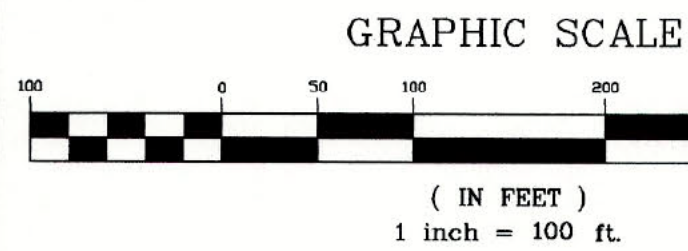


⊙	5/8" Rebar Unless Otherwise Noted
⊙	All Points in Pavement (Set Mag-Nails)
Ex.	Existing
Prop.	Proposed
⊖	Utility Pole



&
Deed Book Page

Deed Book Page 100 /

Parcel # [REDACTED] & [REDACTED]

OWNER'S CERTIFICATE

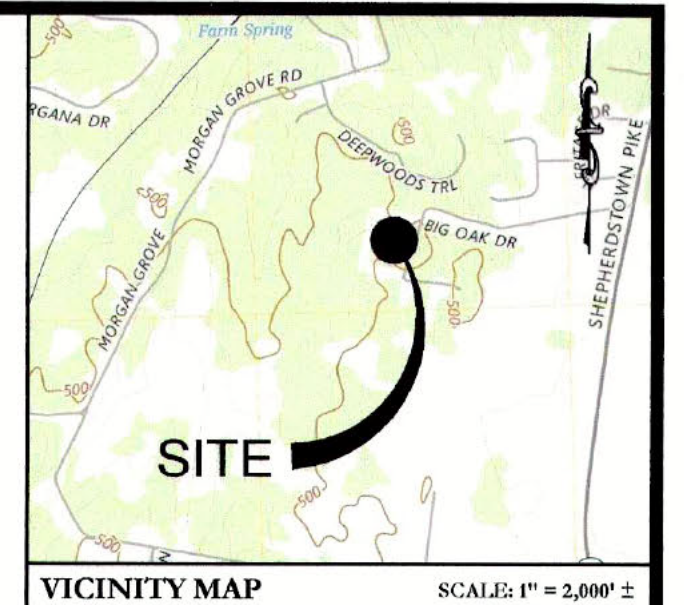
WE, [REDACTED] AND [REDACTED]
DEPOSE WE ARE THE OWNERS OF THE RECORD OF THE LANDS
SHOWN HEREON BEING CONSIDERED FOR BOUNDARY LINE
ADJUSTMENT APPROVAL. WE AGREE TO MERGE PARCEL "A" AS AN
SUBTRACTION TO OUR EXISTING TRACT (DEED BOOK [REDACTED] PAGE [REDACTED]
AND ADD IT TO OUR EXISTING TRACT (DEED BOOK [REDACTED] PAGE [REDACTED]
THIS IS MY ACT AND MY WISH TO RECORD AFTER APPROVAL.
SUBMITTED WITH THE FREE WILL AND CONSENT OF THOSE WHO
HAVE SIGNED.

AFFIDAVIT:
COMMONWEALTH OF WEST VIRGINIA: }
COUNTY OF }
SWORN AND SUBSCRIBED TO ME THIS _____ DAY _____, 2025.

Notary Not Required.

NOTARY PUBLIC

JEFFERSON COUNTY OFFICE OF PLANNING & ZONING



APPROVED BOUNDARY LINE ADJUSTMENT

"After Merger"

Deed Book [REDACTED] Page [REDACTED]
650,167.96 Sq. Ft. Or 14.93 Acres
- 432,122.17 Sq. Ft. Or 9.93 Acres (Parcel "A")
New Parcel [REDACTED] Total=
218,045.79 Sq. Ft. Or 5.00 Acres

Include existing ROW
lines located at DB
PG

Include note clarifying the lines are vacating or being moved for clarity; just something somewhere that something says "The dashed line is being removed and the solid line is being created"

Include Tic Marks

Include note _____ The land(s) hereby conveyed is (are) adjacent to and contiguous with that certain parcel of land which is owned by the grantees herein, having been conveyed to them by deed of record in the Clerk's Office of Jefferson County in Deed Book _____, Page _____, and this conveyance is made for the purpose of adjusting the boundary line(s) of said presently owned land(s) of the grantees."

