

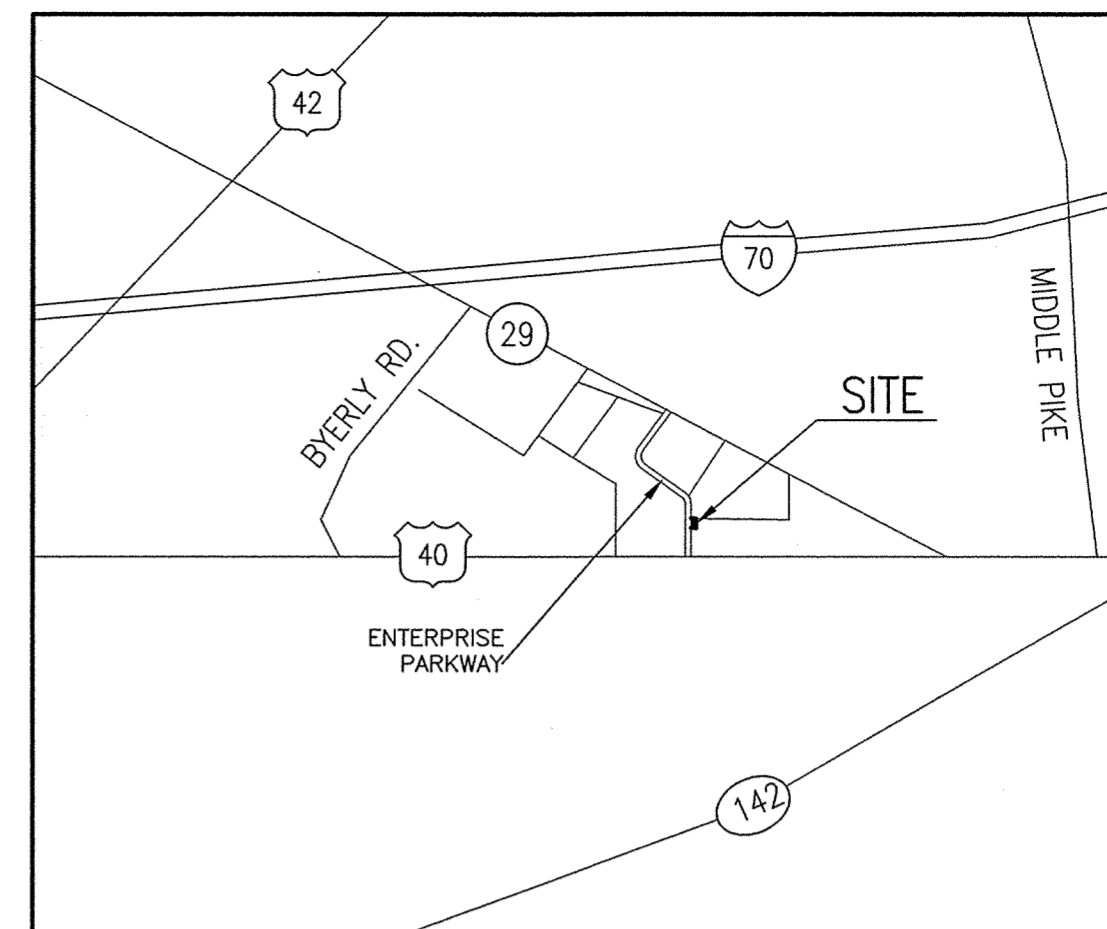
BOUNDARY SURVEY

SITUATED IN THE STATE OF OHIO, COUNTY OF MADISON,
VILLAGE OF WEST JEFFERSON, PART OF VIRGINIA MILITARY
SURVEY NO. 7876

PID NO. 10-02010.012
DUKE REALTY OHIO
49.102 ACRES
LOT 15
PARK 70 AT WEST JEFFERSON
PHASE V
PLAT RECORD B380 - B382

PID NO. 10-02010.001
DUKE REALTY LIMITED PARTNERSHIP
0.135 ACRES
PART OF
RESERVE "A"
(ORIG. 0.226 Ac.)
PARK 70 AT WEST JEFFERSON
PHASE IV
PLAT RECORD B374 - B378

