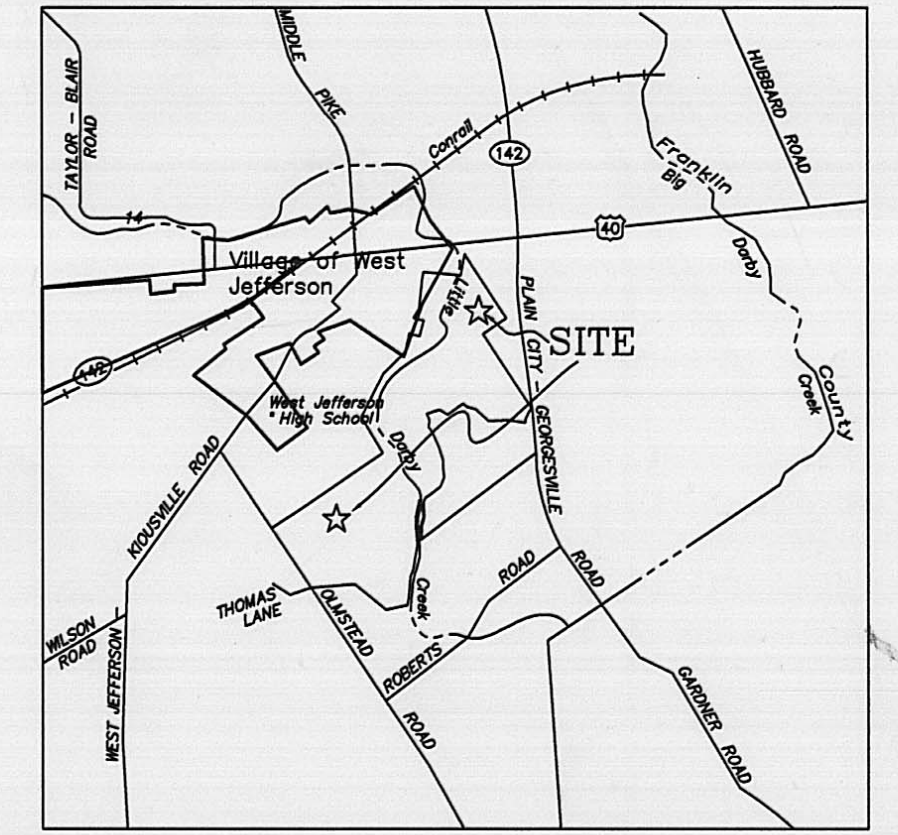


HIDDEN CREEK AT THE DARBY

PHASE 4 MADISON COUNTY, OHIO



Location Map
Not To Scale

Situated in the State of Ohio, County of Madison, Township of Jefferson, Virginia Military Survey 2445, containing 96.862 acres and being part of the 562.753 acre tract conveyed to Hidden Creek Limited and described Deed Book 015, Page 400, in the Recorder's records of Madison County, Ohio.

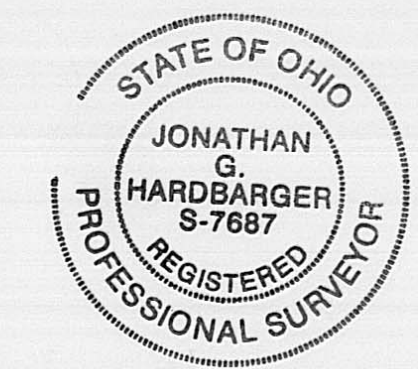
Declaration of Covenants, Conditions, Restrictions, Reservations, Easements, and Rights are on file with Madison County and recorded in O.R. 41, records of the Recorder's Office, Madison County, Ohio.

We, the undersigned, being all the owners and lien holders of the lands herein platted, do hereby voluntarily consent to the execution of the said plat and to dedicate streets, as shown hereon to the public use forever.

Easements shown on this plat are for the construction, operation, maintenance repair, replacement or removal of gas, electric, telephone, or other utility lines or services, storm water disposal and for the express privilege of removing any and all trees or other obstructions to the free use of said easements and for conservation and recreation for Hidden Creek residents exclusively and for providing ingress and egress to the property for said purposes and are to be maintained as such forever.

