

CURRENT OWNER / TITLE SOURCE

TAX No. 34-34

PETERS MOUNTAIN VILLAGE, LLC
DB 254, PG 430, TRACTS 1 & 2
DB 254, PG 427, TRACTS 1-A & 1-B

TAX No. 34-30

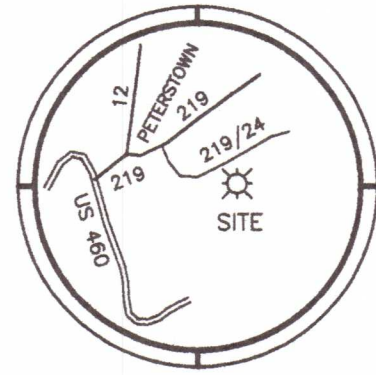
PETERS MOUNTAIN VILLAGE, LLC
DB 254, PG 427, TRACT No. 2

TAX No. 34-35.4

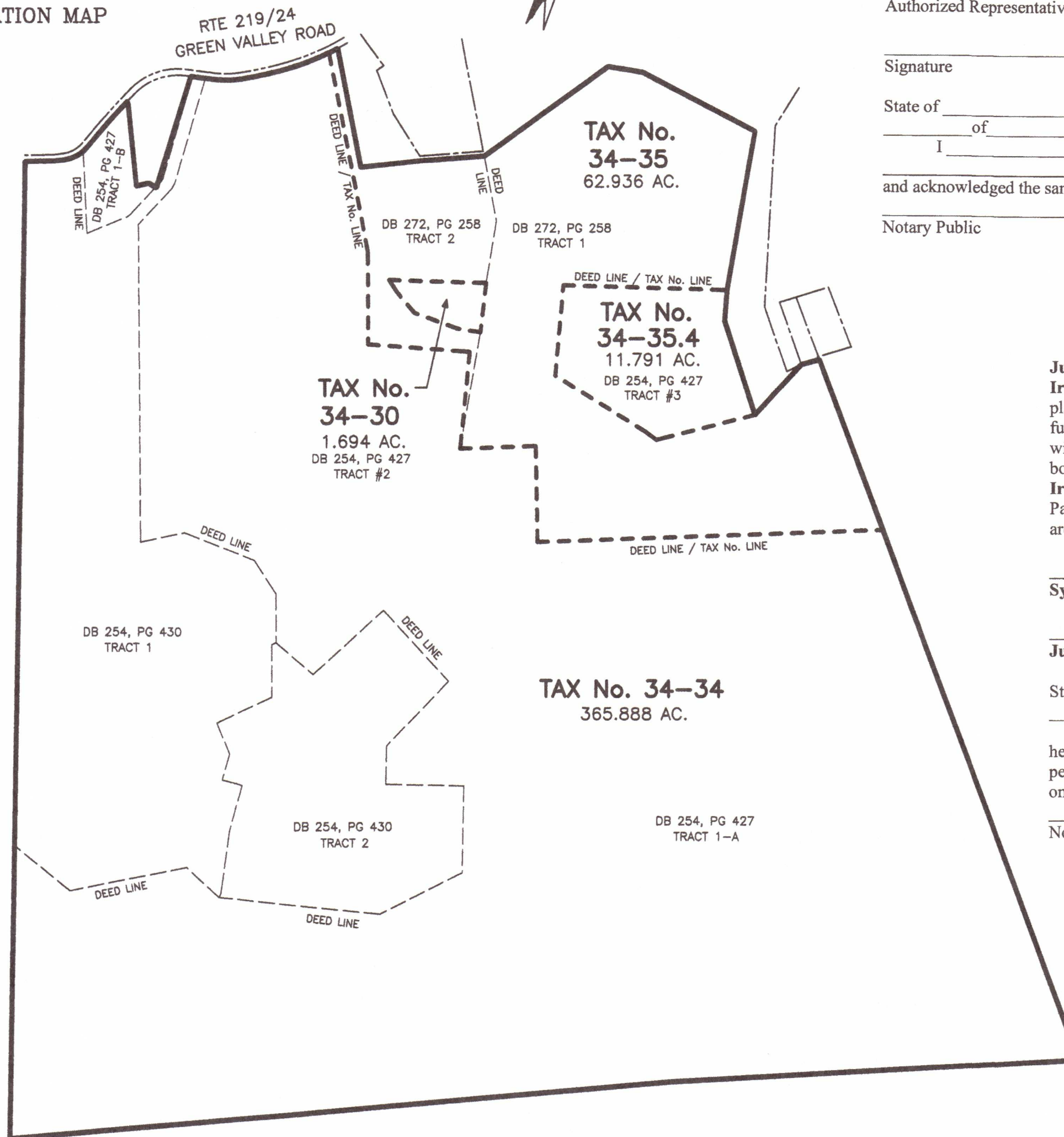
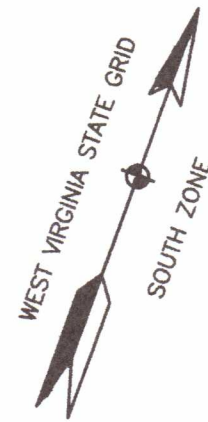
PETERS MOUNTAIN VILLAGE, LLC
DB 254, PG 427, TRACT No. 3

