

Jeffrey Hiner ~ Land Surveyor

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Licensed Land Surveyor

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Description of 75.316 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 just west of Mountain Grove;

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

Beginning at an iron rod on the northerly right of way line of State Route 39, about 177± feet west of the centerline of State Route 600, and 40 feet north of the centerline of State Route 39, being a corner to the land of Charles Thomas, et al, this being the easternmost corner of the land herein described;

thence leaving Thomas and with the northerly right of way line of State Route 39, N 60°51'41" W 20.96 feet to an iron rod;

thence S 29°08'19" W, at 15.00 feet passing a point on the northerly right of way line of Route 39, in all 40.00 feet to a point in the centerline of Route 39, at centerline station 676+00;

thence with the centerline of State Route 39, N 60°42'03" W 55.13 feet to a point at the beginning of a curve to the left having a radius of 5729.58 feet;

thence with the centerline of Route 39, along said curve to the left, in a westerly direction, through a central angle of 02°55'22" an arc distance of 292.27 feet, said curve having a chord that bears N 62°09'44" W 292.24 feet to a point;

thence S 24°04'30" W 25.02 feet to an iron rod on the southerly right of way line of State Route 39, east of a drain, being a corner to a 10.962 acres owned by MTGDS, LLC;

thence with a line of said 10.962 acre parcel, S 24°04'30" W, at 959.89 feet passing an iron rod, in all 1012.77± feet to a point in the centerline of Little Back Creek, being a corner to the land of Robert B. Kirks;

thence generally with the centerline of Little Back Creek, in part with the lines of Kirks, Rainville, Murray and Burtner, N 73°29'56" W 487.68 feet to a point in Little Back Creek;

thence generally with the centerline of Little Back Creek, N 71°01'10" W 85.75 feet to a point in same, being a corner to the land of Elisabeth Ryder Vest;

thence with line of Vest, N 62°04'14" W, at 137.59 feet passing an iron rod north of the river, and running just southwest of a row of large trees where an old fence once stood, in all 797.98 feet to an iron rod, being a corner to a 230.79 acre parcel of land owned by MTGDS, LLC;

thence with two new lines, being lines of said 230.79 acre parcel:

N 31°13'32" E 816.33 feet to an iron rod;

thence N 09°01'23" E, at 317.08 feet passing an iron rod, in all 324.62 feet to a point on the southerly right of way line of State Route 39, west of a drain;

thence N 27°59'22" E 25.02 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, in a westerly direction, through a central angle of 03°27'34" an arc distance of 86.49 feet, said curve having a chord that bears N 65°46'20" W 86.47 feet to a point;

thence N 01°30'00" W 27.32 feet to an iron rod on the northerly right of way line of State Route 39,

thence running with the centerline of a proposed 20 foot wide right of way easement the next fifteen lines:

N 01°30'00" W 9.42 feet to an iron rod;

thence generally with an old logging road or woods road the next fourteen lines:

N 38°20'33" W 215.45 feet to an iron rod;

thence N 56°45'35" W 98.51 feet to an iron rod;

thence N 53°39'10" W 204.74 feet to an iron rod;

thence N 43°22'54" W 164.05 feet to an iron rod;

thence N 18°15'15" W 146.27 feet to an iron rod;

thence N 12°22'56" W 167.71 feet to an iron rod;

thence N 21°46'59" W 78.48 feet to an iron rod;

thence N 01°38'14" W 103.59 feet to an iron rod;

thence N 14°33'14" E 126.93 feet to an iron rod;

thence N 20°11'41" E 84.51 feet to an iron rod;

thence N 16°00'52" E 86.55 feet to an iron rod;

thence N 26°31'54" E 79.63 feet to an iron rod;

thence N 53°53'00" E 136.16 feet to an iron rod;

thence N 29°53'53" E 84.85 feet to an iron rod at the northern end of said proposed 20 foot wide right of way easement, on the top of a ridge;

thence N 29°53'53" E 51.81 feet to an iron rod on the line of George Washington National Forest Tract 407, on the north side of said ridge;

thence with the line of said National Forest Tract 407, S 62°36'10" E 628.86 feet to a Forest Service aluminum monument on the northeast side of a ridge at the north base of a 5" hickory, witnessed by a 9" white oak, 9" hickory and a 5" white oak, being a corner to the land of Stephen W. Hiner and Tammy J. Hiner;

thence leaving the National Forest and with the line of Hiner, S 33°34'54" E, at 513.22 feet passing an iron rod, in all 2321.54 feet to an iron rod on the southwest side of a ridge, witnessed by a 9" white oak, a white oak sapling and a black oak sapling, being a corner to the land of Charles Thomas, et al;

thence leaving Hiner and with the line of Thomas, S 34°30'25" E 144.32 feet to the point of beginning, containing 78.228 acres, more or less, less 1.804 acres within the right of way of State Route 39, being 25 feet on each side of the centerline of the road, and less a parcel of land owned by the Hound Dog Hunt Club, said parcel being described as follows:

Beginning at a point on the northerly right of way line of State Route 39 referenced by an iron bolt that bears N 24°33'07" E 5.73 feet said point being N 12°39'36" E 25.58 feet from State Route 39 centerline station 684+71.29;

thence N 24°33'07" E, at 5.73 feet passing said iron bolt, in all 143.29 feet to an iron rod;

thence S 64°49'54" E 352.40 feet to an iron rod;

thence S 35°14'47" W, at 133.49 feet passing an iron rod, in all 143.59 feet to a point on the northerly right of way line of State Route 39;

thence with the northerly right of way line of State Route 39, N 65°10'03" W 320.34 feet to a point at the beginning of a curve to the right having a radius of 2839.79 feet;

thence with the northerly right of way line of State Route 39, along said curve to the right, in a westerly direction, through a central angle of $00^{\circ}06'32''$ an arc distance of 5.39 feet, said curve having a chord that bears $N 65^{\circ}06'47'' W$ 5.39 feet, to the point of beginning, containing 1.108 acres, more or less;

78.228 acres less 1.804 acres within the right of way of State Route 39 and less 1.108 acres in the Hound Dog Hunt Club parcel, leaving 75.316 acres, more or less, 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.