I hereby certify that this map is a true and complete survey made under my supervision, Jonathan G. Hardbarger, in January and February, 2003, and that all monuments will be set as shown.

Signed and Acknowledged in the Presence of:
HIDDEN CREEK LIMITED
By: [Signature]
Title: Manager



[Signature] 8/4/04
Jonathan G. Hardbarger, P.S. 7687
Ohio Surveying

STATE OF OHIO
MADISON COUNTY, S.S.
BE it remembered that on this 23rd day of August, 2004, before me, the undersigned, a Notary Public in and for said County and State, personally came Robin W. Fress and acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed.

In testimony whereof, I have set my hand and Notary Seal on the day and date above written.

[Signature]
Notary Public

Madison County Regional Planning Commission: This plat was approved by the Madison County Regional Planning Commission on this 10 day of August, 2004.
[Signature]
Chairman

Prior to any construction on a residential lot, the Madison County Health District must approve the size and specific location of the septic and leach fields.

Sediment and erosion control procedures shall be observed during all earth disturbing activities. The Madison Soil & Water Conservation District office will provide a homeowner with technical assistance, if requested, to observe proper sediment pollution control practices.

Reserve "A", "B", & "C" are intended to be private common open space to be owned and maintained by a homeowner's association. The Reserves will be used for conservation, aesthetic, and recreational purposes. Reserve "D" is reserved by Hidden Creek Limited.

"Utility" easements are granted for all public utilities. All utilities shall be underground. No permanent buildings may be placed in said easement, but some may be used for gardens, shrubs, landscaping and other purposes that do not interfere with the use of said easements and for such public utility purposes.

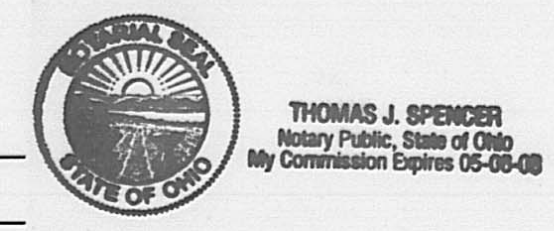
"Recreation" easements are granted for the purpose of constructing, using and maintaining trails and equestrian paths. Recreation easements are for the benefit of all members of the homeowner's association.

"Access" easements are granted for the purpose of constructing, using and maintaining common drives for the benefit of adjoining lots.

"Entrance" easements are granted for the purpose of constructing and maintaining entrance features. Entrance features include fences, landscaping, and aesthetic enhancements. Entrance easements are for the benefit of all members of the homeowner's association.

"Landscape" easements are granted for the purpose of constructing landscape features. Landscape features shall include mounding, which shall be retained as an aesthetic feature for the benefit of all members of the Homeowners association.

Signed and Acknowledged in the Presence of:
By: [Signature]
Title: _____



Madison County Zoning Commission: We, the Madison County Zoning Commission, do hereby approve and accept this plat on this 16 day of August, 2004.
[Signature]
Zoning Inspector

County Engineer: I hereby approve this plat and the construction drawings on this 16 day of August, 2004.
[Signature]
Madison County Engineer

AREA TABULATION

RESERVE A	0.495 Acres
RESERVE B	0.088 Acres
RESERVE C	0.297 Acres
RESERVE D	1.051 Acres
TOTAL PHASE IV WEST	63.035 Acres
TOTAL PHASE IV WEST RoW	3.854 Acres
TOTAL PHASE IV EAST	34.075 Acres
TOTAL PHASE IV EAST RoW	2.015 Acres
OLMSTEAD ROAD RoW	0.528 Acres

STATE OF OHIO
COUNTY, S.S.
BE it remembered that on this _____ day of _____, 2004, before me, the undersigned, a Notary Public in and for said County and State, personally came _____ and acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed.
In testimony whereof, I have set my hand and Notary Seal on the day and date above written.

