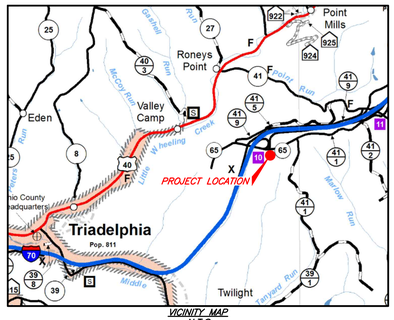
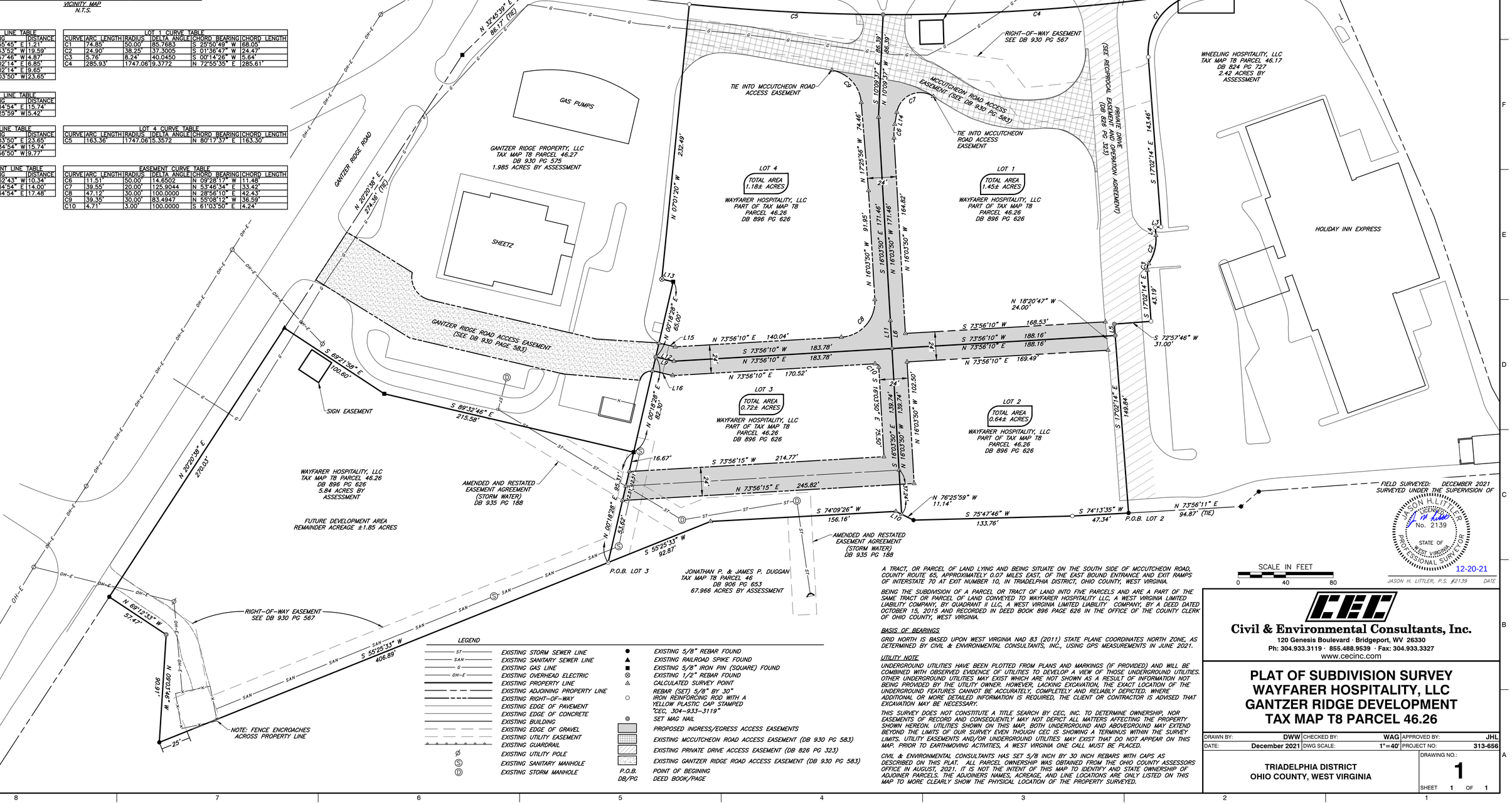


VICINITY MAP
N.T.S.

