

SUBDIVISION OF PARK 70 AT WEST JEFFERSON PHASE III

SITUATED IN THE STATE OF OHIO, COUNTY OF MADISON, VILLAGE OF WEST JEFFERSON, PART OF VIRGINIA MILITARY SURVEYS 6653, 6971, 7876, 9232 AND 12143, BEING A RE-SUBDIVISION OF LOT 1, LOT 3, COMMON AREA EASEMENTS NO. 3 AND 4, AND PART OF A 10 FOOT FIRELINE EASEMENT, AS DELINEATED ON THE PLAT "PARK 70 AT WEST JEFFERSON PHASE I AND THE DEDICATION OF ENTERPRISE PARKWAY" OF RECORD IN PLAT RECORD B335 THROUGH B343, TOGETHER WITH ALL OF THAT 33.570 ACRE TRACT AS DESCRIBED IN A DEED TO DUKE REALTY LIMITED PARTNERSHIP, OF RECORD IN OFFICIAL RECORD 279, PAGE 435, AND ALL OF THAT 2.453 ACRE TRACT AS DESCRIBED IN A DEED TO DUKE REALTY LIMITED PARTNERSHIP, OF RECORD IN OFFICIAL RECORD 279, PAGE 1315, ALL REFERENCES TO RECORDS ARE ON FILE IN THE RECORDER'S OFFICE, MADISON COUNTY, OHIO.

THE UNDERSIGNED, DUKE REALTY LIMITED PARTNERSHIP, AN INDIANA LIMITED PARTNERSHIP, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS "PARK 70 AT WEST JEFFERSON, PHASE III", A SUBDIVISION OF LOTS 11 AND 12, AND DOES HEREBY ACCEPT THIS PLAT OF SAME.

WITHOUT LIMITING THE TERMS, CONDITIONS AND OBLIGATIONS AS SET FORTH IN THAT CERTAIN DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS RESTRICTIONS, RESERVATIONS AND EASEMENTS FOR PARK 70 AT WEST JEFFERSON RECORDED AS DOCUMENT NO. 200700005039 IN OFFICIAL RECORD 232, PAGE 1393, AS MAY BE AMENDED FROM TIME TO TIME ("MASTER DECLARATION"), THE FOLLOWING SETS FORTH THE DESCRIPTION OF CERTAIN EASEMENTS DEPICTED HEREON AND AS MAY BE GENERALLY DESCRIBED IN THE MASTER DECLARATION. EACH OF THE EASEMENTS SHALL BE LIMITED TO THE PURPOSES AND FOR THE BENEFITS OF THE REAL ESTATE SET FORTH HEREIN OR OTHERWISE DESCRIBED IN THE MASTER DECLARATION.

THE PARK 70 AT WEST JEFFERSON OWNERS' ASSOCIATION, INC. ("ASSOCIATION"), ITS SUCCESSORS, AND ASSIGNS, SHALL MAINTAIN THE FIRE LINE EASEMENT, COMMON AREA EASEMENTS 3B AND 4B.

COMMON AREA EASEMENTS 3B AND 4B, ARE CREATED AS PERPETUAL NONEXCLUSIVE EASEMENTS TO PROVIDE PATHS, COURSES, PIPES, PONDS, RECHARGE WELLS AND LANDSCAPING FOR AREA AND LOCAL STORM DRAINAGE, EITHER OVERLAND OR IN ADEQUATE UNDERGROUND CONDUIT, TO SERVE THE NEEDS AND FOR THE MUTUAL BENEFIT OF EACH LOT, THE DECLARANT, AND THE ASSOCIATION AND ADJOINING GROUND AND/OR PUBLIC DRAINAGE SYSTEMS AS MAY BE NECESSARY AND AS MAY BE PERMITTED BY DECLARANT AND PERMITTED BY THE ASSOCIATION. EACH LOT OWNER SHALL MAINTAIN THE DRAINAGE AREA LOCATED ON ITS LOT. NO EASEMENT SHALL BE BLOCKED IN ANY MANNER BY THE CONSTRUCTION OR RECONSTRUCTION OF ANY IMPROVEMENT, NOR SHALL ANY GRADING RESTRICT, IN ANY MANNER, THE WATERFLOW. SAID AREAS ARE SUBJECT TO CONSTRUCTION OR RECONSTRUCTION, MAINTENANCE, AND REPAIR, TO ANY EXTENT NECESSARY TO OBTAIN ADEQUATE DRAINAGE AT ANY TIME BY THE DECLARANT, THE ASSOCIATION, OR ANY GOVERNMENTAL AUTHORITY HAVING JURISDICTION OVER DRAINAGE, INCLUDING THE RIGHT TO ACCESS SUCH AREAS, PROVIDED THAT NEITHER DECLARANT NOR THE ASSOCIATION SHALL HAVE ANY DUTY TO UNDERTAKE ANY SUCH CONSTRUCTION OR RECONSTRUCTION, UNLESS THE MASTER DECLARATION PROVIDES OTHERWISE.

UTILITY EASEMENTS DESCRIBED HEREIN ARE CREATED FOR THE BENEFIT OF THE REAL ESTATE AND FOR THE USE OF DECLARANT, THE ASSOCIATION, AND PUBLIC OR MUNICIPAL UTILITIES, AND PRIVATE UTILITIES AS NECESSARY, THAT PROVIDE ELECTRICAL, TELEPHONE, GAS, CABLE, SANITARY WASTE DISPOSAL, FIRE PREVENTION, AND WATER SERVICE FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND MAINS, DUCTS, PIPES, WIRES AND OTHER FACILITIES FOR SUCH SERVICE, AS WELL AS FOR ALL USES SPECIFIED IN THE CASE OF SEWER EASEMENTS, PROVIDED THAT NO SUCH MAINS, DUCTS, PIPES, WIRES AND OTHER FACILITIES MAY BE INSTALLED IN ANY UTILITY EASEMENT WITHOUT THE PRIOR CONSENT OF DECLARANT (SO LONG AS DECLARANT OWNS ANY PORTION OF THE REAL ESTATE) AND THE ASSOCIATION.

FIRE LINE EASEMENT DESCRIBED HEREIN SHALL BE FOR USE BY THE DECLARANT OR ASSOCIATION, FOR THE PURPOSE OF MAINTAINING SUBSURFACE FIRE PREVENTION LINES AND SURFACE CONNECTION POINTS AS NECESSARY TO PROVIDE FIRE PREVENTION WATER SERVICE TO ALL, OR A PORTION OF THE REAL ESTATE.

EACH OF THE EASEMENTS SET FORTH IN THIS PLAT SHALL BE ENTITLED TO THE BENEFITS OF AND SUBJECT TO THE RESTRICTIONS AND LIMITATIONS WITH RESPECT THERETO SET FORTH IN THE MASTER DECLARATION. WITHOUT LIMITING THE FOREGOING:

1. ALL EASEMENTS ESTABLISHED BY THIS PLAT SHALL INCLUDE THE REASONABLE INGRESS AND EGRESS FOR THE EXERCISE OF THE OTHER RIGHTS RESERVED.
2. NO STRUCTURE SHALL BE BUILT ON ANY DRAINAGE, SEWER OR UTILITY EASEMENT IF SUCH STRUCTURE WOULD INTERFERE WITH THE UTILIZATION OF SUCH EASEMENT FOR THE PURPOSE INTENDED OR VIOLATE ANY APPLICABLE LEGAL REQUIREMENT OR THE TERMS AND CONDITIONS OF ANY EASEMENT GRANTING SUPERIOR RIGHTS THEREIN. THE PAVED PUBLIC RIGHT-OF-WAY OF ENTERPRISE PARKWAY AND OTHER ACCESS POINTS TO EACH LOT AS APPROVED BY THE GOVERNMENTAL AUTHORITY WITH JURISDICTION SHALL NOT BE DEEMED A STRUCTURE.
3. ALL MAINS, DUCTS, PIPES, WIRES AND OTHER FACILITIES PERMITTED PURSUANT TO ANY OF THE EASEMENTS HEREIN SHALL BE UNDERGROUND, PROVIDED THAT THE FOREGOING SHALL NOT PROHIBIT UNDERGROUND UTILITIES TO BE CONNECTED WITH UTILITY TIE-IN LOCATIONS ABOVE GROUND ON EXTERIOR WALLS OF THE IMPROVEMENTS TO BE CONSTRUCTED ON A LOT IMMEDIATELY ADJACENT TO THE LOCATIONS WHERE SUCH UNDERGROUND UTILITIES PENETRATE THE GROUND; FURTHER PROVIDED THAT NOTHING HEREIN SHALL PROHIBIT OPEN OR WET BOTTOM DRAINAGE WAYS.
4. ANY DAMAGE TO A LOT OR COMMON AREA EASEMENT CAUSED BY THE EXERCISE OF ANY OF THE EASEMENT RIGHTS REFERRED TO IN THIS PLAT SHALL PROMPTLY BE REPAIRED AND RESTORED TO THE CONDITION EXISTING PRIOR TO THE EXERCISE OF SUCH RIGHTS BY, AND AT THE EXPENSE OF THE PERSON EXERCISING THE EASEMENT RIGHT AND OTHERWISE SUBJECT TO THE TERMS OF THE MASTER DECLARATION.
5. DECLARANT FOR ITSELF AND THE ASSOCIATION, RESERVES THE RIGHT TO MAINTAIN CERTAIN EASEMENTS FOR DRAINAGE AND UTILITY OVER, UNDER, AND THROUGH THIS PLAT AS REASONABLY NECESSARY FOR THE PURPOSES HEREIN DESCRIBED.
6. DECLARANT HEREBY RESERVES FOR ITSELF, THE ASSOCIATION, AND THEIR SUCCESSORS AND ASSIGNS, THE RIGHT TO USE AND ENJOY THE COMMON AREA EASEMENTS FOR ANY PURPOSE NOT INCONSISTENT WITH THE RIGHT ESTABLISHED HEREBY, INCLUDING, THE GRANTING OF OTHER EASEMENTS.
7. NOTHING HEREIN CONTAINED SHALL CREATE ANY RIGHTS TO THE PUBLIC.

