

June 12, 2023

Mr. Sean Masterson  
Sidewinder Enterprises, LLC  
4340 Von Karmen Ave  
Newport Beach, CA 92660

Re: Wetland/Waterway Presence/Absence Determination  
Sidewinder Enterprises LLC Property (p/o Parcel 07 22000900000000)  
Brucetown Road, Kearneysville, WV 25430  
Triad Project No. 03-23-0484

Dear Mr. Masterson:

Triad Engineering, Inc. (Triad) performed an evaluation to determine the presence or absence of suspect jurisdictional waters of the U.S. and/or waters of the state for the proposed warehouse at the above-referenced site. The study limit for this evaluation is shown on the attached exhibit. The following is a summary of this evaluation and the findings.

Methodology - This evaluation was performed in general accordance with the U.S. Army Corps of Engineers (USACE) Wetlands Delineation Manual (Y-87-1), dated January 1987 and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Eastern Mountains and Piedmont Region (ERDC/EL TR-12-9), dated April 2012.

Office Analysis - Triad reviewed the applicable U.S. Geological Survey Topographic Map, Web Soil Survey, U.S. Fish & Wildlife Service National Wetlands Inventory Wetlands Mapper, Google Earth Pro aerial photographs, and the Federal Emergency Management Agency National Flood Hazard Layer. The only surface water features identified at the site are industrial wastewater lagoons/settling ponds, the mapped soils are predominantly non-hydric, except for the northern and southern fringes of the study area, and the study area is in an area of minimal flood hazard (Zone X).

Site Reconnaissance – Patrick Upham and Tim Kellerman of Triad conducted a reconnaissance at the site on June 6, 2023, which was during a period of severe drought.

Findings - The office analysis and site reconnaissance confirmed the absence of suspect jurisdictional waters of the U.S. and waters of the State. Several wastewater lagoons/settling ponds and several upland gullies were evaluated at the site via ground truthing as were other areas of the site. None of these features or any other areas at the site should be considered jurisdictional waters of the U.S. or waters of the State.

We appreciate the opportunity to provide our services on this project. Should you have any questions concerning our findings, please contact the undersigned at 301-797-6400.

Prepared by:

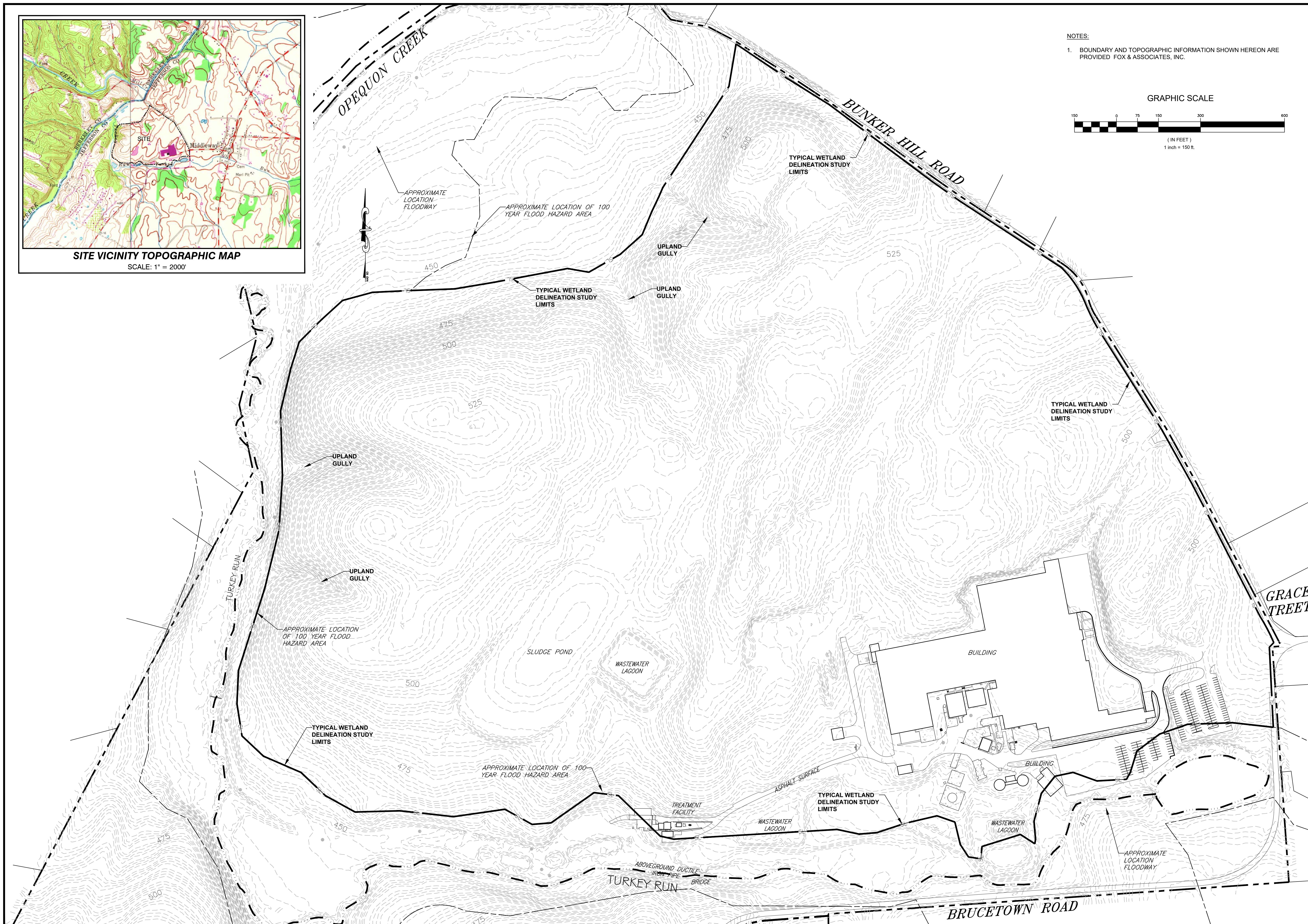
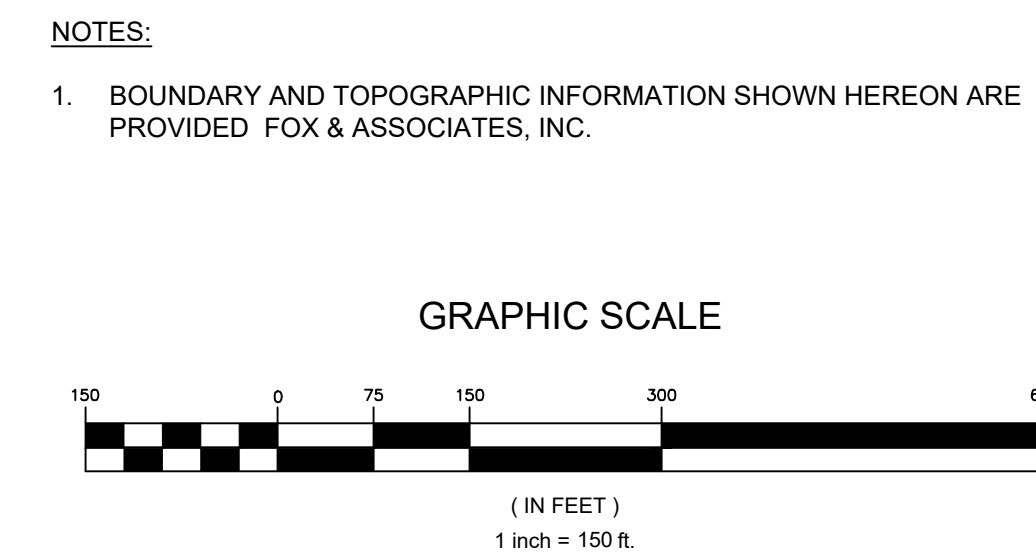
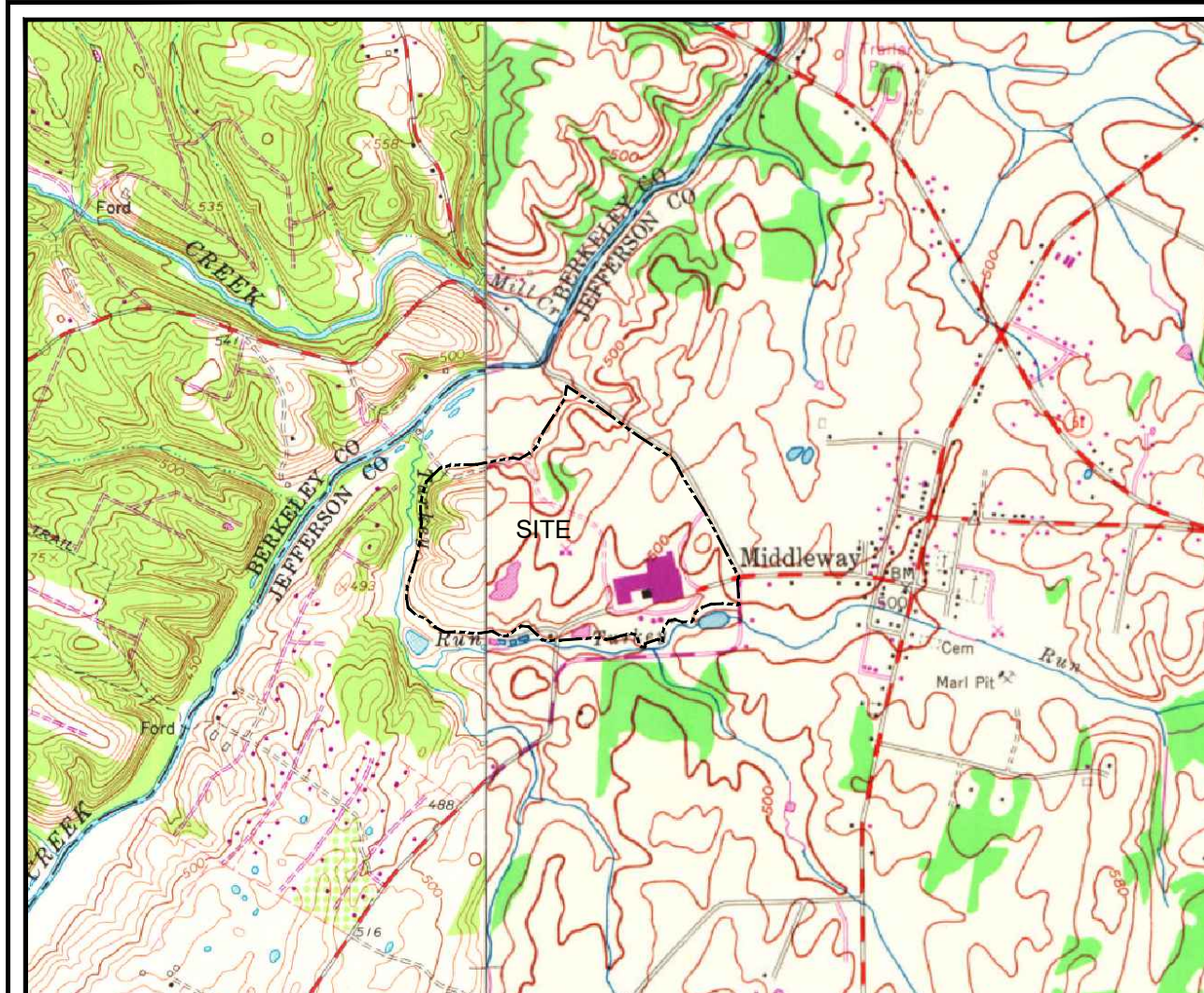
**TRIAD ENGINEERING, INC.**

