

Description of Survey
Lot 2 and Lot 3
0.596 Acre Tract

A tract of land situate in Morgan District, Monongalia County, West Virginia, along the northern side of West Virginia Route 61, also known as Chestnut Ridge Road, more particularly described as follows:

Beginning at a point at the outside corner of an existing stone wall on the northern side of Route 61, and being the common division corner to Lot 4, currently owned by Eugene Stout, recorded in Deed Book 1290 at page 228, thence leaving said Lot 4 and running along said Route 61

S89°22'19"W, 81.84 feet to a 5/8 inch rebar with plastic cap set at the common division corner between Lot 2 and Lot 3, thence continuing along said Route 61

N82°59'43"W, 82.66 feet to a point at the common division corner to Lot 1, currently owned by Robert Gabler, recorded in Deed Book 895 at page 9, thence leaving said Route 61 and running with the line of said Lot 1

N01°21'14"W, at 5.15 feet crossing a 3/8 inch rebar found on the northern right of way line of said Route 61, in all a total distance of 149.31 feet to a 3/4 inch pipe found at the common corner between said Lot 1 and Phase IV of Meadowridge, from which a 3/8 inch rebar found on the northern right of way line of said Route 61 bears S71°54'58"W, at 207.46 feet, thence leaving said Lot 1 and running with the rear line of said Meadowridge

N88°34'19"E, a 81.79 feet crossing a point at the common corner between Lot 2 and Lot 3, in all a total distance of 163.62 feet to a 3/8 inch rebar found in concrete at the common corner to said Lot 4, thence with said Lot 4

S01°21'14"E, 162.58 feet to the point of beginning, containing 0.596 acres more or less, as shown on a plat of survey by Potesta and Associates, Inc., entitled "PLAT OF SURVEY SHOWING PROPERTY CONVEYED IN DEED BOOK 1616 AT PAGE 406, SITUATE IN MORGAN DISTRICT, MONONGALIA COUNTY, WEST VIRGINIA, SCALE: 1"=40', DATE: OCTOBER 29, 2021", said plat is attached hereto and made a part of this description.