

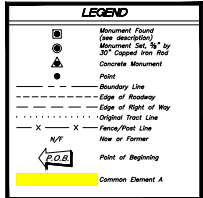
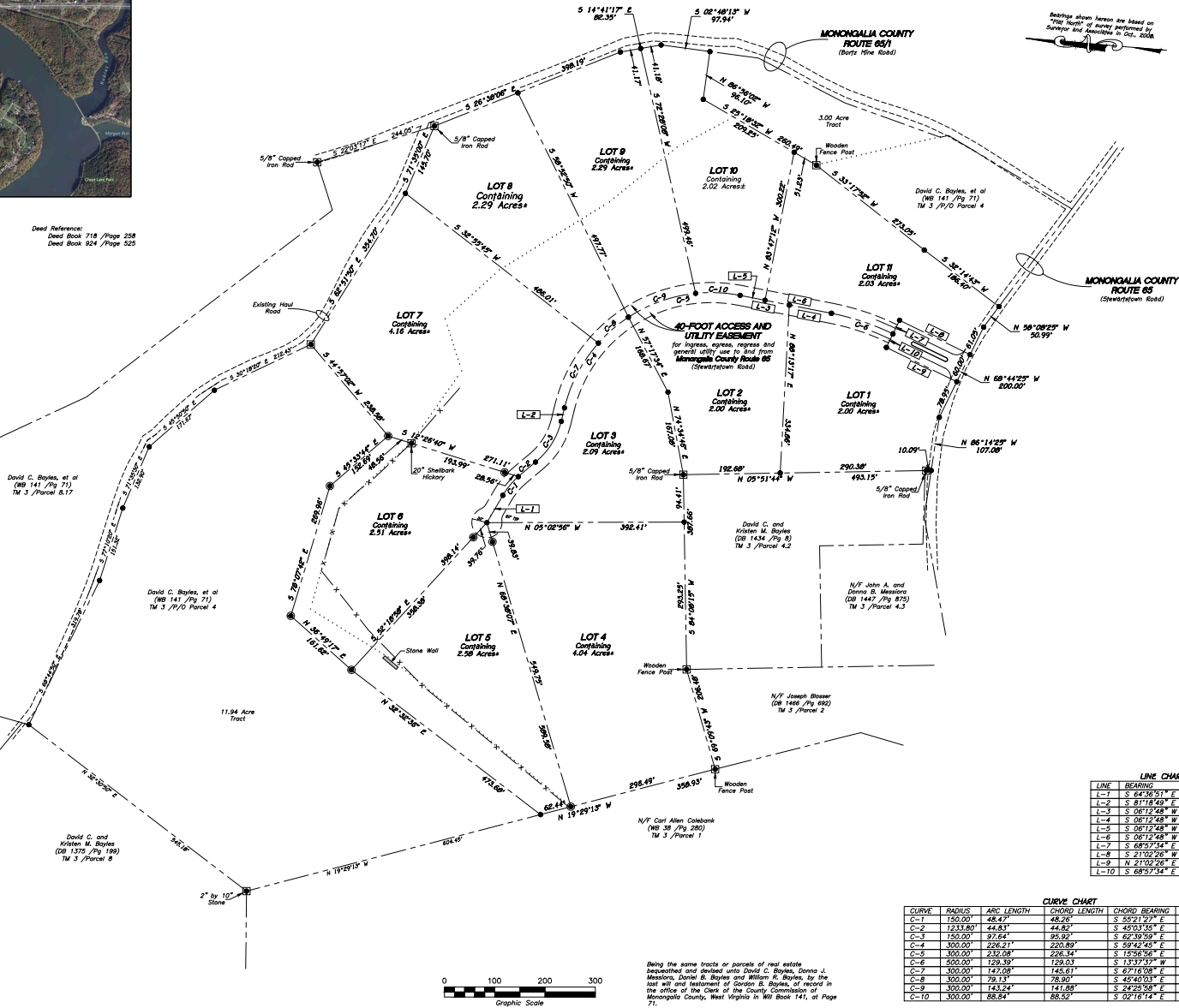


VICINITY MAP
(not to scale)

NOTES:

- (1) Sweet Briar Estates is a Planned Community form of Common Interest Community governed by the West Virginia Common Interest Ownership Act (WV Code 36B, et. seq.)
- (2) All Units in Sweet Briar Estates are designated for separate ownership or occupancy; the boundaries of which are areas depicted on this Plat, subject to the specific limitations, boundaries, set-backs, right of way easements, terms, conditions, restrictions, covenants and definitions set forth in the Declaration of Common Interest, Commonality, for Sweet Briar Estates by Stone Ridge Properties, LLC, Declarant, and all amendments thereto. All Common Elements depicted hereon are dedicated to Sweet Briar Estates Property Owners Association, Inc., with the use, enjoyment and expense thereof apportioned to the Units pursuant to the allocations set forth in the Declaration.
- (3) All portions of the Subdivision are subject to all Development Rights and Special Declaration's Rights as defined by WV Code 36B, and as otherwise set forth in the Declaration and such rights may be exercised with regard to any portion of the Condominium at any time to the tenth (10th) anniversary of the Declaration. There is no real estate not subject to Development Rights or subject only to the Development Right to withdraw. Provided, however, that Development Rights relating to Common Elements will expire when the first Unit in the same Phase is sold, of which time, the Common Elements may not be used and the Units must be separately assessed pursuant to WV Code 36B-1-105.
- (4) Pursuant to WV Code 36B-4-120 the undersigned professional hereby certifies that the Subdivision is substantially completed.
- (5) Except as shown on the survey, there are no encroachments upon Sweet Briar Estates by improvements on adjacent property, encroachments on adjacent property or highways by improvements on Sweet Briar Estates.
- (6) There are no horizontal Unit boundaries and there are no noncontiguous parcels of real estate comprising Sweet Briar Estates.
- (7) This survey is not valid without original released seal and blue signature.
- (8) This survey was conducted without the benefit of an attorney's title report and may not reflect all exceptions, rights of way, easements or restrictions.

Deed Reference:
Deed Book 318 / Page 258
Deed Book 924 / Page 525



Being the same tracts or parcels of real estate hereunto and devised unto David C. Boyles, Donna J. Messers, David B. Boyles and William R. Boyles, by the last will and testament of Gordon B. Boyles, of record in the office of the Clerk of the County Commission of Monongalia County, West Virginia in Will Book 141, at Page 71.

LINE CHART		
LINE	BEARING	DISTANCE
L-1	S 64°46'51" E	62.94'
L-2	S 81°18'49" E	27.51'
L-3	S 06°12'48" W	99.80'
L-4	S 06°12'48" W	85.35'
L-5	S 06°12'48" W	50.58'
L-6	S 06°12'48" W	134.51'
L-7	S 68°57'34" E	30.00'
L-8	S 21°02'26" W	156.08'
L-9	N 21°02'56" E	155.85'
L-10	S 68°57'34" E	30.00'

CURVE CHART				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C-1	150.00'	48.43'	48.30'	S 52°21'27" E
C-2	123.38'	44.83'	44.82'	S 40°03'35" E
C-3	150.00'	97.64'	95.92'	S 62°39'59" E
C-4	300.00'	206.21'	205.89'	S 59°45'45" E
C-5	300.00'	232.08'	226.34'	S 15°46'56" E
C-6	500.00'	129.39'	129.03'	S 13°17'49" W
C-7	300.00'	147.08'	145.61'	S 6°16'08" E
C-8	300.00'	79.13'	78.95'	S 42°40'03" E
C-9	300.00'	143.24'	141.88'	S 24°22'58" E
C-10	300.00'	88.84'	88.52'	S 02°16'14" E

REV #DATEDESCRIPTION

DATE

DESCRIPTION

CHEAT ROAD ENGINEERING, INC.

170 OLD CHEAT ROAD
MORGANTOWN, WV 26508
P: 304.212.5480

SWEET BRIAR ESTATES
UNINCORPORATED
MONONGALIA COUNTY, WEST VIRGINIA

RAT

CHE

1"=100'

3/21/15

PROJECT NO. 15-006
DRAWING FILE: SWEET BRIAR ESTATES.DWG

PRELIMINARY

SUB-DIVISION PLAT

SHEET NUMBER:
S-01