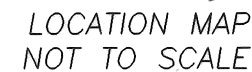


*SITUATED IN THE STATE OF OHIO, COUNTY OF MADISON, JEFFERSON TWP.,  
V.M.S. 2836, BEING PART OF A 84.9125 ACRE TRACT CONVEYED TO  
SOVEREIGN COMMUNITIES, INC. BY O.R. 225 PAGE 238, MADISON COUNTY  
RECORDER'S OFFICE.*



### LINE TABLE

LINE	LENGTH	BEARING
L1	111.24	N56°24'01"E
L2	85.23	S84°28'31"E
L3	83.85	S72°26'06"E
L4	108.14	N85°29'41"E
L5	115.55	S85°34'51"E
L6	119.95	N78°47'23"E
L7	109.56	S38°34'07"E
L8	86.93	S39°43'37"W
L9	69.15	N05°50'41"E
L10	124.17	N23°28'19"E

400' 0 400' 800' 1200'

Scale: 1" = 400'

## BASIS OF BEARINGS

BEARINGS ARE BASED UPON THE  
SOUTHEAST LINE OF RIVERWOOD  
INVESTORS, LLC BEING  
(N58°20'16"E) AS STATED IN OFFICIAL  
RECORD 89 PAGE 541.

### LEGEND

- Ⓒ 3/4" IRON PIPE SET W/CAP  
(STAMPED "RAAB SURVEYING")
- Ⓒ IRON PIPE FOUND W/CAP
- Ⓒ IRON PIPE FOUND  
(3/4" UNLESS OTHERWISE NOTED)
- IRON REBAR FOUND

## CERTIFICATION

I HEREBY CERTIFY THIS PLAT WAS MADE BY USING  
FIELD MEASUREMENTS OBTAINED BY AN ACTUAL FIELD  
SURVEY CONDUCTED IN OCTOBER, 2007 AND IS IN  
CONFORMANCE WITH THE MINIMUM STANDARDS FOR  
BOUNDARY SURVEYS IN THE STATE OF OHIO.



JOHN JEFFREY RAAB, P.S. 7863, DATE: 10/23/2007

DRAWN BY: J.PAYNE	APPROVED BY: J.J.R.
DATE: 10/23/2007	PROJ. NO.
DWG. NO.	DWG.

## REVISIONS

D.D.N.R. PURCHASE



**RAAB**  
**SURVEYING**  
852 MARION ROAD  
COLUMBUS, OHIO 43207  
1-614-445-6698

### **DESCRIPTION OF A 12.8702 ACRE TRACT**

Situated in the State of Ohio, County of Madison, Township of Jefferson, Virginia Military Survey No. 2836, and being a part of an 84.9125 acre tract in the name of Sovereign Communities, Inc. as described in Official Record 225, Page 238, all references are to the Recorder's Office, Madison County, Ohio:

Commencing at a 1" inside diameter iron pipe found in the northerly line of V.M.S. 2445 at the southeasterly corner of V.M.S. 8480, also being the southerly most corner of V.M.S. 2836 and the easterly most corner of a 6.383 acre tract in the name of Jefferson Local School District as described in O.R. 152, Page 1457;

Thence N 58°46'56" E, a distance of 978.40 feet the along common line between V.M.S. 2836 and V.M.S. 2445, said line also being through a 87.1535 acre tract of land In the name of Possumbilities LLC as described in official Record 225, Page 272 to a point in a westerly line of a 38.064 acre tract of land in the name of Hidden Creek L.T.D. as described in Official Record 30, Page 1202;

Thence N 29°22'29" E, a distance of 1115.14 feet along a westerly line of said 38.064 acre tract, also being the easterly line of said 87.1535 acre tract to a ¾" inside diameter iron pipe with cap stamped "Raab P.S. 7863" found, being the **True Place of Beginning** for the herein described tract of land;

Thence N 82°06'51" W, a distance of 692.29 feet along a northerly line of said 87.1535 acre tract to an iron pipe set in a southerly corner of a 2.241 acre tract of land in the name of Possumbilities LLC as described in Official Record 225, Page 272;

Thence the following four courses along a easterly line of said 2.241 acre tract:

1. Thence N 05°50'41" E, a distance of 69.15 feet to an iron pipe set;
2. Thence N 39°43'37" E, a distance of 586.26 feet to an iron pipe set;
3. Thence N 44°56'39" E, a distance of 317.59 feet to an iron pipe set;
4. Thence N 23°28'19" E, a distance of 124.17 feet to an iron pipe set;

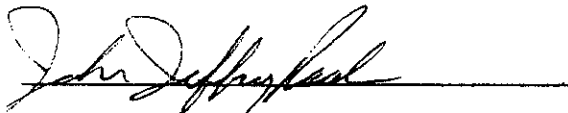
Thence S 42°16'38" E, a distance of 725.70 feet through said 84.9125 acre tract to an iron pipe set in a westerly line of said 38.064 acre tract;

Thence S 47°43'22" W, a distance of 618.99 feet along a westerly line of said 38.064 acre tract to the **True Place of Beginning** containing 12.8702 acres more or less, subject to all legal highways, easements, leases and restrictions of record and of records in the respectful utility offices.

Iron pipes set are ¾" inside diameter and 30 inches long with a yellow cap stamped "Raab Surveying".

