

# FINAL PLAT GREENHAVEN SECTION 1



Greenhaven Investments, LLC  
PID: 16-00034.000  
O.R. 3415 Pg. 22222  
Remainder of:  
26.5808 Ac. (D)

Greenhaven Investments, LLC  
PID: 10-00992.000  
O.R. 385 Pg. 82  
Parcel (2)  
13.2598 Ac. (D)

- LEGEND**
- Subdivision Boundary Line
  - Right-of-Way/Lot Line
  - Road Centerline
  - - - Easement Line
  - Building Setback Line
  - - - Existing Property Line
  - - - Existing Right-of-Way Line
  - - - Existing Road Centerline
  - - - Existing Easement Line
  - Iron Pipe/Rebar Found
  - Permanent Marker Set
  - MAG Nail Set
  - Railroad Spike Found
  - Property Line
  - Existing Right-of-Way
  - Existing Railroad Right-of-Way
  - Existing Road Centerline



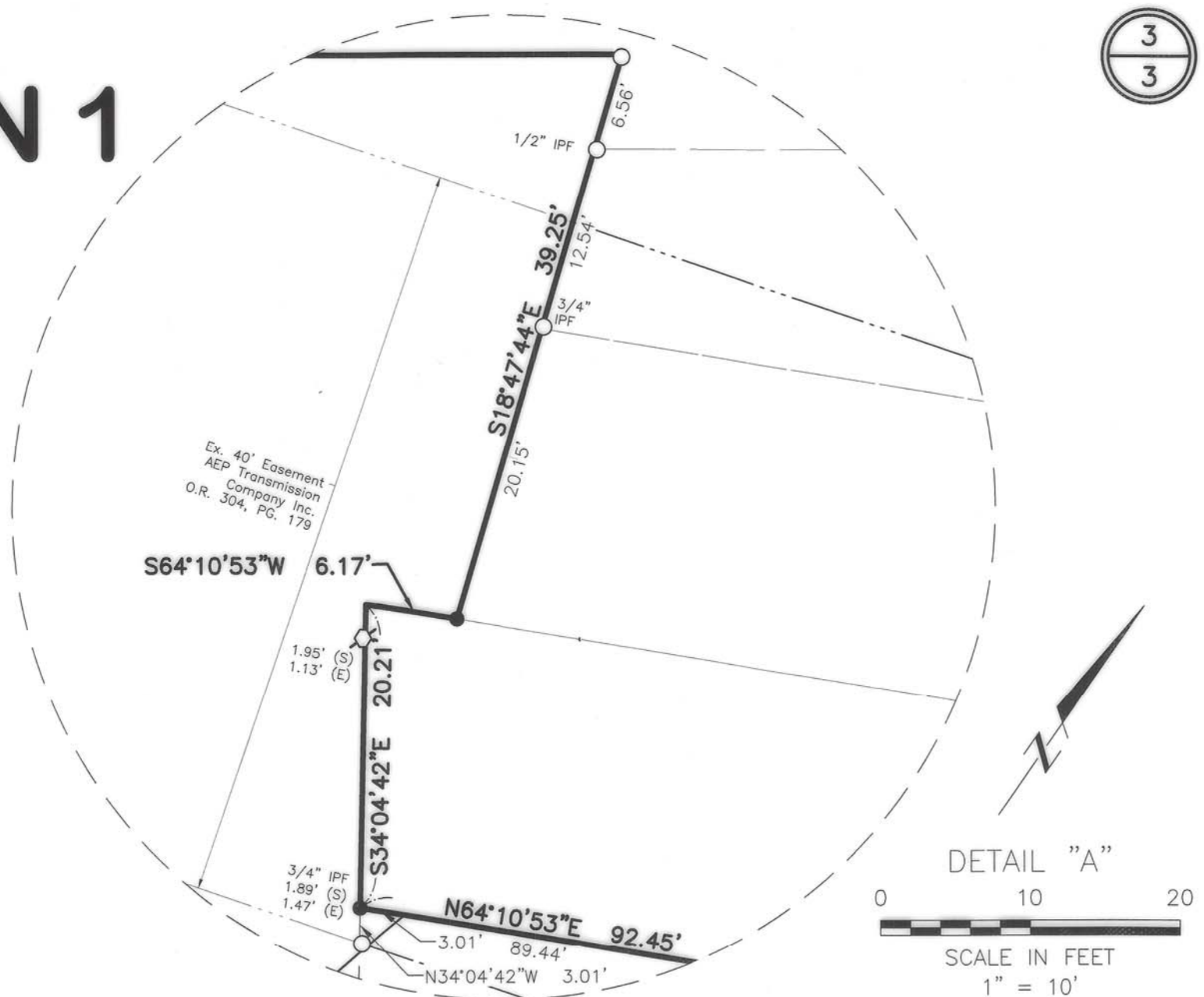
**E. P. FERRIS**  
AND  
**ASSOCIATES**

2130 QUARRY TRAILS DR  
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B-594

# FINAL PLAT GREENHAVEN SECTION 1



**NOTE "A"**

Total Acreage	14.197 Acres
Acreage in proposed public R/W	2.288 Acres
Acreage in existing public R/W	0.092 Acres
Acreage in Lots	9.822 Acres
Acreage in Reserves	1.995 Acres

**NOTE "B"**

Acreage by Tax Parcel	12.510 Acres
10-00992.000	1.151 Acres
10-00140.000	0.536 Acres

**NOTE "C"** At the time of platting, electric, cable and telephone service providers have not issued information for required easement areas, in addition to those shown hereon, deemed necessary by said providers for the installation and maintenance of their mainline and service facilities.

**NOTE "D"** No vehicular access to be in effect until such time as the public right-of-way is extended by plat or deed.

**NOTE "E"** Reserve "A" as designated and delineated hereon, shall be owned and maintained by the Greenhaven Homeowner's Association for the purpose of open space and retention basin for stormwater management. The Developer reserves the right to provide all necessary stormwater facilities in said Reserves.

