

Jeffrey Hiner ~ Land Surveyor

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Licensed Land Surveyor

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Description of 230.790 acres

A parcel of land in Warm Springs District, Bath County, Virginia, on the waters of Little Back Creek, lying on both sides of State Route 39, located between 0.36± miles and 1.67± miles west of Mountain Grove;

That part lying north of State Route 39 being more particularly described as follows:

Bearings are based on Virginia State Plane Grid North, North Zone, NAD 83;

Beginning at a point on the northerly right of way line of State Route 39, being 25 feet north of the centerline of the road, said point being roughly 1.67 miles west of the intersection of State Route 39 and State Route 600, said point being on the line of George Washington National Forest Tract 1321A-1 and referenced by a National Forest aluminum reference monument that bears N 55°06'18" E 9.63 feet, said point being the westernmost corner of the land herein described;

thence leaving Route 39 and with the line of Tract 1321A-1 of the National Forest, N 55°06'18" E, at 9.63 feet passing the aforesaid aluminum reference monument, in all 875.71 feet to a Forest Service aluminum monument in a stone pile 50 feet south of the top of the point of a ridge, witnessed by a 12" red oak, 11" chestnut oak and a 12" black pine, being a corner on the line of George Washington National Forest Tract 407;

thence leaving National Forest Tract 1321A-1 and with the line of said National Forest Tract 407, S 62°36'10" E, at 3671.11 feet passing an iron rod on line, continued same bearing 1439.83 feet to an iron rod on the line of the National Forest and on the north side of a ridge near the top, being a corner to 75.316 acre parcel of land owned by MTGDS, LLC;

thence leaving the National Forest and with new lines:

S 29°53'53" W 51.81 feet to an iron rod on top of said ridge, said rod being at the northern end of a proposed 20 foot wide right of way easement;

thence with the centerline of said proposed 20 foot wide right of way easement the next 14 lines that generally run with an old logging or woods road:

S 29°53'53" W 84.85 feet to an iron rod;

thence S 53°53'00" W 136.16 feet to an iron rod;

thence S 26°31'54" W 79.63 feet to an iron rod;

thence S 16°00'52" W 86.55 feet to an iron rod;

thence S 20°11'41" W 84.51 feet to an iron rod;

thence S 14°33'14" W 126.93 feet to an iron rod;

thence S 01°38'14" E 103.59 feet to an iron rod;

thence S 21°46'59" E 78.48 feet to an iron rod;

thence S 12°22'56" E 167.71 feet to an iron rod;

thence S 18°15'15" E 146.27 feet to an iron rod;

thence S 43°22'54" E 164.05 feet to an iron rod;

thence S 53°39'10" E 204.74 feet to an iron rod;

thence S 56°45'35" E 98.51 feet to an iron rod;

thence S 38°20'33" E 215.45 feet to an iron rod;

thence S 01°30'00" E 9.42 feet to an iron rod on the northerly right of way line of State Route 39;

thence S 01°30'00" E 27.30 feet to a point in the centerline of State Route 39;

thence with the centerline of State Route 39, along a curve to the left having a radius of 1432.39 feet, in a westerly direction, through a central angle of 3°38'56", an arc distance of 91.22 feet, said curve having a chord that bears N 69°19'35" W 91.20 feet, to a point;

thence with the said centerline of State Route 39 the next five calls:

N 71°13'52" W 374.21 feet to a point at the beginning of a curve to the right having a radius of 2864.87 feet;

thence with said curve to the right, in a westerly direction, through a central angle of 4°28'00", an arc distance of 223.34 feet, said curve having a chord that bears N 68°59'52" W 223.28 feet, to a point;

thence N 66°45'52" W 126.50 feet to a point;

thence N 66°45'52" W 42.74 feet to a point;

thence N 69°15'52" W 219.56 feet to a point;

thence N 11°45'29" E 25.31 feet to a point on the northerly right of way line of State Route 39 referenced by an iron rod that bears N 11°45'29" E 3.33 feet, said point being a corner to the land of Calvin L. Ward;

thence with Ward the next three lines:

N 11°45'29" E, at 3.33 feet passing the aforesaid iron rod, in all 603.38 feet to an iron rod with an aluminum cap, on a steep south hillside, witnessed by a 7" black walnut, 4" red oak and a 2" ash;

thence N 69°31'15" W 444.02 feet to an iron rod with an aluminum cap on a steep south hillside about 50 feet west of a low place or small hollow, witnessed by a 12" black pine and a 7" hickory;

thence S 11°45'15" W 392.52 feet to a 15" white oak with old marks, on a south hillside, being a corner to the land of Kirby A. and Becky M. Buzzard;

thence leaving Ward and with Buzzard the next three lines:

N 78°37'21" W 312.03 feet to an iron pipe on a south hillside, witnessed by two 12" hickories;

thence N 87°00'35" W 341.23 feet to an iron pipe on a south hillside, witnessed by an 11" black oak, 6" sugar and a 6" hickory;

thence S 01°56'14" W 212.00 feet to a point on the northerly right of way line of State Route 39, being 0.15 feet south of the center of the back of a concrete right way monument;

thence S 22°06'28" W 27.42 feet to a point in the centerline of State Route 39, at the beginning of a curve to the right having a radius of 337.03 feet;

thence with the centerline of State Route 39, along said curve to the right, in a westerly direction, passing north of the entrance of State Route 686, through a central angle of 17°55'58", an arc distance of 105.49 feet, said curve having a chord that bears N 83°12'59" W 105.06 feet, to a point;

thence with the centerline of State Route 39, along a curve to the right having a radius of 337.03 feet, in a westerly direction, through a central angle of 15°54'02", an arc distance of 93.53 feet, said curve having a chord that bears N 66°17'59" W 93.23 feet, to a point at centerline station 717+30.49;

thence with the centerline of State Route 39 the next 21 calls:

N 58°20'58" W 52.67 feet to a point at the beginning of a curve to the left having a radius of 1432.39 feet;

thence with said curve to the left, in a westerly direction, through a central angle of 10°10'00", an arc distance of 254.17 feet, said curve having a chord that bears N 63°25'58" W 253.83 feet, to a point at centerline station 720+37.33;

thence N 68°30'58" W 33.11 feet to a point at the beginning of a curve to the left having a radius of 1909.86 feet;

thence with said curve to the left, in a westerly direction, through a central angle of 8°10'00", an arc distance of 272.22 feet, said curve having a chord that bears N 72°35'58" W 271.99 feet, to a point;

thence N 76°44'29" W 362.89 feet to a point at the beginning of a curve to the right having a radius of 2864.79 feet;

thence with said curve to the right, in a westerly direction, through a central angle of 4°10'00", an arc distance of 208.33 feet, said curve having a chord that bears N 74°39'29" W 208.29 feet, to a point;

thence N 72°34'29" W 156.20 feet to a point at the beginning of a curve to the right having a radius of 636.62 feet;

thence with said curve to the right, in a westerly direction, through a central angle of 22°00'00", an arc distance of 244.44 feet, said curve having a chord that bears N 61°34'29" W 242.95 feet, to a point;

thence N 50°34'29" W 215.33 feet to a point at the beginning of a curve to the left having a radius of 5729.58 feet;

thence with said curve to the left, in a northwesterly direction, through a central angle of 2°50'00", an arc distance of 283.33 feet, said curve having a chord that bears N 51°59'29" W 283.30 feet, to a point;

thence N 53°24'29" W 100.85 feet to a point at the beginning of a curve to the right having a radius of 1145.92 feet;

thence with said curve to the right, in a northwesterly direction, through a central angle of 19°40'00", an arc distance of 393.33 feet, said curve having a chord that bears N 43°04'17" W 391.41 feet, to a point;

thence N 33°14'17" W 203.85 feet to a point at the beginning of a curve to the left having a radius of 1273.24 feet;

