

**SURVEY TIE INFORMATION**

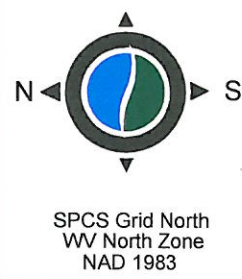
LINE	BEARING	DISTANCE
L1	S 33°13'08" W	163.78'
L2	S 77°43'28" W	166.82'
L3	S 52°59'36" E	124.55'
L4	N 71°05'59" W	266.28'
L5	N 63°05'16" E	457.71'
L6	N 27°51'01" E	195.00'
L7	S 50°38'18" W	143.35'
L8	S 47°34'15" E	54.19'
L9	S 18°00'30" W	37.92'
L10	S 87°51'40" W	140.17'
L11	S 14°58'54" E	193.36'

**Legend**

Property Line	
Deed Restricted Perimeter	
Existing Road R/W	
Existing Utility R/W	
River / Stream	

I hereby certify that this survey was prepared by me or under my direction; and that, to the best of my knowledge and belief, the locations shown are true and accurate. The ground survey upon which this exhibit is based was concluded on November 16, 2016. It was performed using a combination of random traverse and RTK GPS methods.

*Ryan Jones*  
 Ryan Jones, PS #2165  
 3/28/2017  
 Date



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 DELMONT, PA 15626  
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**West Virginia Land Trust, Inc.**  
  
 Scale: 1" = 600'

**West Virginia Land Trust, Inc.**  
 Dunlap Site  
 Deed Restriction Plan  
 Exhibit #1 Overall Site (1 of 12)  
 Clinton District  
 Monongalia County  
 West Virginia  
 JC2017-39

DRAWN BY: JV	DATE: 3/28/17
SCALE: 1" = 600'	

### Survey Notes

The basis of bearings shown hereon is the West Virginia State Plane Coordinate System of 1983 (North Zone) as determined by a GPS survey utilizing the KeyNetGPS Virtual Reference System, North American Datum of 1983 (NAD83, 2011, epoch 2010.00). Courses and distances shown hereon describe the perimeter of the deed restricted area.

### Survey Description

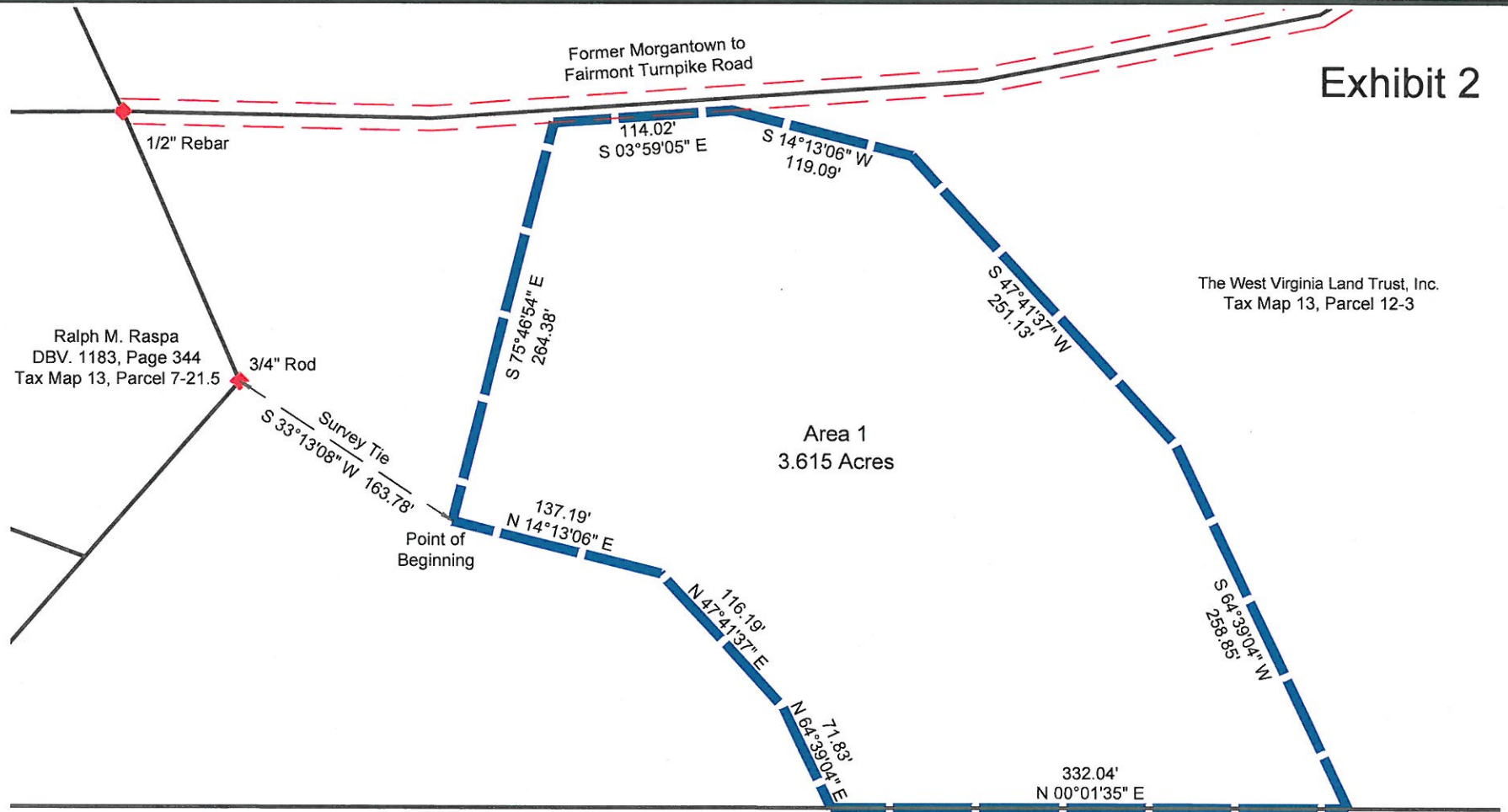
All that certain Deed Restricted Area being located in Clinton District, Monongalia County, State of West Virginia and being more particularly described as follows:

**COMMENCING** at an existing 3/4" diameter rod located on the northern line of lands of The West Virginia Land Trust, Inc. and being common to the southern corner of lands of Ralph M. Raspa as recorded in DBV. 1183, Page 344, thence South 33°13'08" West 163.78' to the **POINT OF BEGINNING** located at the northwestern corner of the Deed Restricted Area 1, thence through lands of The West Virginia Land Trust, Inc. the following call:

South 75°46'54" East 264.38'; thence along the western right-of-way of the former Morgantown to Fairmont Turnpike Road the following call,  
 South 03°59'05" East 114.02'; thence through lands of The West Virginia Land Trust, Inc. the following three calls,  
 South 14°13'06" West 119.09'; thence,  
 South 47°41'37" West 251.13'; thence,  
 South 64°39'04" West 258.85'; thence along the west line of The West Virginia Land Trust, Inc. where it is common to lands of Ralph M. Raspa as recorded in DBV. 1183, Page 344 the following call,  
 North 00°01'35" East 332.04'; thence through lands of The West Virginia Land Trust, Inc. the following three calls,  
 North 64°39'04" East 71.83'; thence,  
 North 47°41'37" East 116.19'; thence,  
 North 14°13'06" East 137.19' to the **POINT OF BEGINNING**.

Containing 3.615 acres.

Exhibit 2



### Legend

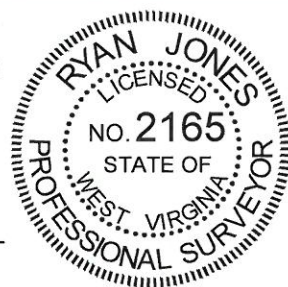
- Property Line
- Deed Restricted Perimeter
- Monument Found as Noted

Ralph M. Raspa  
 DBV. 1183, Page 344  
 Tax Map 13, Parcel 7-19

I hereby certify that this survey was prepared by me or under my direction; and that, to the best of my knowledge and belief, the locations shown are true and accurate. The ground survey upon which this exhibit is based was concluded on November 16, 2016. It was performed using a combination of random traverse and RTK GPS methods.

*Ryan Jones*  
 Ryan Jones, PS #2165

3/28/2017  
 Date



SPCS Grid North  
 WV North Zone  
 NAD 1983



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### West Virginia Land Trust, Inc.



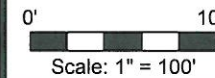
Dunlap Site  
 Deed Restriction Plan

Exhibit #2 Area 1 (2 of 12)

DRAWN BY: JV  
 DATE: 3/28/17

SCALE: 1" = 100'

Clinton District  
 Monongalia County  
 West Virginia  
 JC2017-39



### Survey Notes

The basis of bearings shown hereon is the West Virginia State Plane Coordinate System of 1983 (North Zone) as determined by a GPS survey utilizing the KeyNetGPS Virtual Reference System, North American Datum of 1983 (NAD83, 2011, epoch 2010.00). Courses and distances shown hereon describe the perimeter of the deed restricted area.

### Survey Description

All that certain Deed Restricted Area being located in Clinton District, Monongalia County, State of West Virginia and being more particularly described as follows:

**COMMENCING** at a set 5/8" diameter rebar with red plastic cap labeled "PA SU075334 WV 2165 JONES" located at an eastern line of lands of The West Virginia Land Trust, Inc. and being common to western right-of-way of West Virginia State Route 73, thence South 77°43'28" West 166.82' to the **POINT OF BEGINNING** located at the northern corner of the Deed Restricted Area 2, thence through lands of The West Virginia Land Trust, Inc. the following five calls:

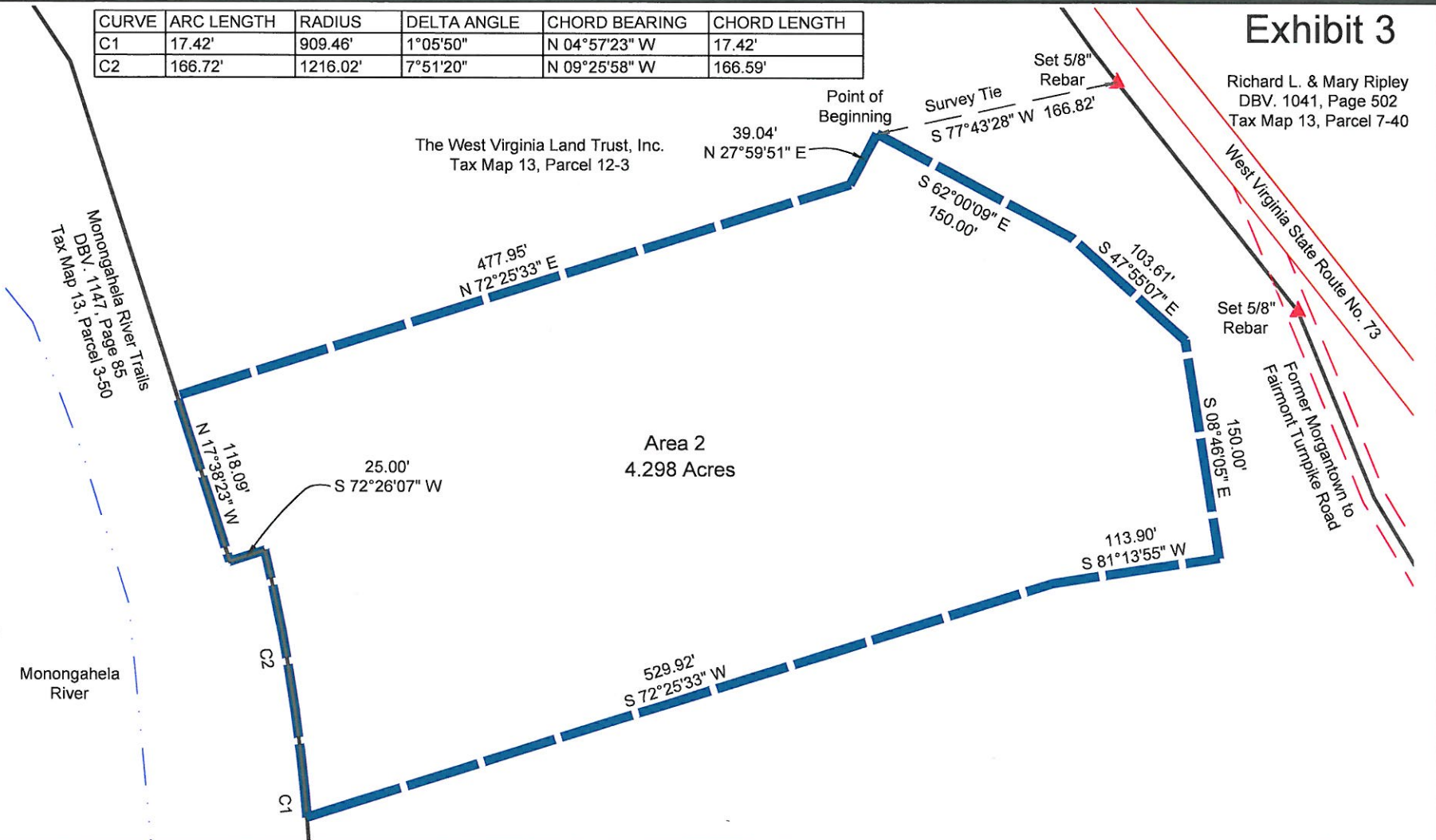
- South 62°00'09" East 150.00'; thence,
- South 47°55'07" East 103.61'; thence,
- South 08°46'05" East 150.00'; thence,
- South 81°13'55" West 113.90'; thence,
- South 72°25'33" West 529.92'; thence along the western line of The West Virginia Land Trust, Inc. where it is common to lands of Monongahela River Trails as recorded in DBV. 1147, Page 85 the following four calls,
- with a curve turning to the left with an arc length of 17.42', radius of 909.46', chord bearing of North 04°57'23" West and chord length of 17.42'; thence,
- with a compound curve turning to the left with an arc length of 166.72', radius of 1,216.02', chord bearing of North 09°25'58" West and chord length of 166.59'; thence,
- South 72°26'07" West 25.00'; thence,
- North 17°38'23" West 118.09'; thence through lands of The West Virginia Land Trust, Inc. the following two calls,
- North 72°25'33" East 477.95'; thence,
- North 27°59'51" East 39.04' to the **POINT OF BEGINNING**.

