON BOTH SIDES OF ROUTE 2
HEDGESVILLE DISTRICT
BERKELEY COUNTY, WEST VIRGINIA

SCALE: 1" = 600'

PROJECT NO. 02-50212
DRAWING NO. D-2416
DATE: SEPT. 2002
DRAWN BY: G.S.P.
CHECKED BY: R.E.T.

SHEET 1 OF 17



APPROVED
THE BERKELEY COUNTY PLANNING COMMISSION
6/12/03
PRESIDENT

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Email: foxassoc@foxassociatesinc.com

REVISION	DATE

DEED OWNERSHIP SHEET
CROSSINGS ON THE POTOMAC
LOTS 1-173

SITUATE ON BOTH SIDES OF ROUTE 2
HEDGESVILLE DISTRICT
BERKELEY COUNTY, WEST VIRGINIA

SCALE: 1" = 600'

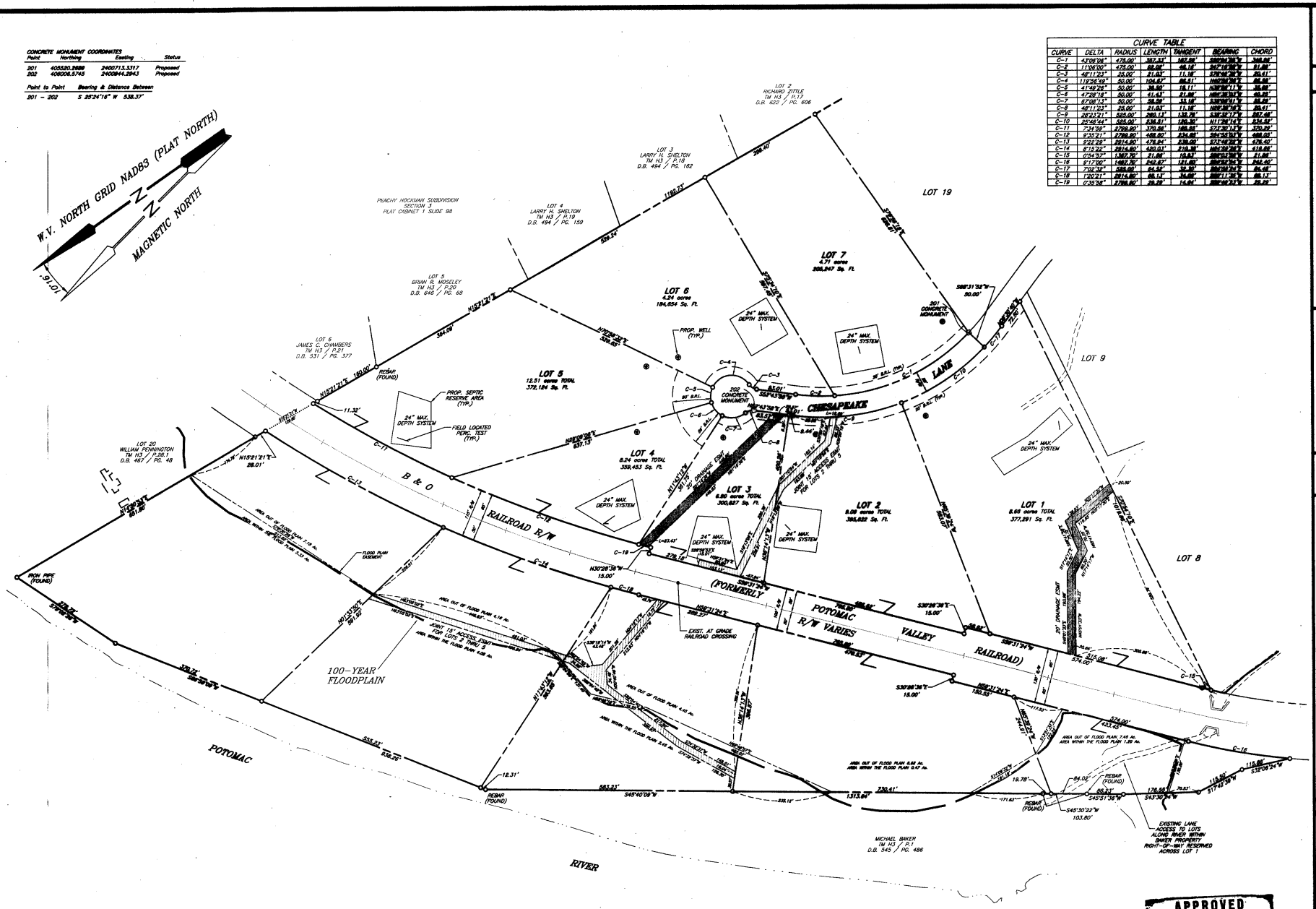
PROJECT NO. 02-50212
DRAWING NO. D-2416
DATE: SEPT. 2002
DRAWN BY: G.S.R.
CHECKED BY: R.E.T.

SHEET 1A OF 17

CONCRETE MONUMENT COORDINATES

Point	Northing	Easting	Status
201	405520.2686	2400713.3317	Proposed
202	408006.5745	2400844.2943	Proposed

Point to Point	Bearing & Distance Between
201 – 202	S 25°24'16" W 538.37'



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	BEARING	CHORD
C-1	47°06'06"	475.00'	390.43'	207.08'	S80°06'36"W	379.58'
C-2	11°06'00"	475.00'	92.04'	46.16'	S42°16'30"W	91.88'
C-3	46°11'23"	25.00'	21.03'	11.18'	S70°46'36"W	20.47'
C-4	118°24'49"	50.00'	104.87'	86.41'	N65°36'06"W	86.88'
C-5	41°48'26"	50.00'	36.50'	19.11'	N38°08'11"W	35.68'
C-6	47°26'18"	50.00'	41.43'	21.86'	N85°38'33"W	40.26'
C-7	67°08'13"	50.00'	58.59'	33.18'	S38°06'41"W	55.28'
C-8	46°11'23"	25.00'	21.03'	11.18'	N85°36'36"E	20.47'
C-9	26°33'21"	525.00'	243.13'	123.78'	S34°35'17"W	240.98'
C-10	25°46'44"	525.00'	236.21'	120.32'	N11°26'14"E	234.28'
C-11	7°34'59"	2786.80'	370.04'	185.24'	S71°30'17"W	370.26'
C-12	9°35'21"	2786.80'	466.50'	234.00'	S64°38'33"W	466.00'
C-13	9°22'29"	2914.80'	476.84'	238.80'	S71°46'28"W	476.40'
C-14	8°15'52"	2914.80'	420.51'	210.38'	N65°38'28"E	419.88'
C-15	0°54'57"	1383.70'	21.84'	10.92'	S80°03'38"W	21.84'
C-16	8°17'00"	1462.70'	242.67'	121.60'	S84°32'24"E	242.40'
C-17	7°02'12"	525.00'	64.52'	32.30'	S84°36'24"E	64.48'
C-18	1°30'21"	2914.80'	68.13'	34.06'	S80°11'35"W	68.13'
C-19	0°35'34"	2786.80'	28.88'	14.44'	S80°46'33"W	28.88'

APPROVED
THE BERKELEY COUNTY
PLANNING COMMISSION
6/12/03
CHAIRMAN DATE

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Email: foxassoc@foxassociatesinc.com
www.foxassociatesinc.com

REVISION	DATE

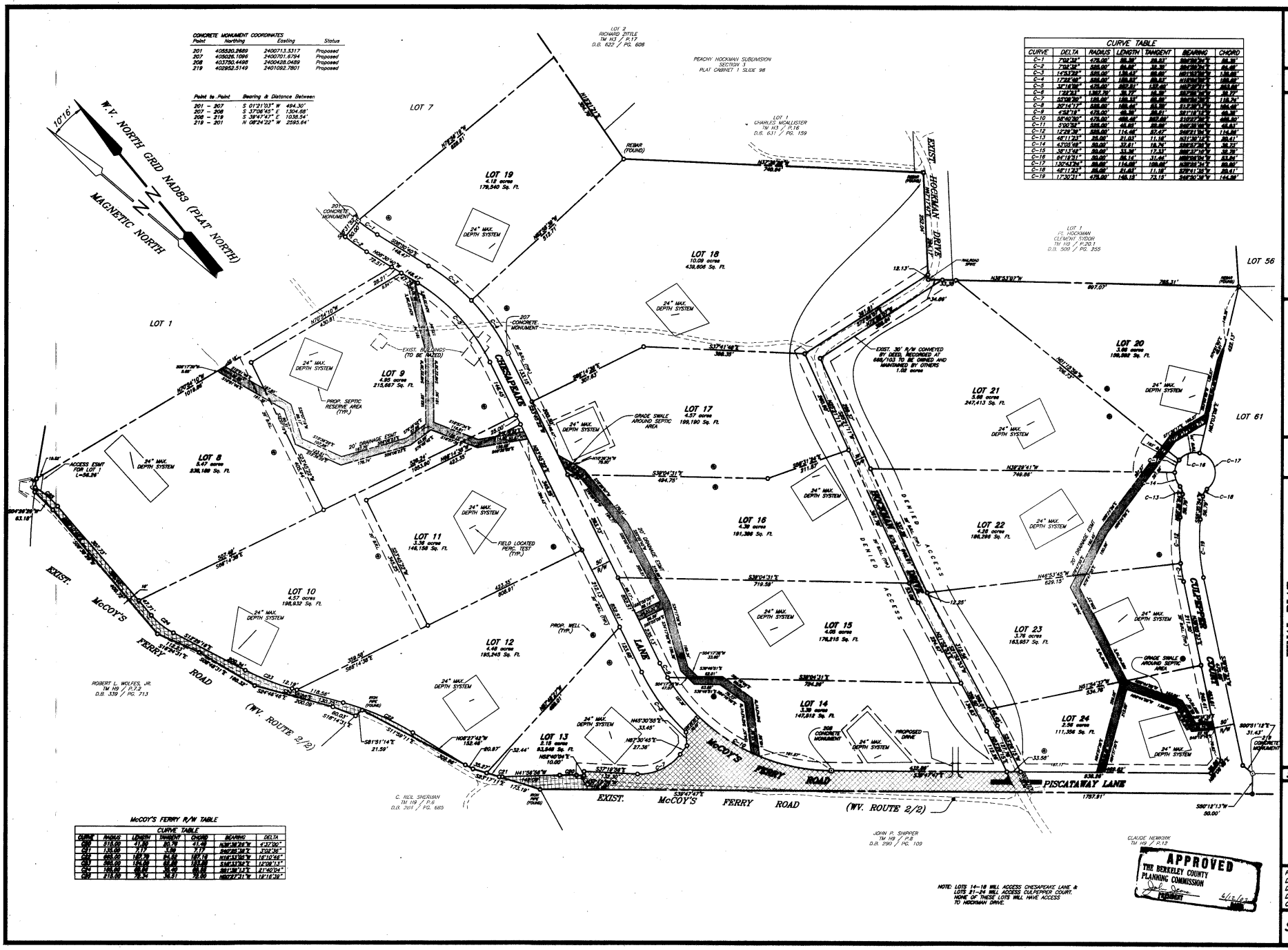
FINAL PLAT
CROSSINGS ON THE POTOMAC
LOTS 1-7

SITUATE ON BOTH SIDES OF W.V. ROUTE 2
HEDGESVILLE DISTRICT
BERKELEY COUNTY, WEST VIRGINIA

SCALE: 1" = 100'

PROJECT NO. 02-50212
DRAWING NO. 0-2416
DATE: SEPT. 2002
DRAWN BY: J.L.F.
CHECKED BY: R.E.T.

SHEET 2 OF 17



CONCRETE MONUMENT COORDINATES

Point	Northing	Easting	Status
201	405830.2689	2400713.5317	Proposed
207	405026.1086	2400701.6794	Proposed
208	403750.4498	2400428.0489	Proposed
219	402952.5149	2401092.7801	Proposed

Point to Point	Bearing & Distance Between
201 - 207	S 01°21'03" W 494.30'
207 - 208	S 37°06'45" E 1304.68'
208 - 219	S 39°47'47" E 1038.54'
219 - 201	N 08°24'22" W 2595.64'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	BEARING	CHORD
C-1	7°02'30"	475.00'	58.38'	29.23'	S84°39'24"E	58.34'
C-2	7°06'36"	525.00'	65.14'	32.62'	S84°37'06"E	65.09'
C-3	14°53'22"	525.00'	136.43'	68.60'	N81°15'29"E	136.08'
C-4	17°27'40"	525.00'	159.93'	80.67'	N67°09'09"E	159.27'
C-5	30°18'06"	475.00'	250.91'	128.56'	N67°09'09"E	248.02'
C-6	1°52'33"	1,997.79'	65.72'	32.86'	S61°06'16"E	65.72'
C-7	53°38'30"	125.00'	116.97'	63.26'	S60°06'34"E	112.74'
C-8	20°14'17"	525.00'	185.40'	93.78'	S70°11'03"E	184.45'
C-9	4°36'18"	475.00'	38.18'	19.11'	S61°11'12"E	38.17'
C-10	54°40'30"	475.00'	453.18'	245.56'	S13°22'36"E	436.53'
C-11	5°30'32"	525.00'	49.61'	24.84'	S42°32'06"E	49.61'
C-12	12°26'39"	525.00'	114.02'	57.07'	S48°21'34"E	113.84'
C-13	48°11'23"	25.00'	21.03'	11.16'	N31°16'14"E	20.41'
C-14	43°35'18"	25.00'	37.81'	19.75'	S85°37'34"E	36.91'
C-15	36°13'46"	50.00'	33.36'	17.33'	S66°31'34"E	32.78'
C-16	64°13'51"	50.00'	56.14'	31.66'	N60°06'06"E	53.24'
C-17	130°43'34"	50.00'	114.08'	109.66'	N35°06'34"E	90.00'
C-18	48°11'23"	25.00'	21.03'	11.16'	S72°41'36"E	20.41'
C-19	17°30'31"	475.00'	145.15'	73.15'	S48°30'36"E	144.59'

McCOY'S FERRY R/W TABLE

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C01	313.00	41.93	20.98	41.90	N36°36'36"W	6°37'00"
C02	1,951.00	7.17	3.59	7.17	S60°28'38"E	0°12'36"
C03	895.00	160.76	81.02	160.76	N14°43'33"W	10°17'46"
C04	895.00	124.00	62.08	123.90	S16°43'19"E	10°08'13"
C05	1951.00	49.04	24.52	49.03	S61°38'13"E	1°43'04"
C06	218.00	76.34	38.61	75.93	N60°27'31"W	19°16'38"

NOTE: LOTS 14-16 WILL ACCESS CHESAPEAKE LANE, & LOTS 21-24 WILL ACCESS CULPEPPER COURT. NONE OF THESE LOTS WILL HAVE ACCESS TO HOCKMAN DRIVE.