An additional easement is hereby reserved for the purpose of construction, operation, and maintenance of major stream water drainage swales and/or other above ground storm water drainage facilities. No above grade structures, dams, or other obstructions to the flow of storm water runoff are permitted within drainage easement areas as delineated on this plat.

**NOTE "F"** An additional easement is hereby reserved in Reserve "B" for the purpose of construction, operation, and maintenance of above or below ground storm water drainage facilities.

**NOTE "G"** No access is granted or disturbances permitted within Reserve "C" either during or after construction, except by those granted rights by ownership or easement(s) separate from this plat. Reserve "C" is fully within the limits of railroad right-of-way.



- LEGEND**
- Subdivision Boundary Line
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  - Iron Pipe/Rebar Found
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  - Railroad Spike Found
  - Property Line
  - Existing Right-of-Way
  - Existing Railroad Right-of-Way
  - Existing Road Centerline

**CURVE TABLE**

CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	098°15'35"	80.00	137.20	S15°03'06"W	120.99
C2	098°15'35"	100.00	171.50	S15°03'06"W	151.24
C3	036°52'12"	100.00	64.35	N45°44'48"E	63.25
C4	057°29'01"	100.00	100.33	N01°25'49"W	96.17
C5	003°54'22"	100.00	6.82	N32°07'31"W	6.82
C6	028°46'33"	200.00	100.45	S49°36'19"W	99.39
C7	029°04'23"	250.00	126.85	N49°45'14"E	125.50
C8	009°30'23"	700.00	116.14	S59°32'14"W	116.01
C9	030°49'10"	120.00	64.55	N00°34'55"E	63.77
C10	069°34'40"	20.00	24.29	N19°57'40"E	22.82
C11	091°10'18"	20.00	31.82	N79°39'51"W	28.57
C12	098°22'07"	20.00	34.34	N15°06'22"E	30.27
C13	003°00'29"	720.00	37.80	S62°47'11"W	37.80
C14	003°59'32"	720.00	50.17	S59°17'10"W	50.16
C15	002°30'22"	720.00	31.49	S56°02'14"W	31.49
C16	005°07'04"	680.00	60.74	S57°20'35"W	60.72
C17	004°23'19"	680.00	52.08	S62°05'46"W	52.07