A handwritten signature in black ink, appearing to read "Timothy J. Kellerman". The signature is fluid and cursive, with a long horizontal stroke at the end.

Timothy J. Kellerman  
Senior Environmental Scientist

Attachment: Study Area Exhibit









**BERKELEY COUNTY  
PUBLIC SERVICE SEWER DISTRICT**

P.O. Box 944  
Martinsburg, WV 25402  
Phone: (304) 263-8566  
Fax: (304) 267-7478

Board of Directors:

John Kunkle, Chairman  
John E. Myers, Secretary  
Greg Rhoe, Treasurer



Curtis B. Keller  
General Manager

August 18, 2021

Mr. Jason Gerhart  
Gordon  
148 S Queen Street, Suite 201  
Martinsburg, WV 25401

Re: Intent to Serve – Middleway Property – Map 2, Parcel 9

Dear Mr. Gerhart

This letter is to provide notice of the Berkeley County Public Service Sewer District's intention to serve the proposed Middleway Property, located in Jefferson County, Map 2, Parcel 9. The sewer service for this property is for domestic purposes only and not for any process water with an estimated 10,000 gpd maximum. All design and construction of on-site and off-site line extensions including the Opequon Creek crossing will be the responsibility of the contractor.

The District will provide sanitary sewer service to the project and may enter into a COVA Agreement with the developer for construction of the necessary improvements, which may include both on-site and off-site improvements along with an on-site pump station. Individual applications will need to be completed and payment of the tap fee may be required before construction of the project on the lot(s) will be permitted.

If you have any questions, please feel free to call my office at 304-263-8566.

Sincerely,

A handwritten signature in blue ink that reads "Rodney Hanes".

