

NOTES:

- THIS IS AN AMENDED DECLARATION PLAT FOR THE SUB COMMON INTEREST COMMUNITY KNOWN AS THE SINGLE FAMILY HOMES AT CHARLES POINT. A SUB COMMON INTEREST COMMUNITY OF THE MASTER COMMON INTEREST COMMUNITY KNOWN AS CHARLES POINT. THIS IS THE FIRST OF A NUMBER OF AMENDED DECLARATION PLATS WITH REGARD TO THE "SINGLE FAMILY - HOMES AT CHARLES POINT" WHICH WILL BE RECORDED IN THE HARRISON COUNTY CLERK'S OFFICE DEFECTIVE THE DEFIDEMENT OF ONTS WITHIN THE "SINGLE FAMILY HOMES AT CHARLES POINT". THIS AMENDED DECLARATION PLAT DEFPECTS WORTHINGTON VILLAGE AT CHARLES POINT PHASE I.
- SOME OF THE LOTS 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.
- 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:**
- ELECTRICITY:** HARRISON RURAL ELECTRIFICATION ASSOCIATION ROUTE 4 BOX 902 SCOTTSVILLE ROAD CLARKSBERG, WEST VIRGINIA 26032 (800)646-6465
 HOPE GAS, INC. P.O. BOX 360 CLARKSBERG, WEST VIRGINIA 26032 (800) 688-4873
WATER: CITY OF BRIDGEPORT PUBLIC WORKS 511 WEST MAIN STREET BRIDGEPORT, WEST VIRGINIA 26030 (804) 642-8200
SANITARY SEWER: CITY OF BRIDGEPORT PUBLIC WORKS 511 WEST MAIN STREET BRIDGEPORT, WEST VIRGINIA 26030 (804) 642-8200
VOICE COMMUNICATIONS: MORGANTHAU, WEST VIRGINIA 26030 (800) 946-2111
VIDEO A/R/C/L COMMUNICATIONS: TELSTATE/PTC COMMUNICATIONS, INC. 604 CHASEBORN STREET ALEXANDRIA, VIRGINIA 22314 (561) 943-2111

- SUBDIVISION LOTS SHOWN ARE THOSE DESCRIBED AND SHOWN ON PLATS CURRENTLY OF RECORD IN THE HARRISON COUNTY CLERK'S OFFICE.
- PARCELS AND LOTS SHOWN ARE LOCATED WITHIN THE CITY OF BRIDGEPORT. LOT USES WILL BE CONSISTENT WITH APPLICABLE ZONING REQUIREMENTS OR APPROVED "AVANCES THEREFROM."
- EXISTING PRIVATE EASEMENTS SHOWN ARE THOSE PRIVATE EASEMENTS PREVIOUSLY COVERED 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 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.
- 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 ROADWAYS, CURBS AND GUTTERS, SIDEWALKS, STREET LIGHTING, STREET DRAINAGE AND SIGNALS, LANDSCAPING AND PUBLIC SANITARY SEWER, PUBLIC WATER DISTRIBUTION SYSTEMS AND PUBLIC STORM WATER COLLECTION SYSTEMS.
- 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.
- 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.

Water Mainlines within the limits of this declaration are shown for informational purposes only. This does not constitute an endorsement or warranty by the declarant for their accuracy or utility. The declarant and the owner shall be responsible for the location and depth of all utilities and structures shown on this plat.

LEGEND

● PROPERTY OWNERS UTILITY SYSTEM

○ PROPERTY OF STATE

□ CHAIRMAN'S DECLARATION

▬ ADJUSTED ROADWAY EASEMENT (SIDE RIGHTS)

▬ ADJUSTED ROADWAY EASEMENT (OPPOSITE SIDE)