Containing 4.298 acres.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	17.42'	909.46'	1°05'50"	N 04°57'23" W	17.42'
C2	166.72'	1216.02'	7°51'20"	N 09°25'58" W	166.59'

### Exhibit 3

Richard L. & Mary Ripley  
DBV. 1041, Page 502  
Tax Map 13, Parcel 7-40



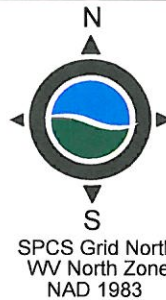
### Legend

- Property Line
- Deed Restricted Perimeter
- Monument Found as Noted

I hereby certify that this survey was prepared by me or under my direction; and that, to the best of my knowledge and belief, the locations shown are true and accurate. The ground survey upon which this exhibit is based was concluded on November 16, 2016. It was performed using a combination of random traverse and RTK GPS methods.

*Ryan Jones*  
Ryan Jones, PS #2165

3/28/2017  
Date



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### West Virginia Land Trust, Inc



0' 100'  
Scale: 1" = 100'

Dunlap Site Deed Restriction Plan	
Exhibit #3 Area 2 (3 of 12)	
DRAWN BY: JV	DATE: 3/28/17
SCALE: 1" = 100'	Clinton District Monongalia County West Virginia JC2017-39

**Survey Notes**

The basis of bearings shown hereon is the West Virginia State Plane Coordinate System of 1983 (North Zone) as determined by a GPS survey utilizing the KeyNetGPS Virtual Reference System, North American Datum of 1983 (NAD83, 2011, epoch 2010.00). Courses and distances shown hereon describe the perimeter of the deed restricted area.

**Survey Description**

All that certain Deed Restricted Area being located in Clinton District, Monongalia County, State of West Virginia and being more particularly described as follows:

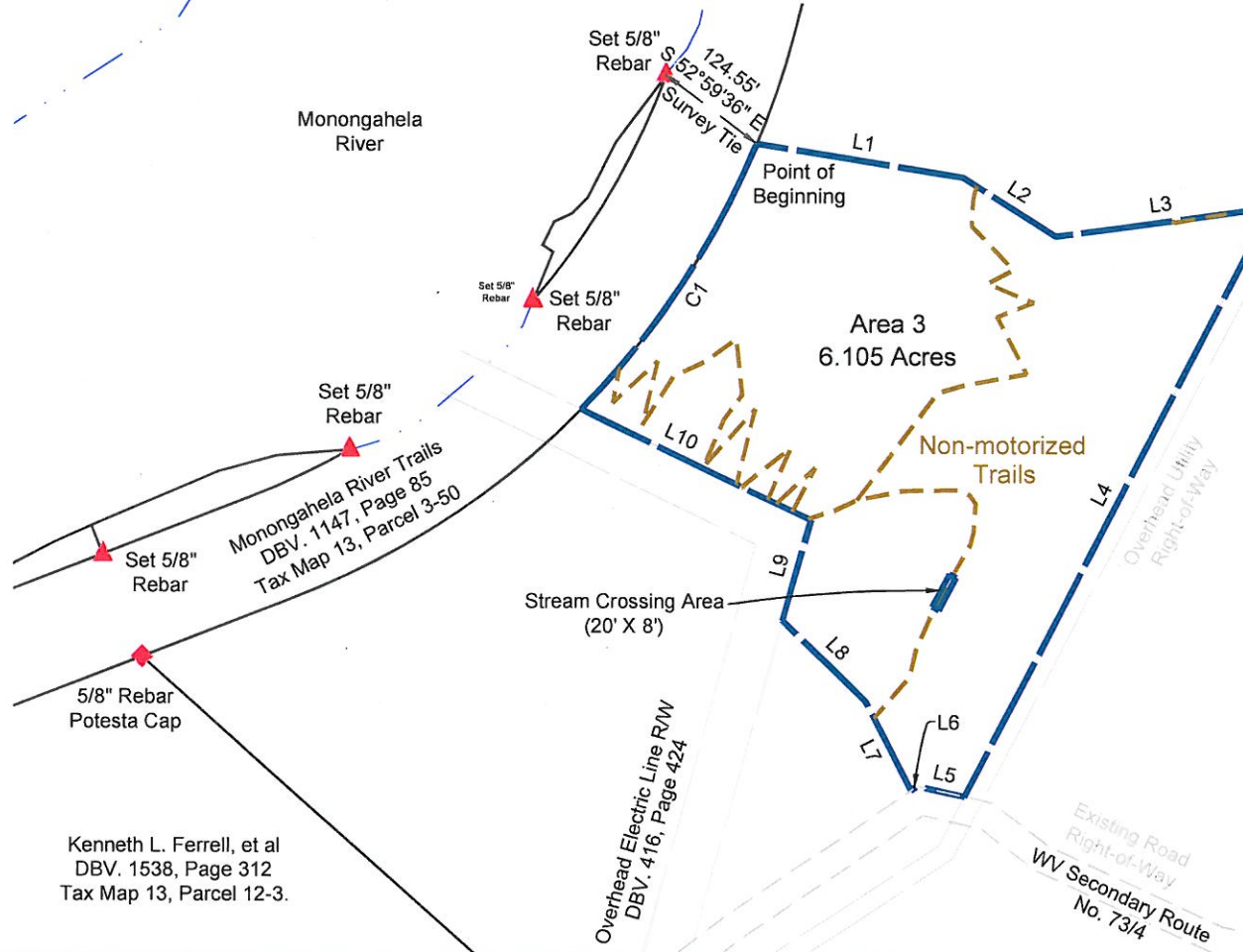
**COMMENCING** at a set 5/8" diameter rebar with red plastic cap labeled "PA SU075334 WV 2165 JONES" located at a western line of lands of The West Virginia Land Trust, Inc. and being common to western line of lands of Monongahela River Trails as recorded in DBV. 1147, Page 85 and the eastern edge of the Monongahela River, thence South 52°59'36" East 124.55' to the **POINT OF BEGINNING** located at the northwestern corner of the Deed Restricted Area 3, thence through lands of The West Virginia Land Trust, Inc. the following ten calls:

- South 80°40'23" East 225.49'; thence,
- South 57°33'43" East 119.78'; thence,
- North 82°21'02" East 237.90'; thence,
- South 27°27'55" West 726.32'; thence,
- North 77°28'26" West 52.72'; thence,
- South 55°26'23" West 8.30'; thence,
- North 26°50'48" West 108.91'; thence,
- North 44°59'18" West 125.77'; thence,
- North 15°23'57" East 114.06'; thence,
- North 64°20'30" West 278.58'; thence along the western line of The West Virginia Land Trust, Inc. where it is common to said land of Monongahela River Trails the following call,

with a curve turning to the left with an arc length of 350.55', radius of 909.46', chord bearing of North 33°36'35" East and chord length of 348.39' to the **POINT OF BEGINNING**.

Containing 6.105 acres.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	350.55'	909.46'	22°05'05"	N 33°36'35" E	348.39'



The West Virginia Land Trust, Inc.  
Tax Map 13, Parcel 12-3

LINE	BEARING	DISTANCE
L1	S 80°40'23" E	225.49'
L2	S 57°33'43" E	119.78'
L3	N 82°21'02" E	237.90'
L4	S 27°27'55" W	726.32'
L5	N 77°28'26" W	52.72'
L6	S 55°26'23" W	8.30'
L7	N 26°50'48" W	108.91'
L8	N 44°59'18" W	125.77'
L9	N 15°23'57" E	114.06'
L10	N 64°20'30" W	278.58'

**Legend**

- Property Line
- Deed Restricted Perimeter
- Monument Found as Noted

Kenneth L. Ferrell, et al  
DBV. 1538, Page 312  
Tax Map 13, Parcel 12-3.

I hereby certify that this survey was prepared by me or under my direction; and that, to the best of my knowledge and belief, the locations shown are true and accurate. The ground survey upon which this exhibit is based was concluded on November 16, 2016. It was performed using a combination of random traverse and RTK GPS methods.

*Ryan Jones*  
Ryan Jones, PS #2165

3/28/2017  
Date



SPCS Grid North  
WV North Zone  
NAD 1983



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**West Virginia Land Trust, Inc.**



Dunlap Site  
Deed Restriction Plan

Exhibit #4 Area 3 (4 of 12)

DRAWN BY: JV  
DATE: 3/28/17

SCALE: 1" = 200'

Clinton District  
Monongalia County  
West Virginia  
JC2017-39

0' 200'  
Scale: 1" = 200'

### Survey Notes

The basis of bearings shown hereon is the West Virginia State Plane Coordinate System of 1983 (North Zone) as determined by a GPS survey utilizing the KeyNetGPS Virtual Reference System, North American Datum of 1983 (NAD83, 2011, epoch 2010.00). Courses and distances shown hereon describe the perimeter of the deed restricted area.

Richard L. & Mary Ripley  
DBV. 1041, Page 502  
Tax Map 13, Parcel 7-40

### Exhibit 5

Corner Post

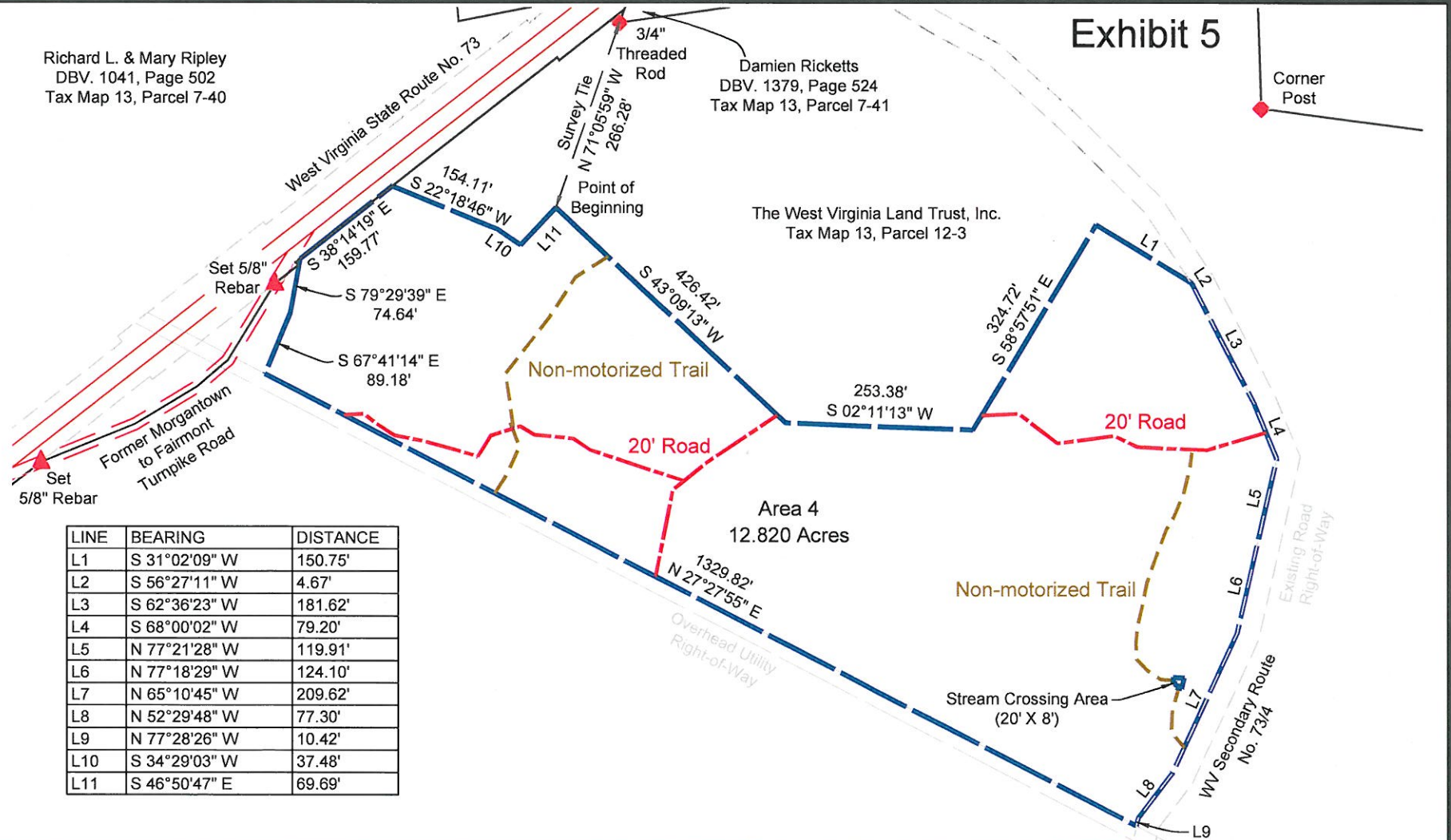
### Survey Description

All that certain Deed Restricted Area being located in Clinton District, Monongalia County, State of West Virginia and being more particularly described as follows:

