

**CURRENT OWNER / TITLE SOURCE**

OAKHURST CLUB LLC  
 DEED BK 283, PG 634 - MONROE COUNTY  
 DEED BK 579, PG 412 - GREENBRIAR COUNTY

**REFERENCE -**

MONROE COUNTY PARCEL 32-4-5-2  
 GREENBRIER COUNTY PARCEL 13-16-41-1  
 MAP BK 5, PG D-80, GREENBRIER CO.

**NOTES:**

ALL IRON RODS SET ARE 5/8" REBAR.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT INDICATE ALL ENCUMBRANCES UPON THE PROPERTY.

THIS IS TO CERTIFY THAT THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE AS DETERMINED BY THE DEPARTMENT OF HOMELAND SECURITY AND F.E.M.A. ZONE X, FLOOD INSURANCE RATE MAP; MONROE COUNTY - 54063C0080C, DATED 6-17-02; MONROE COUNTY - 54063C0090C, DATED 6-17-02; GREENBRIER COUNTY - 54025C0800F, DATED 7-5-23

THIS IS TO CERTIFY THAT ON OCTOBER, 25 2024, A PARTIAL SURVEY WAS CONDUCTED, WHICH INCLUDED SETTING IRON RODS AT ALL NEW LOT CORNERS AND VERIFYING SOME OF THE EXISTING EXTERIOR BOUNDARY MARKERS. THE EXTERIOR BOUNDARY WAS PLATTED FROM A PREVIOUS SURVEY PREPARED BY RICKFORD L. WALTON, PS, RECORDED IN MAP BOOK 5, PAGE D-80, IN THE CLERK'S OFFICE OF GREENBRIER COUNTY, WEST VIRGINIA, AND WAS NOT COMPLETELY RE-SURVEYED AT THIS TIME.

**OWNER'S CERTIFICATE AND NOTARIZATION**

KNOW ALL MEN BY THESE PRESENTS; That I, \_\_\_\_\_, Authorized Representative for Oakhurst Club LLC, owner of the property shown on this plat, do hereby certify that Robert C. Jeans, LS, surveyed and made this plat with my own free will and consent, and the entire subdivided parcels as shown hereon, are within the boundaries of a tract of land conveyed to Oakhurst Club LLC, by Deed, recorded in Deed Book 283, Page 634 Monroe County and in Deed Book 579, Page 412 Greenbrier County, West Virginia. I further certify that the old Parcel Line as shown hereon shall be vacated.

