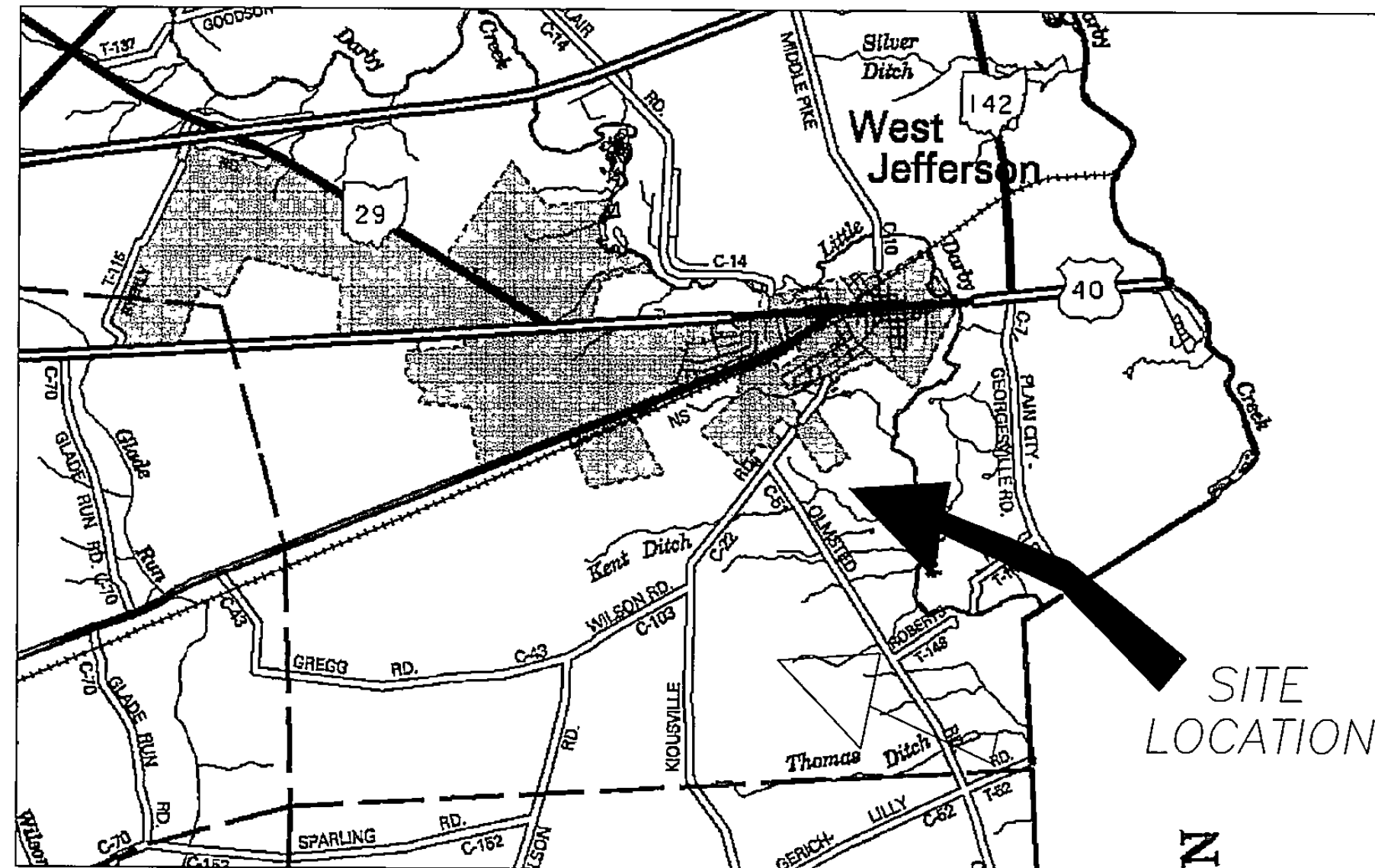
