

# ALTA/ACSM & LOT SPLIT SURVEY

FOR

## DUKE REALTY OHIO

A 75.930 ACRE LOT SPLIT BEING 73.258 ACRES OUT OF A 151.49 ACRE TRACT  
AND BEING 2.672 ACRES OUT OF A 254.000 ACRE TRACT  
BOTH DEEDED TO SHUI-NAN AND CHIOU-JEU CHUANG TRUSTEES OF SHUI-NAN AND  
CHIOU-JEU CHUANG, TRUST DATED JANUARY 28, 2000  
IN OFFICIAL RECORD BOOK 126, PAGE 522 AND  
IN OFFICIAL RECORD BOOK 126, PAGE 524  
PART OF VIRGINIA MILITARY SURVEYS 6653, 6971, 9232, AND 12143  
VILLAGE OF WEST JEFFERSON  
COUNTY OF MADISON  
STATE OF OHIO

SCALE: 1" = 200'

200 100 0 200 400

### BASIS OF BEARING.

ARE BASED ON THE CENTERLINE OF STATE  
ROUTE 29, NORTH 67 DEGREES 15 MINUTES  
00 SECONDS WEST. BASIS REFERENCES A  
RECORD LEGAL DESCRIPTION REFERENCED IN  
O.R. VOLUME 126, PAGE 522

### LEGAL DESCRIPTION - LOT SPLIT

SITUATED IN THE STATE OF OHIO, COUNTY OF MADISON, VILLAGE OF WEST JEFFERSON, PART OF  
VIRGINIA MILITARY SURVEYS 6653, 6971, 9232, AND 12143, AND BEING A 75.930 ACRE LOT SPLIT,  
73.258 ACRES OUT OF A 151.549 ACRE TRACT AND 2.672 ACRES OUT OF A 254.000 ACRE TRACT  
BOTH DEEDED TO SHUI-NAN AND CHIOU-JEU CHUANG TRUSTEES OF SHUI-NAN AND CHIOU-JEU  
CHUANG, TRUST DATED JANUARY 28, 2000, AS RECORDED IN OFFICIAL RECORD BOOK 126, PAGE 522  
AND IN OFFICIAL RECORD BOOK 126, PAGE 524 OF THE RECORDER'S OFFICE, MADISON COUNTY, OHIO,  
(ALL DEED AND PLAT REFERENCES MADE BEING TO SAID RECORDER'S OFFICE, UNLESS OTHERWISE  
NOTED), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A MAGNAIL SET ON THE CENTERLINE OF STATE ROUTE 29 (WIDTH VARIES), SAID POINT  
BEING AT THE NORTHWESTERLY CORNER OF SAID 151.549 ACRE TRACT, SAID POINT ALSO BEING AT  
THE NORTHEASTERLY RIGHT-OF-WAY CORNER OF COMMERCE PARKWAY (60 FEET WIDE), PART OF A  
7.734 ACRE TRACT DEEDED TO THE VILLAGE OF WEST JEFFERSON AS RECORDED IN CABINET B,  
SLIDES 249-255, SAID POINT ALSO BEING THE TRUE PLACE OF BEGINNING (P.O.B.) FOR THE 75.930  
ACRE LOT SPLIT HEREIN DESCRIBED:

THENCE ALONG THE CENTERLINE OF SAID STATE ROUTE 29 AND ALONG THE NORTHERLY LINES OF  
SAID 151.549 ACRE TRACT AND SAID 254.00 ACRE TRACT, SOUTH 67 DEGREES 15 MINUTES 00  
SECONDS EAST, 2470.77 FEET, TO A MAGNAIL SET ON SAID CENTERLINE;

THE FOLLOWING TEN (10) COURSES CROSS SAID 254.000 ACRE TRACT: THENCE LEAVING SAID  
CENTERLINE, SOUTH 22 DEGREES 45 MINUTES 00 SECONDS WEST, 40.00 FEET, TO A 5/8" REBAR SET  
ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROUTE 29;

THENCE SOUTH 67 DEGREES 45 MINUTES 01 SECONDS WEST, 28.27 FEET, TO A 5/8" REBAR SET;

THENCE SOUTH 22 DEGREES 45 MINUTES 00 SECONDS WEST, 1091.97 FEET, TO A 5/8" REBAR SET  
ON A POINT OF CURVATURE;