**COMMENCING** at an existing 3/4" diameter threaded rod located at an eastern corner of lands of The West Virginia Land Trust, Inc. and being common to the northwest corner of lands of Damien Ricketts as recorded in DBV. 1379, Page 524, thence North 71°05'59" West 266.28' to the **POINT OF BEGINNING** located at an eastern corner of the Deed Restricted Area 4, thence through lands of The West Virginia Land Trust, Inc. the following fifteen calls:

South 43°09'13" West 426.42'; thence,  
South 02°11'13" West 253.38'; thence,  
South 58°57'51" East 324.72'; thence,  
South 31°02'09" West 150.75'; thence,  
South 56°27'11" West 4.67'; thence,  
South 62°36'23" West 181.62'; thence,  
South 68°00'02" West 79.20'; thence,  
North 77°21'28" West 119.91'; thence,  
North 77°18'29" West 124.10'; thence,  
North 65°10'45" West 209.62'; thence,  
North 52°29'48" West 77.30'; thence,  
North 77°28'26" West 10.42'; thence,  
North 27°27'55" East 1,329.82'; thence,  
South 67°41'14" East 89.18'; thence,  
South 79°29'39" East 74.64'; thence along the eastern line of lands of The West Virginia Land Trust, Inc. where it is common to the western right-of-way of West Virginia State Route No. 73 the following call,  
South 38°14'19" East 159.77'; thence through lands of The West Virginia Land Trust, Inc. the following three calls,  
South 22°18'46" West 154.11'; thence,  
South 34°29'03" West 37.48'; thence,  
South 46°50'47" East 69.69' to the **POINT OF BEGINNING**.

Containing 12.820 acres.



LINE	BEARING	DISTANCE
L1	S 31°02'09" W	150.75'
L2	S 56°27'11" W	4.67'
L3	S 62°36'23" W	181.62'
L4	S 68°00'02" W	79.20'
L5	N 77°21'28" W	119.91'
L6	N 77°18'29" W	124.10'
L7	N 65°10'45" W	209.62'
L8	N 52°29'48" W	77.30'
L9	N 77°28'26" W	10.42'
L10	S 34°29'03" W	37.48'
L11	S 46°50'47" E	69.69'

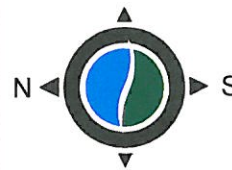
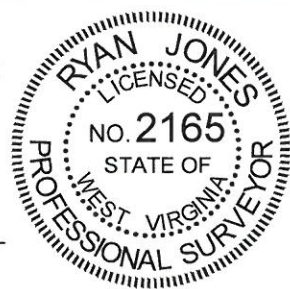
### Legend

- Property Line
- Deed Restricted Perimeter
- Monument Found as Noted

I hereby certify that this survey was prepared by me or under my direction; and that, to the best of my knowledge and belief, the locations shown are true and accurate. The ground survey upon which this exhibit is based was concluded on November 16, 2016. It was performed using a combination of random traverse and RTK GPS methods.

*Ryan Jones*  
Ryan Jones, PS #2165

3/28/2017  
Date



SPCS Grid North  
WV North Zone  
NAD 1983



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### West Virginia Land Trust, Inc.



0' 200'  
Scale: 1" = 200'

Dunlap Site Deed Restriction Plan	
Exhibit #5 Area 4 (5 of 12)	
DRAWN BY: JV	DATE: 3/28/17
Clinton District Monongalia County West Virginia JC2017-39	

### Survey Notes

The basis of bearings shown hereon is the West Virginia State Plane Coordinate System of 1983 (North Zone) as determined by a GPS survey utilizing the KeyNetGPS Virtual Reference System, North American Datum of 1983 (NAD83, 2011, epoch 2010.00). Courses and distances shown hereon describe the perimeter of the deed restricted area.

### Survey Description

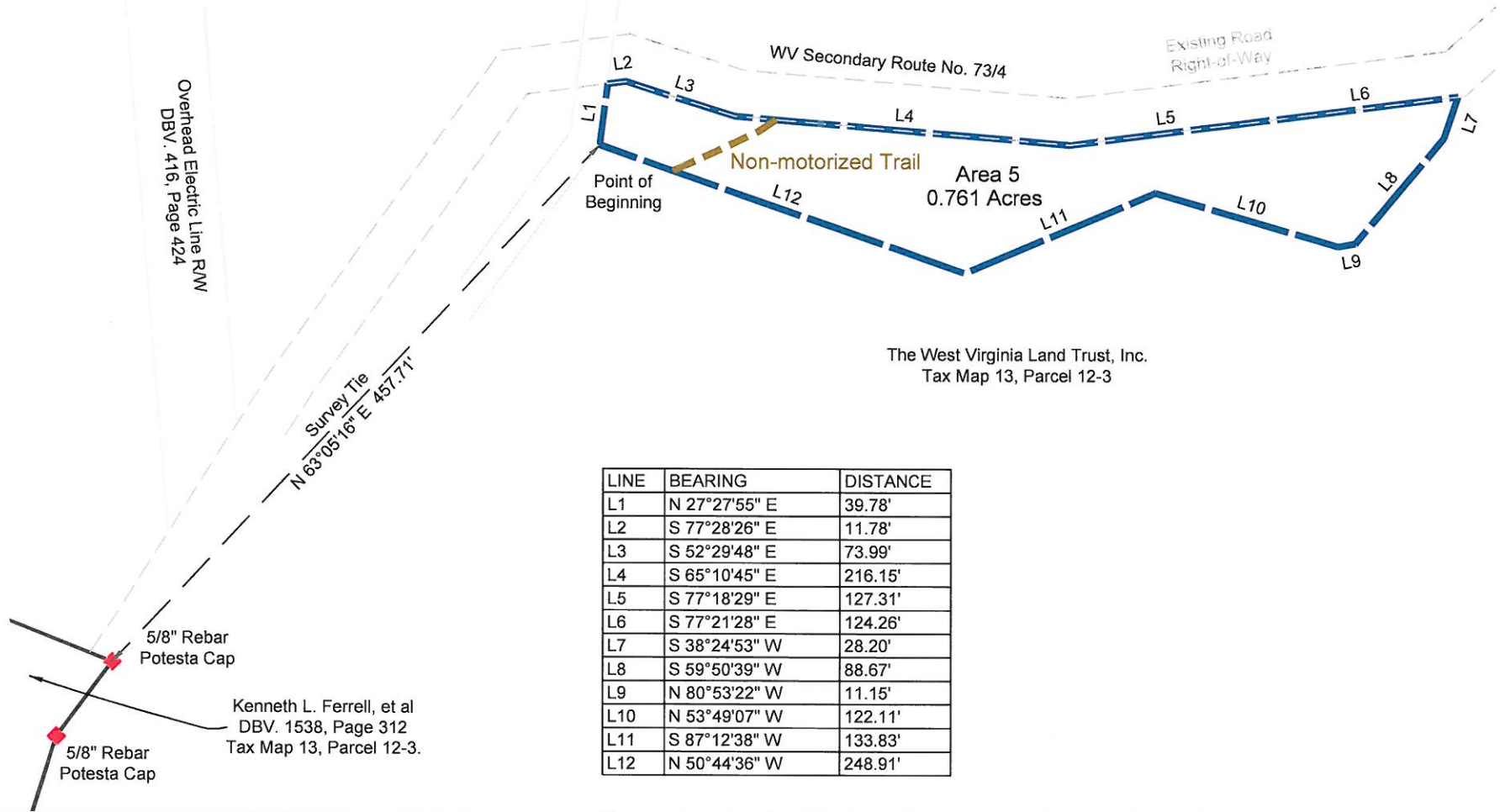
All that certain Deed Restricted Area being located in Clinton District, Monongalia County, State of West Virginia and being more particularly described as follows:

**COMMENCING** at an existing 5/8" diameter rebar with cap labeled "Potesta" located at a western corner of lands of The West Virginia Land Trust, Inc. and being common to the southeastern corner of lands of Kenneth L. Ferrell, et al as recorded in DBV. 1538, Page 312, thence North 63°05'16" East 457.71' to the **POINT OF BEGINNING** located at the west corner of the Deed Restricted Area 5, thence through lands of The West Virginia Land Trust, Inc. the following twelve calls:

- North 27°27'55" East 39.78'; thence,
- South 77°28'26" East 11.78'; thence,
- South 52°29'48" East 73.99'; thence,
- South 65°10'45" East 216.15'; thence,
- South 77°18'29" East 127.31'; thence,
- South 77°21'28" East 124.26'; thence,
- South 38°24'53" West 28.20'; thence,
- South 59°50'39" West 88.67'; thence,
- North 80°53'22" West 11.15'; thence,
- North 53°49'07" West 122.11'; thence,
- South 87°12'38" West 133.83'; thence,
- North 50°44'36" West 248.91' to the **POINT OF BEGINNING**.

Containing 0.761 acres.

### Exhibit 6



LINE	BEARING	DISTANCE
L1	N 27°27'55" E	39.78'
L2	S 77°28'26" E	11.78'
L3	S 52°29'48" E	73.99'
L4	S 65°10'45" E	216.15'
L5	S 77°18'29" E	127.31'
L6	S 77°21'28" E	124.26'
L7	S 38°24'53" W	28.20'
L8	S 59°50'39" W	88.67'
L9	N 80°53'22" W	11.15'
L10	N 53°49'07" W	122.11'
L11	S 87°12'38" W	133.83'
L12	N 50°44'36" W	248.91'

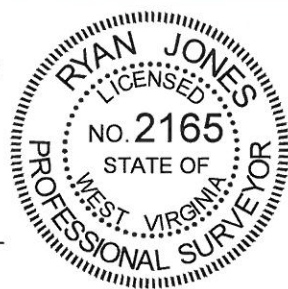
### Legend

- Property Line
- Deed Restricted Perimeter
- Monument Found as Noted

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*Ryan Jones*  
Ryan Jones, PS #2165

3/28/2017  
Date



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West Virginia Land Trust, Inc.

WEST VIRGINIA LAND TRUST

Dunlap Site  
Deed Restriction Plan  
Exhibit #6 Area 5 (6 of 12)

Clinton District  
Monongalia County  
West Virginia  
JC2017-39

Scale: 1" = 100'

### Survey Notes

The basis of bearings shown hereon is the West Virginia State Plane Coordinate System of 1983 (North Zone) as determined by a GPS survey utilizing the KeyNetGPS Virtual Reference System, North American Datum of 1983 (NAD83, 2011, epoch 2010.00). Courses and distances shown hereon describe the perimeter of the deed restricted area.

