

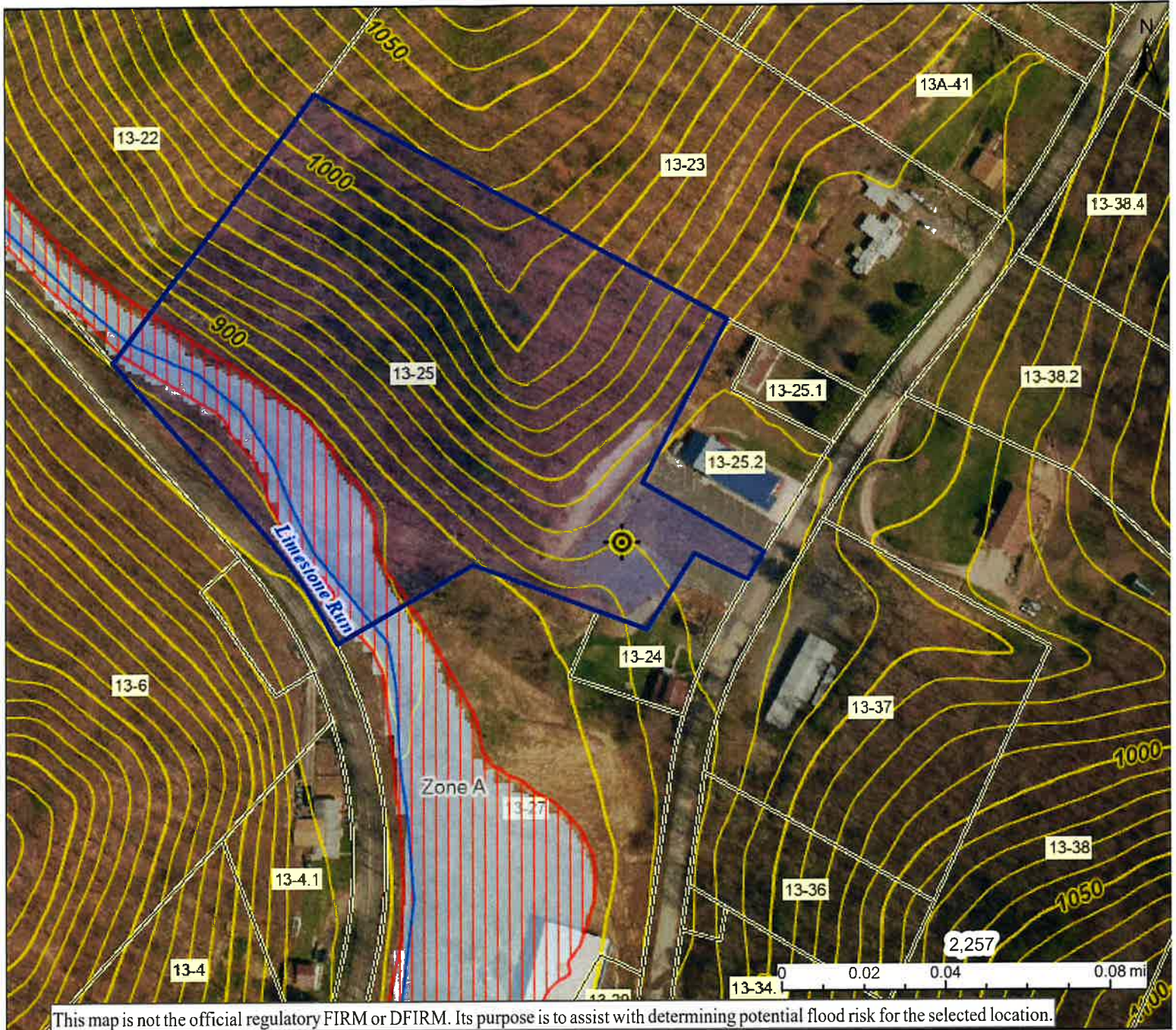
4 ac limestone








This map is not the official regulatory FIRM or DFIRM. Its purpose is to assist with determining potential flood risk for the selected location.