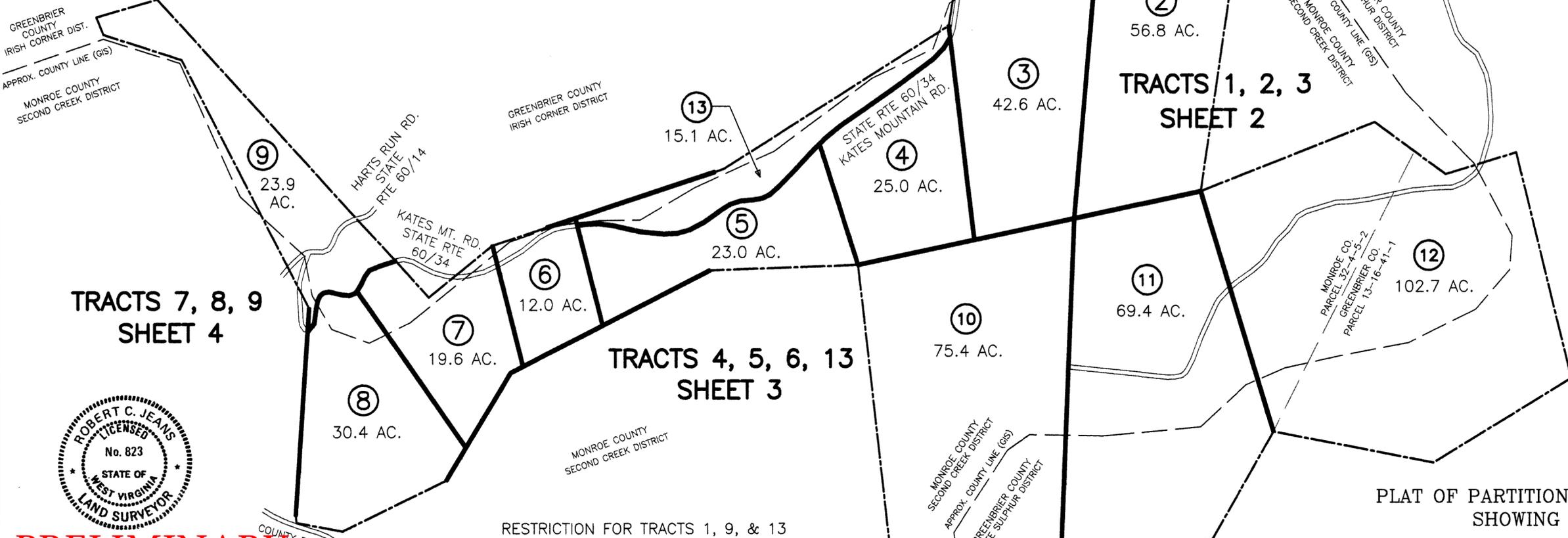
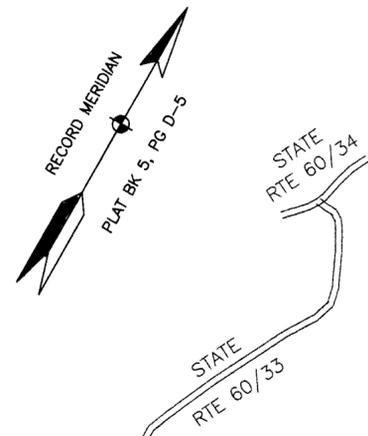
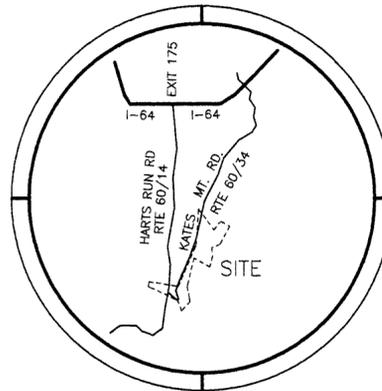
**Authorized Representative for Oakhurst Club LLC**

Signature \_\_\_\_\_ Printed Name \_\_\_\_\_ Title \_\_\_\_\_ Date \_\_\_\_\_

State of \_\_\_\_\_ of \_\_\_\_\_

I \_\_\_\_\_, a Notary Public in and for the aforesaid State do hereby certify that \_\_\_\_\_, whose name is signed to the foregoing writing, has personally appeared before me and acknowledged the same in my aforesaid jurisdiction on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires \_\_\_\_\_  
 Notary Public \_\_\_\_\_



**PRELIMINARY**

ROBERT C. JEANS #823 DATE \_\_\_\_\_

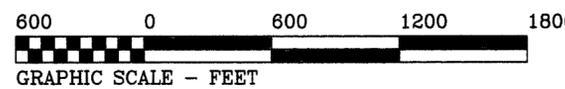
I HEREBY CERTIFY THAT THIS PLAT WAS MADE BY ME AND THAT THE MONUMENTS SHOWN ON THIS PLAT HAVE BEEN PLACED AND THEIR LOCATION AND CHARACTER ARE CORRECTLY SHOWN. THE SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND COMPLIES WITH THE MINIMUM STANDARDS AND PROCEDURES AS ESTABLISHED BY THE WEST VIRGINIA STATE BOARD.

**CORNERSTONE LAND SURVEYING, INC.**  
 250 SOUTH MAIN STREET  
 P. O. BOX 779  
 ROCKY MOUNT, VIRGINIA 24151  
 540-489-3590

RESTRICTION FOR TRACTS 1, 9, & 13  
 TRACTS 1, 9, & 13 SHALL NOT BE USED FOR RESIDENTIAL PURPOSES WITHOUT PRIOR APPROVAL FROM THE GREENBRIER COUNTY HEALTH DEPARTMENT FOR AN ALTERNATIVE WASTE DISPOSAL SYSTEM IN ACCORDANCE WITH WEST VIRGINIA STATE CODE 64-CSR9

- LEGEND**
- IRS = IRON ROD SET
  - IRF = IRON ROD FOUND
  - TPF = "T" POST FOUND
  - SURVEYED LINE
  - - - NOT SURVEYED LINE

