

MADISON COUNTY STATE OF OHIO

INFORMATION OF RECORD AND LISTED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 2577, EFFECTIVE DATE JUNE 17, 1998 AT 8:00 A.M.

SCHEDULE B SECTION II

ITEM 9 A 1964 RIGHT OF WAY FROM RIDDLE AND ETHEL SIDNER TO THE OHIO FUEL AND GAS COMPANY OF RECORD IN DEED BOOK 163 PAGE 415. (DOES AFFECT PROPERTY AND IS SHOWN HEREON.)

ITEM 10 A 1980 EASEMENT FROM REBECCA MERRICK ET AL TO WEST JEFFERSON REALTY, INC. OF RECORD IN DEED BOOK 251, PAGE 543. (DOES AFFECT PROPERTY AND IS SHOWN HEREON, AS APPROXIMATELY LOCATED IN DEED BOOK 251, PAGE 545)

ITEM 11 A 1995 RIGHT OF WAY FROM HARRIET NORCOTT TO THE COLUMBUS SOUTHERN POWER COMPANY OF RECORD IN OFFICIAL RECORD 20, PAGE 968. (DOES AFFECT PROPERTY AND IS SHOWN HEREON.)

ITEM 12 A 1983 EASEMENT TO JEFFERSON TOWNSHIP TRUSTEES AS RECORDED IN DEED BOOK 261, PAGE 423,427, AND 431. (DOES AFFECT PROPERTY AND IS SHOWN HEREON.)

ITEM 14 A 1954 RIGHT OF WAY FROM RIDDLE SIDNER AND ETHEL SIDNER TO THE OHIO FUEL AND GAS COMPANY OF RECORD IN DEED BOOK 149, PAGE 638. (BLANKET EASEMENT DOES PARTIALLY AFFECT PROPERTY EXACT LOCATION UNABLE TO BE DETERMINED.)

ITEM 15 A 1957 EASEMENT FROM RIDDLE SIDNER AND ETHEL SIDNER TO THE COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY OF RECORD IN DEED BOOK 154, PAGE 374. (DOES AFFECT PROPERTY AND IS SHOWN HEREON.)

ITEM 16 A 1959 EASEMENT FROM RIDDLE SIDNER AND ETHEL SIDNER TO COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY OF RECORD IN DEED BOOK 159, PAGE 620. (EASEMENT AREA UNABLE TO BE DETERMINED.)

ITEM 17 A 1960 EASEMENT FROM RIDDLE SIDNER AND ETHEL SIDNER TO THE COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY OF RECORD IN DEED BOOK 158, PAGE 36. (DOES NOT AFFECT PROPERTY AND IS SHOWN HEREON.)

ITEM 19 APPARENT FENCE ENCROACHMENT NEAR THE SOUTHWEST PORTION OF THE LAND ON THE SOUTH PROPERTY LINE AND NEAR THE PORTION OF THE LAND LYING NEAR THE NORTHWEST SECTION OF VMS 2445. (DOES AFFECT PROPERTY AND IS SHOWN HEREON.)

ITEM 20 APPARENT FENCE ENCROACHMENT ALONG THE FOLLOWING NOTED LINES, ALONG THE NORTHWEST PROPERTY LINES: N. 52° 44' 53" E. 319.88'; L1, L2, L3, L4, L5, L6, L8, AND N. 65° 40' 43" E. 369.76'. (DOES AFFECT PROPERTY AND IS SHOWN HEREON.)

ITEM 25 AN EASEMENT TO VILLAGE OF WEST JEFFERSON AS CONTAINED IN COURT CASE NO. 94-CV-11-131 AND RECORDED IN OFFICIAL RECORD 29, PAGE 952. (DOES AFFECT PROPERTY AND IS SHOWN HEREON.)

ITEM 26 AN EASEMENT TO VILLAGE OF WEST JEFFERSON AS CONTAINED IN DEED BOOK 155, PAGE 635. (DOES AFFECT PROPERTY AND IS SHOWN HEREON.)

