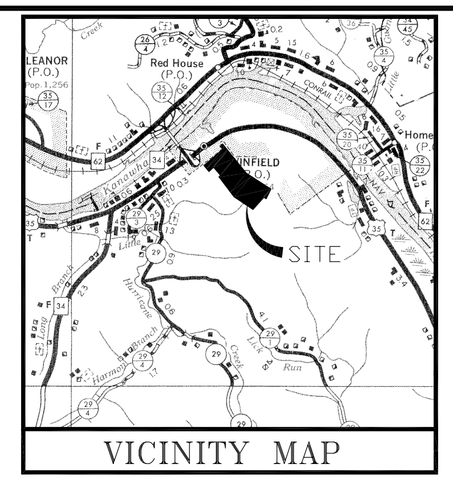
LEGEND

- PROPERTY CORNER – 5/8" REBAR SET UNLESS NOTED
- PROPERTY CORNER – NOTHING SET
- UTILITY POLE
- STORM INLET
- FIRE HYDRANT
- MANHOLE
- GATE VALVE
- —E— ELECTRIC LINE
- —W— WATER LINE
- —GAS— GAS LINE
- EASEMENT NOTE FLAG
- C/O CLEAN OUT
- B/O WATER BLOW OFF
- REDUCER OR INCREASER

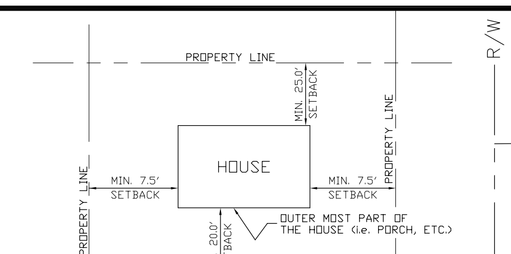
N, NE, E, SE, S, SW, W, NW

LINE TABLE		
LINE	LENGTH	BEARING
L1	6.93	N50°00'00"E
L2	5.13	N55°44'02"W
L3	39.19	S53°59'54"E
L4	13.66	N54°07'54"W
L5	22.32	N13°30'00"W
L6	25.15	N38°30'00"W
L7	22.00	S51°35'25"W
L8	10.04	S37°44'25"E
L9	23.28	S37°44'25"E
L10	25.58	S37°25'57"E
L11	27.32	S38°30'00"E
L12	22.32	S13°30'00"E
L13	18.57	S37°25'57"E
L14	15.47	N52°34'03"E
L15	10.03	S52°15'35"W