FOX

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FAX: (301)293-6008
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DATE	REVISION

FINAL PLAT
CROSSINGS ON THE POTOMAC
LOTS 8-24

SITUATE ON BOTH SIDES OF W.V. ROUTE 2
HEDGESVILLE DISTRICT
BERKELEY COUNTY, WEST VIRGINIA

SCALE: 1" = 100'

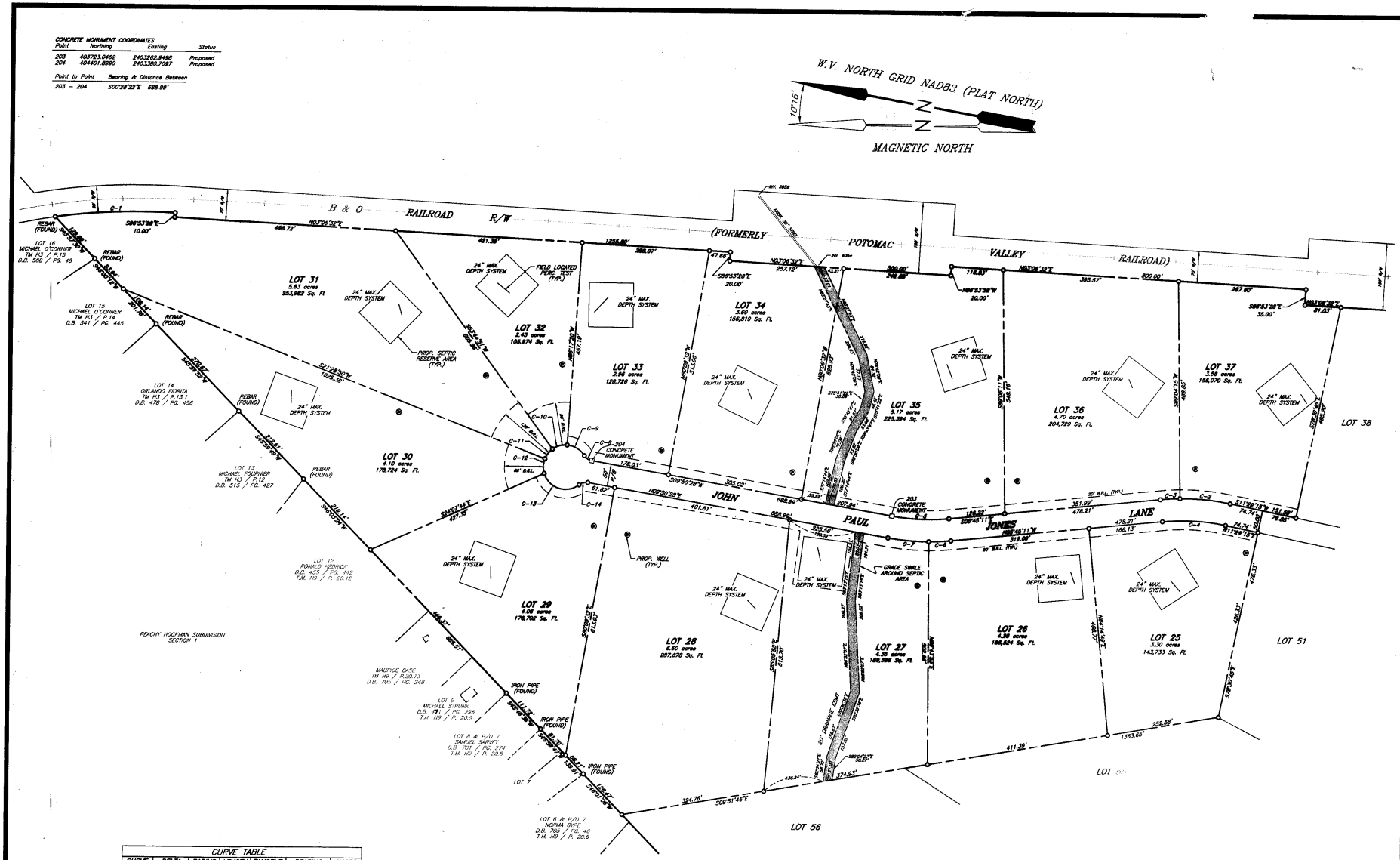
PROJECT NO. 02-50212
DRAWING NO. D-2416
DATE: SEPT. 2002
DRAWN BY: J.L.F.
CHECKED BY: R.E.T.

SHEET 3 OF 17

32\0250212\Plats\Final\RP000003.dwg, 06/02/2003 04:30:14 PM, jason

CONCRETE MONUMENT COORDINATES			
Point	Northing	Easting	Status
203	403723.0462	2403262.9498	Proposed
204	404401.8990	2403380.7097	Proposed

Point to Point	Bearing & Distance Between
203 – 204	S00°28'22"E 688.99'



CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	BEARING	CHORD
C-1	11°04'38"	1492.70'	277.33'	138.98'	N82°25'38"W	270.81'
C-2	12°23'00"	525.00'	113.77'	57.11'	N85°16'45"E	113.55'
C-3	4°48'26"	525.00'	44.00'	22.11'	N07°20'28"W	44.10'
C-4	17°14'28"	475.00'	142.93'	72.01'	N82°32'02"E	142.39'
C-5	15°35'38"	475.00'	129.28'	65.04'	S02°02'29"W	128.88'
C-6	5°28'33"	525.00'	50.25'	25.15'	S03°00'39"E	50.23'
C-7	10°08'25"	525.00'	92.84'	46.44'	S04°47'10"W	92.57'
C-8	46°11'53"	25.00'	21.03'	11.18'	S33°56'02"W	20.47'
C-9	54°18'11"	50.00'	47.40'	25.65'	N30°52'15"E	45.65'
C-10	38°52'48"	50.00'	34.07'	18.18'	N14°18'14"W	34.17'
C-11	32°18'01"	50.00'	28.16'	14.46'	N52°23'02"W	27.79'
C-12	38°31'54"	50.00'	33.63'	17.46'	N67°47'09"W	33.00'
C-13	111°17'47"	50.00'	97.13'	73.18'	S17°17'59"W	82.56'
C-14	46°11'53"	25.00'	21.03'	11.18'	N14°15'13"W	20.47'

APPROVED
THE BERKELEY COUNTY PLANNING COMMISSION
6/12/03

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REVISION	DATE

FINAL PLAT
CROSSING ON THE POTOMAC
LOTS 25–37

SITUATE ON BOTH SIDES OF W.V. ROUTE 2
HEDGESVILLE DISTRICT
BERKELEY COUNTY, WEST VIRGINIA

SCALE: 1" = 100'

PROJECT NO. 02-50212
DRAWING NO. D-2416
DATE: SEPT. 2002
DRAWN BY: J.L.F.
CHECKED BY: R.E.T.

SHEET 4 OF 17

J:\0250212\Plots\Final\RP000004.dwg, 06/02/2003 04:30:28 PM, jason

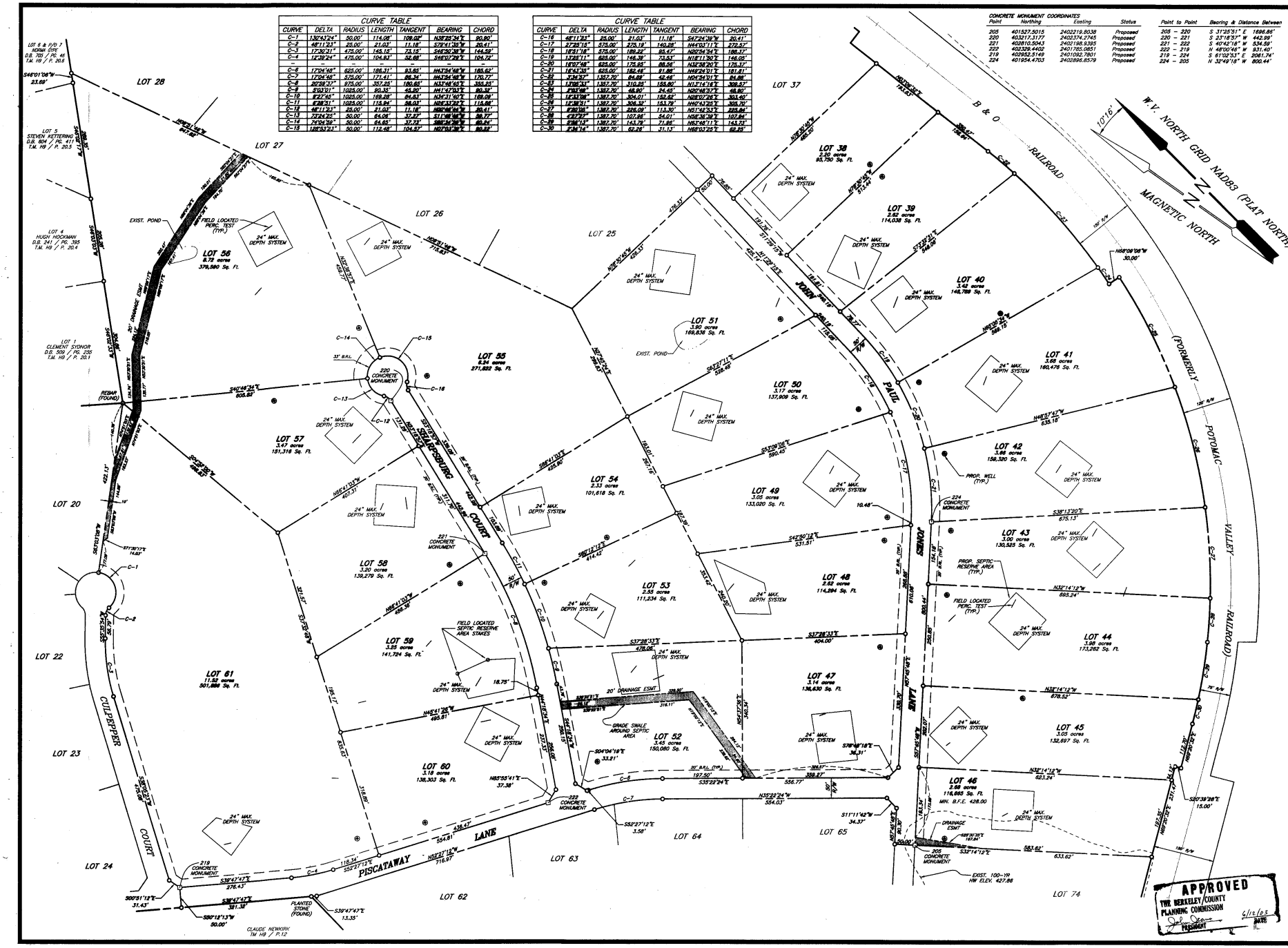
CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	BEARING	CHORD
C-1	130°43'24"	50.00'	114.09'	90.02'	N38°22'34"E	90.90'
C-2	48°11'23"	25.00'	21.03'	11.18'	S79°41'35"W	20.41'
C-3	172°30'31"	475.00'	145.15'	73.15'	S46°30'38"W	144.59'
C-4	12°39'24"	475.00'	104.92'	52.68'	S46°02'29"E	104.72'
-	-	-	-	-	-	-
C-6	17°04'48"	625.00'	186.31'	93.85'	N43°54'48"W	185.62'
C-7	17°04'48"	575.00'	171.41'	86.34'	N43°54'48"W	170.77'
C-8	20°59'37"	875.00'	357.25'	180.65'	N33°48'45"E	355.25'
C-9	5°03'01"	1025.00'	90.35'	45.20'	N41°47'03"E	90.32'
C-10	9°27'45"	1025.00'	169.28'	106.53'	N34°21'40"E	169.06'
C-11	6°38'31"	1025.00'	115.94'	58.03'	N26°33'22"E	115.84'
C-12	46°11'23"	25.00'	21.03'	11.18'	N80°46'45"W	20.41'
C-13	23°24'25"	50.00'	64.04'	32.52'	S11°58'34"W	63.57'
C-14	74°04'39"	50.00'	64.65'	37.73'	S86°34'36"W	60.24'
C-15	128°53'23"	50.00'	112.48'	104.97'	N07°03'38"E	90.93'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	BEARING	CHORD
C-16	46°11'23"	25.00'	21.03'	11.18'	S47°24'36"W	20.41'
C-17	27°25'15"	575.00'	275.18'	140.28'	N44°03'11"E	272.57'
C-18	18°31'16"	575.00'	189.22'	95.47'	N20°54'54"E	188.37'
C-19	13°33'11"	625.00'	148.39'	73.53'	N18°11'30"E	148.09'
C-20	16°07'48"	625.00'	175.85'	88.56'	N33°38'20"E	175.37'
C-21	16°43'35"	625.00'	182.46'	91.86'	N48°26'01"E	181.81'
C-22	7°34'37"	1357.70'	84.89'	42.46'	N04°34'01"E	84.88'
C-23	17°08'33"	1357.70'	310.25'	155.80'	N13°14'16"E	309.57'
C-24	2°53'08"	1357.70'	68.50'	34.25'	N20°06'37"E	68.50'
C-25	12°43'06"	1357.70'	304.01'	152.62'	N28°02'26"E	303.40'
C-26	12°38'31"	1357.70'	306.32'	153.79'	N40°43'22"E	305.70'
C-27	9°30'05"	1357.70'	225.09'	113.30'	N51°42'53"E	225.04'
C-28	2°23'27"	1357.70'	107.86'	54.01'	N58°36'30"E	107.84'
C-29	6°36'13"	1357.70'	143.79'	71.96'	N63°48'11"E	143.73'
C-30	2°34'14"	1357.70'	62.26'	31.13'	N68°03'26"E	62.25'

CONCRETE MONUMENT COORDINATES

Point	Northing	Easting	Status
205	401527.5015	2402219.8038	Proposed
220	403217.3177	2402374.2745	Proposed
221	402810.5043	2402198.9395	Proposed
222	402329.4402	2401785.0851	Proposed
219	402952.5149	2401092.7801	Proposed
224	401954.4703	2402898.8579	Proposed

Point to Point	Bearing & Distance Between
205 – 220	S 31°25'51" E 1696.86'
220 – 221	S 31°16'57" W 442.99'
221 – 222	S 40°42'18" W 534.59'
222 – 219	N 48°00'46" W 831.40'
219 – 224	S 61°02'53" E 2061.74'
224 – 205	N 32°49'18" W 800.44'