THE UNDERSIGNED DUKE REALTY LIMITED PARTNERSHIP, AN INDIANA LIMITED PARTNERSHIP, OWNER OF THE LANDS PLATTED HEREIN ("REAL ESTATE"), DOES HEREBY PLAT AND SUBDIVIDE THE REAL ESTATE, WHICH SHALL BE KNOWN AND DESIGNATED AS "PARK 70 AT WEST JEFFERSON PHASE III", IN ACCORDANCE WITH THE PLAT. DUKE REALTY LIMITED PARTNERSHIP, HAS PREVIOUSLY RECORDED THE MASTER DECLARATION AND TITLE TO THE REAL ESTATE IS SUBJECT TO THE MASTER DECLARATION. ANY OWNER OF A PORTION OF A LOT DEPICTED HEREON SHALL TAKE TITLE TO SUCH LOT SUBJECT TO THE TERMS AND CONDITIONS OF THE MASTER DECLARATION. DUKE REALTY LIMITED PARTNERSHIP, OWNER OF THE LANDS PLATTED HEREIN, BEING DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THEIR LOTS 11 & 12, AND DOES HEREBY ACCEPT THIS PLAT OF SAME.

IN WITNESS WHEREOF, JAMES T. CLARK, THE SENIOR VICE PRESIDENT, COLUMBUS, OF DUKE REALTY CORPORATION, AN INDIANA CORPORATION, THE GENERAL PARTNER OF DUKE REALTY LIMITED PARTNERSHIP, AN INDIANA LIMITED PARTNERSHIP, HAS HEREUNTO SET HIS HAND THIS 28th DAY OF November, 2012.

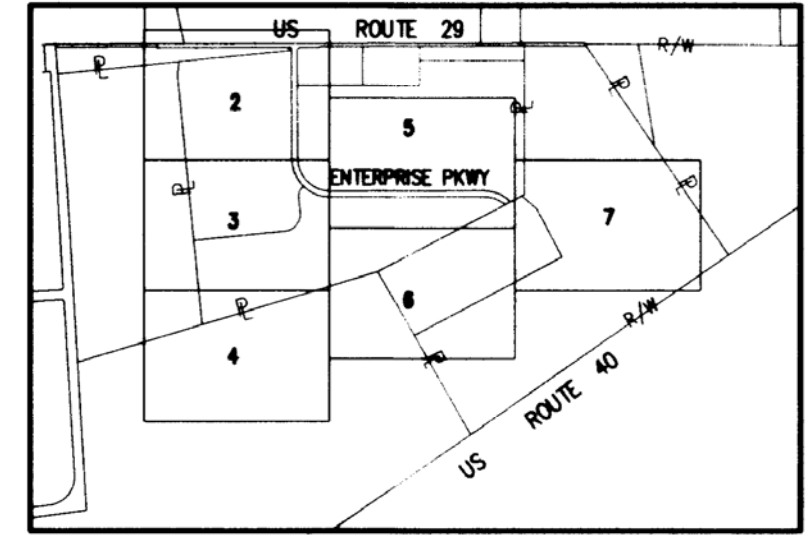
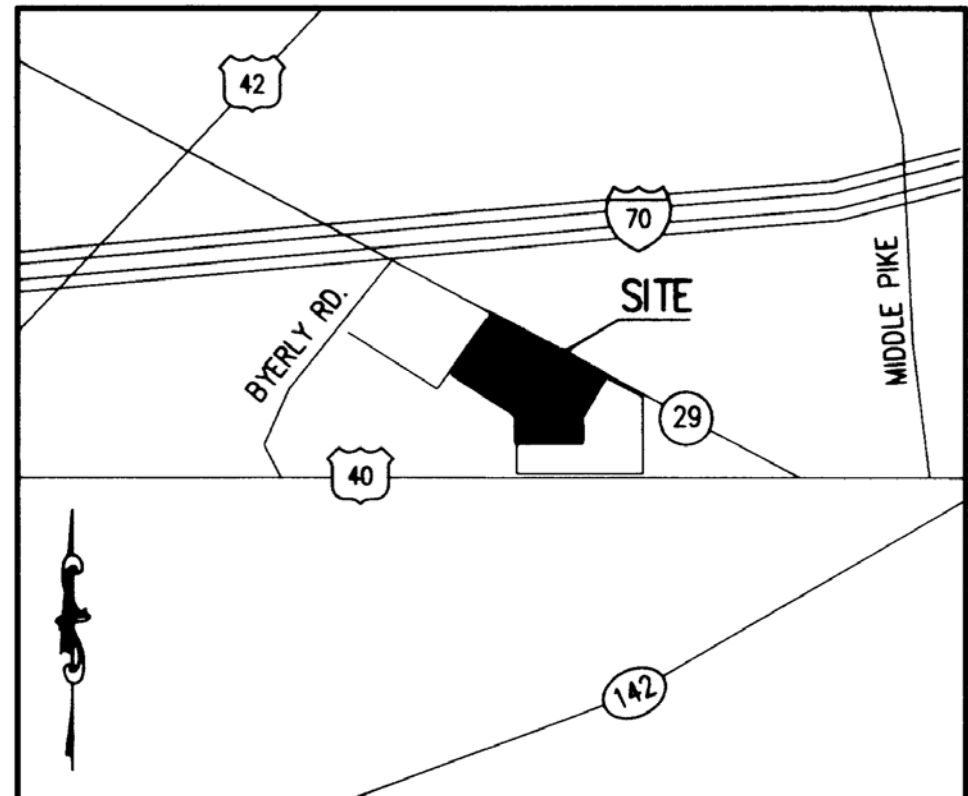
Catherine J. Minnie
Melissa A. Barton

DUKE REALTY LIMITED PARTNERSHIP, AN INDIANA LIMITED PARTNERSHIP
BY: DUKE REALTY CORPORATION, AN INDIANA CORPORATION, ITS GENERAL PARTNER
BY: JTC
JAMES T. CLARK
SENIOR VICE PRESIDENT, COLUMBUS

STATE OF OHIO }
COUNTY OF FRANKLIN }

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, JAMES T. CLARK, THE SENIOR VICE PRESIDENT, COLUMBUS OF DUKE REALTY CORPORATION, AN INDIANA CORPORATION, THE GENERAL PARTNER OF DUKE REALTY LIMITED PARTNERSHIP, AN INDIANA LIMITED PARTNERSHIP, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT ON BEHALF OF SAID CORPORATION AND LIMITED PARTNERSHIP.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL
THIS 28th DAY OF November, 2012.
MY COMMISSION EXPIRES 5/29/17
Deane C. Priest
NOTARY PUBLIC, STATE OF OHIO



201200005949
Filed for Record in
MADISON COUNTY, OHIO
CHARLES E REED, RECORDER
12-20-2012 At 08:29 am.
PLAT 43.60

EASEMENT AREAS DEDICATED BY PLAT "PARK 70 AT WEST JEFFERSON PHASE I AND THE DEDICATION OF ENTERPRISE PARKWAY" OF RECORD IN PLAT RECORD B335 - B343 TO BE VACATED BY THE RECORDING OF THIS PLAT.

STATE OF OHIO }
COUNTY OF FRANKLIN }

THE UNDERSIGNED HEREBY CERTIFIES THAT THE PARK 70 AT WEST JEFFERSON OWNERS' ASSOCIATION, INC. AN OHIO NOT FOR PROFIT CORPORATION ("ASSOCIATION") ACKNOWLEDGES AND CONSENTS TO THIS SUBDIVISION OF "PARK 70 AT WEST JEFFERSON, PHASE III".

IN WITNESS WHEREOF, AIMEE D'AMORE, PARK 70 AT WEST JEFFERSON OWNERS' ASSOCIATION, INC. HAS HEREUNTO SET HER HAND THIS 27 DAY OF November, 2012.

ASSOCIATION:
BY: Aimee D'Amore
AIMEE D'AMORE
PRESIDENT

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED AIMEE D'AMORE, BY ME KNOWN TO BE THE PRESIDENT OF PARK 70 AT WEST JEFFERSON OWNERS' ASSOCIATION, INC., AN OHIO NONPROFIT CORPORATION, WHO ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT ON BEHALF OF SAID ASSOCIATION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL
THIS 28th DAY OF November, 2012.
MY COMMISSION EXPIRES 5/29/17
Deane C. Priest
NOTARY PUBLIC, STATE OF OHIO

THE VILLAGE OF WEST JEFFERSON, OHIO, ACKNOWLEDGES THIS PLAT OF SUBDIVISION OF "PARK 70 AT WEST JEFFERSON, PHASE III" AND HAS ACCEPTED SAID PLAT.

