

PLAT OF SURVEY FOR

FARM CREDIT OF THE VIRGINIAS

PARCEL OF LAND LYING ALONG WEST VIRGINIA STATE ROUTE 16, SITUATE ON THE WATERS OF ST FORK OF LITTLE KANAWHA RIVER IN LEE DISTRICT, CALHOUN COUNTY, WEST VIRGINIA.

SOME TRACTS OR PARCELS OF LAND CONVEYED TO KENNETH DAVID VINEYARD FROM MARLENE BY A DEED DATED THE 23RD DAY OF JANUARY, 2017 AND RECORDED IN THE OFFICE OF THE COUNTY CLERK OF CALHOUN COUNTY, WEST VIRGINIA IN DEED BOOK 240 AT PAGE 408.

MR. INCLUDING THE SAME TRACT OR PARCEL OF LAND CONVEYED TO DAVID VINEYARD FROM EVARD BY A DEED DATED THE 8TH DAY OF NOVEMBER, 2004 AND RECORDED IN THE OFFICE OF COUNTY CLERK OF CALHOUN COUNTY, WEST VIRGINIA IN DEED BOOK 224 AT PAGE 65.

ORIENTATION TO MAGNETIC NORTH FROM THE SITE ON 05/18/21, DURING A PRELIMINARY SURVEY COMPLETED FOR A FEW FEET. THE SURVEY DATA IS BASED ON THE NOAA MAGNETIC ANGLE DATA CENTER.

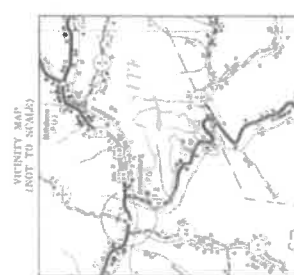
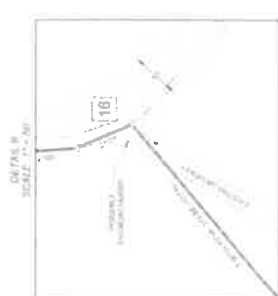


DEED BOOK 240 PAGE 408

NO.	ACRES	BEARING	DISTANCE
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DEED BOOK 224 PAGE 65

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NOTES ON SURVEY
1. SEE OTHER PAGES OF SURVEY FOR MORE DETAILED INFORMATION ON CORNERS AND MEASUREMENTS.
2. EASEMENTS AND/OR RIGHT-OF-WAYS WERE NOT ADDRESSED DURING THIS SURVEY.
3. THIS SURVEY IS BASED ON THE DATA PROVIDED BY THE CLIENT.
4. IDENTIFIED AS TRACT 1 IN DEED BOOK 240 PAGE 408 AND TRACT 2 IN DEED BOOK 224 PAGE 65.
5. THIS SURVEY WAS CONDUCTED ON 05/18/21 AND RECORDED IN DEED BOOK 240 AT PAGE 408 AND DEED BOOK 224 AT PAGE 65.
6. THERE APPEAR TO BE AN APPARENT ENCROACHMENT ONTO THE ADJOINING PROPERTY OF BRANDON'S ISLAND. THIS IS NOT THE PROPERTY OF THIS AREA.



DESCRIPTION OF SURVEY
FOR
FARM CREDIT OF THE VIRGINIAS
TRACT "A"

A tract or parcel of land lying along West Virginia State Route 16 approximately 1455 feet south of the intersection of US Routes 119 and 33 and West Virginia State Route 16, situate on the east side of West Fork of Little Kanawha River in Lee District, Calhoun County, West Virginia, more particularly described as follows:

Beginning at a Point at the low water mark of the West Fork of the Little Kanawha River, corner to Ronald Lane's 1 acre tract of land from which a Point on the right of way of West Virginia State Route 16 over a 36-inch corrugated metal pipe, corner to said Lane's 1 acre tract bears N 54-29-30 W at 363.24 feet, thence with said 1 acre tract of Lane;

S 60-35-00 E at 9.75 feet passing a ¾-inch by 30-inch Reinforcing Rod with a yellow plastic cap stamped "SLS MONUMENT 462-5634" hereinafter referred to as a "Rebar", set, at 169.25 feet passing a 15-inch White Ash snag on right of way of West Virginia State Route 16, in all 193.71 feet to a Point in said Route on line of Christine Conley 2.65 acre tract, thence with said Rogers for the next four (4) lines;

