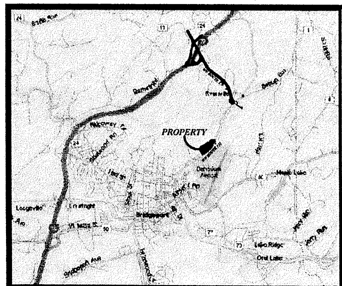


NOTES:
1.) THIS IS A DECLARATION PLAT FOR THE SUB COMMON INTEREST COMMUNITY KNOWN AS "THE SINGLE FAMILY HOMES AT CHARLES CHARLES POINTE", A SUB COMMON INTEREST COMMUNITY OF THE MASTER COMMON INTEREST COMMUNITY KNOWN AS CHARLES POINTE. THIS IS THE FIRST OF A NUMBER DECLARATION PLATS WITH REGARD TO THE "SINGLE FAMILY - HOMES AT CHARLES POINTE" WHICH WILL BE RECORDED IN THE HARRISON COUNTY CLERK'S OFFICE DEPICTING THE DEVELOPMENT OF UNITS WITHIN THE "SINGLE FAMILY HOMES AT CHARLES POINTE". THIS DECLARATION PLAT DEPICTS HUNTERS CHASE AT CHARLES POINTE PHASE I.
2.) SIGNAGE AND MAILBOX LOCATIONS WITHIN THE SUB COMMON INTEREST COMMUNITY WILL BE LOCATED WITHIN THE COMMON AREAS OR EASEMENT AREAS NOTED ON THE DECLARATION PLAT. SPECIFIC LOCATION WILL BE AT THE DISCRETION OF THE DECLARANT OR THE ARCHITECTURAL REVIEW BOARD, NOW OR AMENDED.
3.) ALL UTILITY LOCATIONS SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION. UTILITY INFORMATION AND LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. CONTRACTOR SHALL CONTACT "MISS UTILITY OF WEST VIRGINIA" PRIOR TO ANY EXCAVATION.

UTILITY CONTACTS:

ELECTRIC - HARRISON RURAL ELECTRIFICATION ASSOCIATION
ROUTE 6 BOX 502
SUN VALLEY ROAD
CLARKSBURG, WEST VIRGINIA 26302
(304) 624-6365

NATURAL GAS - HOPE GAS, INC.
P.O. BOX 2868
CLARKSBURG, WEST VIRGINIA 26302
(800) 688-4673

WATER - CITY OF BRIDGEPORT PUBLIC WORKS
515 WEST MAIN STREET
BRIDGEPORT, WEST VIRGINIA 26330
(304) 842-8200

SANITARY SEWER - CITY OF BRIDGEPORT PUBLIC WORKS
515 WEST MAIN STREET
BRIDGEPORT, WEST VIRGINIA 26330
(304) 842-8200

VOICE COMMUNICATIONS - COMMUNICATIONS PLUS, INC.
1447 FAIRMONT ROAD
MORGANTOWN, WEST VIRGINIA 26330
(304) 983-2211

VIDEO & DATA COMMUNICATIONS - TELATLANTIC COMMUNICATIONS, INC.
604 CAMERON STREET
ALEXANDRIA, VIRGINIA 22314
(304) 983-2211

