

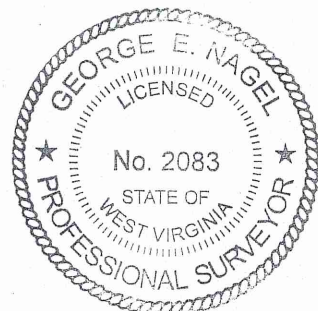
SURVEYOR'S CERTIFICATE

I, GEORGE E. NAGEL, A DULY REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF WEST VIRGINIA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED THE PROPERTY DELINEATED BY THIS PLAT AND THAT IT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT IS P/O OF THE SAME LAND IN THE NAME OF MIRAN ENTERPRISES LLC.

I FURTHER CERTIFY THAT THE LOTS ARE PROPERLY AND ACCURATELY DESCRIBED AND ARE WITHIN THE BOUNDS OF SAID LAND, THAT THE MONUMENTS AND MARKERS HAVE BEEN PLACED AS SHOWN HEREON AND ARE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF MARTINSBURG SUBDIVISION ORDINANCE.

GIVEN UNDER MY HAND THIS 03rd DAY OF May, 2025.

GEORGE E. NAGEL, P.S. #2083



OWNER'S CERTIFICATE

WE, MIRAN ENTERPRISES LLC, DO HEREBY CERTIFY THAT WE ARE THE TRUE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED LEGAL HEREON, BEING PART OF THE SAME LANDS CONVEYED TO US RECORDED IN DEED BOOK 1195 AT PAGE 427 IN THE OFFICE OF THE COUNTY CLERK OF BERKELEY COUNTY, WEST VIRGINIA, AND THE SUB-DIVISION OF 4.89 ACRES AS SHOWN HEREON, SITUATED IN MARTINSBURG TAX DISTRICT, BERKELEY COUNTY, WEST VIRGINIA IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS.

THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, EASEMENTS, OR RIGHT-OF-WAY AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION EXCEPT AS SHOWN.

DATE: BY: MIRAN ENTERPRISES LLC

OWNER'S DEDICATION

WE, MIRAN ENTERPRISES LLC, DO HEREBY ADOPT THIS PLAN OF THE MINIMUM BUILDING RESTRICTION LINES, SUBDIVISION, ESTABLISH GRANT THE RIGHT-OF-WAY AS INDICATED FOR CONSTRUCTION, MAINTENANCE AND OPERATION OF STREETS AND OTHER UTILITIES, ALL IN ACCORDANCE WITH THE CITY OF MARTINSBURG SUBDIVISION ORDINANCE.

DATE: BY: MIRAN ENTERPRISES LLC

NOTARY'S CERTIFICATE

I, A NOTARY PUBLIC OF COUNTY, DO HEREBY CERTIFY THAT WHOSE NAME IS SIGNED TO THE WRITING ABOVE, BEARING THE DATE DAY OF 2024, HAS THIS DAY ACKNOWLEDGED THE SAME BEFORE ME IN SAID COUNTY.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS DAY OF MY COMMISSION EXPIRES

