

SUBDIVISION OF PARK 70 AT WEST JEFFERSON PHASE VI

P.N. 10-02010.007
PARK 70 AT WEST JEFFERSON
OWNERS' ASSOCIATION
3.787 ACRES
LOT 6
PARK 70 WEST JEFFERSON
PHASE I
PLAT RECORD B335-B343

P.N. 10-02010.003
DH WEST JEFFERSON, LLC
DEED - 63.827 ACRES
OR BOOK 246, PG. 371
LOT 2
PARK 70 WEST JEFFERSON
PHASE I
PLAT RECORD B335-B343

P.N. 10-02010.015
DUKE REALTY OHIO
DEED - 13.692 ACRES (RESIDUE)
O.R. BOOK 310, PG. 2180

P.N. 10-01998.006
PARK 70 AT WEST JEFFERSON OWNERS'
ASSOCIATION
OR BOOK 3396, PG. 2653
3.754 ACRES
RESERVE "C"
PARK 70 WEST JEFFERSON
PHASE V
PLAT RECORD B380-B382

P.N. 10-02010.012
GRANITE I (115 ENTERPRISE
PKWY) LLC
OR BOOK 340, PG. 2511
49.102 ACRES
LOT 15
PARK 70 WEST JEFFERSON
PHASE V
PLAT RECORD B380-B382

P.N. 10-02010.013
PARK 70 AT WEST JEFFERSON OWNERS'
ASSOCIATION
OR BOOK 339, PG. 2653
4.767 ACRES
RESERVE "B"
PARK 70 WEST JEFFERSON
PHASE V
PLAT RECORD B380-B382

P.N. 10-02011.001
DUKE CONSTRUCTION LIMITED PARTNERSHIP
O.R. BOOK 340, PG. 1253
0.135 ACRES
PART OF RESERVE "A"
PARK 70 AT WEST JEFFERSON
PHASE IV
PLAT RECORD B374-B378

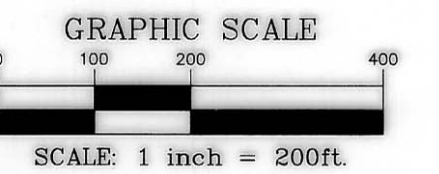
LOT 16
COMPRISED OF:
0.135 FROM PID: 10-02011.001
83.205 FROM PID: 10-02010.000
83.340 ACRES

P.N. 10-02010.000
DUKE CONSTRUCTION LIMITED PARTNERSHIP
O.R. BOOK 340, PG. 1240
103.128 ACRES

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



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.

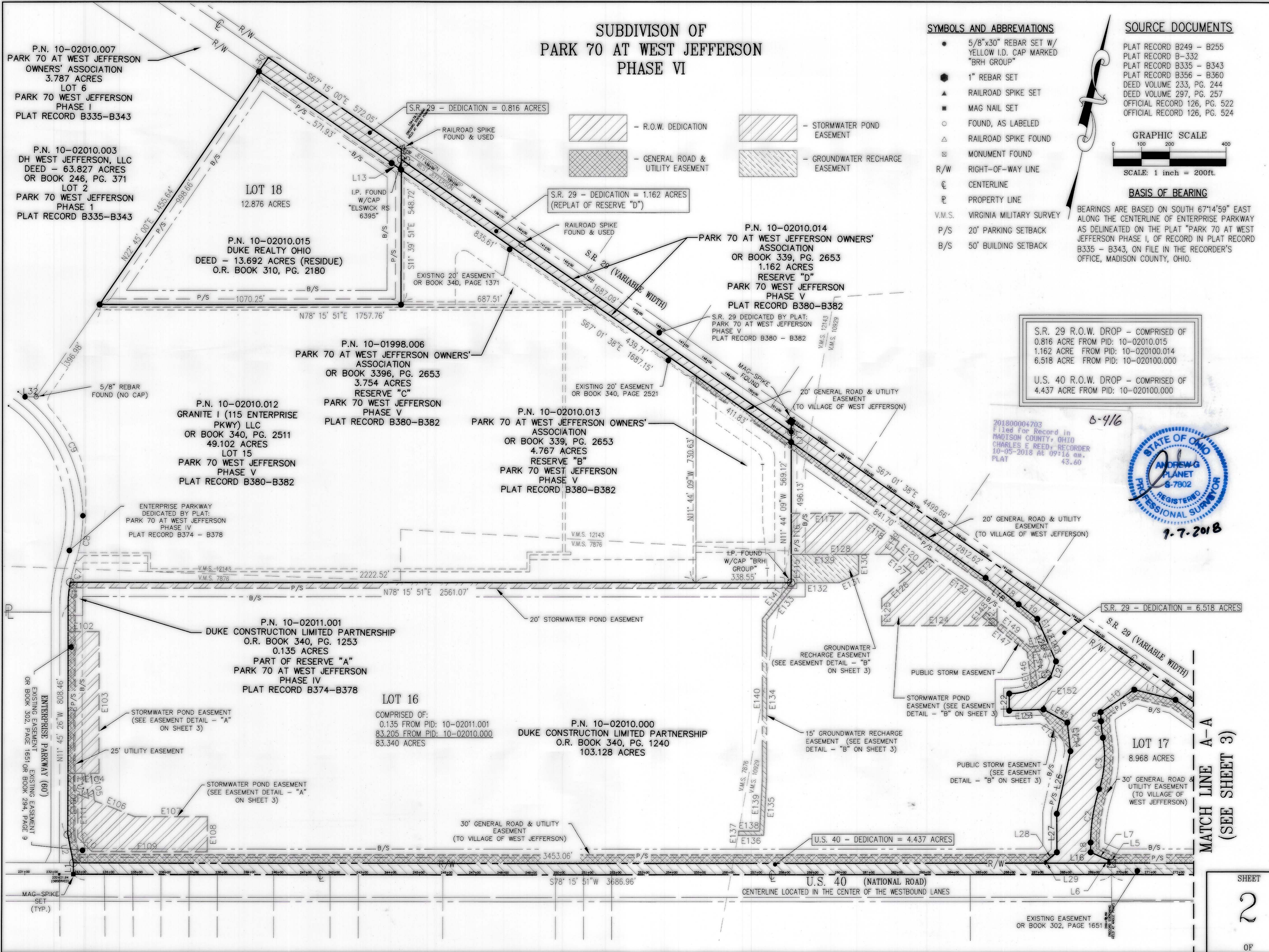
S.R. 29 R.O.W. DROP - COMPRISED OF
0.816 ACRE FROM PID: 10-02010.015
1.162 ACRE FROM PID: 10-02010.014
6.518 ACRE FROM PID: 10-02010.000

