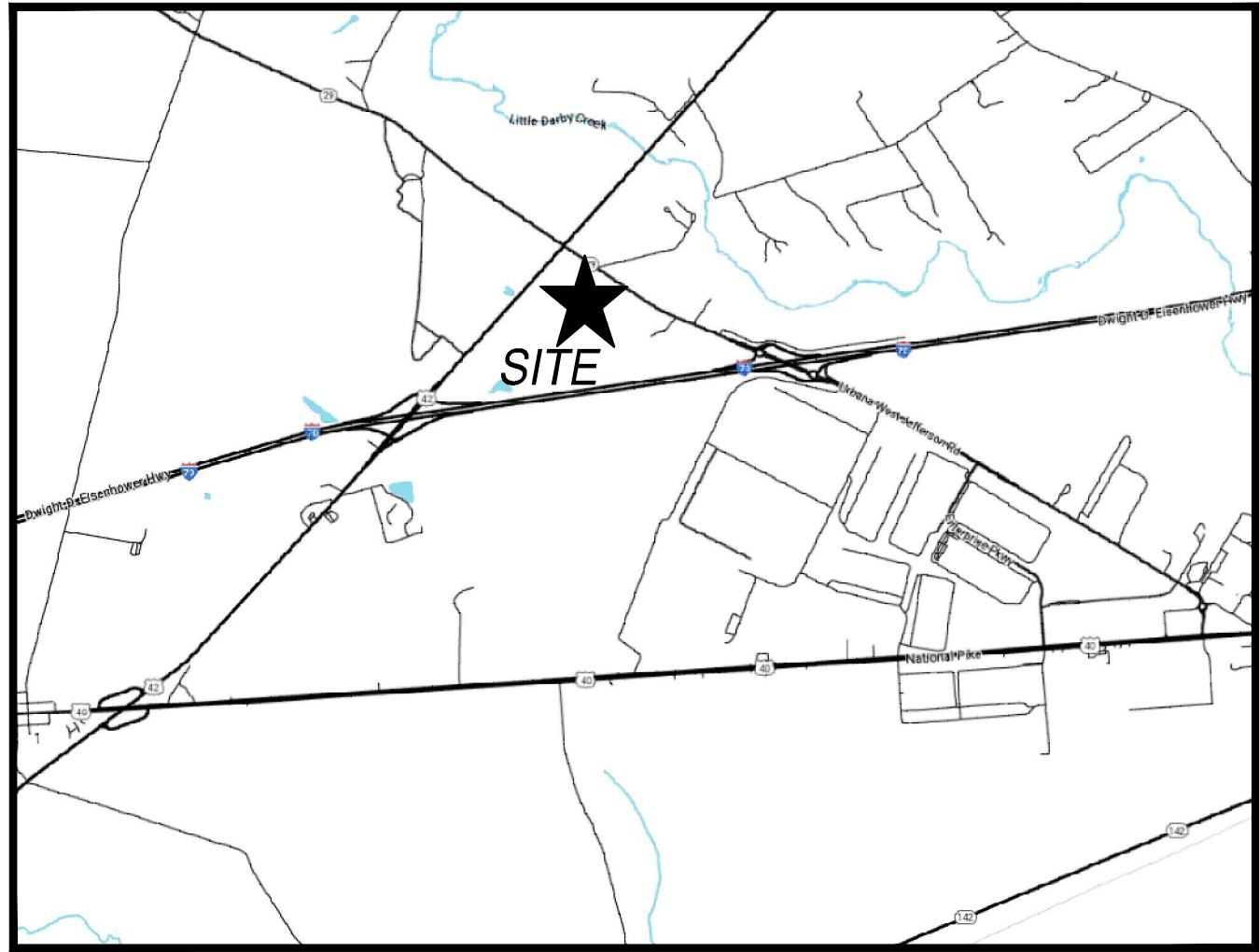
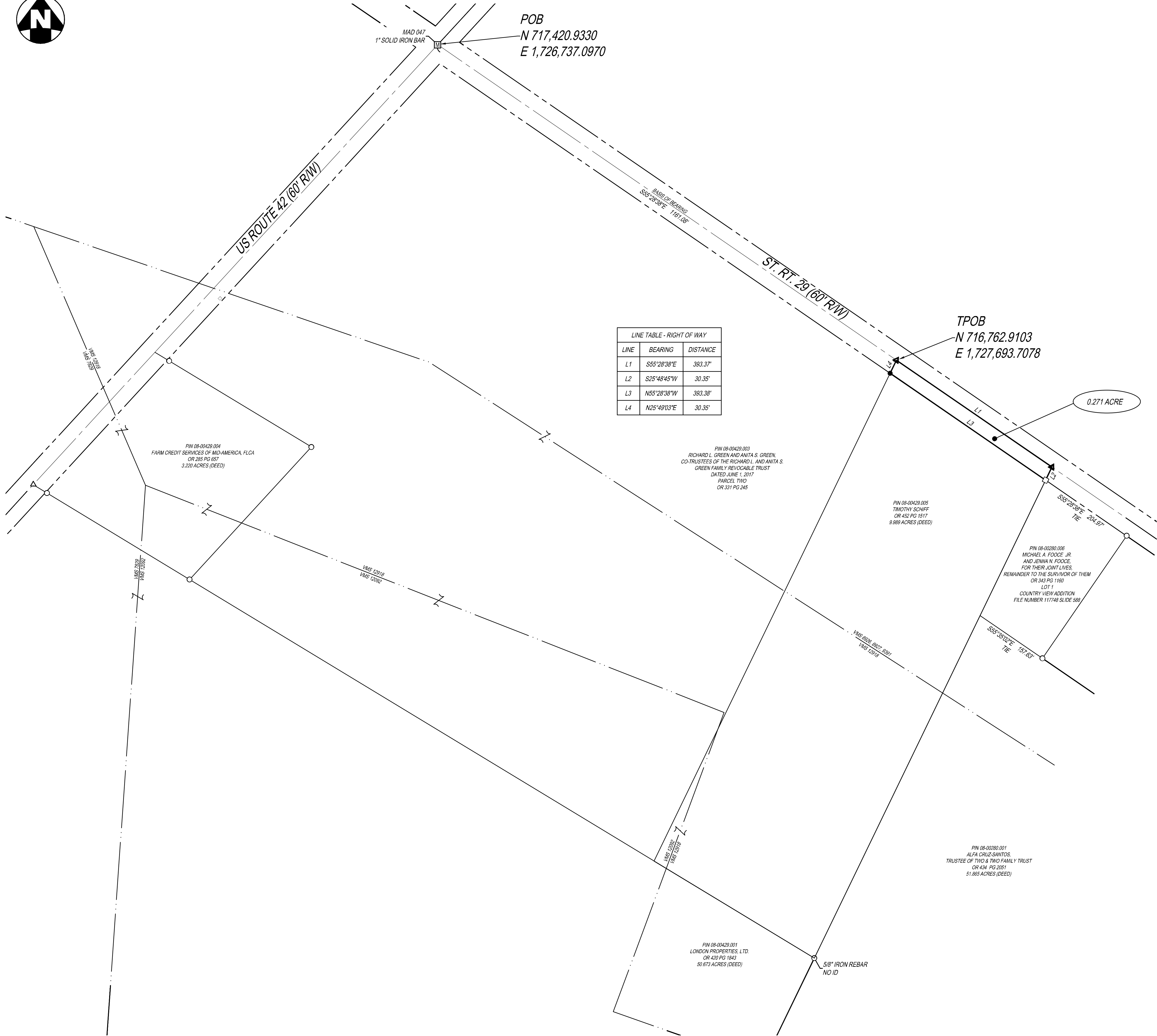