4.) SUBDIVISION LOTS SHOWN ARE THOSE DESCRIBED AND SHOWN ON PLATS CURRENTLY OF RECORD IN THE HARRISON COUNTY CLERK'S OFFICE.
5.) PARCELS AND LOTS SHOWN ARE LOCATED WITHIN THE CITY OF BRIDGEPORT. LOT USES WILL BE CONSISTENT WITH APPLICABLE ZONING REQUIREMENTS OR APPROVED VARIANCES THEREFROM.
6.) EXISTING PRIVATE EASEMENTS SHOWN ARE THOSE PRIVATE EASEMENTS PREVIOUSLY CONVEYED AND PRIVATELY OWNED AND CONTROLLED TO BE UTILIZED FOR THE PURPOSE OF CONSTRUCTION, ALTERATION, MAINTENANCE, REPAIR, REPLACEMENT AND REMOVAL OF UTILITIES AND FOR OTHER PRIVATE USES, ALL AS PERMITTED BY THE OWNER OF THE PRIVATE EASEMENT, OTHER THAN PUBLIC SANITARY SEWER SYSTEMS, PUBLIC WATER DISTRIBUTION AND FIRE SUPPRESSION SYSTEMS, AND PUBLIC STORM WATER COLLECTION SYSTEMS, EXCEPT WHERE CROSSINGS OF SAID PUBLIC SYSTEM MAY BE REQUIRED.
7.) EXISTING ROADWAY EASEMENTS SHOWN ARE THOSE EASEMENTS PREVIOUSLY DEDICATED AND ACCEPTED FOR PUBLIC USE TO BE UTILIZED SOLELY FOR THE PURPOSE OF CONSTRUCTION, USE, AND MAINTENANCE OF STREETS AND ROADS, CURB AND GUTTER, SIDEWALKS, STREET LIGHTING, STREET SIGNAGE AND SIGNALS, LANDSCAPING AND PUBLIC SANITARY SEWER, PUBLIC WATER DISTRIBUTION SYSTEMS AND PUBLIC STORM SEWER COLLECTION SYSTEMS.
8.) PUBLIC SANITARY SEWER SYSTEMS SHALL INCLUDE THE CONSTRUCTION, ALTERATION, MAINTENANCE, REPAIR, REMOVAL, AND REPLACEMENT OF PIPES, MANHOLES AND OTHER DEVICES OR STRUCTURES NECESSARY FOR THE TRANSPORTATION OF SEWAGE AND MAINTENANCE OF A PUBLIC SEWER SYSTEM. SANITARY SEWER SYSTEM EASEMENTS LOCATED OUTSIDE OF ROADWAY EASEMENTS SHALL BE USED SOLELY FOR PUBLIC SANITARY SEWER SYSTEMS.
9.) PUBLIC WATER DISTRIBUTION SYSTEMS SHALL INCLUDE THE CONSTRUCTION, ALTERATION, MAINTENANCE, REPAIR, REMOVAL AND REPLACEMENT OF PIPES, FIRE HYDRANTS AND OTHER DEVICES OR STRUCTURES NECESSARY FOR THE DISTRIBUTION OF WATER AND MAINTENANCE OF A PUBLIC WATER DISTRIBUTION AND FIRE SUPPRESSION SYSTEM. PUBLIC WATER DISTRIBUTION SYSTEM EASEMENTS LOCATED OUTSIDE OF ROADWAY EASEMENTS SHALL BE USED SOLELY FOR PUBLIC WATER DISTRIBUTION SYSTEMS.

NORTH MERIDIAN BASED ON WEST VIRGINIA STATE PLANE COORDINATE SYSTEM, NORTH ZONE ESTABLISHED FROM NGS DISK DESIGNATION CKB ARP STAMPED ARP 1965 AND NGS DISK DESIGNATION CKB AP STA. B STAMPED AP 1965 STA. B LOCATED AT BENEDUM AIRPORT, HARRISON COUNTY, WEST VIRGINIA.

LEGEND

- PROPERTY CORNER REBAR FOUND
- PROPERTY CORNER (POINT OR AS NOTED)
- ROADWAY CENTERLINE
- EXISTING ROADWAY EASEMENT (SEE NOTES)
- EXISTING PRIVATE EASEMENT (SEE NOTES)
- WATER LINE EASEMENT
- SANITARY SEWER EASEMENT
- STORM SEWER EASEMENT
- LOT DESIGNATION NUMBER
- PROPERTY LINE
- EXISTING ELECTRIC LINE - UNDERGROUND
- EXISTING ELECTRIC AND TELECOMMUNICATIONS LINES UNDERGROUND
- EXISTING WATER LINE
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER LINE
- EXISTING GAS LINE - DISTRIBUTION
- EXISTING FIRE HYDRANT

LINE AND CURVE TABLE FOR LOTS AND ROADWAY EASEMENT

[illegible]

