

**SUBDIVISION OF  
PARK 70 AT WEST JEFFERSON  
PHASE V**

SITUATED IN THE STATE OF OHIO, COUNTY OF MADISON, VILLAGE OF WEST JEFFERSON, PART OF VIRGINIA MILITARY SURVEYS 7876, 10929 AND 12143, BEING A SURVEY OF 59.947 ACRES OF LAND COMPRISED OF ALL OF THAT 53.503 ACRE TRACT AS DESCRIBED IN A DEED TO DUKE REALTY OHIO, AN INDIANA GENERAL PARTNERSHIP, OF RECORD IN OFFICIAL RECORD 296, PAGE 1549, ALL OF THAT 6.353 ACRE TRACT AS DESCRIBED IN A DEED TO DUKE REALTY OHIO, AN INDIANA GENERAL PARTNERSHIP, OF RECORD IN OFFICIAL RECORD 296, PAGE 1545, AND 0.091 ACRE OUT OF THAT 0.226 ACRE "RESERVE A" AS DESCRIBED IN A PLAT TO DUKE REALTY LIMITED PARTNERSHIP, AN INDIANA LIMITED PARTNERSHIP AS DELINEATED ON THE PLAT OF "PARK 70 AT WEST JEFFERSON, PHASE IV", OF RECORD IN PLAT RECORD B374 - B378, ALL REFERENCES TO RECORDS ARE ON FILE IN THE RECORDER'S OFFICE, MADISON COUNTY, OHIO.

THE UNDERSIGNED, DUKE REALTY OHIO, AN INDIANA GENERAL PARTNERSHIP, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS "PARK 70 AT WEST JEFFERSON - PHASE V", A SUBDIVISION OF LOT 15 AND RESERVES "B", "C" AND "D" AND DOES HEREBY DEDICATE TO PUBLIC USE AS SUCH THAT PART OF STATE ROUTE 29 AS SHOWN HEREON AND NOT HERETOFORE DEDICATED.

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 NO. 7, 8 AND 9, UTILITY EASEMENT, ACCESS EASEMENTS AND RESERVES "B", "C" AND "D".

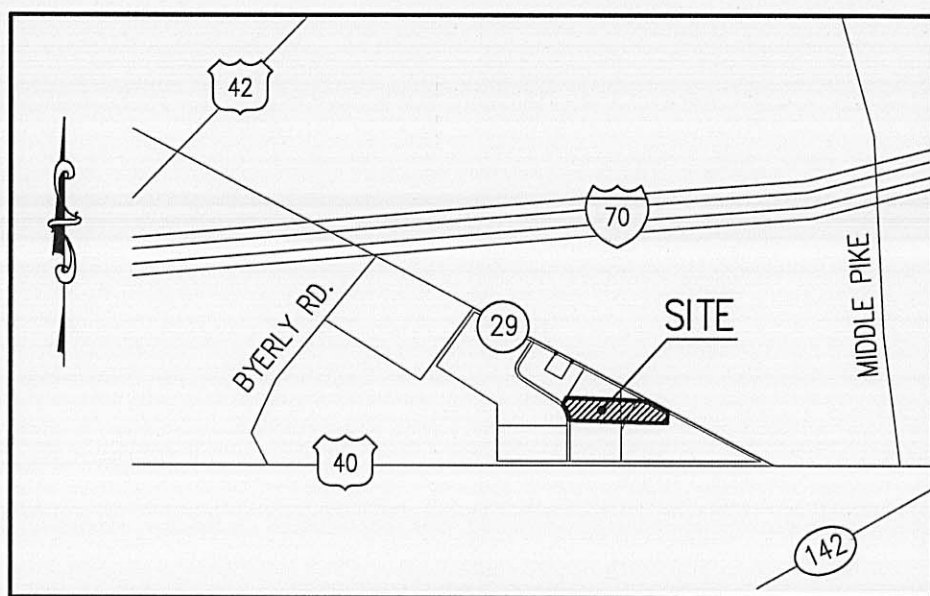
COMMON AREA EASEMENTS NO. 7, 8 AND 9, ARE CREATED AS PERPETUAL NONEXCLUSIVE EASEMENTS TO PROVIDE PATHS, COURSES, PIPES, PONDS, RECHARGE WELLS AND LANDSCAPING FOR AREA AND LOCAL STORM DRAINAGE, EITHER OVERLAND OR IN ADEQUATE UNDERGROUND CONDUIT, TO SERVE THE NEEDS AND FOR THE MUTUAL BENEFIT OF EACH LOT, 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 WATER FLOW. 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:

- ALL EASEMENTS ESTABLISHED BY THIS PLAT SHALL INCLUDE THE REASONABLE INGRESS AND EGRESS FOR THE EXERCISE OF THE OTHER RIGHTS RESERVED.
- 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.
- 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.
- 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.
- 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.
- 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.
- NOTHING HEREIN CONTAINED SHALL CREATE ANY RIGHTS TO THE PUBLIC.



