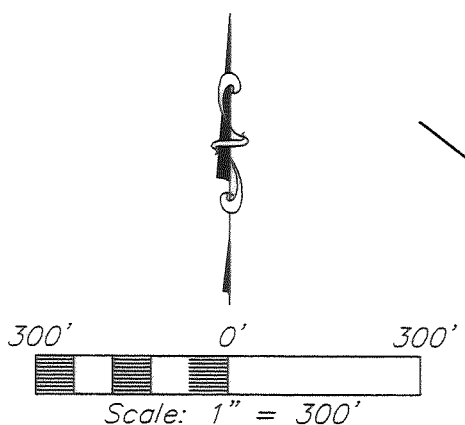
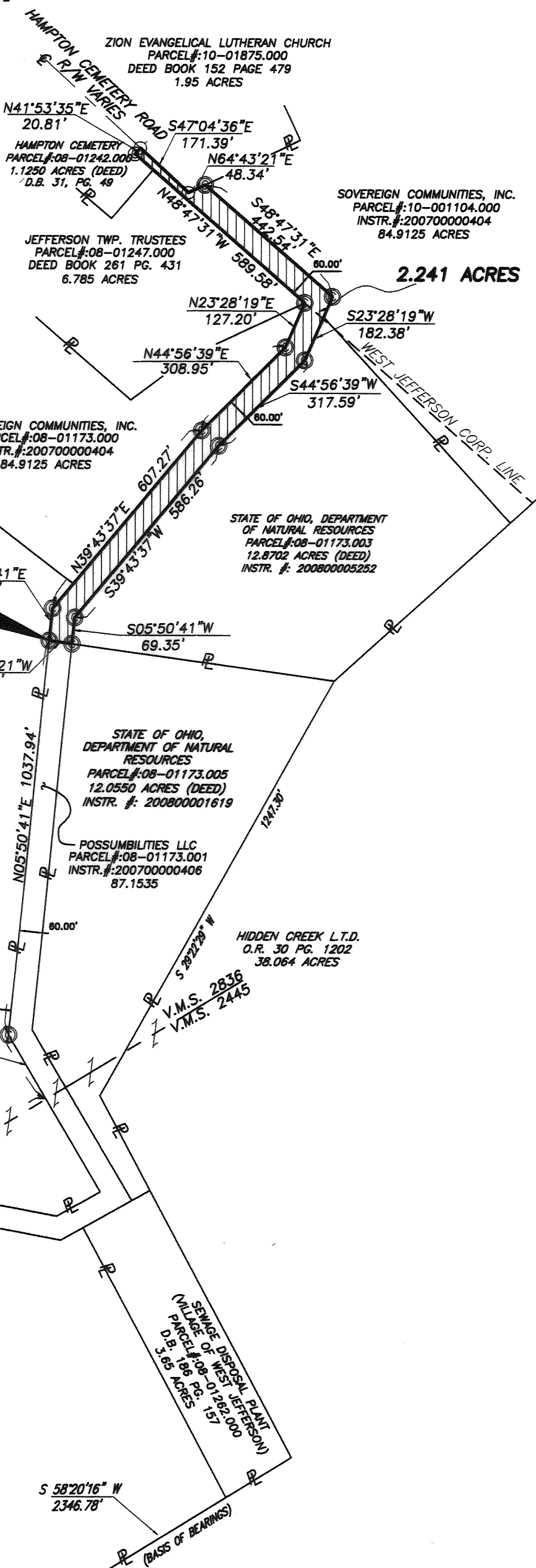


BOUNDARY PLAT

SITUATED IN THE STATE OF OHIO, COUNTY OF MADISON, JEFFERSON TWP., V.M.S. 2836, BEING ALL OF A 2.241 ACRE TRACT OF LAND

(08-01173.002) IN THE NAME OF

POSSUMBILITIES LLC, AS DESCRIBED IN INSTRUMENT NUMBER 200700000406, MADISON COUNTY RECORDER'S OFFICE



BASIS OF BEARINGS

BEARINGS ARE BASED UPON THE SOUTHEAST LINE OF SAID 153.098 ACRE TRACT CONVEYED TO RIVERWOOD INVESTORS, LLC, BEING (N58°20'16"E) AS STATED IN OFFICIAL RECORD 89 PAGE 541.

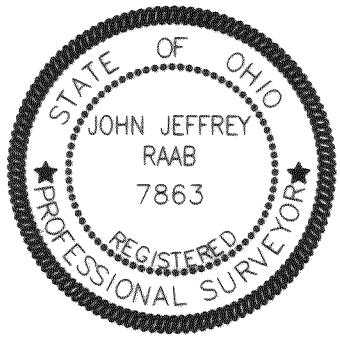
= 2.241 ACRES
 VILLAGE OF WEST JEFFERSON: 0.711 ACRES ±
 JEFFERSON TOWNSHIP: 1.53 ACRES ±

LEGEND

- ⊙ 3/4" I.D. IRON PIPE FOUND W/CAP STAMPED "RAAB SURVEYING" UNLESS OTHERWISE NOTED
- MAG NAIL FOUND
- ⊙ 5/8" REBAR FOUND W/CAP STAMPED "7616" UNLESS OTHERWISE NOTED
- 1" I.D. IRON PIPE FOUND STAMPED "RAAB SURVEYING" UNLESS OTHERWISE NOTED

CERTIFICATION

I HEREBY CERTIFY THIS PLAT WAS MADE BY USING FILED MEASUREMENTS OBTAINED BY AN ACTUAL FIELD SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION IN JULY, 2009, THAT THE MONUMENTS SHOWN HEREIN EXIST AS LOCATED AND THAT ALL DIMENSIONAL DETAILS ARE CORRECT.