▬ WITHIN ROAD EASEMENT

▬ ADJUSTED SEWER EASEMENT

▬ ADJUSTED STORM WATER COLLECTION EASEMENT

▬ LAKE ENCLOSURE EASEMENT

○ PROPERTY LINE

▬ ADJUSTED EASEMENT LINE - CONSTRUCTION

▬ ADJUSTED EASEMENT LINE - MAINTENANCE

▬ ADJUSTED EASEMENT LINE - REMOVAL

▬ ADJUSTED EASEMENT LINE - REPLACEMENT

▬ ADJUSTED EASEMENT LINE - OTHER

▬ ADJUSTED EASEMENT LINE - PUBLIC

▬ ADJUSTED EASEMENT LINE - PRIVATE

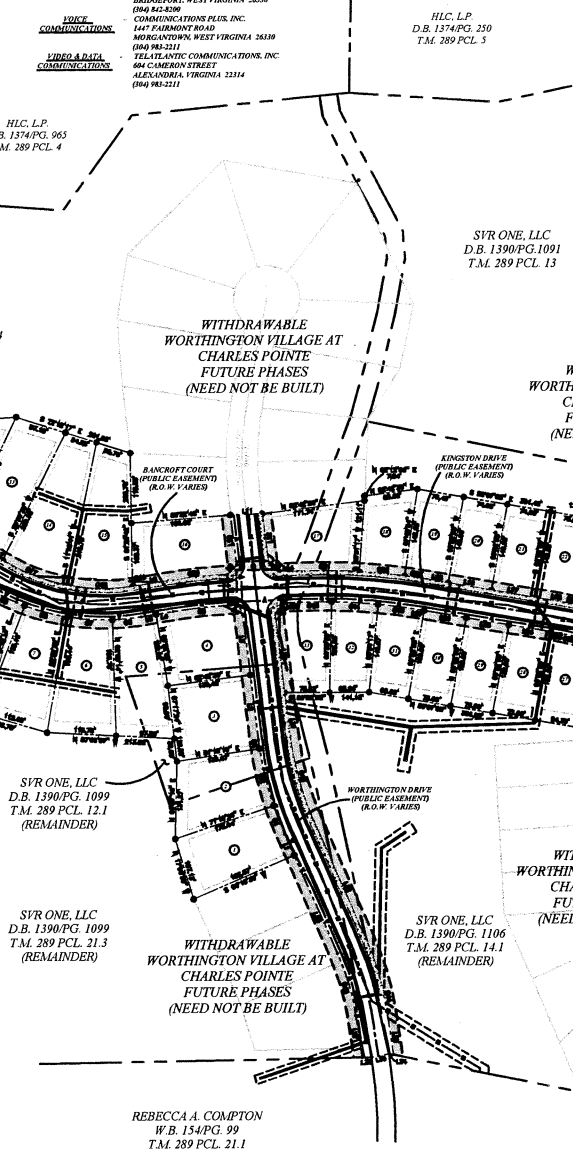
▬ ADJUSTED EASEMENT LINE - MIXED

H.L.C. L.P.
D.B. 1374/PG. 965
T.M. 289 PCL. 4

SYR ONE, LLC
D.B. 1390/PG. 1094
T.M. 289 PCL. 12
(REMAINDER)

WITHDRAWABLE
WORTHINGTON VILLAGE AT
CHARLES POINT
FUTURE PHASES
(NEED NOT BE BUILT)

SYR ONE, LLC
D.B. 1390/PG. 1094
T.M. 289 PCL. 12
(REMAINDER)



LINE AND CURVE TABLE FOR LOTS AND ROADWAY EASEMENT

LINE NO.	START STATION	END STATION	LENGTH	BEARING	CURVE DATA	AREA
1	0+00	0+60	60.00	N 0° 0' 0" E		3.00
2	0+60	0+75	15.00	N 60° 0' 0" E		0.50
3	0+75	0+90	15.00	N 30° 0' 0" E		0.50
4	0+90	1+00	10.00	N 0° 0' 0" E		0.50
5	1+00	1+60	60.00	S 0° 0' 0" E		3.00
6	1+60	1+75	15.00	S 60° 0' 0" E		0.50
7	1+75	1+90	15.00	S 30° 0' 0" E		0.50
8	1+90	2+00	10.00	S 0° 0' 0" E		0.50