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REVISION	DATE

FINAL PLAT
CROSSINGS ON THE POTOMAC
LOTS 38-61

SITUATE ON BOTH SIDES OF W.V. ROUTE 2
HEDGESVILLE DISTRICT
BERKELEY COUNTY, WEST VIRGINIA

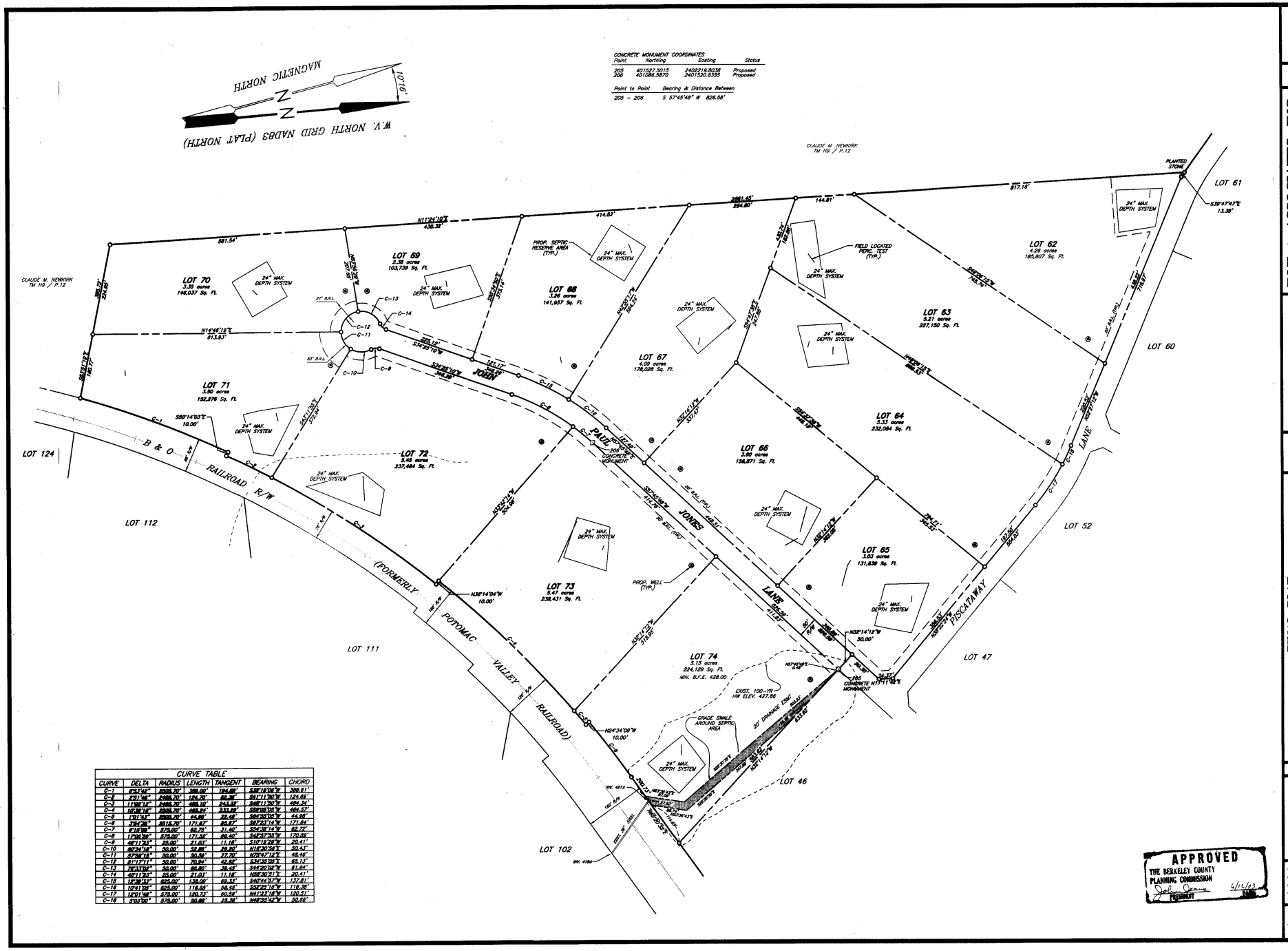
SCALE: 1" = 100'

PROJECT NO. 02-50212
DRAWING NO. D-2416
DATE: SEPT. 2002
DRAWN BY: J.L.F.
CHECKED BY: R.E.F.

SHEET 5 OF 17

CONCRETE MONUMENT COORDINATES			
Point	Northing	Easting	Status
205	401527.5015	2403219.8038	Proposed
206	401086.5870	2401520.6335	Proposed

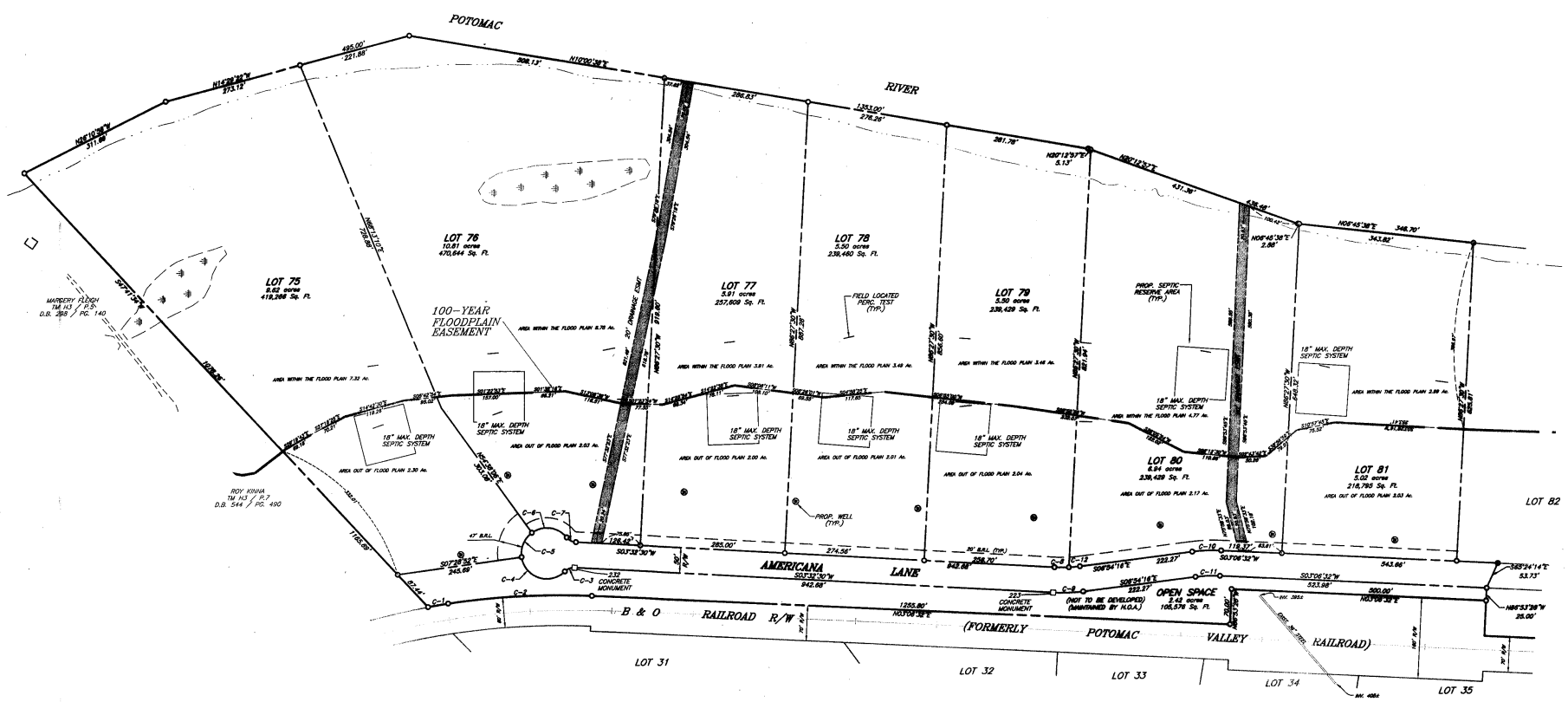
Point to Point	Bearing & Distance Between
205 – 206	S 57°45'48" W 826.98'


MAGNETIC NORTH
10°16'
W.V. NORTH GRID NAD83 (PLAT NORTH)
CLAUDE M. NEWKIRK TM 119 / P.12
CLAUDE M. NEWKIRK TM 119 / P.12
LOT 70 3.35 acres 146,037 Sq. Ft.
LOT 69 2.36 acres 103,739 Sq. Ft.
LOT 68 3.26 acres 141,957 Sq. Ft.
LOT 67 4.09 acres 178,028 Sq. Ft.
LOT 66 3.60 acres 156,871 Sq. Ft.
LOT 65 3.03 acres 131,839 Sq. Ft.
LOT 64 5.33 acres 232,084 Sq. Ft.
LOT 63 3.21 acres 227,150 Sq. Ft.
LOT 62 4.26 acres 185,607 Sq. Ft.
LOT 61
LOT 60
LOT 71 3.50 acres 152,376 Sq. Ft.
LOT 72 5.45 acres 237,464 Sq. Ft.
LOT 73 5.47 acres 238,431 Sq. Ft.
LOT 74 5.15 acres 224,129 Sq. Ft.
LOT 124
LOT 112
LOT 111
LOT 102
LOT 52
LOT 47
LOT 46
B & O RAILROAD R/W
(FORMERLY POTOMAC VALLEY RAILROAD)
JOHN PAUL JONES LANE
PISCATAWAY LANE
24" MAX. DEPTH SYSTEM
PROP. SEPTIC RESERVE AREA (TYP.)
FIELD LOCATED PERC. TEST (TYP.)
PROP. WELL (TYP.)
CONCRETE MONUMENT
PLANTED STONE
EXIST. 100-YR. HW ELEV. 427.86
GRADE SWALE AROUND SEPTIC AREA
20' DRAINAGE EASM'T
N38°14'04"W 10.00'
N38°14'12"W 50.00'
N24°34'09"W 10.00'
S50°14'03"E 10.00'
N11°24'10"E 438.33'
N14°46'18"E 813.83'
S57°45'48"W 826.98'
S57°45'48"W 414.49'
N32°14'12"W 314.65'
N32°14'12"W 33.47'
N32°14'12"W 50.00'
N57°45'48"E 0.38'
N57°45'48"E 14.37'
N32°14'12"W 63.62'
N32°14'12"W 63.62'
N57°45'48"E 63.62'
N57°45'48"E 63.62'
N57°45'48"E 0.38'
N57°45'48"E 14.37'
N57°45'48"E 0.38'
N57°45'48"E 14.37'
N57°45'48"E 0.38'
N57°45'48"E 14.37

CONCRETE MONUMENT COORDINATES Point	Northing	Easting	Status
223	404435.9505	2403869.5633	Proposed
232	405376.8353	2404047.7965	Proposed

Point to Point	Bearing & Distance Between
223 – 232	N 03°06'32" E 1255.80'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	BEARING	CHORD
C-1	1°34'08"	1462.70'	60.05'	30.03'	N06°18'06"W	60.00'
C-3	11°05'41"	1462.70'	283.24'	142.08'	N02°36'18"W	282.80'
C-3	48°11'32"	25.00'	21.03'	11.18'	N30°33'12"W	20.41'
C-4	132°10'01"	50.00'	115.47'	100.65'	S16°36'07"W	89.56'
C-5	62°06'58"	50.00'	54.21'	30.11'	N66°16'26"E	51.59'
C-6	87°05'47"	50.00'	76.01'	47.83'	N66°16'26"E	68.90'
C-7	48°11'32"	25.00'	21.03'	11.18'	S32°36'11"W	20.41'
C-8	5°53'06"	275.00'	28.26'	14.14'	S00°30'37"E	28.25'
C-9	10°26'46"	325.00'	59.26'	29.71'	S01°40'23"E	59.17'
C-10	10°00'48"	325.00'	56.80'	28.47'	N01°43'36"W	56.73'
C-11	10°00'48"	275.00'	48.06'	24.08'	N01°43'36"W	48.00'
C-12	4°33'40"	275.00'	21.89'	10.95'	S04°37'24"E	21.89'



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THE BERKELEY COUNTY PLANNING COMMISSION
President 4/1/03

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REVISION	DATE

FINAL PLAT
CROSSINGS ON THE POTOMAC
LOTS 75-84
SITUATE ON BOTH SIDES OF W.V. ROUTE 2
HEDGESVILLE DISTRICT
BERKELEY COUNTY, WEST VIRGINIA

SCALE: 1" = 100'

PROJECT NO. 02-50212
DRAWING NO. D-2416
DATE: SEPT. 2002
DRAWN BY: J.L.F.
CHECKED BY: R.E.F.

SHEET 7 OF 17

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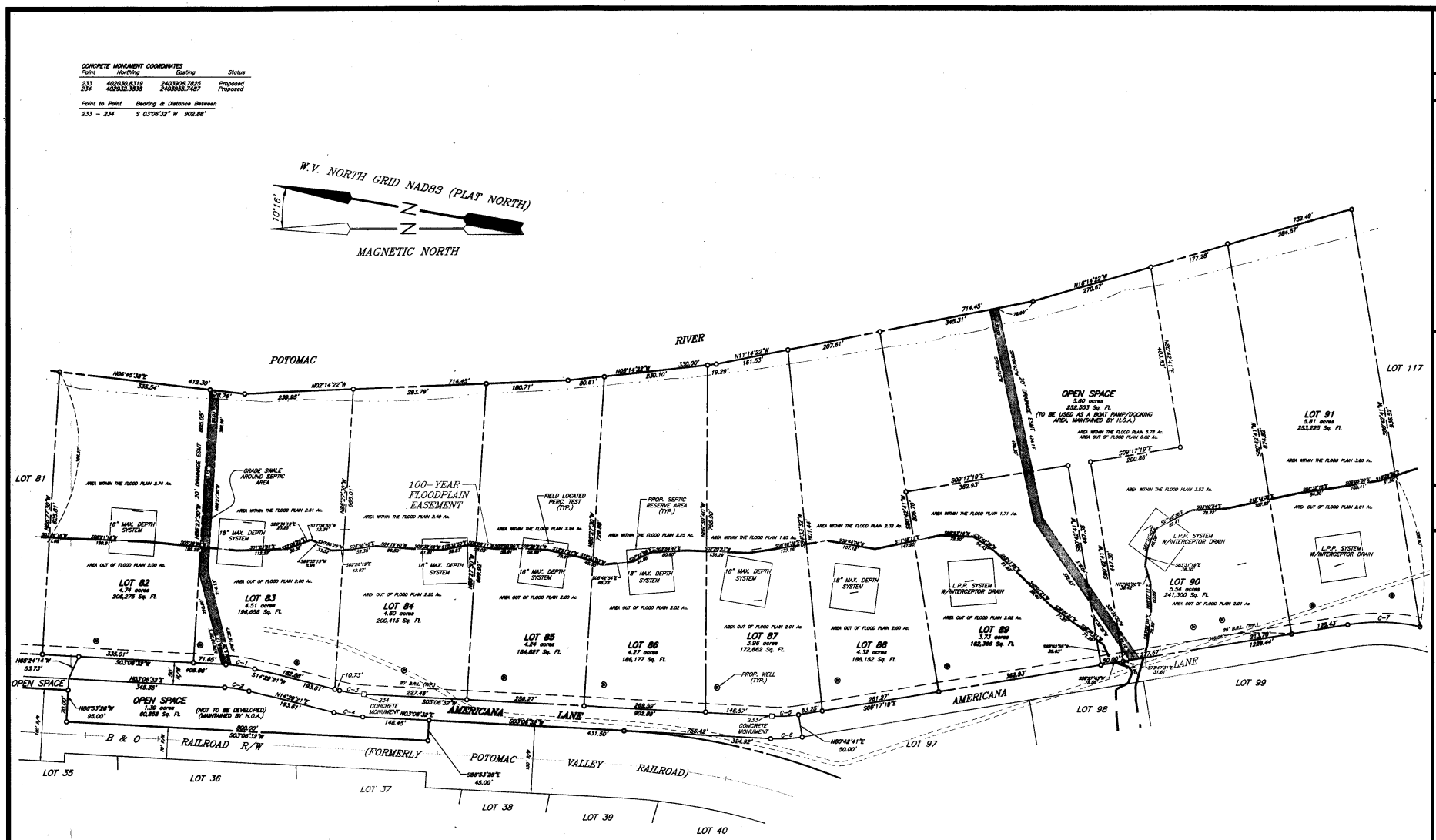
CONCRETE MONUMENT COORDINATES			
Point	Northing	Easting	Status
233	402032.6318	2403906.7825	Proposed
234	402932.3838	2403935.7487	Proposed

Point to Point	Bearing & Distance Between
233 – 234	S 03°06'32" W 902.88'



CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	BEARING	CHORD
C-1	11°32'46"	325.00'	64.53'	32.38'	N06°47'56"E	64.43'
C-2	11°32'46"	275.00'	54.62'	27.40'	N06°47'56"E	54.53'
C-3	11°32'46"	275.00'	54.62'	27.40'	S06°47'56"W	54.53'
C-4	11°32'46"	325.00'	64.53'	32.38'	S06°47'56"W	64.43'
C-5	17°23'31"	275.00'	58.20'	29.27'	S03°05'24"W	58.09'
C-6	17°23'31"	325.00'	70.32'	35.30'	S03°05'24"W	70.19'
C-7	21°41'11"	425.00'	161.33	81.60	N01°34'46"E	160.27'

APPROVED
THE BERKELEY COUNTY PLANNING COMMISSION
PRESIDENT
6/12/03
DATE

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REVISION

DATE

FINAL PLAT
CROSSINGS ON THE POTOMAC
LOTS 85-96

SITUATE ON BOTH SIDES OF W.V. ROUTE 2
HEDGESVILLE DISTRICT
BERKELEY COUNTY, WEST VIRGINIA

SCALE: 1" = 100'

PROJECT NO. 02-50212
DRAWING NO. D-2416
DATE: SEPT. 2002
DRAWN BY: J.L.F.
CHECKED BY: R.E.T.

