

SURVEYOR'S CERTIFICATE

TO:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 8, 9, 10, 11(b), 12, 13, 16, 17, 18, & 19 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON 1/30/2025

DATE OF PLAT OR MAP: 1/30/2025

PRELIMINARY, NOT FOR CONSTRUCTION,
RECORDING PURPOSES OR IMPLEMENTATION

GEORGE E. NAGEL, P.S. #2083

DATE

SCHEDULE B - SECTION 2 EXCEPTIONS

12. 20' WATER LINE EASEMENT TO CITY OF CHARLES TOWN EASEMENT SET FORTH IN THE INSTRUMENT RECORDED IN BOOK 877, PAGE 263 IN THE OFFICE OF THE CLERK OF THE COUNTY COMMISSION OF JEFFERSON COUNTY, WV. APPROXIMATE LOCATION OF 20' ALLEY EASEMENT SHOWN, UNABLE TO DETERMINE THE LOCATIONS OF THE OTHER EASEMENTS FROM RECORD DOCUMENT
13. ELECTRIC EASEMENT TO POTOMAC EDISON EASEMENT SET FORTH IN THE INSTRUMENT RECORDED IN BOOK 369, PAGE 529 IN THE OFFICE OF THE CLERK OF THE COUNTY COMMISSION OF JEFFERSON COUNTY, WV. NON-PLOTTABLE, UNABLE TO DETERMINE LOCATION FROM RECORD DOCUMENT
14. ELECTRIC EASEMENT TO POTOMAC EDISON EASEMENT SET FORTH IN THE INSTRUMENT RECORDED IN BOOK 430, PAGE 591 IN THE OFFICE OF THE CLERK OF THE COUNTY COMMISSION OF JEFFERSON COUNTY, WV. NON-PLOTTABLE, UNABLE TO DETERMINE LOCATION FROM RECORD DOCUMENT
15. 40' ELECTRIC EASEMENT TO POTOMAC EDISON SET FORTH IN THE INSTRUMENT RECORDED IN BOOK 451, PAGE 181 IN THE OFFICE OF THE CLERK OF THE COUNTY COMMISSION OF JEFFERSON COUNTY, WV. NON-PLOTTABLE, UNABLE TO DETERMINE LOCATION FROM RECORD DOCUMENT
16. 10' FOOT ELECTRIC EASEMENT TO POTOMAC EDISON SET FORTH IN THE INSTRUMENT RECORDED IN BOOK 1103, PAGE 304 IN THE OFFICE OF THE CLERK OF THE COUNTY COMMISSION OF JEFFERSON COUNTY, WV. NON-PLOTTABLE, UNABLE TO DETERMINE LOCATION FROM RECORD DOCUMENT
17. SUBJECT TO THE PLAT MATTERS RECORDED IN BOOK X, PAGE 1 IN THE OFFICE OF THE CLERK OF THE COUNTY COMMISSION OF JEFFERSON COUNTY, WV. NO PLOTTABLE ITEMS
18. SUBJECT TO THE PLAT MATTERS RECORDED IN BOOK 10, PAGE 68 IN THE OFFICE OF THE CLERK OF THE COUNTY COMMISSION OF JEFFERSON COUNTY, WV. SHOWN HEREON
19. SUBJECT TO THE PLAT MATTERS RECORDED IN BOOK 159, PAGE 102 ET SEQ. IN THE OFFICE OF THE CLERK OF THE COUNTY COMMISSION OF JEFFERSON COUNTY, WV. NO PLOTTABLE ITEMS
20. ELECTRIC SERVICE EASEMENT SET FORTH IN THE INSTRUMENT RECORDED IN BOOK 451, PAGE 179 IN THE OFFICE OF THE CLERK OF THE COUNTY COMMISSION OF JEFFERSON COUNTY, WV. NON-PLOTTABLE, LOCATION CANNOT BE DETERMINED FROM RECORD DOCUMENT