Notary Public

We, the Board of County Commissioners of Madison County, Ohio, do hereby approve this plat on this 16 day of August, 2004.
[Signature]
COMMISSIONERS: [Signature]

Signed and Acknowledged in the Presence of:
STATE OF OHIO
By: _____
Title: _____

Madison County Board of Health: I hereby approve this plat of this 11 day of August, 2004.
[Signature]
Madison County Board of Health

DESCRIPTION ACCEPTABLE
MADISON COUNTY ENGINEER
DATE: 8-23-04
BY: [Signature]
ACREAGE: 96.862 PLAT
RESIDUAL: 212.814 JEFFERSON
08-00895.000
Madison County Engineer "Jeste"
HEREBY STAMPED AS 6.902
IS UNAVAILABLE. COLLECT ACREAGE
15.97.11 AC WITH A RESIDUAL OF
212.814 AC.
MADISON COUNTY TAX MAP OFFICE
BY: [Signature]

STATE OF OHIO
COUNTY, S.S.
BE it remembered that on this _____ day of _____, 2004, before me, the undersigned, a Notary Public in and for said County and State, personally came _____ and acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed.
In testimony whereof, I have set my hand and Notary Seal on the day and date above written.

Notary Public

By [Signature] County Auditor Jim Williamson
Deputy

Signed and Acknowledged in the Presence of:
STATE OF OHIO
By: _____
Title: _____

COUNTY RECORDER:
Received on this 23rd day of Aug, 2004 at 3:40 P.M.
Recorded on this 23rd day of Aug, 2004 at 3:40 P.M.
Recorded in plat book no. B, Page 284. Fee \$175.20 (\$175.20)
287

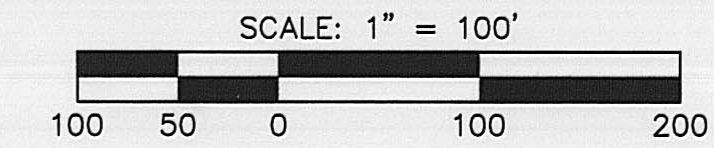
STATE OF OHIO
COUNTY, S.S.
BE it remembered that on this _____ day of _____, 2004, before me, the undersigned, a Notary Public in and for said County and State, personally came _____ and acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed.
In testimony whereof, I have set my hand and Notary Seal on the day and date above written.

Notary Public

The Madison County Commissioners assume no legal obligation to maintain or repair any open drainage ditches or channels designated as "drainage easements" on this plat. The easement area of each Lot and all improvements within it shall be maintained continuously by the Lot Owner. Within the easements, no structure, planting, fencing, culvert, or other material shall be placed or permitted to remain which may obstruct, retard, or divert the flow through the watercourse.

