

**DESCRIPTION OF SURVEY  
FOR  
ALFRED EDWARD TUTTLE & CHRIS A. HOKE  
MEADE DISTRICT, TYLER COUNTY,  
TAX MAP 2, PARCEL 46**

**PARCELA**

A tract or parcel of land situate on the waters of Stewart Fork (a tributary to Little Sancho Creek), on the north side of West Virginia County Route 6/3 (Little Sancho Creek Road), in Meade District, Tyler County, West Virginia, and being more particularly described as follow:

**COMMENCING** at a found 10-inch by 5-inch marked stone, in the original line;

thence S 66°23'43" E, a distance of 493.98 feet to a set 5/8-inch rebar with an orange plastic cap stamped "Corner 2 Corner, PS 2333", hereinafter referred as "REBAR SET", corner to Tuttle & Hoke, corner to Weber, and in the line of Botkins, which is the **TRUE POINT OF BEGINNING**;

thence, leaving said Weber and with said Botkins, **S 66°23'43" E**, a distance of **868.83 feet** to a "REBAR SET", corner to Lancaster;

thence, leaving said Botkins and with said Lanaster, **S 22°00'01" E**, passing a "REBAR SET" at 655.02 feet, for a total distance of **659.08 feet** to a calculated point, in the north line of West Virginia County Route 6/3 (Little Sancho Creek Road) and corner to said Lancaster;

thence, leaving said Lancaster and with the said line of Little Sancho Creek Road for the following seven courses and distance:

**S 74°03'42" W**, a distance of **537.65 feet**;

thence with a curve turning to the right, with an arc length of **311.02 feet**, with a radius of **616.62 feet**, with a chord bearing of **S 88°30'41" W**, and with a chord length of **307.73 feet**;

thence **N 77°02'18" W**, a distance of **20.54 feet**;

thence with a curve turning to the left, with an arc length of **296.64 feet**, with a radius of **974.93 feet**, with a chord bearing of **N 85°45'18" W**, and with a chord length of **295.50 feet**;

thence **S 85°31'43" W**, a distance of **9.18 feet**;

thence with a curve turning to the left, with an arc length of **267.69 feet**, with a radius of **2884.79 feet**, with a chord bearing of **S 82°52'13" W**, with a chord length of **267.59 feet**;

thence **S 80°12'43" W**, a distance of **20.81 feet**, to a "REBAR SET", corner to said said Weber;

thence, leaving the said roadway and with said Weber, **N 19°10'37" E**, a distance of **1191.74 feet** to the **POINT OF BEGINNING**, having an area of **23.6314 Acres**, as shown on a plat attached hereto and made a vital part of this description, which was prepared by Roy D. Haught P.S. #2333, Drawing Number 00224-01P, and based on a field survey conducted and completed by Corner 2 Corner Land Surveying on the 19<sup>th</sup> day of March, 2025.

Subject to all exceptions, rights of way, reservations, restrictive and protective covenants, utility easements, and other servitudes or conditions, if any, of record in the chain of title thereto.

**BEING** a portion of the same tracts or parcels of land conveyed unto Alfred Edward Tuttle & Chris A. Hoke, from Martha B. Gorrell, by a deed dated the 14th day of April, 1999, and of record in the Office of the Clerk of the County Commission of Tyler County, in Deed Book 327, at page 368.



7816 Energy Hwy.,  
Sistersville, WV, 26175  
(304) 758-0099  
www.c2csurveying.com

10" x 5" mkd  
(Fnd. & Usd.)