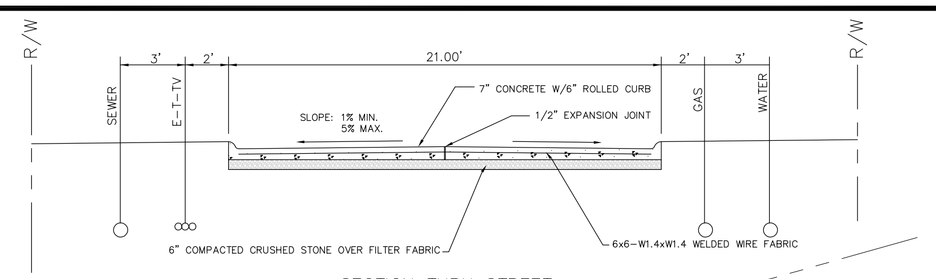
CURVE TABLE						
CURVE	LENGTH	TANGENT	RADIUS	CHORD BEARING	CHORD DIST.	DELTA
C1	53.59	33.64	35.00	S06°08'02"W	48.51	87°43'55"
C2	31.42	15.84	100.00	S46°43'59"E	31.29	18°00'07"
C3	13.22	7.07	15.00	S80°58'24"E	12.79	50°28'44"
C4	10.92	5.50	40.00	S81°36'39"W	10.89	15°38'50"
C5	85.38	72.61	40.00	N29°25'00"W	70.07	122°17'52"
C6	99.84	119.59	40.00	S76°45'41"E	75.87	143°00'46"
C7	13.22	7.07	15.00	N30°29'40"W	12.79	50°28'44"
C8	44.10	25.52	35.00	S68°10'05"W	41.24	72°11'46"
C9	38.49	24.23	25.00	S07°58'06"W	34.80	88°12'12"
C10	17.57	8.79	230.00	S38°19'17"E	17.56	4°22'33"
C11	54.68	27.47	230.00	S47°19'14"E	54.56	13°37'21"
C12	66.58	33.52	230.00	S62°25'27"E	66.34	16°35'05"
C13	74.86	37.76	230.00	S80°02'25"E	74.53	18°38'52"
C14	13.13	7.02	15.00	N65°33'28"E	12.72	50°09'22"
C15	51.52	31.70	35.00	S82°39'04"W	46.99	84°20'35"
C16	53.85	33.89	35.00	N11°06'11"W	48.69	88°08'55"
C17	46.96	27.78	35.00	N71°24'28"E	43.52	76°52'25"
C18	13.13	6.64	35.00	S59°24'34"E	13.05	21°29'30"
C19	10.96	5.74	15.00	N69°35'43"W	10.72	41°51'49"
C20	57.16	28.69	270.00	S84°27'45"E	57.05	12°07'45"
C21	103.39	52.33	270.00	S67°25'43"E	102.75	21°56'20"
C22	10.97	5.48	270.00	S55°17'43"E	10.97	2°19'39"
C23	76.78	38.65	270.00	S45°59'05"E	76.52	16°17'38"
C24	8.03	4.02	270.00	S36°59'08"E	8.03	1°42'16"
C25	21.52	10.79	120.00	S30°59'46"E	21.49	10°16'28"
C26	25.88	12.99	120.00	S19°40'46"E	25.83	12°21'32"
C27	34.91	17.74	80.00	N26°00'00"W	34.63	25°00'00"
C28	39.27	25.00	25.00	N83°30'00"W	35.36	90°00'00"
C29	39.27	25.00	25.00	S06°30'00"W	35.36	90°00'00"
C30	52.36	26.60	120.00	N26°00'00"W	51.95	25°00'00"
C31	22.30	11.22	80.00	S21°29'05"E	22.23	15°58'10"
C32	9.30	4.66	80.00	S32°48'05"E	9.30	6°39'50"
C33	40.05	25.80	25.00	S82°01'54"E	35.91	91°47'48"
C34	54.86	34.88	35.00	N07°10'09"E	49.41	89°48'07"
C35	40.26	26.01	25.00	N83°52'08"W	36.05	92°15'44"
C36	36.81	20.31	35.00	N15°29'21"E	35.14	60°15'35"
C37	17.32	9.77	15.00	S18°25'47"W	16.37	66°08'27"