SHEET 8 OF 17

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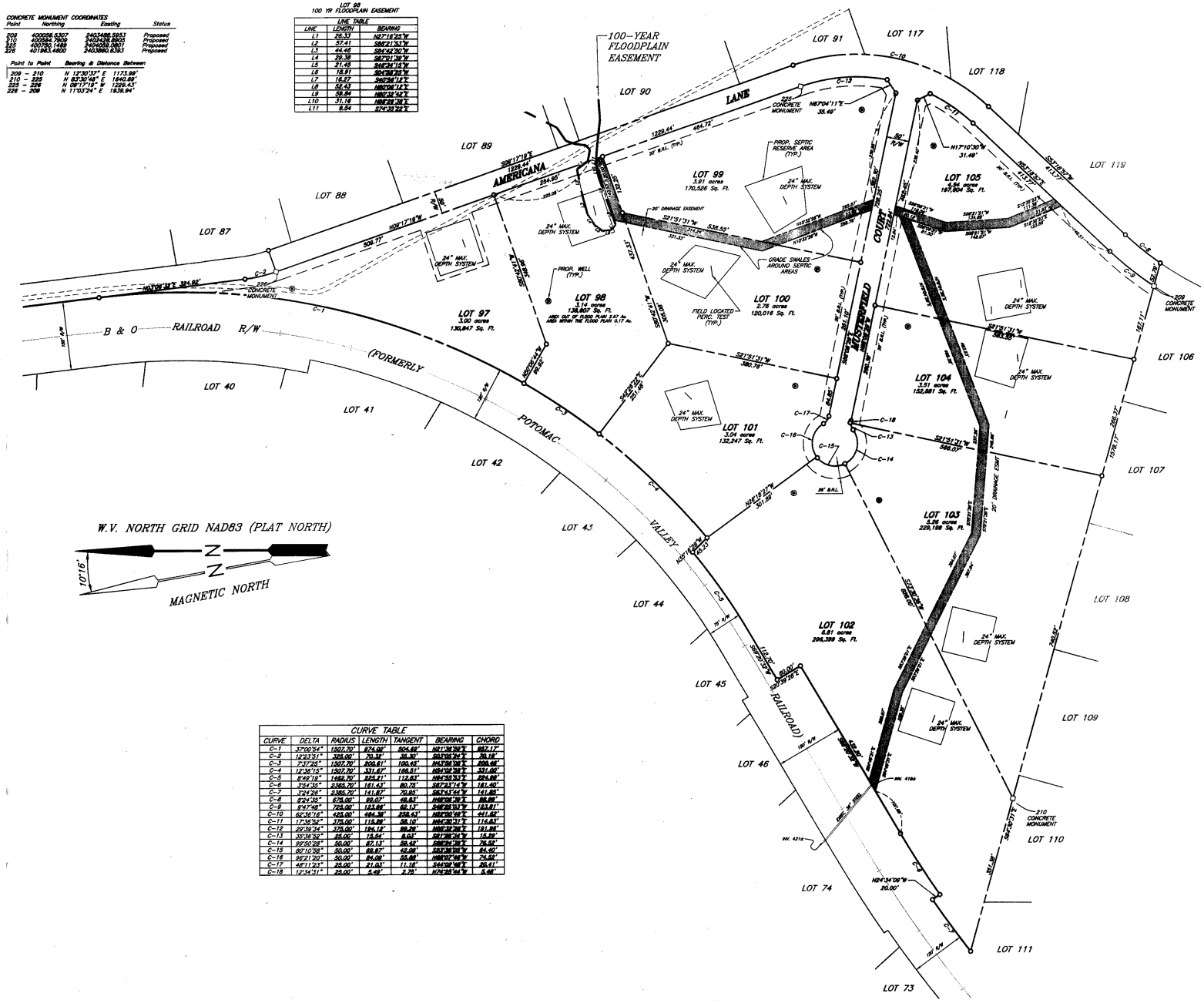
CONCRETE MONUMENT COORDINATES			
Point	Northing	Easting	Status
209	400036.5307	2403486.6853	Proposed
210	400084.7906	2402438.8605	Proposed
225	400730.1488	2404020.0801	Proposed
226	401903.4800	2403860.6383	Proposed

Point to Point	Bearing & Distance Between
209 – 210	N 12°30'37" E 1173.99'
210 – 225	N 83°30'48" E 1640.66'
225 – 226	N 09°17'18" W 1228.43'
226 – 209	N 11°03'24" E 1838.94'

LOT 98
100 YR FLOODPLAIN EASEMENT

LINE TABLE		
LINE	LENGTH	BEARING
L1	26.33	N27°16'23"W
L2	37.41	S86°31'53"W
L3	44.46	S84°46'20"W
L4	29.38	S87°01'39"W
L5	21.46	S46°36'15"W
L6	16.91	S04°36'26"W
L7	16.27	S40°36'12"E
L8	56.43	N80°04'12"E
L9	59.84	N80°36'42"E
L10	31.16	N84°36'36"E
L11	9.54	S74°33'22"E



CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	BEARING	CHORD
C-1	37°00'54"	1502.70'	974.00'	504.62'	N21°36'39"E	957.17'
C-2	12°23'31"	325.00'	70.32'	35.30'	S03°05'34"E	70.18'
C-3	7°37'28"	1502.70'	200.01'	100.05'	N43°38'08"E	200.00'
C-4	12°36'15"	1502.70'	331.47'	166.51'	N54°52'36"E	331.00'
C-5	6°49'19"	1462.70'	225.21'	112.83'	N64°35'33"E	224.99'
C-6	3°34'36"	2365.70'	161.43'	80.72'	S87°47'14"E	161.40'
C-7	3°24'26"	2365.70'	141.07'	70.55'	S83°43'14"E	141.05'
C-8	8°24'35"	675.00'	99.07'	49.63'	N48°08'19"E	98.99'
C-9	8°47'48"	725.00'	133.66'	66.93'	S46°35'51"E	133.61'
C-10	62°36'16"	425.00'	464.38'	258.43'	N82°02'08"E	441.62'
C-11	17°36'52"	375.00'	115.28'	58.10'	N44°30'31"E	114.83'
C-12	29°39'34"	375.00'	194.18'	99.39'	N66°32'30"E	191.96'
C-13	35°36'52"	25.00'	15.54'	8.03'	S61°36'34"E	15.29'
C-14	99°50'26"	50.00'	87.13'	59.46'	S86°56'34"E	76.52'
C-15	90°10'38"	50.00'	78.67'	49.98'	S83°38'55"E	84.40'
C-16	96°21'20"	50.00'	84.08'	55.86'	N86°02'46"E	74.52'
C-17	48°11'23"	25.00'	21.03'	11.16'	S44°08'46"E	20.41'
C-18	12°34'31"	25.00'	5.49'	2.76'	N76°28'54"E	5.48'

APPROVED
THE BERKELEY COUNTY PLANNING COMMISSION
4/15/03
CHAIRMAN DATE

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REVISION	DATE

FINAL PLAT
CROSSINGS ON THE POTOMAC
LOTS 97–105

SITUATE ON BOTH SIDES OF W.V. ROUTE 2
HEDGESVILLE DISTRICT
BERKELEY COUNTY, WEST VIRGINIA

SCALE: 1" = 100'

PROJECT NO. 02-50212
DRAWING NO. D-2416
DATE: SEPT. 2002
DRAWN BY: J.L.F.
CHECKED BY: R.E.F.

SHEET 9 OF 17

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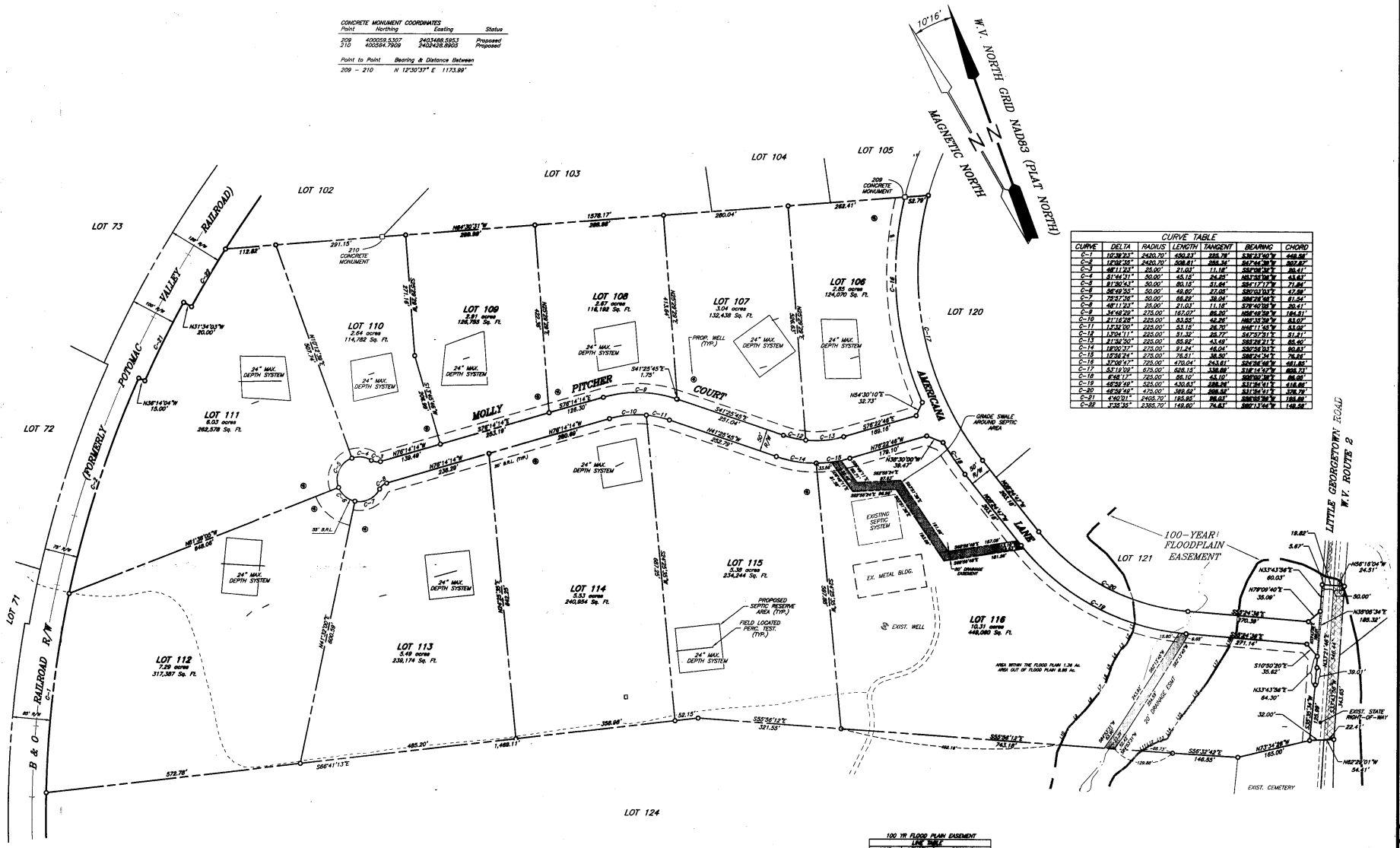
CONCRETE MONUMENT COORDINATES			
Point	Northing	Easting	Status
209	400059.5307	2403488.5953	Proposed
210	400594.7909	2402428.8905	Proposed

Point to Point	Bearing & Distance Between
209 – 210	N 12°30'37" E 1173.99'



CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	BEARING	CHORD
C-1	10°38'23"	2420.70'	450.23'	225.78'	S36°37'40"W	449.58'
C-2	12°02'35"	2420.70'	508.81'	255.34'	S47°44'39"W	507.67'
C-3	48°11'23"	25.00'	21.03'	11.16'	S52°36'26"W	20.41'
C-4	51°44'21"	50.00'	45.12'	24.25'	N63°38'38"W	43.61'
C-5	81°26'43"	50.00'	80.13'	51.64'	S54°17'17"W	71.84'
C-6	56°49'55"	50.00'	49.60'	27.00'	S20°03'03"E	47.58'
C-7	75°37'36"	50.00'	66.02'	39.04'	S86°26'46"E	61.34'
C-8	48°11'23"	25.00'	21.03'	11.16'	S75°40'08"W	20.41'
C-9	34°48'29"	275.00'	167.07'	86.20'	N56°49'59"W	164.51'
C-10	21°16'28"	225.00'	83.52'	42.24'	N62°35'29"W	83.07'
C-11	13°32'00"	225.00'	53.15'	26.70'	N48°11'45"W	53.02'
C-12	17°04'11"	225.00'	91.32'	46.22'	S47°57'51"E	91.21'
C-13	31°42'20"	225.00'	85.62'	43.49'	S62°37'21"E	85.06'
C-14	18°00'37"	275.00'	91.24'	46.04'	S52°56'03"E	90.83'
C-15	16°36'24"	275.00'	78.61'	39.50'	S66°24'54"E	78.36'
C-16	37°06'17"	725.00'	470.04'	243.61'	S24°36'46"W	461.66'
C-17	53°18'09"	675.00'	628.13'	338.69'	S18°14'47"W	606.23'
C-18	6°48'17"	725.00'	86.10'	43.10'	S60°50'38"E	86.05'
C-19	46°38'49"	525.00'	430.61'	228.26'	S31°34'41"E	418.66'
C-20	46°36'46"	475.00'	389.62'	206.52'	S31°34'41"E	378.79'
C-21	4°40'01"	2405.70'	195.95'	98.03'	S60°05'36"W	195.89'
C-22	3°35'32"	2388.70'	149.60'	74.81'	S62°13'44"W	149.58'