ITEM 27 APPARENT ENCROACHMENT BY A PRIVATE ROAD EXTENDING WEST OF AN 1983 EASEMENT TO JEFFERSON TOWNSHIP TRUSTEES AS RECORDED IN DEED BOOK 261, PAGE 423,427, AND 431. (DOES AFFECT PROPERTY AND IS SHOWN HEREON.)

ITEM 28 APPARENT ENCROACHMENT BY A PRIVATE ROAD TO THE SANITARY TREATMENT EASEMENT TO THE VILLAGE OF WEST JEFFERSON AS CONTAINED IN DEED BOOK 155, PAGE 635. (DOES AFFECT PROPERTY AND IS SHOWN HEREON.) APPROXIMATELY 674.50 FT (EFFECTED AREA)

NUMBER	DIRECTION	DISTANCE
L1	N 55°37'41" E	111.38'
L2	S 85°05'20" E	85.16'
L3	S 73°16'28" E	83.86'
L4	N 84°45'17" E	108.09'
L5	S 86°20'36" E	115.43'
L6	N 78°16'48" E	121.00'
L7	S 39°04'42" E	105.00'
L8	N 55°52'46" E	92.00'
L9	N 39°35'50" W	237.93'
L10	N 56°21'45" E	46.15'
L11	S 40°35'58" E	238.09'
L12	N 56°01'02" E	74.17'
L13	N 55°55'14" E	158.78'
L14	N 47°50'58" W	42.62'
L15	N 37°38'24" E	164.73'
L16	S 51°10'24" E	63.42'
L17	S 37°51'35" W	166.76'
L18	S 50°11'02" E	28.78'
L19	N 41°06'44" E	20.81'
L20	S 47°51'27" E	171.39'
L21	N 25°48'05" W	100.23'
L22	N 66°08'13" E	60.00'
L23	S 25°47'11" E	115.87'
L24	N 50°30'23" E	91.84'
L25	N 10°50'53" W	52.27'
L26	N 86°35'25" E	15.54'
L27	N 86°37'26" E	92.12'
L28	N 27°05'54" E	58.14'
L29	S 80°00'52" E	32.96'
L30	S 26°42'25" W	49.05'
L31	S 87°26'19" E	125.95'
L32	N 05°36'51" E	220.74'
L33	N 68°21'17" E	55.17'
L34	S 79°49'06" E	103.82'
L35	S 79°07'28" E	108.49'



SURVEYOR'S CERTIFICATE

The undersigned hereby certifies to Riverwood Investments L.L.C. and First American Title Insurance Company, as of the date of this survey that Conkle Surveying Corp's survey was actually made upon the ground; that it and the information, courses and distances shown thereon are accurate; that the property description "closes" by surveying calculation; that this survey correctly shows the size, location and type of buildings, structures and other improvements on the property and all are within the boundary lines and applicable set-back lines (whether established by subdivision plat, recorded restrictions or applicable zoning or building codes) affecting the property, that there are no easements or uses affecting the property appearing from a careful physical inspection of the same, other than those shown thereon; except as shown, there are no encroachments on adjoining premises, streets or alleys by any of said buildings, structures or other improvements or encroachments upon the property by any building, structure or other improvement situated upon any adjoining premises; and that, according to the Federal Emergency Management Agency Flood Insurance Rate Map No. 390773-0100-B effective date August 2, 1995, this property lies within zone "AE" in areas marked, and zone "X" in all other areas determined in accordance to said flood map to be outside the 100 year floodplain. This survey was made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established by ALTA and ACSM in 1992 and meets the accuracy requirements of a Class A Survey, as defined therein.

STATEMENT OF ACREAGE DISBURSEMENT

THIS SURVEY IS OF A 174.307 ACRE +/- TRACT OF LAND OF WHICH 153.098 ACRES +/- ARE IN JEFFERSON TOWNSHIP AND 21.209 ACRES +/- ARE IN THE CORPORATION OF WEST JEFFERSON, OHIO, AND OF THE AFORESAID ACREAGE 111.268 ACRES +/- ARE IN VMS-2836 AND 63.039 ACRES +/- ARE IN VMS-2445. OF THIS AFORESAID ACREAGE OF VMS 2836 AND ALSO BEING OF THE TOWNSHIP ACREAGE, 19.474 ACRES +/- ARE IN THE 100 YEAR FLOOD PLANE AS ZONE AE, AND 5.890 ACRES +/- ARE IN THE CORPORATION LIMIT AND ARE IN ZONE A. OF THE AFORESAID CORPORATION'S 21.209 ACRES +/- AND IN VMS-2836, 0.027 ACRE +/- IS IN THE RIGHT OF WAY OF LILLY-CHAPEL ROAD

