



MORGANTOWN PLANNING COMMISSION

August 14, 2014
6:30 PM
City Council Chambers

President:

Peter DeMasters, 6th Ward

Vice-President:

Carol Pyles, 7th Ward

Planning Commissioners:

Sam Loretta, 1st Ward

Tim Stranko, 2nd Ward

William Blosser, 3rd Ward

Bill Petros, 4th Ward

Mike Shuman, 5th Ward

Ken Martis, Admin.

Bill Kawecky, City Council

STAFF REPORT

CASE NO: RZ14-05 / Administrative / Morgan Drive and Forest Drive Annexation

REQUEST and LOCATION:

Administratively requested Zoning Map Amendment to classify approximately 13.4 acres of real estate that was annexed into the City of Morgantown by Order of the Monongalia County Commission dated July 16, 2014.

Properties included in the subject annexation can be found on Morgan District Tax Map 3B, Parcels 8, 10, 11, 12, 19, 20, 20.1, 21, 22, 23, 24, 25, 26, 27, 27.1, 28, 29, 30, 31, 32, 32.1, 33, 34, 35, 36, 37, 38, 39, 40, 40.1, 41, 42, 43, 44, 45, 46, 47, 48, 49, 49.1, 50, 51, 51.1, 51.2, and part of Parcel 92 that is surrounded by Parcel 25. The area of the subject annexation is described and illustrated in greater detail in the exhibits to Ordinance No. 14-18, which is attached hereto along with the related Order by the Monongalia County Commission.

BACKGROUND and ANALYSIS:

On 15 JUL 2014, City Council enacted Ordinance No. 14-18 providing for the annexation of 13.40 acres, more or less, of additional territory into the City of Morgantown. On 16 JUL 2014, the Monongalia County Commission ordered the approval and confirmation of said annexation. Addendum A of this report illustrates the subject annexation area.

West Virginia State Code 8A-7-1(c) provides that, "A zoning ordinance shall cover a municipality's entire jurisdiction."

The City's Planning and Zoning Code provides the following requirements for designating zoning classification(s) of annexed areas:

1331.04 ANNEXATION

- (A) Zoning annexed areas. Prior to the filing of a petition for annexation, the petitioner should petition the Planning Commission for a recommendation as to said parcel's zoning designation. If no such petition is presented to the Planning Commission, the Commission may:
 - (1) Direct planning staff to study the area proposed for annexation and prepare a report and recommendation for zoning, or
 - (2) Initiate the establishment of the R-1, Single-Family Residential District designation for the area proposed for annexation, which shall remain in place until such time as a formal rezoning petition can be submitted and acted upon.
- (B) Comprehensive Plan as zoning guide. On future annexation, the Planning Commission shall give careful consideration to the principles and directives of the Comprehensive Plan of the City, as amended, in making zone district classification recommendations to the Council. If the area under consideration is not addressed in the Comprehensive Plan, the Commission should give careful consideration to the character of existing land uses, and the capacity of existing and future infrastructure serving the area.

**Development Services
Department**

Christopher Fletcher, AICP
Director

Planning Division

389 Spruce Street
Morgantown, WV 26505
304.284.7431



MORGANTOWN PLANNING COMMISSION

August 14, 2014
6:30 PM
City Council Chambers

President:

Peter DeMasters, 6th Ward

Vice-President:

Carol Pyles, 7th Ward

Planning Commissioners:

Sam Loretta, 1st Ward

Tim Stranko, 2nd Ward

William Blosser, 3rd Ward

Bill Petros, 4th Ward

Mike Shuman, 5th Ward

Ken Martis, Admin.

Bill Kawecky, City Council

Comprehensive Plan Concurrence

Addendum B of this Report provides Staff's analysis of the 2013 Comprehensive Plan Update concerning the designation of a zoning classification for the subject annexation area.

As provided in Addendum B, the subject annexation area is:

- Located within the Conceptual Urban Growth Boundary as illustrated in Appendix A of the 2013 Comprehensive Plan.
- Identified as a "Neighborhood 3" type pattern and character area that generally contains the lowest residential densities; is mostly homogenous – being almost exclusively single-family residential; has a suburban character with limited access points, large lot sizes, curvilinear streets and long blocks; occurs at the edge of the City; and, contains a street pattern that is strongly influenced by topography.
- Identified as a "Neighborhood Conservation" general concept area where the preservation of existing neighborhood character and continued maintenance of buildings and infrastructure is desired.

Article 1333.01 of the Planning and Zoning Code provides that the purpose of the R-1 Single-Family Residential District is to:

- (A) Provide for attractive single-family neighborhoods for residents who prefer larger lot sizes and do not generally desire to live in close proximity to other types of uses, and
- (B) Preserve the desirable character of existing single-family neighborhoods, and
- (C) Protect the single-family residential areas from change and intrusion that may cause deterioration, and provide for adequate light, ventilation, quiet, and privacy for neighborhood residents.

