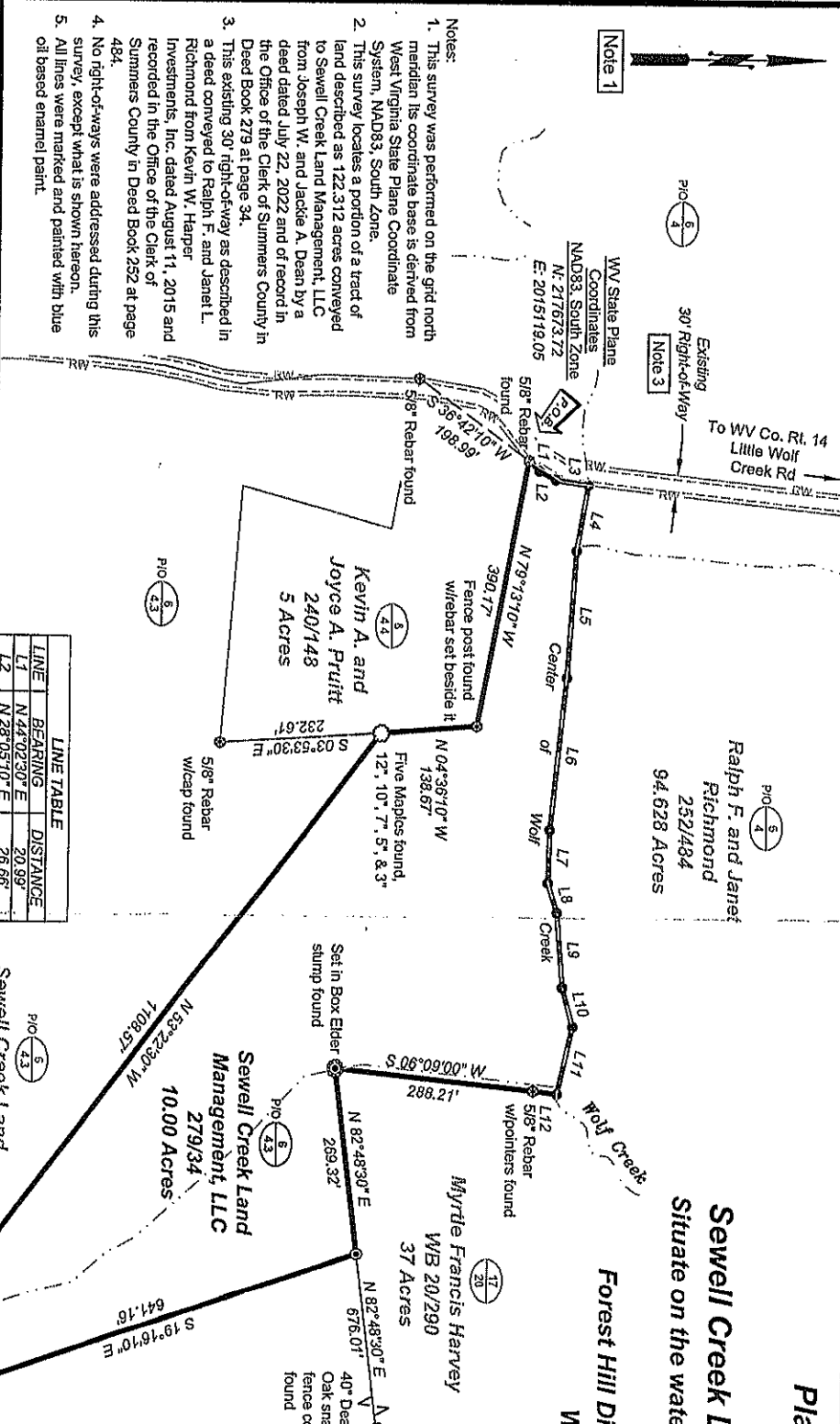


Plat of Survey
for
Sewell Creek Land Management, LLC
Situating on the waters of Wolf Creek of New River
in
Forest Hill District, Summers County
West Virginia



- Notes:
1. This survey was performed on the grid north meridian its coordinate base is derived from West Virginia State Plane Coordinate System, NAD83, South Zone.
 2. This survey locates a portion of a tract of land described as 122.312 acres conveyed to Sewell Creek Land Management, LLC from Joseph W. and Jackie A. Dean by a deed dated July 22, 2022 and of record in the Office of the Clerk of Summers County in Deed Book 279 at page 34.
 3. This existing 30' right-of-way as described in a deed conveyed to Ralph F. and Janet L. Richmond from Kevin W. Harper Investments, Inc. dated August 11, 2015 and recorded in the Office of the Clerk of Summers County in Deed Book 252 at page 484.
 4. No right-of-ways were addressed during this survey, except what is shown hereon.
 5. All lines were marked and painted with blue oil based enamel paint.