VICINITY MAP  
NOT TO SCALE

IN WITNESS WHEREOF, THE UNDERSIGNED, HAS HEREUNTO SET HIS HAND THIS 23<sup>rd</sup> DAY OF May, 2014.

DUKE REALTY OHIO, AN INDIANA GENERAL PARTNERSHIP  
 BY: DUKE REALTY LIMITED PARTNERSHIP, AN INDIANA LIMITED PARTNERSHIP, ITS MANAGING PARTNER  
 BY: DUKE REALTY CORPORATION, AN INDIANA CORPORATION, ITS GENERAL PARTNER  
 BY: [Signature]  
 JAMES T. CLARK  
 SENIOR VICE PRESIDENT, COLUMBUS

STATE OF OHIO )  
 ) SS:  
 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, THE MANAGING PARTNER OF DUKE REALTY OHIO, AN INDIANA GENERAL PARTNERSHIP, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT ON BEHALF OF SAID CORPORATION AND LIMITED PARTNERSHIP AND GENERAL PARTNERSHIP.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL  
 THIS 23<sup>rd</sup> DAY OF May, 2014.  
 MY COMMISSION EXPIRES 9-27-2017  
Melissa A. Barton 5-23-14  
 MELISSA A. BARTON, NOTARY PUBLIC, STATE OF OHIO  
 Notary Public-State of Ohio  
 My Commission Expires  
 September 27, 2017

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 V".

IN WITNESS WHEREOF, AIMEE D'AMORE, PARK 70 AT WEST JEFFERSON OWNERS' ASSOCIATION, INC. HAS HEREUNTO SET HER HAND THIS 27 DAY OF May, 2014.

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

STATE OF OHIO )  
 ) SS:  
 COUNTY OF FRANKLIN )

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 27<sup>th</sup> DAY OF May, 2014.  
 MY COMMISSION EXPIRES 5/29/2017  
Deena S. Guest  
 NOTARY PUBLIC, STATE OF OHIO  
 Deena S. Guest  
 Notary Public-State of Ohio  
 My Commission Expires  
 May 29, 2017

APPROVED AND ACCEPTED THIS 9<sup>th</sup> DAY OF April, 2014, BY ORDINANCE NO. 14-023 WHEREIN THAT PORTION OF S.R. ROUTE 29 AS DEDICATED HEREON IS ACCEPTED AS SUCH BY THE COUNCIL OF THE VILLAGE OF WEST JEFFERSON, OHIO.

APPROVED THIS 9<sup>th</sup> DAY OF April, 2014. [Signature]  
 SERVICE DIRECTOR, VILLAGE OF WEST JEFFERSON  
 APPROVED THIS 9<sup>th</sup> DAY OF April, 2014. [Signature]  
 PLANNING AND ZONING CHAIRMAN,  
 VILLAGE OF WEST JEFFERSON  
[Signature]  
 MAYOR, VILLAGE OF WEST JEFFERSON  
[Signature]  
 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 17<sup>th</sup> DAY OF June, 2014. [Signature]  
 COUNTY AUDITOR  
[Signature]

FILED FOR RECORD THIS 17<sup>th</sup> DAY OF June, 2014, AT 9:56 Am

FILED FOR RECORD THIS 17<sup>th</sup> DAY OF June, 2014. PLAT RECORD B-380

[Signature]  
 COUNTY RECORDER  
[Signature]  
 DEPUTY RECORDER

ACREAGE TABLE - PHASE V	
LOT NO. 15	49.102 ACRES
S.R. ROUTE 29 - DEDICATION	1.162 ACRES
RESERVE "B"	4.767 ACRES
RESERVE "C"	3.754 ACRES
RESERVE "D"	1.162 ACRES
FIRE LINE EASEMENT	1.020 ACRES
COMMON AREA EASEMENT NO. 7	2.642 ACRES
COMMON AREA EASEMENT NO. 8	3.123 ACRES
COMMON AREA EASEMENT NO. 9	0.775 ACRES