APPROVED THIS 7th DAY OF DECEMBER, 2012. Don W. Metzger
SERVICE DIRECTOR, VILLAGE OF WEST JEFFERSON
APPROVED THIS 7th DAY OF DECEMBER, 2012. Dean Balling
PLANNING AND ZONING CHAIRMAN, VILLAGE OF WEST JEFFERSON
APPROVED THIS 7th DAY OF DECEMBER, 2012. Jon F. Mills, Jr. E.
VILLAGE ENGINEER
Darlene Steele
MAYOR, VILLAGE OF WEST JEFFERSON
Jack R. Howard
CLERK-TREASURER, VILLAGE OF WEST JEFFERSON

THIS PLAT SHALL NOT BE TRANSFERRED OR RECORDED UNTIL ALL ABOVE REQUIRED SIGNATURES ARE PLACED ON THIS PLAT

TRANSFERRED THIS 20th DAY OF December, 2012. Jennifer S. Hunter
COUNTY AUDITOR by E. Crawford

FILLED FOR RECORD THIS 20th DAY OF December, 2012, AT 8:29 am

FILLED FOR RECORD THIS 20th DAY OF December, 2012. PLAT RECORD B-363 thru B-369

Charles E. Reed
COUNTY RECORDER
Rachel Kimbler
DEPUTY RECORDER

ACREAGE TABLE - PHASE III	
LOT NO. 11	63.213 ACRES
LOT NO. 12	67.441 ACRES
COMMON AREA EASEMENT NO. 1	0.906 ACRE
COMMON AREA EASEMENT NO. 3B	1.390 ACRE
COMMON AREA EASEMENT NO. 4B	1.330 ACRE
FIRE LINE EASEMENTS	3.058 ACRES

WEST JEFFERSON
DESCRIPTION ACCEPTABLE
MADISON COUNTY ENGINEER
DATE 12-18-12
BY JB
ACREAGE 17.61 NEW SURVEY
RESIDUAL 31.418 10-02010-004
ACREAGE 45.6035 NEW SURVEY
RESIDUAL -0- 10-02010-002
Combine 17.61 + 45.6035 to 63.2135
LOT 11 PARK 70 AT WEST JEFFERSON PH III
AS PARCEL 10-02010-002
ACREAGE 31.418 10-02010-004
ACREAGE 33.570 10-02010-010
Combine to 64.988 PART LOT 12
PARK 70 AT WEST JEFFERSON PH III
AS PARCEL 10-02010-004
ACREAGE 2.453 16-00021.001
AS PART LOT 12, PARK 70 AT
WEST JEFFERSON PH III

WE DO HEREBY CERTIFY THAT THE FOREGOING PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES IN SEPTEMBER 2012 AND THAT SAID PLAT IS CORRECT. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. PERMANENT MONUMENTS TO BE PLACED UPON COMPLETION OF CONSTRUCTION NECESSARY TO THE IMPROVEMENT OF THIS LAND IN ACCORDANCE WITH CHAPTER 4733-37 OF THE ADMINISTRATIVE CODE.

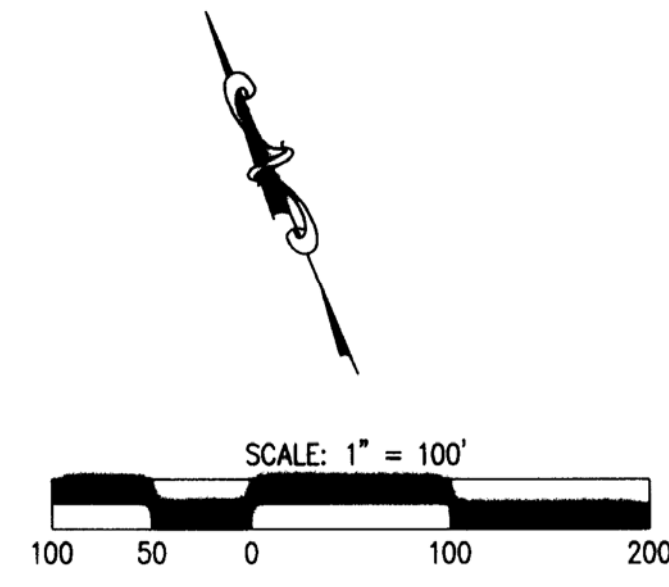
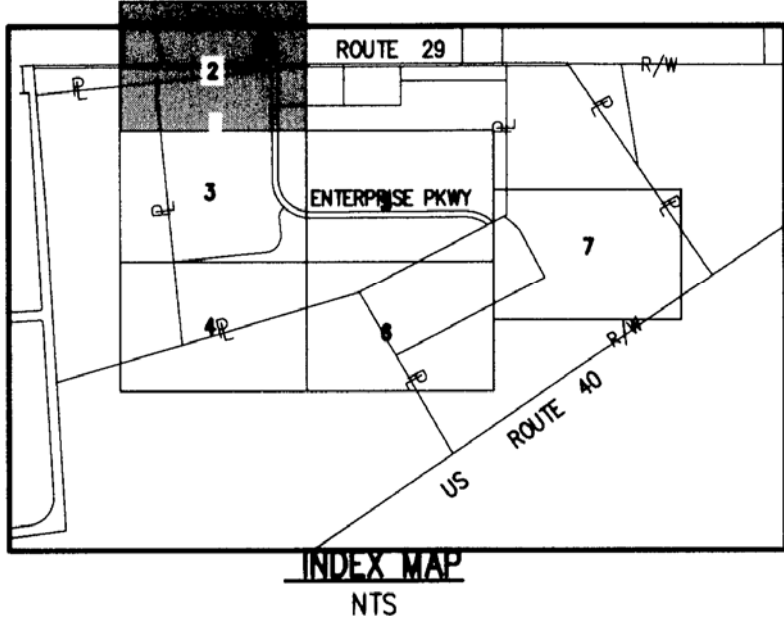
John L. Price
JOHN L. PRICE
PROFESSIONAL SURVEYOR NO. 7159
PREPARED BY: 11/20/2012



BRIH
Engineering & Surveying

444 South Front Street
Columbus, Ohio 43215
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SUBDIVISION OF PARK 70 AT WEST JEFFERSON PHASE III



SOURCE DOCUMENTS

PLAT RECORD B249 - B255
 PLAT RECORD B-332
 PLAT RECORD B335 - B343
 PLAT RECORD B356 - B360
 DEED VOLUME 233, PG. 244
 DEED VOLUME 297, PG. 257
 OFFICIAL RECORD 126, PG. 522
 OFFICIAL RECORD 126, PG. 524

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 RECORDED IN O.R. VOLUME 126, PAGE 522

SYMBOLS AND ABBREVIATIONS

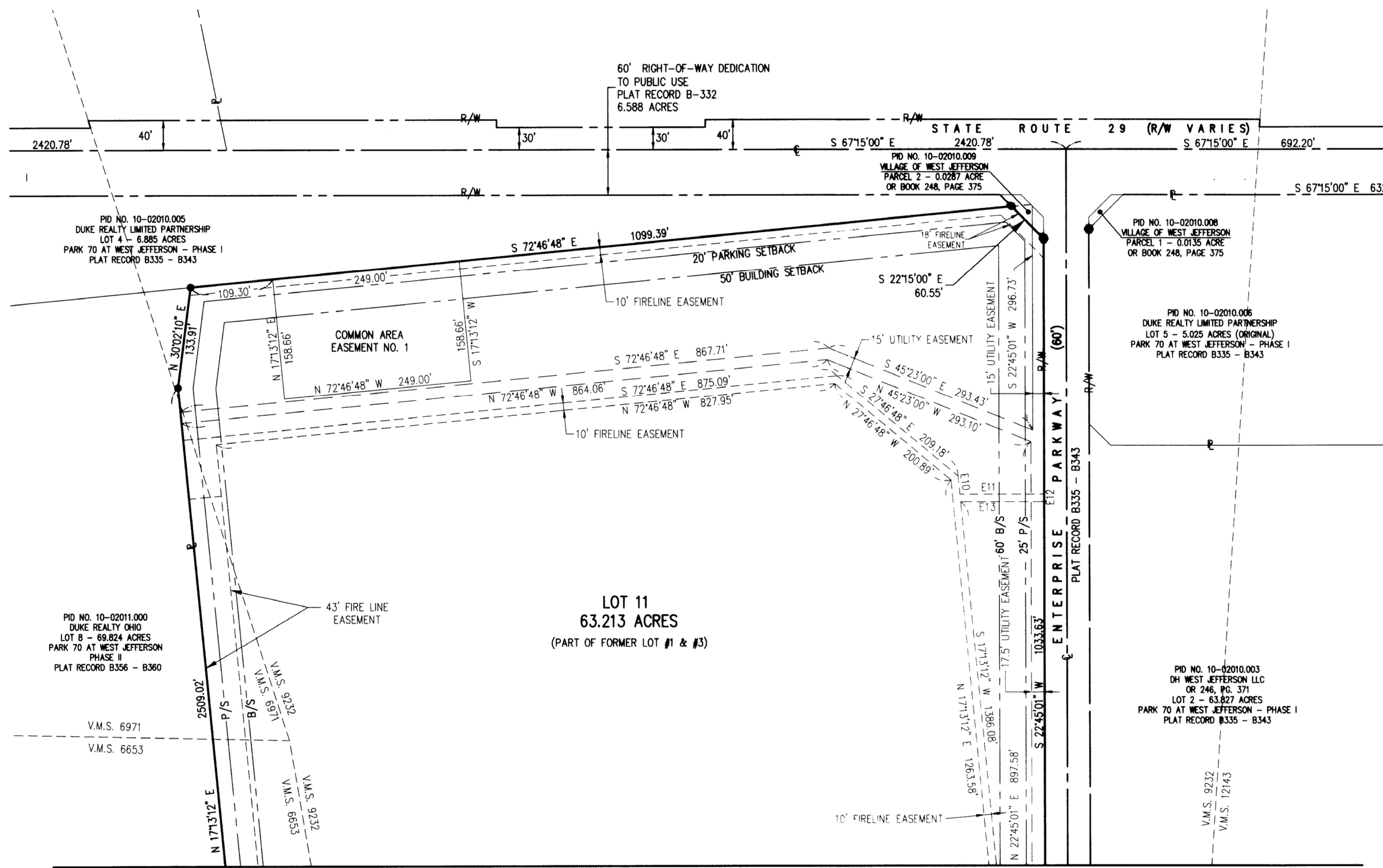
- 5/8"x30" REBAR SET W/ YELLOW I.D. CAP MARKED "BRH GROUP"
- 1" REBAR SET
- ▲ RAILROAD SPIKE SET
- MAG NAIL SET
- FOUND, AS LABELED
- △ RAILROAD SPIKE FOUND
- ⊠ MONUMENT FOUND
- R/W RIGHT-OF-WAY LINE
- ⊕ CENTERLINE
- ⊔ PROPERTY LINE
- V.M.S. VIRGINIA MILITARY SURVEY
- P/S PARKING SETBACK
- B/S BUILDING SETBACK

