

**LEGAL DESCRIPTION
1.385 ACRE BOUNDARY**

Situated in the State of Ohio, County of Madison, Village of West Jefferson, being in Virginia Military Survey No. 2836, being all of that 1.50 acre tract of land (PID: 10-00140.000) and all of that 0.041 acre tract of land (PID: 10-00141.000) as conveyed to Richard D. Bobo, Sr., and Miriam E. Bobo, Trustees of the Richard D. Bobo, Sr., and Miriam E. Bobo Revocable Trust, dated October 11, 2023 in Official Record 421, Page 2583, of record in the Madison County Recorder's Office, and being more particularly described as follows:

COMMENCING at a 3/4" iron pipe found capped "BURGESS & NIPLE" at the northwesterly corner of Lot 1 of P.J. FREY'S 1ST & 2ND ADDITION as delineated in Plat Book 1, Page 235, also being on the southerly right-of-way line of Pearl Street (40 feet wide), and also being on the easterly line of a 1.151 acre tract designated as Parcel (1) and conveyed to Greenhaven Investments, LLC in Official Record 385, Page 82;

Thence along said easterly line and across the right-of-way of said Pearl Street, North 26°00'25" West, 20.00 feet to a point on the centerline of said Pearl Street and also being the northeasterly corner of said 1.151 acre tract;

Thence along said centerline and also along the northerly line of said 1.151 acre tract, South 64°10'53" West, 202.51 feet to a railroad spike found at the northwesterly corner of said 1.151 acre tract and also being the **TRUE POINT OF BEGINNING**;

Thence leaving said centerline, along the westerly line of said 1.151 acre tract, and in part across said Pearl Street right-of-way, South 32°54'27" East, passing a 3/4" iron pipe found at 23.31 feet, said iron pipe being 2.66 feet south and 1.69 feet west of the intersection of said westerly line with the southerly right-of-way line of said Pearl Street, a total distance of 285.16 feet to a 3/4" iron pipe found at the southwest corner of said 1.151 acre tract and also being on a northerly line of a 13.2598 acre tract designated as Parcel (2) and conveyed to Greenhaven Investments, LLC in Official Record 385, Page 82;

Thence along said northerly line, South 54°53'29" West, 197.04 feet to a 3/4" iron pipe found at a corner thereof;

Thence along an easterly line of said 13.2598 acre tract, North 34°04'42" West, passing a 3/4" iron pipe found at 295.54 feet, said iron pipe being 1.89 feet south and 1.47 feet east of the intersection of said easterly line with the southerly right-of-way line of said Pearl Street, a total distance of 318.08 feet to a corner thereof being referenced by a railroad spike found 1.95 feet south and 1.13 feet east;

Thence in part along a northerly line of said 13.2598 acre tract and in part along the centerline of said Pearl Street, North 64°10'53" East, 204.96 feet to the **TRUE POINT OF BEGINNING**.

Containing 1.385 acres and being all of Madison County Auditor's Parcel Numbers 10-00140.000 and 10-00141.000.

Subject however to all legal easements, restrictions, and rights of way of record and of records in the respective utility offices.

Bearings referenced herein are based on the Ohio State Plane Coordinate System, Ohio South Zone, NAD83 (2011 Adjustment, Epoch 2010.00) as determined by ODOT RTN observations, with a portion of the centerline of Pearl Street bearing North 64°10'53" East.

This description was prepared by Garrett G. Brown, Ohio Registered Professional Surveyor 8797, and is based on a field survey conducted on March 26, 2025.

This description was prepared on June 17, 2025.



Garrett Brown

6/17/2025

Garrett G. Brown, PS, E.I.
Registered Surveyor No. 8797

Date

1.385 AC. CLOSURE REPORT

Segment# 1: Line

Course: S32° 54' 27"E

Length: 285.16'

Segment# 2: Line

Course: S54° 53' 29"W

Length: 197.04'

Segment# 3: Line

Course: N34° 04' 42"W

Length: 318.08'

Segment# 4: Line

Course: N64° 10' 53"E

Length: 204.96'

Perimeter: 1,005.24'

Area: 60,332.12Sq.Ft.

Error Closure: 0.0081

Course: S27° 00' 25"E

Error North : -0.00724

East: 0.00369

Precision 1: 124,103.70