THENCE ALONG AN ARC OF A CURVE TO THE LEFT, 273.37 FEET, HAVING A CENTRAL ANGLE OF 48  
DEGREES 11 MINUTES 34 SECONDS, A RADIUS OF 325.00 FEET, AND A CHORD BEARING SOUTH 01  
DEGREES 20 MINUTES 46 SECONDS EAST, 265.38 FEET, TO A 5/8" REBAR SET;

THENCE SOUTH 64 DEGREES 33 MINUTES 27 SECONDS WEST, 60.00 FEET, TO A 5/8" REBAR SET;

THENCE NORTH 62 DEGREES 55 MINUTES 31 SECONDS WEST, 17.49 FEET, TO A 5/8" REBAR SET;

THENCE SOUTH 72 DEGREES 04 MINUTES 29 SECONDS WEST, 10.94 FEET, TO A 5/8" REBAR SET ON  
A POINT OF CURVATURE;

THENCE ALONG A CURVE TO THE LEFT, 90.00 FEET, HAVING A CENTRAL ANGLE OF 54 DEGREES 51  
MINUTES 17 SECONDS, A RADIUS OF 94.00 FEET, AND A CHORD BEARING SOUTH 44 DEGREES 38  
MINUTES 51 SECONDS WEST, 86.60 FEET, TO A 5/8" REBAR SET ON A POINT OF TANGENCY;

THENCE SOUTH 17 DEGREES 27 MINUTES 44 SECONDS WEST, 187.14 FEET, TO A 5/8" REBAR SET;

THENCE SOUTH 22 DEGREES 45 MINUTES 00 SECONDS WEST, 803.85 FEET, TO A 5/8" REBAR SET ON  
THE SOUTHERLY LINE OF SAID 254.000 ACRE TRACT, SAID POINT BEING ON THE NORTHERLY LINE OF  
A 190.357 ACRE TRACT DEEDED TO RALPH PARSONS FARM PARTNERSHIP AS RECORDED IN VOLUME  
297, PAGE 257;

THENCE ALONG THE SOUTHERLY LINES OF SAID 151.549 ACRE TRACT AND SAID 254.00 ACRE TRACT  
AND ALSO ALONG THE NORTHERLY LINE OF SAID 190.357 ACRE TRACT, NORTH 83 DEGREES 46  
MINUTES 09 SECONDS WEST, 1042.89 FEET, TO A 5/8" REBAR SET ON THE SOUTHERLY LINE OF SAID  
151.549 ACRE TRACT, SAID POINT BEING ON THE NORTHERLY LINE OF SAID 190.357 ACRE TRACT;

THE FOLLOWING THREE (3) COURSES CROSS SAID 151.549 ACRE TRACT:

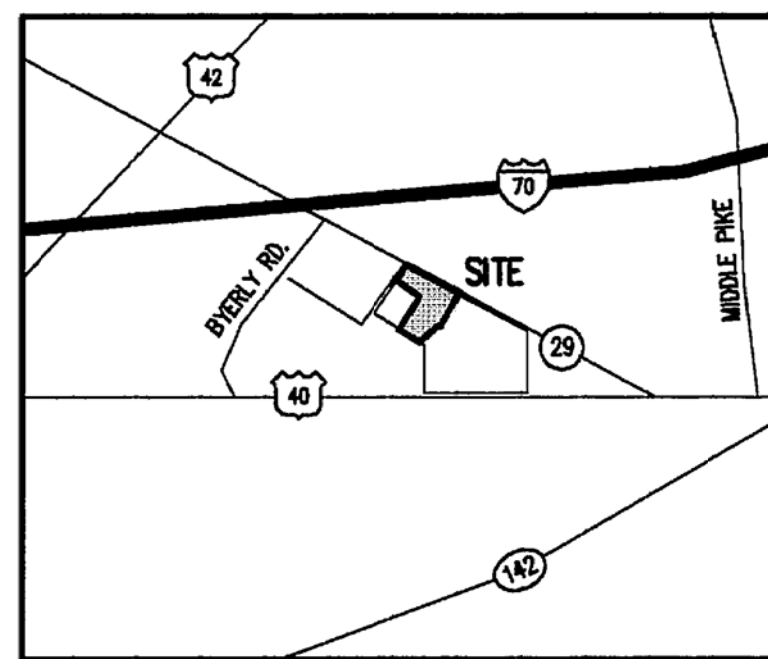
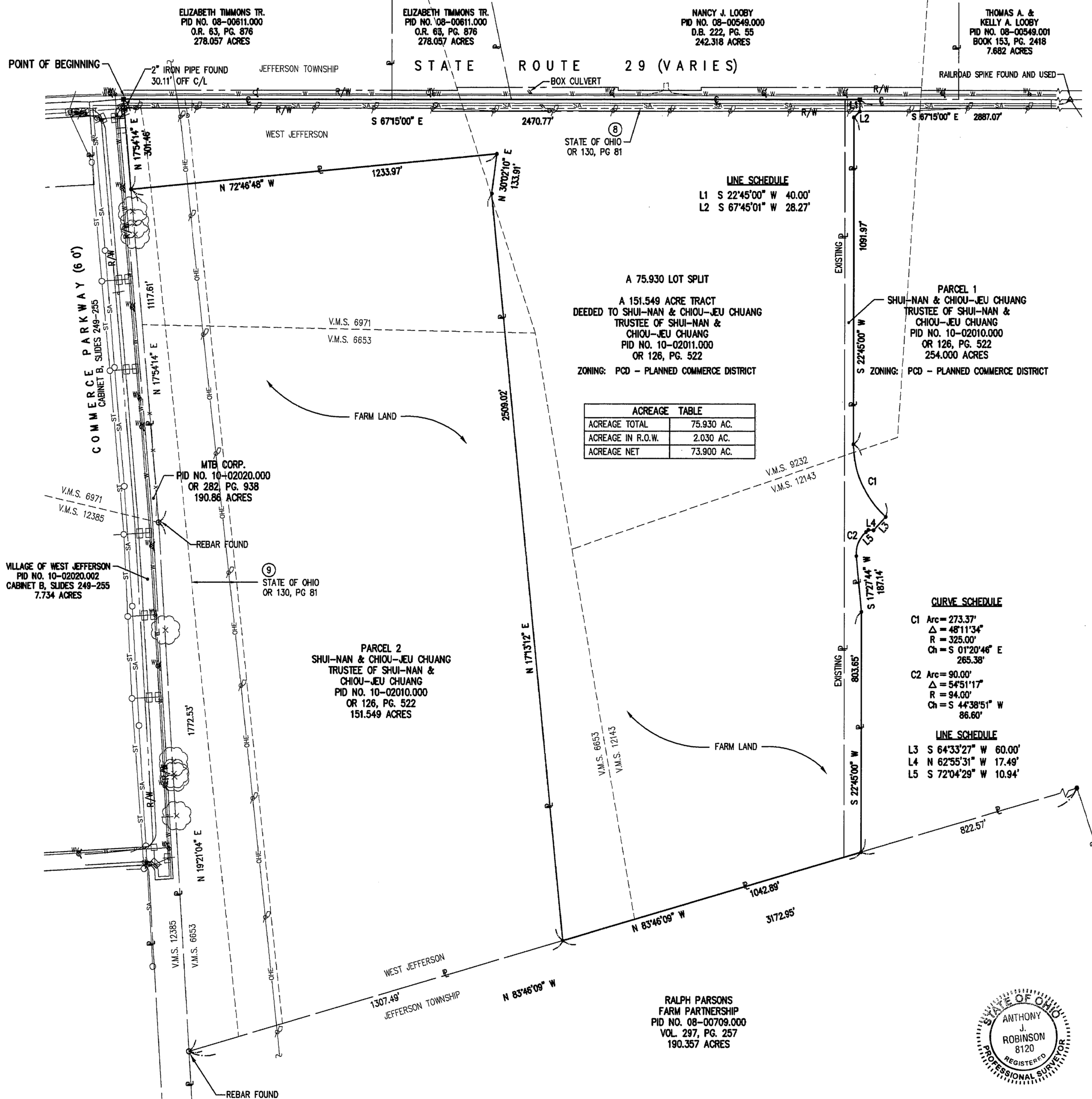
THENCE LEAVING SAID SOUTHERLY AND NORTHERLY LINES, NORTH 17 DEGREES 13 MINUTES 12  
SECONDS EAST, 2509.02 FEET, TO A 5/8" REBAR SET;

THENCE NORTH 30 DEGREES 02 MINUTES 10 SECONDS EAST, 133.91 FEET, TO A 5/8" REBAR SET;

THENCE NORTH 72 DEGREES 46 MINUTES 48 SECONDS WEST, 1233.97 FEET, TO A 5/8" REBAR SET  
ON THE WESTERLY LINE OF SAID 151.549 ACRE TRACT, SAID POINT BEING ON THE EASTERLY LINE OF  
A 190.86 ACRE TRACT DEEDED TO MTB CORP. AS RECORDED IN OFFICIAL RECORD 282, PAGE 938;

THENCE ALONG SAID WESTERLY AND EASTERLY LINES AND PASSING A 2" REBAR FOUND, A DISTANCE  
OF 271.35 FEET, NORTH 17 DEGREES 54 MINUTES 14 SECONDS EAST, A TOTAL DISTANCE OF 301.46  
FEET, TO THE TRUE POINT OF BEGINNING (P.O.B.), CONTAINING 75.930 ACRES.