Rodney Hanes  
Assistant General Manager



Berkeley County Public Service Sewer District  
PO Box 944, Martinsburg, WV 25402  
Telephone Direct 304-263-8566

# BERKELEY COUNTY PUBLIC SERVICE WATER DISTRICT

251 Caperton Blvd.  
Martinsburg, WV 25403  
Telephone: 304.267.4600 & FAX: 304.267.3864

To Whom It May Concern:

## INTENT TO SERVE PUBLIC WATER FOR SUBDIVISIONS AND/OR LAND DEVELOPMENTS

Property Owner: Sidewinder Enterprises, LLC  
4340 Von Karmen  
Ste 380  
Newport Beach, CA 92660

Phone: (310)365-5183

Property Location: Jefferson Co Tax Map 22 Parcels 3.01, 9, 32, 34 and Map 22B Parcel 19.02  
Property Address: TBD

Description of Proposed Project: Commercial/Industrial (2 lot subdivision with 2 services)

[ ] Has public water service. Water main of adequate size exists in the public right-of-way adjoining the property. All lots must have frontage on public main in order to have water service. All lots of proposed subdivision/land development that do not have frontage on an existing water main will require a mainline extension for water service. As the details of the project are reviewed and hydraulic model evaluations are determined, additional infrastructure provisions, onsite and offsite, may be required to ensure adequate service to existing customers as well as the proposed development.

[x] Requires a mainline extension for public water service to and/or within the proposed subdivision/land development. Interior of proposed subdivision/land development will require a mainline extension for water service. The Developer shall execute an alternate mainline extension agreement with the District for the above noted project which must be approved by the Public Service Commission of West Virginia. Pursuant to the agreement not to exceed 10,000 gallons of water per day. Proposed mainline extension is from the District's existing main on Specks Run Road. All mainline extensions shall be completed in accordance with the Berkeley County Public Service District Developer Policy, Procedures and Standards for Water Systems.

This Intent to Serve Public Water is only an intent to serve water. Water service is not guaranteed until a tap application (i.e., a formal request for immediate and continuous service) is approved for an individual lot(s). This Intent to Serve Public Water does not convey District acceptance or approval of the proposed project for permitting by State or other regulatory agencies.

**This Intent to Serve Public Water expires one year from date of issue.**

BERKELEY COUNTY PUBLIC SERVICE WATER DISTRICT

By: Robin Shade

Date: May 28, 2024

Its: District Representative

**FOR PLAN REVIEW PURPOSES ONLY. NOT TO BE USED TO OBTAIN BUILDING PERMIT.**

West Virginia Department of Transportation  
Division of Highways  
Right of Way Entry Permit Application

PERMIT NO. 05-2024-0381

By signing below, APPLICANT agrees to all terms and conditions (see page 2) associated with this permit to enter upon, under, over, or across the state road right(s) of way of the State of West Virginia.

Applicant: SIDEWINDER ENTERPRISES

Address: 4340 VON KARMAN AVENUE, 380 City: NEWPORT BEACH State: CA Zip: 92660

Phone Number: 3103655183 Email: \_\_\_\_\_

Route Type: ☐ US ☐ WV ☒ County Route Number: 1/8 Milepost 2.846 County: 19 - Jefferson

☐ Interstate ☐ HARP

Latitude/Longitude at/along Roadway (in decimal degrees): 39.30371/-77.98996

Description of Work: To maintain an existing entrance to Sindwinder Enterprises, LLC. (old 3M Plant) it is being issued as a residential entrance. This shall be maintained so that water and debris will not flow or be tracked onto the roadway. Also, should this parcel be used commercially, farther subdivided, or be located within a subdivision with internal access, this permit will be invalid. Applicant shall apply for a new permit to fit altered conditions.

Length of Installation: \_\_\_\_\_ Estimated Construction Duration: \_\_\_\_\_

DOH Project Number/Name (if applicable): \_\_\_\_\_

Inspection Fees (must check one):

- ☐ For any inspection fees incurred under this permit  
☐ At \$0.85 per linear foot of water line installed under this permit  
☐ At \$3.37 per linear foot of sewer line installed under this permit

**APPROVED**

**AUG 29 2024**

**WV DOT  
District 5**

Applicant: S Applicant Title: Co-Manager

Applicant Printed Name: SEAN Masterson Date: 6/28/24

DOH Reviewer: [Signature] DOH Reviewer Title: Permit Supervisor

DOH Approver: [Signature] DOH Approver Title: District Manager/Engineer

FOR DIVISION USE ONLY

DEPOSIT/BOND REQUIRED: ☐ YES ☒ NO DEPOSIT/BOND AMOUNT: \$ \_\_\_\_\_

☐ Check Attached ☐ Bond Attached ☐ Bond On File BOND NUMBER: \_\_\_\_\_ DATE: \_\_\_\_\_

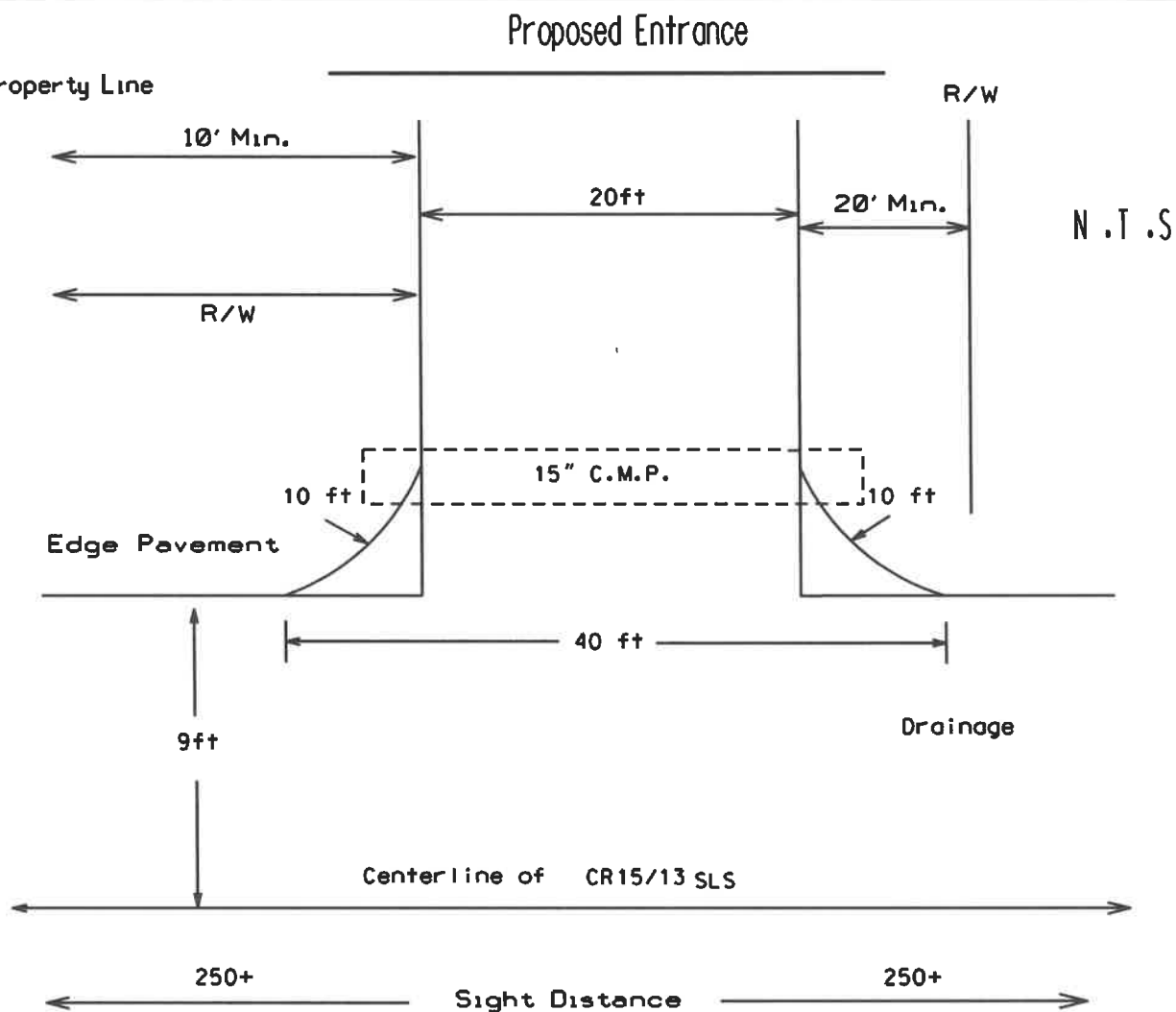
INSPECTION: ☐ By Owner/Consultant ☐ By Division  
☐ Full Time ☐ Part Time ☐ Periodic  
☐ Reimbursable (Authorization \_\_\_\_\_) ☐ No Cost