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



VICINITY MAP
NOT TO SCALE

CURVE DATA:
RADIUS = 470.00'
ARC = 83.71'
TANGENT = 41.97'
DELTA = 10°12'17"
CHORD = 83.60'
N 06°39'17" W

N 11°45'26" W ~ 34.18'

T.P.O.B.
I.P. FOUND W/ CAP
"ROLLING~HOCEVAR"

V.M.S. 12143

V.M.S. 7876

N 78°15'51" E ~ 44.52'

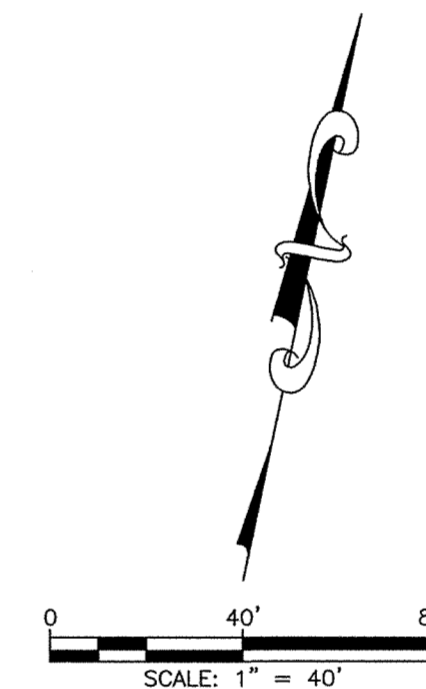
I.P. FOUND W/ CAP
"BRH GROUP"

S 11°44'09" E ~ 117.43'

S 78°14'34" W ~ 51.91'

ENTERPRISE PARKWAY
DEDICATED BY PLAT:
PARK 70 AT WEST JEFFERSON
PHASE IV
PLAT RECORD B374 - B378

ENTERPRISE PARKWAY (60')



BASIS OF BEARING

BEARINGS ARE BASED ON NORTH 22°45'00" EAST
ALONG THE EASTERLY LINE OF LOT 2, AS
DELINEATED ON PLAT "PARK 70 AT WEST
JEFFERSON, PHASE I", OF RECORD IN PLAT
RECORD B335 THROUGH B343 OF RECORD IN THE
RECORDER'S OFFICE, MADISON COUNTY, OHIO.

THE FOREGOING BOUNDARY SURVEY PLAT HAS BEEN PREPARED BY
ROLLING & HOCEVAR, INC., FROM AN ACTUAL FIELD SURVEY OF THE
PREMISES ON MARCH 2018 UNDER THE DIRECT SUPERVISION OF ANDREW
G. PLANET, REGISTERED PROFESSIONAL SURVEYOR NO. 7802. IRON PINS
REFERENCED AS BEING SET ARE 5/8" REBAR, 30" LONG WITH A PLASTIC
CAP STAMPED "ROLLING~HOCEVAR".

Andrew G. Planet
ANDREW G. PLANET,
PROFESSIONAL SURVEYOR No. 7802

4-18-2018
DATE



Survey Prepared By:
Rolling & Hocevar, Inc.
257 S. Court St. #6
Medina, Ohio
Phone: 330-723-1828
Fax: 330-723-6637 Proj. No. 31,797



BOUNDARY SURVEY
DUKE REALTY LIMITED PARTNERSHIP
NORTHERLY OF U.S. 40
WEST JEFFERSON, OHIO

SHEET

1

OF

1

BRH
Group, Inc.
Engineering & Surveying

751 Northwest Blvd., Suite 300
Columbus, Ohio 43212-3856
Phone: (614) 220-9122
Fax: (614) 572-0446
Email: info@brhgroup.com