TAX No. 34-35

SYLVIA N. STRAUSS AND JULIE A. STRAUSS,
TRUSTEES OF THE EXEMPT TRUST UNDER THE
LEO STRAUSS, JR. IRREVOCABLE TRUST I,
DATED DECEMBER 18, 2012
DB 272, PG 258, TRACT ONE & TRACT TWO

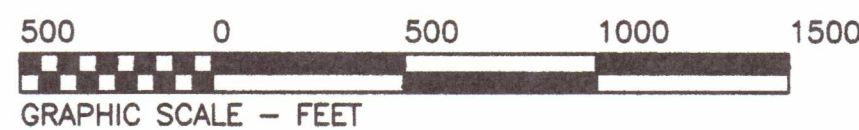


LOCATION MAP



EXISTING TAX PARCELS

- DEED LINES (TO BE VACATED)
- TAX PARCEL LINES (TO BE VACATED)



OWNER'S CERTIFICATE AND NOTARIZATION

KNOW ALL MEN BY THESE PRESENTS, that I, _____, Authorized Representative for **Peters Mountain Village, LLC**, owner of the property shown on this plat, do hereby dedicate to public use the Public Utility Easement as shown hereon, I further certify that Robert C. Jeans, LS, surveyed and made this plat with my own free will and consent, and some of the subdivided parcels as shown hereon, are within the boundaries of property conveyed to **Peters Mountain Village, LLC**, by Deeds recorded in Deed Book 254, Page 430, and Deed Book 254, Page 427, Monroe County, West Virginia. I further certify that the old lines as shown, are hereby vacated.

Peters Mountain Village, LLC
Authorized Representative

Signature _____ Printed Name _____ Title _____ Date _____

State of _____ of _____

I _____, a Notary Public in and for the aforesaid State do hereby certify that _____, whose name is signed to the foregoing writing, has personally appeared before me and acknowledged the same in my aforesaid jurisdiction on this _____ day of _____, 20____. My Commission Expires _____

Notary Public

OWNER'S CERTIFICATE AND NOTARIZATION

KNOW ALL MEN BY THESE PRESENTS, that we, **Sylvia N. Strauss and Julie A. Strauss, Trustees of the Exempt Trust under the Leo Strauss, Jr. Irrevocable Trust I, Dated December 18, 2012**, owner of the property shown on this plat, do hereby dedicate to public use the Public Utility Easement as shown hereon. I further certify that Robert C. Jeans, LS, surveyed and made this plat with our own free will and consent, and some of the subdivided parcels as shown hereon are within the boundaries of property conveyed to the **Exempt Trust under the Leo Strauss, Jr. Irrevocable Trust I, Dated December 18, 2012**, by Deed recorded in Deed Book 272, Page 258, Monroe County, West Virginia. We further certify that the old lines as shown are hereby vacated.

Sylvia N. Strauss, Trustee _____ Date _____

Julie A. Strauss, Trustee _____ Date _____

State of _____ of _____

I _____, a Notary Public in and for the aforesaid State do hereby certify that **Sylvia N. Strauss** whose name is signed to the foregoing writing, has personally appeared before me and acknowledged the same in my aforesaid jurisdiction on this _____ day of _____, 20____. My Commission Expires _____

Notary Public

**PLAT OF SURVEY
SHOWING
PETERS MOUNTAIN
SUBDIVISION**

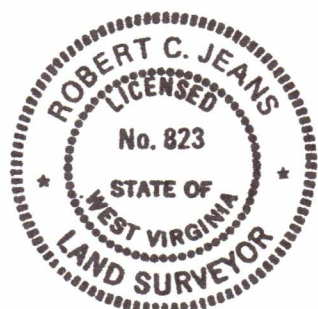
LOCATED IN
RED SULPHUR DISTRICT
MONROE COUNTY, WEST VIRGINIA
JUNE 6, 2023
SCALE 1" = 500'

**SHEET
1 OF 6**

FIELD BK 787, JOB No. 23046, DRAWING No. C-4756

NOTES:

ALL IRON RODS SET ARE 5/8" REBAR.
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT INDICATE ALL ENCUMBRANCES UPON THE PROPERTY.
THIS IS TO CERTIFY THAT THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE AS DETERMINED BY THE DEPARTMENT OF HOMELAND SECURITY AND F.E.M.A. ZONE X, FIRM 54053C0295C & 54063C00315C (6-17-02)
THIS IS TO CERTIFY THAT ON JUNE 6 2023, AN ACCURATE SURVEY WAS MADE OF THE PREMISES SHOWN HEREON AND THAT THERE ARE NO EASEMENTS OR ENCROACHMENTS VISIBLE ON THE GROUND OTHER THAN THOSE SHOWN HEREON.



**COURTESY
COPY
NOT TO BE RECORDED**

Robert C. Jeans 6/20/23
ROBERT C. JEANS DATE

I HEREBY CERTIFY THAT THIS PLAT WAS MADE BY ME AND THAT THE MONUMENTS SHOWN ON THIS PLAT HAVE BEEN PLACED AND THEIR LOCATION AND CHARACTER ARE CORRECTLY SHOWN. THE SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND COMPLIES WITH THE MINIMUM STANDARDS AND PROCEDURES AS ESTABLISHED BY THE WEST VIRGINIA STATE SURVEYORS BOARD.