PERMIT ISSUE DATE: 6/14/2024

### TERMS AND CONDITIONS

1. This permit, between the WEST VIRGINIA DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS, a statutory corporation, hereinafter called "DIVISION" and APPLICANT, a person, firm or corporation, listed on page one.
2. In consideration of the conditions hereinafter set forth and in accordance with all state and federal laws, including but not limited to, W. Va. Code §17-2E-1 et seq., §17-4-8, §17-16-6, §17-16-9, §31H-1-1 et seq., and any related rules, regulations, policies, manuals, or guidelines, APPLICANT does hereby apply to enter DIVISION's right(s) of way listed on page one, for the purpose listed in Description of Work on page one.
3. APPLICANT shall deposit with DIVISION an official, certified or cashier's check, or executed bond with surety satisfactory to DIVISION to cover any damage and inspection costs DIVISION may sustain by reason of the issuing of this permit, including any expense incurred in restoring said right(s) of way to original condition or the proper repair of any and all damages arising from, related to, or otherwise connected to said entry.
4. APPLICANT agrees to reimburse DIVISION for inspection costs as listed on page one.
5. **APPLICANT shall notify DIVISION at least 48 hours in advance of the date the work will begin. Failure to comply may result in cancellation of this permit.**
6. APPLICANT shall notify DIVISION upon completion of any work authorized under this permit. If APPLICANT's work is anticipated to extend beyond the estimated construction duration indicated on page one, APPLICANT shall notify the DIVISION as soon as possible. Failure to comply may result in additional charges.
7. APPLICANT agrees to protect all users of the road right(s) of way, as well as all employees and equipment of APPLICANT and DIVISION, at all times in accordance with the current Division of Highways manual, "Manual on Temporary Traffic Control for Streets and Highways" (<https://transportation.wv.gov/highways/traffic/Pages/default.aspx>).
8. APPLICANT agrees to comply with all applicable state and federal laws related to the entry that is the subject of this permit, including but not limited to the requirement to provide DIVISION copies of any NEPA clearance documentation for utility installations along or across the Interstate Highway System and/or controlled-access right(s) of way.
9. The person, firm or corporation to whom a permit is issued agrees to defend, indemnify, and hold the State of West Virginia and DIVISION harmless on account of any damages to persons or property which may arise during the process of the work authorized by this permit or by reason thereof.
10. Applications for permission to perform work within highway right(s) of way shall be made on DIVISION's standard permit form and shall be signed by the authorized representative of the person, firm or corporation applying.
11. The APPLICANT shall give detailed information concerning the nature of the entry and any work to be performed, and the application must include plans sufficient to show the same.
12. Any work authorized under this permit shall be completed on or before one calendar year from the issue date listed on page one, unless otherwise specified or approved by DIVISION.
13. APPLICANT, its agents, successor, heirs or assigns, contractors or any other person, firm or corporation working under APPLICANT's real or apparent authority, shall perform the work in a manner satisfactory to DIVISION. Damage to the right(s) of way resulting at any time from work authorized under this permit shall be repaired by APPLICANT. Unsatisfactory repairs, at the sole discretion of DIVISION, may be corrected by DIVISION or its authorized agent and the cost thereof paid by APPLICANT.
14. DIVISION shall not be liable for any damage or costs incurred by APPLICANT arising from or related to DIVISION's construction or maintenance of DIVISION's facilities.
15. Utility installation(s) shall be in accordance with the current manual, "Accommodation of Utilities on Highway Right of Way" (<https://transportation.wv.gov/highways/right-of-way/Pages/Utility-Publications.aspx>).
16. Driveway construction shall be in accordance with the current manual, "Rules and Regulations for Constructing Driveways on State Highway Rights-of-Way" (<https://transportation.wv.gov/highways/traffic/Pages/default.aspx>).
17. DIVISION reserves the right to cancel this permit at any time.
18. This permit is issued only insofar as DIVISION has a right to do so. APPLICANT has sole responsibility to secure all necessary rights or permissions for any third-party property interests related to the entry, known or unknown. APPLICANT, by signing on page one, hereby warrants that, to the extent its entry onto DIVISION's right(s) of way involves or affects any other entity's property, real or personal, on or within DIVISION's right(s) of way, that APPLICANT has full legal authorization or the legal right to do so. To the fullest extent permitted by law, APPLICANT agrees to defend, indemnify, and hold harmless DIVISION for damage to any persons or property arising from APPLICANT's breach of this representation and warranty.
19. All attachments are incorporated into this permit! To the extent of any conflict, the terms of this permit shall control.
20. APPLICANT agrees to keep any surface facilities installed pursuant to this permit clear of vegetation for so long as APPLICANT's facilities are located on DIVISION's rights of way. APPLICANT agrees to remove promptly any vegetation in, on, or around such facilities that poses a risk or hazard to the safety of the travelling public.