LOT 11

LOT 11 COMPRISED OF 45.603 ACRES OUT OF LOT 1 AND 17.610 ACRES OUT OF LOT 3 AS DELINEATED ON THE PLAT OF "PARK 70 AT WEST JEFFERSON PHASE I, OF RECORD IN PLAT RECORD B335 - B343, ON FILE IN RECORDER'S OFFICE, MADISON COUNTY, OHIO.

201200005950
 Filed for Record in
 MADISON COUNTY, OHIO
 CHARLES E REED, RECORDER
 12-20-2012 At 08:29 am.
 PLAT 43.60

B-364



MATCHLINE SHEET 3 OF 5

PID NO. 10-02011.000
 DUKE REALTY OHIO
 LOT 8 - 69.824 ACRES
 PARK 70 AT WEST JEFFERSON
 PHASE II
 PLAT RECORD B356 - B360

PID NO. 10-02010.003
 DH WEST JEFFERSON LLC
 OR 246, PG. 371
 LOT 2 - 63.827 ACRES
 PARK 70 AT WEST JEFFERSON - PHASE I
 PLAT RECORD B335 - B343

PREPARED BY:



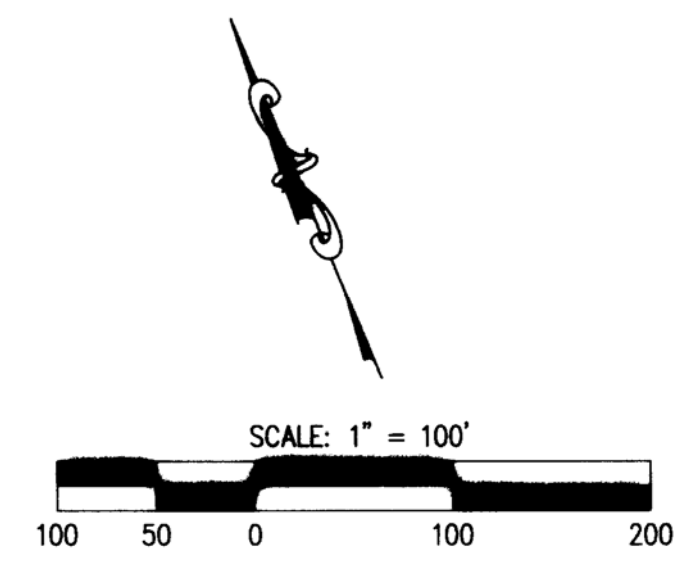
Engineering & Surveying
 444 South Front Street
 Columbus, Ohio 43215
 Phone: (614) 220-9122
 Fax: (614) 224-6607
 Email: info@brhgroup.com

SHEET
2
OF
7

SUBDIVISION OF PARK 70 AT WEST JEFFERSON PHASE III

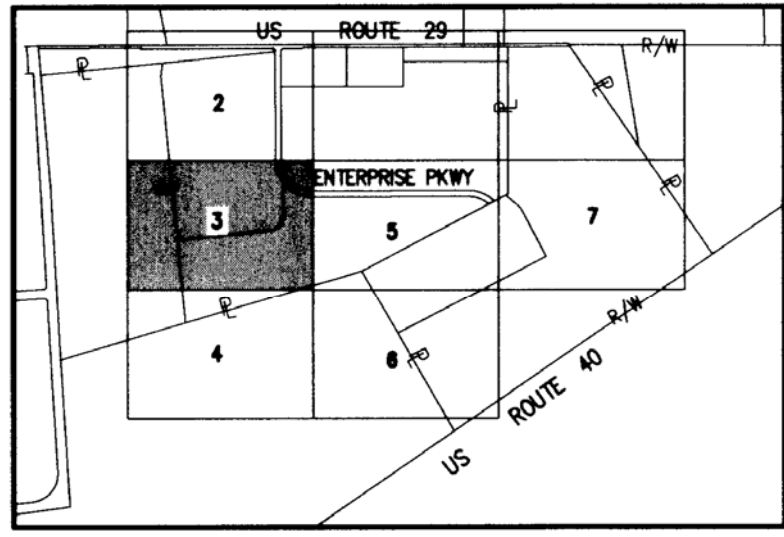
SOURCE DOCUMENTS

PLAT RECORD B249 - B255
 PLAT RECORD B-332
 PLAT RECORD B335 - B343
 PLAT RECORD B356 - B360
 DEED VOLUME 233, PG. 244
 DEED VOLUME 297, PG. 257
 OFFICIAL RECORD 126, PG. 522
 OFFICIAL RECORD 126, PG. 524