THE PRIVATE RIGHT-OF-WAY AS SHOWN HEREON DOES NOT MEET THE STANDARDS NECESSARY FOR INCLUSION INTO THE STATE HIGHWAY SYSTEM AND WILL NOT BE MAINTAINED BY THE WEST VIRGINIA DEPARTMENT OF TRANSPORTATION OR THE COUNTY OF MONROE.

CORNERSTONE LAND SURVEYING, INC.
250 SOUTH MAIN STREET
P. O. BOX 779
ROCKY MOUNT, VIRGINIA 24151
540-489-3590

CURRENT OWNER / TITLE SOURCE

TAX No. 34-34

PETERS MOUNTAIN VILLAGE, LLC
DB 254, PG 430, TRACTS 1 & 2
DB 254, PG 427, TRACTS 1-A & 1-B

TAX No. 34-30

PETERS MOUNTAIN VILLAGE, LLC
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TAX No. 34-35.4

PETERS MOUNTAIN VILLAGE, LLC
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TRUSTEES OF THE EXEMPT TRUST UNDER THE
LEO STRAUSS, JR. IRREVOCABLE TRUST I,
DATED DECEMBER 18, 2012
DB 272, PG 258, TRACT ONE & TRACT TWO

SHEET 3

SHEET 4

MATCH LINE

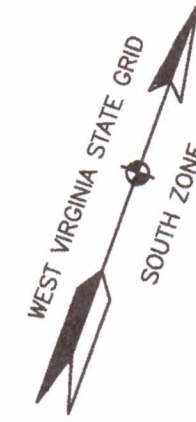
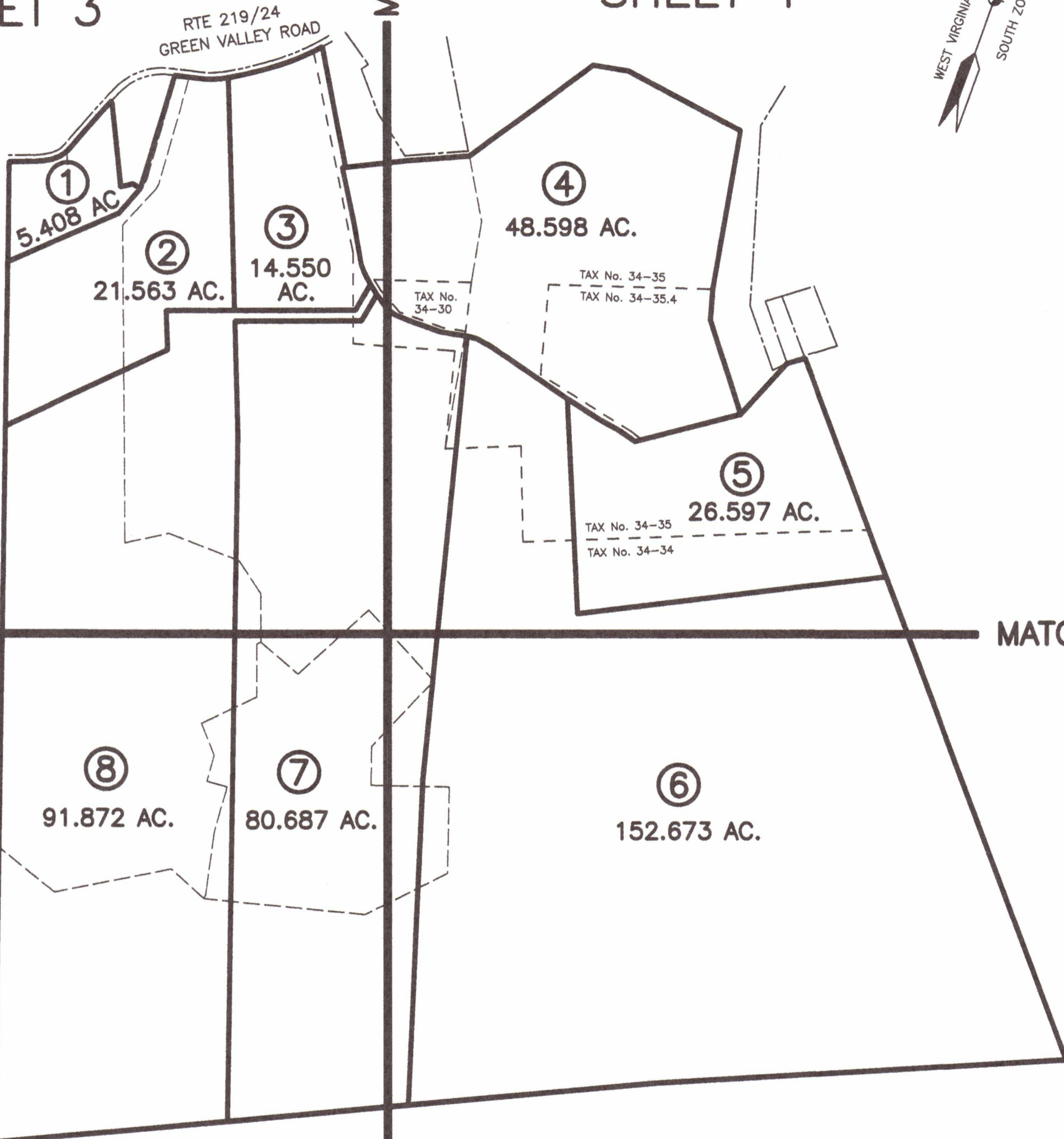
MATCH LINE