**CURVE TABLE**

CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C18	090°00'00"	20.00	31.42	N70°42'35"W	28.28
C19	090°00'00"	20.00	31.42	S19°17'25"W	28.28
C20	002°37'41"	270.00	12.38	N62°58'35"E	12.38
C21	012°55'18"	270.00	60.89	N55°12'05"E	60.76
C22	013°31'24"	270.00	63.73	N41°58'44"E	63.58
C23	000°25'45"	180.00	1.35	N35°25'55"E	1.35
C24	017°00'51"	180.00	53.45	N44°09'13"E	53.26
C25	011°19'57"	180.00	35.60	N58°19'37"E	35.54
C26	012°03'42"	220.00	46.31	S57°57'44"W	46.23
C27	016°42'51"	220.00	64.18	S43°34'28"W	63.95
C28	000°03'09"	230.00	0.21	N35°14'37"E	0.21
C29	016°03'42"	230.00	64.48	S43°18'02"W	64.26
C30	012°57'32"	230.00	52.02	S57°48'39"W	51.91
C31	081°37'53"	20.00	28.49	S74°53'38"E	26.15
C32	000°52'24"	5943.68	90.60	S54°20'37"W	90.60
C33	000°52'29"	5923.68	90.43	N54°20'40"E	90.43

**LINE TABLE**

LINE #	LENGTH	DIRECTION
L1	14.16	S63° 59' 35"W
L2	7.54	S64° 17' 25"W
L3	14.16	S63° 59' 35"W
L4	14.16	S63° 59' 35"W

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B-595

**E. P. FERRIS**  
AND  
**ASSOCIATES**  
Consulting Civil Engineers and Surveyors

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

# FINAL PLAT

# GREENHAVEN SECTION 1

## State of Ohio, County of Madison, Village of West Jefferson

## Virginia Military Survey No. 2836

Situated in the State of Ohio, County of Madison, Village of West Jefferson, being located in Virginia Military Survey Number 2836, and containing 14.197 acres, more or less, said 14.197 acres being comprised of all of a 1.151 acre tract of land (Auditor's Parcel Number 10-00992.001) as conveyed to Greenhaven Investments, LLC in Official Record 385, Page 82, part of a 1.385 acre tract of land (Auditor's Parcel Number 10-00140.000) as conveyed to Greenhaven Investments, LLC in Official Record 441, Page 2173, and part of a 13.2598 acre tract of land (Auditor's Parcel Number 10-00992.000) as conveyed to Greenhaven Investments, LLC in Official Record 385, Page 82. Additionally, a sanitary easement is conveyed across part of the remainder of a 26.5808 acre tract (Auditor's Parcel Number 16-00034.000) conveyed to Greenhaven Investments, LLC in Official Record \_\_\_\_\_, Page \_\_\_\_\_. All aforementioned information being of record in the Recorder's Office, Madison County, Ohio.

The undersigned, Greenhaven Investments, LLC, an Ohio limited liability company, by Richard Conie, Member of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "GREENHAVEN SECTION 1", a subdivision containing Lots numbered 1 to 19, 51 to 87, 118 to 139, inclusive, and areas designated as Reserves "A", "B", and "C", does hereby accept this plat of same and dedicates to public use, as such, all of Greenhaven Drive, Buttonwood Lane, Mulberry Bend, and a portion of Pearl Street shown hereon and not heretofore dedicated.

All drainage easements (D.E.) are created as perpetual nonexclusive easements to provide paths, courses, pipes, ponds, and landscaping for area and local storm drainage, either overland or in adequate underground conduit, to serve the needs for the mutual benefit of each lot, the declarant, and the association and adjoining ground and/or public drainage systems as may be necessary and as may be permitted by declarant and permitted by the association. Each lot owner shall maintain the drainage area located on its lot. No easement shall be blocked in any manner by the construction or reconstruction of any improvement, nor shall any grading restrict, in any manner, the water flow. Said areas are subject to construction or reconstruction, maintenance, and repair, to any extent necessary to obtain adequate drainage at any time by the declarant, the association, or any governmental authority having jurisdiction over drainage, including the right to access such areas, provided that neither declarant nor the association shall have any duty to undertake any such construction or reconstruction, unless the master declarant provides otherwise.

