

**Legal Description
Lot Split
9.989 Acres**

Situated in the Virginia Military District 8926, 8927, 9391, 12918 and 12092, Jefferson Township, Madison County, Ohio and being part of a 46.777 acre tract of land (deed) owned by Richard L. Green and Anita S. Green, Co-Trustees of the Richard L. and Anita S. Green Family Revocable Trust dated June 1, 2017 as recorded in Official Record 331 Page 245 with a Parcel Number of 08-00429.003 (all deeds are recorded in the Madison County Recorder's Office), the boundary of which being more particularly described as follows:

Beginning at a 1-inch solid iron bar found at Madison County monument box "MAD 047" at the centerline intersection of US Route 42 (60-ft RW) and State Route 29 (60-ft RW); thence South 55°28'38" East a distance of 1161.08 feet, along the centerline of said State Route 29, to a point; thence South 25°49'03" West a distance of 30.35 feet to a 5/8-inch iron pin with cap stamped "The Kleingers Group" set in the southerly right of way of said State Route 29, the northeasterly line of said 46.777 acre tract and being the True Point of Beginning;

Thence, from the True Point of Beginning, South 55°28'38" East a distance of 393.38 feet, along the southerly right of way of said State Route 29 and northeasterly line of said 46.777 acre tract, to a 5/8-inch iron pin with cap stamped "The Kleingers Group" set at the northeasterly corner of said 46.777 acre tract and the northwesterly corner of a tract of land owned by Michael A. Fooce Jr. and Jenna N. Fooce as recorded in Official Record 343 Page 1160 and known as Lot 1 in the Country View Addition as recorded in File Number 117748 Slide 588;

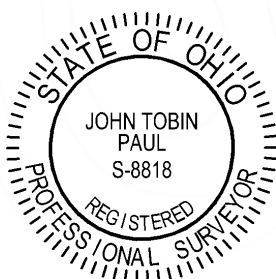
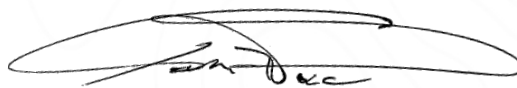
Thence South 25° 48' 45" West a distance of 1107.51 feet, along the easterly line of said 46.777 acre tract, the westerly line of said Lot 1 and the westerly line of a 51.865 acre tract of land (deed) owned by Alfa Cruz-Santo, Trustee of the Two & Two Family Trust as recorded in Official Record 434 Page 2051, to a 5/8-inch iron rebar found at the southeasterly corner of said 46.777 acre tract and the northeasterly corner of a 50.673 acre tract of land (deed) owned by London Properties, LTD as recorded in Official Record 420 Page 1843;

Thence North 58° 45' 58" West a distance of 390.68 feet, along the southerly line of said 46.777 acre tract and northerly line of said 50.673 acre tract, to a 5/8" inch iron pin with cap stamped "The Kleingers Group" set;

Thence North 25° 49' 03" East a distance of 1130.17 feet, along a new division line through said 46.777 acre tract, to the True Point of Beginning and containing 9.989 acres of land, more or less as determined by John T. Paul, Professional Surveyor, Ohio License No. 8818, based on a survey performed by The Kleingers Group on November 23rd of 2025.

Subject to easements, restrictions, and rights-of-way of record. All iron pins set are 5/8-inch diameter x 30-inch iron rebar with ID cap stamped "The Kleingers Group".

Bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone and North American Datum of 1983 (2011) (NAD83-2011 Epoch 2010.0), as established from a GPS survey originating on ODOT CORS Station "COLB" with a bearing South 55° 28' 38" East along the centerline of State Route 29.

John T. Paul
Ohio Professional Surveyor No. 8818

4-07-2026

Date