LEGEND

- STONE (FOUND)
- IRON PIN (FOUND)
- IRON PIN SET W/CAP P.S.-7616
- DRILL HOLE /DRILL HOLE & PK AS NOTED
- ⚡ POST (FOUND)

JIRIMIAH CONKLE 7616
PROFESSIONAL SURVEYOR

Scale 1" = 200'



Situated in the Village of West Jefferson, County of Madison, State of Ohio, and being the 174.307 acres of an original 220.14 acre more or less tract of Rebecca Merrick et.al. DB 186, Pg.160 of the Madison County Recorders Office, and bounded and described as follows:

Commencing at a PK set in the centerline intersection of Fry Ave., Hampton State Road and Lilly-Chapel Pike, thence S 56°21'45" W a distance of 736.39' to a PK nail set at the northwesterly corner of Betty J. George, 0.323 & 0.159 acre more or less acre tracts, OR 49, Pg.1060 and the centerline of Lilly Chapel Pike, and being "THE TRUE POINT OF BEGINNING".

Thence with the westerly line said 0.323 acre tract, S 40°35'59" E a distance of 24.82' passing a point at 2.49' right for a total distance of 238.09' to a iron pin found at the southeast corner of said tract.

Thence with the easterly line of said 0.323 acre tract, N 56°01'02" E a distance of 74.17' to an iron pin found on the southeast corner of Ronald Young 0.687 acre tract, DB 160, Pg.166,

Thence with the easterly line of said 0.687 acre tract, N 55°55'14" E a distance of 158.78' to an iron pin found at the northeasterly corner of said tract and point on the line of Chapel Square Condominiums, PB 2, Pg.181,

Thence with said line, S 49°38'44" E a distance of 327.11' to a wood post on the southeasterly corner of Chapel Square Condominiums,

Thence with the Chapel Square Condominiums line, N 39°35'34" E a distance of 325.83' to an iron pin found,

Thence with the Chapel Square Condominiums line, N 47°50'58" W a distance of 42.62' to an iron pin in concrete found on the line of Chapel Square Condominiums and the southeasterly corner of Beatrice A. Culp, 1.01 acre tract, DB 183, Pg.149,

Thence with the southerly line of said tract, N 37°38'24" E, a distance of 104.75' passing an iron pin in concrete found at 0.12' right, being the southeast corner of Major and Rebecca Merrick 0.49 acre tract, DB 186, Pg.16 then with said line for a total distance of 164.73' to an iron pin set in the right of way line of Hampton State Road,

Thence with said right of way line, S 51°10'24" E a distance of 63.42' to a PK set in a drill/hole on the right of way line and northwesterly corner of Hampton Cemetery 1.125 acre tract, DB 31, Pg.49,

Thence with the westerly line of said 1.125 acre tract, S 37°51'35" W a distance of 166.76' to an iron pin found at the southwest corner of said 1.125 acre tract,

Thence with the southerly line of said 1.125 acre tract, S 50°11'02" E a distance of 28.78' to an iron pin found, and northwesterly corner of the Jefferson Township Trustees 6.765 acre tract, DB 231, Pg.431 (DB 261, Pg.423)

Thence with the westerly line of said 6.765 acre tract, S 39°32'20" W a distance of 327.21' to an iron pin found at the southwest corner of said 6.765 acre tract,

Thence with the westerly line of said 6.765 acre tract, S 49°37'54" E a distance of 608.78' to an iron pin found at southeasterly corner of said 6.765 acre tract,

Thence with the easterly line, N 52°19'44" E a distance of 189.97' to an angle point in said line,

Thence continuing with said line, N 64°08'15" E a distance of 334.31' to an iron pin set at the northeasterly corner of said 6.765 acre tract,

Thence with the northerly line, N 49°34'22" W a distance of 589.58' to an iron pin set on said line and point on the southerly right of way line of Hampton State Road,