S 28-02-20 W 140.56 feet to a Point in said Route 16 at an access road, thence;

N 83-07-20 E 179.55 feet to a Point in said access road, thence;

N 57-47-20 E 299.24 feet to a Rebar, set on lower side of said access road, from which an old fence post bears N 77-24-20 W at 7.59 feet, thence;

N 79-02-20 E 154.61 feet to a Rebar, set, corner to Randall and Davey Tanner's lot and Danielle Goodrich's 9.5 acre tract, from which a ¾-inch Rebar, found believed not to be in its original location, bears S 14-10-10 E at 5.63 feet, a ½-inch Rebar, found on line of said Tanner and Rogers, bears N 40-46-10 W at 27.22 feet, thence with said Goodrich for the next eight (8) lines;

N 89-01-10 E 158.50 feet to a 1-inch Galvanized Pipe, thence;

N 72-38-10 E 101.63 feet to a 5/8-inch Iron Rod, found, thence;

N 75-26-00 E 99.66 feet to a 1-inch Galvanized Pipe, found, thence;

N 77-25-20 E 156.52 feet to a ¾-inch Rebar, found, thence;

N 62-46-00 E 100.02 feet to a 1-inch Galvanized Pipe, found, thence;

N 72-50-10 E 152.56 feet to a 28-inch Sugar Maple, found with hacks, thence;

N 50-46-40 E 80.53 feet to a 22-inch Poplar found with hacks, thence;

N 56-08-20 E 317.84 feet to a 1-inch Galvanized Pipe, found on line of Dennis Fox's 30.75 acre tract, thence with said Fox;

N 78-11-40 E 75.51 feet to an old wood fence post, corner to said Fox and Jack Marks' 7.8 acre and 55 acre tracts, from which a Rebar, set for reference, bears S 26-31-50 W at 0.76 feet and a 10-inch Sugar Maple bears N 07-35-40 E at 9.38 feet, thence with said Marks' 55 acre tract for the next ten (10) lines;

S 42-27-20 E 214.50 feet to a Rebar, set, thence;
S 58-57-20 E 173.25 feet to a Rebar, set, thence;
S 11-32-40 W 169.12 feet to a Rebar, set, thence;
S 05-27-20 E 541.63 feet to a 22-inch White Oak in fence corner, thence;
S 46-37-00 E 181.50 feet to a Rebar, set, thence;
S 74-07-00 E 231.00 feet to a Rebar, set, thence;
S 88-37-00 E 396.00 feet to a 32-inch Black Oak, found at fence corner, thence;
N 76-45-10 E 198.00 feet to a Rebar, set, thence;
N 38-45-10 E 181.50 feet to a Rebar, set, from which a corner fence post bears
N 52-54-00 E at 7.71, thence;
N 57-33-50 E 189.75 feet to a Rebar, set, corner to said Marks' and on line of Michael
and Justine Rogers' 42 acre tract, thence with said Rogers' 42 acre tract for the next nine (9)
lines;
S 43-50-10 E 82.50 feet to a Rebar, set on south side of an access road, thence;
N 64-23-30 E 316.44 feet to a 24-inch Red Oak at fence corner, thence;
N 54-33-40 E 179.17 feet to an old wooden fence post from which a Rebar, set, bears
S 16-36-50 W at 0.90 feet, thence;
N 66-44-50 E 262.64 feet to a Rebar, set at base of fence post, thence;
N 89-21-20 E 213.72 feet to a 24-inch Red Oak at fence corner, thence;
N 70-41-00 E 103.09 feet to a 4-inch Steel Pipe Gate Post, thence;
N 86-25-00 E 62.73 feet to a 14-inch Black Gum at fence corner, thence;
S 89-44-10 E 121.52 feet to an old wooden fence post from which a Rebar, set for
reference, bears S 75-36-20 E at 0.57 feet, thence;
N 78-40-10 E 185.95 feet to a Rebar, set at base of old wood fence post, on line of
Justine Rogers' 41 acre tract, thence with said 41 acre tract for the next three (3) lines;
N 86-56-50 E 209.60 feet to a Rebar, set, from which a 16-inch Sugar Maple at fence
corner bears N 86-58-40 E at 3.48 feet, thence;
N 18-50-50 E 692.54 feet to a Rebar, set, thence;
N 48-31-40 E 231.16 feet to a ½-inch Rebar, found, corner to Klaus Brun's 91.07 acre
tract, from which a 20-inch White Oak bears S 47-02-00 E at 3.50 feet, thence with said Brun;
S 53-53-30 E 699.68 feet to a ½-inch Rebar, found, corner to Klaus Brun's 172.5 acre
tract, thence with said 172.5 acre tract for the next six (6) lines;
S 16-16-40 E 1195.36 feet to a ½-inch Rebar, found disturbed, from which a 20-inch
White Oak at fence corner bears S 67-19-30 E at 6.85 feet, thence;
S 44-12-20 W 492.87 feet to a ½-inch Rebar, found, from which a 22-inch Red Oak
bears S 41-46-30 E at 4.88 feet, thence;
S 06-39-40 E 640.97 feet to an 12-inch White Oak snag, found, thence;
S 37-25-40 W 372.02 feet to a ½-inch Rebar, found, thence;
S 16-20-30 W 202.07 feet to a 34-inch hacked White Oak, found, thence;

