

DESCRIPTION OF SURVEY

FOR

BRIAN E. HUFFMAN

36.02 ACRES±

Being a survey of that tract of land conveyed to Brian E. Huffman by Janet L. Huffman by Life Estate Deed dated the 29th day of January, 2014, as recorded in the office of the Clerk of the County Commission of Hardy County, West Virginia, in Deed Book 330, Page 174. Tract situate along West side of Parker Hollow Road, County Route 11, and along North side of Caldwell Hollow Road, County Route 11/3, in Lost River District of Hardy County, West Virginia, and further described by metes and bounds as follows:

BEGINNING at a 5/8" X 30" rebar set in limits of Caldwell Hollow Road, corner to DM Investments of VA, LLC, Deed Book 355, Page 754; thence, with boundary of DM Investments of VA, LLC,

N 51°34'46" E, 81.29' to a 5/8" rebar found marked "Whetzel"; thence,

N 14°15'23" E, 1,145.61' to a 5/8" rebar found marked "Whetzel", corner to Wolford, Deed Book 127, Page 257; thence, with boundary of Wolford,

N 11°22'26" E, 850.07' to a 5/8" rebar found marked "Whitacre", corner to Ludwig, Deed Book 259, Page 304; thence, with boundary of Ludwig,

S 73°24'50" E, passing a 5/8" rebar found marked "Whitacre" at 807.46', in all 815.76' to a point in the limits of Parker Hollow Road; thence, with limits of Parker Hollow Road,

S 10°09'03" W, 275.75' to a point; thence,

S 14°45'34" W, 23.00' to a point; thence,

S 14°15'11" W, 27.88' to a point; thence,

S 18°41'01" W, 30.37' to a point; thence,

S 20°33'21" W, 253.73' to a point; thence,

S 21°16'27" W, 303.32' to a point; thence,

S 20°02'52" W, 161.16' to a point; thence,

S 15°30'26" W, 87.92' to a point; thence,

S 12°06'05" W, 123.56' to a point; thence,

S 15°40'50" W, 37.54' to a point; thence,

S 18°04'01" W, 28.01' to a point; thence,

S 22°09'06" W, 23.24' to a point; thence,

S 27°03'30" W, 25.92' to a point; thence,

S 31°39'16" W, 182.23' to a point; thence,

S 33°43'29" W, 242.73' to a point; thence,

S 35°30'48" W, 169.22' to a point; thence,
S 30°30'39" W, 40.58' to a point; thence,
S 27°02'05" W, 43.11' to a point; thence,
S 22°51'59" W, 48.84' to a point; thence,
S 17°02'56" W, 63.65' to a point; thence,
S 14°02'21" W, 49.83' to a point; thence,
S 08°10'31" W, 31.50' to a point; thence,
S 04°14'12" W, 22.35' to a point; thence,
S 02°23'54" E, 23.20' to a point; thence,
S 09°22'16" E, 23.93' to a point; thence,
S 12°15'41" E, 18.33' to a point; thence,
S 16°07'39" E, 21.73' to a point; thence,

S 21°02'18" E, 144.97' to a 5/8" X 30" rebar set, corner to Non Controlled Access Right-of-Way of the West Virginia Department of Transportation / Division of Highways, Deed Book 295, Page 587; thence, with Non Controlled Access Right-of-Way,

S 05°00'17" W, 104.63' to a 5/8" X 30" rebar set in limits of Caldwell Hollow Road; thence, with limits of Caldwell Hollow Road,

N 32°59'53" W, 103.89' to a point; thence,
N 37°04'46" W, 161.72' to a point; thence,
N 36°23'30" W, 108.99' to a point; thence,
N 36°39'28" W, 173.22' to a point; thence,
N 40°04'35" W, 148.43' to a point; thence,
N 38°47'09" W, 109.49' to a point; thence,

N 41°04'29" W, 42.14' to the point of BEGINNING, containing 36.02 acres, more or less, as shown on Plat of Survey for Brian E. Huffman, dated August 27, 2025, as prepared by Rummel, Klepper & Kahl, LLP, Gregory E. Vanscoy, PS No. 2466.