**WEST JEFFERSON**  
 DESCRIPTION ACCEPTABLE MADISON COUNTY ENGINEER  
 DATE 6-17-14 BY JR  
 ACREAGE 0.244 + 0.234  
 RESID 2.977 + 52.707  
10-01998.006 10-02010.012  
 Acreage 4.767 (RESERVE "B")  
 RESID 47.94 10-02010.012 } RESERVE "B"  
 Acreage 2.984 + 0.770 (RESERVE "C")  
 RESID 3.003 + 47.17 } RESERVE "C"  
10-01998.006 10-02010.012  
 Acreage 0.355 + 0.807 (RESERVE "D")  
 RESID 2.648 + 46.363 } RESERVE "D"  
10-01998.006 10-02010.012  
 Acreage 0.091  
 RESID 0.135 (RESA) 10-02011.001  
 Acreage 2.648 10-01998.006  
 Dedicate 46.363 10-02010.012  
 COMBINE ACREAGES TO 49.102 AC AS LOT 15 OF PARK 70 AT WEST JEFFERSON PHASE V

WE DO HEREBY CERTIFY THAT THE FOREGOING PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES IN FEBRUARY 2014 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.

[Signature]  
 JOHN L. PRICE  
 PROFESSIONAL SURVEYOR NO. 7159  
 PREPARED BY: 05/22/2014  
**BRH**  
 Group, Inc.  
 Engineering & Surveying  
 751 Northwest Blvd. Suite 300  
 Columbus, Ohio 43212  
 Phone: (614) 220-9122  
 Fax: (614) 572-0446  
 Email: info@brhgroup.com



# SUBDIVISION OF PARK 70 AT WEST JEFFERSON PHASE V

RESERVE "C" - COMPRISED OF  
2.984 ACRES FROM PID: 10-01998.006  
0.770 ACRE FROM PID: 10-02010.012

RESERVE "D" - COMPRISED OF  
0.355 ACRE FROM PID: 10-01998.006  
0.807 ACRE FROM PID: 10-02010.012

R.O.W. DROP - COMPRISED OF  
0.366 ACRE FROM PID: 10-01998.006  
0.796 ACRE FROM PID: 10-02010.012

### SOURCE DOCUMENTS

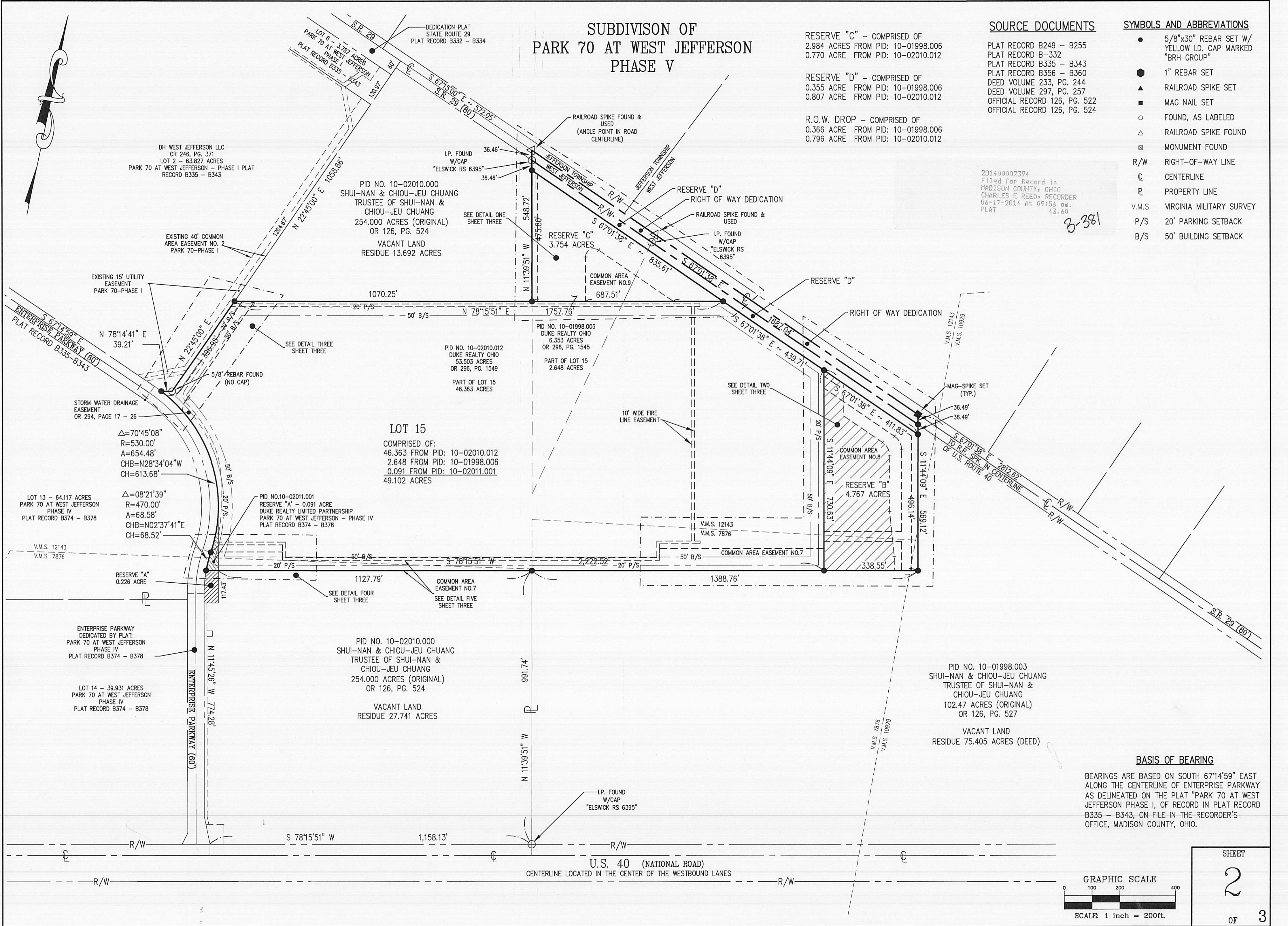
PLAT RECORD B249 - B255  
PLAT RECORD B-332  
PLAT RECORD B335 - B343  
PLAT RECORD B356 - B360  
DEED VOLUME 233, PG. 244  
DEED VOLUME 297, PG. 257  
OFFICIAL RECORD 126, PG. 522  
OFFICIAL RECORD 126, PG. 524

