



STRAIGHT LINE SURVEYS
 P.O. BOX 317
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 PROFESSIONAL SURVEYOR NO. 997
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SURVEYED: February, 2015
 DRAWN: February 13, 2015
 PROJECT NO: 15010-1873
 DWG. NAME: 1873_M&M_LLC.dwg

Plat of Survey
 Prepared for:
Mountains and More, LLC
 Moorefield District
 Hardy County, West Virginia
 Tax Map 229, P/O Parcel 14

DICK A. HEAVNER
 LICENSED
 NO. 997
 STATE OF WEST VIRGINIA
 PROFESSIONAL SURVEYOR

Dick A. Heavner
 Feb 16, 2015

**DESCRIPTION OF SURVEY
FOR
MOUNTAINS AND MORE, LLC**

50.00 ACRES

A tract or parcel of land located on the drains of Waterlick Run, a tributary of North River, located about 5.5 miles north of Needmore, and about 1000' east of the Needmore Road, (County Route 8), lying in Moorefield District of Hardy County, West Virginia and more particularly described as follows:

Beginning at a 5/8" L & W capped rebar found flush, on top of a ridge and in the southeast edge of a road, being a corner to the 80.06 acre tract of which this is a part, and Ralph Leigh, (Deed Book 224, Page 680), and in a line of George M. Tusing, II, (Deed Book 158 Page 277), thence leaving Tusing and running off the ridge with a line between the 80.06 acre tract and Ralph Leigh, along a marked and painted line. (Note; this property was surveyed in 1999 and 2004 by L & W Enterprises, Inc. A plat of that survey is recorded in the Hardy County Clerk's office in Plat Book 7 at Page 63. The bearings shown on the present survey have been adjusted to the 1999 bearings as shown on said plat.)

S 42° 15' 14" E 1407.27', crossing Waterlick Run, to a 5/8" L & W capped rebar found in the Warfield Road, in a line of Leigh and at a corner to a 75.94 acre tract recently conveyed to Steven A. Schetrom, II, (Deed Book 333, Page 715), thence leaving Leigh and running with Schetrom and continuing with a marked and painted line found

S 23° 54' 07" W 1006.65', (running along the southeast side of the Warfield Road, and then crossing and recrossing the road at a sharp bend in the road), to a planted stone found, (loose), on a small point, and about 25' southeast of the Warfield Road, thence

S 49° 17' 25" W 128.65' to a 5/8" rebar set in the original line between the 80.06 acre tract and Schetrom, located N 49° 17' 25" E 33.00' from a 5/8" L & W capped rebar found in a small stone pile on the northeast bank of a small run, an original corner between the 80.06 acre tract and Schetrom's 75.94 acre tract, thence leaving Schetrom and the original line and running across the 80.06 acre tract with a new division line

N 58° 10' 58" W, at about 63' crossing the center of Warfield Road, the same course continued, crossing Waterlick Run and up a steep ridge, in all **1390.84'** to a 5/8" rebar and small stone pile found on the southeast side of a small drain and on the northwest side of an access road and 30' wide right-of-way, leading from Needmore Road into this tract, and at a corner between the 80.06 acre tract of which this is a part and Kenneth Tusing, (Deed Book 256, Page 571), thence running with a marked and painted line between this land and Tusing

N 88° 56' 23" W 550.18' to a planted stone pile found on the northwest side of a ridge and on the southwest side of the intersection of two roads, at a corner between this land and Kenneth Tusing and also at a corner to George M. Tusing, II, thence running with George Tusing and along or near an existing road, (in places the line runs in the road and in places it may be on one side or the other of the road)

N 44° 44' 54" E 1833.86' to the beginning containing **50.00 acres**, more or less, as surveyed in February, 2015 by Dick A. Heavner and as shown on a plat attached hereto and made a part of this description, and being a portion of the same 80.06 acre tract of land conveyed from Brenda Dill to Mountains and More, LLC, by Deed December 14, 2014 and recorded in the office of the Clerk of Hardy County, West Virginia in Deed Book 333 at Page 299.



Dick A. Heavner
Feb. 16, 2015

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Gregory L. Ely, Hardy County, WV
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