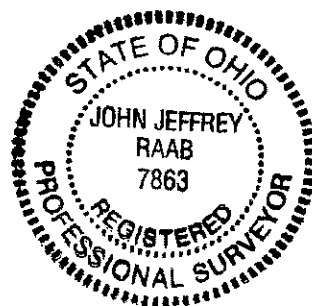
The basis of bearings for this description were based on the southeast line of Riverwood Investors, LLC being N 58°20'16" E, as stated in, Official Record 89, Page 541, Recorder's Office, Madison County, Ohio.

I hereby certify this description was prepared by using measurements obtained by an actual field survey conducted in October, 2007 by Raab Surveying under my direct supervision.



John Jeffrey Raab, P.S. 7863

Date



**DESCRIPTION OF A 37.1298 ACRE TRACT**

Situated in the State of Ohio, County of Madison, Township of Jefferson, Virginia Military Survey No. 2836, and being a part of an 84.9125 acre tract in the name of Sovereign Communities, Inc. as described in Official Record 225, Page 238, all references are to the Recorder's Office, Madison County, Ohio:

Commencing at a 1" inside diameter iron pipe found in the northerly line of V.M.S. 2445 at the southeasterly corner of V.M.S. 8480, also being the southerly most corner of V.M.S. 2836 and the easterly most corner of a 6.383 acre tract in the name of Jefferson Local School District as described in O.R. 152, Page 1457;

Thence N 31°04'04" W, a distance of 866.69 feet along the common line between V.M.S. 2836 and V.M.S. 8480, said line also being the easterly line of said 6.383 acre tract and then partially along the easterly line of a 7.311 acre tract of land in the name of Mary Esther and George Brooke as described in D.B. 155, Page 175, and the westerly line of a 87.1535 acre tract in the name of Possumbilities LLC as described in Official Record 225, Page 272 to a ¾" inside diameter iron pipe found with cap stamped "Raab P.S. 7863" , being the ***True Place of Beginning*** for the herein described tract of land;

Thence N 31°04'04" W, a distance of 969.88 feet continuing along the common line between V.M.S. 2836 and V.M.S. 8480, said line also being the easterly line of said 7.311 acre tract and then along the westerly line of a tract of land in the name of Sherry S. Lilly as described in Official Record 220, Page 558 (passing a ¾" inside diameter iron pipe found at 810.32 feet) to a ½" diameter iron rebar found at the southerly most corner of a 2.4068 acre tract of land in the name of Michael G. and Connie D. Corney as described in Deed Book 287, Page 806;

Thence N 53°28'01" E, a distance of 319.87 feet along the southerly line of said 2.4068 acre tract, a southerly line of a 0.769 acre tract of land in the name of Louis C. and Carol A. Holben as described in D.B. 287, Page 853 and then a southerly line of a 1.4908 acre tract of land in the name of Ronald D. and Lynn A. Thompson as described in Deed Book 293, Page 540 to a ¾" inside diameter iron pipe found;

Thence N 56°24'01" E, a distance of 111.24 feet along a southerly line of said 1.4908 acre tract to a ¾" inside diameter iron pipe found;

Thence S 84°28'31" E, a distance of 85.23 feet along a southerly line of said 1.4908 acre tract to a ¾" inside diameter iron pipe found at a southwesterly corner of a 5.7756 acre tract of land in the name of Douglas T. and Shelly R. Ellinger as described in D.B. 285, Page 740;

Thence S 72°26'06" E, a distance of 83.85 feet along a southerly line of said 5.7756 acre tract to a ¾" inside diameter iron pipe found;

Thence N 85°29'41" E, a distance of 108.14 feet along a southerly line of said 5.7756 acre tract to a ¾" inside diameter iron pipe found;

Thence S 85°34'51" E, a distance of 115.55 along a southerly line of said 5.7756 acre tract to a ¾" inside diameter iron pipe found;

Thence N 78°47'23" E, a distance of 119.95 feet along a southerly line of said 5.7756 acre tract to a ¾" inside diameter iron pipe found in a southwesterly corner of a 6.107 acre tract of land in the name of Vernon M. Jr. and Elizabeth M. Flynn as described in Deed Book 297, Page 680;

Thence S 38°34'07" E, a distance of 109.56 feet along a southwesterly line of said 6.107 acre tract to an iron pipe set;

Thence N 07°31'52" E, a distance of 545.54 feet along a southeasterly line of said 6.107 acre tract to a ¾" inside diameter iron pipe found;

Thence S 50°44'14" E, a distance of 846.75 feet through said 84.9125 acre tract to an iron pipe set in a westerly line of a 2.241 acre tract of land in the name of Possumbilities LLC as described on Official record 225, Page 272;

Thence S 39°43'37" W, a distance of 86.93 feet along a westerly line of said 2.241 acre tract to an iron pipe set;

Thence S 05°50'41" W, a distance of 1059.89 feet along a westerly line of said 2.241 acre tract and then a westerly line of said 87.1535 acre tract to a ¾" inside diameter iron pipe with cap stamped "Raab P.S. 7863";

Thence N 82°30'11" W, a distance of 995.03 feet along a northerly line of said 87.1535 acre tract to the **True Place of Beginning** containing 37.1298 acres more or less, subject to all legal highways, easements, leases and restrictions of record and of records in the respectful utility offices.

Iron pipes set are ¾" inside diameter and 30 inches long with a yellow cap stamped "Raab Surveying".

The basis of bearings for this description were based on the southeast line of Riverwood Investors, LLC being N 58°20'16" E, as stated in, Official Record 89, Page 541, Recorder's Office, Madison County, Ohio.

I hereby certify this description was prepared by using measurements obtained by an actual field survey conducted in October, 2007 by Raab Surveying under my direct supervision.



John Jeffrey Raab, P.S. 7863

Date

