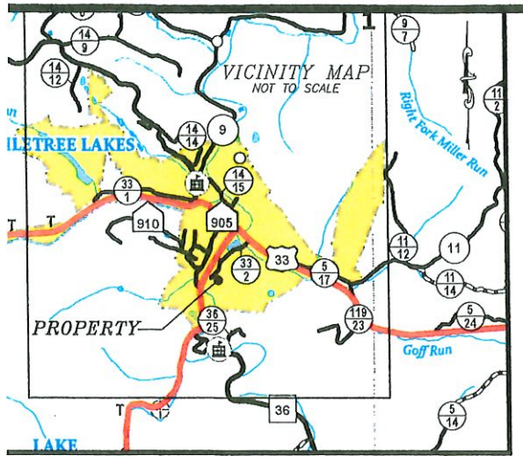
# PLAT OF BOUNDARY RETRACEMENT AND PARTITION SURVEY FOR THE CITY OF SPENCER

SHOWING THREE PARCELS OF LAND CONTAINING
5.20 TOTAL ACRES, +/-
SITUATE ON THE WATERS OF SPRING CREEK
SPENCER CORPORATION, ROANE COUNTY, WV




| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | N33°17'00"W | 47.55' |
| L2 | N37°36'45"W | 26.84' |
| L3 | N42°02'55"W | 22.72' |
| L4 | N45°23'55"W | 24.13' |
| L5 | N51°20'00"W | 62.90' |
| L6 | N54°33'05"W | 23.02' |
| L7 | N55°50'30"W | 19.61' |
| L8 | N66°46'55"W | 19.58' |
| L9 | N83°25'10"W | 27.59' |
| L10 | S88°15'30"W | 27.40' |
| L11 | N71°56'00"W | 8.91' |
| L12 | N56°50'00"W | 13.46' |
| L13 | N51°29'25"W | 8.01' |
| L14 | N44°31'45"W | 42.03' |

ROANE COUNTY FAMILY HEALTH CARE

WILLIAMS DRIVE (VARIABLE WIDTH RIGHT-OF-WAY)

GRAVEL PARKING AREA

1/2" REBAR FOUND

N67°35'30"W 21.75', (TIE)

152.57'

S67°35'30"E

WALMART PROPERTY

259.24'

WAL-MART
TAX MAP 5 PARCEL 195
DEED BOOK 383 PAGE 751

SPENCER DEVELOPMENT AUTHORITY
TAX MAP 5 PARCEL 194
DEED BOOK 383 PAGE 730

N45°33'05"E 195.33'

TRACT "B"
1.09 ACRES, +/-

N46°19'55"W 238.51'

P.O.B.

246.62' (TOTAL DISTANCE)

S67°35'30"E 233.84'

RAILROAD SPIKE SET

RAILROAD SPIKE SET

TRACT "A"
1.09 ACRES, +/-

S68°12'45"W 215.29', (TIE)

5/8" REBAR FOUND

N44°31'45"W 238.38'

GRAVEL ROADWAY

OLD TRACTLINE

BLOCK BUILDING

202.84'

N45°33'05"E 449.46'

SPENCER DEVELOPMENT AUTHORITY
TAX MAP 5 PARCEL 190
DEED BOOK 363 PAGE 677

TRACT "C"
3.02 ACRES, +/-

OLD TRACTLINE

SPENCER DEVELOPMENT AUTHORITY
TAX MAP 5 PARCEL 199
DEED BOOK 390 PAGE 454
1ST TRACT

S29°37'50"W 505.29'

CITY OF SPENCER
TAX MAP 6 PARCEL 43
DEED BOOK 325 PAGE 497

ASPHALT AREA

L14 L13 L12 L11 L10 L9 L8 L7 L6 L5 L4 L3 L2 L1

GRAVEL ROADWAY

OLD TRACTLINE

OLD TRACTLINE

NORTH ORIENTED TO WVSPCS, SOUTH ZONE
NAD 1983, VIA WVDOT REAL TIME NETWORK

## LEGEND

- PROPERTY LINE
- TRACT LINE
- ROW LINE
- CREEK OR STREAM
- EXISTING FENCE LINE
- 5/8" REBAR W/CAP SET
- FOUND MONUMENTATION
- CALCULATED POINT
- WOODEN FENCE POST
- TREE AS SPECIFIED
- UTILITY POLE

BRIAN W. LAWRENCE LICENSED No. 2056 STATE OF WEST VIRGINIA PROFESSIONAL SURVEYOR

BRIAN W. LAWRENCE, P.S. 2056

| | | |
|---|---|---|
| DISTRICT: SPENCER CORP. | COUNTY: ROANE | STATE: WV |
| FIELD WORK BY: T.C.H., J.E.R. & B.W.L. | DRAWN BY: B.W.L. | |

PARAMOUNT SURVEYING, LLC
506A SOUTH CHURCH STREET
RIPLEY, WV 25271
(304)-372-5224

DATE: 09/23/2026
FILE NAME: 26R-107_COS
SCALE: 1"=100'

GRAPHIC SCALE

100 50 0 100

1 INCH = 100 FEET