100 YR FLOOD PLAIN EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
L1	16.31'	S68°08'24"W
L2	30.78'	S33°47'18"W
L3	21.31'	S76°16'03"W
L4	31.00'	S82°48'13"W
L5	33.06'	S49°50'11"W
L6	35.40'	S36°13'06"W
L7	28.10'	S63°27'11"W
L8	16.30'	S84°22'28"W
L9	36.91'	S75°18'47"W
L10	43.30'	S52°31'58"W
L11	13.88'	N84°08'35"E
L12	21.78'	S87°09'24"E
L13	27.40'	S79°26'19"E
L14	31.91'	N69°03'22"E
L15	31.97'	N66°39'39"E
L16	28.34'	N68°08'29"E
L17	31.31'	N81°37'33"E
L18	24.97'	N66°34'23"E

APPROVED
THE BERKELEY COUNTY
PLANNING COMMISSION
PRESIDENT
6/12/03
DATE

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REVISION

DATE

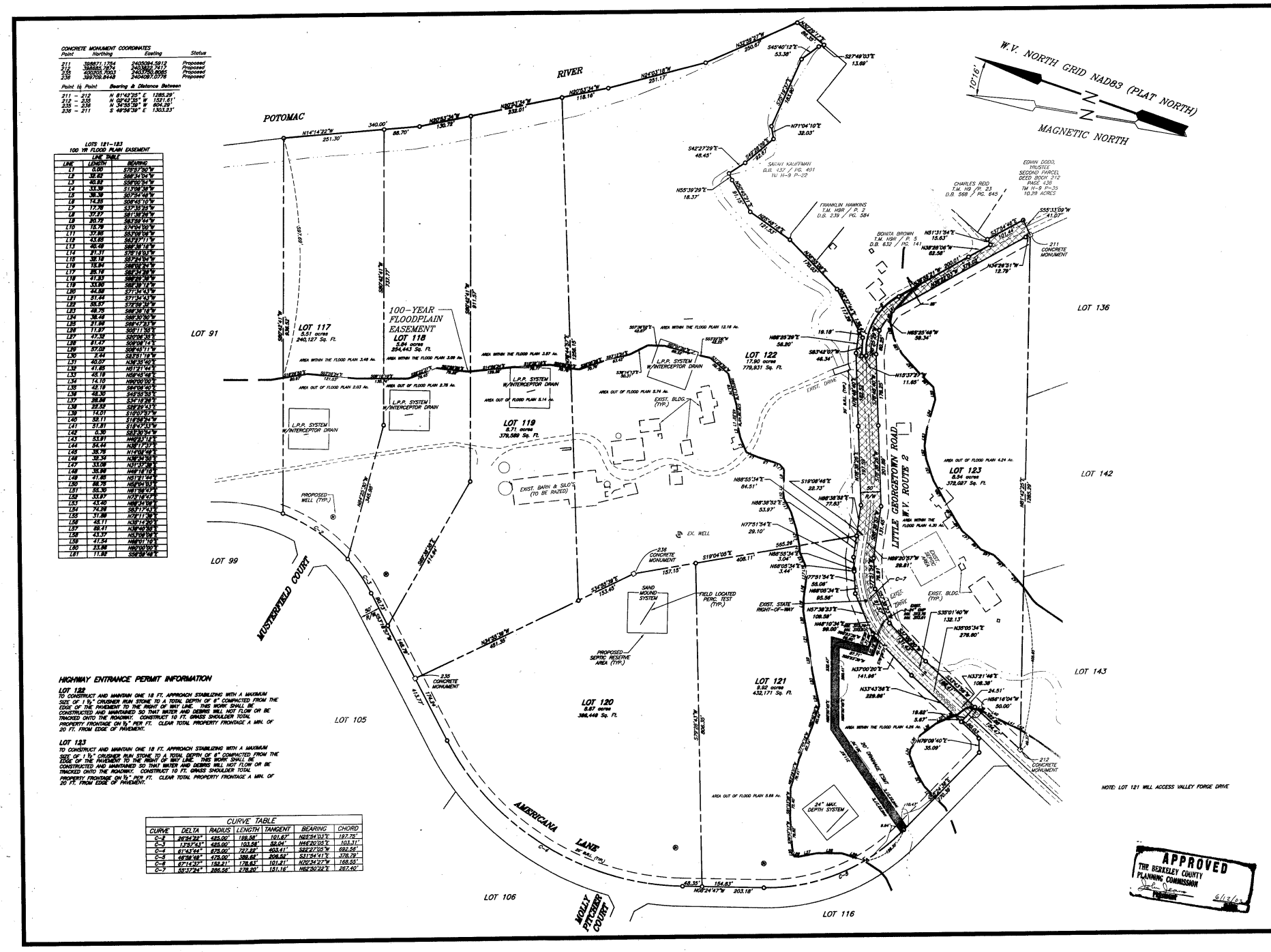
FINAL PLAT
CROSSINGS ON THE POTOMAC
LOTS 106–116

SITUATE ON BOTH SIDES OF W.V. ROUTE 2
HEDGESVILLE DISTRICT
BERKELEY COUNTY, WEST VIRGINIA

SCALE: 1" = 100'

PROJECT NO. 02-50212
DRAWING NO. 0-2416
DATE: SEPT. 2002
DRAWN BY: G.S.P.
CHECKED BY: R.E.T.

SHEET 10 OF 17



CONCRETE MONUMENT COORDINATES

Point	Northing	Easting	Status
211	398671.1754	2405084.5912	Proposed
212	398855.1674	2403922.7417	Proposed
235	399000.2223	2403760.6085	Proposed
236	399709.9448	2404087.0776	Proposed

Point to Point	Bearing & Distance Between
211 – 212	N 61°42'26" E 1285.29'
212 – 235	N 02°42'35" W 1571.61'
235 – 236	N 34°35'39" W 804.29'
236 – 211	S 49°36'39" E 1303.23'

LOTS 181-183
100 YR FLOOD PLAIN EASEMENT

LINE TABLE		
LINE	LENGTH	BEARING
L1	0.00	S75°37'50"W
L2	38.82	S66°24'54"W
L3	40.82	S56°02'54"W
L4	33.38	S13°06'38"W
L5	36.39	S07°24'46"W
L6	14.35	S09°45'10"W
L7	17.78	S37°35'25"W
L8	37.27	S81°38'09"W
L9	20.72	S63°59'44"W
L10	15.79	S74°04'00"W
L11	37.86	S83°09'08"W
L12	43.65	S63°27'11"W
L13	46.48	S66°38'18"W
L14	21.31	S76°16'53"W
L15	38.18	S87°24'04"W
L16	19.84	S86°02'34"W
L17	28.16	S86°34'38"W
L18	41.33	S86°26'08"W
L19	33.00	S82°39'12"W
L20	44.58	S71°34'43"W
L21	51.44	S71°34'43"W
L22	58.37	S72°59'32"W
L23	46.75	S66°38'18"W
L24	38.48	S68°30'50"W
L25	31.94	S66°47'33"W
L26	11.97	S50°11'58"W
L27	47.32	S20°06'35"E
L28	81.47	S06°08'14"E
L29	37.02	S08°48'11"W
L30	2.44	S83°51'19"W
L31	40.07	N30°35'40"E
L32	41.65	N51°11'42"E
L33	45.18	N58°45'48"E
L34	14.10	N80°00'00"E
L35	43.18	S64°06'40"E
L36	48.30	S43°55'53"E
L37	39.39	S34°16'38"E
L38	39.30	S29°26'43"E
L39	14.01	S10°07'57"W
L40	58.11	S16°56'34"W
L41	51.81	S10°07'03"W
L42	6.30	S33°30'54"W
L43	53.91	N46°23'13"E
L44	34.44	N38°17'17"E
L45	38.76	N14°06'46"E
L46	39.34	N39°30'35"E
L47	33.06	N31°07'09"E
L48	34.99	N49°18'10"E
L49	41.86	N51°21'44"E
L50	66.76	N59°50'03"E
L51	63.30	N61°56'47"E
L52	33.07	N70°16'47"E
L53	43.46	N69°36'06"E
L54	7.24	S85°11'43"E
L55	31.88	N76°11'39"E
L56	33.11	N39°14'20"E
L57	48.41	N39°46'38"E
L58	43.77	N53°09'09"E
L59	41.54	N60°01'10"E
L60	31.94	N80°00'00"E
L61	11.82	S58°59'46"E

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	BEARING	CHORD
C-2	20°34'24"	425.00'	190.56'	101.67'	N82°54'03"E	187.78'
C-3	13°37'53"	485.00'	103.58'	52.04'	N46°20'05"E	103.31'
C-4	61°43'44"	875.00'	727.82'	403.41'	S32°27'05"W	692.56'
C-5	46°38'48"	575.00'	389.82'	206.52'	S31°54'41"E	378.79'
C-6	67°14'37"	152.21'	178.63'	101.81'	N00°34'27"W	168.55'
C-7	58°37'24"	286.56'	278.20'	151.16'	N52°50'22"E	267.40'

HIGHWAY ENTRANCE PERMIT INFORMATION

LOT 122
TO CONSTRUCT AND MAINTAIN ONE 18 FT. APPROACH STABILIZING WITH A MAXIMUM SIZE OF 1 ½" CRUSHER RUN STONE TO A TOTAL DEPTH OF 6" COMPACTED FROM THE EDGE OF THE PAVEMENT TO THE RIGHT OF WAY LINE. THIS WORK SHALL BE CONSTRUCTED AND MAINTAINED SO THAT WATER AND DEBRIS WILL NOT FLOW OR BE TRACKED ONTO THE ROADWAY. CONSTRUCT 10 FT. GRASS SHOULDER TOTAL PROPERTY FRONTAGE ON ½" PER FT. CLEAR TOTAL PROPERTY FRONTAGE A MIN. OF 20 FT. FROM EDGE OF PAVEMENT.

LOT 123
TO CONSTRUCT AND MAINTAIN ONE 18 FT. APPROACH STABILIZING WITH A MAXIMUM SIZE OF 1 ½" CRUSHER RUN STONE TO A TOTAL DEPTH OF 6" COMPACTED FROM THE EDGE OF THE PAVEMENT TO THE RIGHT OF WAY LINE. THIS WORK SHALL BE CONSTRUCTED AND MAINTAINED SO THAT WATER AND DEBRIS WILL NOT FLOW OR BE TRACKED ONTO THE ROADWAY. CONSTRUCT 10 FT. GRASS SHOULDER TOTAL PROPERTY FRONTAGE ON ½" PER FT. CLEAR TOTAL PROPERTY FRONTAGE A MIN. OF 20 FT. FROM EDGE OF PAVEMENT.

APPROVED
THE BERKELEY COUNTY PLANNING COMMISSION
6/2/03

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REVISION | DATE

FINAL PLAT
CROSSINGS ON THE POTOMAC
LOTS 117-123
SITUATE ON BOTH SIDES OF W.V. ROUTE 2
HEDGESVILLE DISTRICT
BERKELEY COUNTY, WEST VIRGINIA

SCALE: 1" = 100'

PROJECT NO. 02-50212
DRAWING NO. D-2416
DATE: SEPT. 2002
DRAWN BY: G.S.P.
CHECKED BY: R.E.T.

SHEET 11 OF 17

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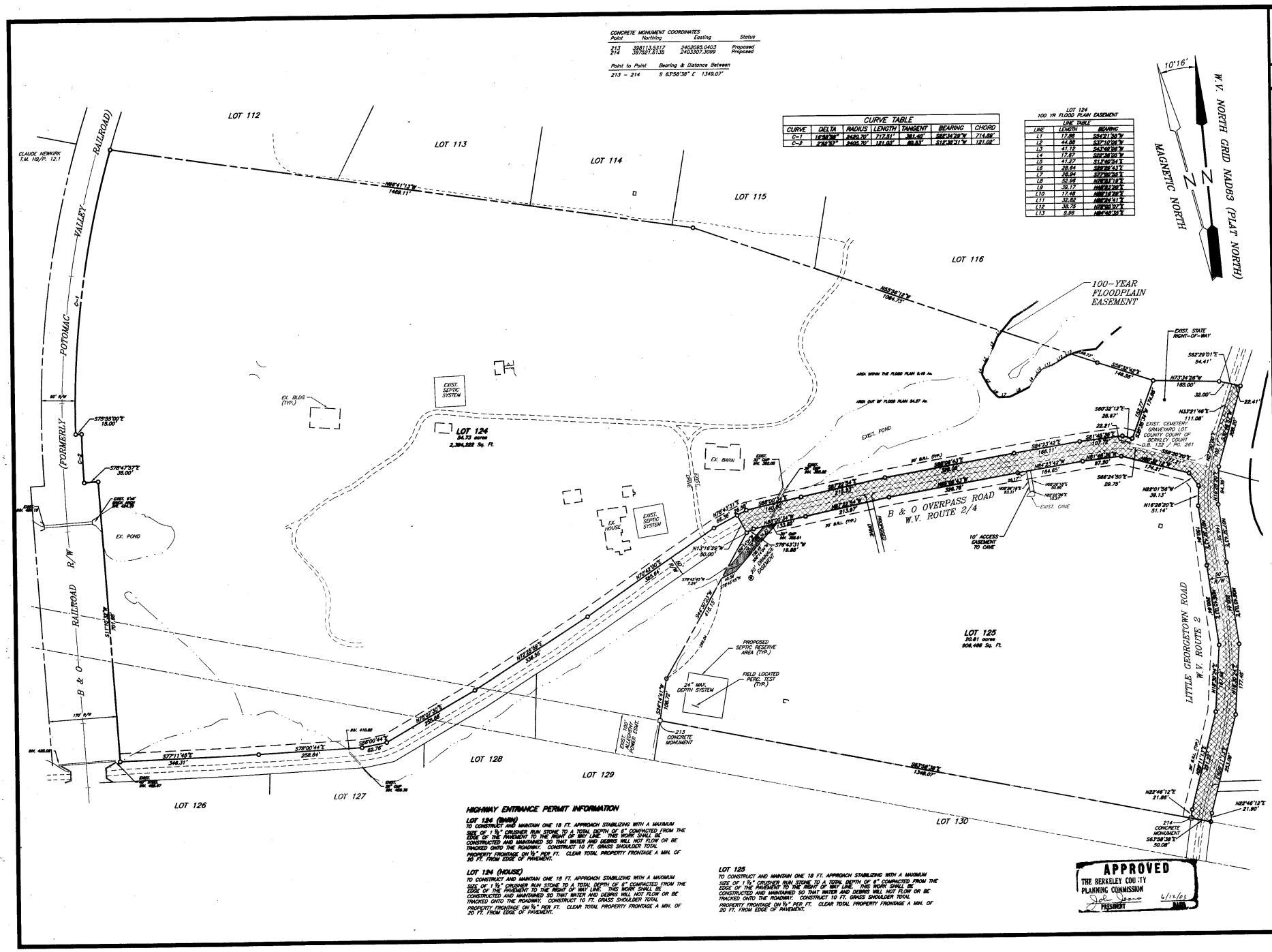
CONCRETE MONUMENT COORDINATES			
Point	Northing	Easting	Status
213	399113.5312	2403095.0403	Proposed
214	397921.6135	2403307.3099	Proposed