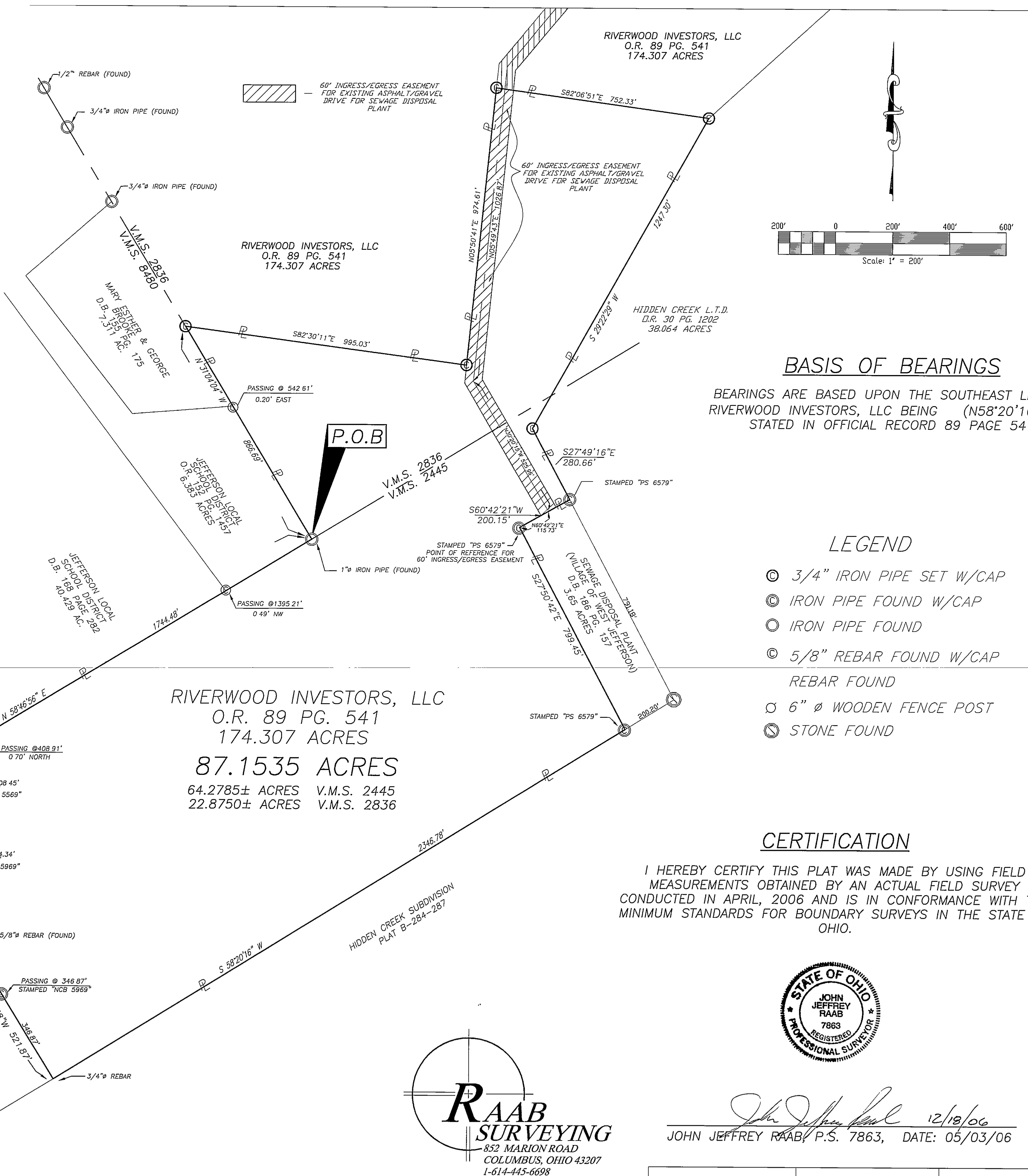


