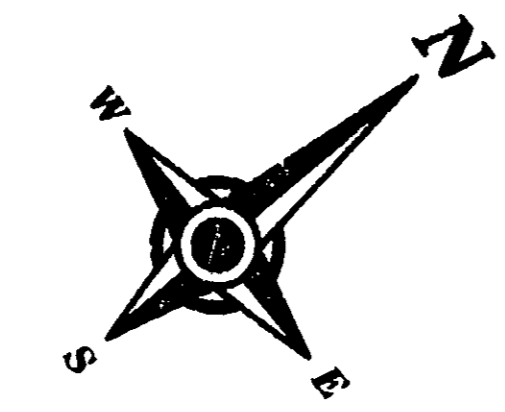


VICINITY MAP
Not to Scale



BASIS OF BEARING
West line of lot of the Dren Plat Section Two as recorded in Plat Book 93, Pages 70 and 70A Bearing is N 23°37'15" E

TRANSFERRED
ON MAR 18 AM 9:43
KARL L. KEITH
AUDITOR

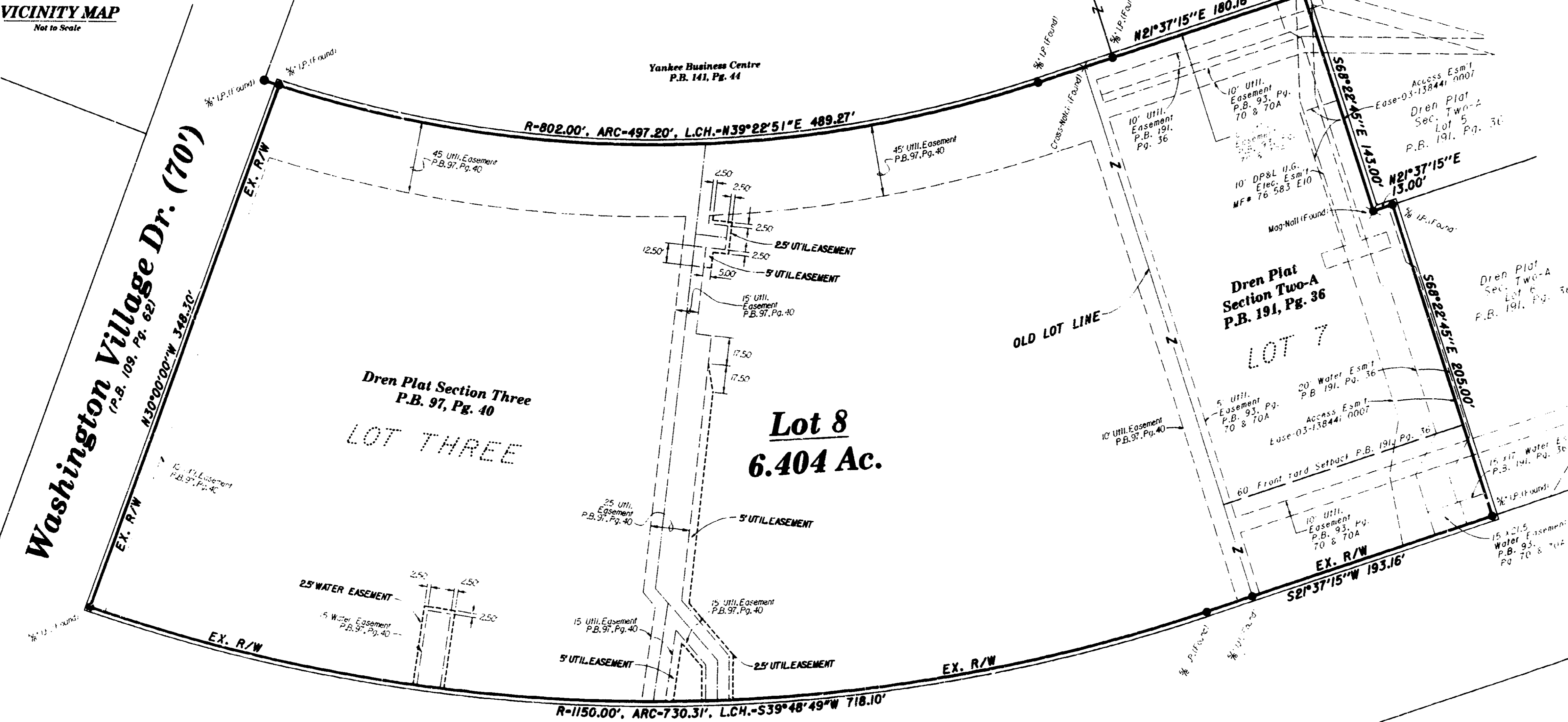
RECORD PLAN
DREN-PLAT SECTION THREE-A
BEING A REPLAT OF ALL OF LOT NUMBER THREE OF THE DREN PLAT SECTION THREE AS RECORDED IN PLAT BOOK 97, PAGE 40 AND ALL OF LOT NUMBER 7 OF THE DREN-PLAT SECTION TWO-A AS RECORDED IN PLAT BOOK 191, PAGE 36 OF THE PLAT RECORDS OF MONTGOMERY COUNTY, OHIO