S 27-01-10 E 406.24 feet to a 26 -inch leaning White Ash snag, found at fence corner, corner to Robert and Juanita Berdine's 9 acre and 57 acre tracts from which a Rebar reference bears S 00-42-50 W at 2.22, thence with said 9 acre tract for the next six (6) lines;

S 55-46-40 W 263.42 feet to a Rebar, set, from which a 40-inch Chestnut Oak bears N 76-23-30 E at 14.38 feet and a 36-inch Chestnut Oak bears S 12-57-30 W at 12.00 feet, thence;

S 47-46-40 W 232.97 feet to a Rebar, set, thence;

S 26-46-40 W 228.34 feet to a Rebar, set, from which a Chestnut Oak in fence corner bears S 29-01-40 W at 13.56 feet, thence;

S 62-16-40 W 284.60 feet to a Rebar, set, from which a 12-inch Hickory in fence line bears S 73-22-00 E at 8.73 feet, thence;

S 35-46-40 W 346.15 feet to a 20-inch Black Oak, found, thence;

S 48-19-20 W 155.14 feet to a ½-inch Rebar, found, corner to Kenneth and Heather Allen's 9.42 acre tract, from which a White Oak bears N 49-52-40 W at 1.25 feet, thence with said Allen for three (3) lines;

N 03-02-00 E 187.58 feet to a ½-inch Rebar, found, thence;

N 68-20-50 W 471.04 feet to a stone with an "X", found on east side of drain, thence;

S 31-54-30 W 74.49 feet to a ½-inch Rebar, found, corner to said Allen's 1.08 acre tract, thence with 1.08 acre tract for the next three (3) lines;

S 54-15-10 W 131.67 feet to a 26-inch Beech with hacks, found, thence;

S 47-03-30 W 150.36 feet to a ½-inch Rebar, found, thence;

S 39-29-50 W 45.16 feet to a 2-inch Galvanized Pipe, found, corner to Teddy Adkins' 3.80 acre tract, thence with said 3.80 acre tract for the next four (4) lines;

N 72-10-40 W 164.08 feet to a Rebar, set on steep hillside, thence;

N 58-02-40 W 151.99 feet to a 22-inch White Oak, found in fence line, thence;

N 82-36-10 W 115.97 feet to a Rebar, set, thence;

N 63-34-00 W 299.71 feet to a Rebar, set on line of Teddy Adkins' 1.72 acre tract from which an 18-inch Black Walnut, bears S 59-29-10 E at 6.14 feet, thence with said 1.72 acre tract, thence;

N 10-23-50 E 271.62 feet to a Rebar, set at base of a 10-inch Hickory, thence;

N 58-13-10 W 148.89 feet to a Rebar, set, corner to Hubert Mace, thence with said Mace for the next eleven (11) lines;

N 49-25-30 E 1503.35 feet to a 34-inch dead White Oak, thence;