Define the continuation of the existing 40' ROW per Deed Book [REDACTED], Page [REDACTED]

Submit deeds
for review

NOTES

1. THE INTENT USE OF THIS PLAN IS TO ADJUST BOUNDARY LINES OF EXISTING PARCEL FROM THE LANDS OF [REDACTED] AND [REDACTED] HUSBAND AND WIFE, DEED BOOK [REDACTED] PAGE [REDACTED] TOO EXISTING PARCEL [REDACTED] AND [REDACTED] HUSBAND AND WIFE, DEED BOOK [REDACTED] PAGE [REDACTED]
2. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE PACKET.
3. ADJOINERS WERE TAKEN FROM DEED PLOTS AND WERE NOT FIELD VERIFIED.
4. SOLAS WERE COMPILED FROM <https://websoilsurvey.sc.gov.usda.gov/>.
5. CONTOURS AND STREAMS WERE COMPILED FROM [data.wvgs.wvu.edu](#).
6. SEWAGE: PRIVATE
7. WATER: PRIVATE
8. TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THERE IS NO ENVIRONMENTALLY SENSITIVE AREAS PRESENT EXCEPT FOR THOSE SHOWN AS PER NATIONAL WETLANDS INVENTORY MAP.
9. THE PARENT TRACT OF THIS SUBDIVISION SHOWN HEREON IS NOT AFFECTED BY THE 100 YEAR FLOODPLAIN AS INDICATED ON THE FLOOD INSURANCE RATE MAP-COMMUNITY PANEL NO. 54037C0040E EFFECTIVE DATE 12/18/2009.
10. THE PARENT TRACT OF THIS BOUNDARY LINE ADJUSTMENT SHOWN HEREON IS NOT AFFECTED BY THE 100 YEAR FLOODPLAIN AS INDICATED ON THE FLOOD INSURANCE RATE MAP-COMMUNITY PANEL NO. 54037C0015E EFFECTIVE DATE 12/18/2009.
11. SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, AS AMENDED ON 06/16/22
12. JEFFERSON COUNTY ZONING AND LAND DEVELOPMENT ORDINANCE, AS AMENDED 07/11/24
13. NO NEW SETBACK VIOLATIONS SHALL OCCUR AS A RESULT OF THIS MERGER
14. NEW LOT LINES DO NOT CREATE ANY SETBACK VIOLATIONS

Reverse

APPLY ZONING

Include note stating the relative closure of the plat is 1:7500 or better

MINIMUM BUILDING RESTRICTION LINES (B.R.L.)

FROM FRONT YARD PROPERTY LINES.....	40'
FROM SIDE YARD PROPERTY LINES.....	15'
FROM REAR YARD PROPERTY LINES.....	50'

Reverse Amendment Dates.
 APPLICABLE ORDINANCES;
 ZONING JULY 7, 1988 AS AMENDED JUNE 16, 2022.
 SUBDIVISION ADOPTED OCTOBER 9, 2008 AS AMENDED ON JULY 11, 2024

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF; THAT IT IS A MERGER PLAT OF THE LANDS CONVEYED BY [REDACTED] TO [REDACTED], A WEST VIRGINIA LIMITED LIABILITY COMPANY, BY DEED DATED AUGUST 02, 2024, AND RECORDED IN DEED BOOK [REDACTED] PAGE [REDACTED] TO HEIRS OF THE ELISE STILES ESTATE, TO [REDACTED], BY DEED DATED OCTOBER 16, 2017, AND RECORDED IN DEED BOOK [REDACTED] PAGE [REDACTED] ALL OF WHICH ARE RECORDED AMONG THE LAND RECORDS IN THE REGISTER AND RECORDER'S OFFICE OF JEFFERSON COUNTY, WEST VIRGINIA.

DATE _____ P.L.S. _____
WEST VIRGINIA REG. NO. _____

Acreage Table		
Existing	9.93 AC	14.93 AC
Merger	+ 9.93 AC	- 9.93 AC
Final Area	19.86 AC	5.00 AC

OWNER [REDACTED] &

BOUNDARY LINE ADJUSTMENT PLAT OF LANDS OF

&

SITUATED AT [REDACTED] DRIVE, [REDACTED]
IN [REDACTED] DISTRICT, JEFFERSON COUNTY, WEST VIRGINIA

Tax Map#	9	District
Parcel No.	60000 & 30000	Parcel and Page No.
Drawn By:	[Redacted]	
Checked By:	[Redacted]	
Date:	11/24/2025	
Scale:	1"=100'	
Job No.	25-154 WV	
SHEET 1 OF 1		