LOT AREA, ZONING, AND RECORD SOURCE TABLE

LOT NO.	LOT SIZE ACRES	ZONING DISTRICT	SOURCE T.M./PCL.	SOURCE D.B./PG.
1	0.60	R-2	P2217-14 (25-12)	1374/965
2	0.60	R-2	P2217-14 (25-12)	1374/965
3	0.60	R-2	P2217-14 (25-12)	1374/965
4	0.60	R-2	P2217-14 (25-12)	1374/965
5	0.60	R-2	P2217-14 (25-12)	1374/965
6	0.60	R-2	P2217-14 (25-12)	1374/965
7	0.60	R-2	P2217-14 (25-12)	1374/965
8	0.60	R-2	P2217-14 (25-12)	1374/965
9	0.60	R-2	P2217-14 (25-12)	1374/965
10	0.60	R-2	P2217-14 (25-12)	1374/965
11	0.60	R-2	P2217-14 (25-12)	1374/965
12	0.60	R-2	P2217-14 (25-12)	1374/965
13	0.60	R-2	P2217-14 (25-12)	1374/965
14	0.60	R-2	P2217-14 (25-12)	1374/965
15	0.60	R-2	P2217-14 (25-12)	1374/965
16	0.60	R-2	P2217-14 (25-12)	1374/965
17	0.60	R-2	P2217-14 (25-12)	1374/965
18	0.60	R-2	P2217-14 (25-12)	1374/965
19	0.60	R-2	P2217-14 (25-12)	1374/965
20	0.60	R-2	P2217-14 (25-12)	1374/965
21	0.60	R-2	P2217-14 (25-12)	1374/965
22	0.60	R-2	P2217-14 (25-12)	1374/965
23	0.60	R-2	P2217-14 (25-12)	1374/965
24	0.60	R-2	P2217-14 (25-12)	1374/965
25	0.60	R-2	P2217-14 (25-12)	1374/965
26	0.60	R-2	P2217-14 (25-12)	1374/965
27	0.60	R-2	P2217-14 (25-12)	1374/965
28	0.60	R-2	P2217-14 (25-12)	1374/965
29	0.60	R-2	P2217-14 (25-12)	1374/965
30	0.60	R-2	P2217-14 (25-12)	1374/965
31	0.60	R-2	P2217-14 (25-12)	1374/965
32	0.60	R-2	P2217-14 (25-12)	1374/965
33	0.60	R-2	P2217-14 (25-12)	1374/965
34	0.60	R-2	P2217-14 (25-12)	1374/965
35	0.60	R-2	P2217-14 (25-12)	1374/965
36	0.60	R-2	P2217-14 (25-12)	1374/965
37	0.60	R-2	P2217-14 (25-12)	1374/965
38	0.60	R-2	P2217-14 (25-12)	1374/965
39	0.60	R-2	P2217-14 (25-12)	1374/965
40	0.60	R-2	P2217-14 (25-12)	1374/965
41	0.60	R-2	P2217-14 (25-12)	1374/965
42	0.60	R-2	P2217-14 (25-12)	1374/965
43	0.60	R-2	P2217-14 (25-12)	1374/965
44	0.60	R-2	P2217-14 (25-12)	1374/965
45	0.60	R-2	P2217-14 (25-12)	1374/965
46	0.60	R-2	P2217-14 (25-12)	1374/965
47	0.60	R-2	P2217-14 (25-12)	1374/965
48	0.60	R-2	P2217-14 (25-12)	1374/965
49	0.60	R-2	P2217-14 (25-12)	1374/965
50	0.60	R-2	P2217-14 (25-12)	1374/965

PHASE I AREA TABULATION

BUILDING LOT AREA (33 LOTS) = 11,897 ACRES
 ROADWAY EASEMENT AREA = 3,811 ACRES
 TOTAL PHASE I AREA = 15,708 ACRES

- NOTES CONT.**
- PUBLIC SYSTEM 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 SYSTEMS.
 - COMBINED PUBLIC SANITARY SEWER EASEMENTS AND PUBLIC WATER LINE EASEMENTS SHALL BE UTILIZED SOLELY FOR THE PURPOSES SPECIFIED IN NOTES 9 AND 10 ABOVE.
 - 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 9 ABOVE.
 - 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.
 - 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.
 - 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.

EXHIBIT "C"
FIRST AMENDED
DECLARATION PLAT
THE SINGLE FAMILY HOMES AT CHARLES POINT
WORTHINGTON VILLAGE AT CHARLES POINT - PHASE I
A WEST VIRGINIA SUB COMMON INTEREST COMMUNITY
OF
CHARLES POINT
A WEST VIRGINIA COMMON INTEREST COMMUNITY
SITUATE IN
THE CITY OF BRIDGEPORT
SIMPSON DISTRICT, HARRISON COUNTY
WEST VIRGINIA
JANUARY, 2008 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
ROBERT F. STUART, P.S. 8843
 ANNS RUN LIMITED LIABILITY COMPANY
 P.O. BOX 1090
 BRIDGEPORT, WY 26330