N 44-21-10 W 574.12 feet to a 36-inch Black Oak, found, thence;

S 46-47-50 W 144.00 feet to a Rebar, set, thence;

S 56-27-50 W 132.00 feet to a Rebar, set, from which a 12-inch Pine bears N 06-37-00 E at 12.31 feet, thence;

N 72-37-50 W 251.00 feet to a Rebar, set, from which a 14-inch Poplar bears N 74-02-00 W at 17.47 feet, thence;

S 79-47-50 W 97.00 feet to a Rebar, set, from which a 10-inch Sugar Maple bears N 67-12-50 W at 36.20 feet, thence;

N 73-22-10 W 545.00 feet to a Rebar, set, from which a 26-inch White Oak snag bears S 86-41-10 W at 17.02 feet, thence;

N 76-42-10 W 280.00 feet to a Rebar, set, from which a 12-inch White Oak bears
S 21-21-10 W at 7.53 feet, thence;

S 71-52-30 W 1204.43 feet to a Rebar, set, thence;

N 76-07-30 W 643.50 feet to a Rebar, set, thence;

S 67-52-30 W at 502.27 feet passing a Rebar, set on bank of West Fork of Little
Kanawha River, in all 517.75 feet to a Point at the low water mark, thence with the intent to
follow the low water mark for the next thirty (30) lines;

N 00-50-50 E 25.83 feet to a Point, thence;

N 11-47-20 W 24.55 feet to a Point, thence;

N 40-12-50 W 31.09 feet to a Point, thence;

N 55-57-30 W 148.89 feet to a Point, thence;

N 37-35-00 W 31.08 feet to a Point, thence;

N 62-43-10 W 107.57 feet to a Point, thence;

N 57-11-20 W 32.30 feet to a Point, thence;

N 26-54-40 W 49.78 feet to a Point, thence;

N 36-14-10 W 61.06 feet to a Point, thence;

N 52-53-20 W 40.84 feet to a Point, thence;

N 83-49-10 W 81.20 feet to a Point, thence;

N 77-08-10 W 71.33 feet to a Point, thence;

N 74-40-40 W 138.36 feet to a Point, thence;

N 62-58-30 W 60.23 feet to a Point, thence;

N 42-19-20 W 68.66 feet to a Point, thence;

N 19-58-00 W 99.16 feet to a Point, thence;

N 13-13-40 W 144.33 feet to a Point, thence;

N 08-56-30 W 137.58 feet to a Point, thence;

N 05-23-40 E 65.08 feet to a Point, thence;

N 24-42-10 W 97.29 feet to a Point, thence;

N 18-01-10 W 78.77 feet to a Point, thence;

N 03-36-20 E 82.47 feet to a Point, thence;

N 12-22-10 W 61.40 feet to a Point, thence;

N 05-26-30 W 95.16 feet to a Point, thence;

N 19-13-50 E 226.60 feet to a Point, thence;

N 08-18-00 E 61.79 feet to a Point, thence;

N 20-41-10 E 159.02 feet to a Point, thence;

N 36-51-20 E 50.61 feet to a Point, thence;

N 45-37-20 E 235.51 feet to a Point, thence;

N 40-01-10 E 104.03 to the place of beginning containing 320.46 acres, more or less, however this survey is subject to approximately 2.14 acres contained in the right of way of West Virginia State Route 16; furthermore, this survey is subject to 2.35 acres more or less conveyed to Deborah J. Cox by deed dated the 23rd day of January 2012 recorded in Deed Book 240 at Page 419, thereby leaving a net area of 315.97 acres more or less as surveyed by SLS Land & Energy Development from May through July 2021 as shown as "TRACT A" on a **PLAT OF SURVEY FOR FARM CREDIT OF THE VIRGINIAS** dated July 27, 2021, included herewith and made a part of this description.

Being the same tracts of parcels of land conveyed to Kenneth David Vineyard from Marlene Vineyard by a deed dated the 23rd day of January 2012 and recorded in the Office of the County Clerk of Calhoun County, West Virginia, in Deed Book 240 at Page 408.

Furthermore, including the same tract of parcel of land conveyed to David Vineyard from Marlene Vineyard by deed dated the 8th day of November 2004 and recorded in the Office of the County Clerk of Calhoun County, West Virginia, in Deed Book 224 at Page 65.

