

LEGEND

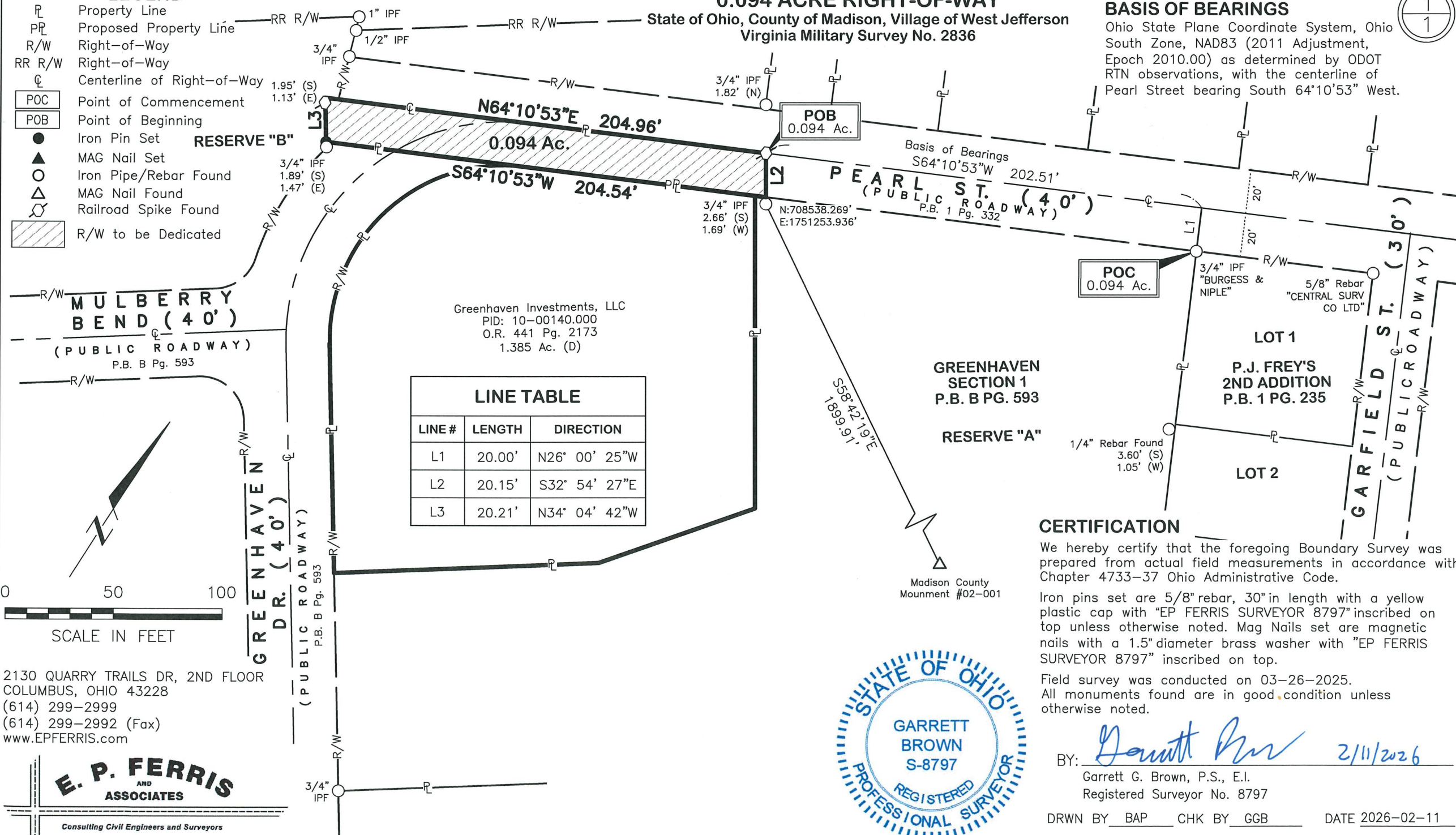
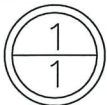
- Property Line
- Proposed Property Line
- Right-of-Way
- RR Right-of-Way
- Centerline of Right-of-Way
- Point of Commencement
- Point of Beginning
- Iron Pin Set
- MAG Nail Set
- Iron Pipe/Rebar Found
- MAG Nail Found
- Railroad Spike Found
- R/W to be Dedicated

