

SITUATED IN THE STATE OF OHIO, COUNTY OF MADISON, VILLAGE OF WEST JEFFERSON, PART OF VIRGINIA MILITARY SURVEYS 6653, 6971, 9232, AND 12143, AND CONTAINING A TOTAL ACREAGE OF 178.980 ACRES, WITH LOTS 1 THROUGH 6 CONTAINING 174.175 ACRES AND 4.805 ACRES OF PUBLIC RIGHT-OF-WAY DEDICATION OF ENTERPRISE PARKWAY TO THE VILLAGE OF WEST JEFFERSON. ALL OF THE ABOVE BEING 106.444 ACRES OUT OF A 109.068 ACRE TRACT DEEDED TO DUKE REALTY LIMITED PARTNERSHIP AS RECORDED IN OFFICIAL RECORD 232, PAGE 10 AND BEING 72.535 ACRES OUT OF A 75.930 ACRE TRACT DEEDED TO DUKE REALTY LIMITED PARTNERSHIP AS RECORDED IN OFFICIAL RECORD 232, PAGE 1, RECORDER'S OFFICE, MADISON COUNTY, OHIO.

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 OF THE 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 1, 2, 3, 4, 5 AND LOTS 4,5,6.

LOTS 4,5,6 SHALL INCLUDE BLANKET EASEMENTS, WHICH, ALONG WITH COMMON AREA EASEMENTS 1,2,3,4,5 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.

FIRELINE EASEMENTS 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 THE PUBLIC RIGHT-OF-WAY DEDICATED BY 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 AND LOTS 4,5,6 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 EXCEPT THE DEDICATION OF ENTERPRISE PARKWAY SUBJECT TO THE JURISTITION OF THE VILLAGE OF WEST JEFFERSON.

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 I, 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. OWNER OF THE LANDS PLATTED HEREIN, BEING DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THEIR LOTS 1, 2, 3, 4, 5 AND 6, AND ALSO THE "DEDICATION OF ENTERPRISE PARKWAY" AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO THE PUBLIC USE AS SUCH, ALL OF "ENTERPRISE PARKWAY".

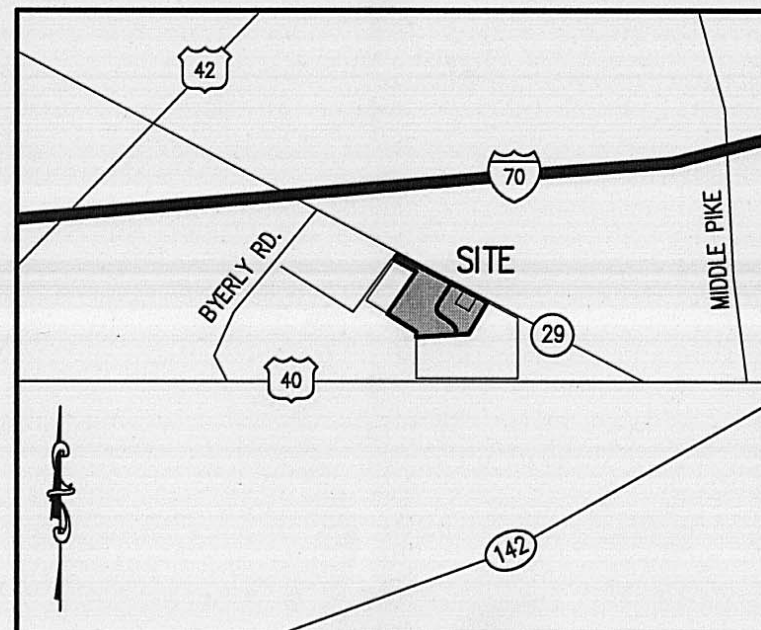
IN WITNESS WHEREOF, JAMES T. CLARK, SENIOR VICE PRESIDENT COLUMBUS GROUP OF DUKE REALTY CORPORATION, THE GENERAL PARTNER OF DUKE REALTY LIMITED PARTNERSHIP, ("DECLARANT") HAS HEREUNTO SET HIS HAND THIS DAY OF _____, 2008.