As illustrated in Addendum A of this Report, the zoning classification for the neighborhood area adjoining the subject annexation is R-1, Single-Family Residential District. It appears that the subject annexation area is harmonious with the low density residential development pattern and character that exists along Anderson Avenue, Dogwood Avenue, Schubert Place, etc.

STAFF RECOMMENDATION:

Staff advises the Planning Commission to submit a recommendation to City Council that the zoning classification for the area annexed into the City of Morgantown by Ordinance No. 14-18 be designated R-1, Single-Family Residential District and that the official zoning map of the City of Morgantown be amended accordingly.

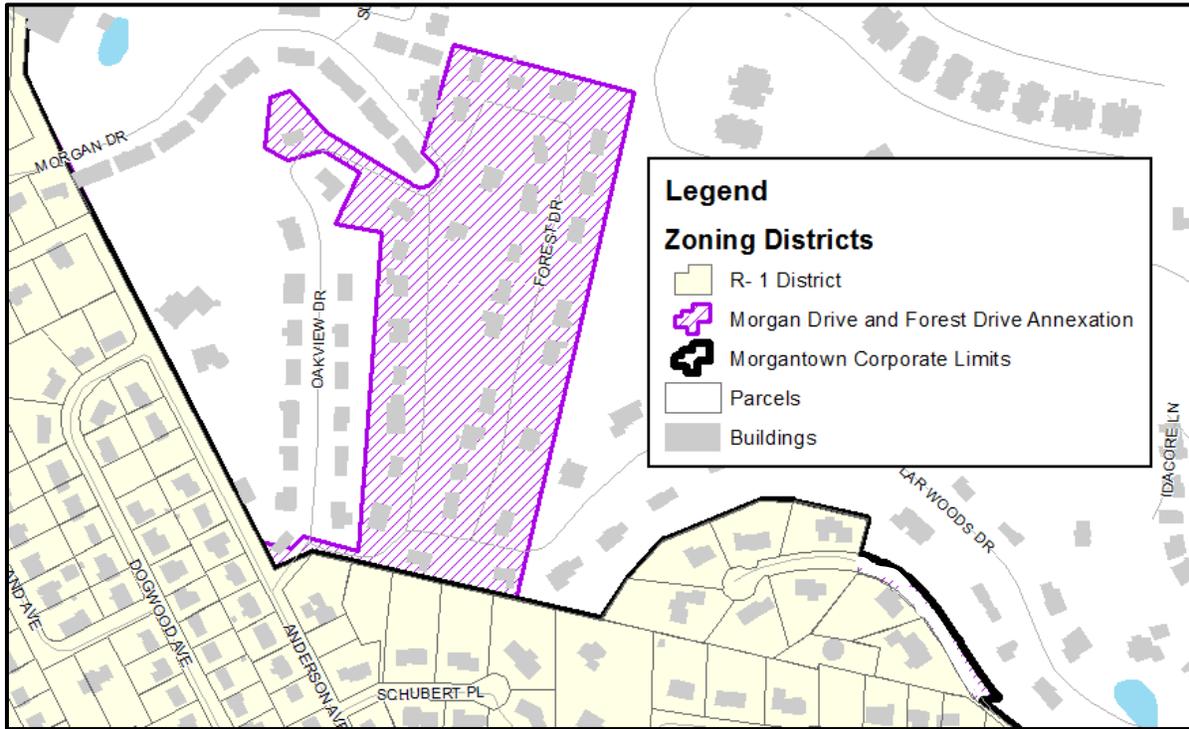
**Development Services
Department**

Christopher Fletcher, AICP
Director

Planning Division

389 Spruce Street
Morgantown, WV 26505
304.284.7431

STAFF REPORT ADDENDUM A
RZ14-05 / Administrative / Morgan Drive and Forest Drive Annexation