21. ELECTRIC SERVICE EASEMENT TO POTOMAC EDISON SET FORTH IN THE INSTRUMENT RECORDED IN BOOK 204, PAGE 7 IN THE OFFICE OF THE CLERK OF THE COUNTY COMMISSION OF JEFFERSON COUNTY, WV. APPROXIMATE LOCATION OF EASEMENT SHOWN HEREON
22. 20' FOOT WATER LINE TO CITY OF CHARLES TOWN EASEMENT SET FORTH IN THE INSTRUMENT RECORDED IN BOOK 1086, PAGE 445 IN THE OFFICE OF THE CLERK OF THE COUNTY COMMISSION OF JEFFERSON COUNTY, WV. APPROXIMATE LOCATION OF 20' ALLEYWAY EASEMENT SHOWN HEREON, UNABLE TO DETERMINE THE LOCATION OF THE EASEMENT ALONG LAWRENCE STREET
23. SUBJECT TO THE PLAT MATTERS RECORDED IN BOOK 25, PAGE 167 IN THE OFFICIAL RECORDS OF JEFFERSON COUNTY, WV. SHOWN HEREON
24. SUBJECT TO THE COVENANT, CONDITION, OR RESTRICTION RECORDED IN BOOK 699, PAGE 737 IN THE OFFICIAL RECORDS OF THE JEFFERSON COUNTY RECORDING OFFICE. DOES NOT APPEAR TO AFFECT THE SUBJECT PROPERTY
25. SUBJECT TO THE COVENANT, CONDITION, OR RESTRICTION, RECORDED IN BOOK 705, PAGE 657 IN THE OFFICIAL RECORDS OF THE JEFFERSON COUNTY RECORDING OFFICE. SHOWN HEREON
26. SUBJECT TO THE PLAT MATTERS RECORDED IN BOOK 1064, PAGE 518 ET SEQ. IN THE OFFICIAL RECORDS. PARKING EASEMENT SHOWN HEREON
27. SUBJECT TO THE PLAT MATTERS RECORDED IN BOOK 25, PAGE 258A IN THE OFFICIAL RECORDS. SHOWN HEREON
28. SUBJECT TO THE PLAT MATTERS RECORDED IN BOOK 1097, PAGE 616 IN THE OFFICIAL RECORDS. PARKING EASEMENT SHOWN HEREON
29. SUBJECT TO THE PLAT MATTERS RECORDED IN BOOK 1089, PAGE 467 IN THE OFFICIAL RECORDS. PARKING EASEMENT SHOWN HEREON
30. SUBJECT TO THE COVENANT, CONDITION, OR RESTRICTION, RECORDED IN BOOK 1028, PAGE 595 IN THE OFFICIAL RECORDS OF THE JEFFERSON COUNTY RECORDING OFFICE. SHOWN HEREON
31. SUBJECT TO THE COVENANT, CONDITION, OR RESTRICTION, RECORDED IN BOOK 1072, PAGE 153 IN THE OFFICIAL RECORDS OF THE JEFFERSON COUNTY RECORDING OFFICE. SHOWN HEREON
32. SUBJECT TO THE COVENANT, CONDITION, OR RESTRICTION, RECORDED IN BOOK 1089, PAGE 307 IN THE OFFICIAL RECORDS OF THE JEFFERSON COUNTY RECORDING OFFICE. SHOWN HEREON
33. SUBJECT TO THE COVENANT, CONDITION, OR RESTRICTION RECORDED IN BOOK 1089, PAGE 399, IN THE OFFICIAL RECORDS OF THE JEFFERSON COUNTY RECORDING OFFICE. PARKING EASEMENT SHOWN HEREON
34. SUBJECT TO THE PLAT MATTERS RECORDED IN BOOK 25, PAGE 282 IN THE OFFICIAL RECORDS. DOES NOT APPEAR TO AFFECT THE SUBJECT PROPERTY

RECORD LEGAL DESCRIPTION

TRACT I:

BEGINNING AT (248) A P-K NAIL (IN BLOCK WALL) FOUND, CORNER TO 111 WEST CONGRESS, LLC (D.B. 1086 P. 247) AND IN THE NORTHERN RIGHT-OF-WAY LIMITS OF THE WINCHESTER AND POTOMAC RAILROAD COMPANY; THENCE WITH SAID RAILROAD COMPANY, NORTH 77°10'48" WEST 221.87 FEET TO (245) A MAG NAIL (IN BLOCK WALL) FOUND, IN THE EASTERN RIGHT-OF-WAY LIMITS OF BUCHANAN STREET A 60' R/W; THENCE WITH SAID BUCHANAN STREET, NORTH 5°18'10" EAST PASSING (244) A 5/8-INCH REBAR (DEWBERRY) FOUND, AT 190.48 FEET, IN ALL 519.58 FEET TO (431) A DRILL HOLE, SET, IN THE SOUTHERN RIGHT-OF-WAY LIMITS OF 2ND AVENUE, R/W, WIDTH VARIES; THENCE WITH SAID 2ND AVENUE, NORTH 73°37'49" EAST 282.65 FEET TO (253) A POINT, CORNER TO NORTHERN VIRGINIA POWER CO. (D.B. 184 P. 117); THENCE WITH SAID NORTHERN VIRGINIA POWER CO. FOR THE NEXT TWO LINES, SOUTH 16°11'28" EAST PASSING (89) A 1-1/4" IRON PIPE WITH BRONZE DISK, FOUND AT 1.77 FEET, IN ALL 152.25 FEET TO (254) A 5/8" REBAR (DEWBERRY) FOUND; THENCE, NORTH 73°37'49" EAST 25.35 FEET TO (253) A 5/8" REBAR (NO CAP) FOUND, CORNER TO MCKINNEY (D.B. 958 P. 27); THENCE WITH SAID MCKINNEY, SOUTH 36°08'09" WEST 41.00 FEET TO A 5/8" REBAR (DEWBERRY) CAP, FOUND, CORNER TO SAID 111 WEST CONGRESS, LLC; THENCE WITH SAID 111 WEST CONGRESS, LLC FOR THE NEXT TWO LINES, SOUTH 29°08'59" WEST 52.00 FEET TO (247) A 5/8" REBAR (DEWBERRY) CAP, FOUND; THENCE, SOUTH 5°23'39" WEST 37.46 FEET TO THE PLACE OF BEGINNING, CONTAINING 2.5224 ACRES, MORE OR LESS, AS SHOWN UPON THAT CERTAIN PLAT OF SURVEY PREPARED BY APPALACHIAN SURVEYS, PLLC, DATED 29 SEPTEMBER 2010, AND RECORDED IN THE OFFICE OF THE CLERK OF THE COUNTY COMMISSION OF JEFFERSON COUNTY, WEST VIRGINIA, IN PLAT BOOK 25, AT PAGE 259.

AND BEING PART OF THE SAME REAL ESTATE CONVEYED TO AG/IRG WPM RANSON, L.L.C. FROM WPM PROPERTIES, LLC, BY DEED DATED APRIL 30, 2007, AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK NO. 1036, AT PAGE 661.

TRACT II:

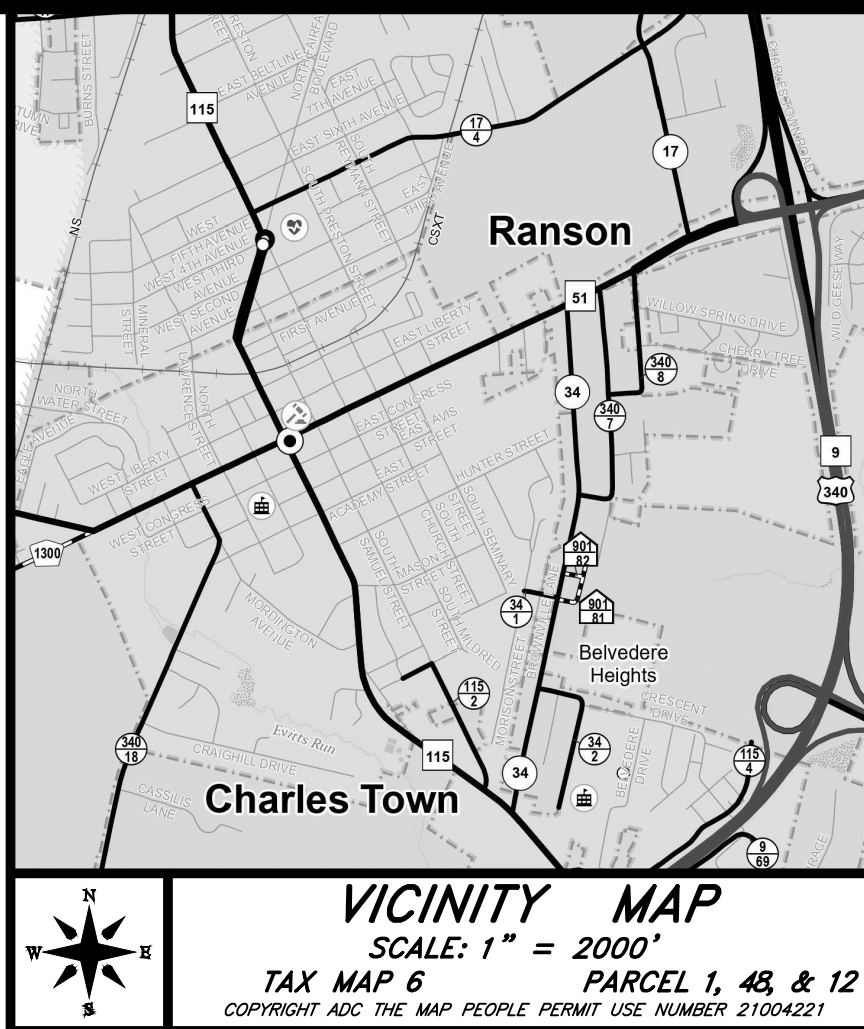
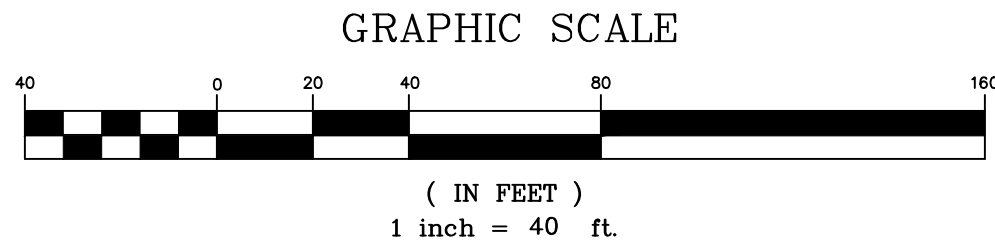
BEGINNING AT (239) A P-K NAIL, FOUND, CORNER TO RAILROAD AVENUE, A 50' R/W, AND IN THE WESTERN RIGHT-OF-WAY LIMITS OF BUCHANAN STREET A 60' R/W; THENCE WITH SAID RAILROAD AVENUE FOR THE NEXT TWO LINES, NORTH 77°10'48" WEST 206.39 FEET TO (238) A MAG NAIL, FOUND; THENCE, SOUTH 73°37'49" WEST 102.55 FEET TO (237) A MAG NAIL, (IN A RAILROAD TIE) FOUND, IN THE NORTHERN RIGHT-OF-WAY LIMITS OF THE WINCHESTER AND POTOMAC RAILROAD COMPANY; THENCE WITH SAID RAILROAD COMPANY, NORTH 77°10'48" WEST 76.47 FEET TO (261) A RAILROAD SPIKE (IN WOOD DECK) FOUND, CORNER TO CITY OF RANSON BUILDING COMMISSION 1064 P. 518); THENCE WITH SAID CITY OF RANSON BUILDING COMMISSION FOR THE NEXT TWO LINES, NORTH 12°14'07" EAST 97.37 FEET TO (1078) A CHAINLINK FENCE POST; THENCE, NORTH 74°11'58" EAST 279.89 FEET TO (252) A POINT, IN THE SOUTHERN RIGHT-OF-WAY LIMITS OF 2ND AVENUE, R/W, WIDTH VARIES; THENCE WITH SAID 2ND AVENUE, NORTH 73°37'49" EAST 110.71 FEET TO (251) A MAG NAIL, SET, IN THE WESTERN RIGHT-OF-WAY LIMITS OF SAID BUCHANAN STREET; THENCE WITH SAID BUCHANAN STREET, SOUTH 5°18'10" WEST PASSING (243) A 5/8-INCH REBAR (DEWBERRY) FOUND, AT 129.10 FEET, IN ALL 257.38 FEET TO THE PLACE OF BEGINNING, CONTAINING 1.3302 ACRES, MORE OR LESS, AS SHOWN UPON THAT CERTAIN PLAT OF SURVEY PREPARED BY APPALACHIAN SURVEYS, PLLC, DATED 29 SEPTEMBER 2010, AND RECORDED IN THE OFFICE OF THE CLERK OF THE COUNTY COMMISSION OF JEFFERSON COUNTY, WEST VIRGINIA, IN PLAT BOOK 25, AT PAGE 259.