### 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

201400002394  
Filed for Record in  
MADISON COUNTY, OHIO  
CHARLES E REED, RECORDER  
06-17-2014 At 09:56 am.  
PLAT 43.60

B-381



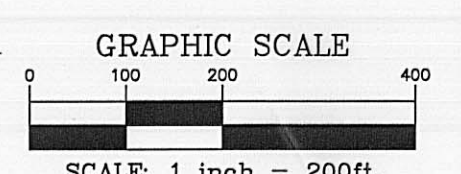
**LOT 15**  
COMPRISED OF:  
46.363 FROM PID: 10-02010.012  
2.648 FROM PID: 10-01998.006  
0.091 FROM PID: 10-02011.001  
49.102 ACRES

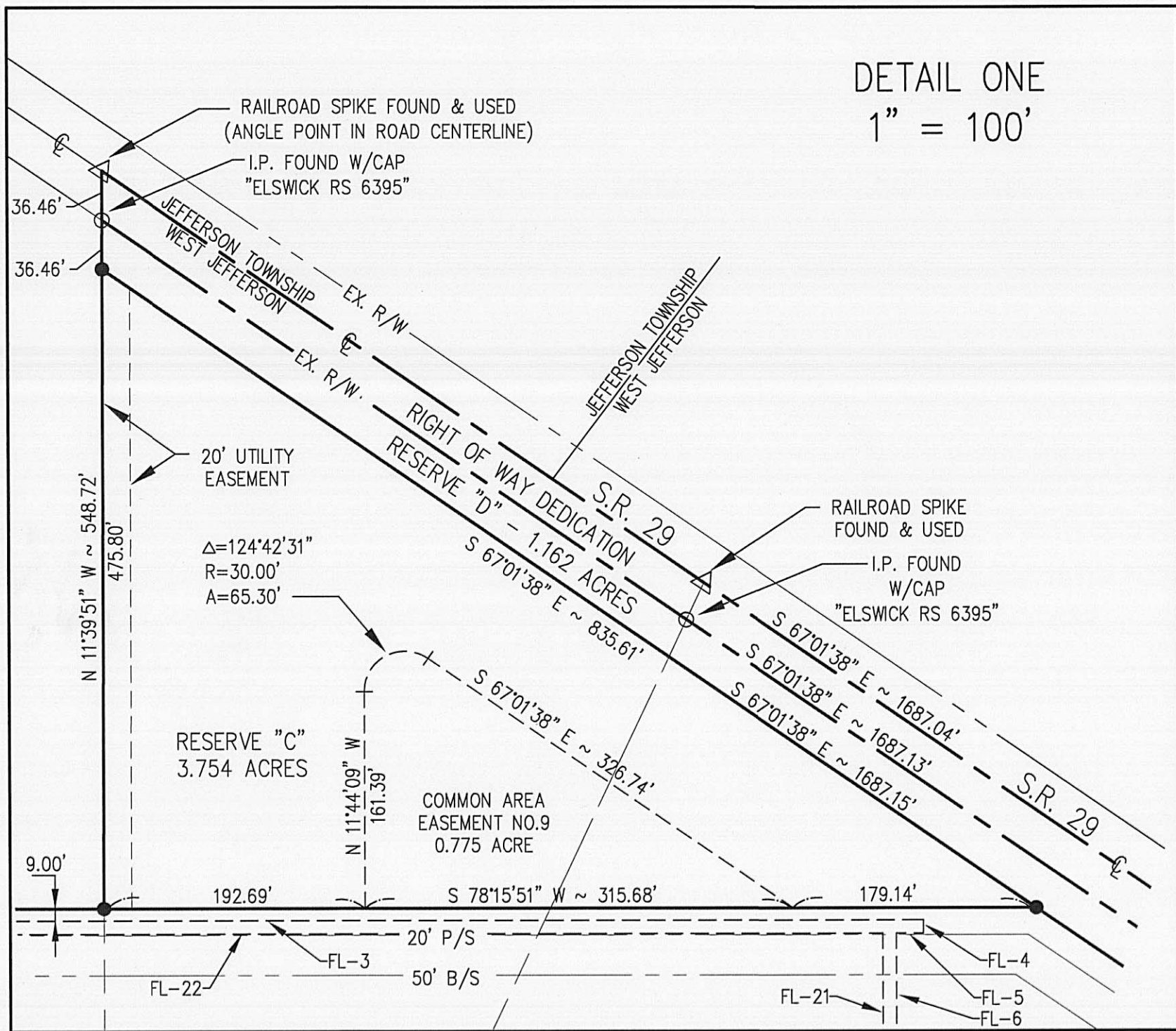
PID NO. 10-02010.000  
SHUI-NAN & CHIOU-JEU CHUANG  
TRUSTEE OF SHUI-NAN &  
CHIOU-JEU CHUANG  
254.000 ACRES (ORIGINAL)  
OR 126, PG. 524  
  