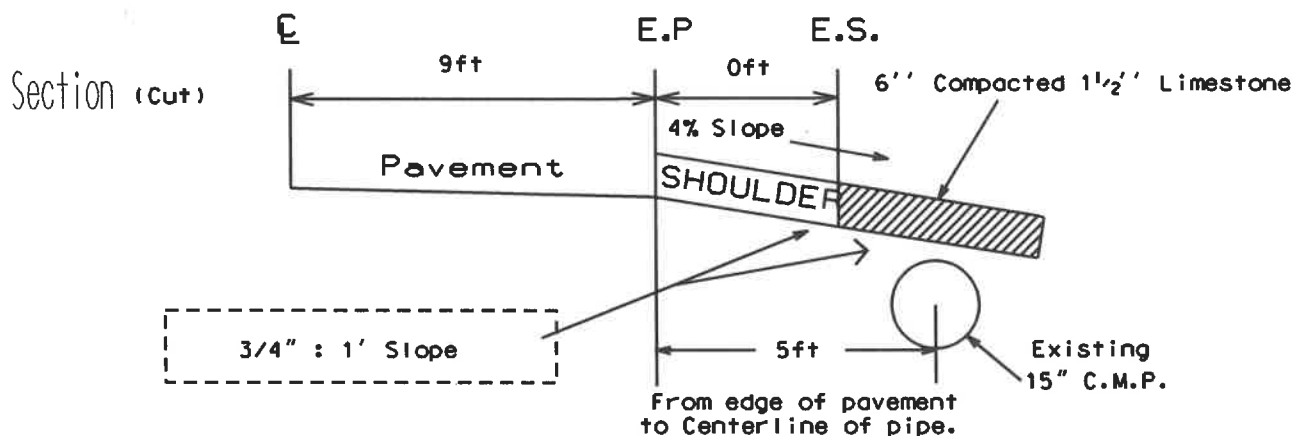


NO OBSTRUCTION PERMITTED BETWEEN PAVEMENT EDGE AND R/W LINE

#### REMARKS:

Existing entrance to be used as a residential entrance for Sidewinder Enterprises LLC.

Posted Speed Limit 15 MPH

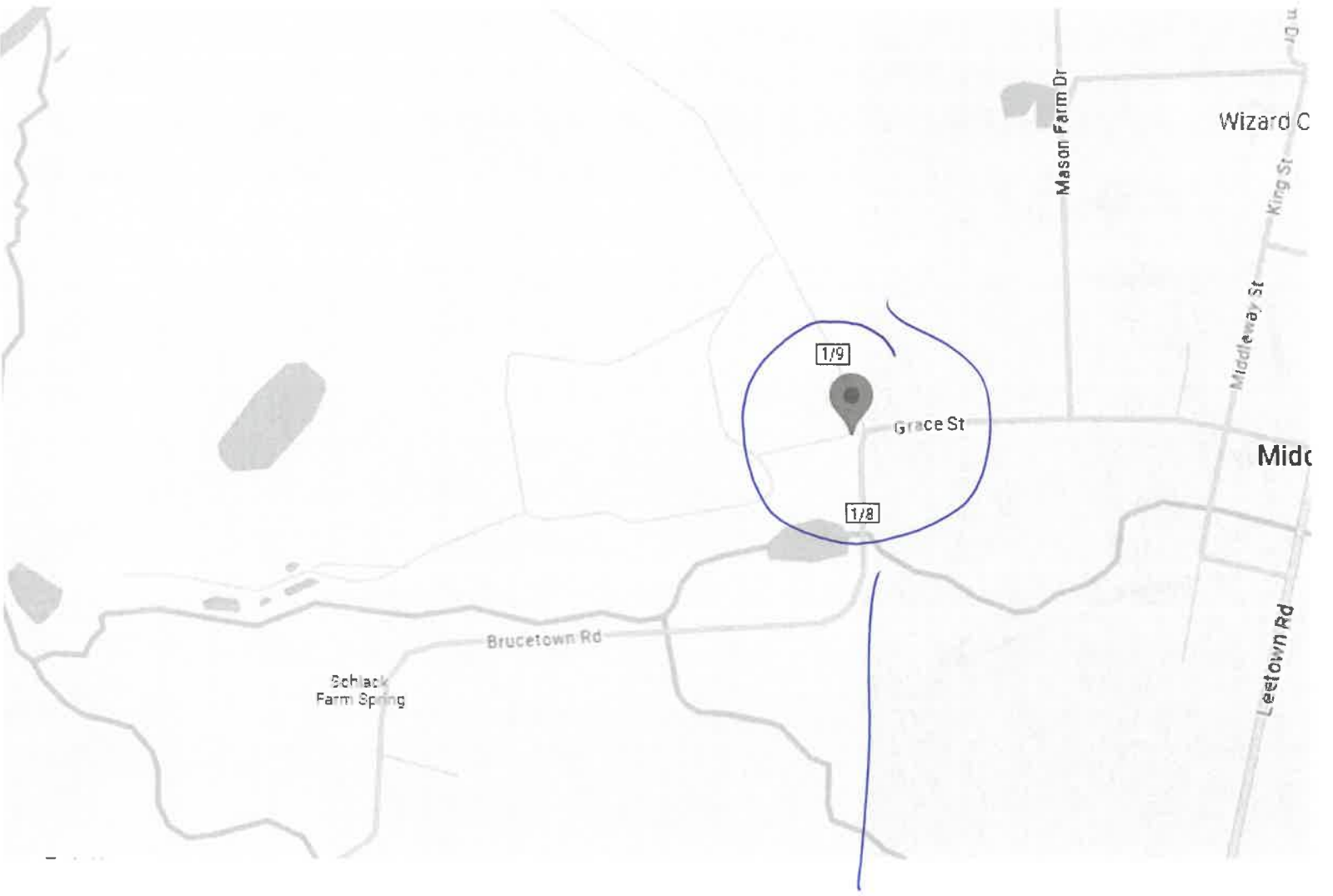


GPS 39.30371  
-77.98996

MP 2.846

NAME Sidewinder Enterprises LLC.  
ADDRESS: 4340 Von Karman Avenue 380  
Newport Beach CA 92660  
LOCATION: @ inter of CR 1/8, 1/9 and Grace Street

COUNTY Jefferson  
ROUTE 1/8  
PROJECT   
DATE 6/14/24



@ intersection of  
CR 1/8, 1/9 & Grace St.



P.I. 19+98.56  
 $\Delta$  87°39' LT.  
 $\phi$  50°  
 T 109.99  
 L 175.30  
 R 118.31

P.C. 18+88.57 NEW LINE =  
 0+0 PROPOSED ABANDONMENT SEC. 1/8

NEW & SEC. 1/8

P.T. 20+63.87

P.T. 6+03.93 SEC. 1/9 =  
 20+61.21 NEW LINE

P.T. 18+04.27

N 88° 05' W

S 83° 44' W

P.I. 19+98.56 NEW LINE =  
 P.O.S.T. ON SEC. 1/9

150' R 19+00 NEW LINE

150' R 4+00 SEC. 1/9

P.I. 4+04.73  
 $\Delta$  24°12' RT.  
 $\phi$  6°  
 T 204.73  
 L 403.93  
 R 955.29

P.C. 2+00.00





Entrance Permit Application

PLEASE PRINT LEGIBLY

DATE APPLIED FOR: April 24, 2024

COUNTY: Jefferson

OWNER/DEVELOPER NAME: Sidewinder Enterprises

ROUTE NO: 1/9

PHONE NO: 310-365-5183

ADDRESS OF APPLICANT: 4340 Von Karman Ave., #380, Newport Beach, CA 92660

EMAIL ADDRESS: sean@sidewinderenterprises.net

Contractor or Engineer (If applicable)

NAME: Integrity Federal Services

PHONE NO: 304-725-8456

148 S. Queen St., Ste. 201

ADDRESS: Martinsburg, WV 25401

EMAIL: mmcdonald@ifs-ae.com

EXACT LOCATION OF APPROACH (Please be specific. Example: East side of John Doe Road, 1.25 miles north of Jane Doe Road): The entrance is located at the intersection of Grace St., Brucetown Rd. & Bunker Hill Rd. The entrance would be located approx. 2,000' from Leetown Rd.