SHEET 6

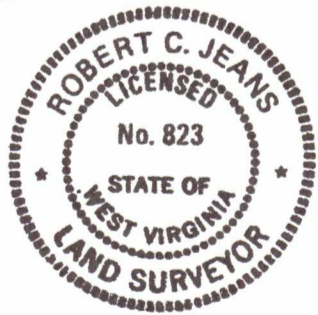
SHEET 5

MATCH LINE

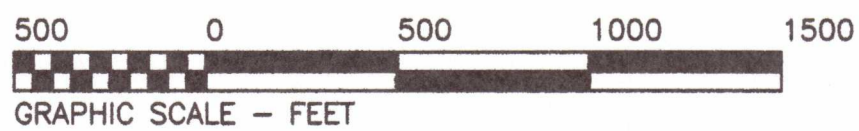
MATCH LINE



COURTESY
COPY
NOT TO BE RECORDED



Robert C. Jeans 6/20/23
ROBERT C. JEANS DATE



CORNERSTONE LAND SURVEYING, INC.
250 SOUTH MAIN STREET
P. O. BOX 779
ROCKY MOUNT, VIRGINIA 24151
540-489-3590

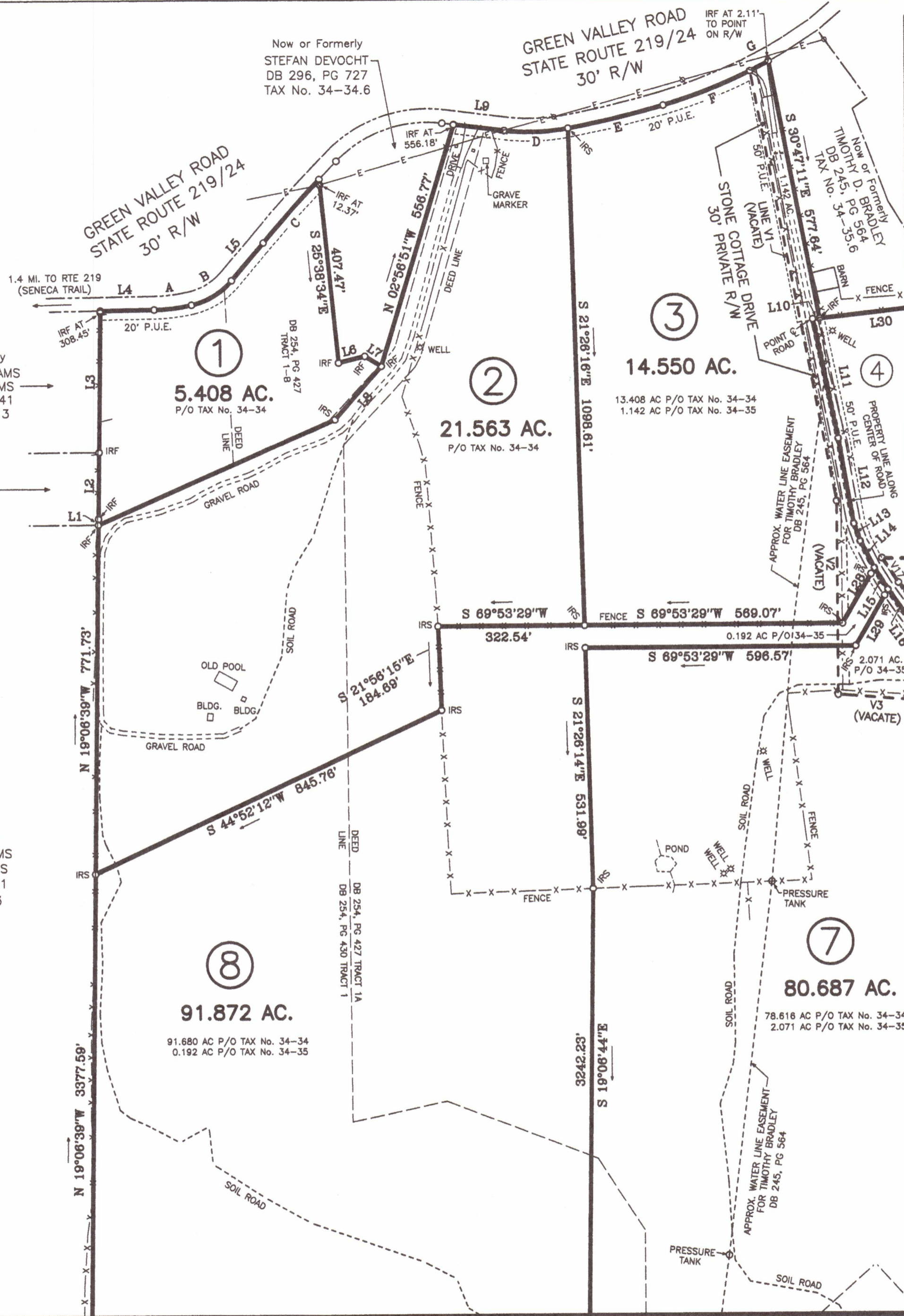
--- DEED LINES (TO BE VACATED)
--- TAX PARCEL LINES (TO BE VACATED)

