

OWNERS CONSENT AND DEDICATION
THE PLATTING AND DEDICATION AS SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER, PROPRIETORS AND TRUSTEES, IF ANY.

Fred G. Butler, Jr.
FRED G. BUTLER, JR.
TRUSTEE
9/15/25 DATE

NOTARY CERTIFICATE
THE COUNTY OF Berkeley
THE STATE OF WEST VIRGINIA

TO WIT: *Colin J. Witt*
A NOTARY PUBLIC AT LARGE
WHOSE COMMISSION WILL EXPIRE ON 12/31/25 DO HEREBY CERTIFY THAT *Fred G. Butler, Jr.* WHOSE NAME(S) JUST SIGNED TO THE FOREGOING OWNERS CONSENT AND DEDICATION DATED HAVING ACKNOWLEDGED THE SAME BEFORE ME IN MY STATE AFORESAID

GIVEN UNDER MY HAND THIS 2 DAY OF September, 2025

NOTARY PUBLIC

SOILS

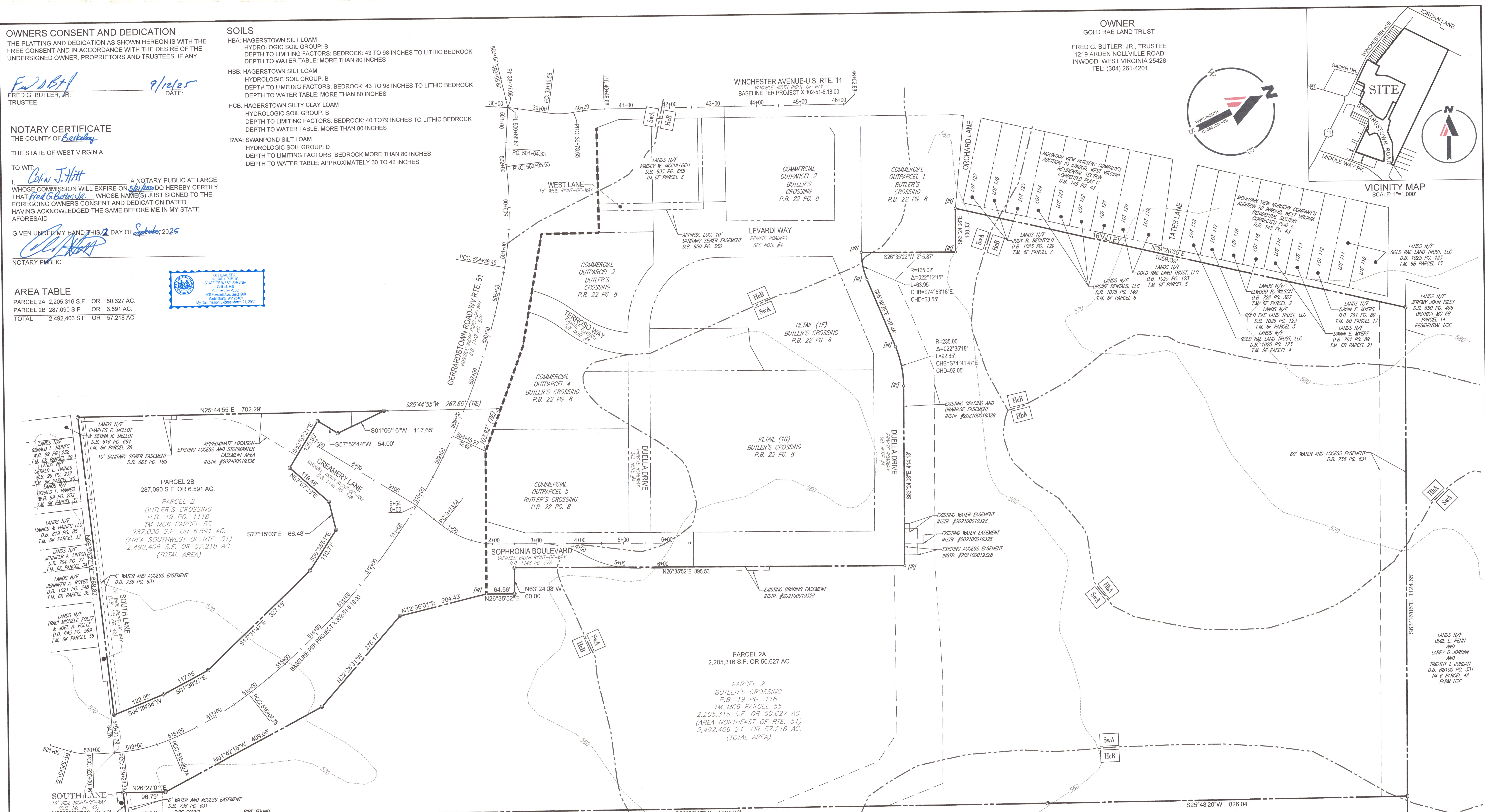
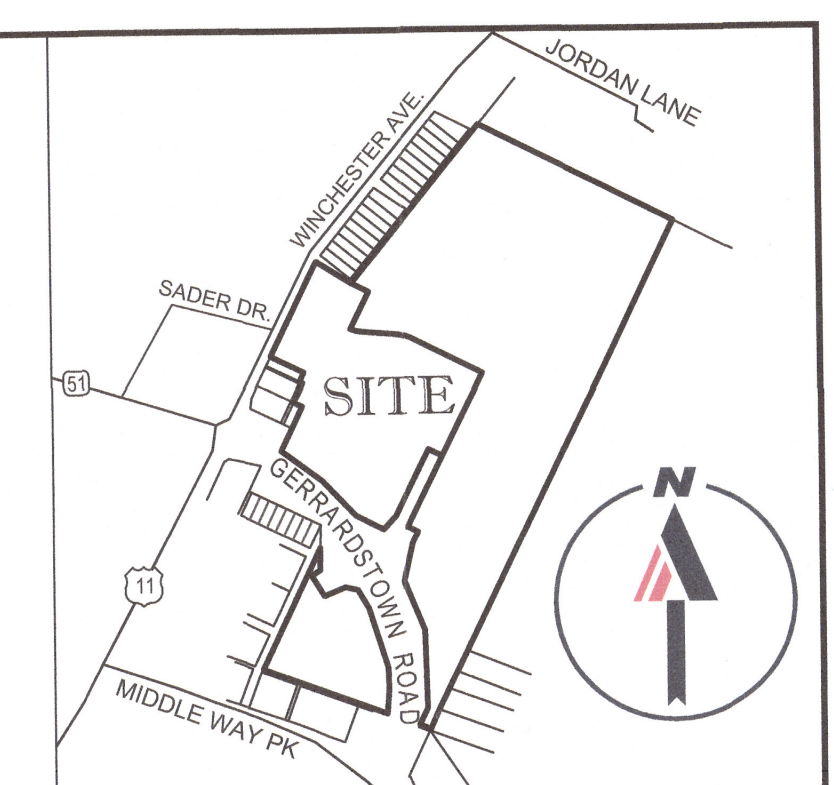
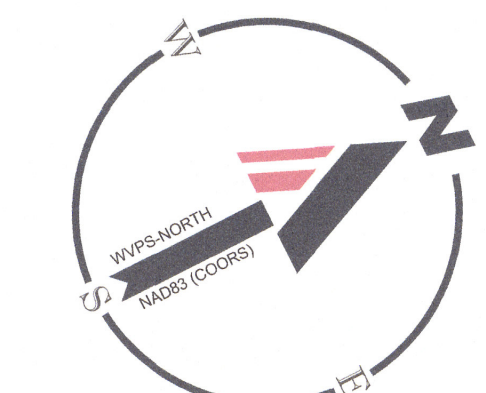
