

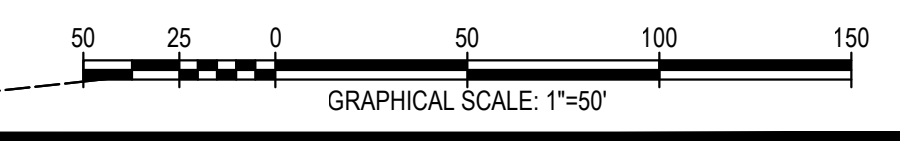
NO.	REVISIONS
1.	10/23/2024 - JEFFERSON COUNTY, WOODH, CTUB, AND WVAW COMMENTS
2.	12/13/2024 - JEFFERSON COUNTY AND CTUB PUMP STATION COMMENTS

PRELIMINARY PLAT
**BIRDHILL MEADOWS
 SUBDIVISION PHASE 1**
 TAX MAP 3, PARCEL 29, D.B. 1291, PG. 381
 MIDDLEWAY TAX DISTRICT
 JEFFERSON COUNTY, WEST VIRGINIA
 J.C. FILE #24-12-SD

SCALE:	HORIZ: 1"=50' VERT: N/A
DATE:	JULY 2024
JOB:	3568-0301
DRAWN:	JMM
CHECK:	JPG
CADD:	C-PP-101.DWG
NCS:	
SHEET:	26 OF 147



LEGEND:
 ● IRON REBAR TO BE SET
 ■ CONCRETE MONUMENT TO BE SET



10/23/2024 - JEFFERSON COUNTY, WOODH, CTUB, AND WVAW COMMENTS
 12/13/2024 - JEFFERSON COUNTY AND CTUB PUMP STATION COMMENTS



N/F
WALTER L. WALLS ET AL
TM 3 PAR. 35.1
D.B. 1179 PG 318
P.B. 25 PG 584

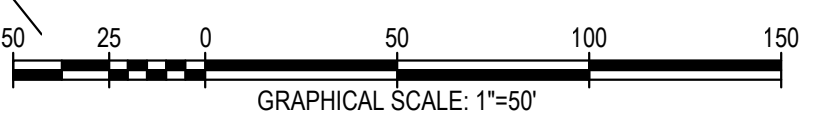
MATCHLINE
SEE SHEET 28

MATCHLINE
SEE SHEET 26

MATCHLINE
SEE SHEET 29



LEGEND:
 ● IRON REBAR TO BE SET
 ■ CONCRETE MONUMENT TO BE SET



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REVISIONS

NO.	DATE	DESCRIPTION
1.	10/23/2024	JEFFERSON COUNTY, WOODH, CTUB, AND WAWV COMMENTS
2.	12/13/2024	JEFFERSON COUNTY AND CTUB PUMP STATION COMMENTS

