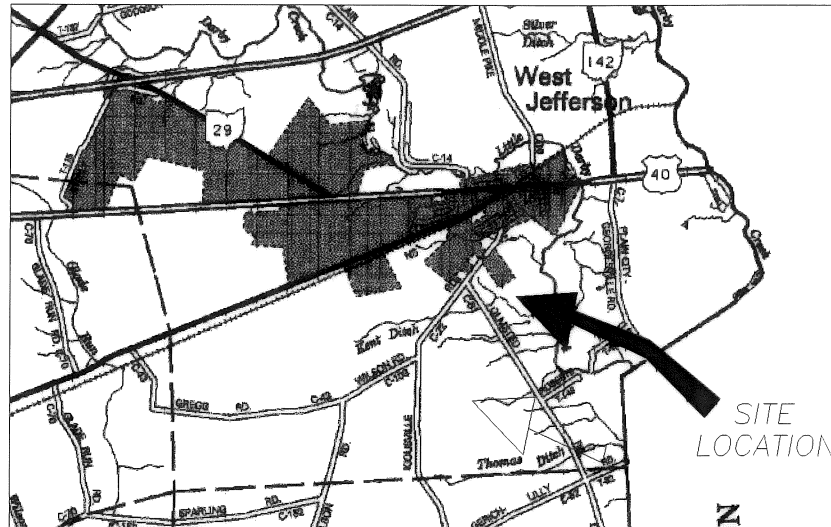
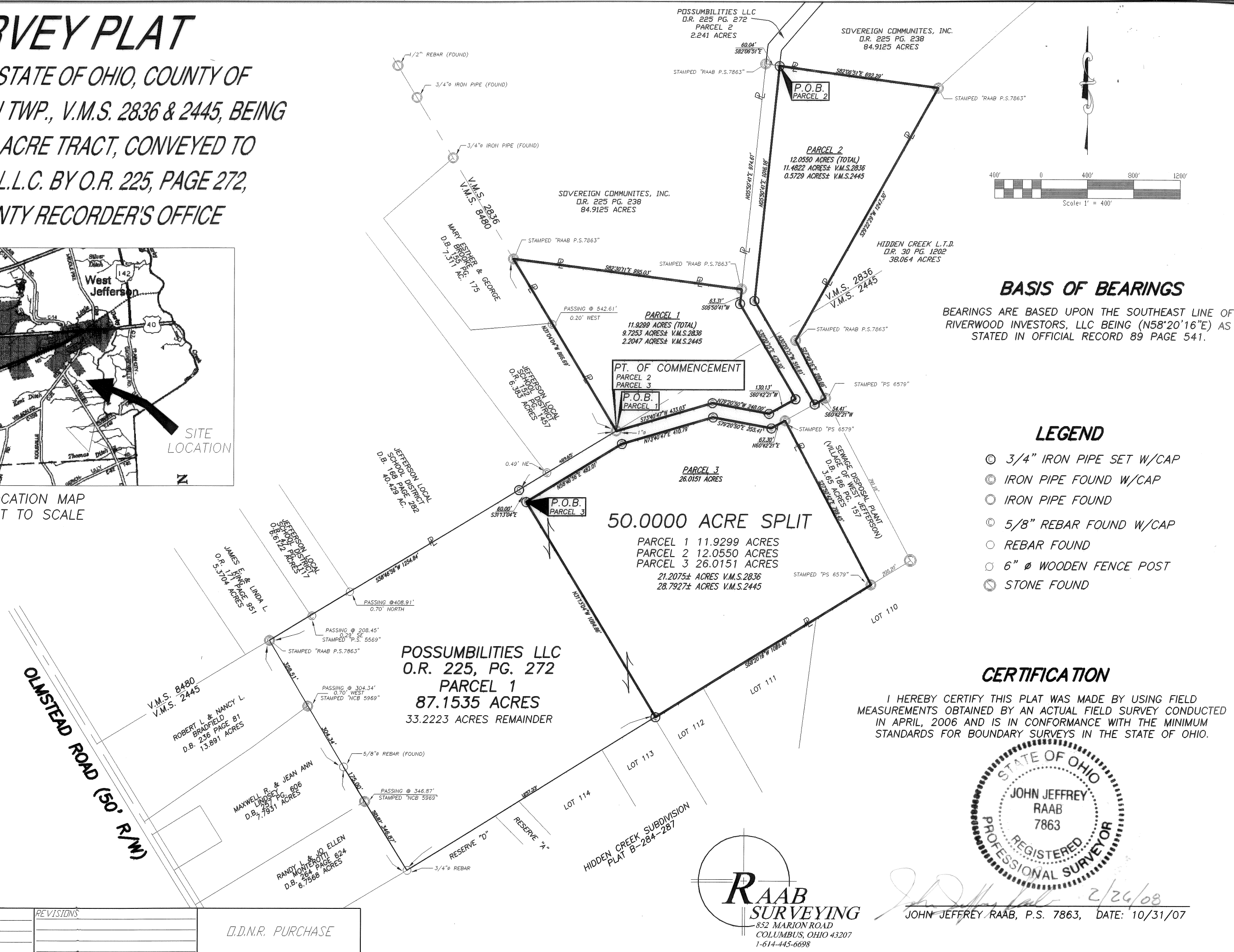