LOCATED IN
SECTION 6, TOWN 2, RANGE 5 M.R.
WASHINGTON TOWNSHIP
MONTGOMERY COUNTY, OHIO
CONTAINING 6.404 Acres Total
February, 2004
SHEET 1 OF 1

486.90 03/23/04 10:55:43
PLAT-04-030823 0000
Montgomery County
Judy Dodge Recorder

DEDICATION

We, the undersigned, being all the Owners and lessors of the land herein depicted, do hereby voluntarily consent to the dedication of the said plat
RESERVATION OF EASEMENT
For various considerations, the undersigned do hereby reserve to their power and their heirs and assigns their successors and assigns, forever, nonexclusive easements, as shown on the plat within and as designated as Utility Easements (UE) for the construction, operation, maintenance, repair or replacement of any and all necessary facilities for the overhead or underground distribution of gas, electric, telephone or telecommunication, or other utilities. Said Utility Companies shall have the right of ingress and egress and also the right to cut, trim or remove any trees, undergrowth or overhanging branches within said easement or immediately adjacent thereto. No buildings or other structures may be built within said easements, nor may the easement areas be physically altered so as to (i) reduce clearance of either over head or underground facilities, (ii) impact the land support of said facilities, (iii) impair ability to maintain the facilities or (iv) create a hazard. To have and to hold the said easements forever. We acknowledge having full power to convey this easement and will defend the same against all claims. The above easements are also provided for other public uses as designated and shall be used for the construction of other water drains (D.E.), public sewers (S.S.E.), open channels (O.C.E.), pipe lines for the supplying of water, cable television and any other public or quasi public utility or facilities, conducted, maintained or performed by ordinary methods beneath or above the surface of the ground, together with the right of ingress and egress over and across lots to and from said easements.



SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:
Clair T. Phillips
WITNESS
William M. Smith
WITNESS
OWNER:
RIVERVIEW LIMITED PARTNERSHIP
A GEORGIA LIMITED PARTNERSHIP
Richard F. Glendon Sr.
(Signature)
Richard F. Glendon Sr.
(Print Name and Title) Partner

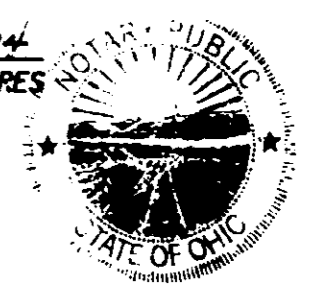
STATE OF OHIO, S.S.
BE IT REMEMBERED ON THIS 15 DAY OF March 2004,
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND
FOR SAID STATE PERSONALLY
CAME Riverview BY IT'S Partner
Richard F. Glendon Sr.
(Name)

TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE THEIR VOLUNTARY ACT AND DEED.
IN TESTIMONY WHEREOF I HAVE HERETO SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.
Clair T. Phillips
NOTARY PUBLIC
ELAINE T. PHILLIPS, Notary Public
in and for the State of Ohio
My Commission Expires Aug. 5, 2004
MY COMMISSION EXPIRES



STATE OF OHIO, S.S.
Richard F. Glendon Sr. OWNER, BEING DULY SWORN, SAYS THAT ALL PERSONS AND CORPORATIONS TO THE BEST OF HIS KNOWLEDGE INTERESTED IN THIS DEDICATION AS OWNERS OR LEASEHOLDERS, HAVE BEEN UNITED IN ITS EXECUTION.
Richard F. Glendon Sr.
(Signature)
Richard F. Glendon Sr. OWNER
(Print Name)