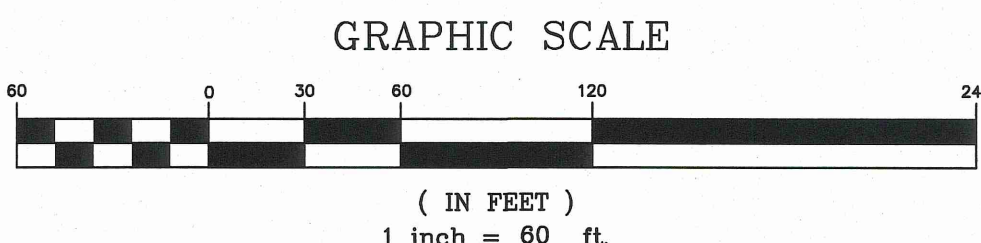
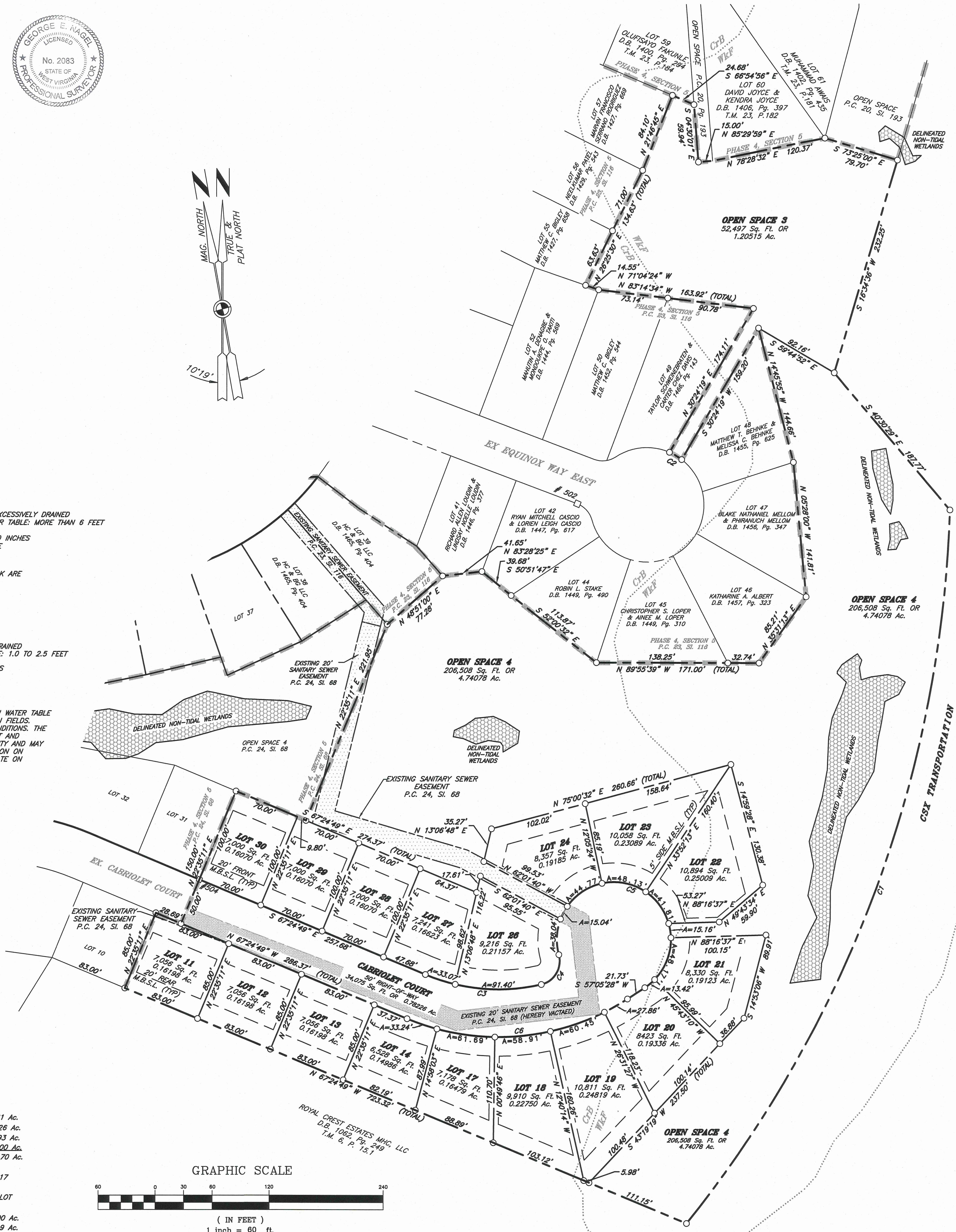
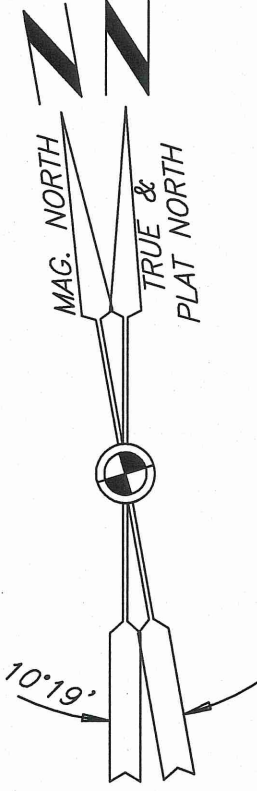
NOTARY PUBLIC