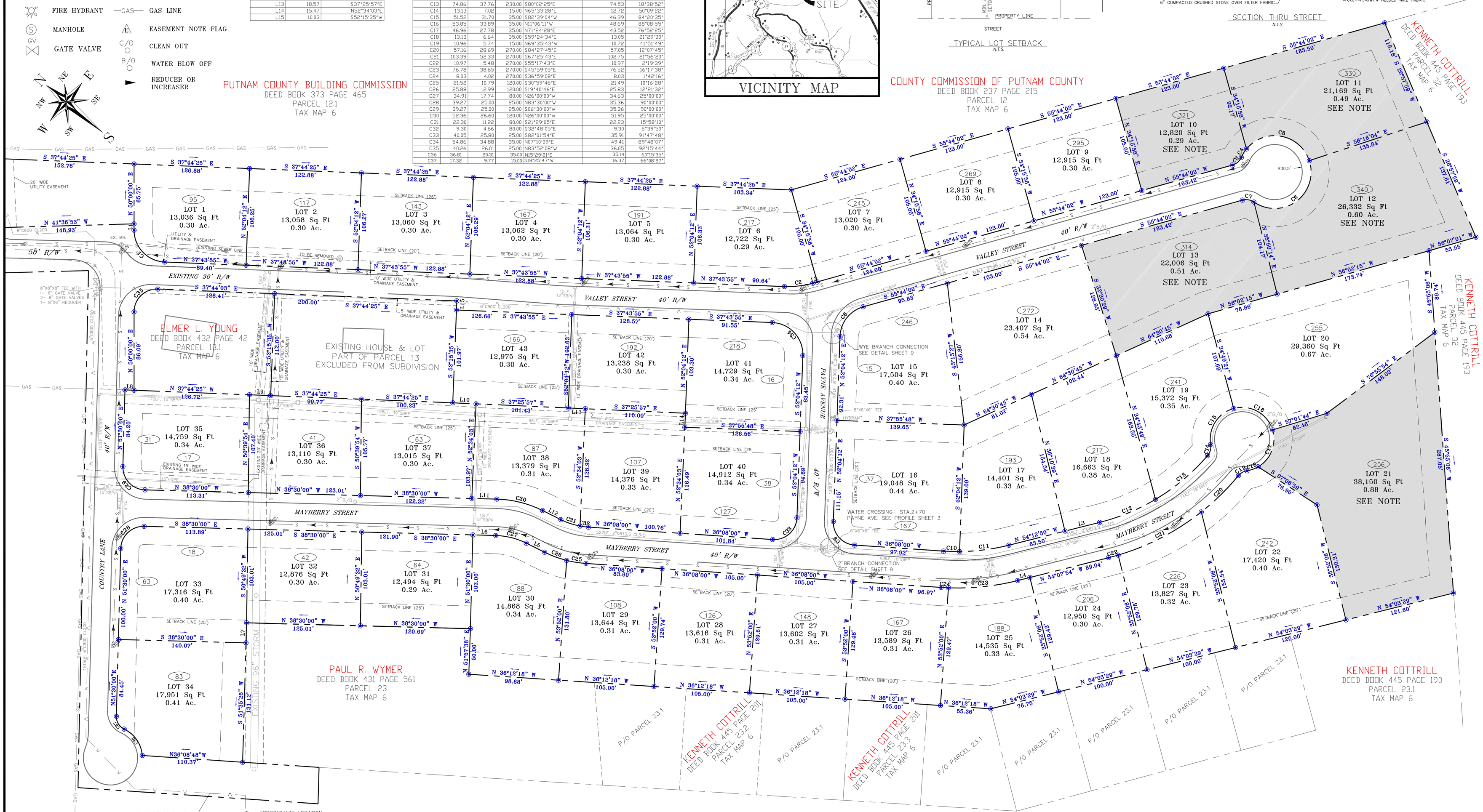
VICINITY MAP



TYPICAL LOT SETBACK
N.T.S.



SECTION THRU STREET
N.T.S.



OWNERSHIP:
DEVELOPEMENT IS LOCATED ON WINFIELD TAX MAP 6
PARCELS 13, 19, 20, 21, 22, 24.
OWNER: JAMES MICHAEL PAYNE & JEANE ANN YOUNG
WILL BOOK 43 PAGE 237
DEVELOPER: JAMES MICHAEL PAYNE
DEVELOPER: JEANE ANN YOUNG, 21 VALLEY STREET, WINFIELD
PHONE:(304) 586-1323

FLOOD ZONE
SUBJECT IS LOCATED IN FLOOD ZONE "C" (ABOVE THE 100 YEAR FLOOD PLANE) AS SHOWN ON FEMA FIRM MAP PANEL # 5402710001B DATED DECEMBER 18, 1985.

Roger K. Randolph P.E. #6246

NOTE:
LOTS 10, 11, 12, 13 AND 21 DO NOT HAVE ADEQUATE DOMESTIC SERVICE PRESSURE DURING A FIRE EVENT WHEN UTILIZING THE SUBDIVISION FIRE HYDRANT AT THIS TIME. THESE LOTS CANNOT BE SOLD OR ANY STRUCTURES BUILT ON THEM UNTIL SUCH TIME AS ADEQUATE PRESSURES CAN BE PROVIDED.

COURT YARD ESTATES

SCALE: 1"=50'

REVISED JULY 11, 2007

REV	DESCRIPTION OF REVISION	DATE	BY	ISSUED FOR	DATE	BY

SEAL

SEAL

Civil Engineering
Structural Engineering
Land/Site Development
Land Surveying
Environmental Engineering
Transportation Engineering
Demolition Planning
Shoring Design
Structural Inspections
Process Piping Design
Partnering to Make Your Vision a Reality

COURTYARD ESTATES

VALLEY STREET
WINFIELD, WEST VIRGINIA

RANDOLPH ENGINEERING COMPANY, INC.

ENGINEERS
4414 TEAYS VALLEY ROAD
OFFICE 304-757-9217

SURVEYORS
SCOTT DEPOT
WEST VIRGNIA

DESIGNERS
25560-0346
FAX 304-757-1029

MEMBER NSPE, ASCE WV,S, BOCA, CSI, NFPA, ICC

Established 1976

DWG TYPE.	SHEET NO.
P	1 OF 9
DATE: OCT. 17, 2006	
PROJECT NO. 2006082-01	SHEETS

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