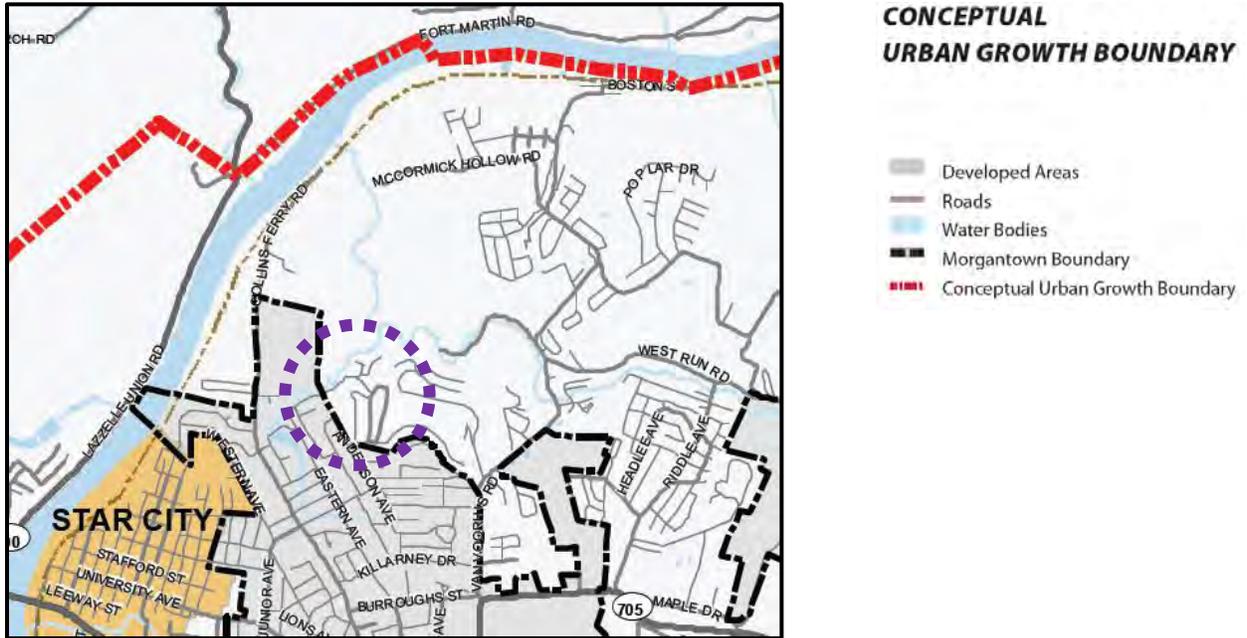


STAFF REPORT ADDENDUM B

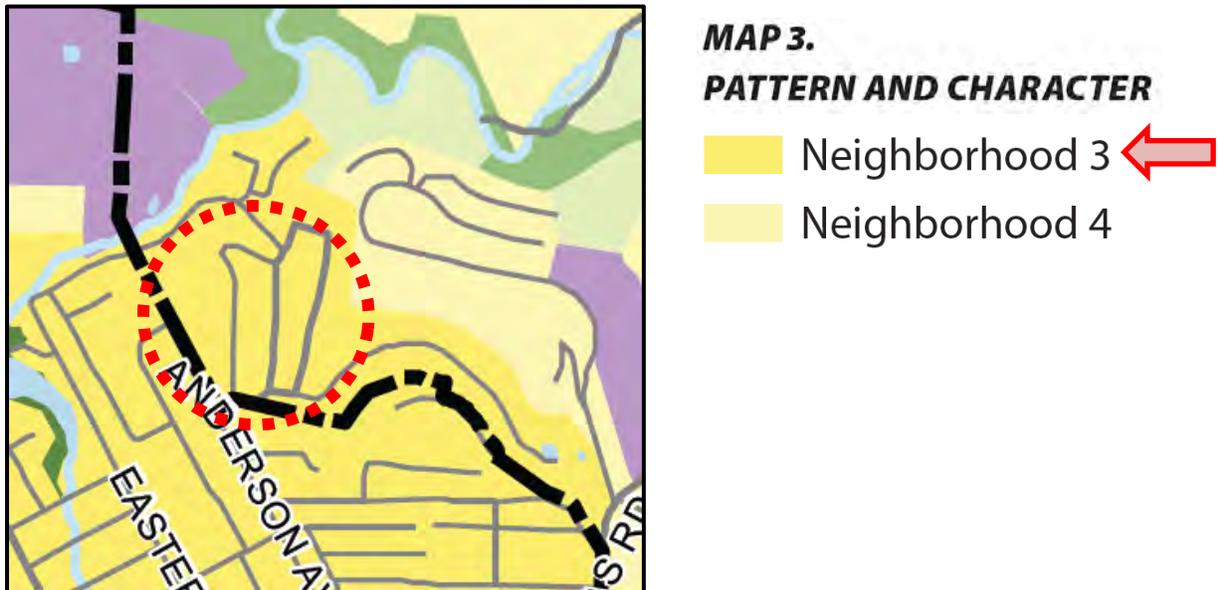
RZ14-05 / Administrative / Morgan Drive and Forest Drive Annexation

Concurrence with the 2013 Comprehensive Plan Update

The following graphics were clipped from the 2013 Comprehensive Plan and from Appendix A of the 2013 Comprehensive Plan.



Clipped from Page 19 of Appendix A of the Comp Plan (locational labeling added)



Clipped from Page 27 of the Comp Plan (locational labeling added)

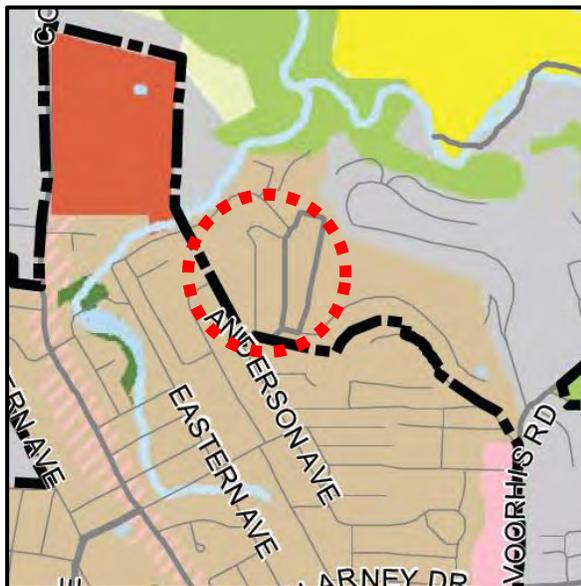
Neighborhood 3. Neighborhood 3 generally has the lowest residential densities in the study area. These neighborhoods are mostly homogenous – being almost exclusively single-family residential with isolated small multi-family residential, commercial or civic uses. These areas are mostly connected to the city street network and to other neighborhood areas but otherwise have a suburban character with limited access points (in some cases only one), large lot sizes, curvilinear streets and long blocks. These neighborhoods occur primarily at the edges of the city, and their street pattern is strongly influenced by topography.