**KEY MAP**

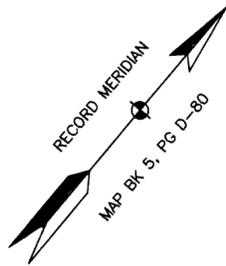


PLAT OF PARTITION SURVEY SHOWING  
**KATES MOUNTAIN FARM**  
 LOCATED IN  
 GREENBRIER COUNTY  
 WHITE SULPHUR & IRISH CORNER DISTRICTS  
 AND  
 MONROE COUNTY  
 SECOND CREEK DISTRICT  
 WEST VIRGINIA  
 OCTOBER 25, 2024  
 SCALE 1" = 600'

REVISED: 11-6-24

FIELD BK 821, JOB No. 24292, DRAWING No. C-5099

SHEET 1 OF 5



Now or Formerly  
SCOTT R. LUTZ  
DB 615, PG 525  
PARCEL 13-8-21-7  
GREENBRIER COUNTY

Now or Formerly  
MATTHEW J. MACGREGOR  
MURRILL S. MACGREGOR  
DB 634, PG 490  
PARCEL 13-8-27-2  
GREENBRIER COUNTY

Now or Formerly  
WILBUR H. VANCE  
DB 93, PG 24  
PARCEL 32-4-5-1  
GREENBRIER COUNTY

Now or Formerly  
WILBUR H. VANCE  
DB 93, PG 24  
PARCEL 32-4-5-1  
GREENBRIER COUNTY

LINE TABLE  
L2 TO L8 ARE NEW LINES  
(L2 TO L7 ALONG CENTER OF ROAD)

COURSE	BEARING	DISTANCE
L1	S 21°34'53"E	60.60'
L2	S 44°23'58"W	123.79'
L3	S 40°50'51"W	94.82'
L4	S 44°39'31"W	94.21'
L5	S 51°46'32"W	112.34'
L6	S 51°05'38"W	81.01'
L7	S 37°56'15"W	69.48'
L8	N 42°51'15"W	25.35'

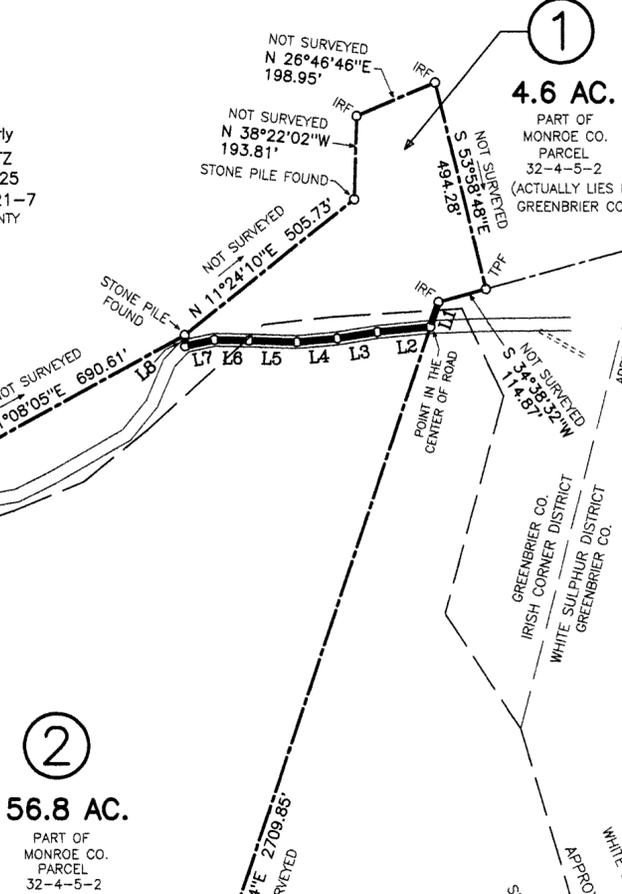
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PLAT OF PARTITION SURVEY  
SHOWING  
**KATES MOUNTAIN FARM**  
LOCATED IN  
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WHITE SULPHUR & IRISH CORNER  
DISTRICTS  
AND  
MONROE COUNTY  
SECOND CREEK DISTRICT  
WEST VIRGINIA  
OCTOBER 25, 2024  
SCALE 1" = 300'