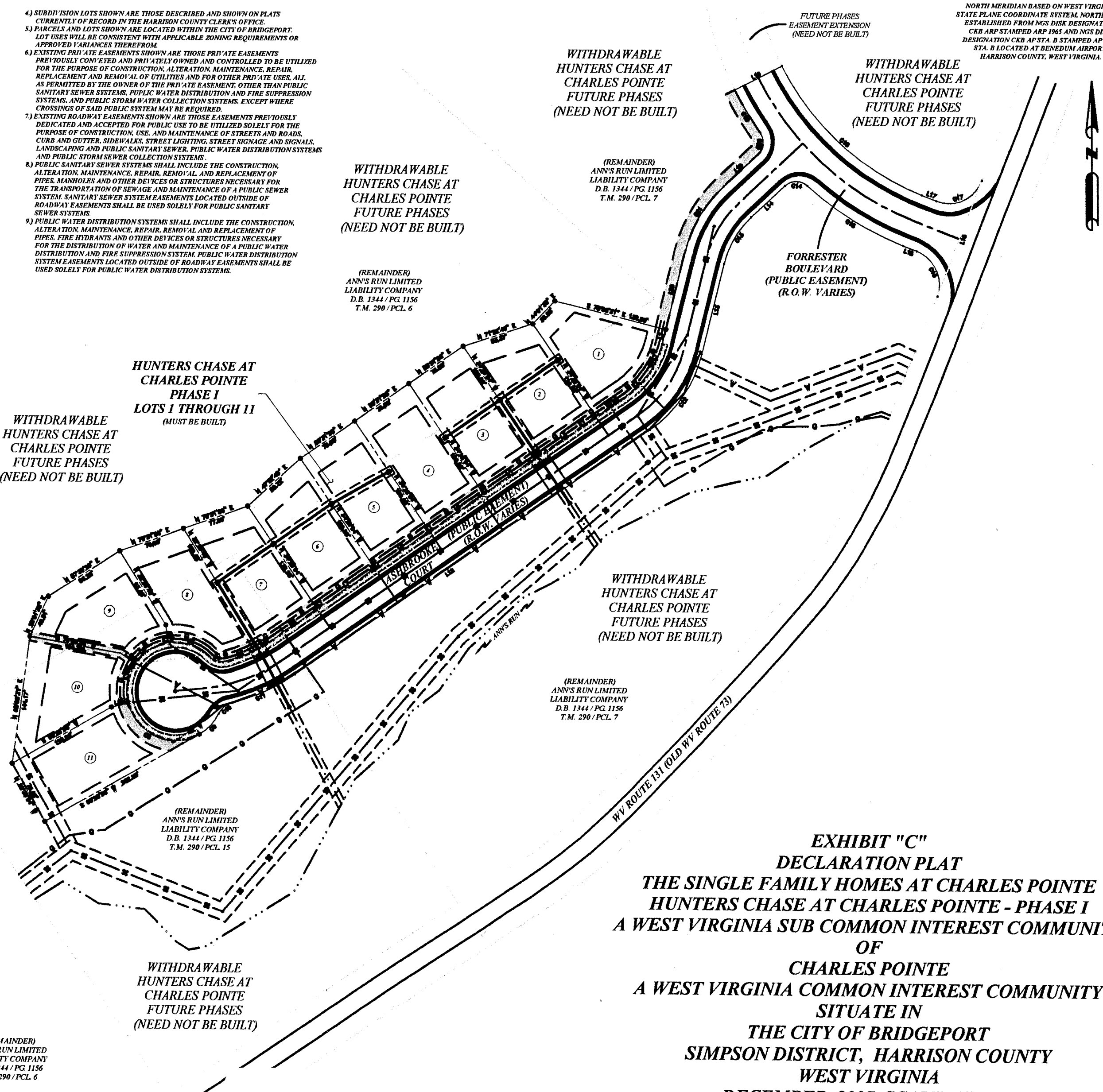
LOT AREA, ZONING, AND RECORD SOURCE TABLE

LOT NO.	LOT SIZE ACRES	ZONING DISTRICT	SOURCE T.M. / PCL.	SOURCE D.B. / PG.
1	0.251	R-3	P/O 290 / 6 & P/O 290/7	1344 / 1156
2	0.254	R-3	P/O 290 / 6 & P/O 290/7	1344 / 1156
3	0.253	R-3	P/O 290 / 6 & P/O 290/7	1344 / 1156
4	0.253	R-3	P/O 290 / 6 & P/O 290/7	1344 / 1156
5	0.258	R-3	P/O 290 / 6 & P/O 290/7	1344 / 1156
6	0.266	R-3	P/O 290 / 6 & P/O 290/7	1344 / 1156
7	0.263	R-3	P/O 290 / 6 & P/O 290/7 & P/O 290/15	1344 / 1156
8	0.263	R-3	P/O 290 / 6 & P/O 290/15	1344 / 1156
9	0.252	R-3	P/O 290 / 6 & P/O 290/15	1344 / 1156
10	0.263	R-3	P/O 290 / 6 & P/O 290/15	1344 / 1156
11	0.263	R-3	P/O 290/15	1344 / 1156