ANTHONY J. ROBINSON, OHIO SURVEYOR NO. 8120, OF BRH GROUP, INC., WORTHINGTON OHIO,  
PREPARED THE ABOVE DESCRIPTION FROM ACTUAL FIELD SURVEYS PERFORMED IN DECEMBER 2006  
AND JULY 2007. ALL IRON PINS SET ARE 5/8"x30" REBAR WITH A YELLOW PLASTIC CAP STAMPED  
"BRH GROUP". BASIS OF BEARINGS ARE BASED ON THE SAME MERIDIAN AS THE CENTERLINE OF  
STATE ROUTE 29 AS RECORDED IN OFFICIAL RECORD 126, PAGE 522. NORTH 67 DEGREES 15 MINUTES  
00 SECONDS WEST.



### SYMBOLS

● 5/8"x30" REBAR SET W/ YELLOW I.D. CAP MARKED "BRH GROUP"	▽ FIRE HYDRANT	□ <sup>TP</sup> TELEPHONE PEDESTAL
▲ RAILROAD SPIKE SET	⊙ <sup>WV</sup> WATER VALVE	⊙ TELEPHONE POLE
■ MAG NAIL SET	⊙ <sup>GV</sup> GAS VALVE	⊙ UTILITY POLE
△ FOUND, AS LABELED	⊙ GAS METER	⊙ GUY WIRE
○ RAILROAD SPIKE FOUND	⊙ CATCH BASIN	⊙ ELECTRICAL PULL BOX
⊙ MONUMENT FOUND	⊙ CURB INLET	⊙ GUARD RAIL
⊙ CENTERLINE	⊙ MANHOLE (NOTED ON PLAN)	⊙ SIGN
⊙ LIGHT POLE	⊙ BOLLARD	
⊙ PROPERTY LINE	⊙ MAIL BOX	
R/W RIGHT-OF-WAY LINE	— W — EXISTING WATERLINE	
	— ST — EXISTING STORM	
	— SAN — EXISTING SANITARY	
	— OHE — EXISTING OVERHEAD ELECTRIC	
	— OHE/OHT — EXISTING OVERHEAD ELECTRIC AND TELEPHONE	

### FLOOD ZONE

THE SITE LIES WITHIN ZONE "X", (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.) AS  
SHOWN ON THE FLOOD INSURANCE RATE MAP, COUNTY OF MADISON, STATE OF OHIO, MAP NUMBER  
390773 0100 B EFFECTIVE DATE FEBRUARY 6, 1991, FEDERAL EMERGENCY MANAGEMENT AGENCY.

### UTILITY NOTES

ANY LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON VISIBLE ABOVE  
GROUND STRUCTURES AND/OR RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF  
UNDERGROUND UTILITY LINES AND STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON.  
ADDITIONAL BURIED UTILITY LINES AND STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE  
MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. THIS  
SURVEY SHOWS ONLY APPROXIMATE LOCATIONS OF UNDERGROUND UTILITIES AND MUST BE VERIFIED  
AND FIELD CHECK BY THE UTILITY COMPANIES BEFORE YOU DIG. CALL THE OHIO UTILITIES PROTECTION  
SERVICE TOLL FREE AT 1-800-362-2764.