VACANT LAND  
RESIDUE 27.741 ACRES

PID NO. 10-01998.003  
SHUI-NAN & CHIOU-JEU CHUANG  
TRUSTEE OF SHUI-NAN &  
CHIOU-JEU CHUANG  
102.47 ACRES (ORIGINAL)  
OR 126, PG. 527  
  
VACANT LAND  
RESIDUE 75.405 ACRES (DEED)

### BASIS OF BEARING

BEARINGS ARE BASED ON SOUTH 67°14'59" EAST  
ALONG THE CENTERLINE OF ENTERPRISE PARKWAY  
AS DELINEATED ON THE PLAT "PARK 70 AT WEST  
JEFFERSON PHASE I, OF RECORD IN PLAT RECORD  
B335 - B343, ON FILE IN THE RECORDER'S  
OFFICE, MADISON COUNTY, OHIO.





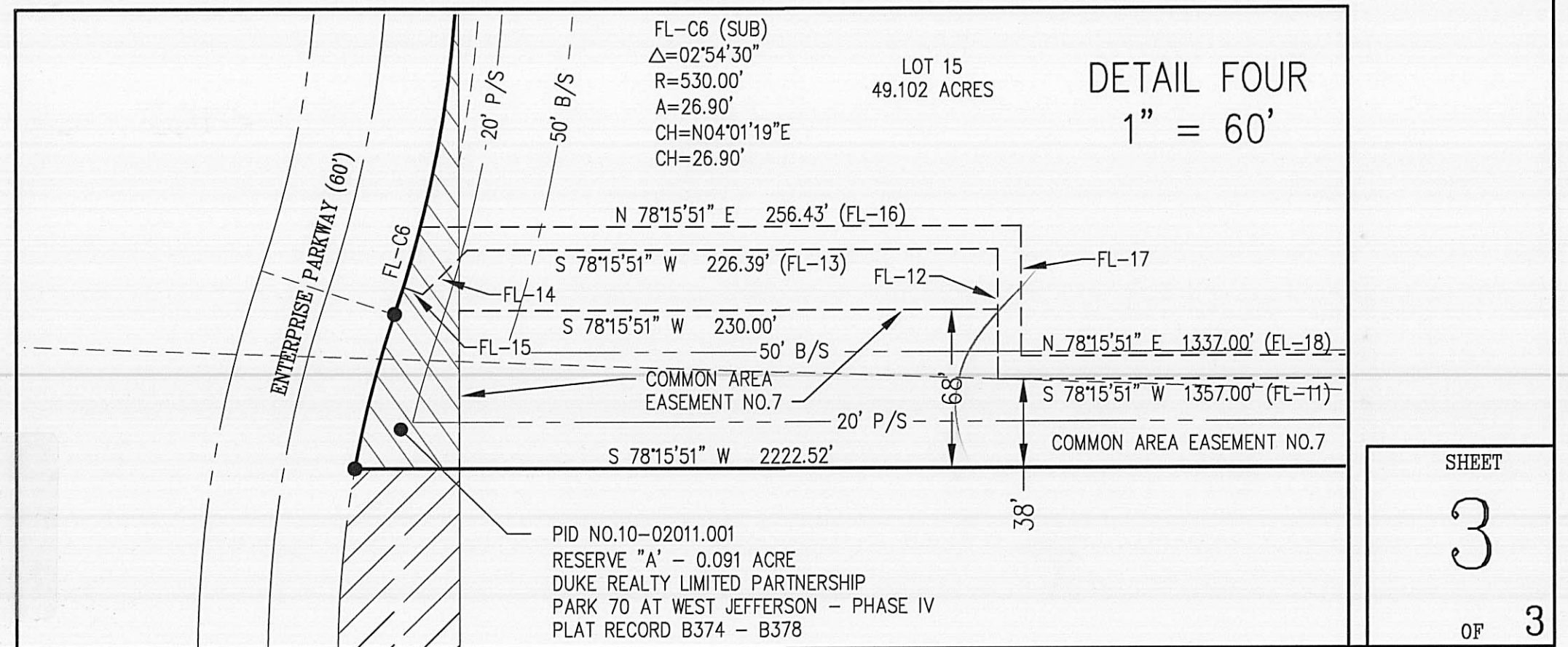
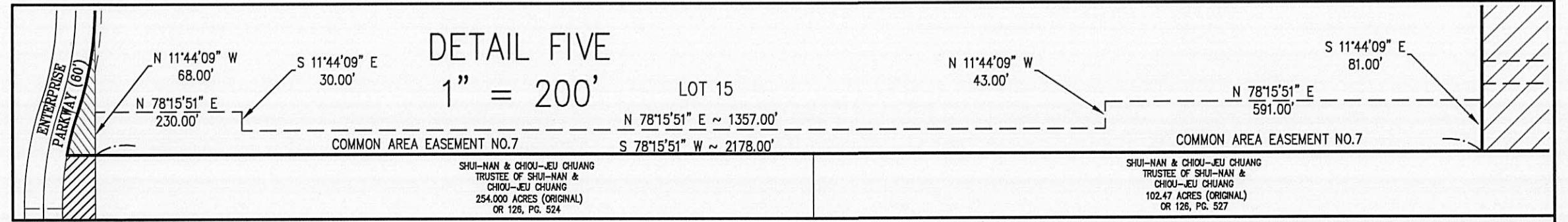
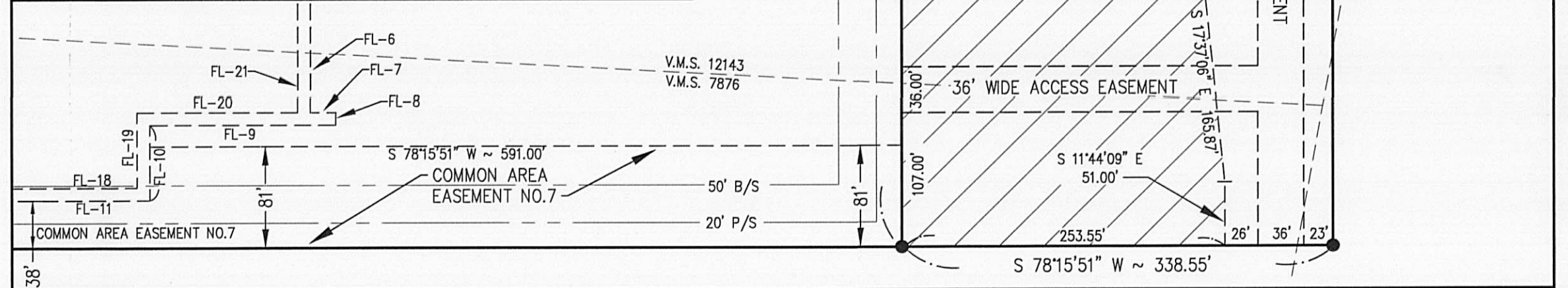
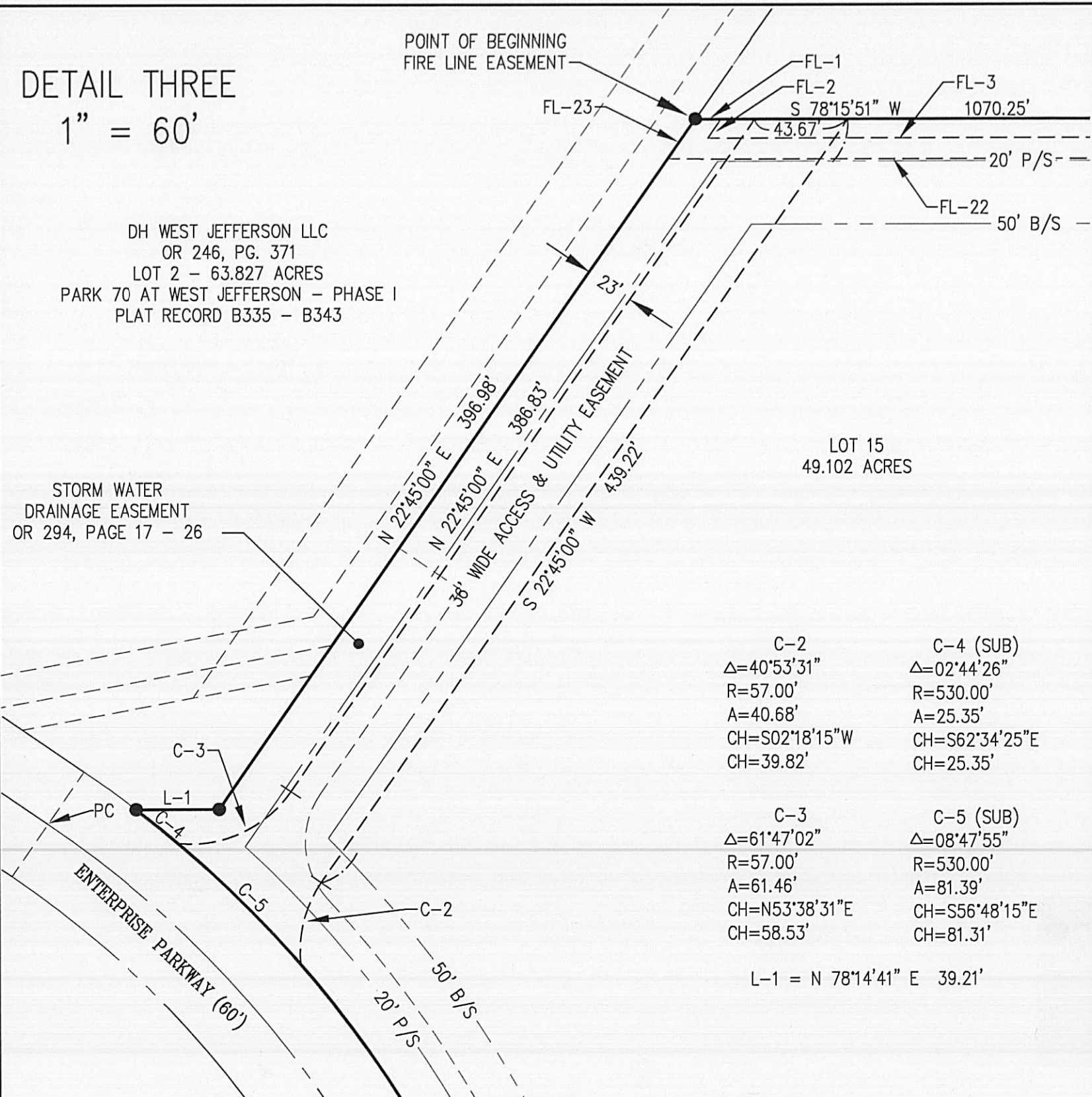
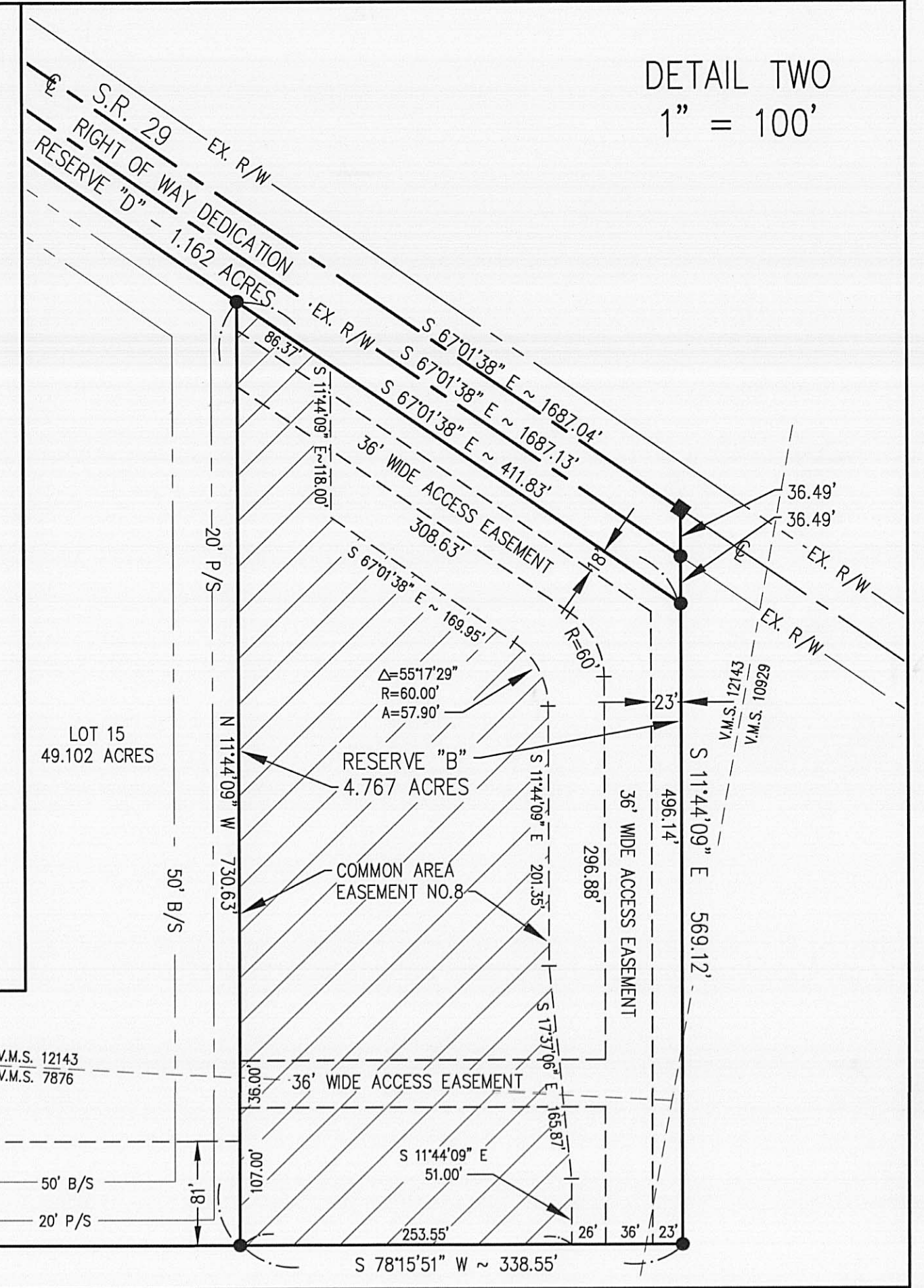
## SUBDIVISION OF PARK 70 AT WEST JEFFERSON PHASE V