Neighborhood 4. Neighborhood 4 is the most suburban with single-type residential developments that are disconnected from the fabric of adjacent areas. Residential density varies but each development typically has one type of housing product such as large-scale apartment complexes, semi-detached condos, mobile home parks and single-family developments where the homes are similar in size and amenities. These homogenous pods of development are primarily located at the city's edge and in unincorporated areas such as the County's West Run Planning District.



Clipped from Page 29 of the Comp Plan



**MAP 4
LAND MANAGEMENT**

Neighborhood Conservation*: Preservation of existing neighborhood character and continued maintenance of buildings and infrastructure.

Clipped from Page 39 of the Comp Plan (locational labeling added)



OFFICE OF CITY MANAGER

The City of Morgantown

389 SPRUCE STREET
MORGANTOWN, WEST VIRGINIA 26505
(304) 284-7405 TDD (304) 284-7512

COPY

July 16, 2014

Diane DeMedici, Administrative Assistant
Monongalia County Commission
Court House
Morgantown, WV 26505

Re: Annexation by the City of Morgantown, a municipal corporation, of 13.40 acres of real estate to its corporate limits, by annexation without an election, pursuant to West Virginia Code, Chapter 8, Article 6, Section 4.

Dear Ms. DeMedici:

On behalf of the City of Morgantown, I enclose an Ordinance and certificate reflecting the City's annexation of the above reference territory and also an Order regarding the above referenced matter for consideration by the Commission. Please return an executed copy of the Order to this office at your earliest convenience. Should you have any questions, please give me a call.

Respectfully,

Jeff Mikorski,
City Manager

JM

Enclosures

xc: Steve Fanok, City Attorney

AN ORDINANCE PROVIDING FOR THE ANNEXATION OF 13.40 ACRES, MORE OR LESS, OF ADDITIONAL TERRITORY INTO THE CITY OF MORGANTOWN PURSUANT TO SECTION 8-6-4 OF THE WEST VIRGINIA CODE.

WHEREAS, petitions have been filed with the City of Morgantown pursuant to Section 8-6-4 of the West Virginia Code requesting the annexation of 13.40 acres, more or less, more specifically shown and described on the exhibit and metes and bounds description hereto attached and made a part of this ordinance;

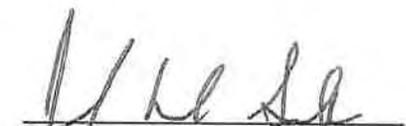
WHEREAS, Morgantown City Council is of the opinion that the petitions, exhibit, and metes and bounds description conform to the requirements of Section 8-6-4 and all other applicable sections of the West Virginia Code; and

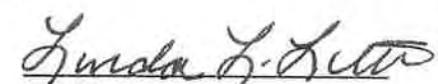
WHEREAS, Morgantown City Council is of the opinion that the City of Morgantown should annex said 13.40 acres, more or less, into its corporate limits.

NOW, THEREFORE, THE CITY OF MORGANTOWN HEREBY ORDAINS that the 13.40 acres, more or less, as more particularly shown and described on the exhibit and metes and bounds description hereto attached are annexed into the corporate limits of the City of Morgantown; that the minutes of City Council shall indicate the same; that the Mayor and City Manager are hereby authorized to execute and forward the attached certificate to the Monongalia County Commission.

This Ordinance shall be effective upon adoption.

FIRST READING: July 1, 2014
ADOPTED: July 15, 2014
FILED: July 16, 2014
RECORDED: July 16, 2014


MAYOR


CITY CLERK

WILLIAMS ENGINEERING COMPANY

ENGINEERS & SURVEYORS

211 FAYETTE STREET, SUITE 11
MORGANTOWN, WV 26505
304-292-8794

Re: AREA OF PROPOSED ANNEXATION BY PETITION
Preliminary Parcel Description
About 13.4 Acres, More Or Less
Morgan District, Monongalia County, West Virginia