U.S. 40 R.O.W. DROP - COMPRISED OF
4.437 ACRE FROM PID: 10-02010.000

201800004703
Filed for Record in
MADISON COUNTY, OHIO
CHARLES E REED, RECORDER
10-05-2018 AT 09:16 am.
PLAT 43.60



7-7-2018



MATCH LINE A-A
(SEE SHEET 3)

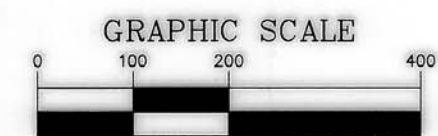
**SUBDIVISION OF
PARK 70 AT WEST JEFFERSON
PHASE VI**

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

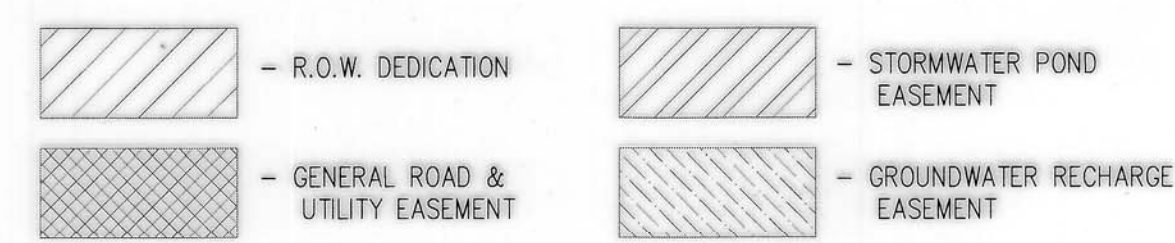
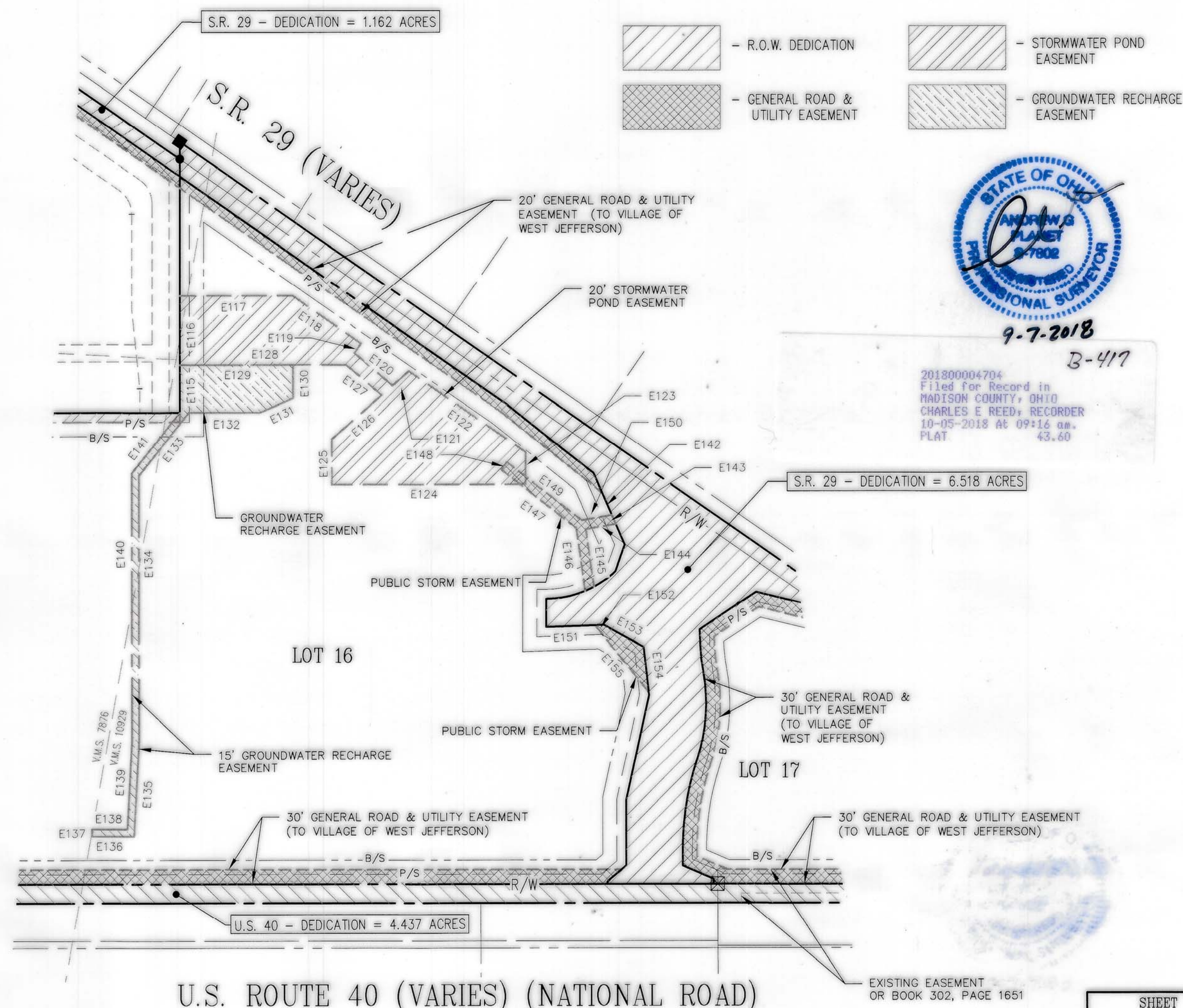
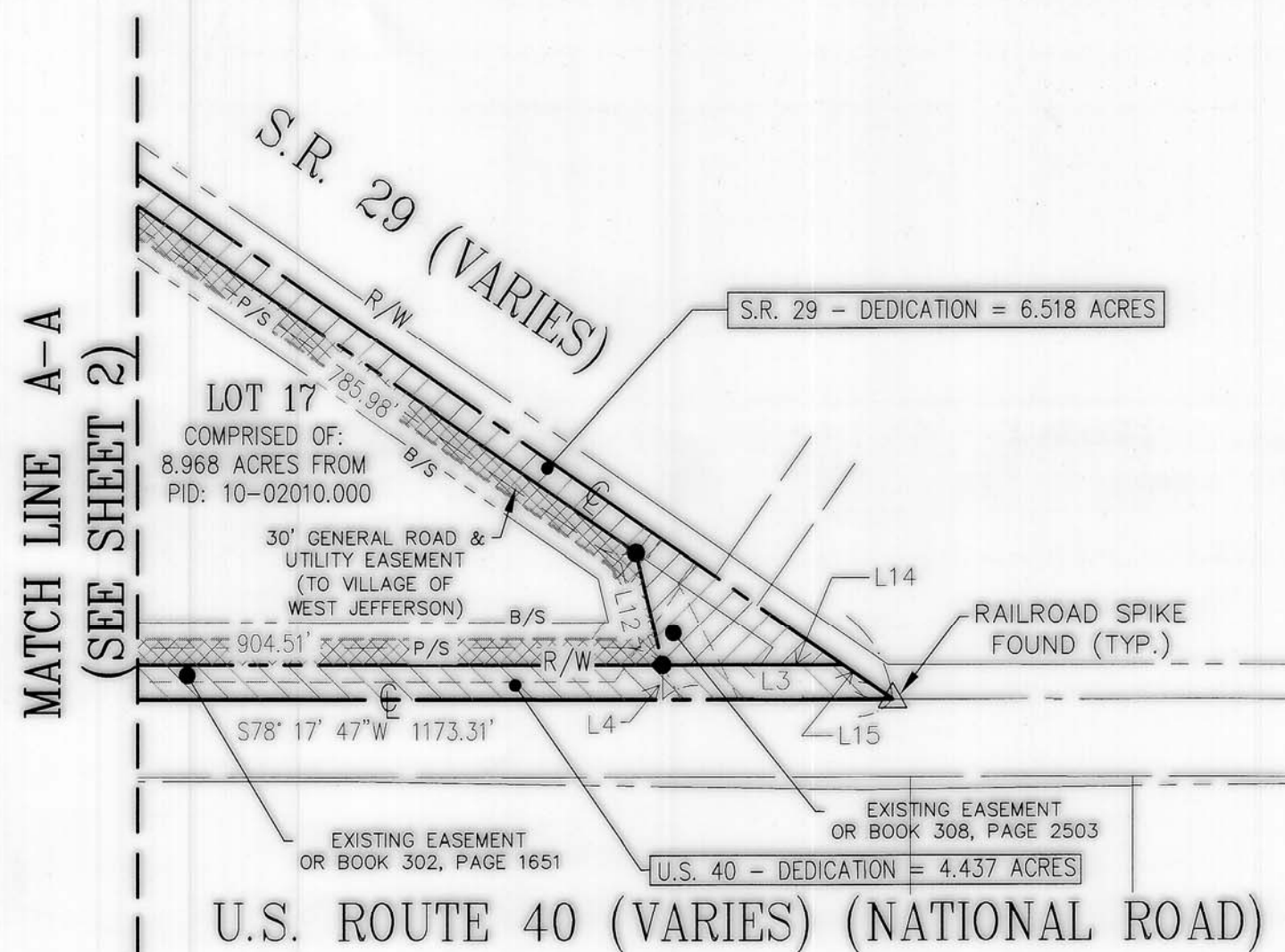
SOURCE DOCUMENTS