NOTE: Property owner must stake location of approach or approaches out in field with blue and gold ribbon.

TYPE OF APPROACH:	(Please mark)	WIDTH (16' – 20')
Private	X	16'
Commercial		min 25'
Minor Subdivision		
Major Subdivision		min 25'
Heavy Equipment		
Miscellaneous (state purpose)		

REQUIRED DOCUMENTATION

- PRIVATE APPROACH (See A for required documentation)
- COMMERCIAL APPROACH (See B for required documentation)
- SUBDIVISION (Minor – See C for required documentation, Major – See D for required documentation)
- HEAVY EQUIPMENT (See E for required documentation)
- MISCELLANEOUS (See F for required documentation)

- A) PRIVATE – One single lot already with a recorded deed. Must provide a deed in the applicant's name and/or a surveyor's signed plat of the entire property in applicant's name. For one single family dwelling.
- B) COMMERCIAL – This also includes churches.  
Please include:
- 1) Plan view of entire project (50 scale max)
  - 2) Plan view of entrance (20 scale)
    - a) Show width, radii, and drainage structures
    - b) Signage striping
    - c) Traffic control
  - 3) Provide drainage calculation according to WVDOH Drainage Manual
  - 4) Show any road improvements
  - 5) Provide paving typical and sight distance profile
  - 6) Profile of entrance starting at centerline of state road and include edge line, width of pavement, drainage structures, and right of way. Must go a minimum of 50' into entrance (10 scale).
  - 7) Will require a bond
- C) MINOR SUBDIVISION – Four lots or less, including the residue. Must provide a plat signed and stamped by a licensed surveyor. This includes parent to child transfers.
- D) MAJOR SUBDIVISION – Five lots or more, including the residue. This also includes subdividing that has occurred within the last five years.  
Please include:
- 1) Plan view of entire subdivision (50 scale max)
  - 2) Plan view of entrance (20 scale)
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- E) HEAVY EQUIPMENT – This is for a temporary entrance. Must provide what it will be used for and for how long it will be used for (must have an end date). May require a bond. Includes logging operations.
- F) MISCELLANEOUS – Includes fuel spills, tree plantings and removals, and other work within WVDOH rights of way. Fill out application and contact entrance permit section in Burlington for required documentation.

**The above information is general in nature and may require additional information after review.**

*Manual on Rules and Regulations for Constructing Driveways on State Highway Rights-of-Way:*  
<http://www.transportation.wv.gov/highways/engineering/Manuals/Traffic/Driveway.pdf>

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NO.	REVISION	DATE

DRAWING: CEA  
CHECKED: TLW  
DATE: 4/5/84  
SCALE: 1"=200'  
SHEET 1 OF 1  
FILE NO: 12758





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ROUTE NO: 1/9

PHONE NO: 310-365-5183

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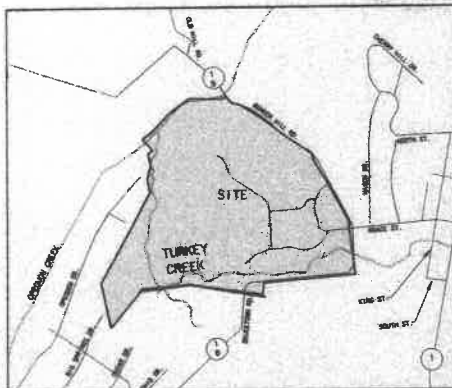
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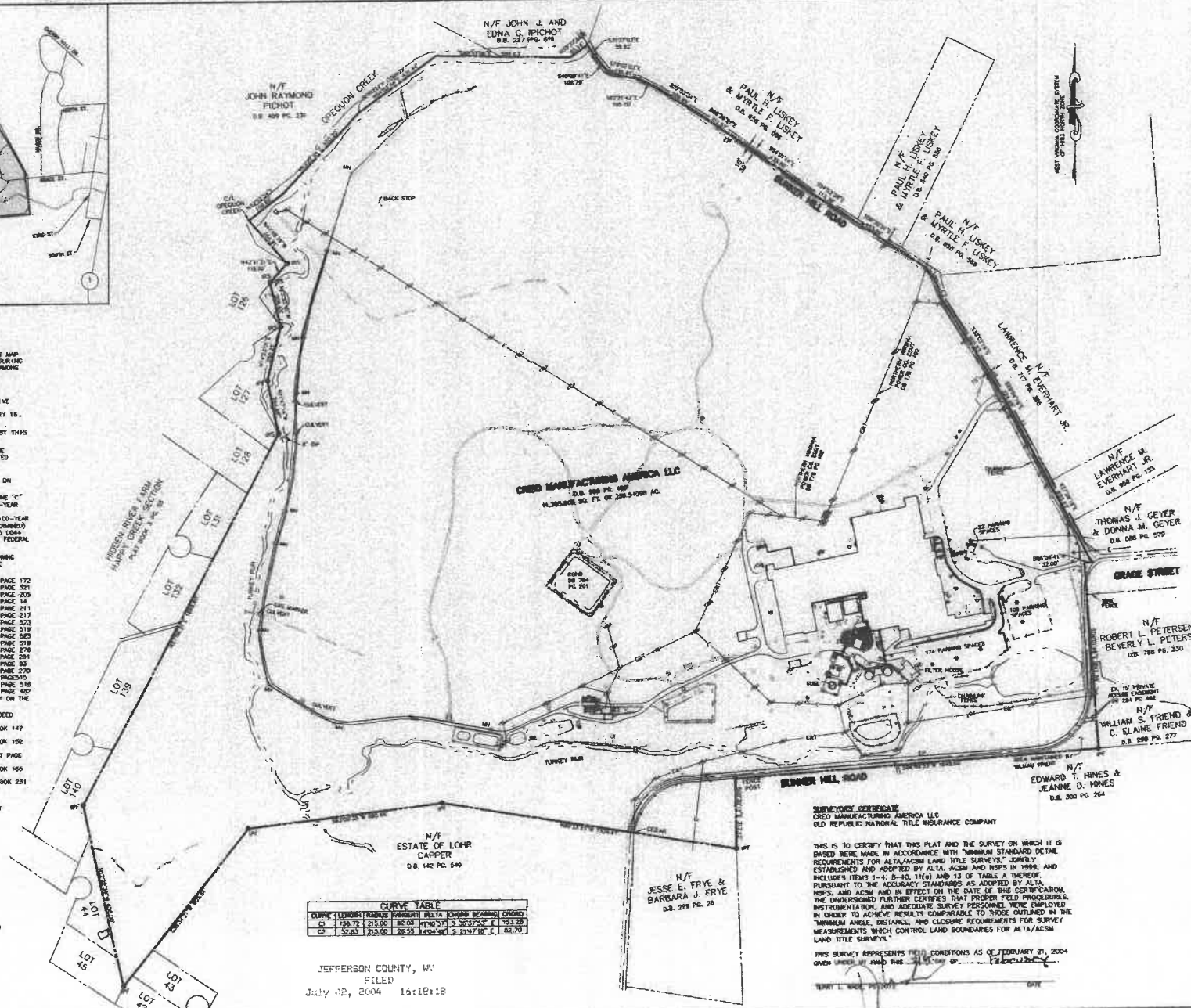