SHEET  
2 OF 5

FIELD BK 821, JOB No. 24292, DRAWING No. C-5099

REVISED: 11-6-24

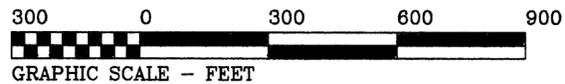


TRACT 4  
SEE SHEET 3

TRACT 10  
TRACT 11

TRACT 12  
SEE SHEET 5

LEGEND  
IRS = IRON ROD SET  
IRF = IRON ROD FOUND  
TFP = "T" POST FOUND  
—— SURVEYED LINE  
- - - NOT SURVEYED LINE



**PRELIMINARY**

ROBERT C. JEANS #823 DATE

CORNERSTONE LAND SURVEYING, INC.  
250 SOUTH MAIN STREET  
P. O. BOX 779  
ROCKY MOUNT, VIRGINIA 24151  
540-489-3590

Now or Formerly  
KEITH S. FILZEN  
DB 504, PG 818  
PARCEL 13-8-26-2  
GREENBRIER COUNTY

GREENBRIER COUNTY  
IRISH CORNER DISTRICT  
MONROE COUNTY  
SECOND CREEK DISTRICT

Now or Formerly  
HARTS RUN COMPANY LLC  
DB 228, PG 359  
PARCEL 32-4-13-6  
MONROE COUNTY

Now or Formerly  
J. D. BRACKENRICH  
DB 414, PG 669  
PARCEL 13-8-26-1  
GREENBRIER COUNTY

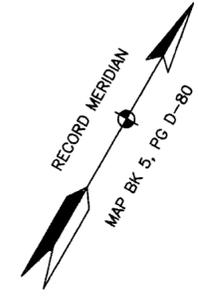
Now or Formerly  
HARTS RUN COMPANY LLC  
DB 228, PG 359  
PARCEL 32-4-13-8  
MONROE COUNTY

LOT 32  
Now or Formerly  
WILLIAM J. & KATHERINE F.  
WILLIAMSON  
DB 616, PG 485  
PARCEL 13-8-27-5  
GREENBRIER COUNTY

Now or Formerly  
S. L. BOSTIC  
DB 77, PG 88  
PARCEL 32-4-13-9  
MONROE COUNTY

Now or Formerly  
JOE W. HARDEN  
TRUSTEE  
DB 287, PG 579  
PARCEL 32-4-13-11  
MONROE COUNTY

Now or Formerly  
STATE OF WEST VIRGINIA  
DEPT. OF COMMERCE  
DB 302, PG 99  
PARCEL 32-4-20-9  
MONROE COUNTY



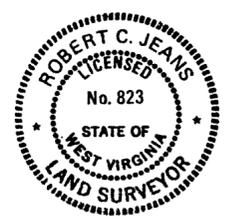
LINE TABLE  
L34 TO L50 ARE NEW LINES  
ALONG THE CENTER OF ROAD

COURSE	BEARING	DISTANCE
L34	S 42°35'42"W	122.92'
L35	S 37°39'49"W	78.06'
L36	S 07°03'02"W	48.87'
L37	S 04°41'43"E	69.09'
L38	S 00°48'22"W	56.73'
L39	S 20°03'54"W	25.86'
L40	S 41°27'36"W	38.66'
L41	S 64°32'10"W	51.50'
L42	S 74°08'17"W	58.50'
L43	S 71°25'23"W	36.52'
L44	S 50°33'01"W	41.09'
L45	S 19°36'42"W	27.52'
L46	S 02°30'55"E	40.32'
L47	S 18°17'56"E	55.45'
L48	S 22°47'17"E	112.19'
L49	S 08°57'20"W	61.04'
L50	S 69°41'34"W	9.19'

RESTRICTION FOR TRACTS 1, 9, & 13  
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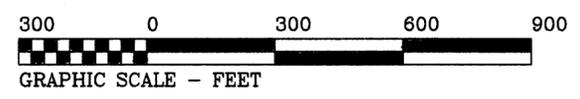
PLAT OF PARTITION SURVEY  
SHOWING  
**KATES MOUNTAIN FARM**  
LOCATED IN  
GREENBRIER COUNTY  
WHITE SULPHUR & IRISH CORNER  
DISTRICTS  
AND  
MONROE COUNTY  
SECOND CREEK DISTRICT  
WEST VIRGINIA  
OCTOBER 25, 2024  
SCALE 1" = 300'