H I G H R I S K		Regulatory Floodway	-⊙- Flood Info Location Map created on 2/13/2025 User Notes Flood Hazard Area Location is NOT WITHIN any identified flood hazard area. Unmapped flood hazard areas may be present. Flood Zone Out of Flood Zone Stream Watershed (HUC8) North Branch Potomac (2070002) Flood Height Water Depth Elevation 981.6 ft (Source: FEMA 2018-20) (NAVD88) Community & ID Mineral County (ID: 540129) FEMA Map & Date 54057C0187D; Effective Date: 3/19/2013 Location (lat, long) (39.424982, -78.961560) (WGS84) Parcel ID 29-06-0013-0025-0000 E-911 Address
	Zone AE	1-Percent-Annual-Chance Flood Hazard Area With Base Flood Elevation (BFE)	
	Zone A	1-Percent-Annual-Chance Flood Hazard Area Without BFE (may have Advisory Flood Heights)	
	Advisory	1-Percent-Annual-Chance Future Conditions (High Risk Advisory Flood Zones)	
Download the Full Legend for all flood tool symbols https://www.mapwv.gov/flood/map/docs/wv_flood_tool_legend.pdf			
Disclaimer: The online map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. Refer to the official Flood Insurance Study (FIS) for detailed flood elevation data in flood profiles and data tables. WV Flood Tool (https://www.MapWV.gov/flood) is supported by FEMA, WV NFIP Office, and WV GIS Technical Center.			

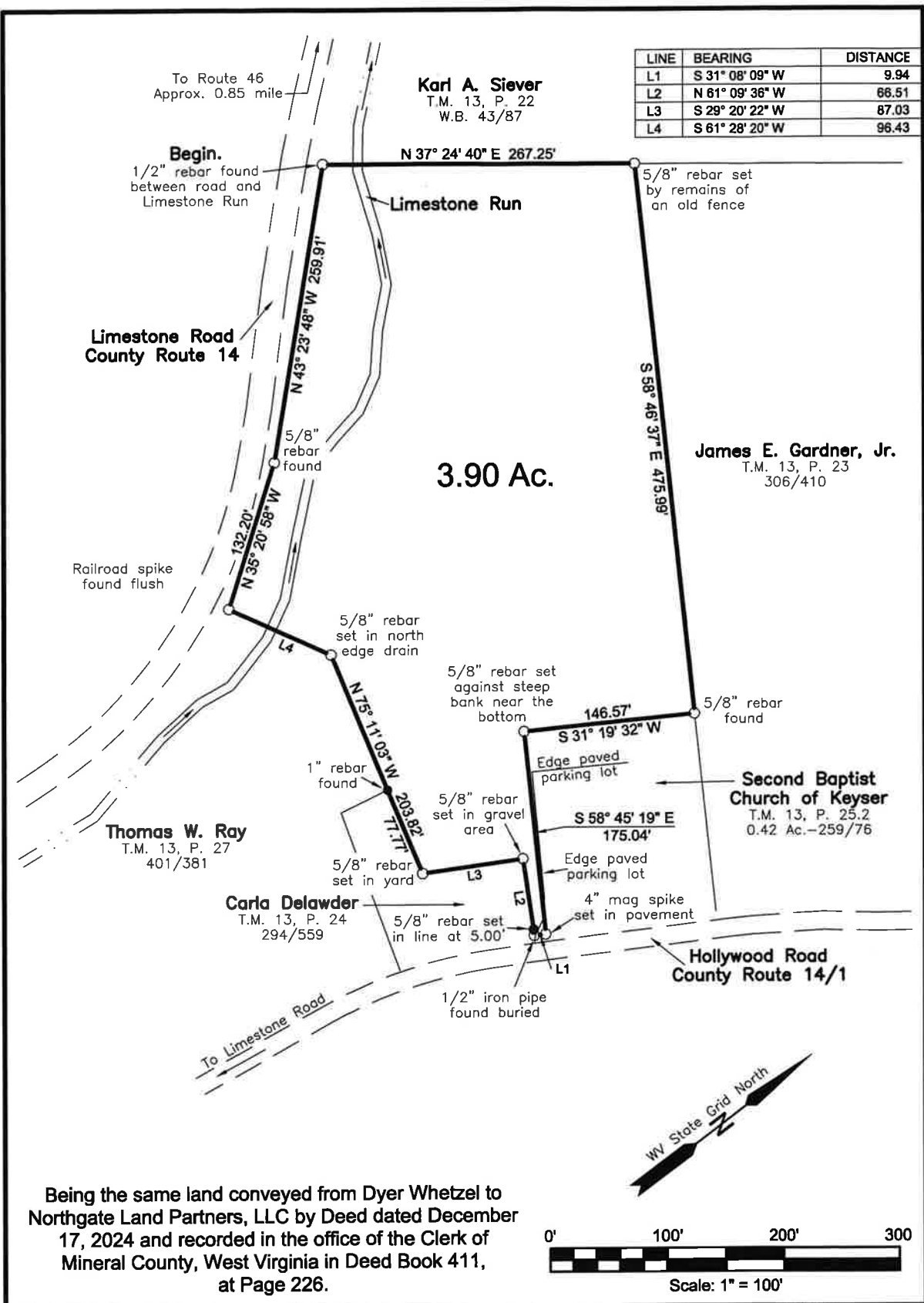
4 ac limestone rd flood map



This map is not the official regulatory FIRM or DFIRM. Its purpose is to assist with determining potential flood risk for the selected location.