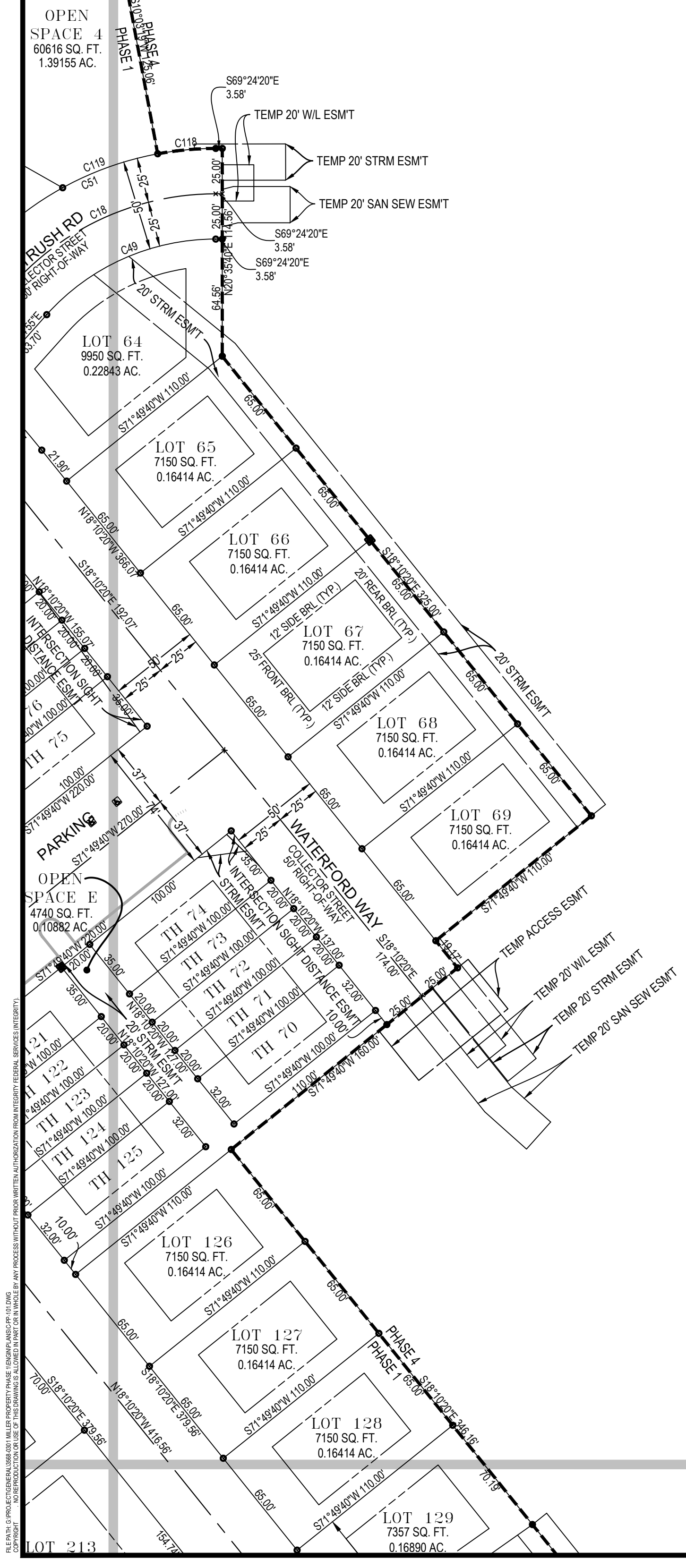
PRELIMINARY PLAT
BIRDHILL MEADOWS SUBDIVISION PHASE 1
 TAX MAP 3, PARCEL 29, D.B. 1291, PG. 381
 MIDDLEWAY TAX DISTRICT
 JEFFERSON COUNTY, WEST VIRGINIA
 J.C. FILE #24-12-SD

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NCS:	
SHEET:	



N/F
WALTER L. WALLS ET AL
TM 3 PAR. 35.1
D.B. 1179 PG 318
P.B. 25 PG 564

MATCHLINE
SEE SHEET 27



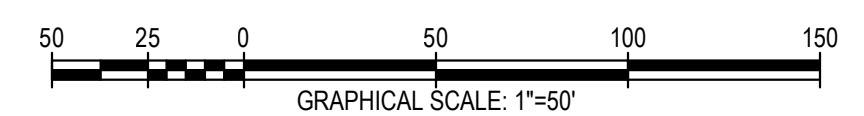
RESIDUE
(PHASE 4)
643044 SQ. FT.
14.76226 AC.

N/F
RICHARD J. FREER ET AL
D.B. 1072, PG. 116
DIST. 7, MAP 3, PAR. 60.1

MATCHLINE
SEE SHEET 30

LEGEND:

- IRON REBAR TO BE SET
- CONCRETE MONUMENT TO BE SET



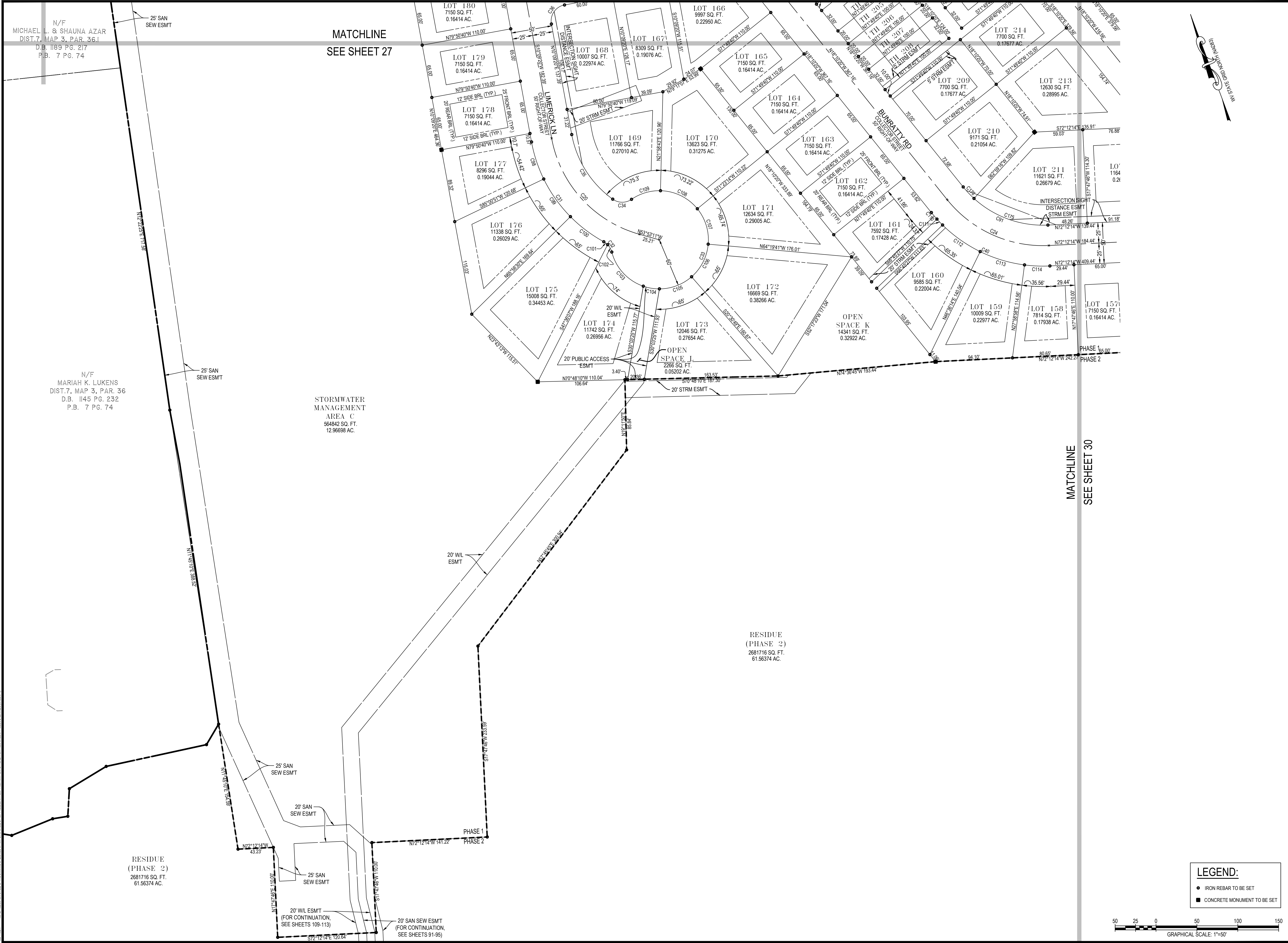
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SEAL:
JASON P. GERHARDT
REGISTERED PROFESSIONAL ENGINEER
No. 19127
STATE OF WEST VIRGINIA
1-13

REVISIONS
1. 10/23/2024 - JEFFERSON COUNTY, WOODH, CTUB, AND WAWY COMMENTS
2. 12/13/2024 - JEFFERSON COUNTY AND CTUB PUMP STATION COMMENTS