- HBA: HAGERSTOWN SILT LOAM
HYDROLOGIC SOIL GROUP: B
DEPTH TO LIMITING FACTORS: BEDROCK: 43 TO 98 INCHES TO LITHIC BEDROCK
DEPTH TO WATER TABLE: MORE THAN 80 INCHES
- HBB: HAGERSTOWN SILT LOAM
HYDROLOGIC SOIL GROUP: B
DEPTH TO LIMITING FACTORS: BEDROCK: 43 TO 98 INCHES TO LITHIC BEDROCK
DEPTH TO WATER TABLE: MORE THAN 80 INCHES
- HCB: HAGERSTOWN SILTY CLAY LOAM
HYDROLOGIC SOIL GROUP: B
DEPTH TO LIMITING FACTORS: BEDROCK: 40 TO 79 INCHES TO LITHIC BEDROCK
DEPTH TO WATER TABLE: MORE THAN 80 INCHES
- SWA: SWANPOND SILT LOAM
HYDROLOGIC SOIL GROUP: D
DEPTH TO LIMITING FACTORS: BEDROCK MORE THAN 80 INCHES
DEPTH TO WATER TABLE: APPROXIMATELY 30 TO 42 INCHES

AREA TABLE

PARCEL 2A	2,205,316 S.F.	OR	50.627 AC.
PARCEL 2B	287,090 S.F.	OR	6.591 AC.
TOTAL	2,492,406 S.F.	OR	57.218 AC.