<p>H I G H R I S K</p> <p> 1-Percent-Annual-Chance Flood Hazard Area With Base Flood Elevation (BFE)</p> <p> Regulatory Floodway in AE Zone</p> <p> 1-Percent-Annual-Chance Flood Hazard Area Without BFE (may have Advisory Flood Heights)</p> <p> 1-Percent-Annual-Chance High Risk Advisory</p> <p>Download the Full Legend for all flood tool symbols https://www.mapwv.gov/flood/map/docs/wv_flood_tool_legend.pdf</p> <p>Disclaimer: The online map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. Refer to the official Flood Insurance Study (FIS) for detailed flood elevation data in flood profiles and data tables. WV Flood Tool (https://www.mapwv.gov/flood) is supported by FEMA, WV NFIP Office, and WV GIS Technical Center.</p>		<p> Flood Info Location Map created on 2/13/2025</p> <p>User Notes</p>	
		<p>Flood Hazard Area</p>	<p>Location is NOT WITHIN any identified flood hazard area. Unmapped flood hazard areas may be present.</p>
		<p>Flood Zone</p>	<p>Out of Flood Zone</p>
		<p>Stream</p>	<p>Limestone Run</p>
		<p>Watershed (HUC8)</p>	<p><n/a></p>
		<p>Flood Height</p>	
		<p>Water Depth</p>	
		<p>Elevation</p>	<p>981.6 ft (Source: FEMA 2018-20) (NAVD88)</p>
		<p>Community & ID</p>	<p><n/a></p>
		<p>FEMA Map & Date</p>	<p>54057C0187D; Effective Date: 3/19/2013</p>
		<p>Location (lat, long)</p>	<p>(39.424982, -78.961560) (WGS84)</p>
		<p>Parcel ID</p>	<p>29-06-0013-0025-0000</p>
		<p>E-911 Address</p>	

LINE	BEARING	DISTANCE
L1	S 31° 08' 09" W	9.94
L2	N 61° 09' 36" W	66.51
L3	S 29° 20' 22" W	87.03
L4	S 61° 28' 20" W	96.43



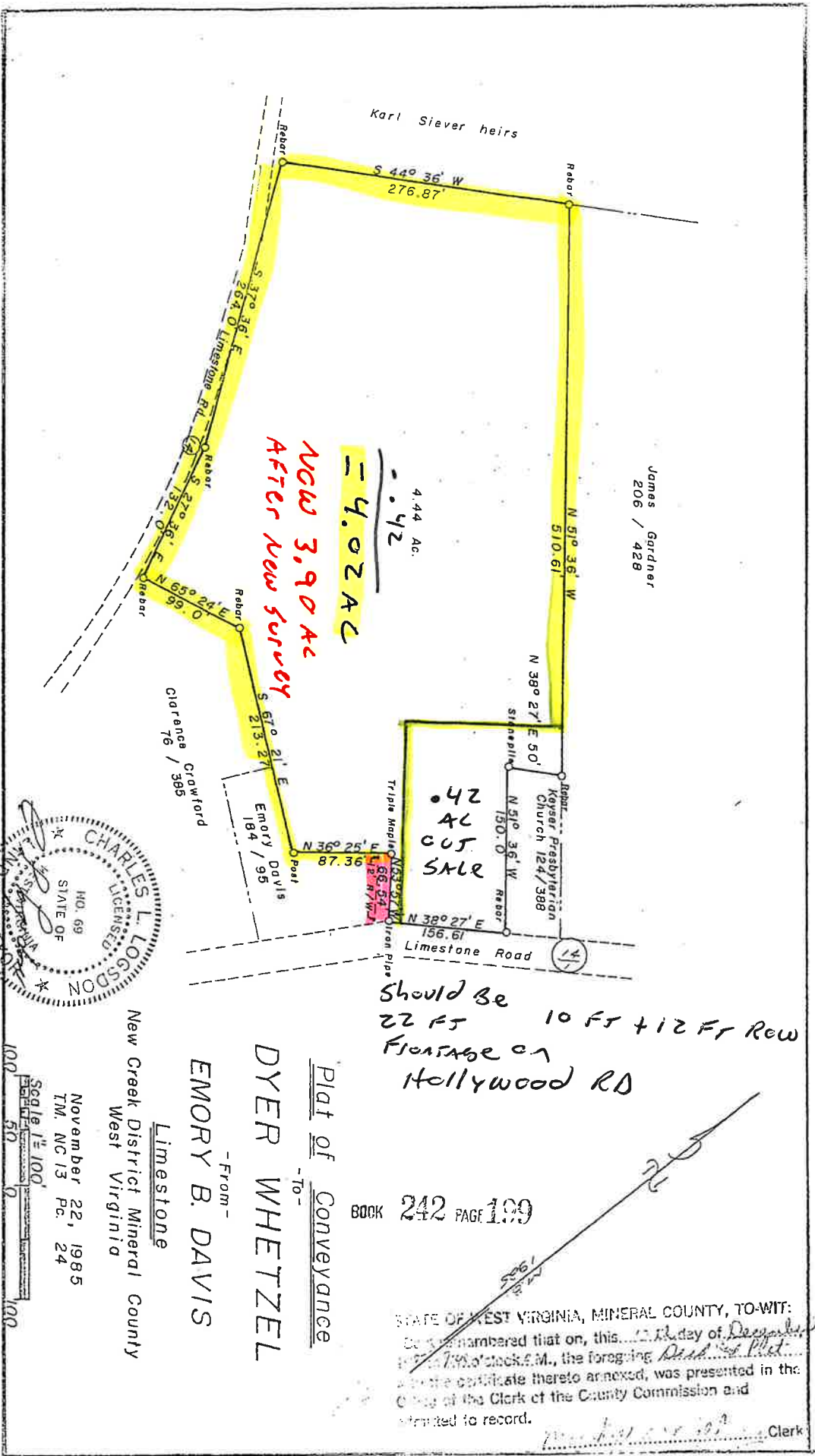
Being the same land conveyed from Dyer Whetzel to Northgate Land Partners, LLC by Deed dated December 17, 2024 and recorded in the office of the Clerk of Mineral County, West Virginia in Deed Book 411, at Page 226.