LINE COURSES & DISTANCES FOR THE 10 FOOT FIRE LINE EASEMENT, BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 15.

FL-1	N 78°15'51" E	12.13'
FL-2	S 22°45'00" W	10.92'
FL-3	N 78°15'51" E	1668.28'
FL-4	S 11°44'09" E	10.00'
FL-5	S 78°15'51" W	20.00'
FL-6	S 11°44'09" E	854.00'
FL-7	N 78°15'51" E	20.00'
FL-8	S 11°44'09" E	10.00'
FL-9	S 78°15'51" W	146.00'
FL-10	S 11°44'09" E	60.00'
FL-11	S 78°15'51" W	1357.00'
FL-12	N 11°44'09" W	56.00'
FL-13	S 78°15'51" W	226.39'
FL-14	S 33°15'51" W	26.91'
FL-15	N 81°04'51" W	8.89'
FL-16	N 78°15'51" E	256.43'
FL-17	S 11°44'09" E	56.00'
FL-18	N 78°15'51" E	1337.00'
FL-19	N 11°44'09" W	60.00'
FL-20	N 78°15'51" E	126.00'
FL-21	N 11°44'09" W	854.00'
FL-22	S 78°15'51" W	1657.28'
FL-23	N 22°45'00" E	23.05'

FL-C6  
 $\Delta=02^{\circ}54'30"$   
 $R=530.00'$   
 $A=26.90'$   
 $CH=N04^{\circ}01'19"E$   
 $CH=26.90'$

RADIAL



20140002395  
Filed for Record in  
MADISON COUNTY, OHIO  
CHARLES E REED, RECORDER  
06-17-2014 At 09:56 am.  
PLAT 43.60

B-382