AND BEING PART OF THE SAME REAL ESTATE CONVEYED TO AG/IRG WPM RANSON, L.L.C. FROM WPM PROPERTIES, LLC, BY DEED DATED APRIL 30, 2007, AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK NO. 1036, AT PAGE 661.

NOTES:

- BEARINGS ARE BASED ON GRID NORTH OF THE WEST VIRGINIA COORDINATE SYSTEM OF 1863 - NORTH ZONE, NAD83(2011).
- THE PROPERTY DELINEATED ON THIS PLAT IS SHOWN ON JEFFERSON COUNTY TAX MAP 6 AS PARCEL 48; TAX MAP 6 AS PARCEL 129; AND TAX MAP 2 AS PARCEL 1. BEING ALL OF THE PROPERTY CONVEYED TO AMERICAN PUBLIC UNIVERSITY SYSTEM, INC. FROM AG/IRG WPM RANSON, L.L.C. BY DEED DATED NOVEMBER 3, 2010 AND RECORDED IN DEED BOOK 1086 AT PAGE 450 IN THE OFFICE OF THE CLERK OF THE COUNTY COMMISSION OF JEFFERSON COUNTY, WEST VIRGINIA. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARKING, AND EASEMENTS, ARE BASED SOLELY ON ABOVE GROUND VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- THE PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "ZONE X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 54037C0106E, WITH AN EFFECTIVE DATE OF DECEMBER 18, 2009.
- THERE WAS NO FIELD DELINEATION OF WETLANDS AT THE TIME OF SURVEY. NO INFORMATION HAS BEEN PROVIDED WHICH WOULD INDICATE A CHANGE IN THE STREET RIGHT-OF-WAY LINE FOR CORNING WAY AND/OR DEVELOPMENT DRIVE. THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- THERE WAS NO EVIDENCE OF A CEMETERY OBSERVED AT THE TIME OF THE SURVEY.
- THE PROPERTY HAS DIRECT VEHICULAR AND PEDESTRIAN ACCESS TO NORTH LAWRENCE STREET AND WEST 2ND STREET.
- THERE WAS NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED AT THE TIME OF SURVEY.

AMERICAN PUBLIC UNIVERSITY SYSTEM, INC.
T.M. 6, P. 134
D.B. 1096, Pg. 343



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DATE	REVISION	DRAWN BY

ALTA/NSPS LAND TITLE SURVEY
LANDS OF
AMERICAN PUBLIC UNIVERSITY
SYSTEM, INC.
SITUATE ALONG NORTH LAWRENCE STREET
CHARLES TOWN, JEFFERSON COUNTY, WEST VIRGINIA

SCALE: 1" = 40'

PROJECT NO. 25-44742
DRAWING NO. D-09539
DATE: 01-30-2025
DRAWN BY: R.E.N.
CHECKED BY: G.E.N.

SHEET 1 OF 1