VICINITY  
1" = 1000'

#### NOTES:

1. THE PROPERTY SHOWN HEREON IS LOCATED ON TAX ASSESSMENT MAP NO. 22 PARCELS 9 AND 15 SHOWN IN THE NAME OF CREO MANUFACTURING AMERICA LLC AS RECORDED IN DEED BOOK 605 AT PAGE 480 AMONG THE LAND RECORDS OF JEFFERSON COUNTY, WEST VIRGINIA.
2. TITLE REPORT FURNISHED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER 08-04-01, EFFECTIVE DATE FEBRUARY 16, 2004 THEREFORE THIS SURVEY MAY NOT INDICATE ALL ENCUMBRANCES ON THE PROPERTY FROM FEBRUARY 16, 2004.
3. THIS SURVEY IS BASED ON A FIELD RUN SURVEY PERFORMED BY THIS COMPANY ON FEBRUARY 27, 2004.
4. THE EXISTENCE OF VEGETATION OR TALL WETLANDS, WATERS OF THE U.S., AND/OR HAZARDOUS WASTES HAS BEEN HERETOFORE INVESTIGATED AND CONFIRMED DURING THE PERFORMANCE OF THIS SURVEY.
5. UNLESS OTHERWISE INDICATED, THE LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE AND ARE BASED ON VISIBLE EVIDENCE AND UTILITY MAPS, IF PROVIDED.
6. THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED IN FLOOD ZONE "C" (AN AREA OF ANNUAL FLOODING), FLOOD ZONE "A" (AREAS OF 100-YEAR FLOODS), BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED, AND FLOOD ZONES A2, A3, A9 AND A10 (AREAS OF 100-YEAR FLOODS, BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED) DETERMINED BY REFERENCE TO FIRM COMMUNITY PANEL NO. 54000-004-B, EFFECTIVE DATE OCTOBER 15, 1990, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
7. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE FOLLOWING RESTRICTIONS, CONDITIONS, COVENANTS AND EASEMENTS WHICH ARE NOT PLOTTABLE:
  - a. DEED BOOK 153 AT PAGE 284
  - a. DEED BOOK 167 AT PAGE 172
  - b. DEED BOOK 186 AT PAGE 520
  - b. DEED BOOK 184 AT PAGE 351
  - c. DEED BOOK 188 AT PAGE 514
  - c. DEED BOOK 188 AT PAGE 205
  - d. DEED BOOK 188 AT PAGE 517
  - d. DEED BOOK 205 AT PAGE 14
  - e. DEED BOOK 188 AT PAGE 518
  - e. DEED BOOK 210 AT PAGE 211
  - f. DEED BOOK 188 AT PAGE 521
  - f. DEED BOOK 210 AT PAGE 217
  - g. DEED BOOK 188 AT PAGE 522
  - g. DEED BOOK 236 AT PAGE 523
  - h. DEED BOOK 187 AT PAGE 75
  - h. DEED BOOK 276 AT PAGE 518
  - i. DEED BOOK 187 AT PAGE 287
  - i. DEED BOOK 236 AT PAGE 523
  - j. DEED BOOK 188 AT PAGE 348
  - j. DEED BOOK 276 AT PAGE 518
  - k. DEED BOOK 173 AT PAGE 58
  - k. DEED BOOK 282 AT PAGE 278
  - l. DEED BOOK 183 AT PAGE 63
  - l. DEED BOOK 284 AT PAGE 281
  - m. DEED BOOK 173 AT PAGE 64
  - m. DEED BOOK 283 AT PAGE 383
  - n. DEED BOOK 175 AT PAGE 71
  - n. DEED BOOK 284 AT PAGE 270
  - o. DEED BOOK 186 AT PAGE 515
  - o. DEED BOOK 186 AT PAGE 518
  - p. DEED BOOK 189 AT PAGE 482
  - p. DEED BOOK 189 AT PAGE 482
8. EASEMENTS WITH INSUFFICIENT INFORMATION OF RECORD TO IDENTIFY ON THE SURVEY ARE AS FOLLOWS:
  - a. RESERVATION EASEMENT AFFECTING PARCEL 3 RECORDED IN DEED BOOK 210 AT PAGE 211
  - b. NORTHERN VIRGINIA POWER COMPANY RECORDED IN DEED BOOK 147 AT PAGE 236
  - c. NORTHERN VIRGINIA POWER COMPANY RECORDED IN DEED BOOK 156 AT PAGE 411
  - d. POTOMAC EDISON COMPANY RECORDED IN DEED BOOK 489 AT PAGE 57
  - e. NORTHERN VIRGINIA POWER COMPANY RECORDED IN DEED BOOK 180 AT PAGE 405
  - f. POTOMAC LIGHT AND POWER COMPANY RECORDED IN DEED BOOK 231 AT PAGE 248
9. THE PROPERTY IS SUBJECT TO THE FOLLOWING:
  - a. PRIVATE ACCESS EASEMENT RECORDED IN DEED BOOK 284 AT PAGE 482
10. (P) DENOTES IRON PIPE FOUND  
(RS) DENOTES IRON ROD SET  
(V) DENOTES FENCE POST  
(X) DENOTES LIGHT POLE  
(-) DENOTES POWER POLE  
(-) DENOTES WIRE FENCE  
(-) DENOTES SIGN  
(-) DENOTES OVERHEAD ELECTRIC  
(-) DENOTES OVERHEAD ELECTRIC AND TELEPHONE  
(-) DENOTES OVERHEAD TELEPHONE  
(M) DENOTES MANHOLE  
(P) DENOTES CURB OF PAVEMENT
11. THE PROPERTY IS SUBJECT TO PROGRAM RIGHTS OF OTHERS IN AND TO THE CONTINUED UNINTERRUPTED FLOW OF ANY BRIDGES, CREEKS AND STREAMS

NO.	REVISION	DATE



CURVE TABLE									
CH	TS	PC	PT	PT	PC	TS	CH	CHORD BEARING	CHORD
1	158.72	215.00	82.00	174.00	215.00	158.72	1	158.72	153.28
2	52.83	215.00	26.55	140.45	215.00	52.83	2	158.72	153.28

JEFFERSON COUNTY, WV  
FILED  
July 02, 2004 1:18:18  
JOHN E. OTT  
COUNTY CLERK  
TRANSACTION NO: 2004017141  
PLATS (24 X 18")  
Scale: 1"=200'  
Page: 00014