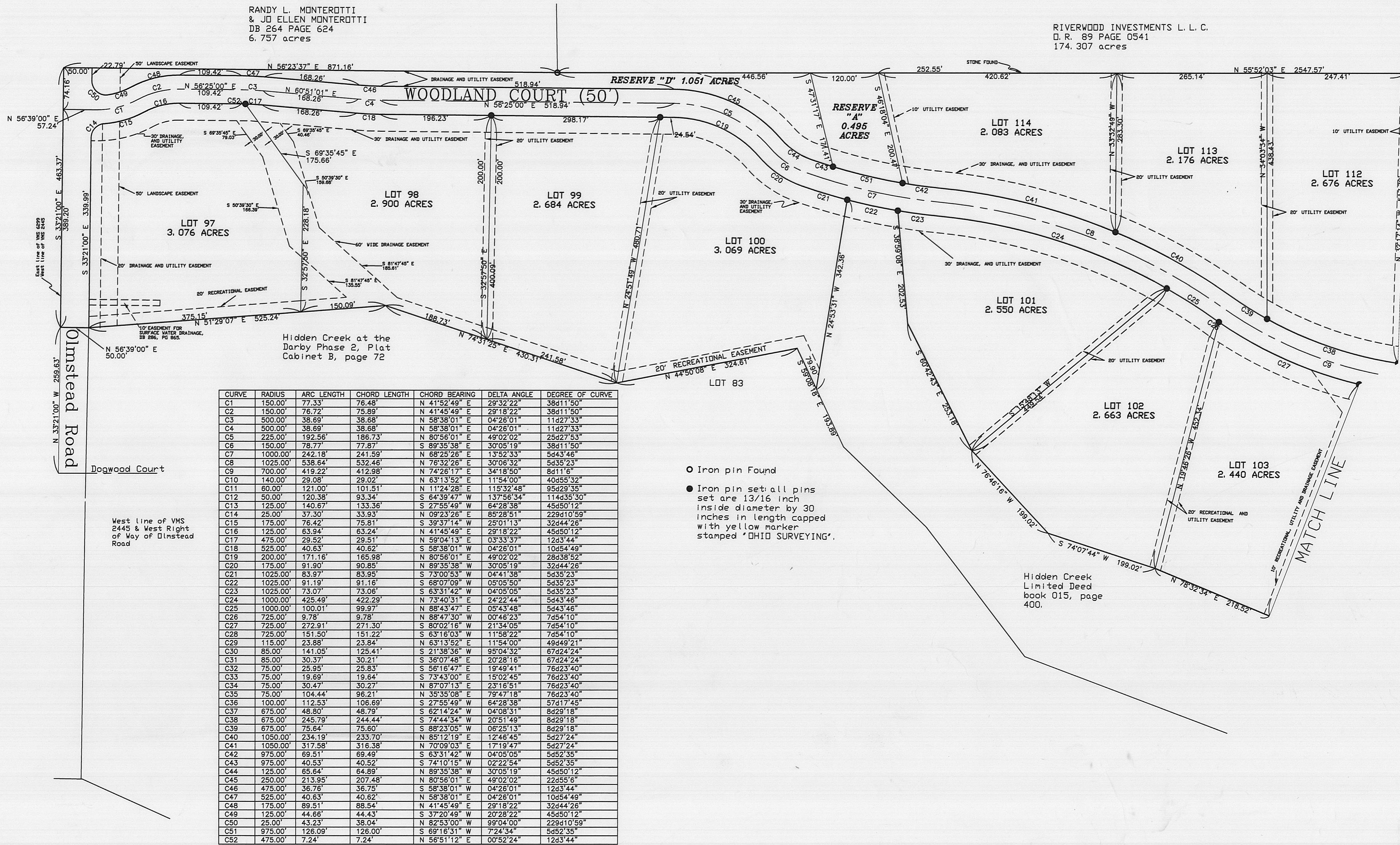
71-04

NO.	REVISION	BY	DATE	SHEET
				1
				4
DRAWING NUMBER				PLAT



RANDY L. MONTEROTTI
 & JO ELLEN MONTEROTTI
 DB 264 PAGE 624
 6.757 acres

RIVERWOOD INVESTMENTS L. L. C.
 D. R. 89 PAGE 0541
 174.307 acres



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	DEGREE OF CURVE
C1	150.00'	77.33'	76.48'	N 41°52'49" E	29°32'22"	38d11'50"
C2	150.00'	76.72'	75.89'	N 41°45'49" E	29°18'22"	38d11'50"
C3	500.00'	38.69'	38.68'	N 58°38'01" E	04°28'01"	11d27'33"
C4	500.00'	38.69'	38.68'	N 58°38'01" E	04°28'01"	11d27'33"
C5	225.00'	192.56'	186.73'	N 80°56'01" E	49°02'02"	25d27'53"
C6	150.00'	78.77'	77.87'	S 89°35'38" E	30°05'19"	38d11'50"
C7	1000.00'	242.18'	241.59'	N 68°25'26" E	13°52'33"	5d43'46"
C8	1025.00'	538.64'	532.46'	N 76°32'26" E	30°06'32"	5d35'23"
C9	700.00'	419.22'	412.98'	N 74°28'17" E	34°18'50"	8d11'6"
C10	140.00'	29.08'	29.02'	N 63°13'52" E	11°54'00"	40d55'32"
C11	60.00'	121.00'	101.51'	N 11°24'28" E	115°32'48"	95d29'35"
C12	50.00'	120.38'	93.34'	S 64°39'47" W	137°56'34"	114d35'30"
C13	125.00'	140.67'	133.36'	S 27°56'49" W	64°28'38"	45d50'12"
C14	25.00'	37.30'	33.93'	N 09°23'26" E	85°28'51"	22d10'59"
C15	175.00'	76.42'	75.81'	S 39°37'14" W	25°01'13"	32d44'28"
C16	125.00'	63.84'	63.24'	N 41°45'49" E	29°18'22"	45d50'12"
C17	475.00'	29.52'	29.51'	N 59°04'13" E	03°33'37"	12d3'44"
C18	525.00'	40.63'	40.62'	S 58°38'01" W	04°28'01"	10d54'49"
C19	200.00'	171.16'	165.98'	N 80°56'01" E	49°02'02"	28d38'52"
C20	175.00'	91.90'	90.85'	N 89°35'38" W	30°05'19"	32d44'26"
C21	1025.00'	83.97'	83.95'	S 73°00'53" W	04°41'38"	5d35'23"
C22	1025.00'	91.19'	91.16'	S 69°07'09" W	05°05'50"	5d35'23"
C23	1025.00'	73.07'	73.06'	S 63°31'42" W	04°05'05"	5d35'23"