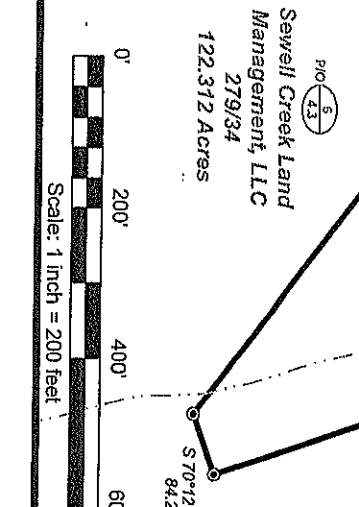
THB Land Management, LLC
436 Nichols St.
Rupert, WV 25984
PH: (304) 661-3219
Email: thblandmg@gmail.com

PARTY CHIEF: Mason Brown
SURVEYED: March, 2024
FIELD CREW: GT, AL & CT
DRAWN BY: MGF

DWG NO: 28-01-45-2024_Plat2.dwg
PROJECT: 28-01-45-2024
RESEARCH: Samantha Brown
PREPARED: March 20, 2024

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 44°02'30" E	20.99'
L2	N 28°05'10" E	26.66'
L3	N 08°44'40" E	47.80'
L4	S 80°10'10" E	97.18'
L5	S 86°05'30" E	183.36'
L6	S 87°04'40" E	221.86'
L7	S 86°36'10" E	17.58'
L8	N 73°00'20" E	46.37'
L9	N 65°22'30" E	112.40'
L10	N 74°37'10" E	58.25'
L11	S 77°21'40" E	98.79'
L12	S 06°17'30" W	34.66'



LEGEND

- 3/4" X 30" Rebar with a 2 1/2" aluminum cap set
- Found monument as noted
- Calculated point
- Tax Map/Parcel Number
- Surveyed boundary line
- Adjoiner line
- Creek or drain
- Fence line

I certify that the information contained on this plat is, to the best of my knowledge, correct, and that I am a duly licensed professional land surveyor in the State of West Virginia.

Michael H. Brown, Reg. No. 214
Professional Land Surveyor

**Description of Survey
for
Sewell Creek Land Management, LLC**

10.00 Acres

A tract of land situate on the waters of Wolf Creek of New River in Forest Hill District, Summers County, West Virginia and being more particularly described as follows:

Beginning at a $\frac{5}{8}$ " rebar found on the western side of an existing 30' right-of-way, a corner to Kevin A. and Joyce A. Pruitt's 5 acres and Ralph F. and Janet Richmond's 94.628 acres, from which a $\frac{5}{8}$ " rebar found, a corner to Sewell Creek Land Management, LLC's 122.312 acres, of which this tract is a part, said 94.628 acres, and said 5 acres, bears S 36°42'10" W at 198.99', thence leaving said 5 acres and with said right-of-way for three (3) lines and with said 94.628 acres for eleven (11) lines

N 44°02'30" E 20.99' to a point, thence

N 28°05'10" E 26.66' to a point, thence

N 08°44'40" E 47.80' to a point in the centerline of Wolf Creek, thence leaving said right-of-way and with said centerline of Wolf Creek for eight (8) lines

S 80°10'10" E 97.18' to a point, thence

S 86°05'30" E 182.36' to a point, thence

S 84°04'40" E 221.86' to a point, thence

S 88°36'10" E 77.58' to a point, thence

N 73°00'20" E 46.31' to a point, thence

N 85°22'30" E 112.40' to a point, thence

N 74°37'10" E 58.25' to a point, thence

S 77°21'40" E 98.79' to a point, a corner to Myrtle Francis Harvey's 37 acres, thence leaving said Wolf Creek and said 94.628 acres, and with said 37 acres for three (3) lines

S 06°17'30" W 34.68' to a $\frac{5}{8}$ " rebar with pointers found, thence

S 06°09'00" W 288.21' to a $\frac{3}{4}$ " x 30" rebar with a 2 $\frac{1}{2}$ " aluminum cap ($\frac{3}{4}$ " rebar hereafter) set in a box elder stump found, thence

N 82°48'30" E 269.32' to a ¾" rebar set, a new division corner to said 122.312 acres, from which a 40" dead white oak snag in fence corner found, a corner to said 37 acres and said 122.312 acres, bears N 82°48'30" E at 676.01', thence leaving said 37 acres and though said 122.312 acres for three (3) lines

S 19°16'10" E 641.16' to a ¾" rebar set, thence

S 70°12'40" W 84.21' to a ¾" rebar set, thence

N 53°22'30" W 1108.57' to five maples (12", 10", 7", 5", and 3") found, a corner to said 5 acres, from which a ⅝" rebar with a cap found, a corner to said 5 acres and 122.312 acres, bears S 03°53'30" E at 232.61', thence with said 5 acres for two (2) lines

N 04°36'10" W 138.67' to a fence post found with a rebar set beside it, thence

N 79°13'10" W 390.17' to the **Point of Beginning**, having an area of **10.00 acres** as surveyed on the grid north meridian as by **THB Land Management, LLC** in March, 2024 and shown on a plat entitled "**Plat of Survey for Sewell Creek Land Management, LLC**" attached hereto, and by reference, made a part of this survey.

Being a tract of land described as 122.312 acres conveyed to Sewell Creek Land Management, LLC from Joseph W. and Jackie A. Dean by a deed dated July 22, 2022 and of record in the Office of the Clerk of Summers County in Deed Book 279 at page 34.