201200005951
 Filed for Record in
 MADISON COUNTY, OHIO
 CHARLES E REED, RECORDER
 12-20-2012 At 08:29 am.
 PLAT 43.60

B-365



INDEX MAP
NTS

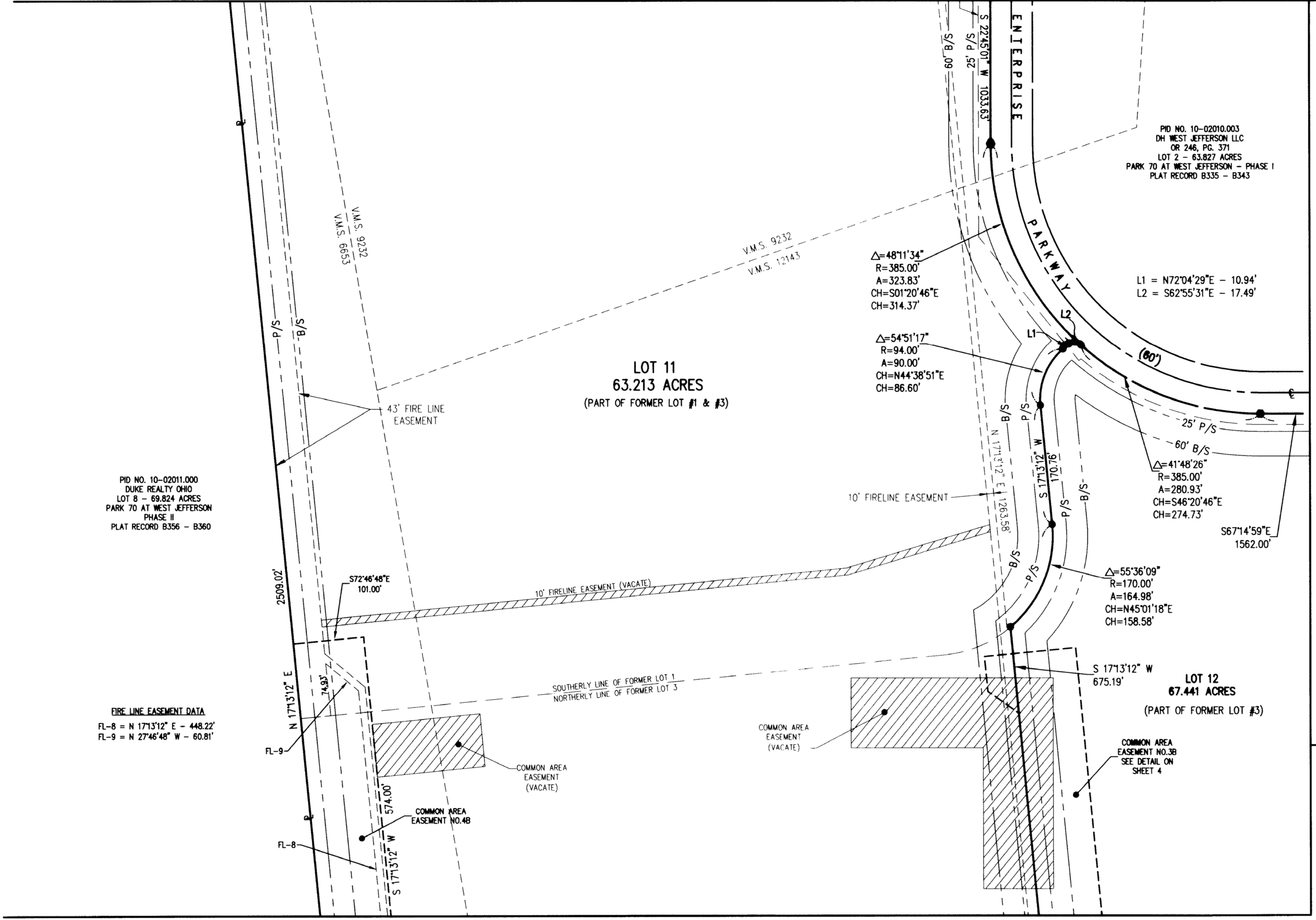
MATCHLINE SHEET 2 OF 7

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 RECORDED IN O.R. VOLUME 126, PAGE 522

SYMBOLS AND ABBREVIATIONS

- 5/8"x30" REBAR SET W/ YELLOW I.D. CAP MARKED "BRH GROUP"
- 1" REBAR SET
- ▲ RAILROAD SPIKE SET
- MAG NAIL SET
- FOUND, AS LABELED
- △ RAILROAD SPIKE FOUND
- ⊗ MONUMENT FOUND
- R/W RIGHT-OF-WAY LINE
- ⊕ CENTERLINE
- ℙ PROPERTY LINE
- V.M.S. VIRGINIA MILITARY SURVEY
- P/S 20' PARKING SETBACK
- B/S 50' BUILDING SETBACK



PID NO. 10-02011.000
 DUKE REALTY OHIO
 LOT 8 - 69.824 ACRES
 PARK 70 AT WEST JEFFERSON
 PHASE II
 PLAT RECORD B356 - B360

FIRE LINE EASEMENT DATA
 FL-8 = N 17°13'12" E - 448.22'
 FL-9 = N 27°46'48" W - 60.81'

LOT 11
 63.213 ACRES
 (PART OF FORMER LOT #1 & #3)

PID NO. 10-02010.003
 DH WEST JEFFERSON LLC
 OR 246, PG. 371
 LOT 2 - 63.827 ACRES
 PARK 70 AT WEST JEFFERSON - PHASE I
 PLAT RECORD B335 - B343

L1 = N72°04'29"E - 10.94'
 L2 = S62°55'31"E - 17.49'

Δ=48°11'34"
 R=385.00'
 A=323.83'
 CH=S01°20'46"E
 CH=314.37'

Δ=54°51'17"
 R=94.00'
 A=90.00'
 CH=N44°38'51"E
 CH=86.60'

Δ=41°48'26"
 R=385.00'
 A=280.93'
 CH=S46°20'46"E
 CH=274.73'

Δ=55°36'09"
 R=170.00'
 A=164.98'
 CH=N45°01'18"E
 CH=158.58'

LOT 12
 67.441 ACRES
 (PART OF FORMER LOT #3)

LOT 11
 LOT 11 COMPRISED OF 45.603 ACRES OUT OF LOT 1 AND 17.610 ACRES OUT OF LOT 3 AS DELINEATED ON THE PLAT OF "PARK 70 AT WEST JEFFERSON PHASE I, OF RECORD IN PLAT RECORD B335 - B343, ON FILE IN RECORDER'S OFFICE, MADISON COUNTY, OHIO.

LOT 12
 LOT 12 COMPRISED OF 31.418 ACRES OUT OF LOT 3 AS DELINEATED ON THE PLAT OF "PARK 70 AT WEST JEFFERSON PHASE I, OF RECORD IN PLAT RECORD B335 - B343 AND ALL OF THAT 33.570 ACRE TRACT AS DESCRIBED IN A DEED TO DUKE REALTY LIMITED PARTNERSHIP OF RECORD IN OFFICIAL RECORD 279, PAGE 435 AND ALL OF THAT 2.453 ACRE TRACT AS DESCRIBED IN A DEED TO DUKE REALTY LIMITED PARTNERSHIP OF RECORD IN OFFICIAL RECORD 279, PAGE 1315, RECORDS ON FILE IN RECORDER'S OFFICE, MADISON COUNTY, OHIO.

PREPARED BY:

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MATCHLINE SHEET 4 OF 7

MATCHLINE SHEET 5 OF 7

MATCHLINE SHEET 6 OF 7

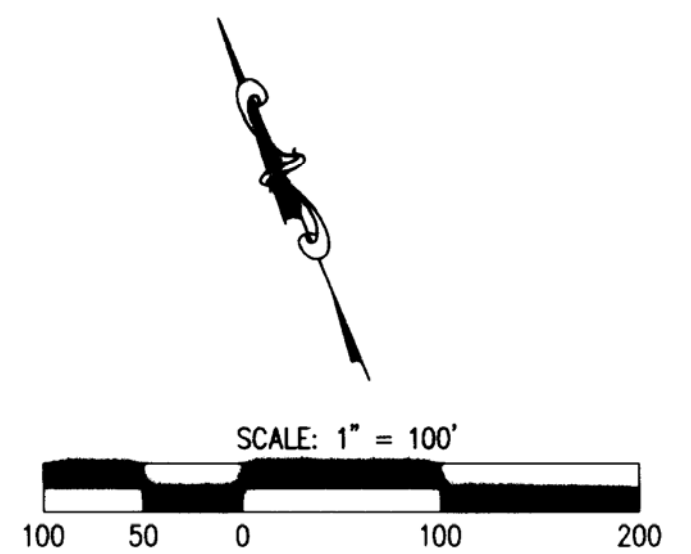
SUBDIVISION OF PARK 70 AT WEST JEFFERSON PHASE III

201200005952
Filed for Record in
MADISON COUNTY, OHIO
CHARLES E REED, RECORDER
12-20-2012 At 08:29 am.
PLAT 43.60

B-366

SOURCE DOCUMENTS

- PLAT RECORD B249 - B255
- PLAT RECORD B-332
- PLAT RECORD B335 - B343
- PLAT RECORD B356 - B360
- DEED VOLUME 233, PG. 244
- DEED VOLUME 297, PG. 257
- OFFICIAL RECORD 126, PG. 522
- OFFICIAL RECORD 126, PG. 524



BASIS OF BEARING

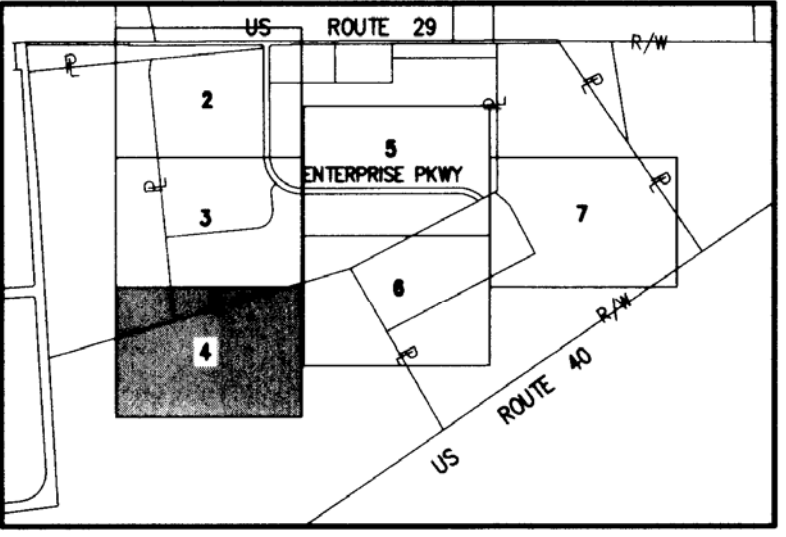
ARE BASED ON THE CENTERLINE OF STATE ROUTE 29, NORTH 67 DEGREES 15 MINUTES 00 SECONDS WEST. BASIS REFERENCES A RECORD LEGAL DESCRIPTION IN O.R. VOLUME 126, PAGE 522