Point to Point	Bearing & Distance Between
213 – 214	S 63°58'38" E 1349.07'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	BEARING	CHORD
C-1	16°36'36"	2400.70'	717.81'	361.40'	S86°34'26"W	714.88'
C-2	2°46'30"	2405.70'	121.03'	60.53'	S12°36'31"W	121.02'

LOT 124
100 YR FLOOD PLAIN EASEMENT

LINE TABLE		
LINE	LENGTH	BEARING
L1	17.86	S84°21'36"W
L2	44.90	S37°10'08"W
L3	41.12	S43°46'06"W
L4	17.87	S25°36'05"E
L5	41.27	S12°50'54"E
L6	26.64	S88°26'43"E
L7	26.94	S27°30'26"E
L8	52.96	N40°31'18"E
L9	39.17	N40°31'26"E
L10	17.46	N86°14'26"E
L11	32.82	N86°24'41"E
L12	36.25	N26°46'07"E
L13	9.96	N84°46'35"E



HIGHWAY ENTRANCE PERMIT INFORMATION

LOT 124 (BARN)
TO CONSTRUCT AND MAINTAIN ONE 18 FT. APPROACH STABILIZING WITH A MAXIMUM SIZE OF 1 ½" CRUSHER RUN STONE TO A TOTAL DEPTH OF 6" COMPACTED FROM THE EDGE OF THE PAVEMENT TO THE RIGHT OF WAY LINE. THIS WORK SHALL BE CONSTRUCTED AND MAINTAINED SO THAT WATER AND DEBRIS WILL NOT FLOW OR BE TRACKED ONTO THE ROADWAY. CONSTRUCT 10 FT. GRASS SHOULDER TOTAL PROPERTY FRONTAGE ON ½" PER FT. CLEAR TOTAL PROPERTY FRONTAGE A MIN. OF 20 FT. FROM EDGE OF PAVEMENT.

LOT 124 (HOUSE)
TO CONSTRUCT AND MAINTAIN ONE 18 FT. APPROACH STABILIZING WITH A MAXIMUM SIZE OF 1 ½" CRUSHER RUN STONE TO A TOTAL DEPTH OF 6" COMPACTED FROM THE EDGE OF THE PAVEMENT TO THE RIGHT OF WAY LINE. THIS WORK SHALL BE CONSTRUCTED AND MAINTAINED SO THAT WATER AND DEBRIS WILL NOT FLOW OR BE TRACKED ONTO THE ROADWAY. CONSTRUCT 10 FT. GRASS SHOULDER TOTAL PROPERTY FRONTAGE ON ½" PER FT. CLEAR TOTAL PROPERTY FRONTAGE A MIN. OF 20 FT. FROM EDGE OF PAVEMENT.

LOT 125
TO CONSTRUCT AND MAINTAIN ONE 18 FT. APPROACH STABILIZING WITH A MAXIMUM SIZE OF 1 ½" CRUSHER RUN STONE TO A TOTAL DEPTH OF 6" COMPACTED FROM THE EDGE OF THE PAVEMENT TO THE RIGHT OF WAY LINE. THIS WORK SHALL BE CONSTRUCTED AND MAINTAINED SO THAT WATER AND DEBRIS WILL NOT FLOW OR BE TRACKED ONTO THE ROADWAY. CONSTRUCT 10 FT. GRASS SHOULDER TOTAL PROPERTY FRONTAGE ON ½" PER FT. CLEAR TOTAL PROPERTY FRONTAGE A MIN. OF 20 FT. FROM EDGE OF PAVEMENT.

APPROVED
THE BERKELEY COUNTY PLANNING COMMISSION
PRESIDENT
6/12/03

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DATE	REVISION

FINAL PLAT
CROSSINGS ON THE POTOMAC
LOTS 124 & 125

SITUATE ON BOTH SIDES OF W.V. ROUTE 2
HEDGESVILLE DISTRICT
BERKELEY COUNTY, WEST VIRGINIA

SCALE: 1" = 100'

PROJECT NO. 02-50212
DRAWING NO. D-2416
DATE: SEPT. 2002
DRAWN BY: G.S.P.
CHECKED BY: R.E.T.

SHEET 12 OF 17

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HIGHWAY ENTRANCE PERMIT INFORMATION

LOT 133
TO CONSTRUCT AND MAINTAIN ONE 18 FT. APPROACH STABILIZING WITH A MAXIMUM SIZE OF 1 ½" CRUSHER RUN STONE TO A TOTAL DEPTH OF 6" COMPACTED FROM THE EDGE OF THE PAVEMENT TO THE RIGHT OF WAY LINE. THIS WORK SHALL BE CONSTRUCTED AND MAINTAINED SO THAT WATER AND DEBRIS WILL NOT FLOW OR BE TRACKED ONTO THE ROADWAY. CONSTRUCT 10 FT. GRASS SHOULDER TOTAL PROPERTY FRONTAGE ON ½" PER FT. CLEAR TOTAL PROPERTY FRONTAGE A MIN. OF 20 FT. FROM EDGE OF PAVEMENT.

LOT 134/135
TO CONSTRUCT AND MAINTAIN ONE 18 FT. APPROACH STABILIZING WITH A MAXIMUM SIZE OF 1 ½" CRUSHER RUN STONE TO A TOTAL DEPTH OF 6" COMPACTED FROM THE EDGE OF THE PAVEMENT TO THE RIGHT OF WAY LINE. THIS WORK SHALL BE CONSTRUCTED AND MAINTAINED SO THAT WATER AND DEBRIS WILL NOT FLOW OR BE TRACKED ONTO THE ROADWAY. CONSTRUCT 10 FT. GRASS SHOULDER TOTAL PROPERTY FRONTAGE ON ½" PER FT. CLEAR TOTAL PROPERTY FRONTAGE A MIN. OF 20 FT. FROM EDGE OF PAVEMENT.

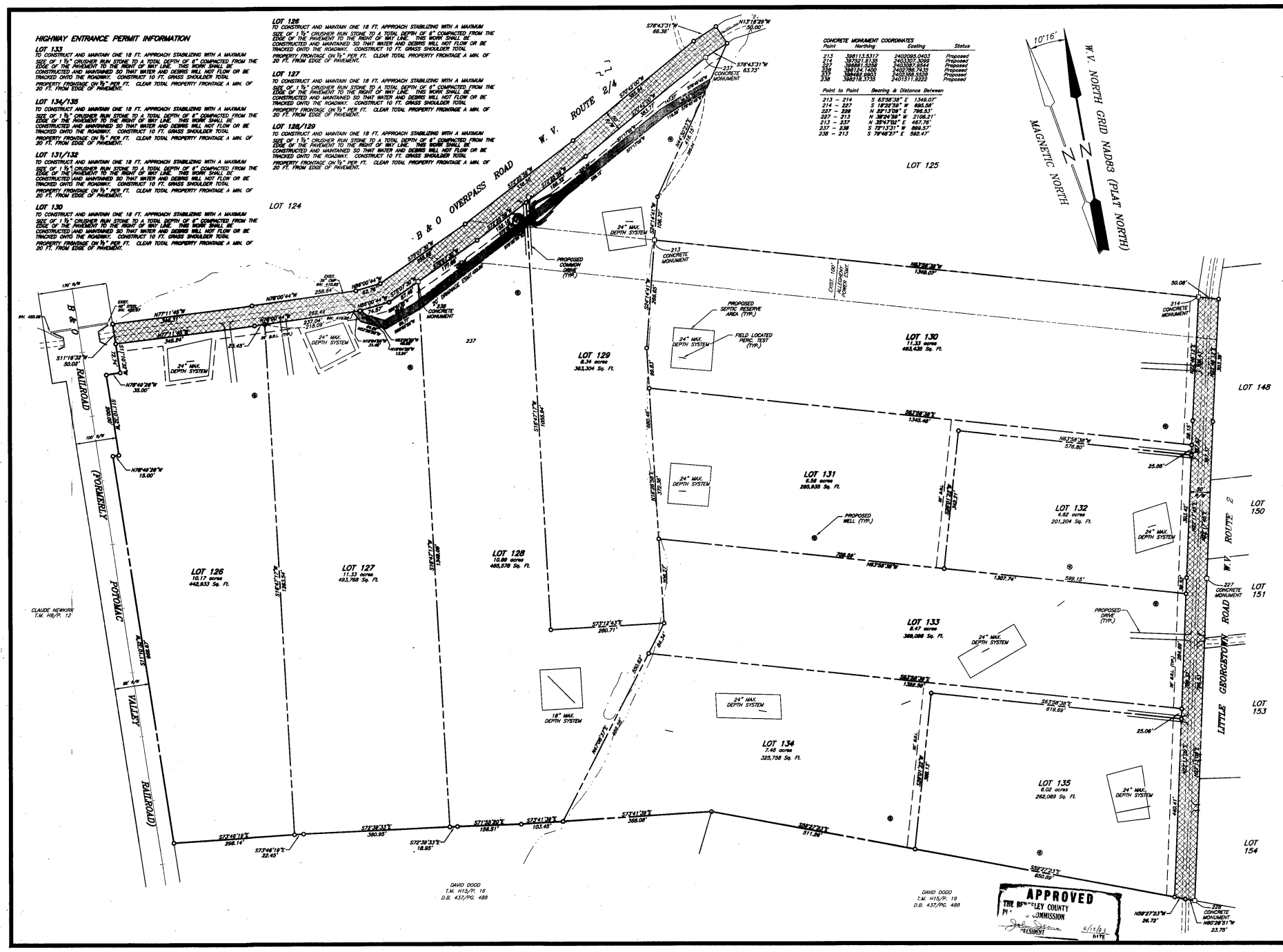
LOT 131/132
TO CONSTRUCT AND MAINTAIN ONE 18 FT. APPROACH STABILIZING WITH A MAXIMUM SIZE OF 1 ½" CRUSHER RUN STONE TO A TOTAL DEPTH OF 6" COMPACTED FROM THE EDGE OF THE PAVEMENT TO THE RIGHT OF WAY LINE. THIS WORK SHALL BE CONSTRUCTED AND MAINTAINED SO THAT WATER AND DEBRIS WILL NOT FLOW OR BE TRACKED ONTO THE ROADWAY. CONSTRUCT 10 FT. GRASS SHOULDER TOTAL PROPERTY FRONTAGE ON ½" PER FT. CLEAR TOTAL PROPERTY FRONTAGE A MIN. OF 20 FT. FROM EDGE OF PAVEMENT.

LOT 130
TO CONSTRUCT AND MAINTAIN ONE 18 FT. APPROACH STABILIZING WITH A MAXIMUM SIZE OF 1 ½" CRUSHER RUN STONE TO A TOTAL DEPTH OF 6" COMPACTED FROM THE EDGE OF THE PAVEMENT TO THE RIGHT OF WAY LINE. THIS WORK SHALL BE CONSTRUCTED AND MAINTAINED SO THAT WATER AND DEBRIS WILL NOT FLOW OR BE TRACKED ONTO THE ROADWAY. CONSTRUCT 10 FT. GRASS SHOULDER TOTAL PROPERTY FRONTAGE ON ½" PER FT. CLEAR TOTAL PROPERTY FRONTAGE A MIN. OF 20 FT. FROM EDGE OF PAVEMENT.

LOT 126
TO CONSTRUCT AND MAINTAIN ONE 18 FT. APPROACH STABILIZING WITH A MAXIMUM SIZE OF 1 ½" CRUSHER RUN STONE TO A TOTAL DEPTH OF 6" COMPACTED FROM THE EDGE OF THE PAVEMENT TO THE RIGHT OF WAY LINE. THIS WORK SHALL BE CONSTRUCTED AND MAINTAINED SO THAT WATER AND DEBRIS WILL NOT FLOW OR BE TRACKED ONTO THE ROADWAY. CONSTRUCT 10 FT. GRASS SHOULDER TOTAL PROPERTY FRONTAGE ON ½" PER FT. CLEAR TOTAL PROPERTY FRONTAGE A MIN. OF 20 FT. FROM EDGE OF PAVEMENT.

LOT 127
TO CONSTRUCT AND MAINTAIN ONE 18 FT. APPROACH STABILIZING WITH A MAXIMUM SIZE OF 1 ½" CRUSHER RUN STONE TO A TOTAL DEPTH OF 6" COMPACTED FROM THE EDGE OF THE PAVEMENT TO THE RIGHT OF WAY LINE. THIS WORK SHALL BE CONSTRUCTED AND MAINTAINED SO THAT WATER AND DEBRIS WILL NOT FLOW OR BE TRACKED ONTO THE ROADWAY. CONSTRUCT 10 FT. GRASS SHOULDER TOTAL PROPERTY FRONTAGE ON ½" PER FT. CLEAR TOTAL PROPERTY FRONTAGE A MIN. OF 20 FT. FROM EDGE OF PAVEMENT.

LOT 128/129
TO CONSTRUCT AND MAINTAIN ONE 18 FT. APPROACH STABILIZING WITH A MAXIMUM SIZE OF 1 ½" CRUSHER RUN STONE TO A TOTAL DEPTH OF 6" COMPACTED FROM THE EDGE OF THE PAVEMENT TO THE RIGHT OF WAY LINE. THIS WORK SHALL BE CONSTRUCTED AND MAINTAINED SO THAT WATER AND DEBRIS WILL NOT FLOW OR BE TRACKED ONTO THE ROADWAY. CONSTRUCT 10 FT. GRASS SHOULDER TOTAL PROPERTY FRONTAGE ON ½" PER FT. CLEAR TOTAL PROPERTY FRONTAGE A MIN. OF 20 FT. FROM EDGE OF PAVEMENT.



COMPUTED MONUMENT COORDINATES			
Point	Northing	Easting	Status
213	398113.5317	2402085.0403	Proposed
214	397917.6136	2402307.5593	Proposed
227	398951.5258	2402067.9044	Proposed
237	398126.1403	2402338.5528	Proposed
238	398495.7401	2402388.5528	Proposed
238	398218.3735	2401511.9222	Proposed

Point to Point	Bearing & Distance Between
213 – 214	S 63°58'58" E 1349.07'
214 – 227	S 18°28'39" W 885.98'
227 – 238	N 58°13'09" E 796.53'
227 – 213	N 38°41'04" W 2106.21'
213 – 237	N 39°47'02" E 467.76'
237 – 238	S 72°13'31" W 689.57'
238 – 213	S 79°46'27" E 592.47'

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REVISION	DATE

FINAL PLAT
CROSSINGS ON THE POTOMAC
LOTS 126–135

SITUATE ON BOTH SIDES OF W.V. ROUTE 2
HEDGESVILLE DISTRICT
BERKELEY COUNTY, WEST VIRGINIA

SCALE: 1" = 100'

PROJECT NO. 02-50212
DRAWING NO. D-2416
DATE: SEPT. 2002
DRAWN BY: G.S.P.
CHECKED BY: R.E.T.

