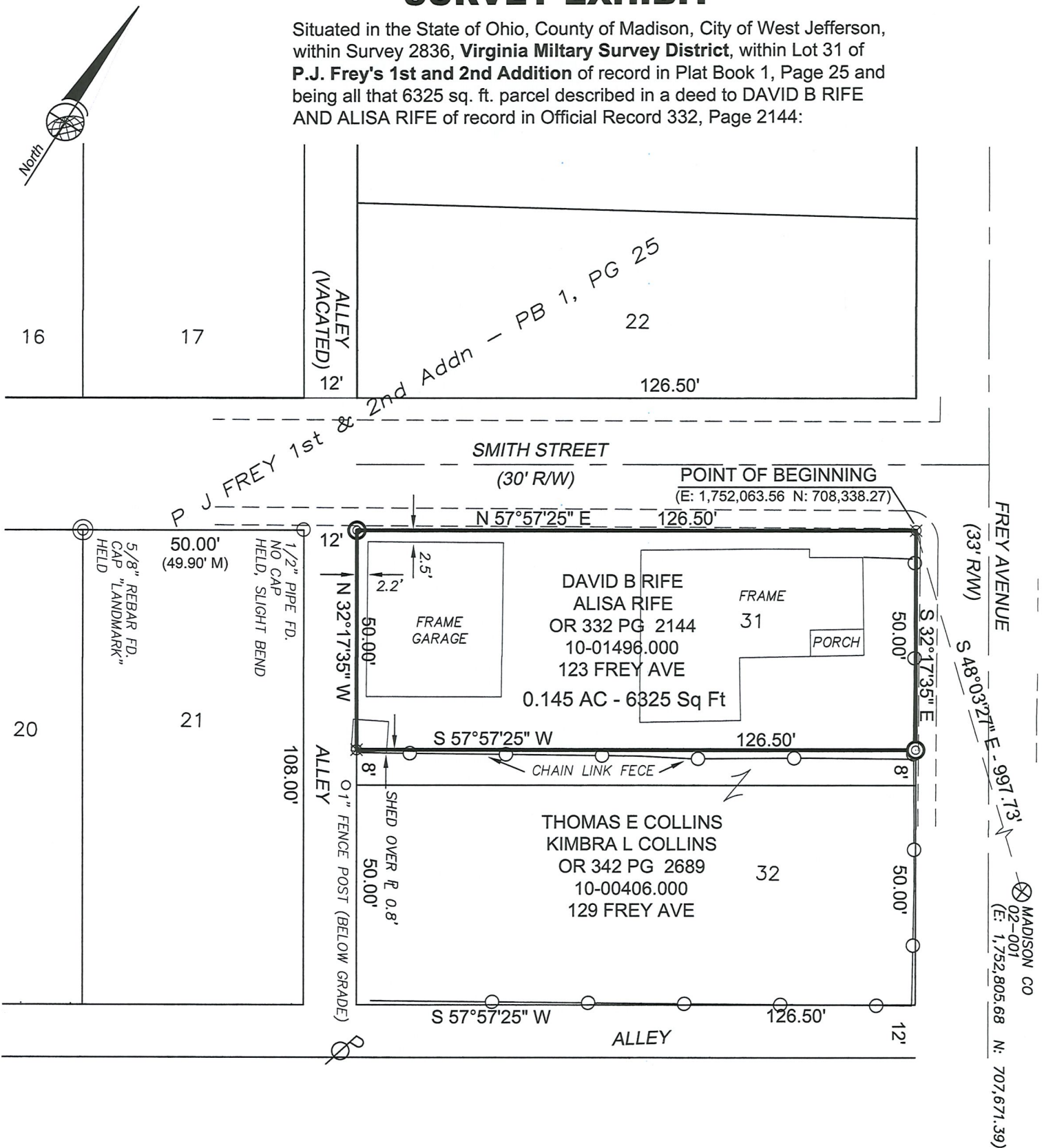


SURVEY EXHIBIT

Situating in the State of Ohio, County of Madison, City of West Jefferson, within Survey 2836, **Virginia Military Survey District**, within Lot 31 of **P.J. Frey's 1st and 2nd Addition** of record in Plat Book 1, Page 25 and being all that 6325 sq. ft. parcel described in a deed to **DAVID B RIFE AND ALISA RIFE** of record in Official Record 332, Page 2144:



NOTES TO SURVEY

- Surveys and Plats used in conjunction with this survey are as follows:
Survey of 155 Smith St., Exacta Land Surveyors, Jul 20, 2023
Survey for James D & Virginia A Myers, Myers Surveying Co., Inc., June 15, 1988
Survey of Two Tracts, Harvey & Probasco Surveyors, March 26, 1977

2. No easements were researched or are a part of this survey. Encroachments of fence and buildings are as shown hereon. (Closest building to property line shown)

3. Coordinates shown and bearing tie to Madison County Monument 02-001 are in State Plane Coordinates, Ohio South Zone and are shown for information purposes only.