thence with said curve to the left, in a northwesterly direction, through a central angle of 17°30'00", an arc distance of 388.89 feet, said curve having a chord that bears N 41°55'43" W 387.38 feet, to a point;

thence N 50°40'43" W 44.87 feet to a point at the beginning of a curve to the right having a radius of 572.96 feet;

thence with said curve to the right, in a northwesterly direction, through a central angle of 22°00'00", an arc distance of 220.00 feet, said curve having a chord that bears N 39°40'43" W 218.65 feet, to a point;

thence N 28°38'24" W 324.29 feet to a point;

thence N 31°28'24" W 335.90 feet to a point at the beginning of a curve to the left having a radius of 954.93 feet;

thence with said curve to the left, through a central angle of 15°30'00", an arc distance of 258.33 feet, said curve having a chord that bears N 39°13'24" W 257.55 feet, to a point;

thence N 46°58'24" W 86.02 feet to a point at the beginning of a curve to the right having a radius of 636.62 feet;

thence with said curve to the right, in a northwesterly direction, through a central angle of 4°49'34", an arc distance of 53.62 feet, said curve having a chord that bears N 44°33'36" W 53.61 feet, to a point;

thence N 55°06'18" E, at 8.36 feet passing a corner of George Washington National Forest Tract 1321A-1, in all 25.21 feet to the point of beginning, containing 185.540 acres, more or less, less 3.305 acres within the right of way of State Route 39, being the area 25 feet north of the centerline of same, leaving 182.235 acres, more or less, lying north of the northerly right of way line of State Route 39.

That part lying south of State Route 39 being more particularly described as follows:

Bearings are based on Virginia State Plane Grid North, North Zone, NAD 83;

Beginning at a point on the southerly right of way line of State Route 39, 1.66 feet northeast of the center of a 30" white oak tree at the west edge of the entrance of State Route 686, said white oak labeled "F" on the attached plat, said point being a corner to the land of T. Jenkins, et al;

thence leaving Jenkins and with the southerly right of way line of State Route 39, S 73°40'51" E 10.42 feet to a point, being a corner to the land of Sparks;

thence leaving Route 39 and with Sparks the next four lines, the first two line running within the right of way of State Route 686:

S 28°43'36" W 219.05 feet to a point;

thence S 11°53'24" E 45.83 feet to a point;

thence S 64°59'57" E, at 20.00 feet passing and iron rod, in all 163.42 feet to a found iron pipe at a wire fence corner northeast of a 12" white oak;

thence N 14°55'36" E, generally with a wire fence line, 304.36 feet to an iron rod on the southerly right of way line of State Route 39;

thence N 42°10'19" W 32.64 feet to a point in the centerline of State Route 39;

thence with the centerline of State Route 39 the next 10 calls:

N 87°50'52" E 99.71 feet to a point at the beginning of a curve to the right having a radius of 1432.39 feet;

thence with said curve to the right, in an easterly direction, through a central angle of 22°59'00", an arc distance of 574.58 feet, said curve having a chord that bears S 80°39'38" E 570.74 feet, to a point;

thence S 69°15'52" E 394.71 feet to a point;

thence S 69°15'52" E 219.56 feet to a point;

thence S 66°45'52" E 42.74 feet to a point;

thence S 66°45'52" E 126.50 feet to a point at the beginning of a curve to the left having a radius of 2864.87 feet;

thence with said curve to the left, in an easterly direction, through a central angle of 4°28'00", an arc distance of 223.34 feet, said curve having a chord that bears S 68°59'52" E 223.28 feet, to a point,

thence S 71°13'52" E 374.21 feet to a point at the beginning of a curve to the right having a radius of 1432.39 feet;

thence with said curve to the right, in an easterly direction, through a central angle of 03°38'56" and arc distance of 91.22 feet, said curve having a chord that bears S 69°19'35" E 91.22 feet, to a point;