SYMBOL	SOIL DESCRIPTION	SOIL PROPERTIES & QUALITIES
Wf	WEIKERT-BERKS VERY CHANNERY SILT LOAMS	DRAINAGE CLASS: SOMEWHAT EXCESSIVELY DRAINED DEPTH TO SEASONAL HIGH WATER TABLE: MORE THAN 6 FEET FLOODING: NONE DEPTH TO BEDROCK: 10 TO 20 INCHES EROSION HAZARD: VERY SEVERE
COMMUNITY DEVELOPMENT		
SUITABILITY: NOT SUITED MANAGEMENT CONCERNS: THE STEEP AND VERY STEEP SLOPES AND THE DEPTH TO BEDROCK ARE SEVERE LIMITATIONS AFFECTING COMMUNITY DEVELOPMENT.		

SYMBOL	SOIL DESCRIPTION	SOIL PROPERTIES & QUALITIES
Cb	CLEARBROOK-BERKS CHANNERY SILT LOAMS, 3 TO 8 PERCENT SLOPES	DRAINAGE CLASS: SOMEWHAT POORLY DRAINED DEPTH TO SEASONAL HIGH WATER TABLE: 1.0 TO 2.5 FEET FLOODING: NONE DEPTH TO BEDROCK: 20 TO 40 INCHES EROSION HAZARD: MODERATE
COMMUNITY DEVELOPMENT		
SUITABILITY: POORLY SUITED MANAGEMENT CONCERNS: THE DEPTH TO BEDROCK IN BOTH SOILS AND THE SEASONAL HIGH WATER TABLE IN THE CLEARBROOK SOIL ARE SEVERE LIMITATIONS ON SITES FOR SEPTIC TANK ABSORPTION FIELDS. SEWAGE EFFLUENT MAY COME TO THE SURFACE CAUSING FOUL ODORS AND UNHEALTHY CONDITIONS. THE WETNESS OF THE CLEARBROOK SOIL IS A LIMITATION AFFECTING BUILDING SITE DEVELOPMENT AND CONSTRUCTION OF ROADS. IT ALSO IS A LIMITATION AFFECTING EXCAVATION AND TRAFFICABILITY AND MAY DELAY CONSTRUCTION IN THE WINTER AND SPRING. ESTABLISHING AND MAINTAINING VEGETATION ON ROADBANKS IS DIFFICULT ON THESE DROUGHTY SOILS. THE HAZARD OF EROSION IS MODERATE ON CONSTRUCTION SITES.		

LAND USAGE BREAKDOWN

TOTAL AREA OF LOTS	139,114 Sq. Ft. OR 3.19361 Ac.
TOTAL AREA OF STREET R/W	34,075 Sq. Ft. OR 0.78226 Ac.
TOTAL AREA OF OPEN SPACE	259,005 Sq. Ft. OR 5.94593 Ac.
TOTAL AREA OF SWM	0 Sq. Ft. OR 0.00000 Ac.
TOTAL AREA	432,194 Sq. Ft. OR 9.92170 Ac.
TOTAL NO. OF LOTS	17
DENSITY	(17 LOTS/3.19361 ACRE LOT AREA) = 0.18786 ACRE PER LOT
EXISTING IMPERVIOUS AREA	0 Sq. Ft. OR 0.00 Ac.
PROPOSED IMPERVIOUS AREA	95,452 Sq. Ft. OR 2.19 Ac.



LEGEND

- CONCRETE MONUMENT FOUND
- CONCRETE MONUMENT TO BE SET
- REBAR TO BE SET
- EXISTING SANITARY SEWER EASEMENT P.C. 24, SL. 68
- EXISTING SANITARY SEWER EASEMENT P.C. 24, SL. 68 (HEREBY VACATED)

CONCRETE MONUMENT COORDINATE TABLE

POINT NO.	NORTHING (Y)	EASTING (X)
502	348271.24782	2405526.94741
504	347877.99080	2405129.71985

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	1253.24'	811.11'	797.02'	S 20°18'46" W	37°04'56"	420.33'
C2	80.00'	15.04'	15.00'	N 50°55'41" W	14°21'41"	7.59'
C3	200.00'	124.47'	122.47'	S 89°14'31" E	35°39'25"	64.32'
C4	25.00'	40.34'	36.11'	N 30°41'56" E	92°27'42"	26.10'
C5	80.00'	264.55'	96.70'	S 69°13'13" E	252°37'23"	81.65'
C6	250.00'	242.14'	232.79'	S 84°50'20" W	55°29'43"	131.52'