SWORN TO AND SIGNED IN MY PRESENCE ON THIS 15 DAY OF March 2004.
Clair T. Phillips 2/5/04
NOTARY PUBLIC COMMISSION EXPIRES



MONTGOMERY COUNTY APPROVAL

APPROVAL:
Gregory J. Merrill 3-10-04
MONTGOMERY COUNTY SANITARY ENGINEER DATE

APPROVED BY THE MONTGOMERY COUNTY PLANNING COMMISSION
ON THIS 5th DAY OF MARCH, 2004
Joseph Suss 3-11-04
EXECUTIVE DIRECTOR DATE

APPROVED FOR DEDICATION
Franklin 3/15/04
MONTGOMERY COUNTY ENGINEER DATE
FILE # 04-0007
ROX F
Checked by

INCHES 1 2 3 4 5 6 7 8 9 10 11 12
PLAT BOOK 194 PAGE: **18**

LEGEND

- 5/8" Iron Pin (Found)
- Mag Nail (Found)
- 5/8" Iron Pin (Set)
- × Cross Notch (Found)

OCCUPATION

NO ADDITIONAL OCCUPATION INFORMATION OTHER THAN DOCUMENTATION.

REFERENCES

PLAT BOOK 191 PAGE 36
PLAT BOOK 93 PAGE 70 AND 70A
MF# 77-808 B1
MF# 85-281 C12
MF# 79-283 E10
MF# 99-431 006

DESCRIPTION

SITUATE IN SECTION 6, TOWN 2, RANGE 5 M.R., WASHINGTON TOWNSHIP, MONTGOMERY COUNTY, OHIO AND BEING ALL OF LOT NUMBER 7 OF THE DREN PLAT SECTION TWO-A AS RECORDED IN P.B. 191, PAGE 36 AND ALL OF LOT NUMBER THREE OF THE DREN PLAT SECTION THREE AS RECORDED IN P.B. 97, PAGE 40 BOTH AS CONVEYED TO RIVERVIEW LIMITED PARTNERSHIP, A GEORGIA LIMITED PARTNERSHIP BY DEED RECORDED IN DEED 97-096 004 OF THE DEED RECORDS OF MONTGOMERY COUNTY, OHIO.

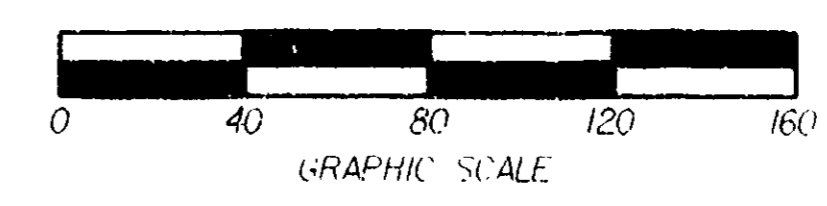
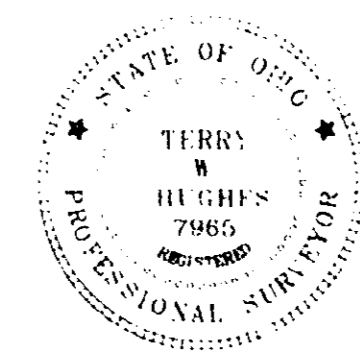
ACREAGE TABLE

LOT 7	1.252 Ac.
ORIG. LOT 3	5.152 Ac.
TOTAL	6.404 Ac.

CERTIFICATION

I HEREBY CERTIFY ALL MEASUREMENTS CORRECT AND MONUMENTS ARE SET OR FOUND AS SHOWN, CURVE DISTANCES ARE MEASURED ON THE ARC.
SCHAEFFER, AMOS & HUGHES, LLC

BY:
Terry W. Hughes 02/24/04
TERRY W. HUGHES
OHIO PROFESSIONAL SURVEYOR No. 7595



Prepared By:
SCHAEFFER, AMOS & HUGHES, LLC
ENGINEERS
SURVEYORS
1253-G Lyons Road Dayton, Ohio 45458 Tel: (937) 434-5104

PLANNING & COMMISSION

INCHES 1 2 3 4 5 6 7 8 9 10 11 12
22 X