0.094 ACRE RIGHT-OF-WAY

State of Ohio, County of Madison, Village of West Jefferson
Virginia Military Survey No. 2836

BASIS OF BEARINGS

Ohio State Plane Coordinate System, Ohio South Zone, NAD83 (2011 Adjustment, Epoch 2010.00) as determined by ODOT RTN observations, with the centerline of Pearl Street bearing South 64°10'53" West.



2130 QUARRY TRAILS DR, 2ND FLOOR
COLUMBUS, OHIO 43228
(614) 299-2999
(614) 299-2992 (Fax)
www.EPFERRIS.com

E. P. FERRIS
AND ASSOCIATES

Consulting Civil Engineers and Surveyors



CERTIFICATION

We hereby certify that the foregoing Boundary Survey was prepared from actual field measurements in accordance with Chapter 4733-37 Ohio Administrative Code.

Iron pins set are 5/8" rebar, 30" in length with a yellow plastic cap with "EP FERRIS SURVEYOR 8797" inscribed on top unless otherwise noted. Mag Nails set are magnetic nails with a 1.5" diameter brass washer with "EP FERRIS SURVEYOR 8797" inscribed on top.

Field survey was conducted on 03-26-2025. All monuments found are in good condition unless otherwise noted.

BY: Garrett Brown 2/11/2026
Garrett G. Brown, P.S., E.I.
Registered Surveyor No. 8797

DRWN BY BAP CHK BY GGB DATE 2026-02-11

**LEGAL DESCRIPTION
0.094 ACRE RIGHT-OF-WAY**

Situated in the State of Ohio, County of Madison, Village of West Jefferson, being in Virginia Military Survey No. 2836, and being part of a 1.385 acre tract of land (PID: 10-00140.000) conveyed to Greenhaven Investments, LLC in Official Record 441, Page 2173, 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 the northerly corner of RESERVE "A" of GREENHAVEN SECTION 1 as delineated in Plat Book B, Page 593, and also being on the southeasterly right-of-way line of Pearl Street (40 feet wide);

Thence along a northeasterly line of said GREENHAVEN SECTION 1 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 northerly corner of said GREENHAVEN SECTION 1;

Thence along said centerline and along a northwesterly line of said GREENHAVEN SECTION 1, South 64°10'53" West, 202.51 feet to a railroad spike found at a westerly corner of said GREENHAVEN SECTION 1, also being the **TRUE POINT OF BEGINNING**;

Thence leaving said centerline, along a southwesterly line of said GREENHAVEN SECTION 1, and across said Pearl Street right-of-way, South 32°54'27" East, 20.15 feet to a point on the southeasterly right-of-way line of said Pearl Street, being referenced by a 3/4" iron pipe found at 2.66 feet south and 1.69 feet west;

Thence along said southeasterly right-of-way line, in part along a westerly line of said RESERVE "A", and in part along the westerly line of Greenhaven Drive (40 feet wide) as dedicated in Plat Book B, Page 593, South 64°10'53" West, 204.54 feet to an iron pin set at the southwesterly corner of said Greenhaven Drive, the southeasterly corner of said Pearl Street, and a northerly corner of RESERVE "B" of said GREENHAVEN SECTION 1;

Thence along the southerly line of said Pearl Street and the northerly line of said RESERVE "B", North 34°04'42" West, 20.21 feet to a northerly corner of said RESERVE "B" and the southerly corner of said Pearl Street, said point being referred to by a railroad spike found at 1.95 feet south and 1.13 feet east;

Thence in part along the southerly right-of-way line of said Pearl Street 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 0.094 acres and being a 0.094 acre part of Madison County Auditor's Parcel Number 10-00140.000. Containing 0.094 acres of Present Right-of-Way Occupied.

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 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 February 11, 2026.



Garrett Brown

2/11/2026

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

Date