Basis of Bearings

Bearings are based on GPS observations on Jun 28, 2024 and are based on the Ohio County Coordinate System, Madison County, NAD1983 (2011) of which the westerly line of Frey Avenue bears South 32°17'35" East.

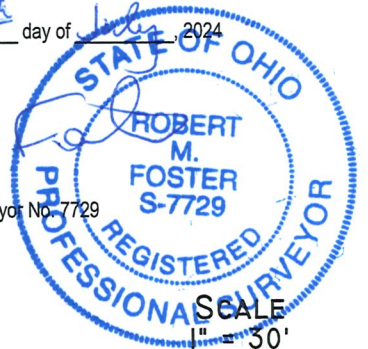
We hereby certify:

- that this survey is based on a field survey performed in June 2024;
- and that this is a Boundary Survey prepared in accordance with Chapter 4733-37 of the Administrative Code.

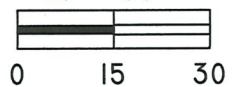
Signed and Sealed this 5th day of July, 2024

earthmetric, LLC

Robert M. Foster, P.S.
Registered Professional Surveyor No. 7729

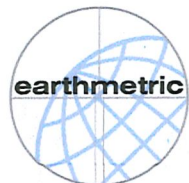


SCALE
1" = 30'



MONUMENT LEGEND

- | | | |
|--|--------------------|-------------------|
| ⊙ 5/8" x 30" REBAR SET W/CAP (R M FOSTER S 7729) | ⊗ PK NAIL FOUND | ○ PIPE FOUND |
| ⊙ REBAR FOUND | ⊗ RAIL SPIKE FOUND | ⊙ REBAR SET |
| ⊠ DRILL HOLE SET | ⊗ RAIL SPIKE SET | ⊕ PINCH TOP FOUND |



earthmetric, LLC
322 Meadow Ln
Circleville, OH 43113
614-262-6600
614-404-4097 (cell)

DATE:

JUN 28, 2024

SCALE:

1"=30'

JOB No:

24024

LOCATION CODE:

43162

28 June 2024

**Description of 0.145 acre of land
South of Smith Street
West of Frey Avenue
Village of West Jefferson, Madison County, Ohio**

Situated in the State of Ohio, County of Madison, Village of West Jefferson and located within Survey Number 2836, **Virginia Military Survey District**, within Lot 31 of **P.J. Frey's 1st and 2nd Addition to the Town of West Jefferson**, a subdivision of record in Plat Book 1, Page 25 and being all of that 6325 square foot parcel described in a deed to DAVID B RIFE AND ALISA RIFE of reference in Official Records Volume 332, Page 2144, and being more particularly described as follows:

Beginning at the northeast corner of Lot 31 at the intersection of the westerly right of way of Frey Avenue (thirty-three feet right of way width) and the southerly line of Smith Street (thirty feet right of way width) at a mag spike set in a concrete walk at the northeasterly corner of said 6325 square foot parcel;

thence South 32 degree 17 minutes 35 second East, along the westerly line of Frey Avenue, the easterly line of Lot 31 (the easterly line of said 6325 sq ft parcel), a distance of 50.00 feet to an iron pin set;

thence South 57 degree 57 minutes 25 second West, along the southerly line of said 6325 sq ft lot, a distance of 126.50 feet to an iron pin set at the southwesterly corner of said 6325 sq ft parcel, in the westerly line of Lot 31, in the easterly line of an unnamed alley (twelve feet right of way width);

thence North 32 degree 17 minutes 35 second West, along the easterly line of said Alley, the westerly line of Lot 31 (the westerly line of said 6325 sq ft parcel), a distance of 50.00 feet to an iron pin set at the northwesterly corner of Lot 31 (the northwesterly corner of said 6325 sq ft parcel), in the southerly line of Smith Street;

thence North 57 degree 57 minutes 25 second East, along the southerly line of Smith Street, the northerly line of Lot 31 (the northerly line of said 6325 sq ft parcel), a distance of 126.50 feet to the **True Point of Beginning** containing 0.145 acre or 6325 square feet of land, more or less.

This description is based on record information and a field survey performed under the direction of Robert M. Foster, P.S., in June 2024, and contains 0.145 acre or 6325 square feet all within Madison County Auditor's Parcel No. 10-01496.000.

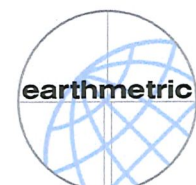
Bearings are based on GPS observations performed on June 28, 2024, based on NAD1983(2011) and correlated to Ohio County Coordinate System, Madison County of which the westerly line of Frey Avenue is determined to be South 32 degrees 17 minutes 35 seconds East.

References described hereon refer to those found in the Recorder's Office, Madison County, Ohio.

Iron pins set consist of a 5/8" rebar, thirty (30) inches in length, with a yellow plastic cap inscribed: "R M Foster S-7729."

earthmetric, LLC


Robert M. Foster, P.S.
Registered Professional Surveyor No. S-7729



earthmetric, LLC
Circleville, Ohio 43113
614-263-6600
614-404-4097 (cell)

www.earthmetric.com

Surveying ♦ Geomatics ♦ Consulting