### Exhibit 7

### Survey Description

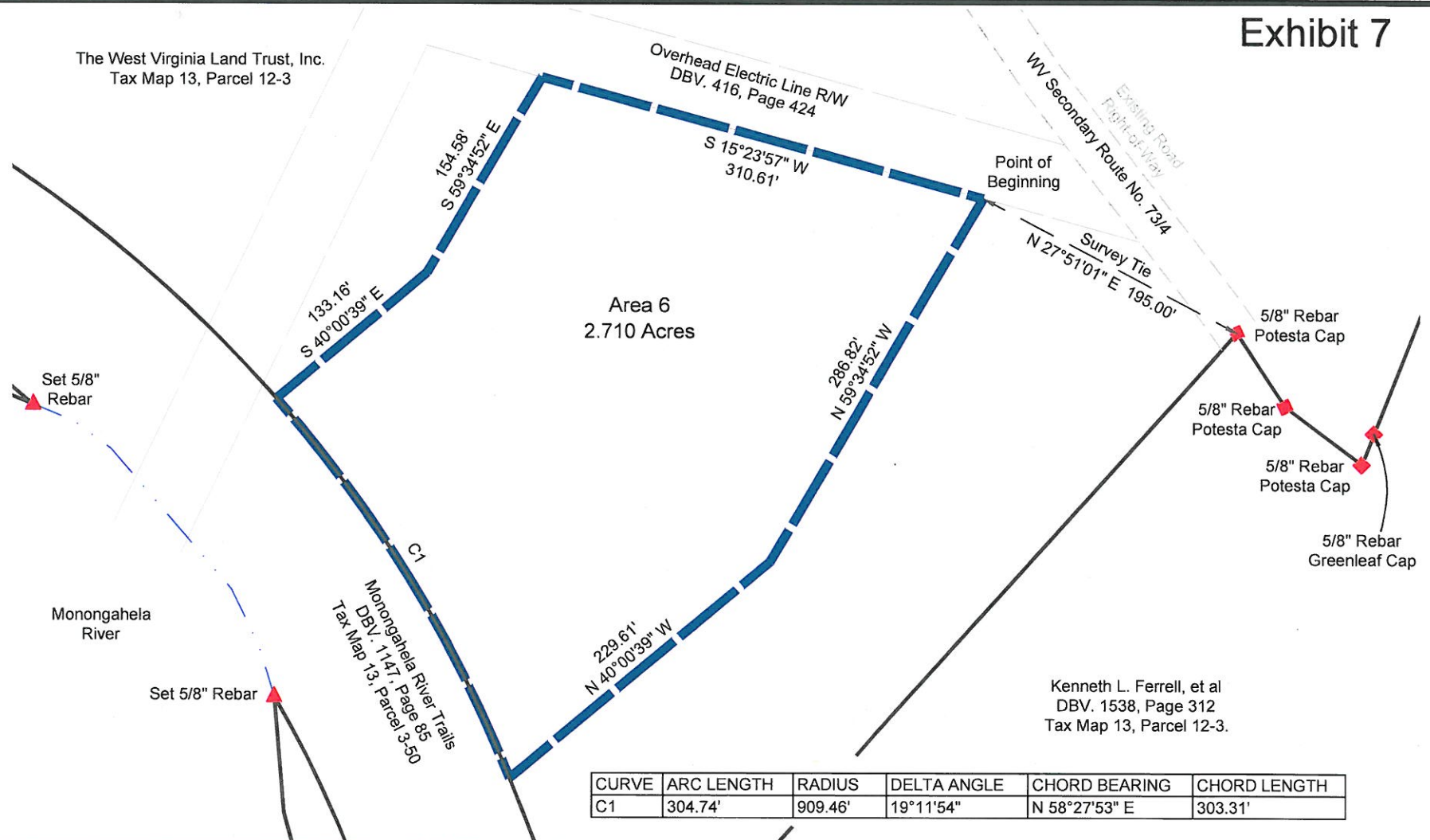
All that certain Deed Restricted Area being located in Clinton District, Monongalia County, State of West Virginia and being more particularly described as follows:

**COMMENCING** at an existing 5/8" diameter rebar with cap labeled "Potesta" located at a western corner of lands of The West Virginia Land Trust, Inc. and being common to the southeastern corner of lands of Kenneth L. Ferrell, et al as recorded in DBV. 1538, Page 312, thence North 27°51'01" East 195.00' to the **POINT OF BEGINNING** located at the southeast corner of the Deed Restricted Area 6, thence through lands of The West Virginia Land Trust, Inc. the following two calls:

North 59°34'52" West 286.82'; thence,  
 North 40°00'39" West 229.61'; thence along the western line of The West Virginia Land Trust, Inc. where it is common to lands of Monongahela River Trails as recorded in DBV. 1147, Page 85 the following call,  
 with a curve turning to the left with an arc length of 304.74', radius of 909.46', chord bearing of North 58°27'53" East and chord length of 303.31'; thence through lands of The West Virginia Land Trust, Inc. the following three calls,  
 South 40°00'39" East 133.16'; thence,  
 South 59°34'52" East 154.58'; thence,  
 South 15°23'57" West 310.61' to the **POINT OF BEGINNING**.

Containing 2.710 acres.

The West Virginia Land Trust, Inc.  
 Tax Map 13, Parcel 12-3



Kenneth L. Ferrell, et al  
 DBV. 1538, Page 312  
 Tax Map 13, Parcel 12-3.

### Legend

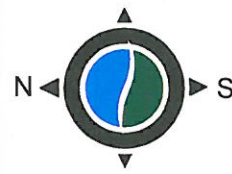
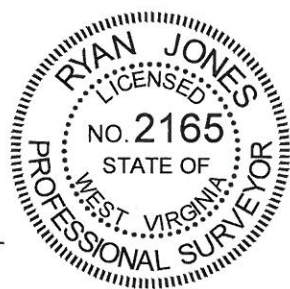
- Property Line
- Deed Restricted Perimeter
- Monument Found as Noted

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	304.74'	909.46'	19°11'54"	N 58°27'53" E	303.31'

I hereby certify that this survey was prepared by me or under my direction; and that, to the best of my knowledge and belief, the locations shown are true and accurate. The ground survey upon which this exhibit is based was concluded on November 16, 2016. It was performed using a combination of random traverse and RTK GPS methods.

*Ryan Jones*  
 Ryan Jones, PS #2165

3 / 29 / 2017  
 Date



SPCS Grid North  
 WV North Zone  
 NAD 1983

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West Virginia Land Trust, Inc.

Dunlap Site  
 Deed Restriction Plan  
 Exhibit #7 Area 6 (7 of 12)

DRAWN BY: JV	DATE 3/29/17	Clinton District Monongalia County West Virginia JC2017-39
SCALE: 1" = 100'		

Scale: 1" = 100'

### Survey Notes

The basis of bearings shown hereon is the West Virginia State Plane Coordinate System of 1983 (North Zone) as determined by a GPS survey utilizing the KeyNetGPS Virtual Reference System, North American Datum of 1983 (NAD83, 2011, epoch 2010.00). Courses and distances shown hereon describe the perimeter of the deed restricted area.

### Survey Description

All that certain Deed Restricted Area being located in Clinton District, Monongalia County, State of West Virginia and being more particularly described as follows:

**COMMENCING** at an existing 1/2" diameter rebar located at a southeastern interior corner of lands of The West Virginia Land Trust, Inc. and being common to the east corner of lands of Herbert D. & Linda L. Edgell, Jr. as recorded in DBV. 1262, Page 562, thence South 50°38'18" West 143.35' to the **POINT OF BEGINNING** located at a northern corner of the Deed Restricted Area 7, thence through lands of The West Virginia Land Trust, Inc. the following six calls:

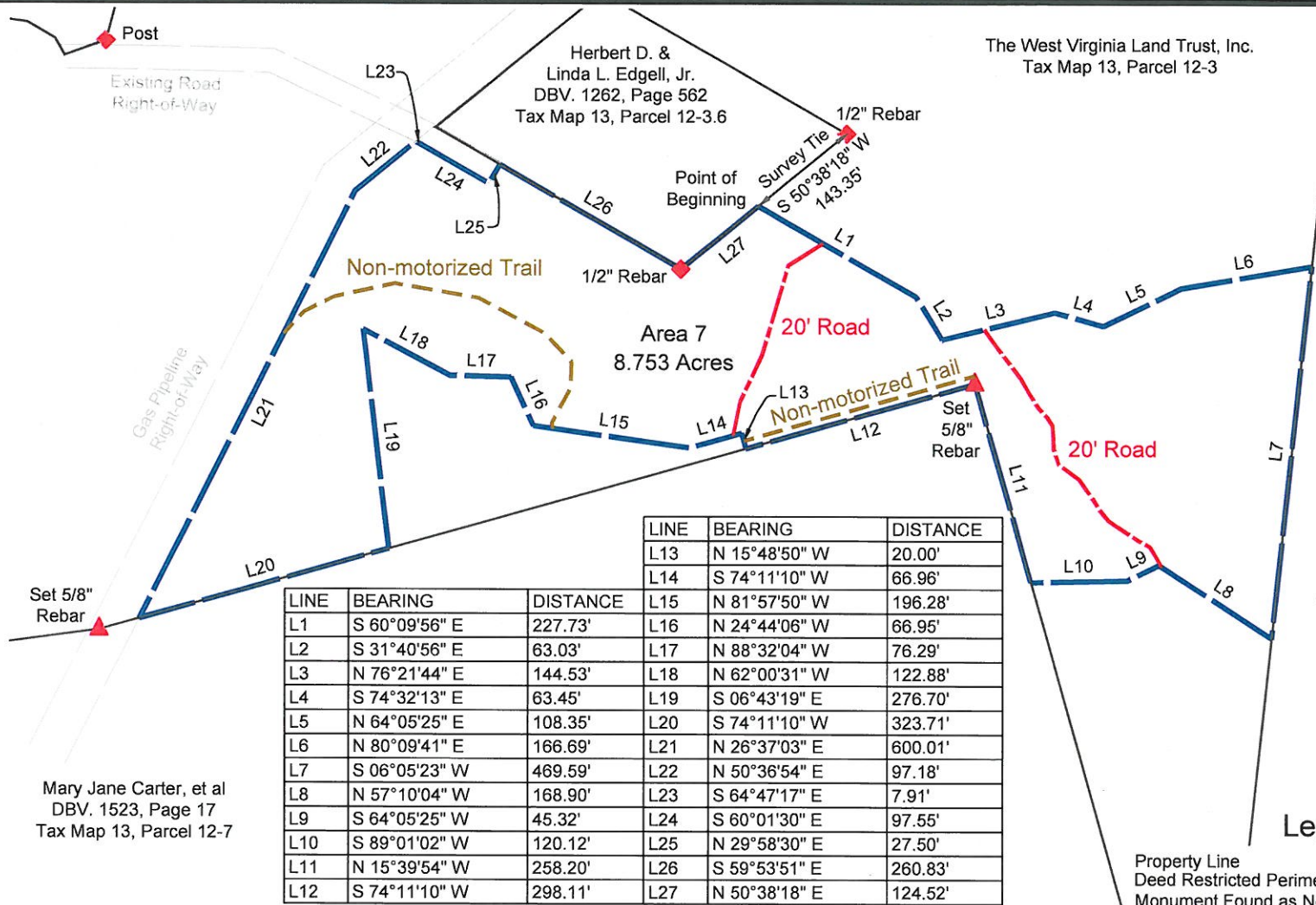
South 60°09'56" East 227.73'; thence,  
 South 31°40'56" East 63.03'; thence,  
 North 76°21'44" East 144.53'; thence,  
 South 74°32'13" East 63.45'; thence,  
 North 64°05'25" East 108.35'; thence,  
 North 80°09'41" East 166.69'; thence along the east line of The West Virginia Land Trust, Inc. where it is common to lands of Steven J. & Mary J. Hollenhorst as Recorded in DBV. 1048, Page 464 the following call,  
 South 06°05'23" West 469.59'; thence through the lands of The West Virginia Land Trust, Inc. the following three calls,

North 57°10'04" West 168.90'; thence,  
 South 64°05'25" West 45.32'; thence,  
 South 89°01'02" West 120.12'; thence along the west and south lines of The West Virginia Land Trust, Inc. where it is common to lands of Mary Jane Carter, et al as recorded in DBV. 1523, Page 17 the following two calls,  
 North 15°39'54" West 258.20' to a set 5/8" diameter rebar with red plastic cap labeled "PA SU075334 WV 2165 JONES"; thence,  
 South 74°11'10" West 298.11'; thence through the lands of The West Virginia Land Trust, Inc. the following seven calls,

North 15°48'50" West 20.00'; thence,  
 South 74°11'10" West 66.96'; thence,  
 North 81°57'50" West 196.28'; thence,  
 North 24°44'06" West 66.95'; thence,  
 North 88°32'04" West 76.29'; thence,  
 North 62°00'31" West 122.88'; thence,  
 South 06°43'19" East 276.70'; thence along the south line of The West Virginia Land Trust, Inc. where it is common to said land of Carter, et al the following call,  
 South 74°11'10" West 323.71'; thence through the lands of The West Virginia Land Trust, Inc. the following five calls,

North 26°37'03" East 600.01'; thence,  
 North 50°36'54" East 97.18'; thence,  
 South 64°47'17" East 7.91'; thence,  
 South 60°01'30" East 97.55'; thence,  
 North 29°58'30" East 27.50'; thence along a southern interior line of The West Virginia Land Trust, Inc. where it is common to said land of Edgell the following two calls,  
 South 59°53'51" East 260.83' to an existing 1/2" diameter rebar; thence,  
 North 50°38'18" East 124.52' to the **POINT OF BEGINNING**.