NORTH



LOT 1 LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 20°55'45" E	1.21'
L2	S 68°43'52" W	19.59'
L3	S 72°57'46" W	4.87'
L4	S 17°02'14" E	6.85'
L5	S 17°02'14" E	9.65'
L6	N 16°03'50" W	23.65'

LOT 1 CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	74.85'	50.00'	85.7683	S 25°50'49" W	68.05'
C2	24.90'	38.25'	37.3005	S 01°36'47" W	24.47'
C3	5.76'	8.24'	40.0450	S 00°14'26" W	5.64'
C4	285.93'	1747.06'	9.3772	N 72°55'35" E	285.61'

LOT 3 LINE TABLE		
LINE	BEARING	DISTANCE
L9	S 89°34'54" E	15.74'
L10	N 76°25'59" W	5.42'

LOT 4 LINE TABLE		
LINE	BEARING	DISTANCE
L11	S 16°03'50" E	23.65'
L12	N 89°34'54" W	15.74'
L13	S 89°56'50" W	9.77'

LOT 4 CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C5	163.36'	1747.06'	5.3572	N 80°17'37" E	163.30'

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L14	N 02°52'43" W	10.34'
L15	S 89°34'54" E	14.00'
L16	S 89°34'54" E	17.48'

EASEMENT CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C6	11.51'	50.00'	14.6502	N 09°28'17" W	11.48'
C7	39.55'	20.00'	125.9044	N 53°46'34" E	33.42'
C8	47.12'	30.00'	100.0000	N 28°56'10" E	42.43'
C9	39.35'	30.00'	83.4947	N 55°08'12" W	36.59'
C10	4.71'	3.00'	100.0000	S 61°03'50" E	4.24'

LEGEND

ST	EXISTING STORM SEWER LINE
SAN	EXISTING SANITARY SEWER LINE
G	EXISTING GAS LINE
OH-E	EXISTING OVERHEAD ELECTRIC
	EXISTING PROPERTY LINE
	EXISTING ADJOINING PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING EDGE OF PAVEMENT
	EXISTING EDGE OF CONCRETE
	EXISTING BUILDING
	EXISTING EDGE OF GRAVEL
	EXISTING UTILITY EASEMENT
	EXISTING GUARDRAIL
Ø	EXISTING UTILITY POLE
Ⓢ	EXISTING SANITARY MANHOLE
Ⓓ	EXISTING STORM MANHOLE
●	EXISTING 5/8" REBAR FOUND
▲	EXISTING RAILROAD SPIKE FOUND
■	EXISTING 5/8" IRON PIN (SQUARE) FOUND
⊗	EXISTING 1/2" REBAR FOUND
△	CALCULATED SURVEY POINT
○	REBAR (SET) 5/8" BY 30" IRON REINFORCING ROD WITH A YELLOW PLASTIC CAP STAMPED "CEC, 304-933-3119"
◎	SET MAG NAIL
	PROPOSED INGRESS/EGRESS ACCESS EASEMENTS
	EXISTING MCCUTCHEON ROAD ACCESS EASEMENT (DB 930 PG 583)
	EXISTING PRIVATE DRIVE ACCESS EASEMENT (DB 826 PG 323)
	EXISTING GANTZER RIDGE ROAD ACCESS EASEMENT (DB 930 PG 583)
P.O.B.	POINT OF BEGINING
DB/PG	DEED BOOK/PAGE

A TRACT, OR PARCEL OF LAND LYING AND BEING SITUATE ON THE SOUTH SIDE OF MCCUTCHEON ROAD, COUNTY ROUTE 65, APPROXIMATELY 0.07 MILES EAST, OF THE EAST BOUND ENTRANCE AND EXIT RAMPS OF INTERSTATE 70 AT EXIT NUMBER 10, IN TRIADELPHIA DISTRICT, OHIO COUNTY, WEST VIRGINIA.