John Jeffrey Raab 7/14/09
 JOHN JEFFREY RAAB, P.S. 7863 DATE

 W.E. STILSON CONSULTING GROUP Pride in the Details. Passion in our People.	DRAWN BY: J.PAYNE
	DATE: 7.10.2009
	JOB NO.: 08572.10
	APPROVED BY: JJR

37-09



2.241 ACRE TRACT

Situated in the State of Ohio, County of Madison, Township of Jefferson, Virginia Military Survey(V.M.S.) Number 2836, being all of a 2.241 acre tract of land in the name of Possumbilities LLC, as described in Instrument Number 200700000406, Recorder's Office, Madison County, Ohio:

Beginning for reference at a 1" inside diameter iron pipe, being the southerly most corner of said V.M.S. Number 2836, being in the northerly line of V.M.S. Number 2445, also being a southerly corner of a 11.9299 acre tract of land in the name of State of Ohio, Department of Natural Resources as described in Instrument Number 200800001619;

Thence N 58°46'56" E, a distance of 737.53 feet along the southerly line of said V.M.S. Number 2836 and through said 11.9299 acre tract to a point in a westerly line of an 87.1535 acre tract of land in the name of Possumbilities LLC as described in Instrument Number 200700000406;

Thence N 30°20'15" W, a distance of 193.85 feet along an easterly line of said 11.9299 acre tract, being a westerly line of said 87.1535 acre tract to a found iron pipe;

Thence N 05°50'41" E, a distance of 1037.94 feet continuing along an easterly line of said 37.1298 acre tract and then along an easterly line of a 11.9299 acre tract, being a westerly line of an 87.1535 acre tract of land in the name of Possumbilities LLC as described in Instrument Number 200700000406, to a found iron pipe at the northwesterly corner of said 87.1535 acre tract and the **True Place of Beginning** of the herein described tract of land;

Thence N 05°50'41" E, a distance of 85.29 feet continuing along an easterly line of said 37.1298 acre tract to a found iron pipe;

Thence N 39°43'37" E, a distance of 607.27 feet continuing along an easterly line of said 37.1298 and then along an easterly line of a 84.9125 acre tract of land in the name of Sovereign Communities, Inc. as described in Instrument Number 200700000404 to a found iron pipe;

Thence N 44°56'39" E, a distance of 308.95 feet continuing along an easterly line of said 84.9125 acre tract to a found iron pipe;

Thence N 23°28'19" E, a distance of 127.20 feet continuing along an easterly line of said 84.9125 acre tract to a found iron pipe at the easterly most corner of a 6.785 acre tract of land in the name of Jefferson Township Trustees as described in Deed Book 261, Page 431;

Thence N 48°47'31" W, a distance of 589.58 feet along the northerly line of said 6.785 acre tract and then along the northerly line of a 1.1250 acre tract of land in the name of Hampton Cemetery as described in Deed Book 31, Page 49 to a found 5/8" iron rebar with cap stamped "7616" in the southeasterly terminus of Hampton Cemetery Road (right-of-way varies);

Thence N 41°53'35" E, a distance of 20.81 feet along the southeasterly terminus of said Hampton Cemetery Road to a found magnail in a southerly line of a 1.95 acre tract of land in the name of Zion Evangelical Lutheran Church as described in Deed Book 152, Page 479;

Thence S 47°04'36" E, a distance of 171.39 feet along a southerly line of said 1.95 acre tract to a found magnail;

Thence N 64°43'21" E, a distance of 48.34 feet along a southerly line of said 1.95 acre tract to a found iron pipe at a westerly corner of said 84.9125 acre tract;

Thence S 48°47'31" E, a distance of 442.54 feet along a westerly line of said 84.9125 acre tract to a found iron pipe;

Thence S 23°28'19" W, a distance of 182.38 feet continuing along a westerly line of said 84.9125 acre tract and then along a westerly line of a 12.8702 acre tract of land in the name of State of Ohio, Department of Natural Resources as described in Instrument Number 200800005252 to a found iron pipe;

Thence S 44°56'39" W, a distance of 317.59 feet continuing along a westerly line of said 12.8702 acre tract to a found iron pipe;

Thence S 39°43'37" W, a distance of 586.26 feet continuing along a westerly line of said 12.8702 acre tract to a found iron pipe;


Thence S 05°50'41" W, a distance of 69.35 feet continuing along a westerly line of said 12.8702 acre tract to a found iron pipe at the northwesterly corner of a 12.0550 acre tract of land in the name of State of Ohio, Department of Natural Resources as described in Instrument Number 200800001619, being the northeasterly corner said 87.1535 acre tract;

Thence N 81°55'21" W, a distance of 60.05 feet along the northerly line of said 87.1535 acre tract to the *True Place of Beginning*, containing 2.241 acres more or less, 0.711 acres being in the Village of West Jefferson and 1.53 acres being in the Township of Jefferson. Subject to all legal easements and right-of-ways of record.

Bearings are based on the southeasterly line of a 153.098 acre tract in the name of Riverwood Investors LLC as described in Official Record 89, Page 541 being N 58°20'16" E.

All found iron pipes are a 30" long 3/4" inside diameter iron pipe with a cap stamped "Raab Surveying".

I hereby certify this description was prepared by using measurements taken from an actual field survey conducted under my direct supervision in July, 2009.



John Jeffrey Raab, P.S. 7863 7/14/09 Date
Prepared by: W.E. Stilson Consulting Group, LLC.
Date: July 6, 2009
Job No.: 08572.10

