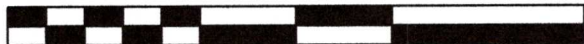


0' 60' 120' 180'



Scale in Feet 1 inch = 60 feet

Calls for Center of 20' R/W

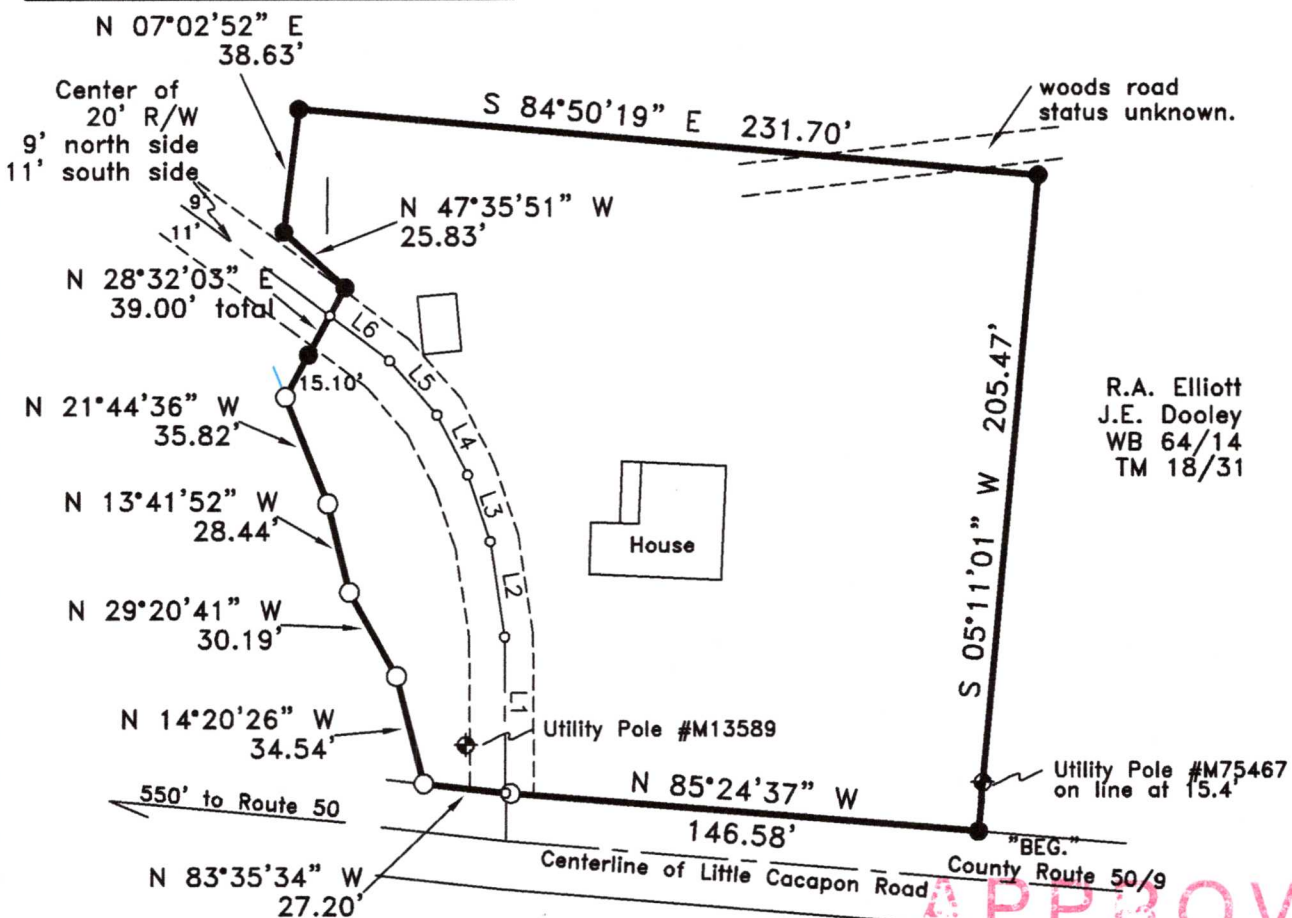
LINE	BEARING	DISTANCE
L1	N 00°24'35" W	63.76'
L2	N 08°33'13" W	30.20'
L3	N 18°52'52" W	21.92'
L4	N 27°10'54" W	21.05'
L5	N 40°53'36" W	22.45'
L6	N 52°57'15" W	23.44'

Magnetic North
Hand Compass
Nov. 2020



- Capped 5/8"x30" steel rod set
- Centerline of Run
- Centerline of 20' R/W

Not all buildings are shown.