VICINITY MAP
N.T.S

LEGEND:

- ◈ BENCHMARK
- 5/8" IRON PIN FOUND (UNLESS NOTED OTHERWISE)
- 5/8" IRON PIN SET (THE KLEINGERS GROUP)
- ▲ MAG NAIL SET
- △ MAG NAIL FOUND
- ⊙ IRON PIPE FOUND (SIZE AS NOTED)
- CONCRETE MONUMENT FOUND
- ▣ MONUMENT BOX FOUND

NOTES:

- SOURCE DOCUMENTS AS NOTED.
- OCCUPATION IN GENERAL FITS SURVEY.
- MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ALL IRON PINS SET ARE 5/8" DIAMETER x 30" IRON REBAR WITH ID CAP STAMPED "KLEINGERS GROUP".
- DISTANCE UNITS ARE BASED ON THE US SURVEY FOOT DEFINITION (1' = 1200/3937 METERS).
- BEARINGS SHOWN HEREON ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, AND NORTH AMERICAN DATUM OF 1983 (2011) (NAD-83 EPOCH 2010.0), AS ESTABLISHED FROM A GPS SURVEY ORIGINATING ON ODOT CORS STATION "COLB" WITH A BEARING OF SOUTH 55° 28' 38" EAST AS SHOWN ALONG THE CENTERLINE OF STATE ROUTE 29.

