



AREA TABULATION:
PARKS & REC PARCEL 38.1389 ACRES
REMAINDER 63.5697 ACRES
TOTAL 101.7086 ACRES

- LEGEND:
- FOUND 1/2" REBAR
 - FOUND 5/8" REBAR
 - ◇ FENCE POST OR FENCE JUNCTION
 - SET 5/8" REBAR & CAP
 - UNMARKED

TM 17 P 9.4
MILLER
DB 1245 PG 64

TM 13 P 32
EBY TRUST
DB 1185 PG 458

TM 13 P 33.7
MINCIN
DB 1248 PG 646

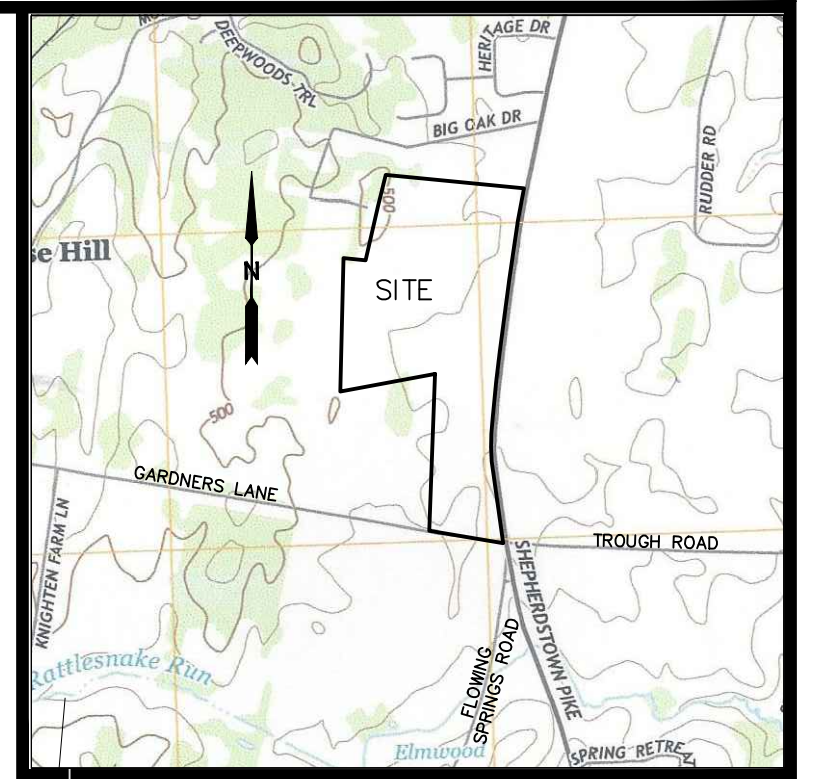
TM 17 P 9.7
WILSON
DB 1017 PG 52

TM 17 P 9.1
ABELOW
DB 1216 PG 508

TM 17 P 9.2
WILSON
DB 1276 PG 164

TM 17 P 9
SUTCH
DB 1262 PG 301

VICINITY MAP
SCALE: 1" = 2000'
TM 13 P 33.10
SANDERS
DB 582 PG 415



E 2,445,000

WEST VIRGINIA ROUTE 16/1
GARDNER LANE - 30' R/W

E 2,446,000

TM 17 P 13
CHADWICK
DB 1225 PG 227

PARCEL FOR
JEFFERSON COUNTY PARKS & RECREATION'S USE
1,661,332 Sq. Feet
38.1389 Acres

REMAINDER
2,769,092 Sq. Feet
63.5697 Acres

CENTERLINE OF ACCESS
ROAD PER PLANS

WEST VIRGINIA ROUTE 230
SHEPHERDSTOWN PIKE - 32' R/W

TM 17 P 10
WELSH REVOCABLE TRUST
DB 1200 PG 708

TM 13 P 40.1
ALQUIP LIMITED LIABILITY COMPANY
DB 1184 PG 731

E 2,445,000

E 2,446,000

LINE	BEARING	DISTANCE
L1	N 73°52'50" W	315.46'
L2	N 81°15'50" W	91.88'
L3	N 07°53'47" E	97.77'
L4	S 82°19'33" E	157.95'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	31.12'	20.00'	89°09'37.02"	N 36°41'02" W	28.08'
C2	396.83'	369.00'	61°37'03.00"	N 22°54'45" W	377.98'
C3	267.47'	279.00'	54°55'44.00"	N 26°15'24" W	257.35'
C4	290.38'	2979.00'	5°35'05.71"	N 04°00'01" E	290.26'
C5	601.16'	379.00'	90°52'53.13"	N 52°14'00" E	540.09'

PLAT SHOWING A PROPOSED PARCEL FOR USE BY
JEFFERSON COUNTY PARKS & RECREATION
THE PROPERTY OF
JEFFERSON COUNTY BOARD OF EDUCATION
DEED BOOK 1201 PAGE 6
TAX MAP 13 PARCEL 33.1
SHEPHERDSTOWN DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA
SCALE: 1" = 200' AUGUST 2, 2024

ED JOHNSON AND ASSOCIATES, INC.
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