Thence leaving the right of way and crossing the road to the centerline of said road, N 41°06'44" E a distance of 20.81' to a PK set

Thence with the centerline of said road, S 47°51'27" E a distance of 171.39' to a PK set on the center line of said road,

Thence leaving the centerline of said road, N 63°56'30" E a distance of 13.86' passing a wood post on line, being the southeast corner of the Zion Evangelical Luther Church 1.95 acre tract DB 152, Pg.479 for a total of 323.34' to an iron pin found at the northeast corner of said 1.95 acre tract,

Thence with the southerly right of way line of Center Street, N 25°48'05" W a distance of 100.23' to an iron pin set on said right of way line,

Thence crossing said street, N 66°08'13" E a distance of 60.00' to an iron pin set on the northerly right of way line of said street and southwest corner of Lot 7 of the Sidner Addition, PB 1, Pg. 221 and the northwest corner of a 0.3189 acre tract of DB 297, Pg.483

Thence with the westerly line of said 0.3189 acre tract, S 25°47'11" E a distance of 115.87' to an iron pin found on the southwesterly corner of said 0.3189 acre tract,

Thence with the southerly line of said 0.3189 acre tract, N 50°30'23" E a distance of 91.84' to an iron pin found at the southeasterly corner,

Thence with the easterly line of said 0.3189 acre tract, N 10°50'53" W a distance of 52.27' to an iron pin found at the southwesterly corner of and alley in the Sidner Addition, PB 1, Pg.221 and southeasterly corner of Lot 7 of said addition,

Thence crossing said alley, N 86°35'25" E a distance of 15.54' to an iron pin found at the southwesterly corner of a 0.126 acre tract as described in OR 39, Pg.1086

Thence with the southerly line of said 0.126 acre tract, N 86°37'26" E a distance of 92.12' to an iron pin found at the southeasterly corner of said 0.126 acre tract,

Thence with the easterly line of said 0.126 acre tract, N 27°05'54" E a distance of 58.14' to an iron pin found at the southwesterly corner of Chester Street of said Sidner Addition,

Thence crossing said Chester Street, S 80°00'52" E a distance of 32.96' to an iron pin found at the southeasterly corner of said Chester Street, and a point on the westerly line of Charles E. Norcott (residual of an original 220.14 acre more or less DB 155, Pg.635) 1.136 acre tract as found in DB _____,Pg._____

Thence with the westerly line of said 1.136 acre tract, S 26°42'25" W a distance of 49.05' to an iron pin found at the southwesterly corner of said 1.136 acre tract,

Thence with the southerly line of said 1.136 acre tract, S 87°26'19" E a distance of 45.57' passing a fence post at 1.07' left for a total distance of 125.95' to a fence post found at the southeasterly corner of said 1.136 acre tract,

Thence with the easterly line of said 1.136 acre tract, N 05°36'51" E a distance of 220.74' to an angle point and iron pin set in the easterly line of said 1.136 acre tract,

Thence continuing with the easterly line of said 1.136 acre tract, N 68°21'17" E a distance of 55.17' to an iron pin found on the easterly line of said 1.136 acre tract and southwesterly corner of Ronald C. Parsons Trustee, 1.664 acre tract, DB 268, Pg.313,

Thence with the southerly line of said 1.664 acre tract, S 79°49'06" E a distance of 103.82' to a fence post found and angle point on the southerly line of said tract,

Thence continuing with said southerly line, S 79°07'28" E a distance of 108.49' to a fence post found and southwesterly corner of a Harry A. & Janet L. Parrett, 3.164 acre tract, DB 206, pg.147,

Thence with the southerly line of said 3.164 acre tract, S 78°43'21" E a distance of 402.33' to a fence post found at the southeasterly corner of said 3.164 acre tract and point

Thence with the westerly line of said 38.064 acres, S 09°07'02" W a distance of 51.97' to an iron pin found at an angle point on said line,

Thence continuing with said line, S 34°05'47" W a distance of 226.36' to an iron pin found at an angle point on said line,

Thence continuing with said line, S 17°08'31" W a distance of 30.37' to an iron pin set on said line and northwesterly corner of an existing dump, Engineers Map No. 971 (No Decd Found),