Straight Line Surveys
P.O. Box 317
Mt. Storm, WV 26739
Dick A. Heavner
Professional Surveyor No. 997
Phone: 304-257-7602

Plat of Survey
Prepared for:
Northgate Land Partners, LLC
New Creek District
Mineral County, West Virginia
Tax Map 13, Parcel 25



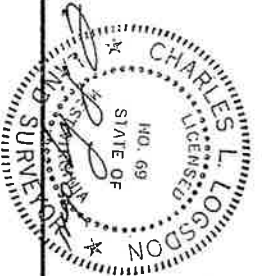
Surveyed: March, 2025
Drawn: March 17, 2025
Project No.: 25011-2661
Dwg. Name: 2661_Northgate.dwg



James Gardner
206 / 428

4.44 AC
- .42
= 4.02 AC
NEW 3.90 AC
AFTER NEW SURVEY

0.42
AC
CUT
SALE



Should Be
22 FT 10 FT + 12 FT Rew
FRONTAGE ON
HOLLYWOOD RD

New Creek District Mineral County
West Virginia

Plat of Conveyance
-To-
DYER WHEZZEL
-From-
EMORY B. DAVIS
Limestone

BOOK 242 PAGE 199

November 22, 1985
TM, NC 13 P.C. 24
Scale 1" = 100'

STATE OF WEST VIRGINIA, MINERAL COUNTY, TO-WIT:
Be it remembered that on, this 12th day of December,
1985, at 10:00 A.M., the foregoing Deed was filed
with the certificate thereto annexed, was presented in the
Office of the Clerk of the County Commission and
permitted to record.

Clerk

KEATON, FRAZER & WILLESON
56 EAST MAIN STREET
ROMNEY WV 26757-1817

Mineral County
Lauren Ellifritz, Clerk
Instrument 208764
01/08/2025 @ 12:24:34 PM
DEED
Book 411 @ Page 226
Pages Recorded 3
Recording Cost \$ 52.00
Transfer Tax \$ 90.75
Farm Land Tax \$ 36.30

DYER WHETZEL

TO: DEED

NORTHGATE LAND PARTNERS, LLC,
A West Virginia Limited
Liability Company

THIS DEED, made this 17th day
of December, 2024, by and between
DYER WHETZEL, Grantor, party of the
first part; and **NORTHGATE LAND
PARTNERS LLC**, a West Virginia
Limited Liability Company, Grantee,
party of the second part.