Beginning at a point on the present Corporation Line of the City Of Morgantown (Miscellaneous Orders, Book 14 Page 464), at a corner common to Oakview Subdivision (Deed Book 669 Page 472) and Wedgewood Addition (Map Cabinet 1 Envelopes 92-B, 243-A, 243-B, 282-A, and 282-B) and on line of lands now or formerly of Mr. and Mrs. Oscar E. Schubert (Deed Book 611 Page 338 and Map Cabinet 1 Envelope 57-B); thence with the present Corporation Line of the City Of Morgantown, lands now or formerly of Mr. and Mrs. Oscar E. Schubert, N74°35'W, 544.7', more or less, to a point on the eastern right-of-way line of Poplar Drive; thence through Oakview Subdivision (Deed Book 669 Page 472) with the eastern right-of-way line of Poplar Drive, N40°19'E, 45.2', more or less, to a point; thence crossing Oakview Drive with the northern right-of-way line of Poplar Drive, S74°35'E, 155.8', more or less, to a point, corner common to Lot 18 and Lot 19 of Oakview Subdivision; thence with the rear line common to Lot 13 through Lot 24 of said Oakview Subdivision, N5°45'E, 659', more or less, to a point on line of Lot 12; thence with Lot 12, N84°15'W, 100', more or less, to a point on the eastern right-of-way line of Oakview Drive; thence leaving Oakview Drive and running with an arbitrary line through Lot 10 of Oakview Subdivision, with the lands of Tony Rainer (Deed Book 1395 Page 333), N28°23'37"E, 222.67', more or less, to a point on the southern right-of-way line of Oakview Drive; thence with said Oakview Drive right-of-way line, N58°25'W, 102.55', more or less, to a point, corner to Lot 9 of said Oakview Subdivision; thence with same, S73°05'W, 84.44', more or less, to a point; thence crossing Oakview Drive, N63°48'W, 59.9', more or less, to a point on line of lands of, Greenbrier Village Townhouses (Map Cabinet 1 Envelopes 127-B, 132-A, 132-B, and 137-B), corner to Lot 8 of said Oakview Subdivision; thence the lands of said Greenbrier Village Townhouses, N5°45'E, 120', more or less, to a point, corner Lot 8a, lands of Ariel Agmon (Deed Book 1127 Page 228, Plat Deed Book 865 Page 308); thence with Lot 8a, N73°05'E, 50', more or less, to a point; thence with same, S40°56'E, 124.63', more or less, to a point on the northern right-of-way line of Oakview Drive, corner common to Lot 8 and Lot 8a; thence with the northern right-of-way line of Oakview Drive, lands of Greenbrier Village (Map Cabinet 1 Envelopes 127-B, 132-A, and 132-B), S58°25'E, 237.4', more or less, to a point at the intersection of the northern right-of-way line Oakview Drive with the western right-of-way line of Morgan Drive; thence through Oakview

CERTIFICATE

Jenny Selin, Mayor of the City of Morgantown, and Jeff Mikorski, City Manager of the City of Morgantown, hereby certify that on the 15th day of July, 2014, the City of Morgantown, by and through its duly elected City Council, pursuant to Section 8-6-4 of the West Virginia Code and in the manner required by law, adopted an Ordinance annexing 13.40 acres of territory into the corporate limits of the City of Morgantown; that said 13.40 acres is more particularly described as follows:

Beginning at a point on the present Corporation Line of the City of Morgantown (Miscellaneous Orders, Book 14 Page 464), at a corner common to Oakview Subdivision (Deed Book 669 Page 472) and Wedgewood Addition (Map Cabinet 1 Envelopes 92-B, 243-A, 243-B, 282-A, and 282-B) and on line of lands now or formerly of Mr. and Mrs. Oscar E. Schubert (Deed Book 611 Page 338 and Map Cabinet 1 Envelope 57-B); thence with the present Corporation Line of the City of Morgantown, lands now or formerly of Mr. and Mrs. Oscar E. Schubert, N74°35'W, 544.7', more or less, to a point on the eastern right-of-way line of Poplar Drive; thence through Oakview Subdivision (Deed Book 669 Page 472) with the eastern right-of-way line of Poplar Drive, N40°19'E, 45.2'; more or less, to a point; thence crossing Oakview Drive with the northern right-of-way line of Poplar Drive, S74°35'E, 155.8'; more or less, to a point, corner common to Lot 18 and Lot 19 of Oakview Subdivision; thence with the rear line common to Lot 13 through Lot 24 of said Oakview Subdivision, N5°45'E, 659', more or less, to a point on line of Lot 12; thence with Lot 12, N84°15'W, 100', more or less, to a point on the eastern right-of-way line of Oakview Drive; thence leaving Oakview Drive and running with an arbitrary line through Lot 10 of Oakview Subdivision, with the lands of Tony Rainer (Deed Book 1395 Page 333), N28°23'37"E, 222.67', more or less, to a point on the southern right-of-way line of Oakview Drive; thence with said Oakview Drive right-of-way line, N58°25'W, 102.55', more or less, to a point, corner to Lot 9 of said Oakview Subdivision; thence with same, S73°05'W, 84.44', more or less, to a point; thence crossing Oakview Drive, N63°48'W, 59.9', more or less, to a point on line of lands of, Greenbrier Village Townhouses (Map Cabinet 1 Envelopes 127-B, 132-A, 132-B, and 137-B), corner to Lot 8 of said Oakview Subdivision; thence the lands of said Greenbrier Village Townhouses, N5°45'E, 120', more or less, to a point, corner Lot 8a, lands of Ariel Agmon (Deed Book 1127 Page 228, Plat Deed Book 865 Page 308); thence with Lot 8a, N73°05'E, 50', more or less, to a point; thence with same, S40°56'E, 124.63', more or less, to a point on the northern right-of-way line of Oakview Drive, corner common to Lot 8 and Lot 8a; thence with the northern right-of-way line of Oakview Drive, lands of Greenbrier Village (Map Cabinet 1 Envelopes 127-B, 132-A, and 132-B), S58°25'E, 237.4', more or less, to a point at the intersection of the northern right-of-way line Oakview Drive with the western right-of-way line of Morgan Drive; thence through Oakview Subdivision, with the western right-of-way line of Morgan Drive (with three lines scaled from the Oakview Subdivision drawing), with a curve to the left, radius = about 37.1', arc length = about 64.6', chord = about N71°38'E, 56.8' more or less, to a point; thence by same, with a curve to the left,