KEY MAP

(NEW TRACTS 1 THROUGH 8)

PLAT OF SURVEY
SHOWING
**PETERS MOUNTAIN
SUBDIVISION**
LOCATED IN
RED SULPHUR DISTRICT
MONROE COUNTY, WEST VIRGINIA
JUNE 6, 2023
SCALE 1" = 500'

SHEET
2 OF 6

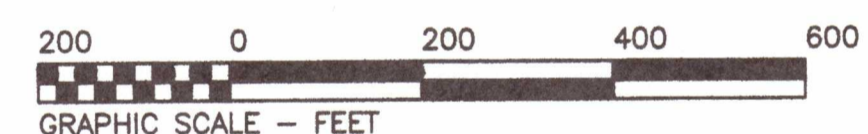


CURVE TABLE

CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHORD	CH. BEARING
A	400.07'	41.94'	83.57'	11°58'07"	83.42'	N 63°11'23"E
B	162.94'	54.59'	105.35'	37°02'37"	103.52'	N 38°41'00"E
C	3411.80'	93.38'	186.72'	3°08'09"	186.70'	N 21°43'46"E
D	460.66'	71.42'	141.72'	17°37'36"	141.16'	N 68°17'40"E
E	2242.49'	108.07'	215.97'	5°31'05"	215.89'	N 56°43'19"E
F	1166.35'	103.20'	205.87'	10°08'48"	205.60'	N 48°54'23"E
G	1166.35'	23.09'	46.17'	2°16'04"	46.16'	N 42°42'57"E

LINE TABLE

COURSE	BEARING	DISTANCE
L1	N 18°07'07"W	13.32'
L2	N 19°04'27"W	147.55'
L3	N 19°08'09"W	312.45'
L4	N 69°10'26"E	118.72'
L5	N 20°09'42"E	109.99'
L6	N 56°45'45"E	59.42'
L7	S 78°50'10"E	42.06'
L8	S 21°21'29"W	155.68'
L9	N 77°06'28"E	112.34'
L10	S 63°41'00"W	15.07'
L11	S 31°35'20"E	268.52'
L12	S 29°55'48"E	192.12'
L13	S 39°28'45"E	41.52'
L14	S 47°20'59"E	66.96'
L15	S 51°50'59"E	56.57'
L16	S 55°09'25"E	86.12'
L17	S 75°48'28"E	47.46'
L18	S 87°49'44"E	70.36'
L19	N 89°32'57"E	156.45'
L20	N 79°01'12"E	125.38'
L21	N 84°50'29"E	46.17'
L22	S 81°52'29"E	73.62'
L23	S 76°30'49"E	438.31'
L24	S 77°34'54"E	178.77'
L25	S 80°18'58"E	119.12'
L26	S 74°56'27"E	78.76'
L27	N 55°33'54"E	33.00'
L28	S 10°15'42"W	141.17' (ROD SET ON LINE AT 15.00')
L29	S 10°15'42"W	143.36' (ROD SET ON LINE AT 15.00')
L30	N 63°41'00"E	287.79'
L31	N 65°43'16"E	298.43'



LEGEND

- IRS = IRON ROD SET
- IRF = IRON ROD FOUND
- ⊗ = UTILITY POLE

**PLAT OF SURVEY
SHOWING
PETERS MOUNTAIN
SUBDIVISION**

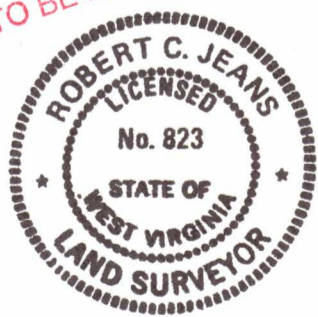
LOCATED IN
RED SULPHUR DISTRICT
MONROE COUNTY, WEST VIRGINIA

JUNE 6, 2023
SCALE 1" = 200'

SHEET
3 OF 6

FIELD BK 787, JOB No. 23046, DRAWING No. C-4749

COURTESY
COPY
NOT TO BE RECORDED



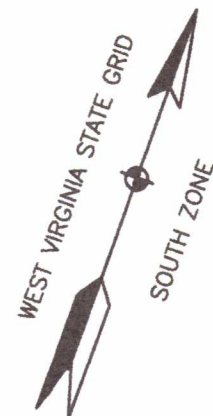
Robert C. Jeans 6/20/23
ROBERT C. JEANS DATE