thence with a curve to the right having a radius of 1432.39 feet, in an easterly direction, through a central angle of 03°27'34" and arc distance of 86.49 feet, said curve having a chord that bears S 65°46'20" E 86.47 feet, to a point;

thence S 27°59'22" W 25.02 feet to a point on the southerly right of way line of State Route 39, referenced by an iron rod that bears S 09°01'23" W 7.54 feet, said point being a corner to a 75.316 acre parcel of land owned by MTGDS, LLC;

thence leaving Route 39 and with two new lines, being lines of said 75.316 acre parcel, S 09°01'23" W, running west of a drain, 324.61 feet to an iron rod;

thence S 31°13'32" W 816.33 feet to an iron rod on the line of the land of Elisabeth Ryder Vest;

thence with the line of Vest, N 62°04'14" W, generally near an old fence line, 477.68 feet to an iron rod about 8 feet southwest of a trace of an old fence line;

thence with another line of Vest, N 62°04'14" W, crossing Little Back Creek, 552.92 feet to an iron rod;

thence with another line of Vest, N 62°04'14" W 576.08 feet to an iron rod on the east side of a steep bluff or bank at the intersection of three old fence lines, about 18 feet southwest of the toe of the slope, witnessed by two 5 inch hickories and a 12 inch black walnut, being a corner to the land of Phillip and Laura Macklem;

thence leaving Vest and with Macklem the next four lines:

N 12°10'15" W 105.60 feet to an iron rod 4 feet northeast of the foot of a hill witnessed by a 20" locust tree;

thence N 49°25'15" W 248.16 feet to an iron rod 8 feet northeast of the foot of a hill, witnessed by a 16" cherry, 4" gum and a 2" gum;

thence N 79°40'15" W 227.70 feet to an iron rod at the southeast base of a 36" black walnut tree;

thence S 86°33'45" W, crossing an access road that serves the adjoining and adjacent properties, 129.04 feet to an iron rod on the west side of said access road, being a corner to another parcel of land owned by Phillip and Laura Macklem;

thence with same the next four lines, running along the west side of said access road:

N 44°12'02" E 127.05 feet to an iron rod;

thence N 36°32'15" E 59.71 feet to an iron rod;

thence N 25°44'59" E 100.30 feet to an iron rod;

thence N 12°55'03" E, at roughly 23 feet passing the end of the right of way easement of State Route 686, in all 42.69 feet to an iron rod within said right of way easement of State Route 686;

thence in part with the line of Macklem and in part with the line of the land of T. Jenkins, et al, N 17°28'58" W, running within the right of way easement of State Route 686, crossing Little Back Creek 94.79 feet to an iron rod;

thence with Jenkins the next six lines, running with an old wire fence or where an old wire fence is believed to have stood, said line are within and near the western line of the right of way easement of State Route 686:

N 33°34'44" W 31.91 feet to an iron rod;

thence N 09°12'11" W 32.63 feet to an iron rod;

thence N 15°56'59" E 36.15 feet to an iron rod;

thence N 28°56'16" E 66.62 feet to an iron rod;

thence N 25°28'18" E 58.84 feet to an iron rod;

thence N 33°31'52" E 65.42 feet to a 30" white oak tree;

thence N 33°21'52" E 1.66 feet to the point of beginning, containing 49.827 acres, more or less, less 1.272 acres within the right of way of State Route 39, being the area 25 feet south of the centerline of same, leaving 48.555 acres, more or less, lying south of the southerly right of way line of State Route 39.

The said 182.235 acres north of State Route 39 and the said 48.555 acres south of State Route 39 making a total of 230.790 acres in this parcel, as shown on a plat attached hereto and made a part of this description.

Being a part of the land conveyed to MTGDS, LLC from Darrell L. Hiner, David L. Kershner, and Darrell L. Hiner and Franklin D. Chestnut, Co-Executors of the Estate of Lena Foster Bonner by deed dated August 25, 2014 and recorded in the Office of the Clerk of the Circuit Court of Bath County, Virginia as Deed Instrument Number 14-470.