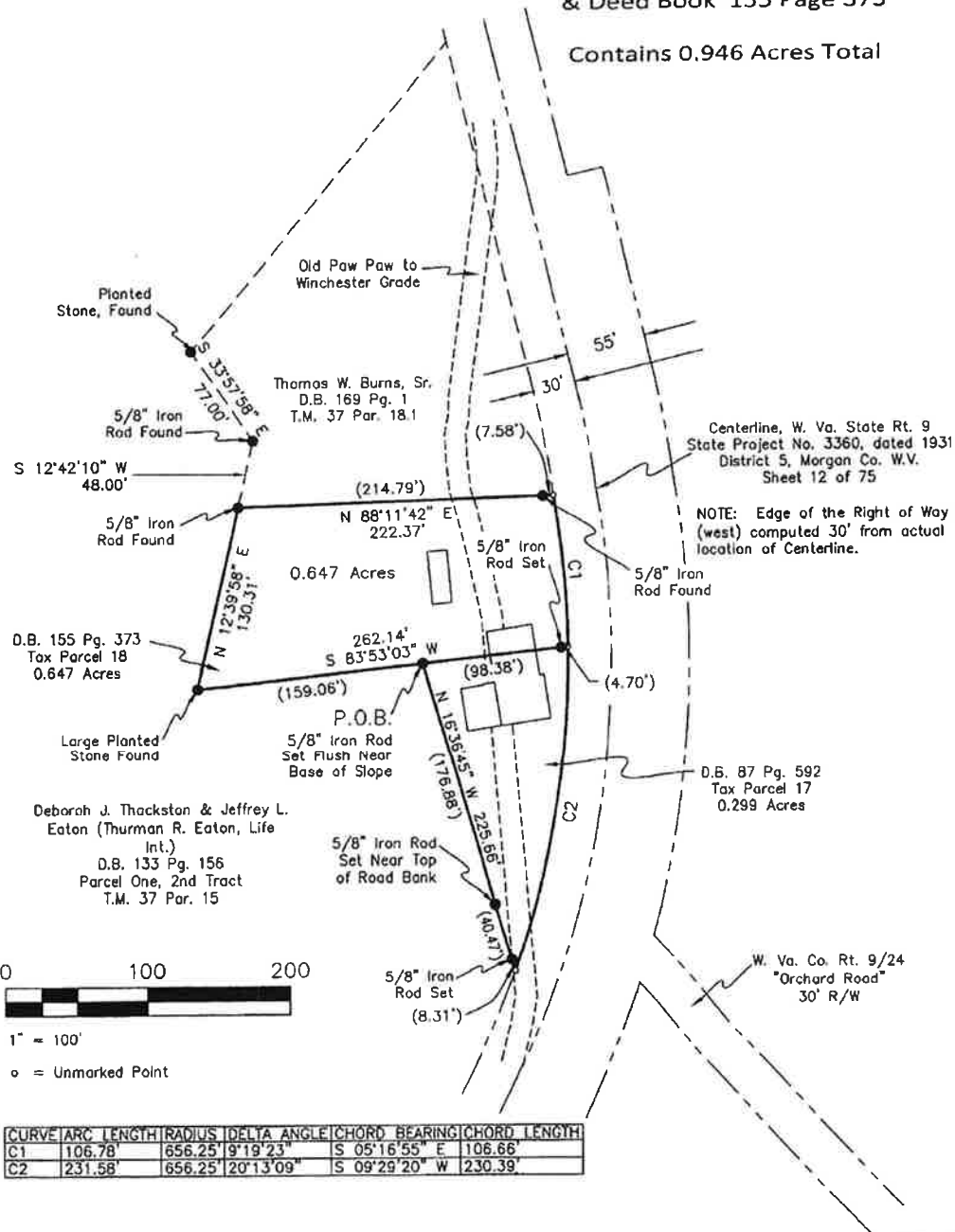


Bearings Based on the Survey
Recorded in D.B. 94 Pg. 220

Contains 0.946 Acres Total



Berkeley Land Surveys PLLC
129 Fairfax Street
Berkeley Springs, W. Va. 25411
304.258.3161

Tax Map: 37
Parcels: 17 and 18
District: Cacapon
Morgan County, West Virginia



December 17, 2019

Plat No. 2019061

Cynthia A. Born

Cynthia A. Born
W.V. Professional Surveyor No. 2135

Berkeley Land Surveys PLLC
129 Fairfax Street
Berkeley Springs, WV 25411
(304) 258-3161

Christopher L. Miller
Plat No. 2019061
0.946 Acres

DESCRIPTION OF SURVEY

An inclusive resurvey of two parcels of land on the west side of West Virginia State Route 9 in Cacapon District, Morgan County, West Virginia, being more particularly described as follows:

BEGINNING at a 5/8" diameter capped iron rod, set flush near the base of a slope; thence along the lines of one of the tracts included in this survey, (D.B. 155 Pg. 373) where they are common to land now or formerly (N/F) of Deborah J. Thackston and Jeffrey L. Eaton (Thurman R. Eaton, Life Int.) as recorded in D.B. 133 Pg. 156, Parcel One, 2nd Tract the following two courses:

S 83°53'03" W 159.06 feet to a large planted stone, found; thence

N 12°39'58" E 130.31 feet to a 5/8" diameter iron rod, found; thence along the line of said D.B. 155 Pg. 373 where it is common to land N/F of Thomas W. Burns, Sr. as recorded in D.B. 169 Pg. 1

N 88°11'42" E 222.37 feet (passing a 5/8" diameter capped iron rod found at 214.79') to a point; thence along the west right of way limit of W. Va. State Route 9, also known as Paw Paw Road, with a curve to the right having a

Radius of 656.25 feet, an arc length of 106.78 feet, a delta angle of 09°19'23", and a chord which bears S 05°16'55" E , 106.66 feet to a point; thence along the line of another tract included in this survey (D.B. 87 Pg. 592) where it is common to the west right of way limit of Route 9 with a curve to the right having a

Radius of 656.25 feet, an arc length of 231.58 feet, a delta angle of 20°13'09", and a chord which bears S 09°29'20" W , 230.39 feet to a point; thence along the line of said D.B. 87 Pg. 592 where it is common to land of Eaton

N 16°36'45" W 8.31 feet to a 5/8" diameter capped iron rod, set; thence continuing the same course 40.47 feet farther to a 5/8" diameter capped iron rod set near the top of the road bank; thence the same course continued 176.88 feet farther (225.66 feet in all) to the POINT OF BEGINNING and containing 0.946 acres as surveyed by Cynthia A. Born, W. Va. Professional Land Surveyor No. 2135 on December 17, 2019 and as shown on Berkeley Land Surveys PLLC Plat No. 2019061.

BEING ALL of those same two parcels of land conveyed to Ronald Lee Miller by the following two deeds: by Lory W. Miller and Gladys V. Miller recorded in Deed Book 87 at Page 592 on November 27, 1973; and by Lucinda Elizabeth Harry, widow (being the same person as Lucinda Elizabeth Miller) recorded in Deed Book 155 at Page 373 on June 12, 1990. All of the herein referenced documents are of record in the Office of the Clerk of the County Commission of Morgan County, West Virginia.