CORNERSTONE LAND SURVEYING, INC.
250 SOUTH MAIN STREET
P. O. BOX 779
ROCKY MOUNT, VIRGINIA 24151
540-489-3590

MATCH LINE SEE SHEET 6

MATCH LINE SEE SHEET 4

SHEET 5



PLAT OF SURVEY
SHOWING
**PETERS MOUNTAIN
SUBDIVISION**
LOCATED IN
RED SULPHUR DISTRICT
MONROE COUNTY, WEST VIRGINIA
JUNE 6, 2023
SCALE 1" = 200'

LEGEND

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- IRF = IRON ROD FOUND
- ⊗ = UTILITY POLE

Now or Formerly
TIMOTHY D. BRADLEY
DEANNA K. BRADLEY
DB 235, PG 512
TAX No. 34-35.3

Now or Formerly
TIMOTHY D. BRADLEY
& OTHERS
DB 209, PG 310
TAX No. 34-35.1

Now or Formerly
TIMOTHY D. BRADLEY
& OTHERS
DB 209, PG 310
TAX No. 34-36.2

Now or Formerly
JOHN R. ALTIZER
DB 280, PG 439
TAX No. 34-36

MATCH LINE SEE SHEET 3

④
48.598 AC.
35.113 AC P/O TAX No. 34-35
11.791 AC ALL OF TAX No. 34-35.4
1.694 AC ALL OF TAX No. 34-30

⑦
80.687 AC.
78.616 AC P/O 34-34
2.071 AC P/O 34-35

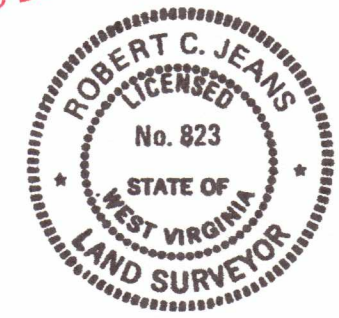
⑤
26.957 AC.
17.518 AC P/O TAX No. 34-35
9.439 AC P/O TAX No. 34-34

⑥
152.673 AC.
145.775 AC P/O TAX No. 34-34
6.898 AC P/O TAX No. 34-35

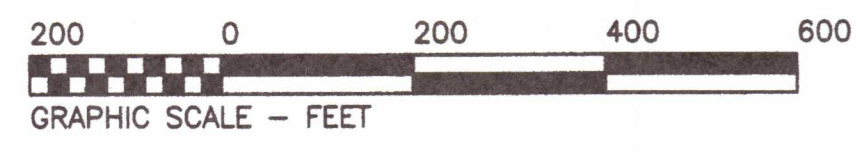
LINE TABLE ALONG
TAX PARCEL LINES
THAT ARE TO BE VACATED

COURSE	BEARING	DISTANCE
V1	S 30°56'45"E	967.28'
V2	S 20°01'44"E	427.89'
V3	N 74°05'09"E	480.82'
V4	S 14°19'09"E	462.01'
V5	N 67°55'42"E	356.96'
V6	S 21°07'48"E	453.55'
V7	N 67°55'42"E	1628.83'
V8	N 72°23'51"W	63.38'
V9	N 77°54'53"W	502.34'
V10	N 14°43'53"W	425.36'
V11	N 71°35'25"E	771.49'
V12	N 71°38'04"E	457.87'
V13	S 13°18'19"E	231.33'
V14	S 79°02'53"W	109.39'
V15	S 89°50'23"W	215.84'
V16	N 60°33'40"W	129.07'
V17	N 53°20'31"W	65.00'