# SURVEY PLAT

SITUATED IN THE STATE OF OHIO, COUNTY OF  
MADISON, JEFFERSON TWP., V.M.S. 2836 & 2445,  
CONVEYED TO RIVERWOOD INVESTORS, L.L.C.  
BY O.R. 89 PAGE 541, MADISON COUNTY  
RECORDER'S OFFICE



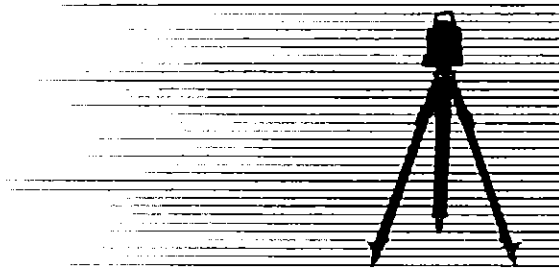
LOCATION MAP  
NOT TO SCALE



5-01

DRAWN BY: J.T.B. APPROVED BY: J.J.R.  
DATE: 05/08/06 PROJ. NO.  
DWG. NO. DWG.

REVISIONS



**87.1535 ACRE SPLIT FROM 174.307 ACRE TRACT CONVEYED TO  
RIVERWOOD INVESTORS, L.L.C.  
OFFICIAL RECORD 89, PAGE 541**

SITUATED IN THE STATE OF OHIO, COUNTY OF MADISON, TOWNSHIP OF JEFFERSON, VIRGINIA MILITARY SURVEY 2836 AND 2445, ALSO BEING A PART OF A 174.307 ACRE TRACT CONVEYED TO RIVERWOOD INVESTORS, L.L.C. BY DEED OF RECORD IN OFFICIAL RECORD 89, PAGE 541, ALL REFERENCES ARE TO THE RECORDER'S OFFICE, MADISON COUNTY, OHIO:

BEGINNING AT A 1" O.D. IRON PIPE FOUND AT THE SOUTHEASTERLY CORNER OF V.M.S. 8480, BEING A SOUTHWESTERLY CORNER OF V.M.S. 2836, ALSO BEING THE SOUTHEASTERLY CORNER OF A 6.383 ACRE TRACT CONVEYED TO JEFFERSON LOCAL SCHOOL DISTRICT BY DEED OF RECORD IN OFFICIAL RECORD 152, PAGE 1457 AND THE TRUE PLACE OF BEGINNING FOR THIS PARTICULAR DESCRIPTION;

THENCE N 31°04'04" W, A DISTANCE OF 866.69 FEET PASSING A 5/8" CAPPED REBAR FOUND AT 542.61 FEET, 0.20 FEET WEST ALONG THE EASTERLY LINE OF SAID V.M.S. 8480, THE WESTERLY LINE OF SAID V.M.S. 2836, THE EASTERLY LINE OF SAID 6.383 ACRE TRACT, AND A PORTION OF THE EASTERLY LINE OF A 7.311 ACRE TRACT CONVEYED TO MARY ESTHER AND GEORGE BROOKE BY DEED OF RECORD IN DEED BOOK 155, PAGE 175, TO AN IRON PIPE SET;

THENCE S 82°30'11" E, A DISTANCE OF 995.03 FEET THROUGH SAID 174.307 ACRE TRACT TO AN IRON PIPE SET;

THENCE N 05°50'41" E, A DISTANCE OF 974.61 FEET CONTINUING THROUGH SAID 174.307 ACRE TRACT PARALLEL TO AND WESTERLY OF AN ACCESS ROAD TO AN IRON PIPE SET;

THENCE S 82°06'51" E, A DISTANCE OF 752.33 FEET CONTINUING THROUGH SAID 174.307 ACRE TRACT ACROSS SAID ACCESS ROAD TO AN IRON PIPE SET IN A WESTERLY LINE OF A 38.064 ACRE TRACT CONVEYED TO HIDDEN CREEK LTD. BY DEED OF RECORD IN OFFICIAL RECORD 30, PAGE 1202;

THENCE S 29°22'29" W, A DISTANCE OF 1247.30 FEET ALONG A WESTERLY LINE OF SAID 38.064 ACRE TRACT TO AN IRON PIPE SET;

THENCE S 27°49'16" E, A DISTANCE OF 280.66 FEET CONTINUING ALONG A WESTERLY LINE OF SAID 38.064 ACRE TRACT TO A ¾" I.D. RED CAPPED IRON PIPE STAMPED "P.S. 6579 FOUND BEING THE NORTHEASTERLY CORNER OF A 3.65 ACRE TRACT CONVEYED TO SEWAGE DISPOSAL PLANT (VILLAGE OF WEST JEFFERSON) BY DEED OF RECORD IN DEED BOOK 186, PAGE 157;

THENCE S 60°42'21" W, A DISTANCE OF 200.15 FEET ALONG THE NORTHWESTERLY LINE OF SAID 3.65 ACRE TRACT TO A ¾" I.D. RED CAPPED IRON PIPE STAMPED "P.S. 6579 FOUND BEING THE NORTHWESTERLY CORNER OF SAID 3.65 ACRE TRACT;