NOTES:

- THE PROPERTY SHOWN HEREON IS SHOWN ON MARTINSBURG TAX MAP 23 AS PARCEL 9.
- THE PROPERTY SHOWN HEREON IS PART OF THE LAND CONVEYED TO MIRAN ENTERPRISES LLC FROM DAN RYAN BUILDERS WEST VIRGINIA, LLC BY DEED DATED DECEMBER 18, 2017 AND RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERKELEY COUNTY, WEST VIRGINIA, IN DEED BOOK 1195, PAGE 427.
- ZONED - MIXED USE RESIDENTIAL (MUR), TRANSECT 2.
- BEARINGS AND DISTANCES ARE IN AGREEMENT WITH RECENT SURVEYS BY FOX & ASSOCIATES, INC.
- LOTS TO BE SERVED BY THE CITY OF MARTINSBURG WATER AND SEWER SYSTEMS.
- THIS PROPERTY IS NOT IN AN AREA DESIGNATED AS A SPECIAL FLOOD AREA, AS SHOWN ON COMMUNITY MAP/PANEL NUMBER 54003201546, EFFECTIVE DATE JULY 7, 2009.
- ALL STREETS WILL BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION.
- ZONING MUR-2 REQUIREMENTS:
FRONT SETBACK..... 20' MIN., 35' MAX.
CORNER LOT SECONDARY STREET FRONT SETBACK..... 16' MIN., 28' MAX
SIDE SETBACK..... 5' MIN.
REAR SETBACK..... 20' MIN.
LOT WIDTH..... 20' MIN.
LOT DEPTH..... 100' MIN.
FRONTAGE BUILDOUT..... 75% MIN. AT SETBACK
IMPERVIOUS COVERAGE..... 60% MAX.
- THE SOIL SURVEY OF BERKELEY COUNTY, WEST VIRGINIA INDICATES A SEASONAL HIGH WATER TABLE ON ALL LOTS TO BE LESS THAN (6) FEET BELOW THE SURFACE. BASEMENT CONSTRUCTION IS NOT RECOMMENDED FOR THOSE LOTS.
- THIS FINAL PLAT SUBSTANTIALLY CONFORMS TO THE PRELIMINARY PLANS PREVIOUSLY APPROVED BY THE CITY OF MARTINSBURG PLANNING COMMISSION ON AUGUST 29, 2005, FILE NO. SP 04-083.
- NPDES PERMIT NUMBER WWR111267

PROJECT NUMBER 2025-XX-FP

CITY PLANNING COMMISSION CERTIFICATION

THIS PLAT WAS APPROVED FOR RECORDED BY THE CITY OF MARTINSBURG, ON THE DAY OF 2025, SUBJECT TO ANY CONDITIONS SPECIFIED HEREON. ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER AND NOT THE CITY.

PRESIDENT OF THE PLANNING COMMISSION DATE

OWNER/DEVELOPER

MIRAN ENTERPRISES LLC
881 ARDEN-NOLLVILLE ROAD
INWOOD, WV 25428
PHONE: (304)281-9118



FOX & ASSOCIATES, INC.
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PHONE: (301)895-0880
FAX: (301)895-6009
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981 MT. AETNA ROAD
HAGERSTOWN, MD. 21740
PHONE: (301)733-8803
or
FAX: (301)733-1853
Email: foxassoc@foxassocinc.com
www.foxassocinc.com

FINAL PLAT
PRENTISS POINT
PHASE 4, SECTION 5
LOTS 11-14, 17-24, & 26-30
TAX MAP 23, PARCEL 9
DEED BOOK 1195, PAGE 427
MARTINSBURG, BERKELEY COUNTY, WEST VIRGINIA

SCALE: 1" = 60'

PROJECT NO. 22-51178
DRAWING NO. D-9370
DATE: MAY 3, 2024
DRAWN BY: M.E.H.
CHECKED BY: G.E.N.

SHEET 1 OF 1