radius = about 30.6', arc length = about 36.7', chord = about N12°42'W, 34.6', more or less, to a point; thence by same, about N47°05'W, 34.0', more or less, to a point on line of lands of Greenbrier Village; thence with the lands of Greenbrier Village, N15°55'E, 260.46', more or less, to a point, corner to lands of M&A WV Ridge JV LP (Deed Book 1444 Page 272, Part Two); thence with the lands of M&A WV Ridge JV LP, S75°35'E, 435.60', more or less, to a point, corner to Wedgewood Addition; thence with Wedgewood Addition, S17°30'W, 1242.94', more or less, to the point of beginning. Containing about 13.40 acres, more or less, as shown on the exhibit hereto attached.



Mayor



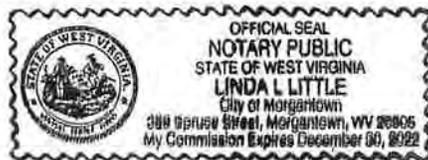
City Manager

Taken, subscribed and sworn to by Jenny Selin, Mayor and Jeff Mikorski, City Manager, before the undersigned, this 15th day of July, 2014.

My commission expires: December 30, 2022



Notary Public



MORNING SIDE
 MAP CAB. 2 ENV. 480-A
 MAP CAB. 2 ENV. 484-A
 MAP CAB. 2 ENV. 493-A
 MAP CAB. 2 ENV. 493-B
 MAP CAB. 2 ENV. 494-A
 MAP CAB. 2 ENV. 506-A
 MAP CAB. 2 ENV. 506-B
 MORGAN DISTRICT, MAP 1A

M&A WV RIDGE JV LP
 D.B. 1444 PG. 572, PART TWO
 T.M. 1 PAR. 22.1

GREENBRIER VILLAGE
 AND BUFFER STRIP
 MAP CAB. 1 ENV. 116-A
 MAP CAB. 1 ENV. 127-B
 MAP CAB. 1 ENV. 132-A
 MAP CAB. 1 ENV. 132-B
 MAP CAB. 1 ENV. 137-B
 MORGAN DISTRICT, MAP 3B

ARIEL AGMON
 D.B. 1127 PG. 228
 D.B. 865 PG. 308
 T.M. 3B PAR. 8

TONY RAINER
 D.B. 1395 PG. 101
 T.M. 3B PAR. 10

WEDGEWOOD ADDITION
 MAP CAB. 1 ENV. 92-B
 MAP CAB. 1 ENV. 243-A
 MAP CAB. 1 ENV. 243-B
 MAP CAB. 1 ENV. 282-A
 MAP CAB. 1 ENV. 282-B
 MORGAN DIST. MAP 3B

GEORGE F. PETITTE
 JANICE E. PETITTE
 D.B. 708 PG. 657
 T.M. 3B PAR. 51.1

MORGANTOWN CORPORATION
 (S73°28'E 1649.51')
 ALONG NORTHERN BOUNDARY
 LINE OF THE SHUBERT ADDITION
 CRESTVIEW TERRACE ADDITION
 FLATTS TERRACE ADDITION

MAP SHOWING PROPERTY OF
 MR. AND MRS. OSCAR E. SCHUBERT
 MAP CABINET 1 ENV. 57 B
 DEED BOOK 611 PAGE 338
 MORGANTOWN CORPORATION
 MAP 54 PAR. 135 - 135.13

POINT ON WESTERN
 PROPERTY LINE OF
 ANDERSON AVENUE
 ANNEXATION ORDER
 JUNE 16, 1964
 MISCELLANEOUS ORDERS
 BOOK 14 PAGE 464

NOTE: 1. ALL OF THE BEARINGS AND DISTANCES
 SHOWN HEREON SHOULD BE CONSIDERED
 APPROX. AND ARE FOR REFERENCE ONLY.