SYMBOLS AND ABBREVIATIONS

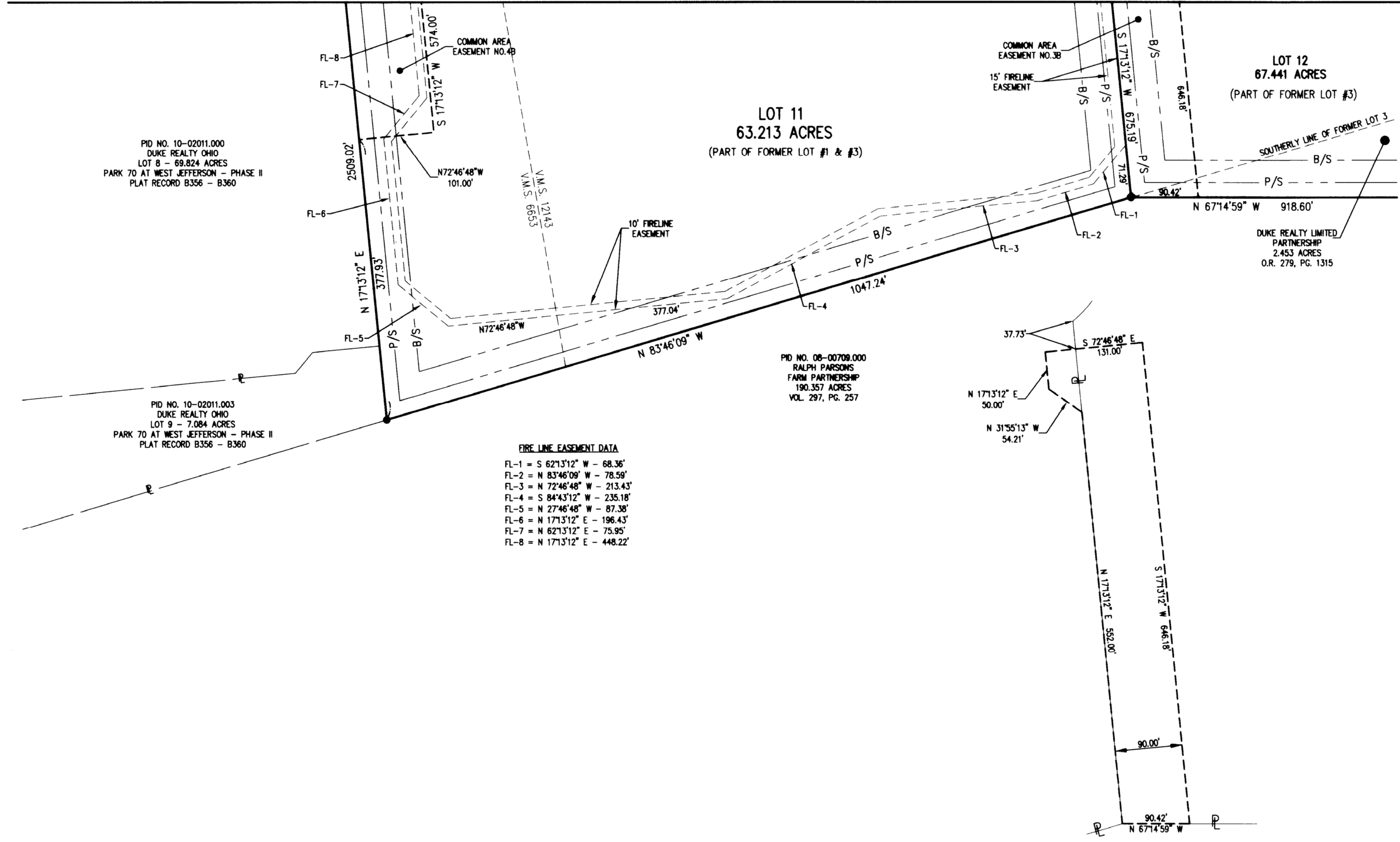
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- ⊕ CENTERLINE
- ℙ PROPERTY LINE
- V.M.S. VIRGINIA MILITARY SURVEY
- P/S 20' PARKING SETBACK
- B/S 50' BUILDING SETBACK

MATCHLINE SHEET 3 OF 7

MATCHLINE SHEET 3 OF 7



INDEX MAP
NTS



PID NO. 10-02011.000
DUKE REALTY OHIO
LOT 8 - 69.824 ACRES
PARK 70 AT WEST JEFFERSON - PHASE II
PLAT RECORD B356 - B360

PID NO. 10-02011.003
DUKE REALTY OHIO
LOT 9 - 7.084 ACRES
PARK 70 AT WEST JEFFERSON - PHASE II
PLAT RECORD B356 - B360

LOT 11
63.213 ACRES
(PART OF FORMER LOT #1 & #3)

LOT 12
67.441 ACRES
(PART OF FORMER LOT #3)

PID NO. 06-00709.000
RALPH PARSONS
FARM PARTNERSHIP
190.357 ACRES
VOL. 297, PG. 257

DUKE REALTY LIMITED
PARTNERSHIP
2.453 ACRES
O.R. 279, PG. 1315

FIRE LINE EASEMENT DATA

- FL-1 = S 62°13'12" W - 68.36'
- FL-2 = N 83°46'09" W - 78.59'
- FL-3 = N 72°46'48" W - 213.43'
- FL-4 = S 84°43'12" W - 235.18'
- FL-5 = N 27°46'48" W - 87.38'
- FL-6 = N 17°13'12" E - 196.43'
- FL-7 = N 62°13'12" E - 75.95'
- FL-8 = N 17°13'12" E - 448.22'

DETAIL
COMMON AREA
EASEMENT NO. 3B

LOT 11

LOT 11 COMPRISED OF 45.603 ACRES OUT OF LOT 1 AND 17.610 ACRES OUT OF LOT 3 AS DELINEATED ON THE PLAT OF "PARK 70 AT WEST JEFFERSON PHASE I, OF RECORD IN PLAT RECORD B335 - B343, ON FILE IN RECORDER'S OFFICE, MADISON COUNTY, OHIO.

LOT 12

LOT 12 COMPRISED OF 31.418 ACRES OUT OF LOT 3 AS DELINEATED ON THE PLAT OF "PARK 70 AT WEST JEFFERSON PHASE I, OF RECORD IN PLAT RECORD B335 - B343 AND ALL OF THAT 33.570 ACRE TRACT AS DESCRIBED IN A DEED TO DUKE REALTY LIMITED PARTNERSHIP OF RECORD IN OFFICIAL RECORD 279, PAGE 435 AND ALL OF THAT 2.453 ACRE TRACT AS DESCRIBED IN A DEED TO DUKE REALTY LIMITED PARTNERSHIP OF RECORD IN OFFICIAL RECORD 279, PAGE 1315, RECORDS ON FILE IN RECORDER'S OFFICE, MADISON COUNTY, OHIO.

PREPARED BY:



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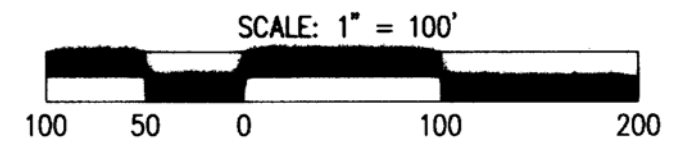
SUBDIVISION OF PARK 70 AT WEST JEFFERSON PHASE III

201200005953
Filed for Record in
MADISON COUNTY, OHIO
CHARLES E REED, RECORDER
12-20-2012 At 08:29 am.
PLAT 43.60

B-367

SOURCE DOCUMENTS

PLAT RECORD B249 - B255
PLAT RECORD B-332
PLAT RECORD B335 - B343
PLAT RECORD B356 - B360
DEED VOLUME 233, PG. 244
DEED VOLUME 297, PG. 257
OFFICIAL RECORD 126, PG. 522
OFFICIAL RECORD 126, PG. 524