SLS Land & Energy Development
PO Box 150
Glenville, WV 26351

Matthew J. Hilton, Jr. PS 2294
Project Surveyor

July 28, 2021



MJH/arc

A handwritten signature in blue ink that reads "Matthew J. Hilton, Jr." in a cursive script.



DESCRIPTION OF SURVEY
FOR
FARM CREDIT OF THE VIRGINIAS
TRACT "B"

A tract or parcel of land lying along the west side of West Virginia State Route 16 situate on the waters West Fork of Little Kanawha River in Lee District, Calhoun County, West Virginia, more particularly described as follows:

Beginning at a Point at the low water mark of the West Fork of Little Kanawha River, corner to Earl and Julie Vineyard's 8.18 acre tract of land, from which a 2-foot by 6-foot Rock, corner to said 8.18 acre tract and on line of Robert and Juanita Berdine's 9 acre tract bears S 64-05-50 E at 1739.34 feet, thence with the intent to follow the low water mark of the West Fork of Little Kanawha River for the next nine (9) lines;

N 47-59-40 W 50.69 feet to a Point, thence;

N 30-15-00 W 118.71 feet to a Point, thence;

N 17-52-20 W 94.42 feet to a Point, thence;

N 02-42-40 E 74.83 feet to a Point, thence;

N 12-06-30 E 284.31 feet to a Point, thence;

N 21-33-30 E 261.72 feet to a Point, thence;

N 16-51-30 E 320.15 feet to a Point, thence;

N 09-26-00 E 24.33 feet to a Point, thence;

N 25-44-30 E 9.98 feet to a Point on line of Julie Ann Vineyard's 4.29 acre tract, thence with said 4.29 acre tract for the next five (5) lines;

N 68-35-20 E 13.57 feet to a ¾-inch by 30-inch Reinforcing Rod with a yellow plastic cap stamped "SLS MONUMENT 462-5634" hereinafter referred to as a "Rebar", set on river bank, thence;

S 49-04-40 E 125.34 feet to a Point in drain, thence;

S 83-29-40 E 94.49 feet to a Point in drain, thence;

N 66-17-20 E 245.81 feet to a Point in drain, thence;

N 58-08-20 E 112.68 feet to a Point on right of way of West Virginia State Route 16 over a 48-inch corrugated metal culvert, thence along the said right of way for the next ten (10) lines;

S 13-33-40 E 88.72 feet to a Point, thence;

S 03-52-20 E 65.63 feet to a Point, thence;

S 04-10-50 W 65.58 feet to a Point, thence;

S 12-51-00 W 118.56 feet to a Point, thence;

S 17-06-30 W 173.87 feet to a Point, thence;

S 15-16-40 W 71.22 feet to a Point, thence;

S 10-03-00 W 43.70 feet to a Point, thence;

S 02-54-50 W 35.03 feet to a Point, thence;

S 04-18-50 E 46.04 feet to Point, thence;

S 23-01-10 E 47.47 feet to a Point, in driveway corner to said Vineyard's 8.18 acre tract, thence with said 8.18 acre tract;

S 50-01-10 W at 764.59 feet passing a Rebar, set on bank of West Fork of Little Kanawha River, in all 773.68 feet to the place of beginning containing 13.25 acres more or less as surveyed by SLS Land & Energy Development from May through July 2021 as shown as "TRACT B" on a **PLAT OF SURVEY FOR FARM CREDIT OF THE VIRGINIAS** dated July 27, 2021, included herewith an made a part of this description.

Being a portion of the same tract of parcel of land conveyed as "First Tract – Parcel 2" to Kenneth David Vineyard from Marlene Vineyard by a deed dated the 23rd day of January 2012 and recorded in the Office of the County Clerk of Calhoun County, West Virginia, in Deed Book 240 at Page 408.

SLS Land & Energy Development
PO Box 150
Glenville, WV 26351

Matthew J. Hilton, Jr. PS 2294
Project Surveyor

July 28, 2021

MJH/arc



A handwritten signature in blue ink, appearing to read "Matthew J. Hilton, Jr.", positioned to the right of the professional seal.