SHEET 13 OF 17

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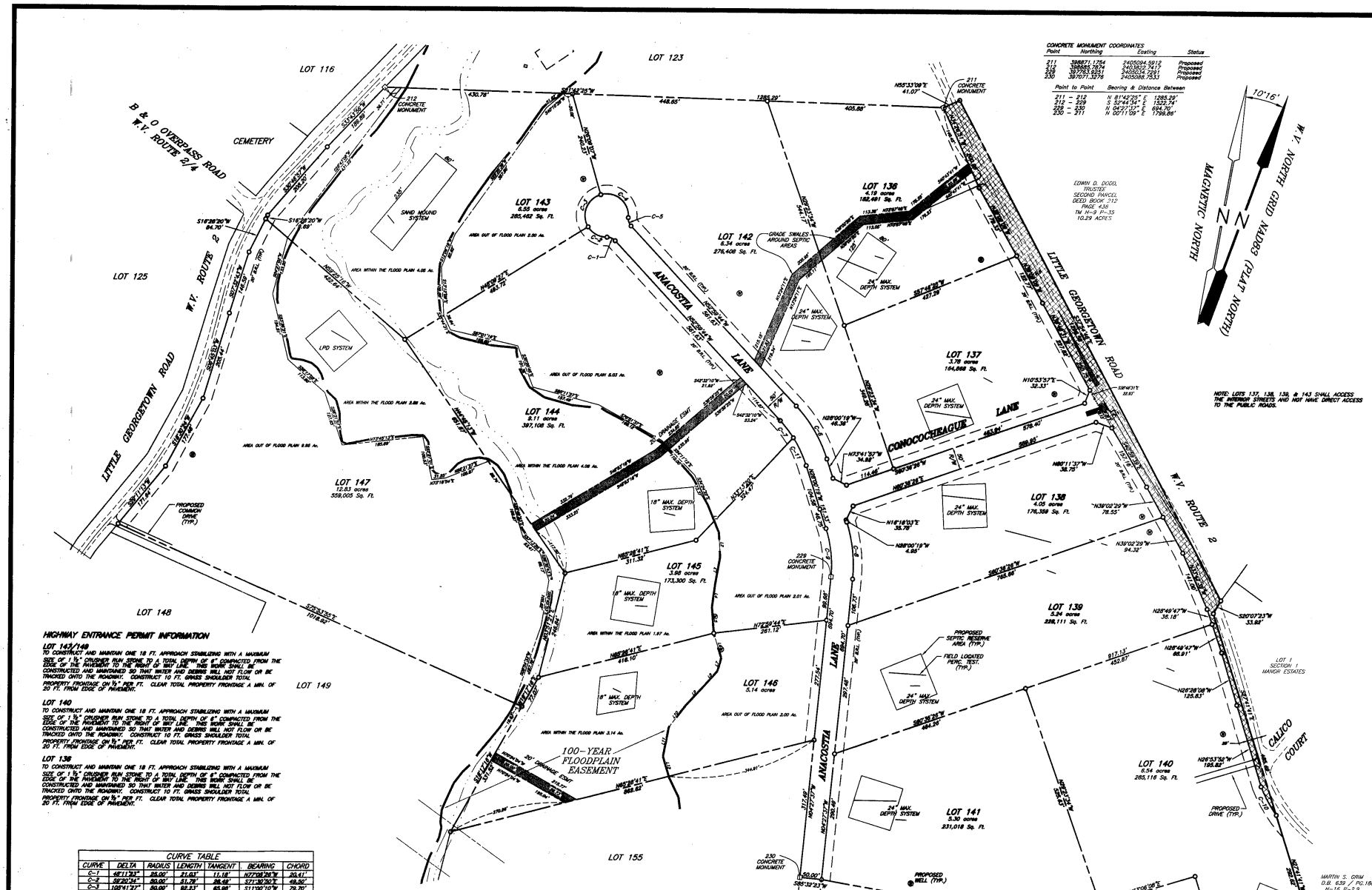

HIGHWAY ENTRANCE PERMIT INFORMATION

LOT 143/149
TO CONSTRUCT AND MAINTAIN ONE 18 FT. APPROACH STABILIZING WITH A MAXIMUM SIZE OF 1 ½" CRUSHER RUN STONE TO A TOTAL DEPTH OF 6" COMPACTED FROM THE EDGE OF THE PAVEMENT TO THE RIGHT OF WAY LINE. THIS WORK SHALL BE CONSTRUCTED AND MAINTAINED SO THAT WATER AND DEBRIS WILL NOT FLOW OR BE TRACKED ONTO THE ROADWAY. CONSTRUCT 10 FT. GRASS SHOULDER TOTAL PROPERTY FRONTAGE ON ½ PER FT. CLEAR TOTAL PROPERTY FRONTAGE A MIN. OF 20 FT. FROM EDGE OF PAVEMENT.

LOT 140
TO CONSTRUCT AND MAINTAIN ONE 18 FT. APPROACH STABILIZING WITH A MAXIMUM SIZE OF 1 ½" CRUSHER RUN STONE TO A TOTAL DEPTH OF 6" COMPACTED FROM THE EDGE OF THE PAVEMENT TO THE RIGHT OF WAY LINE. THIS WORK SHALL BE CONSTRUCTED AND MAINTAINED SO THAT WATER AND DEBRIS WILL NOT FLOW OR BE TRACKED ONTO THE ROADWAY. CONSTRUCT 10 FT. GRASS SHOULDER TOTAL PROPERTY FRONTAGE ON ½ PER FT. CLEAR TOTAL PROPERTY FRONTAGE A MIN. OF 20 FT. FROM EDGE OF PAVEMENT.

LOT 136
TO CONSTRUCT AND MAINTAIN ONE 18 FT. APPROACH STABILIZING WITH A MAXIMUM SIZE OF 1 ½" CRUSHER RUN STONE TO A TOTAL DEPTH OF 6" COMPACTED FROM THE EDGE OF THE PAVEMENT TO THE RIGHT OF WAY LINE. THIS WORK SHALL BE CONSTRUCTED AND MAINTAINED SO THAT WATER AND DEBRIS WILL NOT FLOW OR BE TRACKED ONTO THE ROADWAY. CONSTRUCT 10 FT. GRASS SHOULDER TOTAL PROPERTY FRONTAGE ON ½ PER FT. CLEAR TOTAL PROPERTY FRONTAGE A MIN. OF 20 FT. FROM EDGE OF PAVEMENT.

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	BEARING	CHORD
C-1	46°11'53"	25.00'	21.03'	11.18'	N72°08'28"W	20.41'
C-2	56°20'34"	50.00'	51.79'	28.48'	S71°30'50"E	49.50'
C-3	108°41'27"	50.00'	95.33'	65.98'	S11°00'10"W	79.70'
C-4	111°20'48"	50.00'	97.17'	73.82'	N62°28'34"W	82.58'
C-5	46°11'53"	25.00'	21.03'	11.18'	S28°54'03"E	20.41'
C-6	24°39'25"	325.00'	141.75'	72.02'	N40°30'02"W	140.63'
C-7	102°41'41"	275.00'	49.73	24.83	N47°48'34"W	49.66'
C-8	27°32'43"	325.00'	153.66'	87.73'	N16°13'58"W	152.22'
C-9	27°32'43"	275.00'	129.91'	74.16'	N16°13'58"W	128.69'
C-10	125°47'14"	33.00'	72.46'	59.11'	S38°54'27"E	58.78'
C-11	14°37'44"	275.00'	70.21	35.30	N35°18'12"W	70.02'

FLOOD PLAIN EASEMENT LOTS 144-146

LINE TABLE		
LINE	LENGTH	BEARING
L1	68.17	N33°12'58"W
L2	56.76	N31°15'02"W
L3	62.85	N00°00'00"E
L4	53.14	N32°20'21"W
L5	61.81	N14°17'31"W
L6	58.42	N27°33'04"W
L7	31.59	N03°54'39"E
L8	38.41	N31°31'28"E
L9	68.25	N32°42'04"E
L10	63.51	N27°27'22"E
L11	69.35	N00°53'45"E
L12	47.69	N26°34'39"W

CONCRETE MONUMENT COORDINATES

Point	Northing	Easting	Status
211	398871.1764	2405094.5912	Proposed
212	398845.7974	2403823.7413	Proposed
229	397783.9351	2405234.7351	Proposed
230	397677.3276	2405088.7533	Proposed

Point to Point	Bearing & Distance Between
211 – 212	N 81°42'25" E 1285.29'
212 – 229	S 32°44'54" E 1322.74'
229 – 230	N 04°37'27" E 694.70'
230 – 211	N 00°11'09" E 1799.86'

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REVISION	DATE

FINAL PLAT
CROSSINGS ON THE POTOMAC
LOTS 136-147

SITUATE ON BOTH SIDES OF W.V. ROUTE 2
HEDGESVILLE DISTRICT
BERKELEY COUNTY, WEST VIRGINIA

SCALE: 1" = 100'

PROJECT NO. 02-50212
DRAWING NO. D-2416
DATE: SEPT. 2002
DRAWN BY: G.S.P.
CHECKED BY: R.E.T.

SHEET 14 OF 17

FOR BERKELEY COUNTY PLANNING COMMISSION
6/13/03
DATE

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HIGHWAY ENTRANCE PERMIT INFORMATION

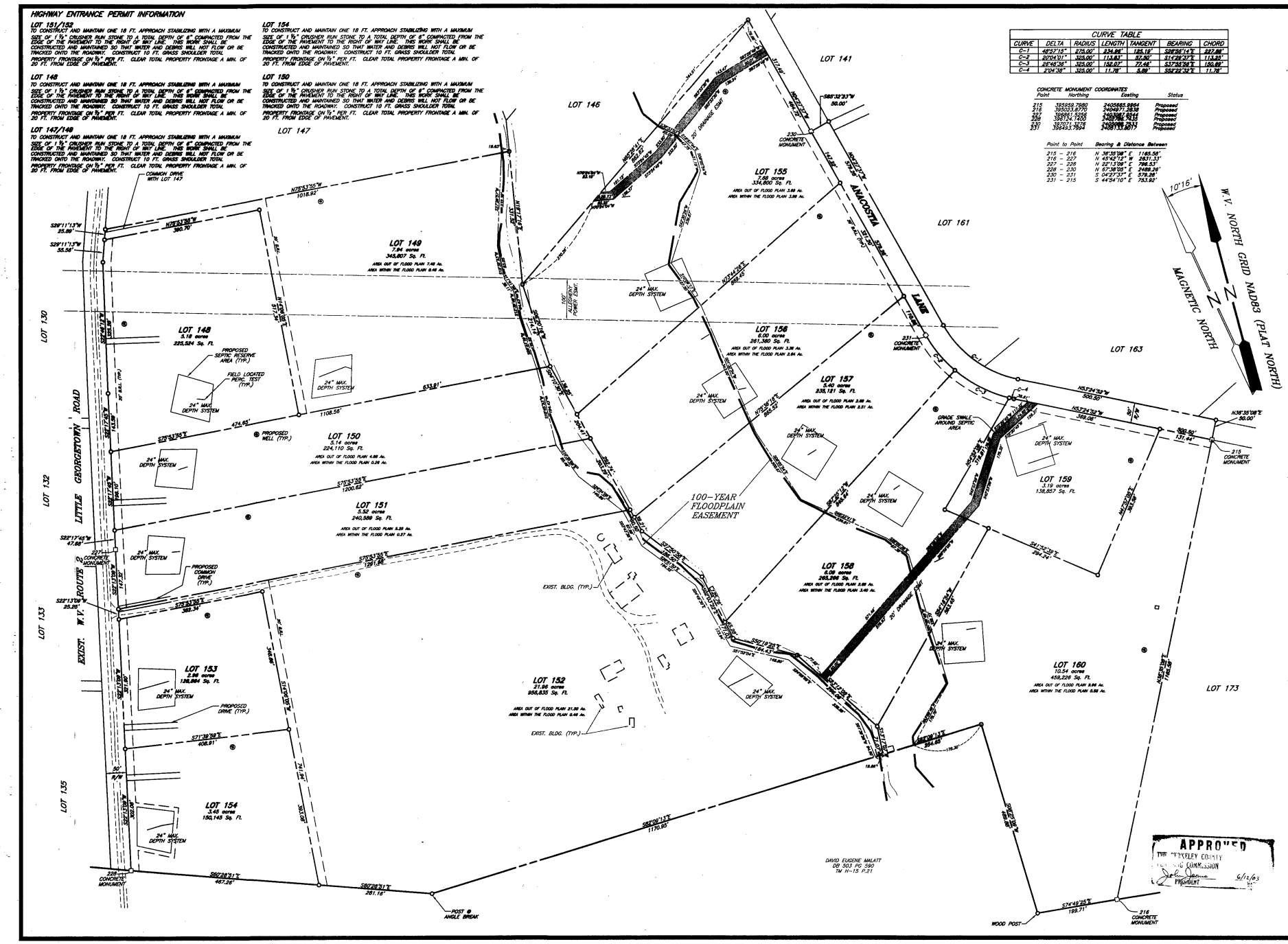
LOT 151/152
TO CONSTRUCT AND MAINTAIN ONE 18 FT. APPROACH STABILIZING WITH A MAXIMUM SIZE OF 1 ½" CRUSHER RUN STONE TO A TOTAL DEPTH OF 6" COMPACTED FROM THE EDGE OF THE PAVEMENT TO THE RIGHT OF WAY LINE. THIS WORK SHALL BE CONSTRUCTED AND MAINTAINED SO THAT WATER AND DEBRIS WILL NOT FLOW OR BE TRACKED ONTO THE ROADWAY. CONSTRUCT 10 FT. GRASS SHOULDER TOTAL PROPERTY FRONTAGE ON ½" PER FT. CLEAR TOTAL PROPERTY FRONTAGE A MIN. OF 20 FT. FROM EDGE OF PAVEMENT.

LOT 148
TO CONSTRUCT AND MAINTAIN ONE 18 FT. APPROACH STABILIZING WITH A MAXIMUM SIZE OF 1 ½" CRUSHER RUN STONE TO A TOTAL DEPTH OF 6" COMPACTED FROM THE EDGE OF THE PAVEMENT TO THE RIGHT OF WAY LINE. THIS WORK SHALL BE CONSTRUCTED AND MAINTAINED SO THAT WATER AND DEBRIS WILL NOT FLOW OR BE TRACKED ONTO THE ROADWAY. CONSTRUCT 10 FT. GRASS SHOULDER TOTAL PROPERTY FRONTAGE ON ½" PER FT. CLEAR TOTAL PROPERTY FRONTAGE A MIN. OF 20 FT. FROM EDGE OF PAVEMENT.