DUKE REALTY LIMITED PARTNERSHIP, AN INDIANA LIMITED PARTNERSHIP
BY: DUKE REALY CORPORATION, ITS GENERAL PARTNER

BY _____

JAMES T. CLARK
SENIOR VICE-PRESIDENT
COLUMBUS GROUP

SUBDIVISION OF PARK 70 AT WEST JEFFERSON PHASE I AND DEDICATION OF ENTERPRISE PARKWAY



VICINITY MAP
NOT TO SCALE

ACREAGE TABLE	
LOT NO. 1	45.623 ACRES
LOT NO. 2	63.827 ACRES
LOT NO. 3	49.028 ACRES
LOT NO. 4	6.885 ACRES
LOT NO. 5	5.025 ACRES
LOT NO. 6	3.787 ACRES
ENTERPRISE PARKWAY	4.805 ACRES
COMMON AREA EASEMENT NO. 1	0.907 ACRES
COMMON AREA EASEMENT NO. 2	1.109 ACRES
COMMON AREA EASEMENT NO. 3	1.125 ACRES
COMMON AREA EASEMENT NO. 4	1.264 ACRES
COMMON AREA EASEMENT NO. 5	0.433 ACRES

STATE OF OHIO, SS

THE UNDERSIGNED HEREBY CERTIFIES THAT THE PARK 70 AT WEST JEFFERSON OWNERS' ASSOCIATION, INC. AND OHIO, NOT FOR PROFIT CORPORATION ("ASSOCIATION") ACKNOWLEDGES AND CONSENTS TO THIS SUBDIVISION AT PARK 70 AT WEST JEFFERSON PHASE 1 AND DEDICATION OF ENTERPRISE PARKWAY.

IN WITNESS WHEREOF, AIMEE D'AMORE, PARK 70 AT WEST JEFFERSON OWNERS' ASSOCIATION, INC HAS HEREUNTO SET HER HAND THIS _____ DAY OF _____, 2008.

ASSOCIATION:

BY: _____

AIMEE D'AMORE
PRESIDENT

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED AIMEE D'AMORE, BY ME KNOWN AND 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 _____ DAY OF _____, 2008.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC, STATE OF OHIO

STATE OF OHIO, SS

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, JAMES T. CLARK, SENIOR VICE PRESIDENT OF DUKE REALTY CORP, GENERAL PARTNERSHIP OF DUKE REALTY LIMITED PARTNERSHIP, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS FREE AND VOLUNTARY ACT AND DEED AND THE FREE AND VOLUNTARY ACT AND DEED OF DUKE REALTY LIMITED PARTNERSHIP.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL

THIS _____ DAY OF _____, 2008.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC, STATE OF OHIO

THE VILLAGE OF WEST JEFFERSON, OHIO ("WEST JEFFERSON") ACKNOWLEDGES THE DECLARANT DEDICATED TO WEST JEFFERSON, FOR THE PURPOSES OF ESTABLISHING PUBLIC RIGHTS-OF-WAY IDENTIFIED AS "ENTERPRISE PARKWAY" WITHIN WEST JEFFERSON'S JURISDICTION ON THIS PLAT OF SUBDIVISION AND DEDICATION, AND FURTHER ACKNOWLEDGED THAT WEST JEFFERSON HAS ACCEPTED THE DEDICATION OF SAID PUBLIC RIGHT-OF-WAY.

APPROVED THIS _____ DAY OF _____, 2008. _____
SERVICE DIRECTOR, VILLAGE OF WEST JEFFERSON

APPROVED THIS _____ DAY OF _____, 2008. _____
PLANNING AND ZONING CHAIRMAN,
VILLAGE OF WEST JEFFERSON

APPROVED THIS _____ DAY OF _____, 2008. _____
VILLAGE ENGINEER

MAYOR, VILLAGE OF WEST JEFFERSON

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 _____ DAY OF _____, 2008. _____
COUNTY AUDITOR

FILLED FOR RECORD THIS _____ DAY OF _____, 2008, AT _____

FILLED FOR RECORD THIS _____ DAY OF _____, 2008. PLAT RECORD _____

COUNTY RECORDER

DEPUTY RECORDER

WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ATTACHED PREMISES, PREPARED THE ATTACHED PLAT 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.

THIS PLAT WAS PREPARED BY BRH GROUP, INC. AND IS A TRUE AND ACCURATE REPRESENTATION, TO THE BEST OF MY KNOWLEDGE AND BELIEF, OF A SURVEY MADE BY SAME IN DECEMBER 2006 AND JULY 2007.

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

PREPARED BY:



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SHEET

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