OWNER
GOLD RAE LAND TRUST
FRED G. BUTLER, JR., TRUSTEE
1219 ARDEN NOLLVILLE ROAD
INWOOD, WEST VIRGINIA 25428
TEL: (304) 261-4201



BERKELEY COUNTY APPROVAL BLOCK
BCPC FILE #

APPROVED
Berkeley County Planning Commission

Date: 9/15/25
Signature: *Janet Linnart*
President

NOTES

- THE PROPERTY IS PARCEL 2, BUTLER'S CROSSING, AS RECORDED IN PLAT BOOK 19 PAGE 118 AS INSTRUMENT NUMBER 20190034900 AND BEING THE LANDS OF GOLD RAE LAND TRUST, FRED BUTLER, JR AND JUDY R. BECHTOLD, TRUSTEES, RECORDED IN DEED BOOK 1025 PAGE 123 AMONG THE LAND RECORDS OF BERKELEY COUNTY, WEST VIRGINIA AND HAVING A TAX MAP OF MC6 PARCEL 55, TAX MAP 6F PARCEL 15 & TAX MAP 6F PARCEL 16.
- THE PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE ANNUAL FLOODPLAIN) PER MAP ENTITLED "FIRM, FLOOD, INSURANCE RATE MAP, BERKELEY COUNTY, WEST VIRGINIA AND INCORPORATED AREAS, PANEL 231 OF 275", MAP NUMBER 54003C0231E, MAP EFFECTIVE DATE JULY 7, 2009.
- OUTSIDE AGENCY PERMITS WILL BE OBTAINED WHEN PROPERTY IS DEVELOPED.
- UNRECORDED MASTER DECLARATION OF OPERATION AND EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS - BUTLER'S CROSSING, DATED NOVEMBER 9, 2021, MADE BY INWOOD RETAIL VENTURE LLC.
- CONTOURS SHOWN HEREON WERE TAKEN FROM A U.S. GEOLOGICAL SURVEY QUAD MAP ENTITLED "INWOOD QUADRANGLE, WEST VIRGINIA - VIRGINIA, 7.5-MINUTE SERIES", DEPICTING A 10-FOOT INTERVAL BASED ON NAVD 88 WITH THE NATIONAL ELEVATION DATASET BEING OBTAINED IN 2021.

SURVEYOR'S CERTIFICATE

I, ROBERT CHARLES HARR, JR., A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN WEST VIRGINIA, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A BOUNDARY SURVEY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND IS THE PROPERTY ACQUIRED BY GOLD RAE LAND TRUST (FRED G. BUTLER, JR. AND JUDY R. BECHTOLD, ITS TRUSTEES) BY A DEED RECORDED IN DEED BOOK 1025 PAGE 123 AMONG THE LAND RECORDS OF BERKELEY COUNTY, WEST VIRGINIA. ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE AND MATERIAL ARE SHOWN CORRECTLY.

Robert C. Harr, Jr.
ROBERT C. HARR, JR.
WEST VIRGINIA PROFESSIONAL LAND SURVEYOR NO. 2257

9-12-25
DATE

LEGEND

- (IR) INDICATES IRON BAR W/ CAP FOUND
- INDICATES REBAR W/ CAP SET

190 50 25 0 100
1"=100'

BOHLER
12825 WOODGATE DRIVE, SUITE 700
HERNDON, VIRGINIA 20176
703.709.9000
www.bohlerengineering.com

LAMA CASE #2509-258
S-SUBD-PLAT-VA250170.00_1A.DWS

ADMINISTRATIVE SUBDIVISION PLAT OF PARCELS 2A AND 2B BUTLER'S CROSSING PLAT BOOK 19 PAGE 118 TM 6 PARCELS 55 MILL CREEK DISTRICT BERKELEY COUNTY, WEST VIRGINIA SCALE: 1"=100' DATE: SEPTEMBER 9, 2025 DRAWN: SE - SHEET 1 OF 1

NO. 1 COUNTY COMMENTS DATE 09/11/25