LOT 147/149
TO CONSTRUCT AND MAINTAIN ONE 18 FT. APPROACH STABILIZING WITH A MAXIMUM SIZE OF 1 ½" CRUSHER RUN STONE TO A TOTAL DEPTH OF 6" COMPACTED FROM THE EDGE OF THE PAVEMENT TO THE RIGHT OF WAY LINE. THIS WORK SHALL BE CONSTRUCTED AND MAINTAINED SO THAT WATER AND DEBRIS WILL NOT FLOW OR BE TRACKED ONTO THE ROADWAY. CONSTRUCT 10 FT. GRASS SHOULDER TOTAL PROPERTY FRONTAGE ON ½" PER FT. CLEAR TOTAL PROPERTY FRONTAGE A MIN. OF 20 FT. FROM EDGE OF PAVEMENT.

LOT 154
TO CONSTRUCT AND MAINTAIN ONE 18 FT. APPROACH STABILIZING WITH A MAXIMUM SIZE OF 1 ½" CRUSHER RUN STONE TO A TOTAL DEPTH OF 6" COMPACTED FROM THE EDGE OF THE PAVEMENT TO THE RIGHT OF WAY LINE. THIS WORK SHALL BE CONSTRUCTED AND MAINTAINED SO THAT WATER AND DEBRIS WILL NOT FLOW OR BE TRACKED ONTO THE ROADWAY. CONSTRUCT 10 FT. GRASS SHOULDER TOTAL PROPERTY FRONTAGE ON ½" PER FT. CLEAR TOTAL PROPERTY FRONTAGE A MIN. OF 20 FT. FROM EDGE OF PAVEMENT.

LOT 150
TO CONSTRUCT AND MAINTAIN ONE 18 FT. APPROACH STABILIZING WITH A MAXIMUM SIZE OF 1 ½" CRUSHER RUN STONE TO A TOTAL DEPTH OF 6" COMPACTED FROM THE EDGE OF THE PAVEMENT TO THE RIGHT OF WAY LINE. THIS WORK SHALL BE CONSTRUCTED AND MAINTAINED SO THAT WATER AND DEBRIS WILL NOT FLOW OR BE TRACKED ONTO THE ROADWAY. CONSTRUCT 10 FT. GRASS SHOULDER TOTAL PROPERTY FRONTAGE ON ½" PER FT. CLEAR TOTAL PROPERTY FRONTAGE A MIN. OF 20 FT. FROM EDGE OF PAVEMENT.



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	BEARING	CHORD
C-1	46°37'18"	275.00'	224.06'	185.18'	S26°56'14"E	217.86'
C-2	20°24'01"	325.00'	115.63'	57.50'	S14°29'37"E	115.05'
C-3	26°46'36"	325.00'	152.07'	77.46'	S37°56'36"E	150.69'
C-4	2°04'58"	325.00'	11.78'	5.89'	S52°22'32"E	11.78'

CONCRETE MONUMENT COORDINATES

Point	Northing	Easting	Status
215	395959.7980	2405665.6964	Proposed
216	395023.6770	2404871.2836	Proposed
227	396661.5258	2405096.4514	Proposed
228	396124.7406	2405706.2033	Proposed
230	397071.3276	2405096.2033	Proposed
231	396463.3624	2406115.8017	Proposed

Point to Point	Bearing & Distance Between
215 – 216	N 36°35'08" E 1165.58'
216 – 227	N 45°42'12" W 2631.33'
227 – 228	N 22°13'09" E 796.53'
228 – 230	N 67°38'05" E 2489.26'
230 – 231	S 04°27'37" E 579.26'
231 – 215	S 44°54'10" E 703.92'

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REVISION

DATE

FINAL PLAT
CROSSINGS ON THE POTOMAC
LOTS 148-160

SITUATE ON BOTH SIDES OF W.V. ROUTE 2
HEDGESVILLE DISTRICT
BERKELEY COUNTY, WEST VIRGINIA

SCALE: 1" = 100'

PROJECT NO. 02-50212
DRAWING NO. D-2416
DATE: SEPT. 2002
DRAWN BY: G.S.P.
CHECKED BY: R.E.T.

SHEET 15 OF 17

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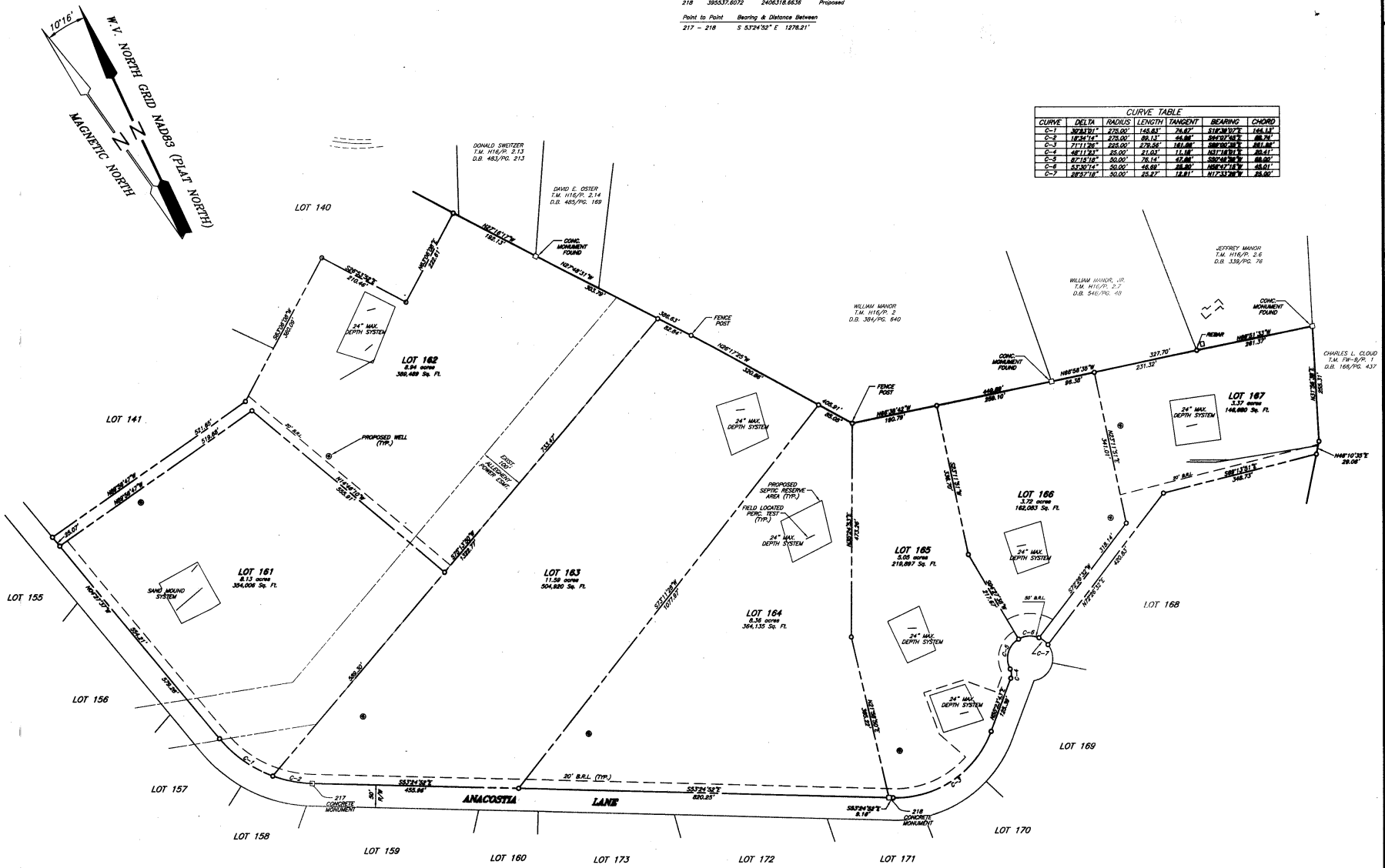
CONCRETE MONUMENT COORDINATES			
Point	Northing	Easting	Status
217	396268.2575	2405293.9110	Proposed
218	395537.8072	2406318.6838	Proposed

Point to Point	Bearing & Distance Between
217 – 218	S 53°24'52" E 1278.21'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	BEARING	CHORD
C-1	30°23'01"	275.00'	145.83'	74.67'	S18°36'07"E	144.14'
C-2	18°34'14"	275.00'	89.13'	44.96'	S44°07'46"E	88.74'
C-3	71°11'26"	225.00'	279.56'	161.86'	S66°00'38"E	261.86'
C-4	48°11'23"	25.00'	21.03'	11.16'	N31°16'01"E	20.41'
C-5	87°15'18"	50.00'	76.14'	47.86'	S82°46'36"W	68.90'
C-6	53°30'14"	50.00'	46.69'	25.06'	N64°47'14"W	45.01'
C-7	28°57'18"	50.00'	25.27'	12.91'	N17°33'26"W	25.00'



APPROVED
THE BERKELEY COUNTY PLANNING COMMISSION
PRESIDENT
6/12/03
DATE

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REVISION	DATE

FINAL PLAT
CROSSINGS ON THE POTOMAC
LOTS 161-167

SITUATE ON BOTH SIDES OF W.V. ROUTE 2
HEDGESVILLE DISTRICT
BERKELEY COUNTY, WEST VIRGINIA

SCALE: 1" = 100'

PROJECT NO. 02-50212
DRAWING NO. D-2416
DATE: SEPT. 2002
DRAWN BY: G.S.P.
CHECKED BY: R.E.T.

SHEET 16 OF 17

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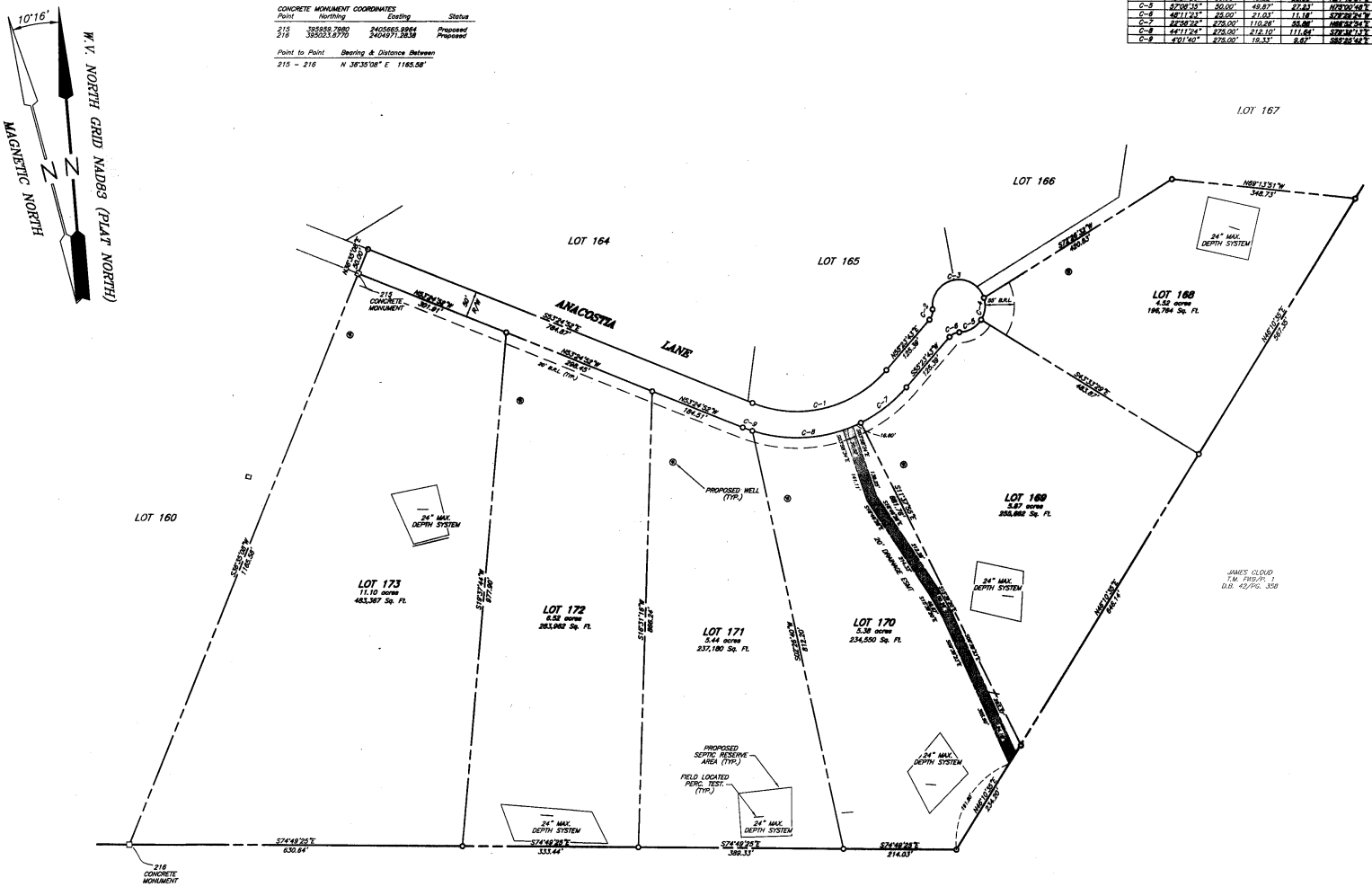
10°16'
W.V. NORTH GRID NAD83 (PLAT NORTH)
MAGNETIC NORTH
N
CONCRETE MONUMENT COORDINATES
Point Northing Easting Status
215 395855.7980 2405665.9864 Proposed
216 395053.6770 2404971.3838 Proposed
Point to Point Bearing & Distance Between
215 - 216 N 36°35'08" E 1165.58'
LOT 160
LOT 164
LOT 165
LOT 166
LOT 167
ANACOSTIA LANE
215 CONCRETE MONUMENT
216 CONCRETE MONUMENT
LOT 173
11.10 acres
483,367 Sq. Ft.
LOT 172
6.52 acres
283,962 Sq. Ft.
LOT 171
5.44 acres
237,180 Sq. Ft.
LOT 170
5.38 acres
234,550 Sq. Ft.
LOT 169
5.87 acres
255,862 Sq. Ft.
LOT 168
4.52 acres
196,794 Sq. Ft.
24" MAX. DEPTH SYSTEM
PROPOSED WELL (TYP.)
PROPOSED SEPTIC RESERVE AREA (TYP.)
FIELD LOCATED PERC. TEST (TYP.)
30' DRAINAGE EASM'T
JAMES CLOUD
T.M. 7/93/Pt. 1
D.B. 42/Pg. 358
DAVID MALATT
T.M. H15/P. 21
D.B. 303/Pg. 390
S74°49'25"E 630.64'
S74°49'28"E 333.44'
S74°49'28"E 389.33'
S74°49'28"E 214.03'
N46°10'32"E 364.14'
N46°10'32"E 36.50'
N89°13'51"W 348.73'
S74°49'28"E 1165.58'
S16°27'24"W 577.90'
S16°27'24"W 866.24'
S16°27'24"W 1,429.25'
S16°27'24"W 214.03'
S16°27'24"W 214.03'
S16°27'24"W 214.03