SHEET  
4 OF 5



**PRELIMINARY**  
ROBERT C. JEANS #823 DATE

- LEGEND
- IRS = IRON ROD SET
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CORNERSTONE LAND SURVEYING, INC.  
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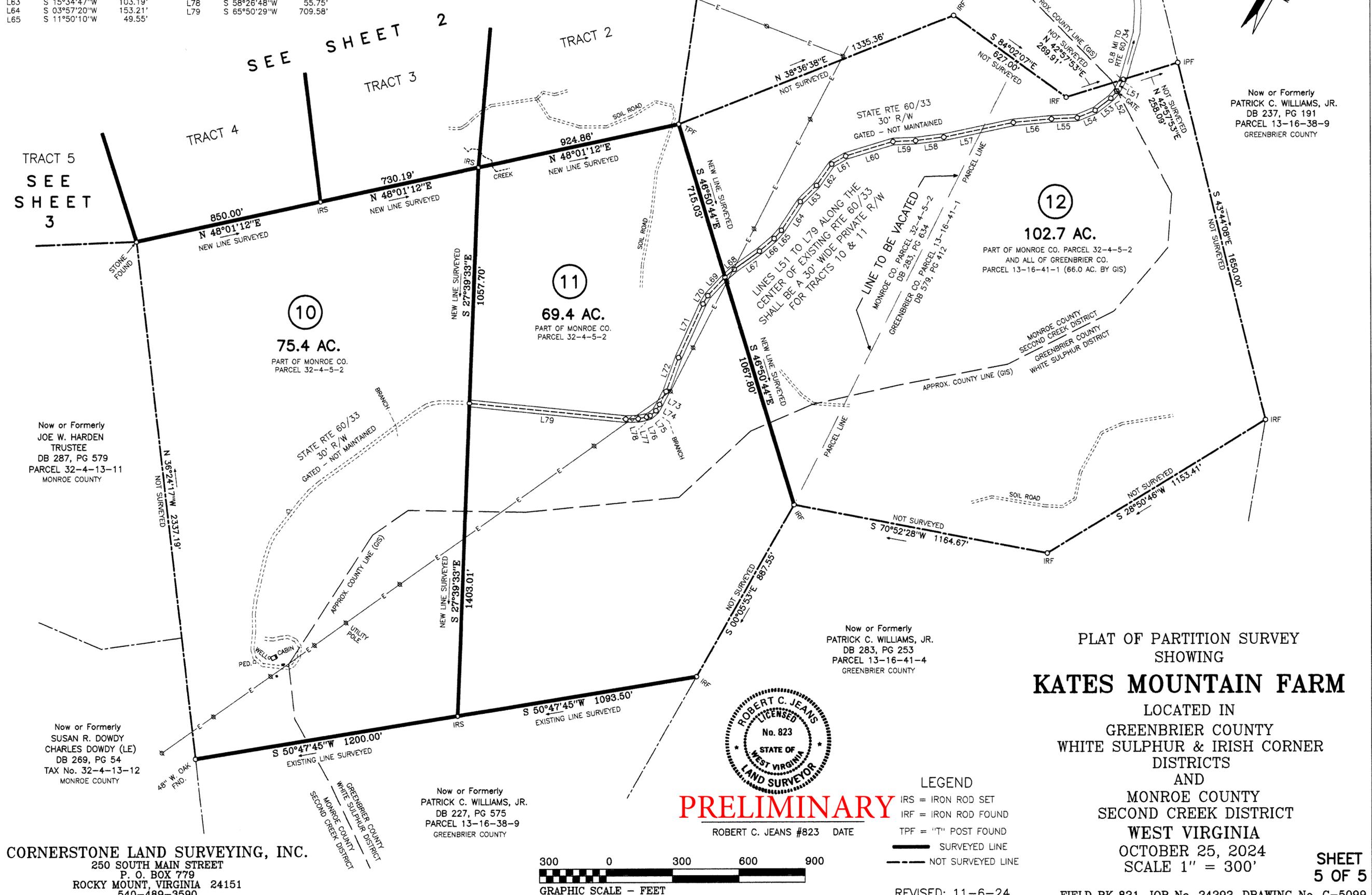
FIELD BK 821, JOB No. 24292, DRAWING No. C-5099