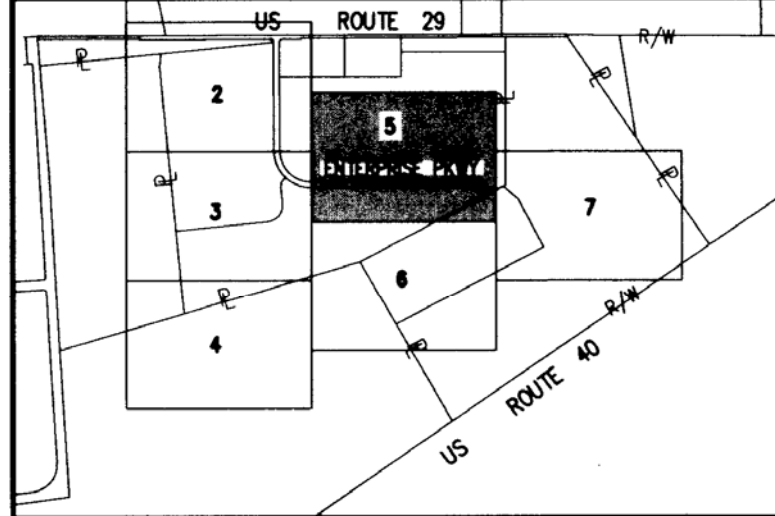


BASIS OF BEARING

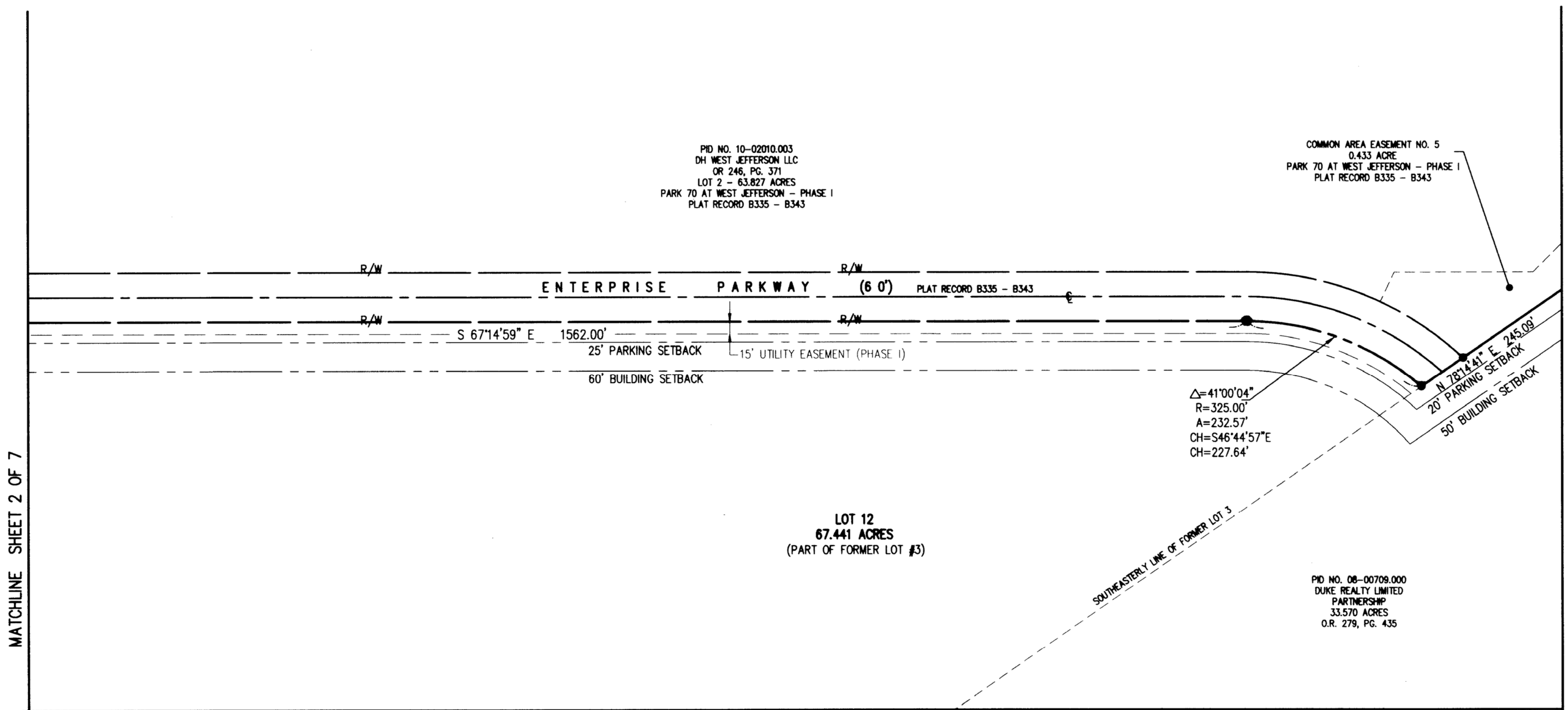
ARE BASED ON THE CENTERLINE OF STATE ROUTE 29, NORTH 67 DEGREES 15 MINUTES 00 SECONDS WEST. BASIS REFERENCES A RECORD LEGAL DESCRIPTION RECORDED IN O.R. VOLUME 126, PAGE 522

SYMBOLS AND ABBREVIATIONS

- 5/8"x30" REBAR SET W/ YELLOW I.D. CAP MARKED "BRH GROUP"
- 1" REBAR SET
- ▲ RAILROAD SPIKE SET
- MAG NAIL SET
- FOUND, AS LABELED
- △ RAILROAD SPIKE FOUND
- ⊗ MONUMENT FOUND
- R/W RIGHT-OF-WAY LINE
- ⊕ CENTERLINE
- ⊔ PROPERTY LINE
- V.M.S. VIRGINIA MILITARY SURVEY
- PRK. SB. PARKING SETBACK
- BLDG. SB. BUILDING SETBACK



INDEX MAP
NTS



PID NO. 10-02010.003
DH WEST JEFFERSON LLC
OR 246, PG. 371
LOT 2 - 63.827 ACRES
PARK 70 AT WEST JEFFERSON - PHASE I
PLAT RECORD B335 - B343

COMMON AREA EASEMENT NO. 5
0.433 ACRE
PARK 70 AT WEST JEFFERSON - PHASE I
PLAT RECORD B335 - B343

Δ=41°00'04"
R=325.00'
A=232.57'
CH=S46°44'57"E
CH=227.64'

LOT 12
67.441 ACRES
(PART OF FORMER LOT #3)

PID NO. 08-00709.000
DUKE REALTY LIMITED
PARTNERSHIP
33.570 ACRES
O.R. 279, PG. 435

MATCHLINE SHEET 7 OF 7

MATCHLINE SHEET 2 OF 7

MATCHLINE SHEET 3 OF 7

MATCHLINE SHEET 6 OF 7

LOT 12
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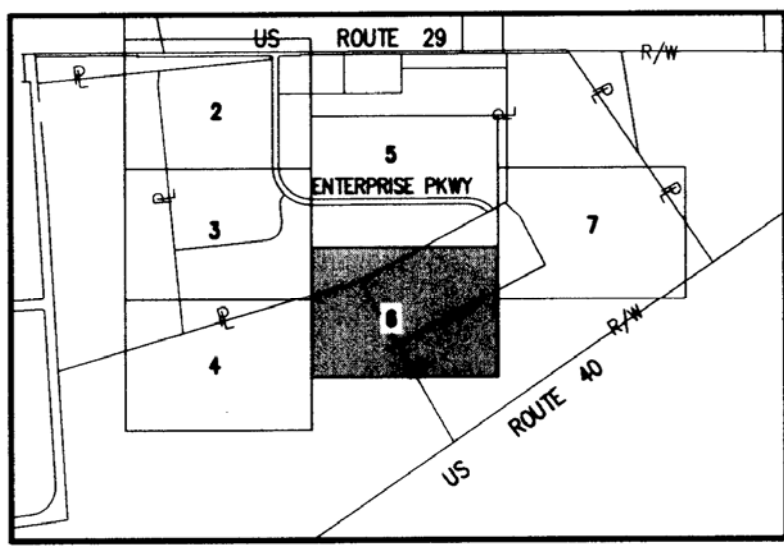
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SHEET
5
OF 7

SUBDIVISION OF PARK 70 AT WEST JEFFERSON PHASE III



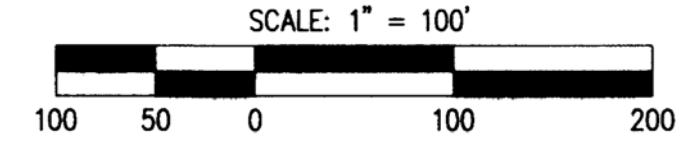
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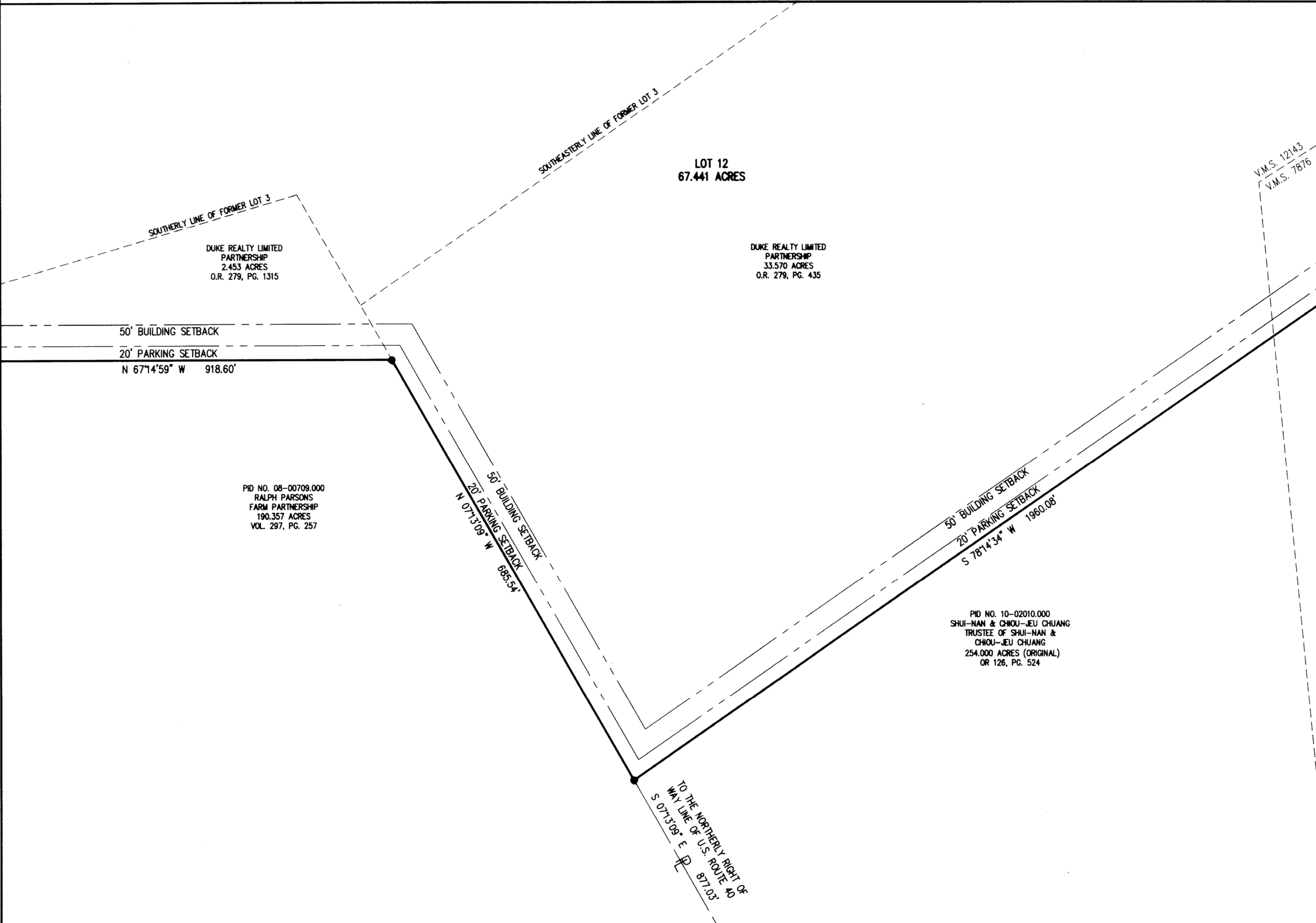