SURVEY PLAT

SITUATED IN THE STATE OF OHIO, COUNTY OF
MADISON, JEFFERSON TWP., V.M.S. 2836 & 2445, BEING
PART OF A 87.1535 ACRE TRACT, CONVEYED TO
POSSUMBILITIES, L.L.C. BY O.R. 225, PAGE 272,
MADISON COUNTY RECORDER'S OFFICE



LOCATION MAP
NOT TO SCALE



DRAWN BY: J.PAYNE
DATE: 10/31/07
DWG. NO.:

APPROVED BY: J.J.R.
PROJ. NO.
DWG.

REVISIONS

D.D.N.R. PURCHASE

DESCRIPTION OF AN 11.9299 ACRE TRACT

Situated in the State of Ohio, County of Madison, Township of Jefferson, Virginia Military Survey No. 2836 and 2445, and being a part of an 87.1535 acre tract of land in the name of Possibilities LLC as described in Official Record 225, Page 272, all references are to the Recorder's Office, Madison County, Ohio:

Beginning 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, said point being the **True Point of Beginning** of herein described tract;

Thence N 31°04'04"W, a distance of 866.69 feet (passing an 5/8" iron rebar with cap found 0.20 feet west of line at 542.61 feet) along the easterly line of said 6.383 acre tract and then the easterly line of a 7.311 acre tract of land in the name of Mary Esther and George Brooke as described in Deed Book 155, Page 175 to a ¾" inside diameter iron pipe found with cap stamped "Raab P.S. 7863" at a southwesterly corner of a 84.9125 acre tract of land in the name of Sovereign Communities, Inc. as described in Official Record 225, Page 238;

Thence S 82°30'11" E, a distance of 995.03 feet along a southerly line of said 84.9125 acre tract to a ¾" inside diameter iron pipe with cap stamped "Raab P.S. 7863" found;

Thence the following five courses through said 87.1535 acre tract:

1. Thence S 05°50'41" W, a distance of 63.31 feet to an iron pipe set;
2. Thence S 30°20'15" E, a distance of 475.10 feet to an iron pipe set;
3. Thence S 60°42'21" W, a distance of 130.13 feet to an iron pipe set;
4. Thence N 79°20'50" W, a distance of 248.00 feet to an iron pipe set;
5. Thence S 73°40'47" W, a distance of 433.03 feet to the **True Point of Beginning** containing 11.9299 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 deed of record, 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 AN 12.0550 ACRE TRACT