LINE TABLE ALONG CENTER OF 30' WIDE PRIVATE R/W

COURSE	BEARING	DISTANCE	COURSE	BEARING	DISTANCE
L51	S 01°27'41"E	60.69'	L66	S 19°57'53"W	86.64'
L52	S 11°21'48"W	41.45'	L67	S 24°48'06"W	140.48'
L53	S 22°31'15"W	89.85'	L68	S 19°32'26"W	55.08'
L54	S 37°40'18"W	86.97'	L69	S 13°14'21"W	113.11'
L55	S 57°41'21"W	116.90'	L70	S 00°55'06"W	43.49'
L56	S 54°49'03"W	173.19'	L71	S 05°24'06"E	265.53'
L57	S 48°17'24"W	320.62'	L72	S 09°49'04"E	161.82'
L58	S 52°40'08"W	128.72'	L73	S 02°33'13"E	65.78'
L59	S 57°54'01"W	102.51'	L74	S 00°29'26"W	32.70'
L60	S 43°05'37"W	222.77'	L75	S 19°59'25"W	34.70'
L61	S 30°33'15"W	72.47'	L76	S 39°32'41"W	16.35'
L62	S 05°44'24"W	117.51'	L77	S 48°54'27"W	39.25'
L63	S 15°34'47"W	103.19'	L78	S 58°26'48"W	55.75'
L64	S 03°57'20"W	153.21'	L79	S 65°50'29"W	709.58'
L65	S 11°50'10"W	49.55'			

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Now or Formerly  
WILBUR H. VANCE  
DB 93, PG 24  
PARCEL 32-4-5-1  
GREENBRIER COUNTY

Now or Formerly  
PATRICK C. WILLIAMS, JR.  
DB 237, PG 191  
PARCEL 13-16-38-9  
GREENBRIER COUNTY

Now or Formerly  
JOE W. HARDEN  
TRUSTEE  
DB 287, PG 579  
PARCEL 32-4-13-11  
MONROE COUNTY

Now or Formerly  
SUSAN R. DOWDY  
CHARLES DOWDY (LE)  
DB 269, PG 54  
TAX No. 32-4-13-12  
MONROE COUNTY