2. THIS DRAWING WAS DEVELOPED FROM
 RECORDED INFORMATION, NO FIELD
 SURVEY WAS PERFORMED.

TAX MAP NO. 3B PARCEL NOS. 8 AND 10 - 51.2

AREA = 13.4 ACRES, MORE OR LESS
TITLE REF.: OAKVIEW, SUBDIVISION OF THE
MORGAN DEVELOPMENT CORP.
 D.B. 654 PG. 37
 D.B. 659 PG. 316
 D.B. 669 PG. 472

LINE TABLE

- ① N58°25'W 102.55'
- ② S73°05'W 84.44'
- ③ N63°48'W 59.9'
- ④ N73°05'E 50'
- ⑤ S40°56'E 124.63'
- Lines 6, 7, and 8 were scaled from the Oakview Subdivision drawing.
- ⑥ R=37.1' L=64.6'
CHORD N71°38'E 56.8'
- ⑦ R=30.6' L=36.7'
CHORD N12°42'W 34.6'
- ⑧ N47°05'W 34.0'



DRAWING OF
**AREA OF PROPOSED
 ANNEXATION BY PETITION**
MORGAN DISTRICT, MONONGALIA COUNTY, WV
SCALE: 1" = 200' MAY 13, 2014

WILLIAMS ENGINEERING COMPANY
 MORGANTOWN, WV



IN THE COUNTY COMMISSION OF MONONGALIA COUNTY
WEST VIRGINIA

Re: Annexation by the City of Morgantown,
a municipal corporation, of 13.40 acres
of real estate to its corporate limits, by
annexation without an election, pursuant
to West Virginia Code, Chapter 8,
Article 6, Section 4.

ORDER

A certificate of the governing body of the municipality of Morgantown, West Virginia, was this day filed showing that an annexation has been made; in the manner required by law, to the corporate limits thereof, and that by such annexation the said corporate limits are as follows:

Beginning at a point on the present Corporation Line of the City of Morgantown (Miscellaneous Orders, Book 14 Page 464), at a corner common to Oakview Subdivision (Deed Book 669 Page 472) and Wedgewood Addition (Map Cabinet 1 Envelopes 92-B, 243-A, 243-B, 282-A, and 282-B) and on line of lands now or formerly of Mr. and Mrs. Oscar E. Schubert (Deed Book 611 Page 338 and Map Cabinet 1 Envelope 57-B); thence with the present Corporation Line of the City of Morgantown, lands now or formerly of Mr. and Mrs. Oscar E. Schubert, N74°35'W, 544.7', more or less, to a point on the eastern right-of-way line of Poplar Drive; thence through Oakview Subdivision (Deed Book 669 Page 472) with the eastern right-of-way line of Poplar Drive, N40°19'E, 45.2'; more or less, to a point; thence crossing Oakview Drive with the northern right-of-way line of Poplar Drive, S74°35'E, 155.8'; more or less, to a point, corner common to Lot 18 and Lot 19 of Oakview Subdivision; thence with the rear line common to Lot 13 through Lot 24 of said Oakview Subdivision, N5°45'E, 659', more or less, to a point on line of Lot 12; thence with Lot 12, N84°15'W, 100', more or less, to a point on the eastern right-of-way line of Oakview Drive; thence leaving Oakview Drive and running with an arbitrary line through Lot 10 of Oakview Subdivision, with the lands of Tony Rainer (Deed Book 1395 Page 333), N28°23'37"E, 222.67', more or less, to a point on the southern right-of-way line of Oakview Drive; thence with said Oakview Drive right-of-way line, N58°25'W, 102.55', more or less, to a point, corner to Lot 9 of said Oakview Subdivision; thence with same, S73°05'W, 84.44', more or less, to a point; thence crossing Oakview Drive, N63°48'W, 59.9', more or less, to a point on line of lands of, Greenbrier Village Townhouses (Map Cabinet 1 Envelopes 127-B, 132-A, 132-B, and 137-B), corner to Lot 8 of said Oakview Subdivision; thence the lands of said Greenbrier Village Townhouses, N5°45'E, 120', more or less, to a point, corner Lot 8a, lands of Ariel Agmon (Deed Book 1127 Page 228, Plat Deed Book 865 Page 308); thence with Lot 8a, N73°05'E, 50', more or less, to a point; thence with same, S40°56'E, 124.63', more or less, to a

point on the northern right-of-way line of Oakview Drive, corner common to Lot 8 and Lot 8a; thence with the northern right-of-way line of Oakview Drive, lands of Greenbrier Village (Map Cabinet 1 Envelopes 127-B, 132-A, and 132-B), S58°25'E, 237.4', more or less, to a point at the intersection of the northern right-of-way line Oakview Drive with the western right-of-way line of Morgan Drive; thence through Oakview Subdivision, with the western right-of-way line of Morgan Drive (with three lines scaled from the Oakview Subdivision drawing), with a curve to the left, radius = about 37.1', arc length = about 64.6' , chord = about N71°38'E, 56.8' more or less, to a point; thence by same, with a curve to the left, radius = about 30.6', arc length = about 36.7', chord = about N12°42'W, 34.6', more or less, to a point; thence by same, about N47°05'W, 34.0', more or less, to a point on line of lands of Greenbrier Village; thence with the lands of Greenbrier Village, N15°55'E, 260.46', more or less, to a point, corner to lands of M&A WV Ridge JV LP (Deed Book 1444 Page 272, Part Two); thence with the lands of M&A WV Ridge JV LP, S75°35'E, 435.60', more or less, to a point , corner to Wedgewood Addition; thence with Wedgewood Addition, S17°30'W, 1242.94', more or less, to the point of beginning. Containing about 13.40 acres, more or less, as shown on a plat/exhibit, attached hereto dated May 13, 2014, prepared by Williams Engineering Company of Morgantown, West Virginia..