LEGEND

- = 6" LONG MAG SPIKE SET
(1" TOP STAMPED "MAG SPIKE")
- = IRON PIN SET (5/8" REBAR, 30"
LONG WITH PLASTIC CAP STAMPED
"ROLLING~HOCEVAR".
- = IRON PIN FOUND (AS MARKED)
- ☒ = ODOT CONC. ROW MONUMENT

SOURCE DOCUMENTS

- PLAT RECORD B249 - B255
- PLAT RECORD B332 - B334
- PLAT RECORD B335 - B343
- PLAT RECORD B356 - B360
- PLAT RECORD B374 - B378
- PLAT RECORD B380 - B382
- DEED VOLUME 117, PG. 477
- DEED VOLUME 233, PG. 244
- DEED VOLUME 297, PG. 257
- DEED VOLUME 126, PG. 527
- DEED VOLUME 126, PG. 524

Legal Description of a 0.135 Acre Tract

Situated in the State of Ohio, County of Madison, Village of West Jefferson, part of Virginia Military Survey 7876, being 0.135 acres of land out of that original 0.226 acre Reserve "A", as delineated on the plat "Park 70 at West Jefferson, Phase IV", of record in Plat Record B374 through B378 (Tax PID 10-02011.001), all references to records are on file in the Recorder's Office, Madison County Ohio, said 0.135 acre tract of land being more particularly described as follows:

COMMENCING at an iron pin found with cap marked "ROLLING~HOCEVAR" in the easterly line of Enterprise Parkway having a 60.00 foot Right-of-Way, as delineated on said plat "Park 70 at West Jefferson, Phase IV", of record in Plat Record B374 through B378, the same being the southwest corner of Lot 15 as delineated on the plat "Park 70 at West Jefferson, Phase V", of record in Plat Record B380 through B382, and the **TRUE PLACE OF BEGINNING** of the 0.135 acre tract herein described;

Thence North $78^{\circ}15'51''$ East, along the southerly line of said Lot 15, a distance of 44.52 feet to an iron pin found with cap marked "BRH GROUP" thereon, the same being a point in the easterly line of said Reserve "A";

Thence South $11^{\circ}44'09''$ East, along the easterly line of said Reserve "A", a distance of 117.43 feet to an iron pin set at the southeast corner thereof;

Thence South $78^{\circ}14'34''$ West, along the southerly line of said Reserve "A", a distance of 51.91 feet to an iron pin set at the southwest corner thereof and the easterly line of said Enterprise Parkway;

Thence North $11^{\circ}45'26''$ West, along the easterly line of said Enterprise Parkway and the westerly line of said Reserve "A", a distance of 34.18 feet to an iron pin set at a point of curvature;

Thence along the easterly line of said Enterprise Parkway and the westerly line of said Reserve "A", along an arc which deflects to the right, having with a radius of 470.00 feet, a tangent of 41.97 feet, a delta angle of $10^{\circ}12'17''$ and a chord of which bears North $06^{\circ}39'17''$ West, for a distance of 83.60 feet, along said arc for a distance of 83.71 feet to an iron pin found with cap marked "ROLLING~HOCEVAR", and the **TRUE PLACE OF BEGINNING** containing 0.135 acres of land, more or less but subject to all legal highways and all covenants and agreements of record.

Bearings are based on North $22^{\circ}45'00''$ East along the Easterly line of Lot 2, as delineated on plat "Park 70 at West Jefferson, Phase I", of record in Plat Record B335 through B343 of record in the Recorder's Office, Madison County, Ohio.

The foregoing description has been prepared by Rolling & Hocevar, Inc., from an actual field survey of the premises in March 2018. Iron pins referenced as being set are 5/8" rebar, 30" long with a plastic cap stamped "ROLLING~HOCEVAR".

Rolling & Hocevar, Inc.

 4-18-2018

Andrew G. Planet
Professional Surveyor No. 7802
Project No. 31,797