PRELIMINARY PLAT
**BIRDHILL MEADOWS
SUBDIVISION PHASE 1**
TAX MAP 3, PARCEL 29; D.B. 1291, PG. 381
MIDDLEWAY TAX DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA
J.C. FILE #24-12-SD

SCALE:	HORIZ.: 1"=50'
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DATE:	JULY 2024
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DRAWN:	JMM
CHECK:	JPG
CADD:	C-PP-101.DWG
NCS:	
SHEET:	28 OF 147



N/F
MICHAEL L. & SHAUNA AZAR
DIST. 7, MAP 3, PAR. 36.1
D.B. 1189 PG. 217
P.B. 7 PG. 74

MATCHLINE
SEE SHEET 27

N/F
MARIAH K. LUKENS
DIST. 7, MAP 3, PAR. 36
D.B. 1145 PG. 232
P.B. 7 PG. 74

STORMWATER
MANAGEMENT
AREA C
564842 SQ. FT.
12.96698 AC.

RESIDUE
(PHASE 2)
2681716 SQ. FT.
61.56374 AC.

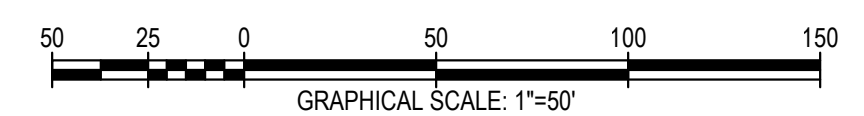
RESIDUE
(PHASE 2)
2681716 SQ. FT.
61.56374 AC.

MATCHLINE
SEE SHEET 30



LEGEND:

- IRON REBAR TO BE SET
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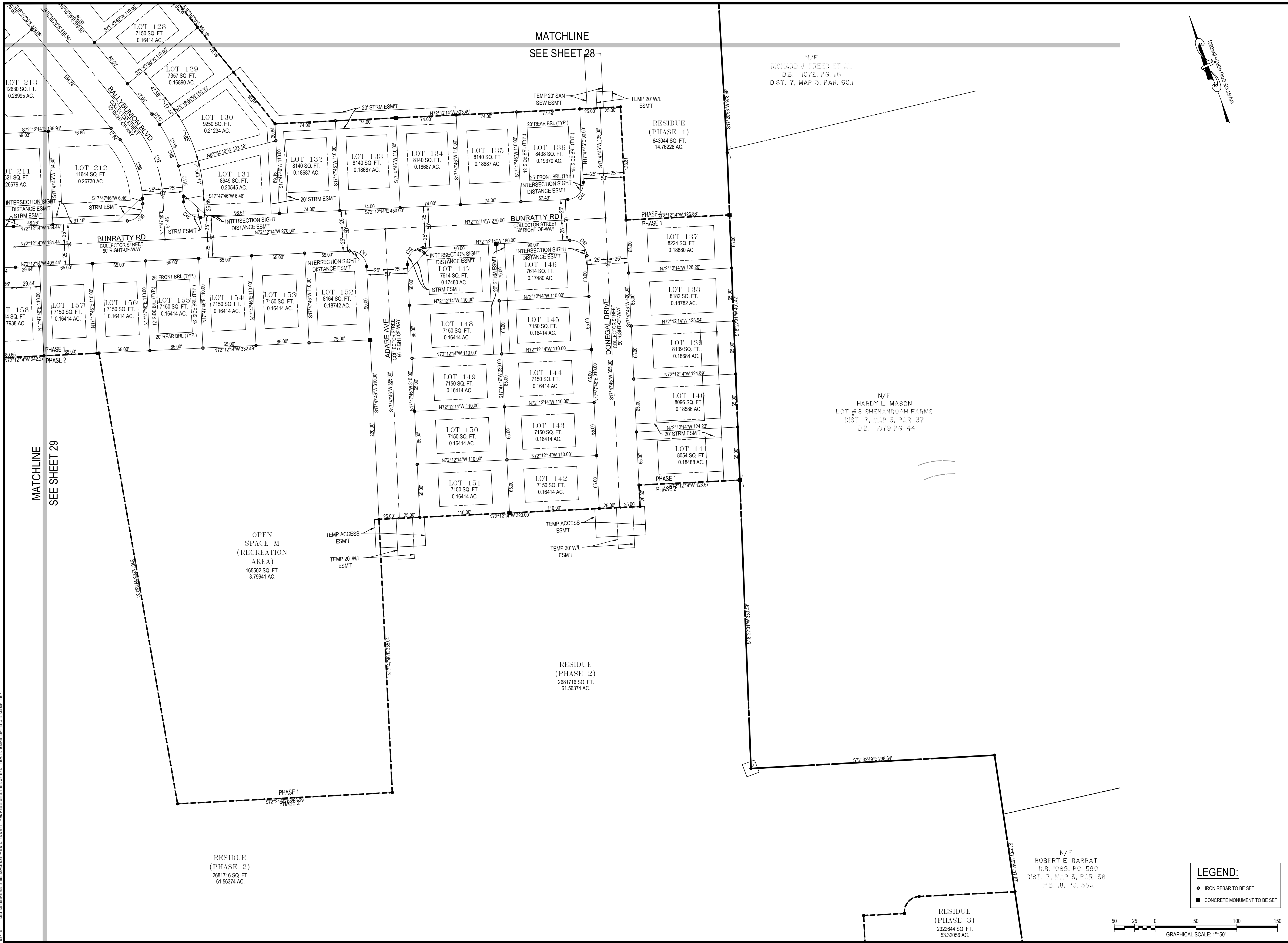
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SEAL:

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1.	10/23/2024 - JEFFERSON COUNTY, WOODH. CTUB. AND WVAW COMMENTS
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PRELIMINARY PLAT
**BIRDHILL MEADOWS
SUBDIVISION PHASE 1**
TAX MAP 3, PARCEL 29, D.B. 1291, PG. 381
MIDDLEWAY TAX DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA
J.C. FILE #24-12-SD

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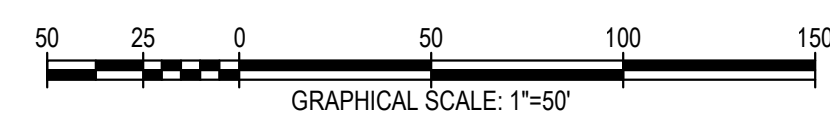


REVISIONS	
1.	10/23/2024 - JEFFERSON COUNTY, WOOD, CTUB, AND WAWV COMMENTS
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PRELIMINARY PLAT
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- LEGEND:**
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N/F
 ROBERT E. BARRAT
 D.B. 1089, PG. 590
 DIST. 7, MAP 3, PAR. 38
 P.B. 18, PG. 55A

RESIDUE
 (PHASE 3)
 2322644 SQ. FT.
 53.32056 AC.

N/F
 HARDY L. MASON
 LOT #18 SHEHANOAH FARMS
 DIST. 7, MAP 3, PAR. 37
 D.B. 1079 PG. 44

N/F
 RICHARD J. FREER ET AL
 D.B. 1072, PG. 116
 DIST. 7, MAP 3, PAR. 60.1

MATCHLINE
 SEE SHEET 28

MATCHLINE
 SEE SHEET 29

1. THIS PLAT IS SUBJECT TO THE RECORDATION ACT AND THE RECORDATION ACT OF THE STATE OF WEST VIRGINIA. THE RECORDATION ACT PROVIDES THAT THE RECORDATION OF THIS PLAT SHALL BE VALID AND EFFECTIVE ONLY IF IT IS RECORDED IN THE PUBLIC RECORDS OF THE STATE OF WEST VIRGINIA. THE RECORDATION ACT DOES NOT PROVIDE FOR THE RECORDATION OF THIS PLAT IN ANY OTHER MANNER. THE RECORDATION ACT DOES NOT PROVIDE FOR THE RECORDATION OF THIS PLAT IN ANY OTHER MANNER.