C24	1000.00'	425.49'	422.29'	N 73°40'31" E	24°22'44"	5d43'46"
C25	1000.00'	100.01'	99.97'	N 88°43'47" E	05°43'48"	5d43'46"
C26	725.00'	9.78'	9.78'	N 88°47'30" W	00°46'23"	7d54'10"
C27	725.00'	272.91'	271.30'	S 89°02'16" W	21°34'05"	7d54'10"
C28	725.00'	151.50'	151.22'	S 61°16'03" W	11°58'22"	7d54'10"
C29	115.00'	23.88'	23.84'	N 63°13'52" E	11°54'00"	49d49'21"
C30	85.00'	141.05'	125.41'	S 21°38'36" W	95°04'32"	67d24'24"
C31	85.00'	30.37'	30.21'	S 36°07'48" E	20°28'16"	67d24'24"
C32	75.00'	25.95'	25.83'	S 56°16'47" E	19°49'41"	76d23'40"
C33	75.00'	19.69'	19.64'	S 73°43'00" E	15°02'45"	76d23'40"
C34	75.00'	30.47'	30.27'	N 87°07'13" E	23°18'51"	76d23'40"
C35	75.00'	104.44'	96.21'	N 38°35'08" E	78°47'18"	76d23'40"
C36	100.00'	112.53'	106.69'	S 27°55'49" W	64°28'38"	57d17'45"
C37	675.00'	48.80'	48.79'	S 62°14'24" W	04°08'31"	8d29'18"
C38	675.00'	245.79'	244.44'	S 74°44'34" W	20°51'49"	8d29'18"
C39	675.00'	75.64'	75.60'	S 88°23'05" W	06°25'13"	8d29'18"
C40	1050.00'	234.19'	233.70'	N 85°12'19" E	12°46'45"	5d27'24"
C41	1050.00'	317.58'	316.38'	N 70°09'03" E	17°19'47"	5d27'24"
C42	975.00'	69.51'	69.49'	S 63°31'42" W	04°05'05"	5d52'35"
C43	975.00'	40.53'	40.52'	S 74°10'15" W	02°22'54"	5d52'35"
C44	125.00'	65.64'	64.89'	N 89°35'38" W	30°05'19"	45d50'12"
C45	250.00'	213.95'	207.48'	N 80°56'01" E	49°02'02"	22d55'6"
C46	475.00'	36.76'	36.75'	S 58°38'01" W	04°28'01"	12d3'44"
C47	525.00'	40.83'	40.62'	N 58°38'01" E	04°28'01"	10d54'49"
C48	175.00'	89.51'	88.54'	N 41°45'49" E	29°18'22"	32d44'28"
C49	125.00'	44.66'	44.43'	S 37°20'49" W	20°28'22"	45d50'12"
C50	25.00'	43.23'	38.04'	N 82°53'00" W	99°04'00"	22d10'59"
C51	975.00'	126.09'	126.00'	S 69°16'31" W	7°24'34"	5d52'35"
C52	475.00'	7.24'	7.24'	N 56°51'12" E	00°52'24"	12d3'44"