SOURCE DOCUMENTS:

- OR 231 PG 716
- OR 285 PG 657
- OR 343 PG 1160
- OR 420 PG 1843
- OR 434 PG 2051

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS RIGHT OF WAY SURVEY WAS PREPARED UNDER MY DIRECTION AND IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 "MINIMUM STANDARDS FOR BOUNDARY SURVEYS". ALL MONUMENTATION HAS BEEN SET AS SHOWN.

DATE OF SURVEY: NOVEMBER 23, 2025

JOHN T. PAUL
OHIO PROFESSIONAL SURVEYOR NO. 8818

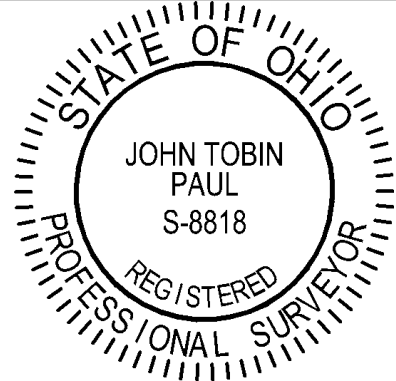
5-06-2026
DATE



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www.kleingers.com
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Suite H
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614.882.4311

SEAL:



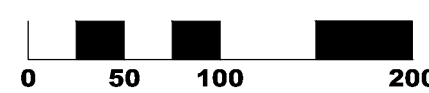
NO.	DATE	DESCRIPTION
1	3-23-26	LOT SPLIT (EW)
2	4-27-26	CHANGE BOUNDARY LINE FROM R/W TO CENTERLINE OF ROAD

**RIGHT OF WAY
SURVEY**
VIRGINIA MILITARY DISTRICT
8926, 8927, 9391
JEFFERSON TOWNSHIP
MADISON COUNTY, OHIO

PROJECT NO: 250607VSD000

DATE: 4/29/2026

SCALE: 1" = 100'



SHEET NAME:

FABX

SHEET NO.

1 OF 1

Legal Description
Lot Split – Right of Way
0.271 Acre

Situated in the Virginia Military District 8926, 8927, 9391, Jefferson Township, Madison County, Ohio and being part of a 46.777 acre tract of land (deed) known as Parcel Two and 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 a 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 and the northeasterly line of said 46.777 acre tract, to a mag nail set at the True Point of Beginning;

Thence, from the True Point of Beginning, South 55°28'38" East a distance of 393.37 feet, along the centerline of said State Route 29 and northeasterly line of said 46.777 acre tract, to a mag nail set;

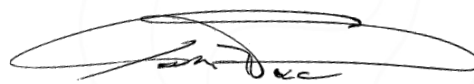
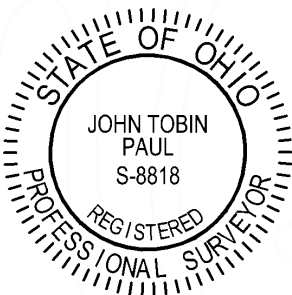
Thence South 25°48'45" West a distance of 30.35 feet, along the easterly line of said 46.777 acre tract, to an concrete post found at the northwesterly corner of a tract of land owned by Micheal A. Fooce Jr. and Jenna N. Fooce as recorded in Official Record 343 Page 1160 known as Lot 1 of Country View Addition and recorded in File Number 117748 Slide 588, the northeasterly corner of a 9.989 acre tract of land (deed) owned by Timothy Schiff as recorded in Official Record 452 Page 1517 and the southerly right of way of said State Route 29;

Thence North 55°28'38" West a distance of 393.38 feet, along the southerly right of way of said State Route 29 and the northerly line of said 9.989 acre tract, to an iron pin set;

Thence North 25°49'03" East a distance of 30.35 feet, along a new division line through said 46.777 acre tract, to the True Point of Beginning and containing 0.271 acre 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

5-06-2026

Date