### SCHEDULE B ITEMS

- FIRST AMERICAN TITLE INSURANCE COMPANY  
COMMITMENT NO: NCS-264284A-CH2 - REV.#1  
EFFECTIVE DATE: JULY 13, 2007 AT 7:29 A.M.  
NOT SURVEYING RELATED: 1-7, 11, 12, & 13
- EASEMENT FOR HIGHWAY PURPOSES FROM MARY D. WOOD TO STATE OF OHIO, DATED SEPTEMBER  
28, 1940, FILED FOR RECORD SEPTEMBER 28, 1941 AND RECORDED IN VOLUME 130, PAGE 81 OF  
MADISON COUNTY RECORDS. (AFFECTS SITE AS SHOWN)
- EASEMENT FROM ROBERT H. TUCKER AND MARY H. TUCKER TO OHIO EDISON COMPANY, DATED  
SEPTEMBER 19, 1962, FILED FOR RECORD OCTOBER 3, 1962 AND RECORDED IN VOLUME 160, PAGE  
639 OF MADISON COUNTY RECORDS. (AFFECTS SITE AS SHOWN)
- RECORD OF ORDINANCES, PASSED MARCH 3, 1997, ORDINANCE NO. 97022, RECORDED IN O.R.  
50, PAGE 256 OF MADISON COUNTY RECORDS. (AFFECTS ENTIRE SITE, ANNEXATION OF SITE INTO  
VILLAGE OF WEST JEFFERSON CORPORATION)
- MEMORANDUM OF REAL ESTATE PURCHASE AND OPTION AGREEMENT BY AND BETWEEN DUKE  
REALTY OHIO AND SHUI-NAN CHUANG AND CHIOU-JEU CHUANG, AS TRUSTEE OF THE SHUI-NAN AND  
SHIOU-JEU CHUANG TRUST DATED JANUARY 28, 2000, MEMORANDUM DATED OCTOBER 30, 2006,  
FILED FOR RECORD JANUARY 9, 2007 AND RECORDED IN O.R. BOOK 224, PAGE 1880 OF MADISON  
COUNTY RECORDS. (AFFECTS SITE. NOTHING TO PLOT)

### SURVEYOR'S CERTIFICATION

TO: SHUI-NAN CHUANG AND CHIOU-JEU CHUANG, TRUSTEES OF THE SHUI-NAN AND CHIOU-JEU  
CHUANG TRUST, DUKE REALTY LIMITED PARTNERSHIP, AND FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN  
ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE  
SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS  
1-4, 8, 10, 11A, 11B, AND 13 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS  
ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED  
FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE  
STATE OF OHIO, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH  
IS SPECIFIED THEREIN.



ANTHONY J. ROBINSON, P.S. No. 8120

DATE

DATE	8-2-07	8-7-07	8-10-07
REVISIONS			
1	ISSUE FOR PRELIMINARY REVIEW		
2	CHANGES PER COMMENTS. ISSUE FOR FINAL		
3	CHANGES PER ADDITIONAL COMMENTS		
NO.			
JOB NO.	20207		
DRAWN BY	JS		
DESIGNED BY	JS		
CHECKED BY	AR		
FIELD CREW	RDG/KSR		
FIELD BOOK	5-06		
DATE	8-2-07		
SCALE	1" = 200'		

SHEET

1

OF 1

EXHIBIT A

August 10, 2007

**LOT SPLIT  
FOR  
DUKE REALTY OHIO  
A 75.930 ACRE LOT SPLIT, 73.258 ACRES OUT OF A 151.49 ACRE TRACT  
AND 2.672 ACRES OUT OF A 254.000 ACRE TRACT  
BOTH DEEDED TO SHUI-NAN AND CHIOU-JEU CHUANG TRUSTEES OF  
SHUI-NAN AND CHIOU-JEU CHUANG, TRUST DATED JANUARY 28, 2000  
IN OFFICIAL RECORD BOOK 126, PAGE 522 AND  
IN OFFICIAL RECORD BOOK 126, PAGE 524  
PART OF VIRGINIA MILITARY SURVEYS 6653, 6971, 9232, AND 12143  
VILLAGE OF WEST JEFFERSON  
COUNTY OF MADISON  
STATE OF OHIO**

Situated in the State of Ohio, County of Madison, Village of West Jefferson, part of Virginia Military Surveys 6653, 6971, 9232, and 12143, and being a 75.930 acre lot split, 73.258 acres out of a 151.549 acre tract and 2.672 acres out of a 254.000 acre tract both deeded to Shui-nan and Chiou-jeu Chuang trustees of Shui-nan and Chiou-jeu Chuang, trust dated January 28, 2000, as recorded in Official Record Book 126, Page 522 and in Official Record Book 126, page 524 of the Recorder's Office, Madison County, Ohio, (all deed and plat references made being to said recorder's office, unless otherwise noted), being more particularly described as follows:

Beginning at a magnail set on the centerline of State Route 29 (width varies), said point being at the northwesterly corner of said 151.549 acre tract, said point also being at the northeasterly right-of-way corner of Commerce Parkway (60 feet wide), part of a 7.734 acre tract deeded to the Village of West Jefferson as recorded in Cabinet B, Slides 249-255, said point also being the **TRUE PLACE OF BEGINNING (P.O.B.)** for the 75.930 acre lot split herein described:

Thence along the centerline of said State Route 29 and along the northerly lines of said 151.549 acre tract and said 254.00 acre tract, **South 67 Degrees 15 Minutes 00 Seconds East, 2470.77 feet**, to a magnail set on said centerline;

The following ten (10) courses cross said 254.000 acre tract:

Thence leaving said centerline, **South 22 Degrees 45 Minutes 00 Seconds West, 40.00 feet**, to a 5/8" rebar set on the southerly right-of-way line of said State Route 29;



Thence **South 67 Degrees 45 Minutes 01 Seconds West, 28.27 feet**, to a 5/8" rebar set;

Thence **South 22 Degrees 45 Minutes 00 Seconds West, 1091.97 feet**, to a 5/8" rebar set on a point of curvature;

Thence along an arc of a curve to the left, 273.37 feet, having a central angle of 48 Degrees 11 Minutes 34 Seconds, a radius of 325.00 feet, and a chord bearing **South 01 Degrees 20 Minutes 46 Seconds East, 265.38 feet**, to a 5/8" rebar set;  
Thence **South 64 Degrees 33 Minutes 27 Seconds West, 60.00 feet**, to a 5/8" rebar set;

Thence **North 62 Degrees 55 Minutes 31 Seconds West, 17.49 feet**, to a 5/8" rebar set;

Thence **South 72 Degrees 04 Minutes 29 Seconds West, 10.94 feet**, to a 5/8" rebar set on a point of curvature;

Thence along a curve to the left, 90.00 feet, having a central angle of 54 Degrees 51 Minutes 17 Seconds, a radius of 94.00 feet, and a chord bearing **South 44 Degrees 38 Minutes 51 Seconds West, 86.60 feet**, to a 5/8" rebar set on a point of tangency;

Thence **South 17 Degrees 27 Minutes 44 Seconds West, 187.14 feet**, to a 5/8" rebar set;

Thence **South 22 Degrees 45 Minutes 00 Seconds West, 803.65 feet**, to a 5/8" rebar set on the southerly line of said 254.000 acre tract, said point being on the northerly line of a 190.357 acre tract deeded to Ralph Parsons Farm Partnership as recorded in Volume 297, Page 257;

Thence along the southerly lines of said 151.549 acre tract and said 254.00 acre tract and also along the northerly line of said 190.357 acre tract, **North 83 Degrees 46 Minutes 09 Seconds West, 1042.89 feet**, to a 5/8" rebar set on the southerly line of said 151.549 acre tract, said point being on the northerly line of said 190.357 acre tract;

The following three (3) courses cross said 151.549 acre tract:

Thence leaving said southerly and northerly lines, **North 17 Degrees 13 Minutes 12 Seconds East, 2509.02 feet**, to a 5/8" rebar set;


Thence **North 30 Degrees 02 Minutes 10 Seconds East, 133.91 feet**, to a 5/8" rebar set;

Thence **North 72 Degrees 46 Minutes 48 Seconds West, 1233.97 feet**, to a 5/8" rebar set on the westerly line of said 151.549 acre tract, said point being on the easterly line of a 190.86 acre tract deeded to MTB Corp. as recorded in Official Record 282, Page 938;

Thence along said westerly and easterly lines and passing a 2" rebar found, a distance of 271.35 feet, **North 17 Degrees 54 Minutes 14 Seconds East, a total distance of 301.46 feet**, to the **TRUE POINT OF BEGINNING (P.O.B.)**, containing 75.930 acres.

Anthony J. Robinson, Ohio Surveyor No. 8120, of BRH Group, Inc., Worthington Ohio, prepared the above description from actual field surveys performed in December 2006 and July 2007. All iron pins set are 5/8"x30" rebar with a yellow plastic cap stamped "BRH GROUP". Basis of bearings are based on the same meridian as the centerline of State Route 29 as recorded in Official Record 126, Page 522. North 67 Degrees 15 Minutes 00 Seconds West.

BRH Group Inc.

 8-10-07  
\_\_\_\_\_  
Anthony J. Robinson, P.S. No. 8120 Date  
Job # 20207