Containing 8.753 acres.



LINE	BEARING	DISTANCE
L1	S 60°09'56" E	227.73'
L2	S 31°40'56" E	63.03'
L3	N 76°21'44" E	144.53'
L4	S 74°32'13" E	63.45'
L5	N 64°05'25" E	108.35'
L6	N 80°09'41" E	166.69'
L7	S 06°05'23" W	469.59'
L8	N 57°10'04" W	168.90'
L9	S 64°05'25" W	45.32'
L10	S 89°01'02" W	120.12'
L11	N 15°39'54" W	258.20'
L12	S 74°11'10" W	298.11'
L13	N 15°48'50" W	20.00'
L14	S 74°11'10" W	66.96'
L15	N 81°57'50" W	196.28'
L16	N 24°44'06" W	66.95'
L17	N 88°32'04" W	76.29'
L18	N 62°00'31" W	122.88'
L19	S 06°43'19" E	276.70'
L20	S 74°11'10" W	323.71'
L21	N 26°37'03" E	600.01'
L22	N 50°36'54" E	97.18'
L23	S 64°47'17" E	7.91'
L24	S 60°01'30" E	97.55'
L25	N 29°58'30" E	27.50'
L26	S 59°53'51" E	260.83'
L27	N 50°38'18" E	124.52'

### Exhibit 8

Steven J. & Mary J. Hollenhorst  
 DBV. 1048, Page 464  
 Tax Map 13, Parcel 12-6.2

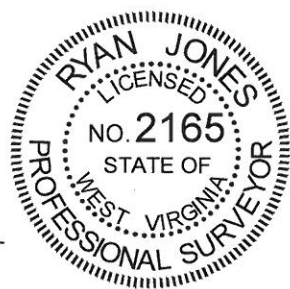
### Legend

Property Line  
 Deed Restricted Perimeter  
 Monument Found as Noted

I hereby certify that this survey was prepared by me or under my direction; and that, to the best of my knowledge and belief, the locations shown are true and accurate. The ground survey upon which this exhibit is based was concluded on November 16, 2016. It was performed using a combination of random traverse and RTK GPS methods.

*Ryan Jones*  
 Ryan Jones, PS #2165

3/29/2017  
 Date



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0' 200'  
 Scale: 1" = 200'

### West Virginia Land Trust, Inc.

Dunlap Site Deed Restriction Plan		
Exhibit #8 Area 7 (8 of 12)		
DRAWN BY: JV	DATE: 3/29/17	Clinton District Monongalia County West Virginia JC2017-39
SCALE: 1" = 200'		



# Survey Notes

The basis of bearings shown hereon is the West Virginia State Plane Coordinate System of 1983 (North Zone) as determined by a GPS survey utilizing the KeyNetGPS Virtual Reference System, North American Datum of 1983 (NAD83, 2011, epoch 2010.00). Courses and distances shown hereon describe the perimeter of the deed restricted area.

## Survey Description

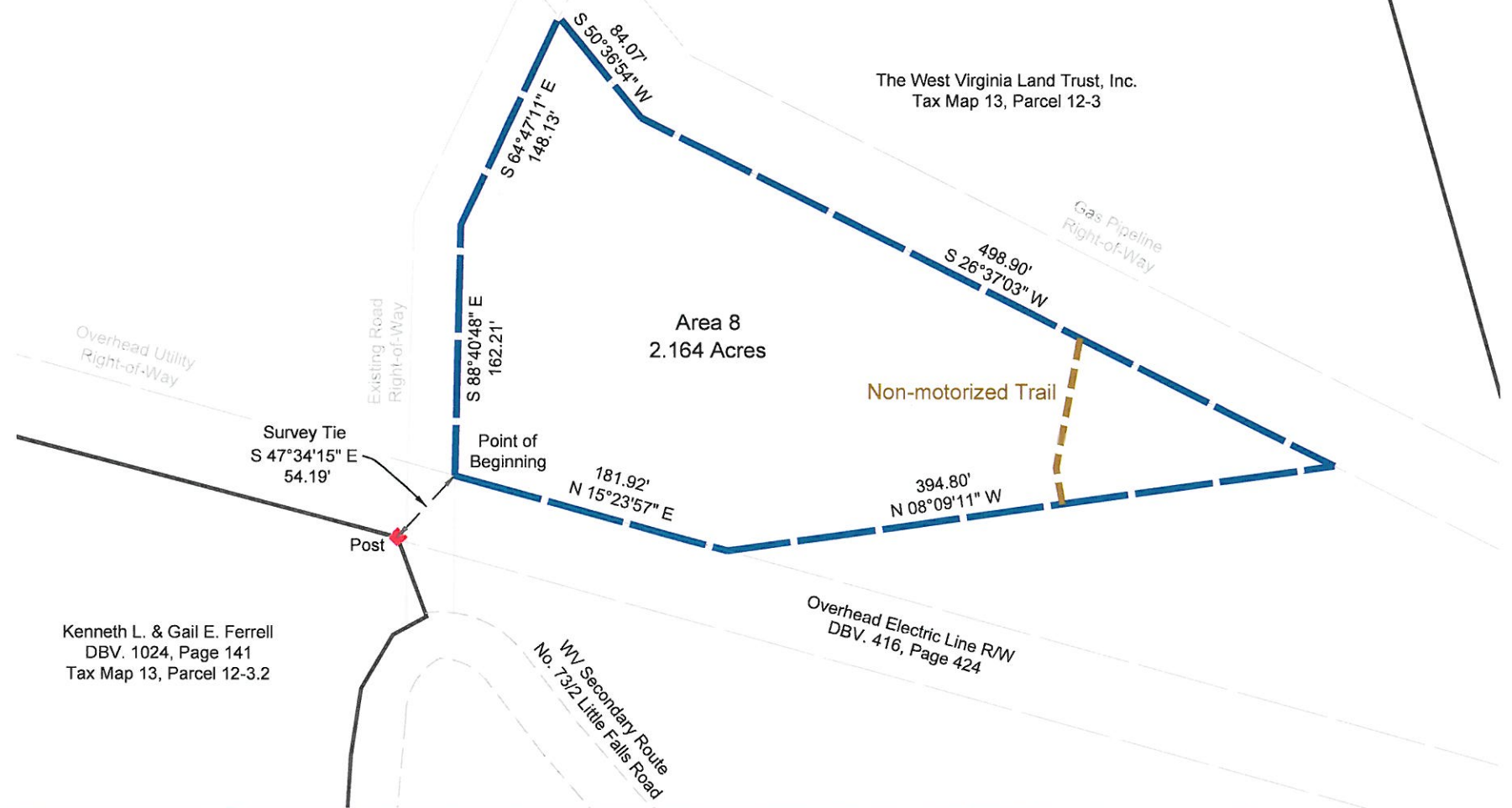
All that certain Deed Restricted Area being located in Clinton District, Monongalia County, State of West Virginia and being more particularly described as follows:

**COMMENCING** at an existing post located at a southwest corner of lands of The West Virginia Land Trust, Inc. and being common to the southeast corner of lands of Kenneth L. & Gail E. Ferrell as recorded in DBV, 1024, Page 141, thence South 47°34'15" East 54.19' to the **POINT OF BEGINNING** located at the northwest corner of the Deed Restricted Area 8, thence through lands of The West Virginia Land Trust, Inc. the following six calls:

- South 88°40'48" East 162.21'; thence,
- South 64°47'11" East 148.13'; thence,
- South 50°36'54" West 84.07'; thence,
- South 26°37'03" West 498.90'; thence,
- North 08°09'11" West 394.80'; thence,
- North 15°23'57" East 181.92' to the **POINT OF BEGINNING**.

Containing 2.164 acres.

Exhibit 9



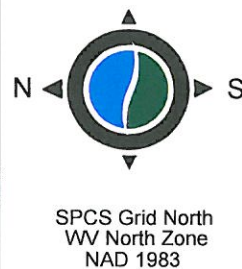
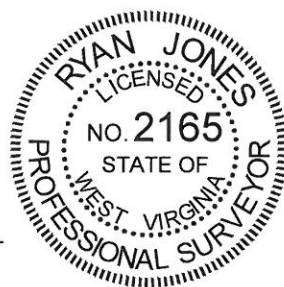
## Legend

- Property Line
- Deed Restricted Perimeter
- Monument Found as Noted

I hereby certify that this survey was prepared by me or under my direction; and that, to the best of my knowledge and belief, the locations shown are true and accurate. The ground survey upon which this exhibit is based was concluded on November 16, 2016. It was performed using a combination of random traverse and RTK GPS methods.

*Ryan Jones*  
 Ryan Jones, PS #2165

3 / 29 / 2017  
 Date



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West Virginia Land Trust, Inc.

Dunlap Site  
 Deed Restriction Plan  
 Exhibit #9 Area 8 (9 of 12)

DRAWN BY: JV	DATE: 3/29/17	Clinton District Monongalia County West Virginia JC2017-39
SCALE: 1" = 100'	1" = 100'	

Scale: 1" = 100'

# Survey Notes

The basis of bearings shown hereon is the West Virginia State Plane Coordinate System of 1983 (North Zone) as determined by a GPS survey utilizing the KeyNetGPS Virtual Reference System, North American Datum of 1983 (NAD83, 2011, epoch 2010.00). Courses and distances shown hereon describe the perimeter of the deed restricted area.

# Exhibit 10

## Survey Description

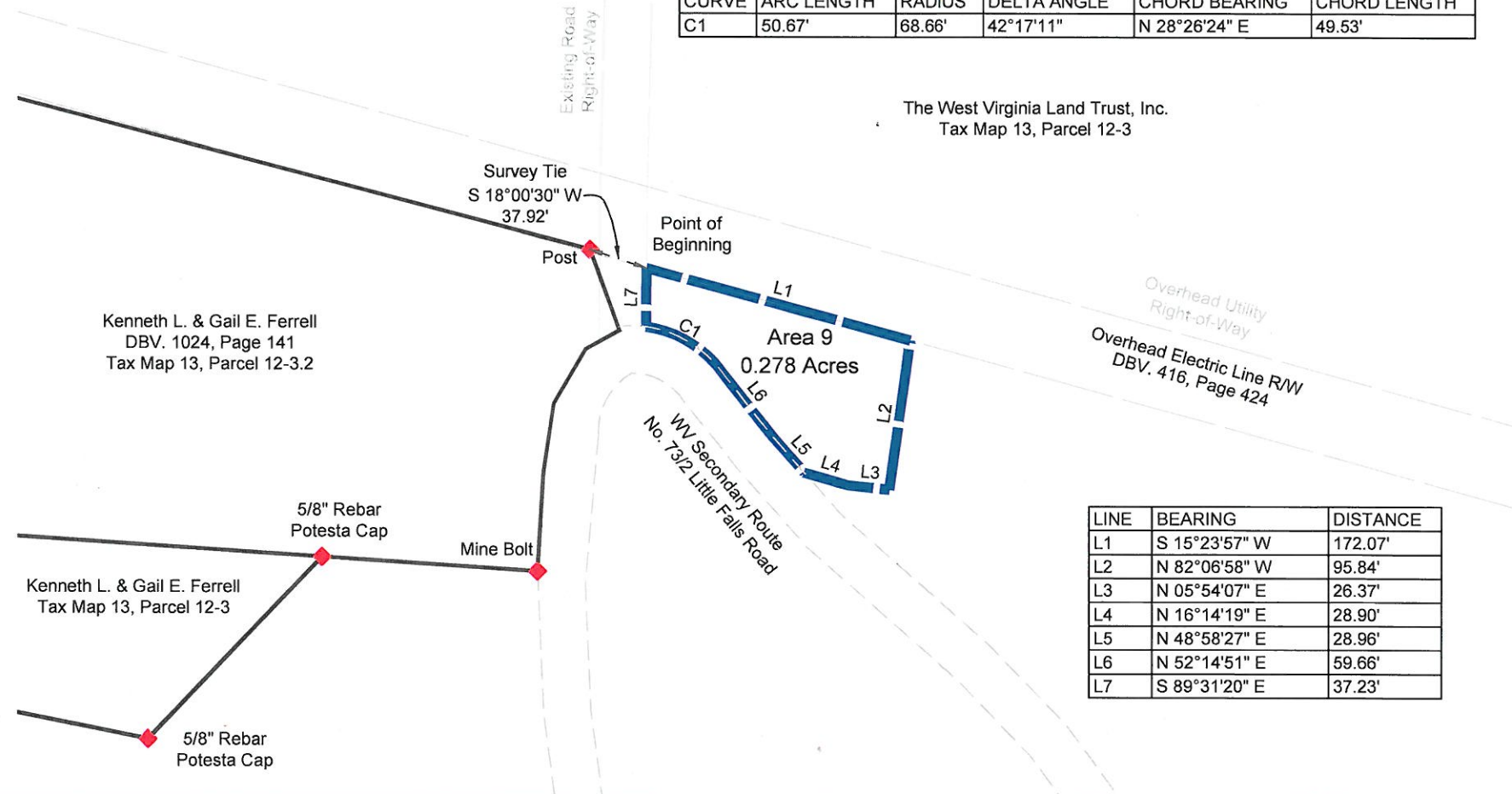
All that certain Deed Restricted Area being located in Clinton District, Monongalia County, State of West Virginia and being more particularly described as follows:

**COMMENCING** at an existing post located at a southwest corner of lands of The West Virginia Land Trust, Inc. and being common to the southeast corner of lands of Kenneth L. & Gail E. Ferrell as recorded in DBV. 1024, Page 141, thence South 18°00'30" West 37.92' to the **POINT OF BEGINNING** located at the northeast corner of the Deed Restricted Area 9, thence through lands of The West Virginia Land Trust, Inc. the following eight calls:

South 15°23'57" West 172.07'; thence,  
 North 82°06'58" West 95.84'; thence,  
 North 05°54'07" East 26.37'; thence,  
 North 16°14'19" East 28.90'; thence,  
 North 48°58'27" East 28.96'; thence,  
 North 52°14'51" East 59.66'; thence,  
 with a curve turning to the left with an arc length of 50.67', radius of 68.66', chord bearing of North 28°26'24" East and chord length of 49.53'; thence,  
 South 89°31'20" East 37.23' to the **POINT OF BEGINNING**.

Containing 0.278 acres.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	50.67'	68.66'	42°17'11"	N 28°26'24" E	49.53'



LINE	BEARING	DISTANCE
L1	S 15°23'57" W	172.07'
L2	N 82°06'58" W	95.84'
L3	N 05°54'07" E	26.37'
L4	N 16°14'19" E	28.90'
L5	N 48°58'27" E	28.96'
L6	N 52°14'51" E	59.66'
L7	S 89°31'20" E	37.23'

## Legend

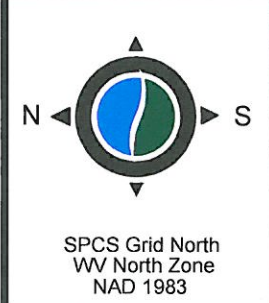
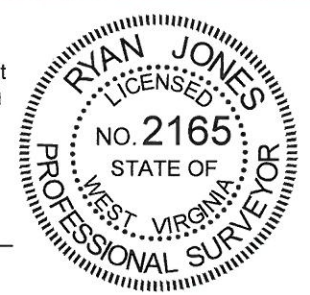
- Property Line
- Deed Restricted Perimeter
- Monument Found as Noted

Kenneth L. & Gail E. Ferrell  
 DBV. 1024, Page 141  
 Tax Map 13, Parcel 12-3.2

Kenneth L. & Gail E. Ferrell  
 Tax Map 13, Parcel 12-3

I hereby certify that this survey was prepared by me or under my direction; and that, to the best of my knowledge and belief, the locations shown are true and accurate. The ground survey upon which this exhibit is based was concluded on November 16, 2016. It was performed using a combination of random traverse and RTK GPS methods.

Ryan Jones, PS #2165  
 3/29/2017  
 Date



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**West Virginia Land Trust, Inc.**

Dunlap Site  
 Deed Restriction Plan  
 Exhibit #10 Area 9 (10 of 12)

DRAWN BY: JV	DATE: 3/29/17	Clinton District Monongalia County West Virginia JC2017-39
SCALE: 1" = 100'		

0' 100'  
 Scale: 1" = 100'

### Survey Notes

The basis of bearings shown hereon is the West Virginia State Plane Coordinate System of 1983 (North Zone) as determined by a GPS survey utilizing the KeyNet/GPS Virtual Reference System, North American Datum of 1983 (NAD83, 2011, epoch 2010.00). Courses and distances shown hereon describe the perimeter of the deed restricted area.

### Survey Description

All that certain Deed Restricted Area being located in Clinton District, Monongalia County, State of West Virginia and being more particularly described as follows:

**COMMENCING** at an existing 3/4" diameter rebar located on the south line of lands of The West Virginia Land Trust, Inc. and being common to the north line of lands of Lacy J. Kish as recorded in DBV. 1459, Page 329, thence South 87°51'40" West 140.17' to the **POINT OF BEGINNING** located at the southeast corner of the Deed Restricted Area 10, thence along the south line of lands of The West Virginia Land Trust, Inc. where it is common to land of Mary Jane Carter, et al as recorded in DBV. 1523, Page 17 the following call:

South 87°51'40" West 193.36' to a set 5/8" diameter rebar with red plastic cap labeled "PA SU075334 WV 2165 JONES"; thence along the west line of lands of The West Virginia Land Trust, Inc. where it is common to lands of Dorothy Simon as recorded in DBV. 1036, Page 325 the following call:

North 02°36'17" West 618.07'; thence through the lands of The West Virginia Land Trust, Inc. the following twenty seven calls:

North 15°11'44" East 219.77'; thence,  
 North 41°41'55" East 136.70'; thence,  
 North 00°48'01" East 246.03'; thence,  
 North 22°36'52" East 94.24'; thence,  
 North 56°30'19" East 329.58'; thence,  
 South 22°37'33" East 18.89'; thence,  
 South 14°54'09" East 149.10'; thence,  
 South 11°45'17" West 190.03'; thence,  
 South 02°34'30" West 196.42'; thence,  
 South 84°19'49" East 181.88'; thence,  
 South 65°10'29" East 24.18'; thence,  
 South 86°28'14" East 61.31'; thence,  
 North 82°30'53" East 102.61'; thence,  
 North 87°28'35" East 79.67'; thence,  
 South 85°03'16" East 96.32'; thence,  
 with a curve turning to the right with an arc length of 46.21', radius of 43.24', chord bearing of South 60°36'34" East and chord length of 44.04'; thence,  
 with a compound curve turning to the right with an arc length of 32.79', radius of 38.66', chord bearing of South 24°23'54" West and chord length of 31.81'; thence,  
 South 52°14'51" West 59.72'; thence,  
 South 48°58'27" West 18.56'; thence,  
 North 36°05'27" West 9.95'; thence,  
 South 53°54'33" West 153.32'; thence,  
 South 61°13'00" West 149.95'; thence,  
 South 76°39'15" West 158.58'; thence,  
 North 89°26'50" West 172.12'; thence,  
 South 70°17'18" West 67.65'; thence,  
 South 16°40'00" West 201.06'; thence,  
 South 05°38'12" West 369.73' to the **POINT OF BEGINNING**.

Containing 12.460 acres.

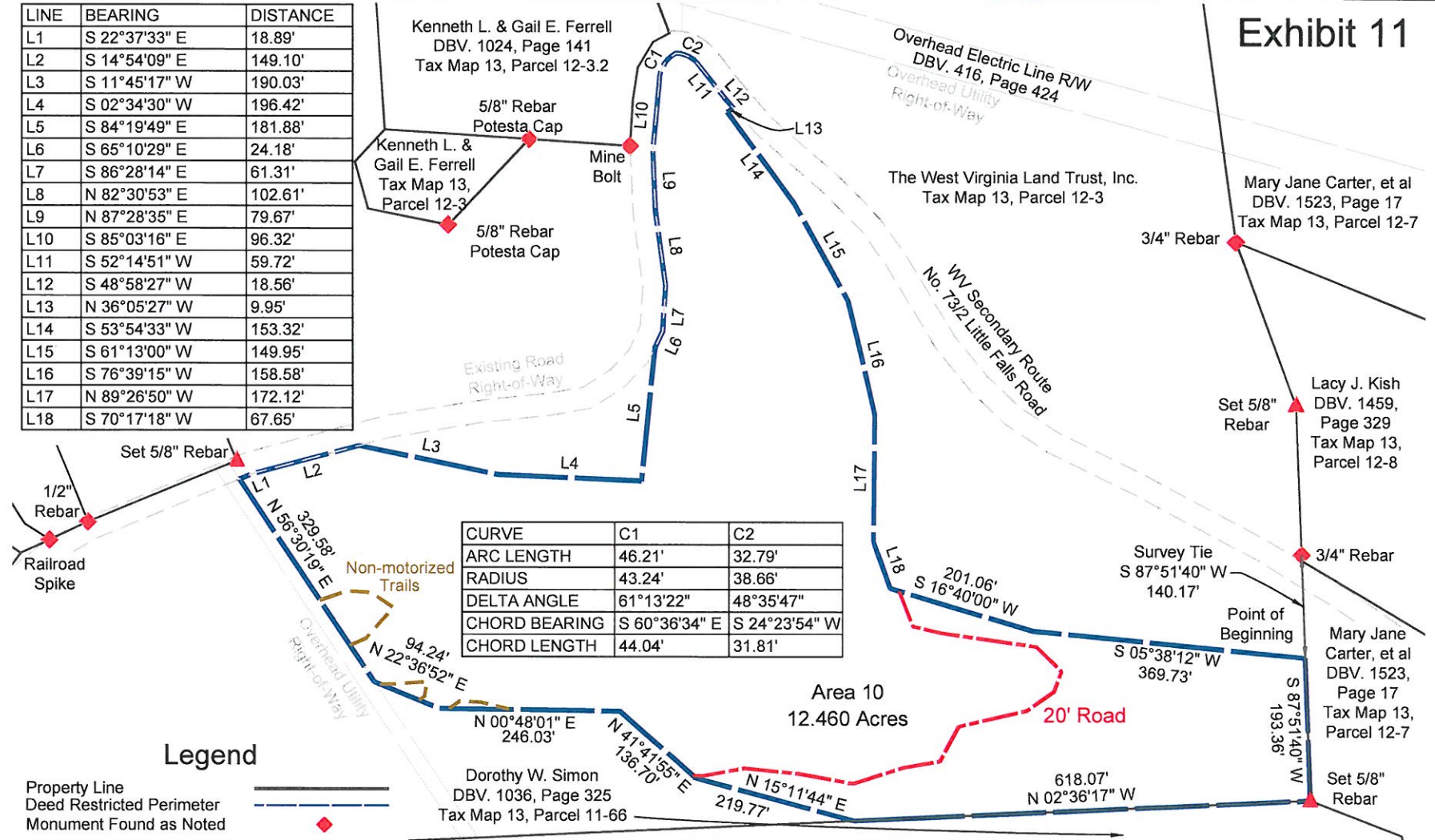
LINE	BEARING	DISTANCE
L1	S 22°37'33" E	18.89'
L2	S 14°54'09" E	149.10'
L3	S 11°45'17" W	190.03'
L4	S 02°34'30" W	196.42'
L5	S 84°19'49" E	181.88'
L6	S 65°10'29" E	24.18'
L7	S 86°28'14" E	61.31'
L8	N 82°30'53" E	102.61'
L9	N 87°28'35" E	79.67'
L10	S 85°03'16" E	96.32'
L11	S 52°14'51" W	59.72'
L12	S 48°58'27" W	18.56'
L13	N 36°05'27" W	9.95'
L14	S 53°54'33" W	153.32'
L15	S 61°13'00" W	149.95'
L16	S 76°39'15" W	158.58'
L17	N 89°26'50" W	172.12'
L18	S 70°17'18" W	67.65'

CURVE	C1	C2
ARC LENGTH	46.21'	32.79'
RADIUS	43.24'	38.66'
DELTA ANGLE	61°13'22"	48°35'47"
CHORD BEARING	S 60°36'34" E	S 24°23'54" W
CHORD LENGTH	44.04'	31.81'

### Legend

Property Line  
 Deed Restricted Perimeter  
 Monument Found as Noted

### Exhibit 11



I hereby certify that this survey was prepared by me or under my direction; and that, to the best of my knowledge and belief, the locations shown are true and accurate. The ground survey upon which this exhibit is based was concluded on November 16, 2016. It was performed using a combination of random traverse and RTK GPS methods.

