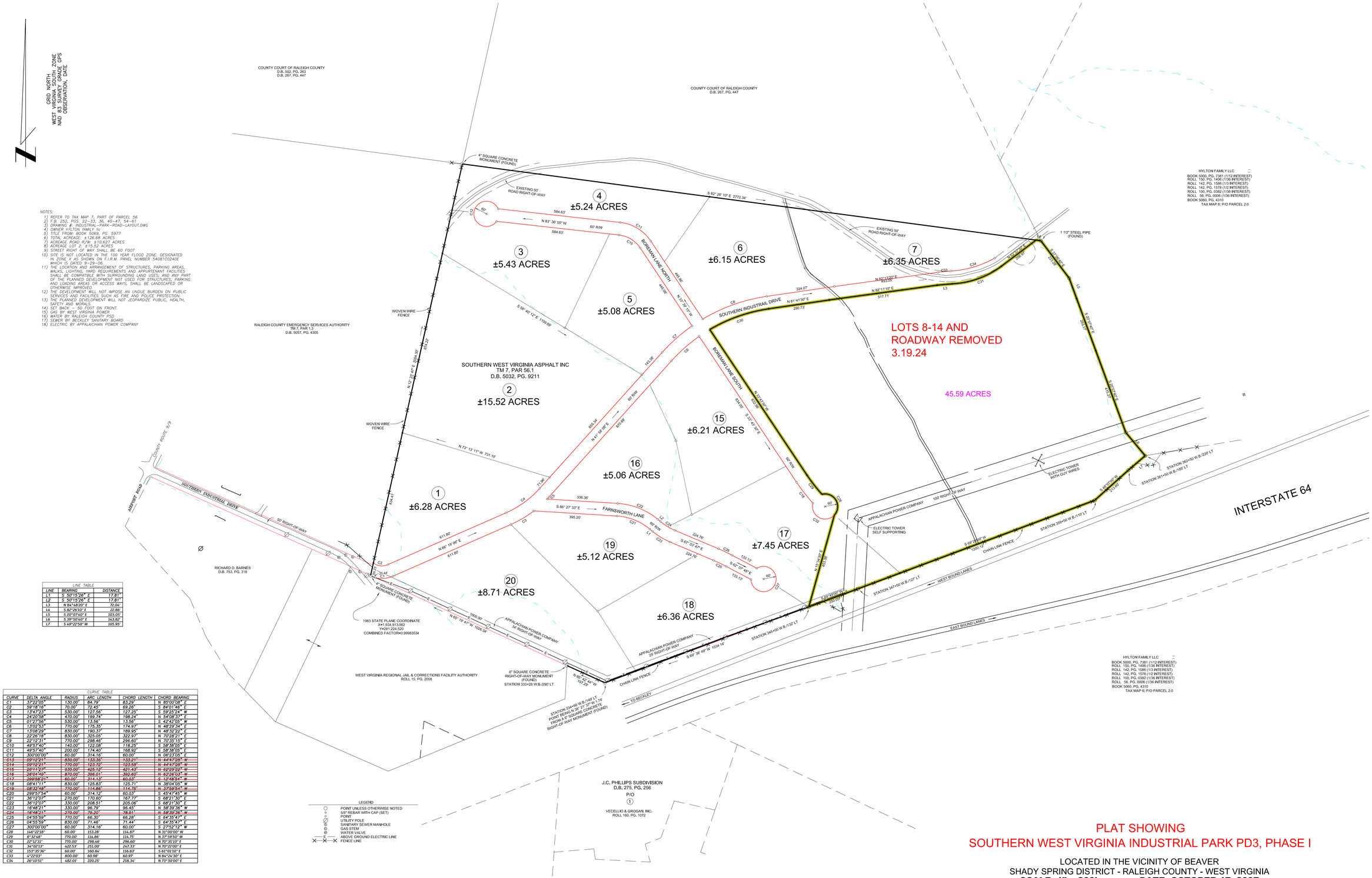

NOTES:

1) REFER TO TAX MAP 7, PART OF PARCEL 56
2) F.B. 252, PGS. 22–33, 36, 40–47, 54–61
3) DRAWING #: INDUSTRIAL–PARK–ROAD–LAYOUT.DWG
4) OWNER HYLTON FAMILY llc
5) TITLE FROM: BOOK 5069, PG. 5977
6) TOTAL ACREAGE: ±126.68 ACRES
7) ACREAGE ROAD R/W: ±10.627 ACRES
8) ACREAGE LOT 2: ±15.52 ACRES
9) STREET RIGHT OF WAY SHALL BE 60 FOOT
10) SITE IS NOT LOCATED IN THE 100 YEAR FLOOD ZONE. DESIGNATED IN ZONE X AS SHOWN ON F.I.R.M. PANEL NUMBER 540810D245E WHICH IS DATED 9–29–06.
11) THE LOCATION AND ARRANGEMENT OF STRUCTURES, PARKING AREAS, WALKS, LIGHTING, YARD REQUIREMENTS AND APPURTENANT FACILITIES SHALL BE COMPATIBLE WITH SURROUNDING LAND USES, AND ANY PART OF THE PLANNED DEVELOPMENT NOT USED FOR STRUCTURES, PARKING AND LOADING AREAS OR ACCESS WAYS, SHALL BE LANDSCAPED OR OTHERWISE IMPROVED.
12) THE DEVELOPMENT WILL NOT IMPOSE AN UNDUE BURDEN ON PUBLIC SERVICES AND FACILITIES SUCH AS FIRE AND POLICE PROTECTION.
13) THE PLANNED DEVELOPMENT WILL NOT JEOPARDIZE PUBLIC, HEALTH, SAFETY AND MORALS.
14) SET BACK – 50 FOOT ON FRONT.
15) GAS BY WEST VIRGINIA POWER
16) WATER BY RALEIGH COUNTY PSD
17) SEWER BY BECKLEY SANITARY BOARD
18) ELECTRIC BY APPALACHIAN POWER COMPANY