○ Iron pin Found
 ● Iron pin set all pins set are 13/16 inch inside diameter by 30 inches in length capped with yellow marker stamped 'OHIO SURVEYING'.

Hidden Creek Limited Deed book 015, page 400.

NO.	REVISION	BY	DATE	SHEET	2
				OF	4
				DRAWING NUMBER	PLAT

71A-04

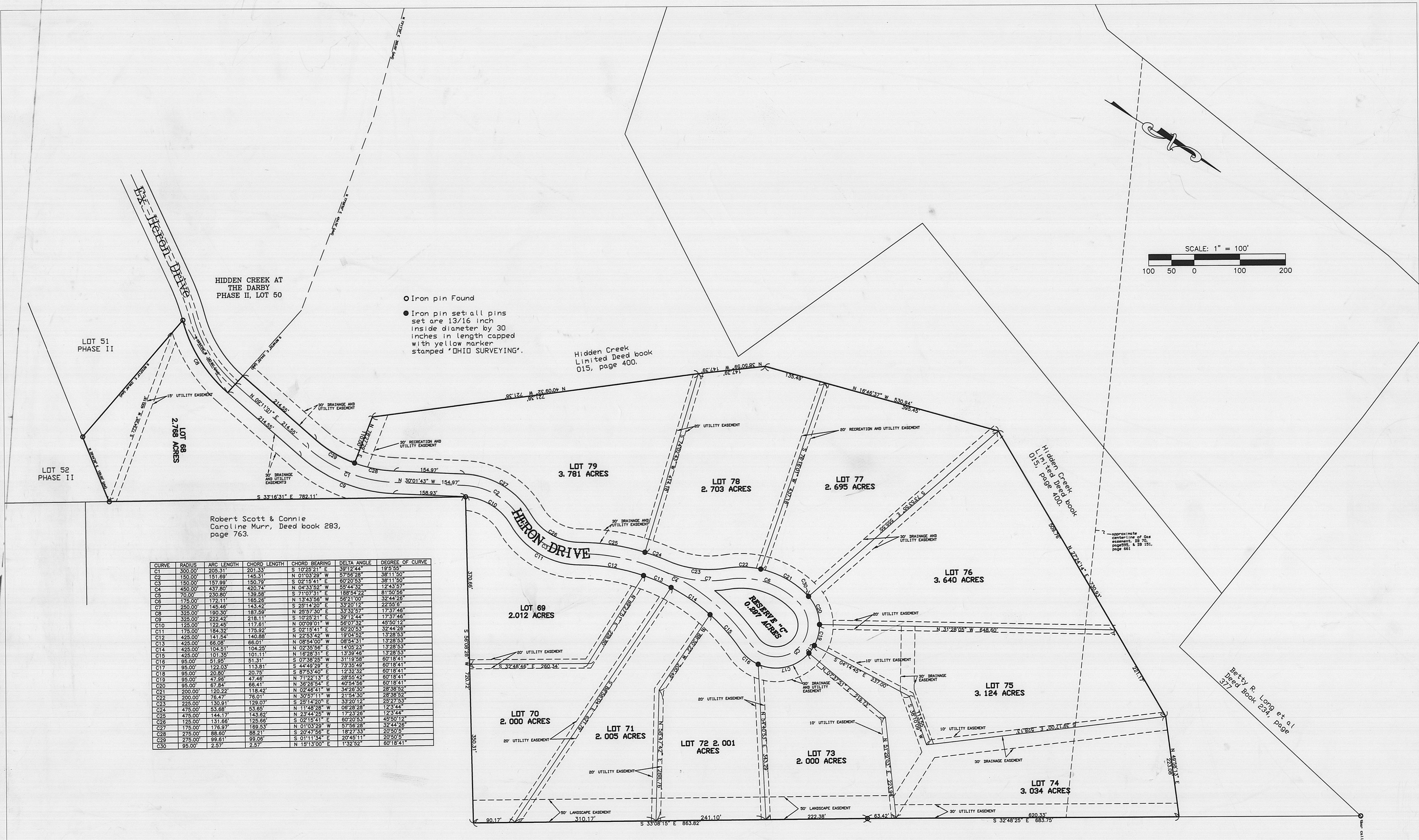
CHK'D.