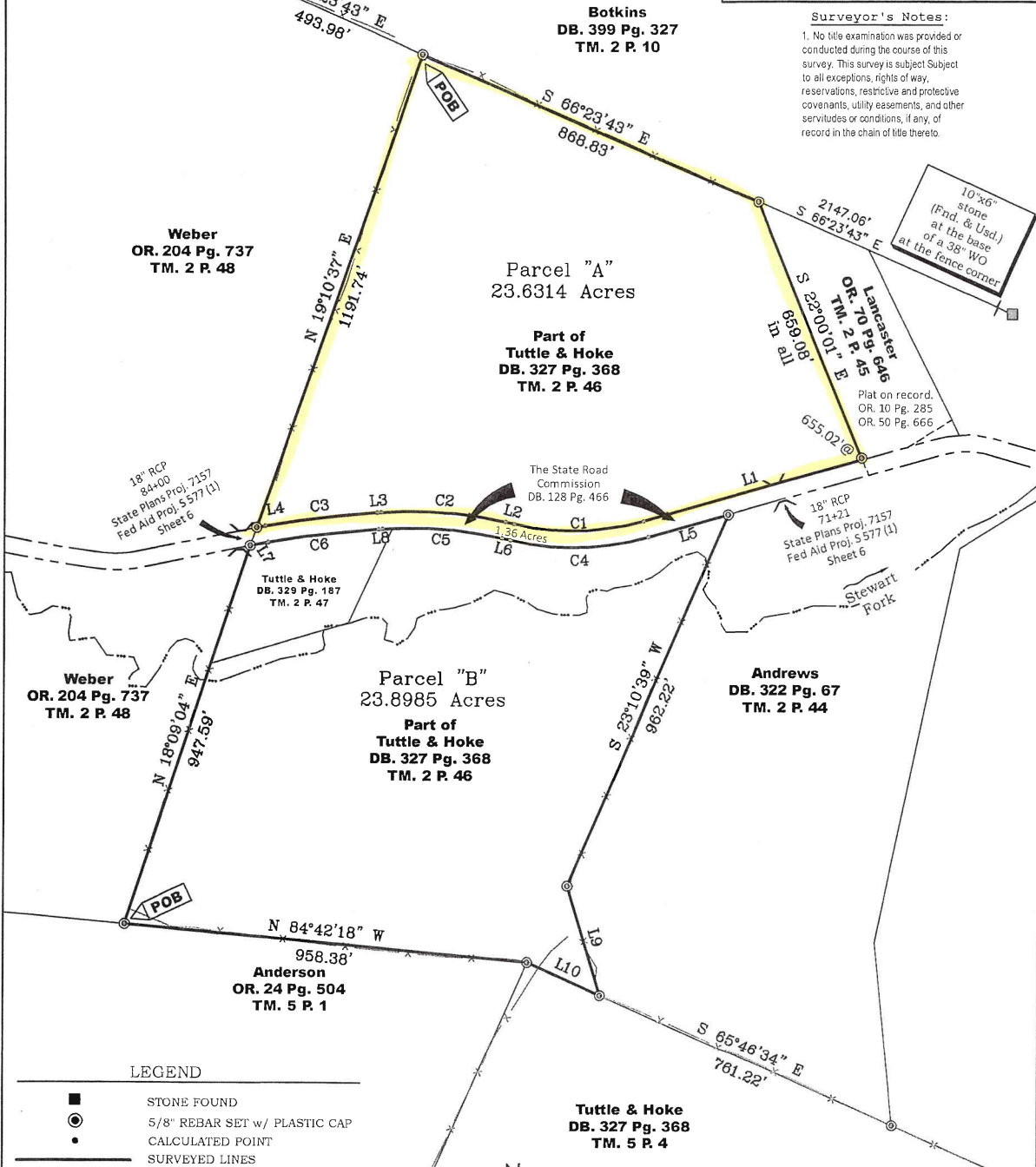
### PLAT OF SURVEY

**Alfred Edward Tuttle  
&  
Chris A. Hoke**

Parcel A & Parcel B situate on the waters of Stewart Fork (a tributary to Little Sancho Creek), in Meade District, Tyler County, West Virginia.

Surveyor's Notes:

1. No title examination was provided or conducted during the course of this survey. This survey is subject Subject to all exceptions, rights of way, reservations, restrictive and protective covenants, utility easements, and other servitudes or conditions, if any, of record in the chain of title thereto.



**Weber**  
OR. 204 Pg. 737  
TM. 2 P. 48

**Botkins**  
DB. 399 Pg. 327  
TM. 2 P. 10

**Parcel "A"**  
23.6314 Acres

**Part of  
Tuttle & Hoke**  
DB. 327 Pg. 368  
TM. 2 P. 46

**Lancaster**  
OR. 10 Pg. 646  
TM. 2 P. 45  
Plat on record.  
OR. 10 Pg. 285  
OR. 50 Pg. 666

18" RCP  
84+00  
State Plans Proj. 7157  
Fed Aid Proj. S 577(1)  
Sheet 6

The State Road  
Commission  
DB. 128 Pg. 466

18" RCP  
71+21  
State Plans Proj. 7157  
Fed Aid Proj. S 577(1)  
Sheet 6

**Tuttle & Hoke**  
DB. 329 Pg. 187  
TM. 2 P. 47

**Weber**  
OR. 204 Pg. 737  
TM. 2 P. 48

**Parcel "B"**  
23.8985 Acres

**Part of  
Tuttle & Hoke**  
DB. 327 Pg. 368  
TM. 2 P. 46

**Andrews**  
DB. 322 Pg. 67  
TM. 2 P. 44

**Anderson**  
OR. 24 Pg. 504  
TM. 5 P. 1

**Tuttle & Hoke**  
DB. 327 Pg. 368  
TM. 5 P. 4

LEGEND

- STONE FOUND
- 5/8" REBAR SET w/ PLASTIC CAP
- CALCULATED POINT
- SURVEYED LINES
- - - ROAD RIGHT-OF-WAY
- - - TAX PARCEL LINES, +/- unless surveyed
- x - FENCE LINE
- - - CREEK/STREAM/RUN
- DB. Pg. = DEED BOOK - PAGE
- TM. P. = TAX MAP - PARCEL



Basis of Bearings  
West Virginia  
Coordinates System of 1983  
North Zone



Surveyor's Statement:

"This document originally issued and sealed by Roy D. Haught P.S. #2333 on 03/19/2025. This document should not be considered a certified document."

LINE	BEARING	DISTANCE
L1	S 74°03'42" W	537.65'
L2	N 77°02'18" W	20.54'
L3	S 85°31'43" W	9.18'
L4	S 80°12'43" W	20.81'
L5	N 74°03'42" E	196.69'
L6	S 77°02'18" E	20.54'
L7	N 79°57'29" E	43.06'
L8	N 85°31'43" E	9.18'
L9	S 16°37'09" E	271.16'
L10	N 65°46'34" W	189.13'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	616.62'	311.02'	307.74'	S 88°30'42" W
C2	974.93'	296.64'	295.49'	N 85°45'18" W
C3	2884.79'	267.69'	267.59'	S 82°52'13" W
C4	1656.62'	331.90'	327.70'	N 88°30'42" E