It is therefore **ORDERED** that such annexation to said corporate limits be, and the same is hereby approved and confirmed, and the Clerk of this commission is directed to deliver to the said governing body a certified copy of this Order as soon as practicable.

ENTERED: July 16, 2014

Eldon R. Walker
President, Monongalia County Commission

EXHIBIT

M&A WV RIDGE JV, LP
D.B. 1444 PG. 572, PART TWO
T.M. 1 PAR. 22.1

MORNING SIDE
MAP CAB. 2 ENV. 480-A
MAP CAB. 2 ENV. 484-A
MAP CAB. 2 ENV. 493-A
MAP CAB. 2 ENV. 493-B
MAP CAB. 2 ENV. 494-A
MAP CAB. 2 ENV. 506-A
MAP CAB. 2 ENV. 506-B
MORGAN DISTRICT, MAP 1A

GREENBRIER VILLAGE AND BUFFER STRIP
MAP CAB. 1 ENV. 116-A
MAP CAB. 1 ENV. 127-B
MAP CAB. 1 ENV. 132-A
MAP CAB. 1 ENV. 132-B
MAP CAB. 1 ENV. 137-B
MORGAN DISTRICT, MAP 3B

ARIEL AGMON
D.B. 1127 PG. 228
D.B. 865 PG. 308
T.M. 3B PAR. 8

TONY RAINER
D.B. 1395 PG. 107
T.M. 3B PAR. 10

WEDGEWOOD ADDITION
MAP CAB. 1 ENV. 92-B
MAP CAB. 1 ENV. 243-A
MAP CAB. 1 ENV. 243-B
MAP CAB. 1 ENV. 282-A
MAP CAB. 1 ENV. 282-B
MORGAN DIST. MAP 3B

GEORGE F. PETITTE
JANICE E. PETITTE
D.B. 708 PG. 657
T.M. 3B PAR. 51.1

MORGANTOWN CORPORATION
(S73°28'E 1649.51')
ALONG NORTHERN BOUNDARY
LINE OF THE SHUBERT ADDITION
CRESTVIEW TERRACE ADDITION
FLATTS TERRACE ADDITION

MAP SHOWING PROPERTY OF
MR. AND MRS. OSCAR E. SCHUBERT
MAP CABINET 1 ENV. 57 B
DEED BOOK 611 PAGE 338
MORGANTOWN CORPORATION
MAP 54 PAR. 135 - 135.13

POINT ON WESTERN
PROPERTY LINE OF
ANDERSON AVENUE
ANNEXATION ORDER
JUNE 16, 1964
MISCELLANEOUS ORDERS
BOOK 14 PAGE 464

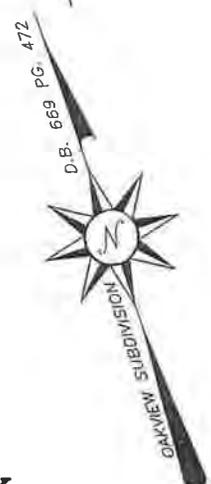
- NOTE:** 1. ALL OF THE BEARINGS AND DISTANCES SHOWN HEREON SHOULD BE CONSIDERED APPROX. AND ARE FOR REFERENCE ONLY.
2. THIS DRAWING WAS DEVELOPED FROM RECORDED INFORMATION, NO FIELD SURVEY WAS PERFORMED.

TAX MAP NO. 3B PARCEL NOS. 8 AND 10 - 51.2

AREA = 13.4 ACRES, MORE OR LESS
TITLE REF.: OAKVIEW, SUBDIVISION OF THE MORGAN DEVELOPMENT CORP.
D.B. 654 PG. 37
D.B. 659 PG. 316
D.B. 669 PG. 472

LINE TABLE

- ① N58°25' W 102.55'
- ② S73°05' W 84.44'
- ③ N63°48' W 59.9'
- ④ N73°05' E 50'
- ⑤ S40°56' E 124.63'
Lines 6, 7, and 8 were scaled from the Oakview Subdivision drawing.
- ⑥ R=37.1' L=64.6'
CHORD N71°38'E 56.8'
- ⑦ R=30.6' L=36.7'
CHORD N12°42'W 34.6'
- ⑧ N47°05' W 34.0'



DRAWING OF
AREA OF PROPOSED ANNEXATION BY PETITION
MORGAN DISTRICT, MONONGALIA COUNTY, WV
SCALE: 1" = 200'
MAY 13, 2014

WILLIAMS ENGINEERING COMPANY
MORGANTOWN, WV