DESIGNED:

DATE:

CHK'D.
 DRAWN:
 DESIGNED:
 DATE:

Hidden Creek at The Darby Phase 4 East
 West Jefferson, Madison County, Ohio



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	DEGREE OF CURVE
C1	300.00	205.31	201.33	S 10°23'21" E	39°12'44"	19°56'
C2	150.00	151.69	145.31	N 01°03'29" E	57°56'28"	38°11'50"
C3	150.00	157.99	150.79	S 02°19'41" E	60°20'53"	38°11'50"
C4	450.00	437.80	420.74	N 04°33'52" W	55°44'32"	12°43'57"
C5	70.00	230.80	139.58	S 71°07'31" E	188°44'22"	81°50'56"
C6	175.00	172.11	165.26	N 13°43'56" W	56°21'00"	32°44'26"
C7	250.00	145.46	143.42	S 25°14'20" E	33°20'12"	22°55'8"
C8	325.00	190.30	187.59	N 25°57'30" E	33°32'57"	17°37'46"
C9	325.00	222.42	218.11	S 10°29'21" E	39°12'44"	17°37'46"
C10	125.00	122.45	117.61	N 09°09'01" W	56°07'32"	45°50'12"
C11	175.00	184.32	175.92	S 02°15'41" E	60°20'53"	32°44'26"
C12	425.00	141.54	140.88	N 22°33'42" W	18°04'52"	13°28'53"
C13	425.00	66.08	66.01	N 08°54'00" E	08°54'31"	13°28'53"
C14	425.00	104.51	104.25	N 02°35'56" E	14°05'23"	13°28'53"
C15	425.00	101.35	101.11	N 16°28'31" E	13°30'48"	13°28'53"
C16	95.00	51.85	51.31	S 07°38'25" W	31°19'58"	60°18'41"
C17	95.00	122.03	115.81	S 44°49'29" E	73°35'49"	60°18'41"
C18	95.00	20.80	20.75	S 87°53'40" E	12°32'32"	60°18'41"
C19	95.00	47.96	47.46	N 71°22'13" E	26°35'42"	60°18'41"
C20	95.00	67.84	66.41	N 39°25'54" E	40°54'56"	60°18'41"
C21	200.00	120.22	118.42	N 02°48'41" W	34°26'30"	28°38'52"
C22	200.00	76.47	76.01	N 30°57'11" W	21°54'30"	28°38'52"
C23	225.00	130.91	129.07	S 25°14'20" E	33°20'12"	22°27'53"
C24	475.00	53.88	53.68	N 11°48'28" W	06°28'28"	12°3'44"
C25	475.00	144.17	143.82	N 23°44'25" W	17°23'26"	12°3'44"
C26	125.00	131.66	125.66	S 02°15'41" E	60°20'53"	45°50'12"
C27	175.00	176.97	169.53	N 01°03'29" W	57°56'28"	32°44'26"
C28	275.00	98.60	88.21	S 20°47'56" E	18°27'33"	20°50'5"
C29	275.00	99.61	99.06	S 01°11'34" E	20°45'11"	20°50'5"
C30	95.00	2.57	2.57	N 15°13'00" E	1°32'52"	60°18'41"

Thomas and Lucille Maggard
 Deed Book 215, Page 328

71C-04

NO.	REVISION	BY	DATE	SHEET
				4
				OF 4
DRAWING NUMBER				PLAT