COURTESY
COPY
NOT TO BE RECORDED



Robert C. Jeans 6/20/23
ROBERT C. JEANS DATE



SHEET 6

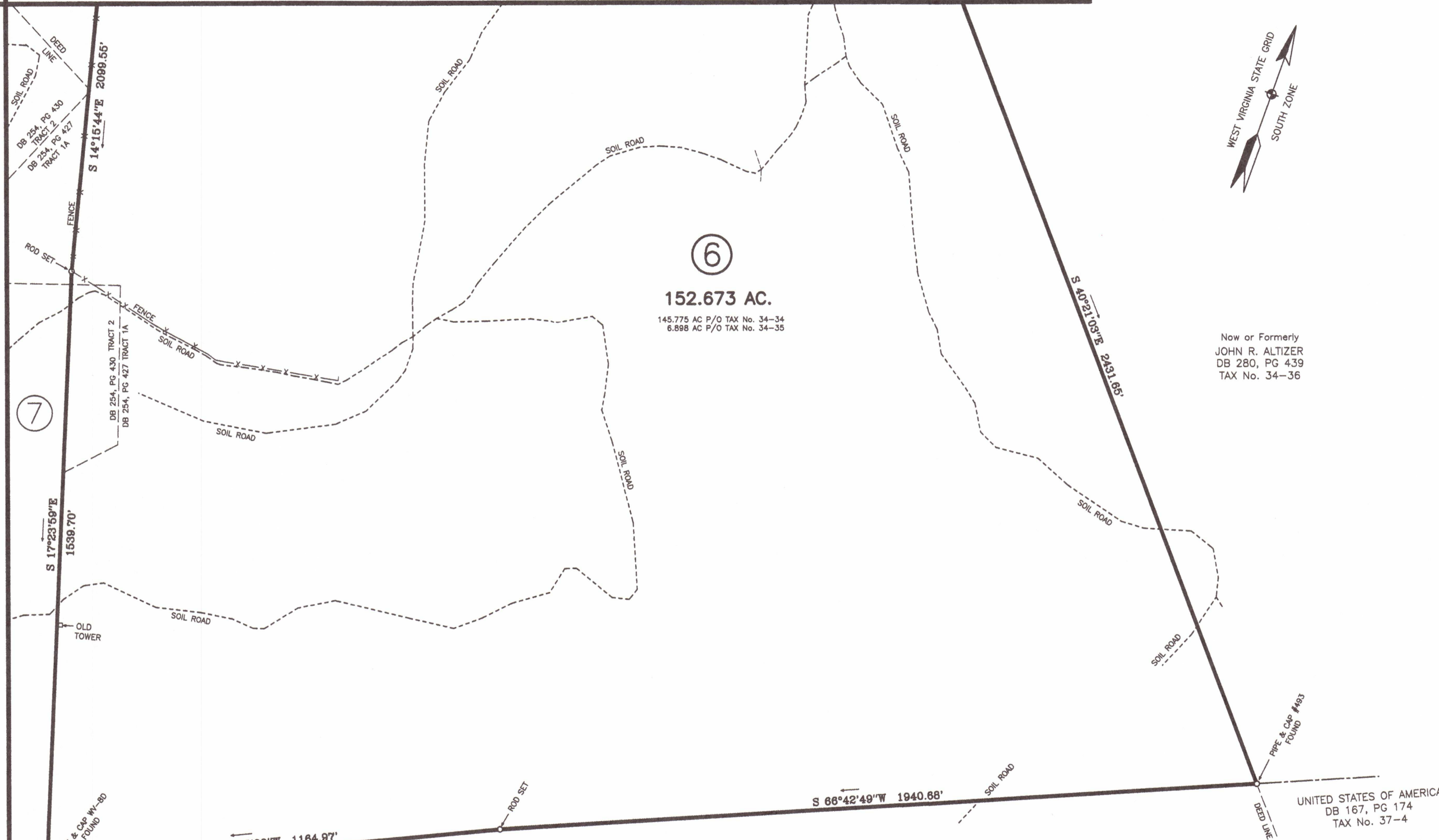
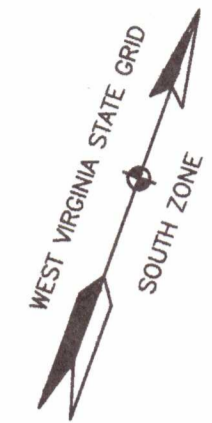
MATCH LINE SEE SHEET 5

CORNERSTONE LAND SURVEYING, INC.
250 SOUTH MAIN STREET
P. O. BOX 779
ROCKY MOUNT, VIRGINIA 24151
540-489-3590

SHEET
4 OF 6

FIELD BK 787, JOB No. 23046, DRAWING No. C-4756

MATCH LINE SEE SHEET 6



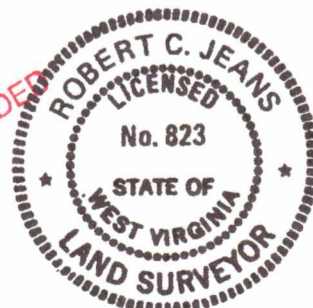
⑥
152.673 AC.
145.775 AC P/O TAX No. 34-34
6.898 AC P/O TAX No. 34-35

Now or Formerly
JOHN R. ALTIZER
DB 280, PG 439
TAX No. 34-36

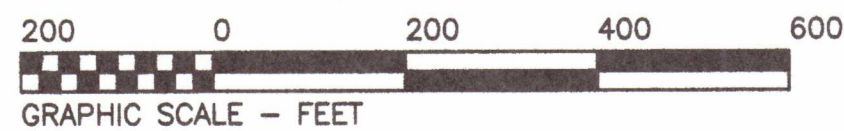
UNITED STATES OF AMERICA
DB 167, PG 174
TAX No. 37-4

UNITED STATES OF AMERICA
DB 160, PG 293
TAX No. 37-3

COURTESY
COPY
NOT TO BE RECORDED



Rob Jeans 6/20/23
ROBERT C. JEANS DATE



LEGEND

- IRS = IRON ROD SET
- IRF = IRON ROD FOUND
- ⊗ = UTILITY POLE

PLAT OF SURVEY
SHOWING
**PETERS MOUNTAIN
SUBDIVISION**
LOCATED IN
RED SULPHUR DISTRICT
MONROE COUNTY, WEST VIRGINIA
JUNE 6, 2023
SCALE 1" = 200'