NOTES CONT.
10.) PUBLIC STORM WATER COLLECTION SYSTEMS SHALL INCLUDE THE CONSTRUCTION, ALTERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF PIPES, MANHOLES AND OTHER DEVICES OR STRUCTURES NECESSARY FOR THE COLLECTION AND DISPOSAL OF STORM WATER. PUBLIC STORM WATER COLLECTION SYSTEM EASEMENTS LOCATED OUTSIDE OF ROADWAY EASEMENTS SHALL BE USED SOLELY FOR PUBLIC STORM WATER COLLECTION SYSTEM.
11.) COMBINED PUBLIC SANITARY SEWER EASEMENTS AND PUBLIC WATER LINE EASEMENTS SHALL BE UTILIZED SOLELY FOR THE PURPOSES SPECIFIED IN NOTE 8 AND NOTE 9 ABOVE.
12.) THE SANITARY SEWER EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT SHALL BE FOR PUBLIC USE AND SHALL BE UTILIZED SOLELY FOR THE PURPOSES SPECIFIED IN NOTE 8 ABOVE.
13.) THE WATER LINE EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT SHALL BE FOR PUBLIC USE AND SHALL BE UTILIZED SOLELY FOR THE PURPOSES SPECIFIED IN NOTE 9 ABOVE.
14.) THE STORM WATER EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT SHALL BE FOR PUBLIC USE AND SHALL BE UTILIZED SOLELY FOR THE PURPOSES SPECIFIED IN NOTE 10 ABOVE.
15.) PRIVATE EASEMENTS SHALL BE PRIVATELY OWNED AND CONTROLLED AND SHALL BE UTILIZED FOR THE PURPOSE OF CONSTRUCTION, ALTERATION, MAINTENANCE, REPAIR, REPLACEMENT AND REMOVAL OF UTILITIES AND FOR OTHER PRIVATE USES, ALL AS PERMITTED BY THE OWNER OF THE PRIVATE EASEMENTS, OTHER THAN PUBLIC SANITARY SEWER SYSTEMS, PUBLIC WATER DISTRIBUTION AND FIRE SUPPRESSION SYSTEMS, AND PUBLIC STORM WATER COLLECTION SYSTEMS, EXCEPT WHERE CROSSINGS OF SAID PUBLIC SYSTEMS MAY BE REQUIRED.

PHASE I AREA TABULATION

BUILDING LOT AREA (11 LOTS) = 2.859 ACRES
ROADWAY EASEMENT AREA = 1.604 ACRES
TOTAL PHASE I AREA = 4.463 ACRES



WITHDRAWABLE
HUNTERS CHASE AT
CHARLES POINTE
FUTURE PHASES
(NEED NOT BE BUILT)

EXHIBIT "C"
DECLARATION PLAT
THE SINGLE FAMILY HOMES AT CHARLES POINTE
HUNTERS CHASE AT CHARLES POINTE - PHASE I
A WEST VIRGINIA SUB COMMON INTEREST COMMUNITY
OF
CHARLES POINTE
A WEST VIRGINIA COMMON INTEREST COMMUNITY
SITUATE IN
THE CITY OF BRIDGEPORT
SIMPSON DISTRICT, HARRISON COUNTY
WEST VIRGINIA
DECEMBER, 2007 SCALE: 1" = 60'

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS DECLARATION PLAT CONTAINS ALL INFORMATION REQUIRED BY WEST VIRGINIA CODE SECTION 36B-2-109.

ROBERT F. STUART, P.S. #883
ANN'S RUN LIMITED LIABILITY COMPANY
P.O. BOX 1000
BRIDGEPORT, WV 26330

ROBERT F. STUART LICENSED 883 STATE OF WEST VIRGINIA PROFESSIONAL SURVEYOR

Large Hanging Plat Rack 2,
Sheet 24