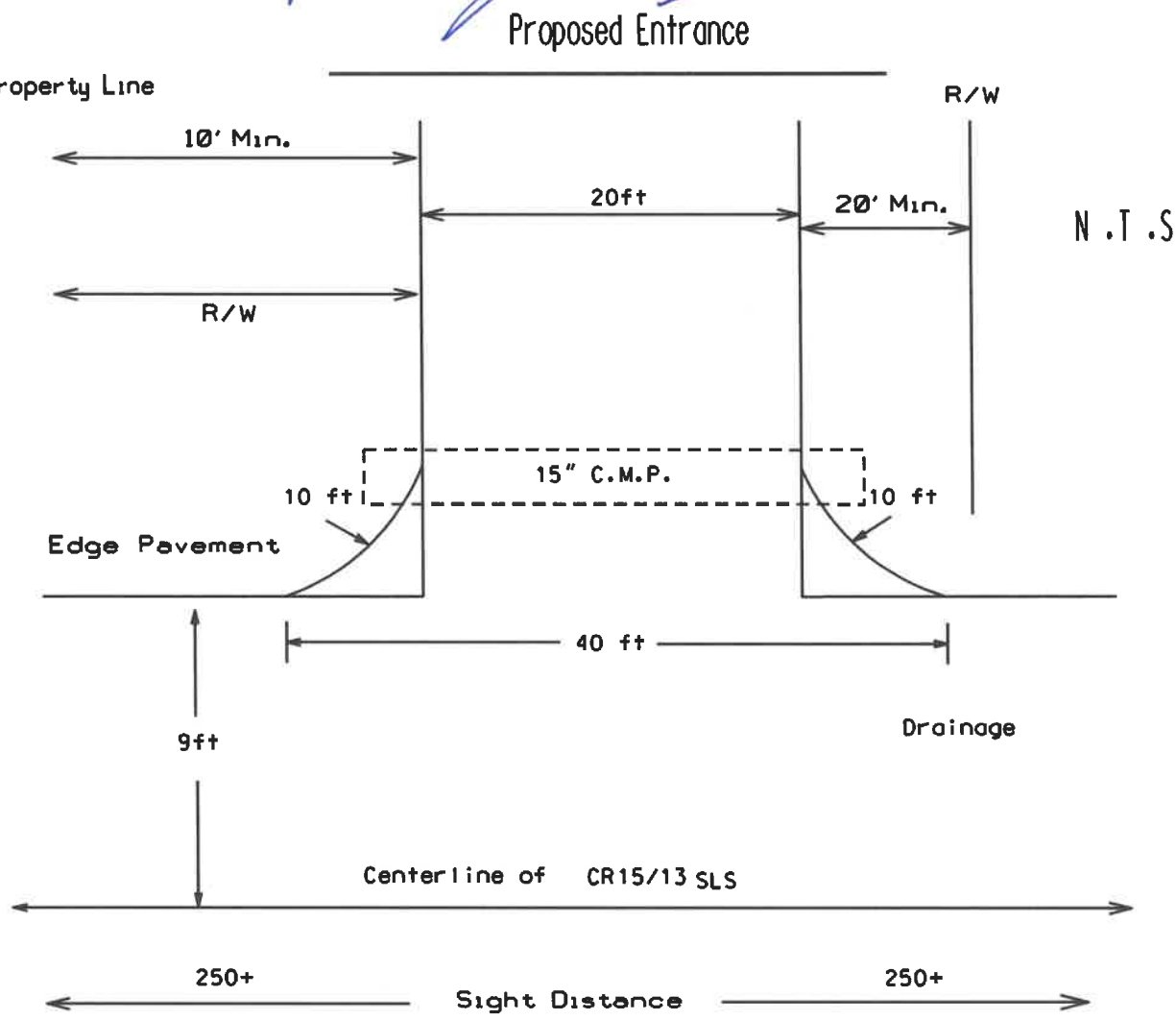
Patton Harris Rust & Associates, PC  
Engineers, Surveyors, Planners, Landscape Architects  
208 Owen Street SE, Lansing, MI 48906-3008  
T 734.777.2826 F 734.777.2725

ALTA/ACSM SURVEY  
CREO MANUFACTURING AMERICA LLC  
JEFFERSON COUNTY, WEST VIRGINIA

DRAWING CHECKED: RJM  
DATE: 4/10/04  
SCALE: 1"=200'  
SHEET 1 OF 1  
FILE NO: 12750



R/W *[Signature]*



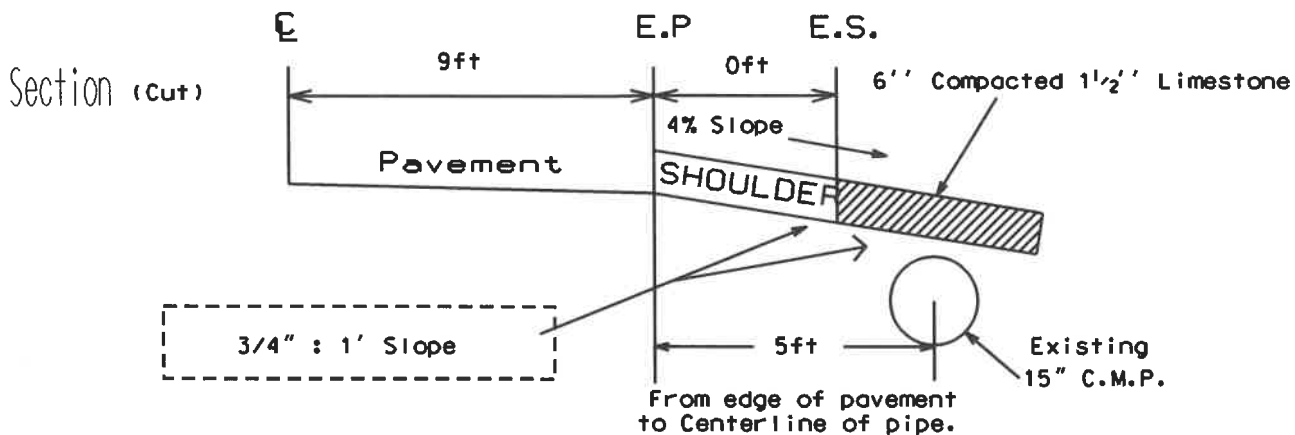
NO OBSTRUCTION PERMITTED BETWEEN PAVEMENT EDGE AND R/W LINE

REMARKS:

Existing entrance to be used as a residential entrance for Sidewinder Enterprises LLC.

Posted Speed Limit 15 MPH

R/W (see attached)



GPS 39.30371  
-77.98996

MP 2.846

NAME Sidewinder Enterprises LLC.

ADDRESS: 4340 Von Karman Avenue 380  
Newport Beach CA 92660

LOCATION: @ inter of CR 1/8, 1/9 and Grace Street

COUNTY Jefferson

ROUTE 1/8

PROJECT

DATE 6/14/24