Now or Formerly  
PATRICK C. WILLIAMS, JR.  
DB 227, PG 575  
PARCEL 13-16-38-9  
GREENBRIER COUNTY

Now or Formerly  
PATRICK C. WILLIAMS, JR.  
DB 283, PG 253  
PARCEL 13-16-41-4  
GREENBRIER COUNTY

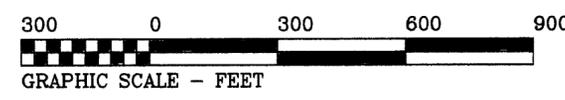
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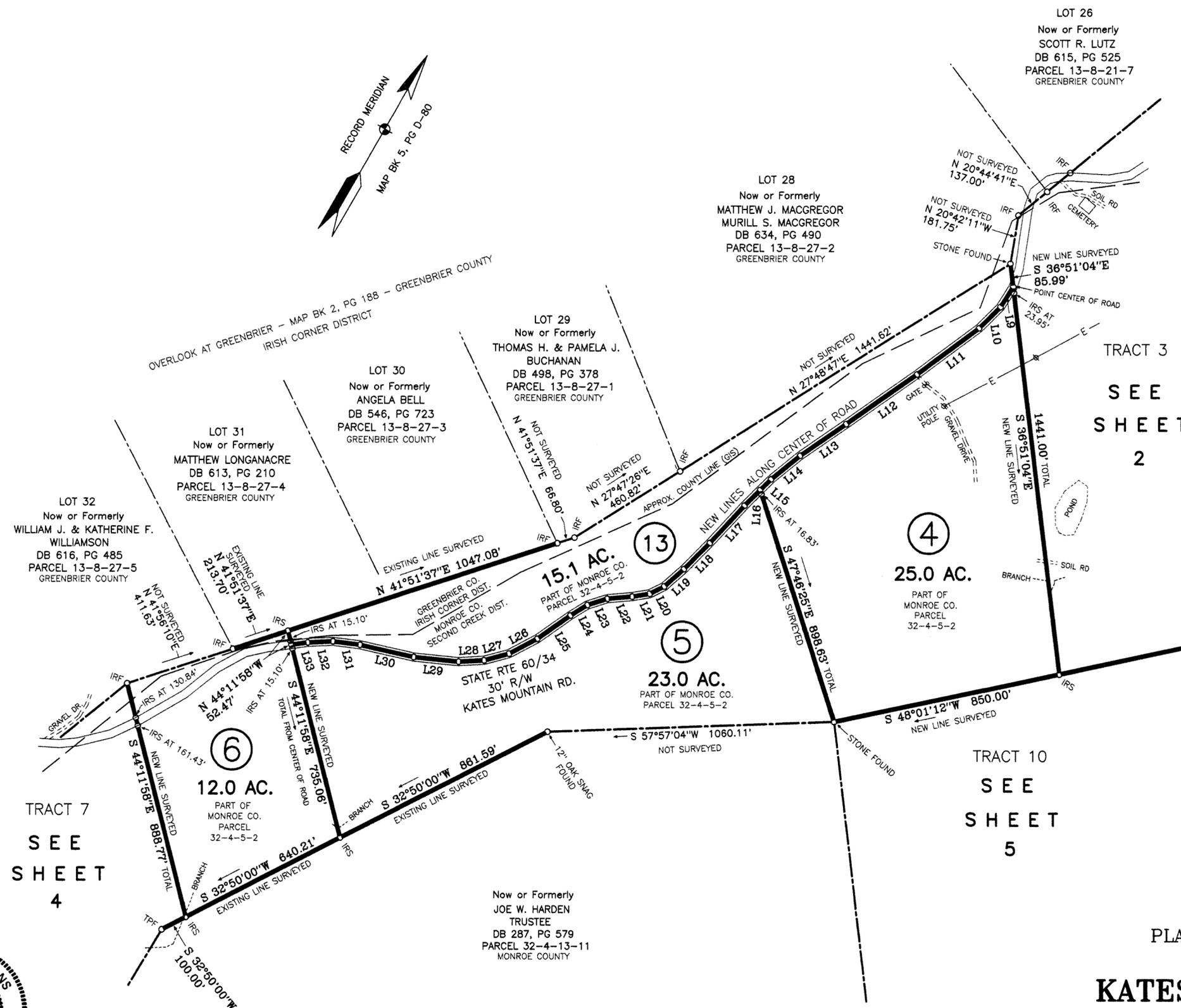
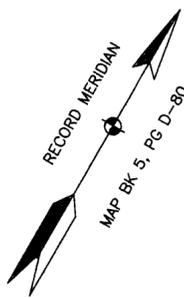


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REVISED: 11-6-24

FIELD BK 821, JOB No. 24292, DRAWING No. C-5099

**SHEET  
5 OF 5**



**LINE TABLE**  
L9 TO L33 ARE NEW LINES  
ALONG THE CENTER OF ROAD

COURSE	BEARING	DISTANCE
L9	S 01°56'12"W	88.63'
L10	S 14°48'18"W	112.06'
L11	S 23°20'03"W	286.21'
L12	S 25°00'59"W	318.95'
L13	S 25°36'19"W	205.70'
L14	S 20°59'20"W	138.11'
L15	S 15°13'50"W	56.50'
L16	S 15°13'50"W	81.86'
L17	S 12°43'57"W	188.57'
L18	S 14°40'07"W	136.40'
L19	S 18°29'41"W	97.44'
L20	S 33°15'41"W	59.77'
L21	S 50°42'42"W	65.58'
L22	S 55°08'48"W	91.79'
L23	S 42°27'28"W	77.29'
L24	S 28°20'21"W	73.99'
L25	S 24°54'32"W	149.33'
L26	S 32°04'14"W	118.04'
L27	S 45°02'01"W	95.20'
L28	S 57°13'00"W	94.57'
L29	S 65°30'24"W	166.02'
L30	S 72°41'00"W	204.01'
L31	S 67°07'08"W	100.83'
L32	S 57°28'39"W	92.99'
L33	S 52°25'25"W	61.21'



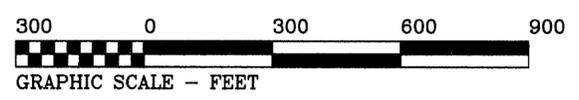
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3 OF 5**

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