R.A. Elliott
J.E. Dooley
WB 64/14
TM 18/31

Approved Minor Subdivision:
Section 5.1 a DATE 4.13.21
[Signature]
Hampshire County Planning

Hampshire Co.
Addressing Coordinator
File # 20210122-01 Date 01/22/2021
By *[Signature]*
Hampshire Co. Health Dept.

Plat of Survey
for
Hardy County Holdings, LLC
1.00 Acres p/o Tax Map 18 Parcel 31
Gore District, Hampshire Co., WV

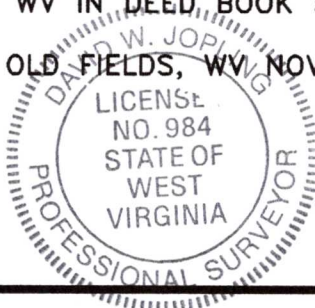
APPROVED
Sanitarian *[Signature]*
Letter Dated 1/22/2021

BEING THE SAME LAND THAT G. RUSSELL ROLLYSON JR., appointee of the Honorable John B. McCuskey, STATE AUDITOR, CONVEYED TO HARDY COUNTY HOLDINGS, LLC BY DEED DATED APRIL 1, 2020 AS RECORDED IN THE OFFICE OF THE COUNTY CLERK OF HAMPSHIRE COUNTY, WV IN DEED BOOK 564 AT PAGE 210.

SURVEYED BY JOPLING LAND SURVEYING OF OLD FIELDS, WV, NOVEMBER, 2020
PLAT DRAWN NOVEMBER 26, 2020.

SIGNED:

[Signature]
DAVID W. JOPLING, PS 984



**DESCRIPTION OF SURVEY
FOR
HARDY COUNTY HOLDINGS, LLC**

1.00 Acres
p/o Tax Map 18 Parcel 31

A tract of land in the Gore District, Hampshire County, West Virginia situated on the north side of Little Cacapon Road (County Route 50/9), about 550 feet east of the intersection of Co. Rt. 50/9 and State Route 50, and being more particularly described as follows (all bearings are magnetic and distances are horizontal):

BEGINNING at a capped 5/8" x 30" steel rod set on the north right-of-way limits of Co. Rt. 50/9, 15 feet from said centerline, also referenced by a utility pole #M75467 bearing N 05°11'01" E 15.4 feet, thence with said north right-of-way limits

N 85° 24' 37" W 146.58 feet to a point on said north limits, thence

N 83° 35' 34" W passing the end of a 20' wide access right-of-way and continuing a total of 27.20 feet to a point in the center of the run referenced by a utility pole #M13589 bearing N 47°22'49" E 17.75 feet, thence leaving said limits of Co. Rt. 50/9 and with the center of said run for four calls

N 14° 20' 26" W 34.54 feet, thence

N 29 20' 41" W 30.19 feet, thence

N 13° 41' 52" W 28.44 feet, thence

N 21° 44' 36" W 35.82 feet to a point in the center of said run, thence leaving the run and with new division lines

N 28° 32' 03" E passing a capped 5/8" x 30" steel rod set on line at 15.10 feet and continuing crossing the center of said 20' access right-of-way and continuing a total of 39.00 feet to a capped 5/8" x 30" steel rod set, thence

N 47° 35' 51" W 25.83 feet to a capped 5/8" x 30" steel rod set, thence

N 07° 02' 52" E 38.63 feet to a capped 5/8" x 30" steel rod set, thence

S 84° 50' 19" E crossing a small access road, (status of said access road unknown), continuing a total of 231.70 feet to a capped 5/8" x 30" steel rod set, thence

S 05° 11' 01" W passing a capped 5/8" x 30" steel rod set on line at 190.07 feet and continuing a total of 205.47 feet to the point of **BEGINNING** containing 1.00 acres more or less as surveyed in November 2020 by Jopling Land Surveying of Old Fields, WV and as shown on a plat attached hereto and made a part of this description.

Being the same land that G. Russell Rollyson Jr., appointee of the Honorable John B. McCuskey, State Auditor, conveyed to Hardy County Holdings, LLC by deed dated April 1, 2020 as recorded in the Office of the County Clerk of Hampshire County, WV in deed book 564 at page 210.