Situated in the State of Ohio, County of Madison, Township of Jefferson, Virginia Military Survey No. 2836 and 2445, and being a part of an 87.1535 acre tract of land in the name of Possumilities LLC as described in Official Record 225, Page 272, 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 (passing an 5/8" iron rebar with cap found 0.20 feet west of line at 542.61 feet) along the easterly line of said 6.383 acre tract and then the easterly line of a 7.311 acre tract of land in the name of Mary Esther and George Brooke as described in Deed Book 155, Page 175 to a ¾" inside diameter iron pipe found with cap stamped "Raab P.S. 7863" at a southwesterly corner of a 84.9125 acre tract of land in the name of Sovereign Communities, Inc. as described in Official Record 225, Page 238;

Thence S 82°30'11" E, a distance of 995.03 feet along a southerly line of said 84.9125 acre tract to a ¾" inside diameter iron pipe with cap stamped "Raab P.S. 7863" found;

Thence N 05°50'41" E, a distance of 974.61 feet along a easterly line of said 84.9125 acre tract to a ¾" inside diameter iron pipe with cap stamped "Raab P.S. 7863" found;

Thence S 82°06'51" E, a distance of 60.04 feet along a northerly line of said 87.1535 acre tract also being the southerly line of a 2.241 acre tract of land in the name of Possumilities LLC as described in Official Record 225, Page 272 to an iron pipe set at a southerly corner of said 2.241 acre tract, said point being the **True Point of Beginning** of herein described tract;

Thence S 82°06'51" E, a distance of 692.29 feet along a southerly line of said 84.9125 acre tract to a ¾" inside diameter iron pipe with cap stamped "Raab P.S. 7863" found 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 S 29°22'29" W, a distance of 1247.30 feet along a westerly line of said 38.064 acre tract to a ¾" inside diameter iron pipe with cap stamped "Raab P.S. 7863" found;

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" inside diameter iron pipe with cap stamped " P.S. 6579" found at a northerly corner of a 3.65 acre tract of land in the name of Village of West Jefferson as described in Deed Book 186, Page 157;

Thence S 60°42'21" W, a distance of 54.41 feet along a northerly line of said 3.65 acre tract to an iron pipe set;

Thence the following two courses through said 87.1535 acre tract:

1. Thence N 30°20'15" W, a distance of 516.61 feet to an iron pipe set;
2. Thence N 05°50'41" E, a distance of 1016.18 feet to the **True Point of Beginning** containing 12.0550 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 deed of record, 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 26.0151 ACRE TRACT

Situated in the State of Ohio, County of Madison, Township of Jefferson, Virginia Military Survey No. 2445, and being a part of an 87.1535 acre tract of land in the name of Possumbilities LLC as described in Official Record 225, Page 272, 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 S 58°46'56"W, a distance of 489.65 feet along the southerly line of said 6.383 acre tract and then the southerly line of a 40.429 acre tract of land in the name of Jefferson Local school district as described in Deed Book 168, Page 282 to an iron pipe set;

Thence S 31°13'04"E, a distance of 60.00 feet through said 87.1535 acre tract to an iron pipe set, being the **True Point of Beginning** of the herein described tract;

Thence the following four courses through said 87.1535 acre tract:

1. Thence N 58°46'56" E, a distance of 482.01 feet to an iron pipe set;
2. Thence N 73°40'47" E, a distance of 410.79 feet to an iron pipe set;
3. Thence S 79°20'50" E, a distance of 255.41 feet to an iron pipe set;
4. Thence N 60°42'21" E, a distance of 67.30 feet to a ¾" inside diameter iron pipe cap stamped "P.S. 6579" found at the northwesterly corner of a 3.65 acre tract of land in the name of Village of West Jefferson as described in Deed Book 186, Page 157;

Thence S 27°50'42" E, a distance of 799.45 feet along a westerly line of said 3.65 acre tract to a ¾" inside diameter iron pipe with cap stamped "P.S. 6579" found in a northerly line of Lot 10 of Hidden Creek Subdivision as described on Plat B-284-287;

Thence S 58°20'16" W, a distance of 1089.46 feet along a northerly line of said Hidden Creek Subdivision to an iron pipe set;

Thence N 31°13'04" W, a distance of 1084.86 feet through said 87.1535 acre tract to the **True Point of Beginning** containing 26.0151 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 deed of record, 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