BEING THE SUBDIVISION OF A PARCEL OR TRACT OF LAND INTO FIVE PARCELS AND ARE A PART OF THE SAME TRACT OR PARCEL OF LAND CONVEYED TO WAYFARER HOSPITALITY LLC, A WEST VIRGINIA LIMITED LIABILITY COMPANY, BY QUADRANT II LLC, A WEST VIRGINIA LIMITED LIABILITY COMPANY, BY A DEED DATED OCTOBER 15, 2015 AND RECORDED IN DEED BOOK 896 PAGE 626 IN THE OFFICE OF THE COUNTY CLERK OF OHIO COUNTY, WEST VIRGINIA.

BASIS OF BEARINGS

GRID NORTH IS BASED UPON WEST VIRGINIA NAD 83 (2011) STATE PLANE COORDINATES NORTH ZONE, AS DETERMINED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC., USING GPS MEASUREMENTS IN JUNE 2021.

UTILITY NOTE

UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM PLANS AND MARKINGS (IF PROVIDED) AND WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. OTHER UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT SHOWN AS A RESULT OF INFORMATION NOT BEING PROVIDED BY THE UTILITY OWNER. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF THE UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT OR CONTRACTOR IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY CEC, INC. TO DETERMINE OWNERSHIP, NOR EASEMENTS OF RECORD AND CONSEQUENTLY MAY NOT DEPICT ALL MATTERS AFFECTING THE PROPERTY SHOWN HEREON. UTILITIES SHOWN ON THIS MAP, BOTH UNDERGROUND AND ABOVEGROUND MAY EXTEND BEYOND THE LIMITS OF OUR SURVEY EVEN THOUGH CEC IS SHOWING A TERMINUS WITHIN THE SURVEY LIMITS. UTILITY EASEMENTS AND/OR UNDERGROUND UTILITIES MAY EXIST THAT DO NOT APPEAR ON THIS MAP. PRIOR TO EARTHMOVING ACTIVITIES, A WEST VIRGINIA ONE CALL MUST BE PLACED.

CIVIL & ENVIRONMENTAL CONSULTANTS HAS SET 5/8 INCH BY 30 INCH REBARS WITH CAPS AS DESCRIBED ON THIS PLAT. ALL PARCEL OWNERSHIP WAS OBTAINED FROM THE OHIO COUNTY ASSESSORS OFFICE IN AUGUST, 2021. IT IS NOT THE INTENT OF THIS MAP TO IDENTIFY AND STATE OWNERSHIP OF ADJOINER PARCELS. THE ADJOINERS NAMES, ACREAGE, AND LINE LOCATIONS ARE ONLY LISTED ON THIS MAP TO MORE CLEARLY SHOW THE PHYSICAL LOCATION OF THE PROPERTY SURVEYED.

FIELD SURVEYED: DECEMBER 2021
SURVEYED UNDER THE SUPERVISION OF

JASON H. LITTLER
LICENSED
No. 2139
STATE OF WEST VIRGINIA
PROFESSIONAL SURVEYOR

12-20-21
JASON H. LITTLER, P.S. #2139 DATE

Civil & Environmental Consultants, Inc.
120 Genesis Boulevard · Bridgeport, WV 26330
Ph: 304.933.3119 · 855.488.9539 · Fax: 304.933.3327
www.cecinc.com

PLAT OF SUBDIVISION SURVEY
WAYFARER HOSPITALITY, LLC
GANTZER RIDGE DEVELOPMENT
TAX MAP T8 PARCEL 46.26

DRAWN BY:	DWW	CHECKED BY:	WAG	APPROVED BY:	JHL
DATE:	December 2021	DWG SCALE:	1"=40'	PROJECT NO:	313-656

TRIADELPHIA DISTRICT
OHIO COUNTY, WEST VIRGINIA

DRAWING NO.: 1
SHEET 1 OF 1

P:\310-005\313-656\~Survey\Dwg\SV01\313656-SV01-Easement Plat.dwg\AVDUT11 LS(12/20/2021 - JHiller) - LP: 12/20/2021 8:10 AM