Signed:

David W. Jopling, PS 984



West Virginia Department of Transportation Division of Highways Right-of-way Encroachment Permit Application

PERMIT TO ENTER UPON, UNDER, OVER OR ACROSS THE STATE ROADS OF THE STATE OF WEST VIRGINIA.

THIS PERMIT, Made this 10th day of February 2021, between the

WEST VIRGINIA DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS, a statutory corporation hereinafter called DIVISION and

Name: HARDY COUNTY HOLDINGS, LLC, C/O MILES ROTH

Address: _____

Address: P.O. BOX 353001, PALM COAST, FL 32137 Phone No: (304) 808-1588

Email: _____ hereinafter called APPLICANT.

WITNESSETH

In consideration of the hereinafter set out covenants and in accordance with W. Va. Code §17-2E-1 *et seq.*, §17-4-8, §17-16-6, §17-16-9, §31H-1-1 *et seq.*, federal law, and the rules, policies, guidelines, manuals, and federal regulations promulgated thereunder, APPLICANT does hereby apply to enter:

Route Type & No.: SLS 50/9 DOH Project No.: _____ (if applicable);

at 0.065 mile north of US 50, west side Mile Post: 0.065

in 14 - Hampshire County, for the purposes hereinafter set forth and in accordance with the plans and specifications which are attached hereto and made a part hereof:

To construct and maintain 1-16' residential approach stabilizing with a maximum size of 1 1/2" crusher run stone to a total depth of 6" compacted from the edge of the pavement to the right of way line per attached typical sheet.

This work shall be constructed and maintained so that water and debris will not flow or be tracked onto the roadway. Should this parcel develop commercially, subdivide, or be located within a subdivision with internal access, this permit will be invalid. Applicant shall apply for a new permit to fit altered conditions.

APPLICANT further agrees to accept the conditions hereinafter set forth:

1. APPLICANT shall deposit with DIVISION the sum of \$ _____ in the form of an official, certified or cashier's check, or executed bond with surety satisfactory to DIVISION to cover any damage and inspection costs DIVISION may sustain by reason of the granting of this permit, including any expense incurred in restoring said highway to its original condition or the proper repair of any and all damages that may result within one (1) year from the date of the completion of said work.

2. APPLICANT agrees to reimburse DIVISION for inspection costs as follows:

- A. For any inspection costs incurred under this permit.
- B. At \$ _____ per linear foot for _____ feet of water line installed under this permit.
- C. At \$ _____ per linear foot for _____ feet of sewer line installed under this permit.

3. APPLICANT shall notify DIVISION at least 48 hours in advance of the date the work will begin. Failure to comply will be cause for cancellation of this permit.

4. APPLICANT agrees to protect its employees, equipment and users of the highway at all times in accordance with the current Division of Highways manual "Traffic Control For Street and Highway Construction and Maintenance Operations".

BEFORE DIGGING OR OTHERWISE DISTURBING
THE EARTH CALL: 1-800-245-4848 TO NOTIFY
MANY UNDERGROUND OWNERS* FREE SERVICE

APPROVED

MAR 16 2021

WV DOT
District 5

5. APPLICANT agrees to comply with all applicable state and federal laws in the performance of work under this permit.

6. Supplementary conditions cited on the reverse side of this permit are understood and agreed to be part hereof.

7. The work authorized under this permit shall be completed on or before (Date); February 28, 2022.

I attest that I have not modified the terms of this document. All attachments are inclusive to this permit.

Recommended by DOH Reviewer: *[Signature]* D.S.A.

Applicant: *[Signature]*
Signature: *[Signature]*

Title: Permit Supervisor

Title: President

BOND REQUIREMENT:

APPROVED: *[Signature]*

BOND NO: _____ DATE: _____

Title: District Manager/Engineer

INSPECTION: Periodic - NoCost

West Virginia Division of Highways

AUTHORIZATION NO. _____

PERMIT NO. 05-2021-0110

SUPPLEMENTARY CONDITIONS

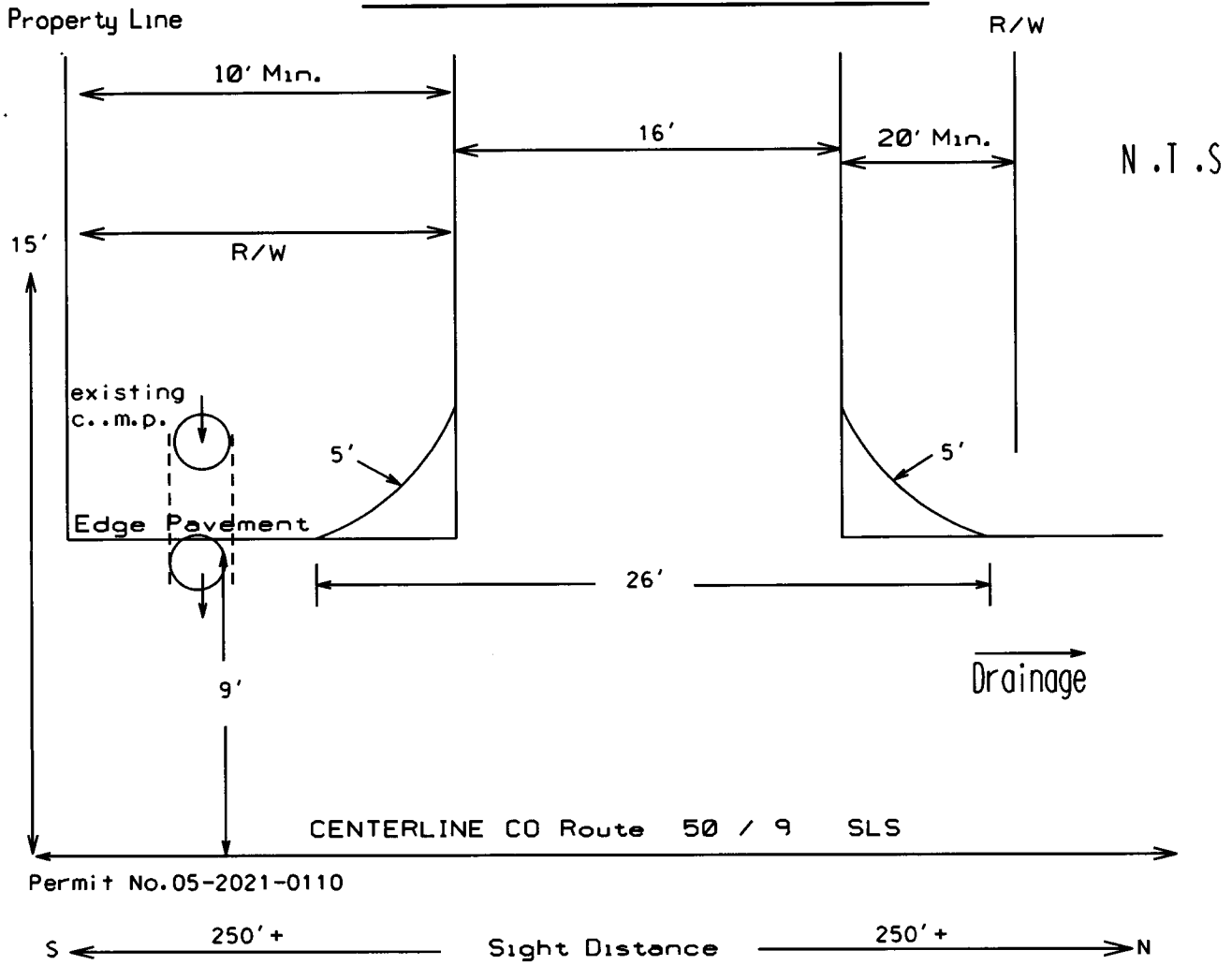
1. The person, firm or corporation to whom a permit is issued agrees to hold the State of West Virginia and DIVISION harmless on account of any damages to persons or property which may arise during the process of the work authorized by this permit or by reason thereof.
2. Applications for permission to perform work within highway rights of way shall be made on DIVISION'S standard permit form and shall be signed by the authorized representative of the person, firm or corporation applying.
3. The APPLICANT shall give detailed information concerning the work to be performed and the application must include a sketch sufficient to show the nature of the work performed.
4. APPLICANT, his agents, successor, heirs or assigns, contractors or any other person, firm or corporation working under APPLICANT'S real or apparent authority, shall perform the work in a manner satisfactory to DIVISION. Damage to the road resulting at any time from work authorized under this permit shall be repaired by APPLICANT. Unsatisfactory repairs may be corrected by DIVISION or its authorized agent and the cost thereof paid by APPLICANT.
5. DIVISION assumes no liability for damage to the proposed work by reason of construction or maintenance work on the road.
6. This permit is granted subject to removal of the authorized installation by APPLICANT at no cost to DIVISION when required for improvement of the road, and subject to all regulations now or hereafter adopted by DIVISION.
7. Utility installation shall be in accordance with the current manual, "Accommodation of Utilities on Highway Right of Way".
8. Driveways shall be in accordance with the current manual, "Rules and Regulations for Constructing Driveways on State Highway Rights-of-Way."
9. DIVISION reserves the right to cancel this permit at any time, should APPLICANT fail to comply with the terms and conditions under which it is granted.
10. This permit is granted only insofar as the DIVISION has a right to do so.