Areas designated as utility easements (U.E.) permit the construction, operation, and maintenance of all public and quasi-public utilities above, beneath, and on the surface of the ground, and where necessary, for the construction, operation, and maintenance of service connections to all adjacent lots and lands and for storm water management.

Areas designated as sanitary easement (S.E.) are for the construction, operation, and maintenance of public sanitary sewer facilities. Easement areas shown hereon outside of the platted area are within lands owned by the undersigned and easements are hereby reserved therein for the uses and purposes expressed herein.

In witness thereof, Richard Conie, Member of Greenhaven Investments, LLC has hereunto set his hand this 1st day of December, 2025.

Signed and acknowledged in the presence of:

Witness: Holly Miller  
Holly Miller

Witness: Peter LaRose  
Peter LaRose

BY: Richard Conie  
Richard Conie, Member

State of Ohio  
Madison County

Before me a notary public in and for said county personally appeared Richard Conie, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the Voluntary Company Act and deed of said Greenhaven Investments, LLC, for the use and purposes herein.

In witness thereof, I have unto set my hand and affixed my official seal this 1 day of December, 2025.

BY: Mary Heidenreich  
Notary Public

My Commission Expires: 07-20-2027



### E. P. FERRIS

AND  
ASSOCIATES

Consulting Civil Engineers and Surveyors

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

Approved and accepted this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by Ordinance No. \_\_\_\_\_ wherein of Greenhaven Drive, Buttonwood Lane, and Mulberry Bend as dedicated hereon are accepted as such by the council of the Village of West Jefferson, Ohio.

Approved this 2nd day of December, 2025

Joe Vint  
Service Director  
Village of West Jefferson

Approved this 2nd day of December, 2025

Tom Fisher  
Development Director

Approved this 2nd day of December, 2025

Ray A. Mauts  
Mayor  
Village of West Jefferson

This plat shall not be transferred or recorded until all above required signatures are placed on this plat.

Transferred this 12th day of January, 2026

Jennifer D. Hunter by Ag Rodgers  
County Auditor

Filed for record this 18th day of January, 2026

Rachel Fisher by  
County Recorder  
Lisa Thomas  
Deputy Recorder



LOCATION MAP  
NOT TO SCALE

**DEVELOPER**  
Greenhaven Investments, LLC  
2935 Kenny Rd.  
Columbus, OH 43221  
614-206-4196

**ENGINEER/SURVEYOR**  
Surveyor: Garrett G. Brown, P.S. E.I.  
Engineer: Christopher L. Post, P.E.  
E.P. Ferris & Associates  
2130 Quarry Trails Dr., 2nd Floor  
Columbus, OH 43228  
614-299-2999

**MONUMENTS**  
All iron pins set are 5/8" rebar, 30" in length with yellow plastic cap and all Mag spikes set are 8" in length.

All permanent markers set are 1" rebar, 30" long with aluminum cap.

All monuments found are in good condition unless otherwise noted.

All monuments shall be set at the completion of construction.

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

**SOURCE DATA**  
The sources of recorded survey data referenced in the plan and text of this plat are the records of the Recorder's Office, Madison County, Ohio and the Madison County Tax Map Room.

**CERTIFICATION**  
We do hereby certify that we have surveyed the attached premises, prepared the attached plat, and that said plat is correct. All dimensions are shown in feet and decimal parts, dimensions shown along curves are chord measurements.

Field survey was conducted in March 2025.

12/2/25 SA  
WEST JEFFERSON  
12.510 new survey  
residual .7498  
acres .536 new survey  
residual .849  
average 1.151  
Combine 12.51 + .536 + 1.151 to 14.197  
and is LOTS 1-19, 51-87, 118-139 9.822 ac  
Res A 1.452 ac  
Res B .145 ac  
Res C .398 ac  
Dedicated ROW 2.380 ac

2026-183  
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B-593



BY: Garrett Brown 11/26/2025  
Garrett G. Brown, P.S., E.I.  
Registered Surveyor No. 8797

DRWN BY BBB CHK BY GGB DATE 11/26/25