MATCHLINE SHEET 5 OF 7

MATCHLINE SHEET 3 OF 7

MATCHLINE SHEET 4 OF 7

MATCHLINE SHEET 7 OF 7



BASIS OF BEARING

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PID NO. 10-02010.000
SHUI-NAN & CHIOU-JEU CHUANG
TRUSTEE OF SHUI-NAN &
CHIOU-JEU CHUANG
254.000 ACRES (ORIGINAL)
OR 126, PG. 524

PID NO. 08-00709.000
RALPH PARSONS
FARM PARTNERSHIP
190.357 ACRES
VOL. 297, PG. 257

DUKE REALTY LIMITED
PARTNERSHIP
2.453 ACRES
O.R. 279, PG. 1315

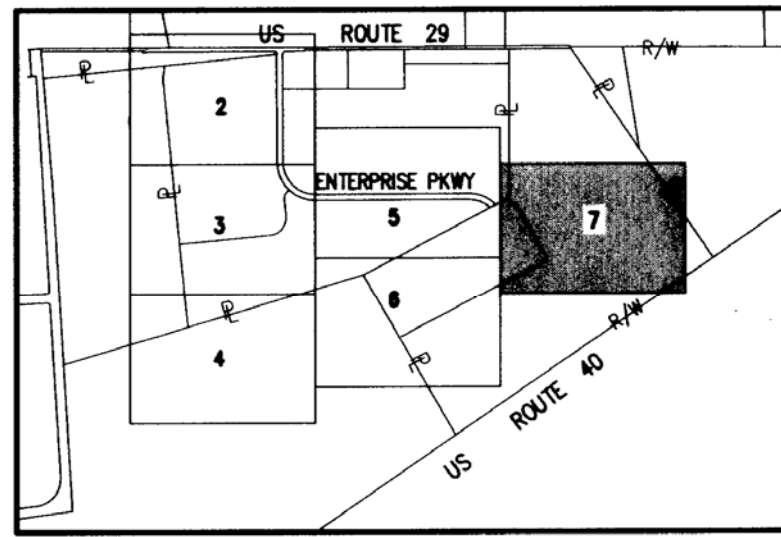
DUKE REALTY LIMITED
PARTNERSHIP
33.570 ACRES
O.R. 279, PG. 435

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SUBDIVISION OF PARK 70 AT WEST JEFFERSON PHASE III



INDEX MAP
NTS

201200005955
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CHARLES E REED, RECORDER
12-20-2012 At 08:29 am.
PLAT 43.60

B-369

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PLAT RECORD B356 - B360
DEED VOLUME 233, PG. 244
DEED VOLUME 297, PG. 257
OFFICIAL RECORD 126, PG. 522
OFFICIAL RECORD 126, PG. 524

SCALE: 1" = 100'



BASIS OF BEARING

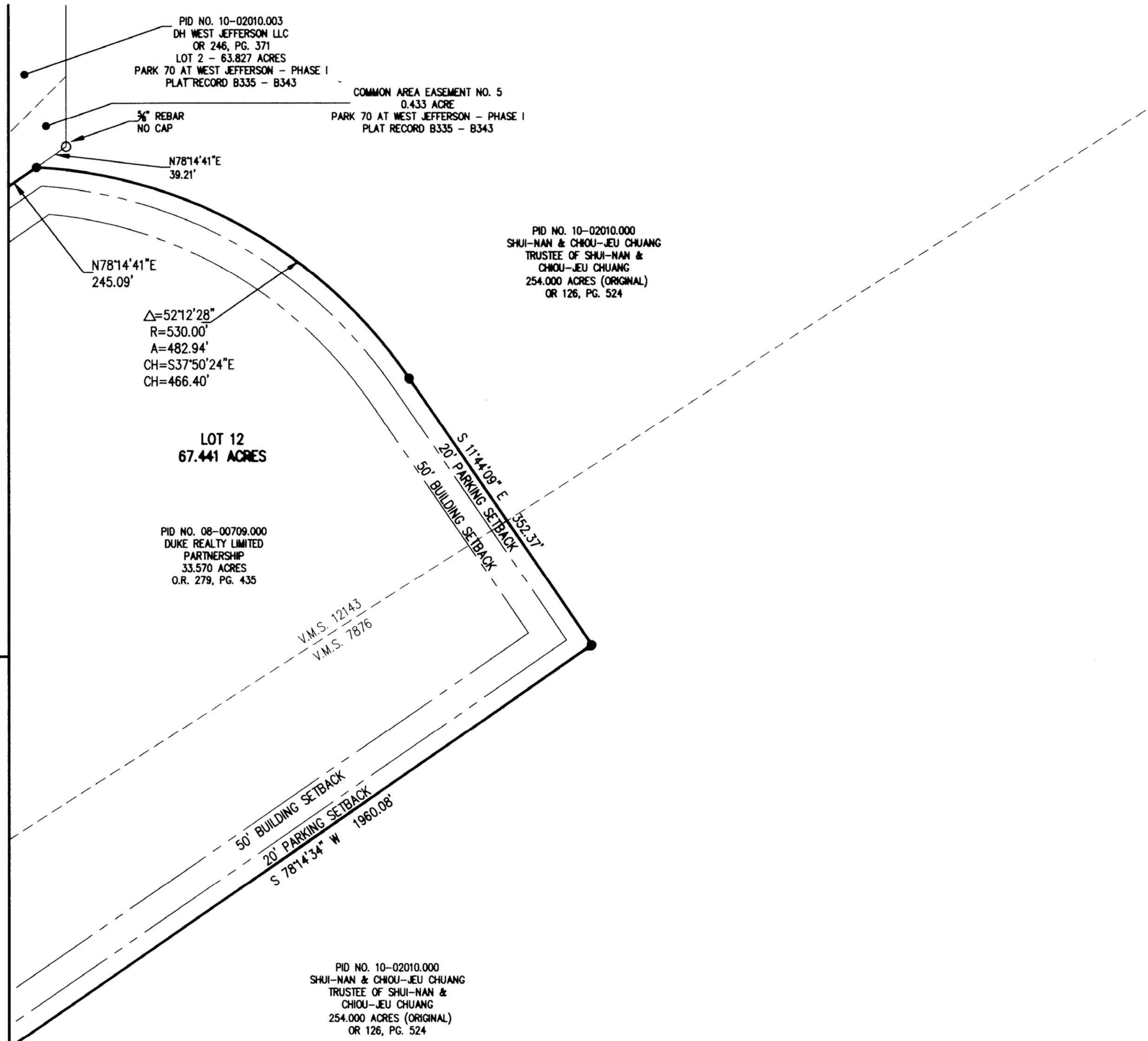
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MATCHLINE SHEET 5 OF 7

MATCHLINE SHEET 6 OF 7



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OR 246, PG. 371
LOT 2 - 63.827 ACRES
PARK 70 AT WEST JEFFERSON - PHASE I
PLAT RECORD B335 - B343

COMMON AREA EASEMENT NO. 5
0.433 ACRE
PARK 70 AT WEST JEFFERSON - PHASE I
PLAT RECORD B335 - B343

3/8" REBAR
NO CAP

N78°14'41"E
39.21'

N78°14'41"E
245.09'

Δ=52°12'28"
R=530.00'
A=482.94'
CH=S37°50'24"E
CH=466.40'

LOT 12
67.441 ACRES

PID NO. 08-00709.000
DUKE REALTY LIMITED
PARTNERSHIP
33.570 ACRES
O.R. 279, PG. 435

PID NO. 10-02010.000
SHUI-NAN & CHIOU-JEU CHUANG
TRUSTEE OF SHUI-NAN &
CHIOU-JEU CHUANG
254.000 ACRES (ORIGINAL)
OR 126, PG. 524

V.M.S. 12143
V.M.S. 7876

50' BUILDING SETBACK
20' PARKING SETBACK
S 78°14'34" W 1960.08'

PID NO. 10-02010.000
SHUI-NAN & CHIOU-JEU CHUANG
TRUSTEE OF SHUI-NAN &
CHIOU-JEU CHUANG
254.000 ACRES (ORIGINAL)
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