*Ryan Jones*  
 Ryan Jones, PS #2165

3/29/2017  
 Date



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**West Virginia Land Trust, Inc.**

Dunlap Site  
 Deed Restriction Plan  
 Exhibit #11 Area 10 (11 of 12)

Clinton District  
 Monongalia County  
 West Virginia  
 JC2017-39

DRAWN BY: JV DATE: 3/29/17  
 SCALE: 1" = 200'

Scale: 1" = 200'

# Survey Notes

The basis of bearings shown hereon is the West Virginia State Plane Coordinate System of 1983 (North Zone) as determined by a GPS survey utilizing the KeyNetGPS Virtual Reference System, North American Datum of 1983 (NAD83, 2011, epoch 2010.00). Courses and distances shown hereon describe the perimeter of the deed restricted area.

# Survey Description

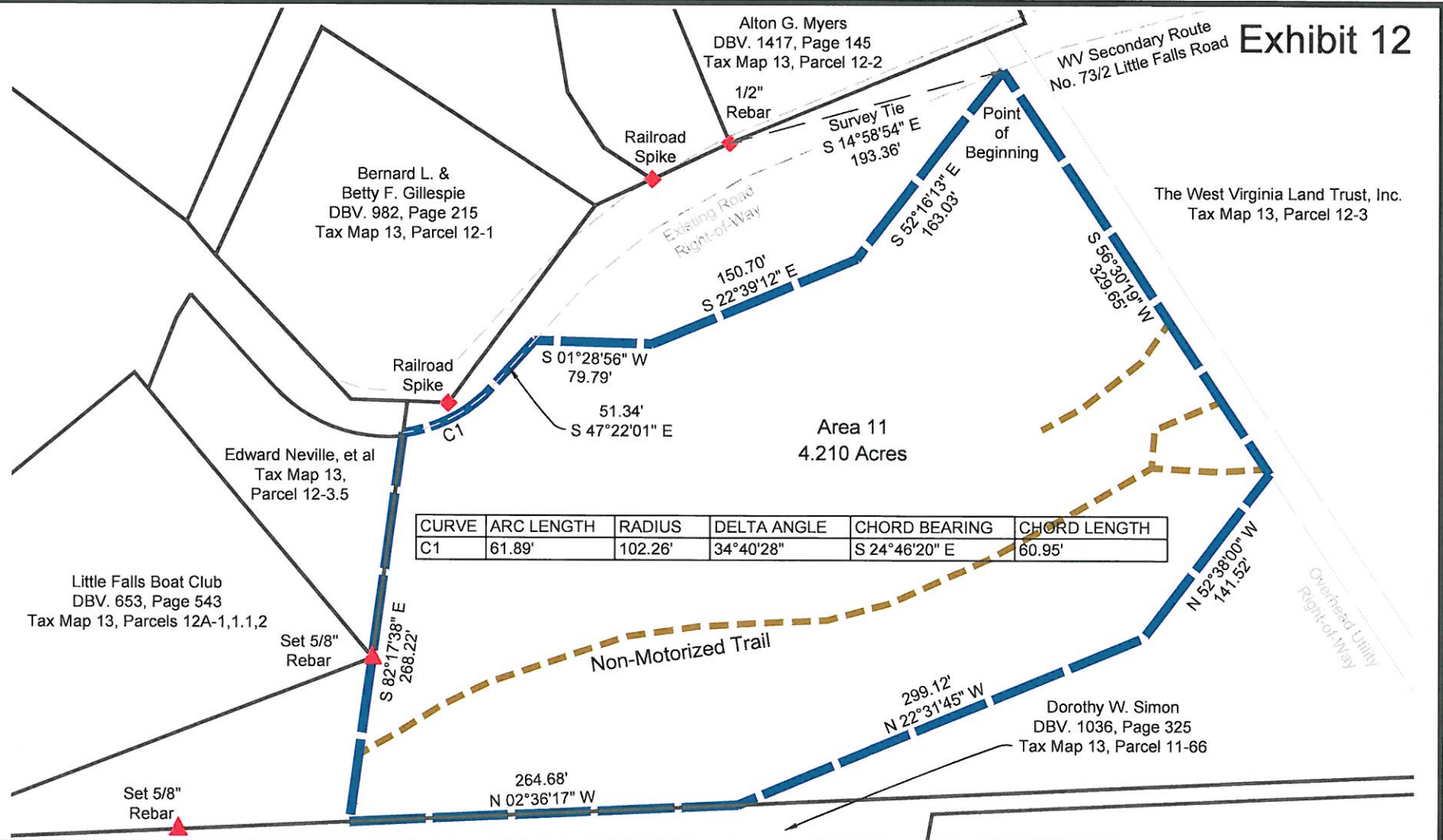
All that certain Deed Restricted Area being located in Clinton District, Monongalia County, State of West Virginia and being more particularly described as follows:

**COMMENCING** at an existing 1/2" diameter rebar located at an eastern corner of lands of The West Virginia Land Trust, Inc. and being common to the northwest corner of lands of Alton G. Myers as recorded in DBV. 1417, Page 145, thence South 14°58'54" East 193.36' to the **POINT OF BEGINNING** located at the southeast corner of the Deed Restricted Area 11, thence through lands of The West Virginia Land Trust, Inc. the following three calls:

South 56°30'19" West 329.65'; thence,  
 North 52°38'00" West 141.52'; thence,  
 North 22°31'45" West 299.12'; thence along the west line of The West Virginia Land Trust, Inc. where it is common to Dorothy W. Simon as recorded in DBV. 1036, Page 325 the following call,  
 North 02°36'17" West 264.68'; thence through and along the lands of The West Virginia Land Trust, Inc. where it is common to lands of Little Falls Boat Club as recorded in DBV. 653, Page 543 and Edward Neville, et al the following call,  
 South 82°17'38" East 268.22'; thence through lands of The West Virginia Land Trust, Inc. the following five calls,  
 with a curve turning to the left with an arc length of 61.89', radius of 102.26', chord bearing of South 24°46'20" East and chord length of 60.95'; thence,  
 South 47°22'01" East 51.34'; thence,  
 South 01°28'56" West 79.79'; thence,  
 South 22°39'12" East 150.70'; thence,  
 South 52°16'13" East 163.03' to the **POINT OF BEGINNING**.

Containing 4.210 acres.

**Exhibit 12**



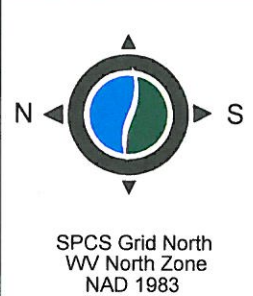
## Legend

- Property Line
- Deed Restricted Perimeter
- Monument Found as Noted

I hereby certify that this survey was prepared by me or under my direction; and that, to the best of my knowledge and belief, the locations shown are true and accurate. The ground survey upon which this exhibit is based was concluded on November 16, 2016. It was performed using a combination of random traverse and RTK GPS methods.

*Ryan Jones*  
 Ryan Jones, PS #2165

3/29/2017  
 Date



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**West Virginia Land Trust, Inc.**

Dunlap Site  
 Deed Restriction Plan  
 Exhibit #12 Area 11 (12 of 12)

CLINTON DISTRICT  
 MONONGALIA COUNTY  
 WEST VIRGINIA  
 JC2017-39

Scale: 1" = 100'

The West Virginia Land Trust, Inc.  
Tax Map, 13 Parcel 12-3  
Clinton District  
Monongalia County, West Virginia

## Exhibit 13

### Dunlop Site Existing Conditions Deed Restricted Areas

#### Area 1

All that certain Deed Restricted Area being located in Clinton District, Monongalia County, State of West Virginia and being more particularly described as follows:

**COMMENCING** at an existing 3/4" diameter rod located on the northern line of lands of The West Virginia Land Trust, Inc. and being common to the southern corner of lands of Ralph M. Raspa as recorded in DBV. 1183, Page 344, thence South 33°13'08" West 163.78' to the **POINT OF BEGINNING** located at the northwestern corner of the Deed Restricted Area 1, thence through lands of The West Virginia Land Trust, Inc. the following call:

South 75°46'54" East 264.38'; thence along the western right-of-way of the former Morgantown to Fairmont Turnpike Road the following call,  
South 03°59'05" East 114.02'; thence through lands of The West Virginia Land Trust, Inc. the following three calls,  
South 14°13'06" West 119.09'; thence,  
South 47°41'37" West 251.13'; thence,  
South 64°39'04" West 258.85'; thence along the west line of The West Virginia Land Trust, Inc. where it is common to lands of Ralph M. Raspa as recorded in DBV. 1183, Page 344 the following call,  
North 00°01'35" East 332.04'; thence through lands of The West Virginia Land Trust, Inc. the following three calls,  
North 64°39'04" East 71.83'; thence,  
North 47°41'37" East 116.19'; thence,  
North 14°13'06" East 137.19' to the **POINT OF BEGINNING**.

Containing 3.615 acres.

#### Area 2

All that certain Deed Restricted Area being located in Clinton District, Monongalia County, State of West Virginia and being more particularly described as follows:

**COMMENCING** at a set 5/8" diameter rebar with red plastic cap labeled "PA SU075334 WV 2165 JONES" located at an eastern line of lands of The West Virginia Land Trust, Inc. and being common to western right-of-way of West Virginia State Route 73, thence South 77°43'28" West 166.82' to the **POINT OF BEGINNING** located at the northern corner of the Deed Restricted Area 2, thence through lands of The West Virginia Land Trust, Inc. the following five calls:

South 62°00'09" East 150.00'; thence,  
South 47°55'07" East 103.61'; thence,  
South 08°46'05" East 150.00'; thence,  
South 81°13'55" West 113.90'; thence,  
South 72°25'33" West 529.92'; thence along the western line of The West Virginia Land Trust, Inc. where it is common to lands of Monongahela River Trails as recorded in DBV. 1147, Page 85 the following four calls,  
with a curve turning to the left with an arc length of 17.42', radius of 909.46',  
chord bearing of North 04°57'23" West and chord length of 17.42'; thence,  
with a compound curve turning to the left with an arc length of 166.72', radius of 1,216.02', chord bearing of North 09°25'58" West and chord length of 166.59'; thence,  
South 72°26'07" West 25.00'; thence,  
North 17°38'23" West 118.09'; thence through lands of The West Virginia Land Trust, Inc. the following two calls,  
North 72°25'33" East 477.95'; thence,  
North 27°59'51" East 39.04' to the **POINT OF BEGINNING**.

Containing 4.298 acres.

### Area 3

All that certain Deed Restricted Area being located in Clinton District, Monongalia County, State of West Virginia and being more particularly described as follows:

**COMMENCING** at a set 5/8" diameter rebar with red plastic cap labeled "PA SU075334 WV 2165 JONES" located at a western line of lands of The West Virginia Land Trust, Inc. and being common to western line of lands of Monongahela River Trails as recorded in DBV. 1147, Page 85 and the eastern edge of the Monongahela River, thence South 52°59'36" East 124.55' to the **POINT OF BEGINNING** located at the northwestern corner of the Deed Restricted Area 3, thence through lands of The West Virginia Land Trust, Inc. the following ten calls:

South 80°40'23" East 225.49'; thence,  
South 57°33'43" East 119.78'; thence,  
North 82°21'02" East 237.90'; thence,  
South 27°27'55" West 726.32'; thence,  
North 77°28'26" West 52.72'; thence,  
South 55°26'23" West 8.30'; thence,  
North 26°50'48" West 108.91'; thence,  
North 44°59'18" West 125.77'; thence,  
North 15°23'57" East 114.06'; thence,  
North 64°20'30" West 278.58'; thence along the western line of The West Virginia Land Trust, Inc. where it is common to said land of Monongahela River Trails the following call,

with a curve turning to the left with an arc length of 350.55', radius of 909.46', chord bearing of North 33°36'35" East and chord length of 348.39' to the **POINT OF BEGINNING**.

Containing 6.105 acres.

### Area 4

All that certain Deed Restricted Area being located in Clinton District, Monongalia County, State of West Virginia and being more particularly described as follows:

**COMMENCING** at an existing 3/4" diameter threaded rod located at an eastern corner of lands of The West Virginia Land Trust, Inc. and being common to the northwest corner of lands of Damien Ricketts as recorded in DBV. 1379, Page 524, thence North 71°05'59" West 266.28' to the **POINT OF BEGINNING** located at an eastern corner of the Deed Restricted Area 4, thence through lands of The West Virginia Land Trust, Inc. the following fifteen calls:

South 43°09'13" West 426.42'; thence,  
South 02°11'13" West 253.38'; thence,  
South 58°57'51" East 324.72'; thence,  
South 31°02'09" West 150.75'; thence,  
South 56°27'11" West 4.67'; thence,  
South 62°36'23" West 181.62'; thence,  
South 68°00'02" West 79.20'; thence,  
North 77°21'28" West 119.91'; thence,  
North 77°18'29" West 124.10'; thence,  
North 65°10'45" West 209.62'; thence,  
North 52°29'48" West 77.30'; thence,  
North 77°28'26" West 10.42'; thence,  
North 27°27'55" East 1,329.82'; thence,  
South 67°41'14" East 89.18'; thence,  
South 79°29'39" East 74.64'; thence along the eastern line of lands of The West Virginia Land Trust, Inc. where it is common to the western right-of-way of West Virginia State Route No. 73 the following call,

South 38°14'19" East 159.77'; thence through lands of The West Virginia Land Trust, Inc. the following three calls,  
South 22°18'46" West 154.11'; thence,  
South 34°29'03" West 37.48'; thence,  
South 46°50'47" East 69.69' to the **POINT OF BEGINNING**.