ADDENDUM

APPLICANT'S RESPONSIBILITY

1. Construct approach in conformance to permit and attached drawings.
2. Be sure that permit is in the possession of the individual constructing approach and is followed.
3. Notify Division of Highways' County Office immediately upon completion of approach. If approach is not constructed in accordance to "Rules and Regulations for Constructing Driveways on State Highway Rights of Way", it will be the applicant's responsibility to correct.
4. The applicant shall maintain approach as follows:
 - A. If approach includes a culvert, it shall be kept clean as well as inlet and outlet end to the culvert.
 - B. If approach is on ascending (plus) grade, a depression shall be maintained over pipe to prevent water and debris from flowing into the highway.
 - C. If approach is constructed with a dressed gutter as specified on permit, it shall be maintained so as not to interfere with the purpose it was made.
 - D. Maintain the surface of the approach as specified on permit from edge of pavement to the right of way line.
 - E. Keep brush cut, tall grass cut, and trees trimmed on both sides of the driveway for an unobstructed view of the roadway.
5. If this entrance is within a previously approved subdivision with internal access, this permit may be invalid.
6. This permit is for highway use only. Applicant is responsible for any permits required from other state and federal agencies (USACE, DNR, DEP, etc.).
7. The West Virginia Department of Transportation, Division of Highways Standard Specifications for Roads and Bridge, as adopted in 2010 and its 2011 Supplemental Specifications are to be the governing authority pertaining to materials and methods of construction within Division of Highways right of way. (This is to be used for any widening or major construction within Division of Highways Right of Way.

Proposed Entrance

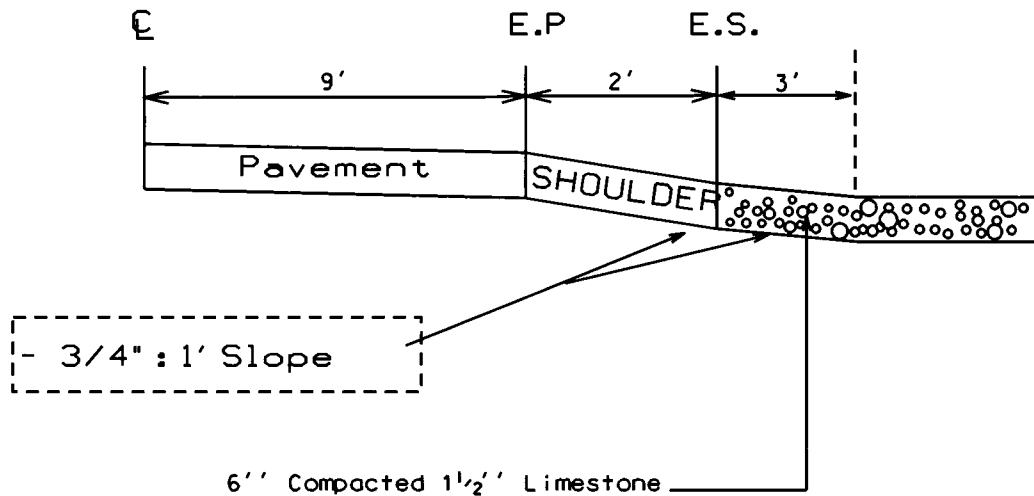


NO OBSTRUCTION PERMITTED BETWEEN PAVEMENT EDGE AND R/W LINE

REMARKS: This entrance will serve lot containing 1.00 acres. This is also a 20' wide right of way.

Posted Speed Limit 30 MPH

Existing Section



GPS
N 39.31541°
W 78.66032°

M P 0.065

P.H.# 304-808-1588

NAME Hardy County Holdings LLC. c/o Miles Roth

COUNTY Hampshire

ADDRESS: P.O. Box 353001 Palm Coast FL.

ROUTE CR. 50 / 9 (sis)

West side of CR. 50 / 9 (SLS) 0.065 miles

PROJECT _____

LOCATION: North of US. US. 50

DATE 02 / 03 / 2021

78°40'0"W

78