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 50°15'26" E	17.81'
L2	S 50°15'26" E	17.81'
L3	N 84°48'20" E	72.04'
L4	S 82°26'10" E	22.66'
L5	S 20°07'40" E	103.05'
L6	S 29°50'40" E	143.82'
L7	S 49°22'50" W	105.95'

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	37°22'05"	130.00'	84.79'	83.29'	N 85°00'08" E
C2	59°18'16"	70.00'	72.45'	69.28'	S 84°01'46" E
C3	13°47'23"	530.00'	127.56'	127.25'	S 59°25'24" W
C4	24°20'58"	470.00'	199.74'	198.24'	N 54°08'37" E
C5	01°27'56"	530.00'	13.58'	13.58'	S 42°42'09" W
C6	13°02'53"	770.00'	175.35'	174.97'	N 48°29'34" E
C7	13°08'29"	830.00'	190.37'	189.95'	N 48°32'22" E
C8	22°26'18"	830.00'	325.05'	322.97'	N 70°28'21" E
C9	22°12'31"	770.00'	298.46'	296.60'	N 70°35'15" E
C10	49°57'40"	140.00'	122.08'	118.25'	S 58°38'05" E
C11	49°57'40"	200.00'	174.40'	168.92'	S 58°38'05" E
C12	300°00'00"	60.00'	314.16'	60.00'	N 06°23'05" E
~~C13~~	~~09°12'21"~~	~~830.00'~~	~~133.36'~~	~~133.21'~~	~~N 44°43'28" W~~
~~C14~~	~~09°12'21"~~	~~770.00'~~	~~123.72'~~	~~123.59'~~	~~N 44°43'28" W~~
~~C15~~	~~26°11'27"~~	~~930.00'~~	~~425.12'~~	~~421.43'~~	~~N 62°29'22" W~~
~~C16~~	~~26°04'49"~~	~~870.00'~~	~~396.01'~~	~~392.60'~~	~~N 62°26'03" W~~
~~C17~~	~~299°58'21"~~	~~60.00'~~	~~314.13'~~	~~60.03'~~	~~S 12°48'54" W~~
~~C18~~	~~08°41'11"~~	~~830.00'~~	~~125.83'~~	~~125.71'~~	~~N 38°04'05" W~~
~~C19~~	~~08°33'48"~~	~~770.00'~~	~~114.86'~~	~~114.78'~~	~~N 37°59'54" W~~
C20	299°57'54"	60.00'	314.12'	60.03'	S 45°47'45" W
C21	36°12'07"	270.00'	170.60'	167.77'	S 68°21'30" E
C22	36°12'07"	330.00'	208.51'	205.06'	S 68°21'30" E
C23	16°48'21"	330.00'	96.79'	96.45'	N 58°39'36" W
C24	16°48'21"	270.00'	79.20'	78.91'	N 58°39'36" W
C25	04°55'59"	770.00'	66.30'	66.28'	S 64°35'47" E
C26	04°55'59"	830.00'	71.46'	71.44'	S 64°35'47" E
C27	300°00'00"	60.00'	314.16'	60.00'	S 27°52'12" W
C28	146°28'18"	60.00'	153.28'	114.87'	N 31°00'00" W
C29	8°32'48"	770.00'	114.86'	114.75'	N 37°59'50" W
C30	22°12'31"	770.00'	298.46'	296.60'	N 70°35'15" E
C31	34°02'13"	422.53'	251.00'	247.33'	N 70°22'00" E
C32	153°35'36"	60.00'	160.84'	116.83'	S 61°03'10" E
C33	4°22'03"	800.00'	60.98'	60.97'	N 84°24'30" E
C34	26°10'51"	482.01'	220.25'	218.34'	N 73°39'00" E

LEGEND

- POINT UNLESS OTHERWISE NOTED
- 5/8" REBAR WITH CAP (SET)
- POINT
- UTILITY POLE
- SANITARY SEWER MANHOLE
- GAS STEM
- WATER VALVE
- ABOVE GROUND ELECTRIC LINE
- FENCE LINE

NOTE:
THIS SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY BE SUBJECT TO ANY ENCUMBRANCES FOUND BY SUCH.

SLS Land & Energy Development
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0′ 60′ 120′ 180′
SCALE: 1" = 60′

PLAT SHOWING
SOUTHERN WEST VIRGINIA INDUSTRIAL PARK PD3, PHASE I

LOCATED IN THE VICINITY OF BEAVER
SHADY SPRING DISTRICT - RALEIGH COUNTY - WEST VIRGINIA

SCALE: 1" = 200' **DATE: OCTOBER 17, 2007**
REVISED: OCTOBER 31, 2007
REVISED: MARCH 19, 2024

SLS FROM THE GROUND UP
SLS Land & Energy Development
Solutions from the ground up.
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2012 First Street Parkersburg, WV 26101 304- 299-7460
254 East Beckley By-Pass Beckley, WV 25801 304- 255-5298
WWW.SLSWV.COM

REV. #	DATE	DESCRIPTION	BY

CADD FILE:
DRAWN BY: JDM
CHECKED BY: RES
DATE: 03.19.2024
SCALE: AS NOTED

WEST VIRGINIA REGISTERED PROFESSIONAL ENGINEER NO. 6765U STATE OF WEST VIRGINIA

SOUTHERN WV INDUSTRIAL PARK

REVISED MAP 03.19.2024

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