SHEET
5 OF 6

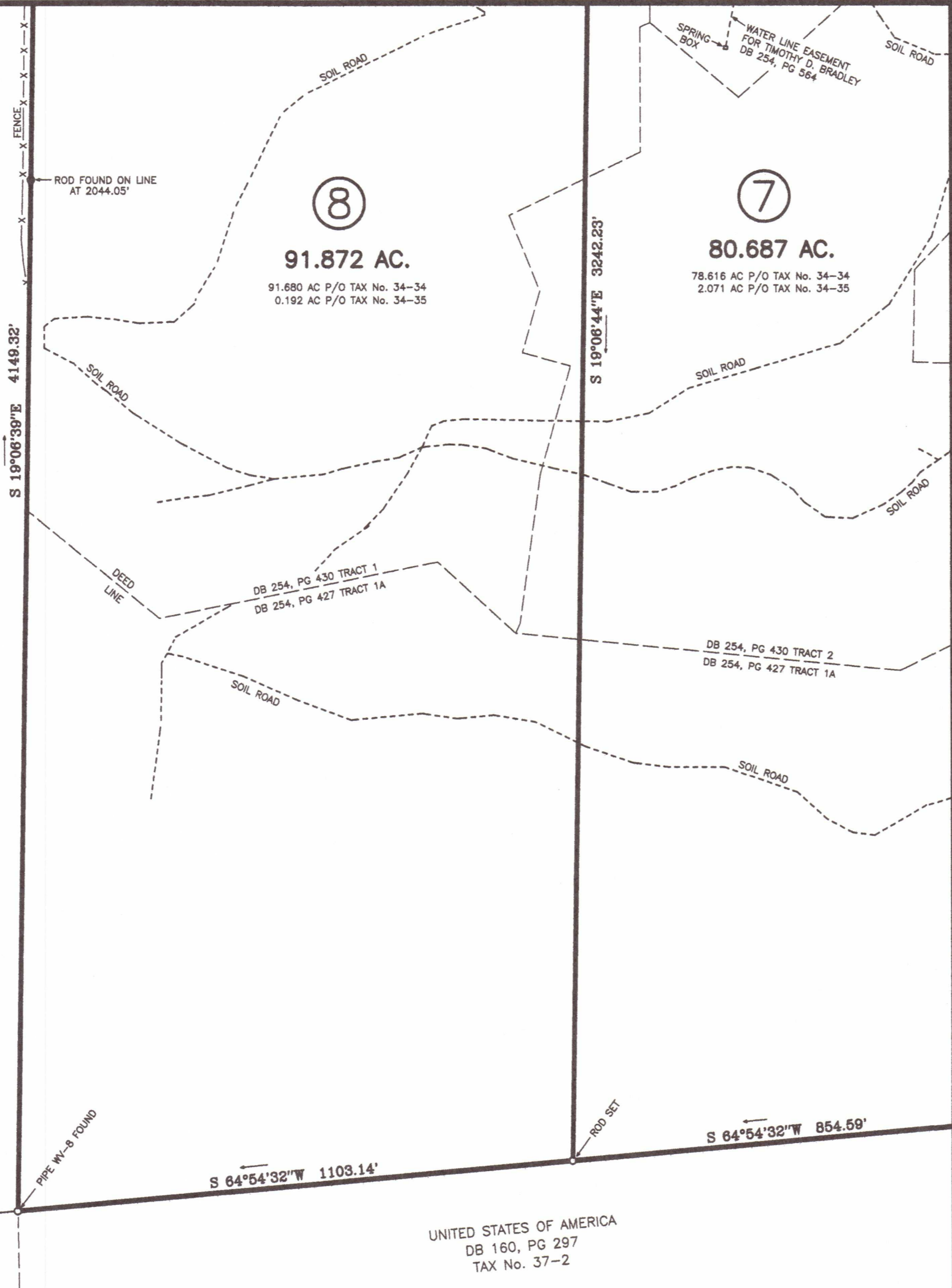
CORNERSTONE LAND SURVEYING, INC.
250 SOUTH MAIN STREET
P. O. BOX 779
ROCKY MOUNT, VIRGINIA 24151
540-489-3590

MATCH LINE SEE SHEET 3

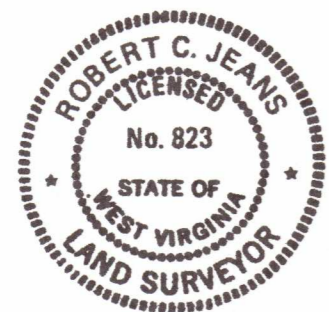
SHEET 4



Now or Formerly
R. SCOTT WILLIAMS
STEVEN WILLIAMS
DB 279, PG 141
TAX No. 34-13



MATCH LINE SEE SHEET 5



Robert C. Jeans 6/20/23
ROBERT C. JEANS DATE

UNITED STATES OF AMERICA
DB 163, PG 311
TAX No. 37-1.1

UNITED STATES OF AMERICA
DB 160, PG 297
TAX No. 37-2

S 64°54'32"W 1103.14'

S 64°54'32"W 854.59'

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- ⊗ = UTILITY POLE

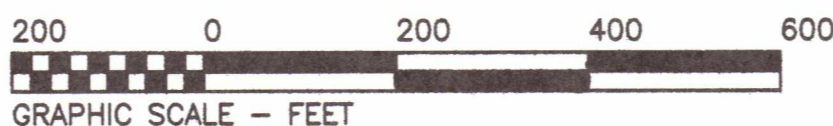
PLAT OF SURVEY
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**PETERS MOUNTAIN
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SHEET
6 OF 6

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250 SOUTH MAIN STREET
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540-489-3590



FIELD BK 787, JOB No. 23046, DRAWING No. C-4756