WITNESSETH: That for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, receipt whereof being hereby acknowledged, and other good and valuable consideration deemed valid at law, the said party of the first part does, by these presents, grant and convey unto the said party of the second part, with covenants of General Warranty of Title, together with all rights, rights of way, improvements and appurtenances thereunto belonging, and to be free and clear of all liens and encumbrances, the following real estate:

All that certain lot or parcel of land, lying and being situate in New Creek District, Mineral County, West Virginia, at the intersection of the Limestone Roads, Mineral County Secondary Routes 14 and 14/1, originally containing 4.44 acres, more or less, as shown on the plat of survey prepared by Charles L. Logsdon, LLS, dated November 22, 1985, of record in the Office of the Clerk of the County Commission of Mineral County, West Virginia, in Deed Book 242 at Page 199, and as further described by metes and bounds description contained in the deed of record in said Clerk's Office in Deed Book 242 at Page 196.

LESS AND EXCEPT THEREFROM that certain lot containing 0.42 acre, more or less, which is shown on the plat of survey prepared by David G. Vanscoy, Professional Engineer, of record in the aforesaid Clerk's Office in Deed Book 259 at Page 79, and which is described by metes and bounds

KEATON,
FRAZER,
WILLESON
& DANTE,
PLLC
ATTORNEYS AT LAW
56 E. MAIN STREET
ROMNEY, WV 26757

BOOK 411 PAGE 226

description contained in the deed of record in said Clerk's Office in Deed Book 259 at Page 76, and which 0.42 acre lot was conveyed to the Trustees of the Second Baptist Church of Keyser, West Virginia, by deed of Dyer C. Whetzel, et ux, dated the 22nd day of January, 1990, of record in the said Clerk's Office in Deed Book 259 at Page 76.

THUS LEAVING, by calculation, **4.02 acres**, more or less; however there has been no recent survey of the subject land and conveyance is in gross and not by the acre.

Said lot is depicted on the Mineral County Land Books as District 6, Tax Map 13, Parcel 25.

And being all the remainder of the real estate which was conveyed to Dyer Whetzel by deed of Emory B. Davis, et ux, dated the 27th day of November, 1985, of record in the aforesaid Clerk's Office in Deed Book 242 at Page 196.

There is also hereby conveyed unto the Grantee, its successors and assigns, as a privilege appurtenant to the real estate conveyed hereby, that certain right of way through and across the remaining land of prior Grantors, Emory B. Davis, et ux, as described in the deed of record in the aforesaid Clerk's Office in Deed Book 242 at Page 196.

Said real estate is conveyed together with and subject to any rights, ways, easements, restrictions or reservations which may affect the same and which are of record or in existence.

The Grantee agrees to assume and be solely responsible for the real estate taxes beginning with the calendar year 2025, although same may still be assessed in the name of the Grantor.

TO HAVE AND TO HOLD the aforesaid real estate unto the said Grantee, together with all rights, ways, buildings, houses, improvements, easements, timbers, waters, minerals and mineral rights, and all other appurtenances thereunto belonging, in fee simple forever.

12 FT
Right of
way as
shown on
PLAT

KEATON,
FRAZER,
MILLESON
& DANTE,
PLLC
ATTORNEYS AT LAW
56 E. MAIN STREET
ROMNEY, WV 26757

The Grantor hereby certifies, under penalties as prescribed by law, that the actual consideration paid for the real estate conveyed by the foregoing and attached deed is \$16,490.84. The Grantor also affirms that he is a West Virginia resident and therefore exempt from the tax withholding requirements of the West Virginia Code.

WITNESS the following signature and seal:

Dyer Whetzel (SEAL)
DYER WHETZEL

STATE OF WEST VIRGINIA,
COUNTY OF Hampshire, TO WIT:

I, Marcia A Keister, a Notary Public, in and for the county and state aforesaid, do hereby certify that DYER WHETZEL, whose name is signed and affixed to the foregoing deed dated the 17th day of December, 2024, has this day acknowledged the same before me in my said county and state.

Given under my hand and Notarial Seal this 3rd day of January, 2025.



Marcia A Keister
Notary Public

This instrument was prepared by W. Joseph Milleson, Jr., Attorney at Law, Keaton, Frazer, Milleson & Dante, PLLC, Romney, West Virginia.

Z:\Frankie\Deeds\Northgate from Whetzel 4.02 ac.Mineral Co.2024.1238.wpd

KEATON,
FRAZER,
MILLESON
& DANTE,
PLLC
ATTORNEYS AT LAW
56 E. MAIN STREET
ROMNEY, WV 26757

State of West Virginia, Mineral County, 10-wit.
Be it remembered that on this 8TH
day of JANUARY, 2025, The
foregoing DEED was
presented in the Office of the Clerk of County
Commission and admitted to record. ^{WA}
Lauren T. P. Ellifritz
Clerk of County Commission