Thence continuing with said line and westerly line of the existing dump, S 17°14'11" W a distance of 409.59' to an iron pin set at the southwest corner of said existing dump, and on the westerly line of said 38.064 acre tract,

Thence continuing with said westerly line, S 14°18'10" W a distance of 478.98' to an iron pin set at the position of a stone called and angle point on said line,

Thence continuing with said westerly line, S 46°41'23" W a distance of 786.83' to an iron pin set at an angle point on said line,

Thence continuing with said westerly line, S 28°50'26" W a distance of 1245.26' to a called post (post hole found), an iron pin set at this angle point,

Thence continuing with said westerly line, S 28°40'37" E a distance of 277.50' to an iron pin found at the northeasterly corner of the Village of West Jefferson 3.65 acre tract, DB 186, Pg.157.

Thence with the northerly line of said 3.65 acre tract, S 61°32'42" W a distance of 200.00' to an iron pin found at the northwesterly corner of said 3.65 acre tract,

Thence with the westerly line of said 3.65 acre tract, S 28°37'43" E a distance of 808.07' to a fence post found at the southwest corner of said 3.65 acre tract, and point on the westerly line of Hidden Creek Ltd., 309.675 acre tract, OR 15, Pg.400,

Thence with the westerly line of said 309.675 acre tract, S 57°33'31" W a distance of 2347.97' to an iron pin found on said line and southeasterly corner of Randy L. & Jo Ellen Monterrotti, 6.7568 acre tract, DB 264, Pg.624,

Thence with the easterly line of said 6.7568 acre tract, N 32°01'50" W a distance of 521.76' to an iron pin found at the northeasterly corner of said tract and southeasterly corner of Maxwell R. & Jean Ann Lindsey, 7.7931 acre tract, DB 257, Pg.606,

Thence with the easterly line of said 7.7931 acre tract, N 32°19'32" W a distance of 304.49' to an iron pin found at the northeasterly corner of said tract and southeasterly corner of Robert L. Bradfield & Nancy L. Smart 13.891 acre tract, DB 236, Pg.81,

Thence with the easterly line of said 13.891 acre tract, N 31°45'19" W a distance of 326.42' to a stone found at the northeasterly corner of said tract and point on the southerly line of John H. & Betty J. King, 11.94 acre tract, DB 148, Pg.620, and corporation line of West Jefferson,

Thence with the southerly line of said tract, N 58°26'20" E, a distance of 212.68' passing a fence post at 3.48' left of southeasterly corner of said tract, and southwest corner of Jefferson School District, 7.73 acre tract, OR 47, Pg.1117, or a distance of 414.91' passing an iron pin found at 1.45' left referencing the southeasterly corner of said 7.73 acre tract and the southwest corner of the Board of Education Jefferson Local School District, 40.429 acre tract, or a distance of 1400.92' passing an iron pin found at 8.50' left referencing the southeasterly corner of said 40.429 acre tract, and the southwest corner of George E. Brook, Jr., 11.94 acre tract for a total distance of 1753.28' to an iron pin found at the southeasterly corner of said 11.94 acre tract,

Thence with the easterly line of said 11.94 acre tract, N 31°58'35" W a distance of 1388.10' passing an iron pin at 0.54' left referencing the northeasterly corner of said 11.94 acre tract and south easterly corner of Malcolm C. & Sharon G. Carruthers 2.49 acre tract, DB 269, Pg.346, or a distance of 1691.22' passing an iron pin at 0.03' left referencing the northeasterly corner of said 2.49 acre tract, and the southeasterly corner of Wendell I. & Sherry S. Lilly Trustee, 2.024 acre tract, OR 67, Pg.52, or a distance of 1741.88' passing an iron pin at 0.19' left, for a total distance of 1850.78' to an iron pin found on the easterly line of said 2.024 acre tract and southwest corner of Michael G. & Connie D. Corney, 2.4068 acre tract, DB 287, Pg.806,