Containing 12.820 acres.

#### Area 5

All that certain Deed Restricted Area being located in Clinton District, Monongalia County, State of West Virginia and being more particularly described as follows:

**COMMENCING** at an existing 5/8" diameter rebar with cap labeled "Potesta" located at a western corner of lands of The West Virginia Land Trust, Inc. and being common to the southeastern corner of lands of Kenneth L. Ferrell, et al as recorded in DBV. 1538, Page 312, thence North 63°05'16" East 457.71' to the **POINT OF BEGINNING** located at the west corner of the Deed Restricted Area 5, thence through lands of The West Virginia Land Trust, Inc. the following twelve calls:

North 27°27'55" East 39.78'; thence,  
South 77°28'26" East 11.78'; thence,  
South 52°29'48" East 73.99'; thence,  
South 65°10'45" East 216.15'; thence,  
South 77°18'29" East 127.31'; thence,  
South 77°21'28" East 124.26'; thence,  
South 38°24'53" West 28.20'; thence,  
South 59°50'39" West 88.67'; thence,  
North 80°53'22" West 11.15'; thence,  
North 53°49'07" West 122.11'; thence,  
South 87°12'38" West 133.83'; thence,  
North 50°44'36" West 248.91' to the **POINT OF BEGINNING**.

Containing 0.761 acres.

#### Area 6

All that certain Deed Restricted Area being located in Clinton District, Monongalia County, State of West Virginia and being more particularly described as follows:

**COMMENCING** at an existing 5/8" diameter rebar with cap labeled "Potesta" located at a western corner of lands of The West Virginia Land Trust, Inc. and being common to the southeastern corner of lands of Kenneth L. Ferrell, et al as recorded in DBV. 1538, Page 312, thence North 27°51'01" East 195.00' to the **POINT OF BEGINNING** located at the southeast corner of the Deed Restricted Area 6, thence through lands of The West Virginia Land Trust, Inc. the following two calls:

North 59°34'52" West 286.82'; thence,  
North 40°00'39" West 229.61'; thence along the western line of The West Virginia Land Trust, Inc. where it is common to lands of Monongahela River Trails as recorded in DBV. 1147, Page 85 the following call,  
with a curve turning to the left with an arc length of 304.74', radius of 909.46', chord bearing of North 58°27'53" East and chord length of 303.31'; thence through lands of The West Virginia Land Trust, Inc. the following three calls,  
South 40°00'39" East 133.16'; thence,  
South 59°34'52" East 154.58'; thence,  
South 15°23'57" West 310.61' to the **POINT OF BEGINNING**.

Containing 2.710 acres.

#### Area 7

All that certain Deed Restricted Area being located in Clinton District, Monongalia County, State of West Virginia and being more particularly described as follows:

**COMMENCING** at an existing 1/2" diameter rebar located at a southeastern interior corner of lands of The West Virginia Land Trust, Inc. and being common to the east corner of lands of Herbert D. & Linda L. Edgell, Jr. as recorded in DBV. 1262, Page 562, thence South 50°38'18" West 143.35' to the **POINT OF BEGINNING** located at a northern corner of the Deed Restricted Area 7, thence through lands of The West Virginia Land Trust, Inc. the following six calls:

South 60°09'56" East 227.73'; thence,  
South 31°40'56" East 63.03'; thence,

North 76°21'44" East 144.53'; thence,  
South 74°32'13" East 63.45'; thence,  
North 64°05'25" East 108.35'; thence,  
North 80°09'41" East 166.69'; thence along the east line of The West Virginia  
Land Trust, Inc. where it is common to lands of Steven J. & Mary J. Hollenhorst as  
Recorded in DBV. 1048, Page 464 the following call,  
South 06°05'23" West 469.59'; thence through the lands of The West Virginia  
Land Trust, Inc. the following three calls,  
North 57°10'04" West 168.90'; thence,  
South 64°05'25" West 45.32'; thence,  
South 89°01'02" West 120.12'; thence along the west and south lines of The  
West Virginia Land Trust, Inc. where it is common to lands of Mary Jane Carter, et al as  
recorded in DBV. 1523, Page 17 the following two calls,  
North 15°39'54" West 258.20' to a set 5/8" diameter rebar with red plastic cap  
labeled "PA SU075334 WV 2165 JONES"; thence,  
South 74°11'10" West 298.11'; thence through the lands of The West Virginia  
Land Trust, Inc. the following seven calls,  
North 15°48'50" West 20.00'; thence,  
South 74°11'10" West 66.96'; thence,  
North 81°57'50" West 196.28'; thence,  
North 24°44'06" West 66.95'; thence,  
North 88°32'04" West 76.29'; thence,  
North 62°00'31" West 122.88'; thence,  
South 06°43'19" East 276.70'; thence along the south line of The West Virginia  
Land Trust, Inc. where it is common to said land of Carter, et al the following call,  
South 74°11'10" West 323.71'; thence through the lands of The West Virginia  
Land Trust, Inc. the following five calls,  
North 26°37'03" East 600.01'; thence,  
North 50°36'54" East 97.18'; thence,  
South 64°47'17" East 7.91'; thence,  
South 60°01'30" East 97.55'; thence,  
North 29°58'30" East 27.50'; thence along a southern interior line of The West  
Virginia Land Trust, Inc. where it is common to said land of Edgell the following two calls,  
South 59°53'51" East 260.83' to an existing 1/2" diameter rebar; thence,  
North 50°38'18" East 124.52' to the **POINT OF BEGINNING**.

Containing 8.753 acres.

#### Area 8

All that certain Deed Restricted Area being located in Clinton District, Monongalia  
County, State of West Virginia and being more particularly described as follows:

**COMMENCING** at an existing post located at a southwest corner of lands of The West  
Virginia Land Trust, Inc. and being common to the southeast corner of lands of Kenneth  
L. & Gail E. Ferrell as recorded in DBV. 1024, Page 141, thence South 47°34'15" East  
54.19' to the **POINT OF BEGINNING** located at the northwest corner of the Deed  
Restricted Area 8, thence through lands of The West Virginia Land Trust, Inc. the  
following six calls:

South 88°40'48" East 162.21'; thence,  
South 64°47'11" East 148.13'; thence,  
South 50°36'54" West 84.07'; thence,  
South 26°37'03" West 498.90'; thence,  
North 08°09'11" West 394.80'; thence,  
North 15°23'57" East 181.92' to the **POINT OF BEGINNING**.

Containing 2.164 acres.

#### Area 9

All that certain Deed Restricted Area being located in Clinton District, Monongalia  
County, State of West Virginia and being more particularly described as follows:

**COMMENCING** at an existing post located at a southwest corner of lands of The West  
Virginia Land Trust, Inc. and being common to the southeast corner of lands of Kenneth  
L. & Gail E. Ferrell as recorded in DBV. 1024, Page 141, thence South 18°00'30" West



37.92' to the **POINT OF BEGINNING** located at the northeast corner of the Deed Restricted Area 9, thence through lands of The West Virginia Land Trust, Inc. the following eight calls:

South 15°23'57" West 172.07'; thence,  
North 82°06'58" West 95.84'; thence,  
North 05°54'07" East 26.37'; thence,  
North 16°14'19" East 28.90'; thence,  
North 48°58'27" East 28.96'; thence,  
North 52°14'51" East 59.66'; thence,  
with a curve turning to the left with an arc length of 50.67', radius of 68.66', chord bearing of North 28°26'24" East and chord length of 49.53'; thence,  
South 89°31'20" East 37.23' to the **POINT OF BEGINNING**.

Containing 0.278 acres.

#### Area 10

All that certain Deed Restricted Area being located in Clinton District, Monongalia County, State of West Virginia and being more particularly described as follows:

**COMMENCING** at an existing 3/4" diameter rebar located on the south line of lands of The West Virginia Land Trust, Inc. and being common to the north line of lands of Lacy J. Kish as recorded in DBV. 1459, Page 329, thence South 87°51'40" West 140.17' to the **POINT OF BEGINNING** located at the southeast corner of the Deed Restricted Area 10, thence along the south line of lands of The West Virginia Land Trust, Inc. where it is common to land of Mary Jane Carter, et al as recorded in DBV. 1523, Page 17 the following call:

South 87°51'40" West 193.36' to a set 5/8" diameter rebar with red plastic cap labeled "PA SU075334 WV 2165 JONES"; thence along the west line of lands of The West Virginia Land Trust, Inc. where it is common to lands of Dorothy Simon as recorded in DBV. 1036, Page 325 the following call,  
North 02°36'17" West 618.07'; thence through the lands of The West Virginia Land Trust, Inc. the following twenty seven calls:  
North 15°11'44" East 219.77'; thence,  
North 41°41'55" East 136.70'; thence,  
North 00°48'01" East 246.03'; thence,  
North 22°36'52" East 94.24'; thence,  
North 56°30'19" East 329.58'; thence,  
South 22°37'33" East 18.89'; thence,  
South 14°54'09" East 149.10'; thence,  
South 11°45'17" West 190.03'; thence,  
South 02°34'30" West 196.42'; thence,  
South 84°19'49" East 181.88'; thence,  
South 65°10'29" East 24.18'; thence,  
South 86°28'14" East 61.31'; thence,  
North 82°30'53" East 102.61'; thence,  
North 87°28'35" East 79.67'; thence,  
South 85°03'16" East 96.32'; thence,

with a curve turning to the right with an arc length of 46.21', radius of 43.24', chord bearing of South 60°36'34" East and chord length of 44.04'; thence,  
with a compound curve turning to the right with an arc length of 32.79', radius of 38.66', chord bearing of South 24°23'54" West and chord length of 31.81'; thence,  
South 52°14'51" West 59.72'; thence,  
South 48°58'27" West 18.56'; thence,  
North 36°05'27" West 9.95'; thence,  
South 53°54'33" West 153.32'; thence,  
South 61°13'00" West 149.95'; thence,  
South 76°39'15" West 158.58'; thence,  
North 89°26'50" West 172.12'; thence,  
South 70°17'18" West 67.65'; thence,  
South 16°40'00" West 201.06'; thence,  
South 05°38'12" West 369.73' to the **POINT OF BEGINNING**.

Containing 12.460 acres.

#### Area 11

All that certain Deed Restricted Area being located in Clinton District, Monongalia County, State of West Virginia and being more particularly described as follows:

**COMMENCING** at an existing 1/2" diameter rebar located at an eastern corner of lands of The West Virginia Land Trust, Inc. and being common to the northwest corner of lands of Alton G. Myers as recorded in DBV. 1417, Page 145, thence South 14°58'54" East 193.36' to the **POINT OF BEGINNING** located at the southeast corner of the Deed Restricted Area 11, thence through lands of The West Virginia Land Trust, Inc. the following three calls:

South 56°30'19" West 329.65'; thence,

North 52°38'00" West 141.52'; thence,

North 22°31'45" West 299.12'; thence along the west line of The West Virginia Land Trust, Inc. where it is common to Dorothy W. Simon as recorded in DBV. 1036, Page 325 the following call,

North 02°36'17" West 264.68'; thence through and along the lands of The West Virginia Land Trust, Inc. where it is common to lands of Little Falls Boat Club as recorded in DBV. 653, Page 543 and Edward Neville, et al the following call,

South 82°17'38" East 268.22'; thence through lands of The West Virginia Land Trust, Inc. the following five calls,

with a curve turning to the left with an arc length of 61.89', radius of 102.26',

chord bearing of South 24°46'20" East and chord length of 60.95'; thence,

South 47°22'01" East 51.34'; thence,

South 01°28'56" West 79.79'; thence,

South 22°39'12" East 150.70'; thence,

South 52°16'13" East 163.03' to the **POINT OF BEGINNING**.

Containing 4.210 acres.

The bearings used in the above description are based on the West Virginia State Plane Coordinate System, North Zone, North American Datum of 1983 (NAD83, 2011, epoch 2010.00), US survey feet as determined by a GPS survey utilizing the KeyNetGPS Virtual Reference System. This description is based on an actual ground survey of the property and environmental areas as surveyed by Ryan Jones, PLS, SU0753334, of Jones Consultants, LLC., 2402 Pennsylvania 66, Delmont, Pennsylvania. The survey was concluded on November 16, 2016.