THENCE S 27°50'42" E, A DISTANCE OF 799.45 FEET ALONG THE SOUTHWESTERLY LINE OF SAID 3.65 ACRE TRACT TO A ¾" I.D. RED CAPPED IRON PIPE STAMPED "P.S. 6579 FOUND BEING THE SOUTHWESTERLY CORNER OF SAID 3.65 ACRE TRACT, ALSO BEING IN A NORTHERLY LINE HIDDEN CREEK SUBDIVISION AS SHOWN OF RECORD IN PLAT BOOK 284, PAGE 287;

THENCE S 58°20'16" W, A DISTANCE OF 2346.78 FEET ALONG A NORTHWESTERLY LINE OF SAID HIDDEN CREEK SUBDIVISION TO A ¾" REBAR FOUND AT THE SOUTHEASTERLY CORNER OF A 6.7568 ACRE TRACT CONVEYED TO RANDY L. AND JO ELLEN MONTEROTTI BY DEED OF RECORD IN DEED BOOK 264, PAGE 624;

THENCE N 31°40'58" W, A DISTANCE OF 521.87 FEET, PASSING A ¾" I.D. CAPPED IRON PIPE FOUND STAMPED "NCB 5969" AT 346.87 FEET, ALONG THE NORTHEASTERLY LINE OF SAID 6.7568 ACRE TRACT AND PART OF THE NORTHEASTERLY LINE OF A 7.7931 ACRE TRACT CONVEYED TO MAXWELL R. AND JEAN ANN LINDSEY BY DEED OF RECORD IN DEED BOOK 257, PAGE 606 TO A 5/8" REBAR FOUND;


THENCE N 30°35'39" W, A DISTANCE OF 632.80 FEET ALONG THE REMAINING NORTHEASTERLY LINE OF SAID 7.7931 ACRE TRACT, PASSING A ¾" I.D. CAPPED IRON PIPE STAMPED "NCB 5969" AT A DISTANCE OF 304.34 FEET, 0.70 FEET WEST, TO AN IRON PIPE SET IN THE SOUTHEASTERLY LINE OF A 5.3704 ACRE TRACT CONVEYED TO JAMES E. AND LINDA L. KING BY DEED OF RECORD IN OFFICIAL RECORD 171, PAGE 951;

THENCE N 58°46'56" E, A DISTANCE OF 1744.48 FEET, ALONG THE SOUTHEASTERLY LINES OF SAID 5.3704 ACRE TRACT, A 6.6122 ACRE TRACT CONVEYED TO JEFFERSON LOCAL SCHOOL DISTRICT BY DEED OF RECORD IN OFFICIAL RECORD 47, PAGE 1117, A 40.429 ACRE TRACT CONVEYED TO JEFFERSON LOCAL SCHOOL DISTRICT BY DEED OF RECORD IN DEED BOOK 168, PAGE 282, AND SAID 6.383 ACRE TRACT RESPECTFULLY PASSING A CAPPED REBAR STAMPED "P.S. 5569" AT 208.45 FEET, 0.29 FEET SOUTHEAST, A WOOD FENCE POST AT 408.91 FEET, 0.70 FEET NORTH, AND A CAPPED REBAR STAMPED "P.S. 5569" AT 1395.21 FEET, 0.49 FEET NORTH TO THE TRUE PLACE OF BEGINNING CONTAINING 87.1535 ACRES MORE OR LESS SUBJECT TO ALL LEGAL HIGHWAYS , EASEMENTS, LEASES, LIENS, RESTRICTIONS OF RECORD AND OF RECORDS IN THE RESPECTIVE UTILITY OFFICES.

IRON PIPES SET ARE ¾" I.D. IRON PIPES WITH YELLOW CAPS STAMPED "RAAB P.S. 7863".

BEARINGS ARE BASED UPON THE SOUTHEASTERLY LINE OF RIVERWOOD INVESTORS, L.L.C. BEING N 58°20'16" E, AS STATED IN OFFICIAL RECORD 89, PAGE 541.

I HEREBY CERTIFY THIS DESCRIPTION WAS PREPARED BY USING FIELD MEASUREMENTS OBTAINED BY AN ACTUAL FIELD SURVEY CONDUCTED IN APRIL 2006 BY RAAB SURVEYING, L.L.C. AND IS IN THE CONFORMANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO.

 12/18/06  
JOHN JEFFREY RAAB, P.S. 7863                      DATE