Thence with the southerly line of said 2.024 acre tract, N 52°44'53" E a distance of 122.88' passing an iron pin at 2.98' left, (No known Reference) or a distance of 200.07' passing an iron pin at 0.01' right, referencing the southeasterly corner of said 2.024 acre tract, and southeasterly corner of Louis C. & Carol A. Hoben, 0.769 acre tract, DB287, Pg.853, for a total distance of 319.88' to an iron pin found at the southeasterly corner of said 0.769 acre tract, and southwest corner of Ronald D. & Lynn A. Thompson, 1.5305 acre tract, DB 293, Pg.540,

Thence with the southerly line of said 1.5305 acre tract, N 55°37'41" E a distance of 111.38' to an iron pin found at an angle point in said line,

Thence continuing with said line, S 85°05'20" E a distance of 85.16' to an iron pin found at the southeasterly corner of said 1.5305 acre tract, and southwest corner of Douglas L. & Shirley R. Ellinger, 5.7756 acre tract, DB 285, Pg.740,

Thence with the south line of said 5.7756 acre tract, S 73°16'29" E a distance of 83.86' to an iron pin found at an angle point on said line,

Thence with the south line of said 5.7756 acre tract, N 84°45'17" E a distance of 108.09' to an iron pin found at an angle point on said line,

Thence with the south line of said 5.7756 acre tract, S 86°20'36" E a distance of 115.43' to an iron pin found at an angle point of said line,

Thence with the south line of said 5.7756 acre tract, N 78°16'48" E a distance of 121.00' to an iron pin found in the southeasterly corner of said tract and a point on the westerly line of Vernonn M. & Elizabeth M. Flynn, 6.107 acre tract, DB 297, Pg. 680,

Thence with the westerly line of said 6.107 acre tract, S 39°04'42" E a distance of 105.00' to an iron pin set at the southeasterly corner of said tract,

Thence with the easterly line of said 6.107 acre tract, N 07°02'19" E a distance of 542.58' to a iron pin found at an angle on said line,

Thence with the easterly line of said 6.107 acre tract, N 26°43'30" W a distance of 231.93' to a iron pin found at an angle on said line,

Thence with the easterly line of said 6.107 acre tract, N 41°13'38" W a distance of 233.68' to a point on said line and the southwestly corner of Carl F. & Christina J. DeLong, 0.500 acre tract, DB273, Pg.574,

Thence with the southerly line of said 0.500 acre tract, N 55°52'46" E a distance of 92.00' to a iron pin found at the southeasterly corner of said tract,

Thence with the easterly line of said 0.500 acre tract, N 39°35'50" W a distance of 212.41' passing a point at 0.00' right, referencing a right of way pin, for a total distance of 237.93' to a PK set in the centerline of Lilly-Chapel Pike,

Thence with said centerline, N 56°21'45" E a distance of 46.15' to a PK set and "THE TRUE POINT OF BEGINNING", containing 174.307 acres more or less.

All the afore written description is subject to any and all legal rights of way, easements, restrictions, limitations, and reservations, as previously recorded.

Basis of Bearing: Centerline of Lilly-Chapel Pike as plated in survey marked 34-83 and that bearing being N 56°21'45"E.

All iron pins set are 30" in length and a size 5/8 rebar, w/yellow cap reading (PROPERTY LINE PS-7616).

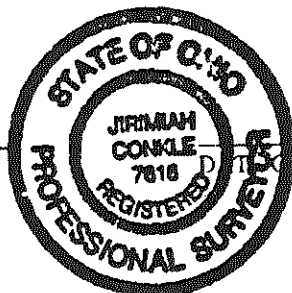
Of the 174.307 acres +/- :
VMS 2836 = 111.268 acres
VMS 2445 = 63.039 acres
Total = 174.307 acres

Corporation = 21.209 acres
Township = 153.098 acres
Total = 174.307 acres

Of the afore said 174.307 acres more or less, being the portion of the township's acreage of 153.098 acres more or less, 19.474 acres more or less are in flood plane "AE" of the 100 year FEMA maps, and of the portion in the corporation's 21.209 acres more or less, 5.890 acres more or less are in the FIA Flood Hazard Boundary Map No. HO2.

This descriptions prepared by Conkle Surveying Corporation, and is based on a field survey of April, 1998 by and under my supervision.


Jeremiah Conkle, P.S. REG # 7616



10/14/1998
October 14, 1998