- 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

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.



9-7-2018
B-417

20180004704
Filed for Record in
MADISON COUNTY, OHIO
CHARLES E REED, RECORDER
10-05-2018 At 09:16 am.
PLAT 43.60



U.S. ROUTE 40 (VARIES) (NATIONAL ROAD)

U.S. ROUTE 40 (VARIES) (NATIONAL ROAD)

EASEMENT DETAIL - "A"

EASEMENT DETAIL - "B"

SCALE: 1" = 200'

SCALE: 1" = 200'

Boundary Line Table		
Line #	Length	Direction
L1	40.00'	N11° 44' 09"W
L2	102.00'	N23° 04' 03"W
L3	268.81'	S78° 17' 47"W
L4	40.00'	N11° 42' 13"W
L5	8.91'	S78° 15' 51"W
L6	10.00'	N11° 44' 09"W
L7	70.93'	N78° 08' 39"W
L8	34.19'	N11° 44' 09"W
L9	32.16'	N14° 05' 07"W
L10	143.36'	N44° 38' 59"E
L11	150.17'	S87° 58' 31"E
L12	134.48'	S24° 59' 31"E
L13	41.33'	S67° 01' 38"E
L14	210.98'	N78° 17' 47"E
L15	70.31'	S67° 01' 38"E
L16	225.00'	S78° 15' 51"W
L17	72.99'	N11° 44' 09"W
L18	150.33'	S63° 12' 48"E
L19	84.07'	S64° 07' 48"E
L20	164.24'	S35° 32' 49"E

Boundary Line Table		
Line #	Length	Direction
L21	58.95'	S7° 56' 09"W
L22	60.00'	S11° 44' 09"E
L23	122.48'	N76° 17' 35"E
L24	96.35'	S72° 42' 44"E
L25	101.46'	S17° 58' 47"E
L26	226.40'	S0° 40' 34"W
L27	136.87'	S11° 44' 09"E
L28	52.10'	S38° 24' 49"W
L29	5.00'	S11° 44' 09"E
L30	60.00'	N22° 45' 00"E
L31	72.92'	S11° 39' 51"E

Easement Line Table		
Line #	Length	Direction
E100	217.46'	S11° 45' 26"E
E101	500.00'	N11° 45' 26"W
E102	110.00'	N78° 14' 34"E
E103	500.00'	S11° 45' 26"E
E104	29.78'	S78° 14' 34"W
E105	98.39'	S20° 19' 00"E
E106	152.69'	S80° 32' 25"E
E107	257.79'	N78° 15' 51"E
E108	125.00'	S11° 45' 26"E
E109	410.00'	S78° 15' 51"W
E110	70.72'	N56° 44' 48"W
E111	153.43'	N11° 45' 26"W
E112	41.18'	S80° 32' 25"E
E114	60.00'	S78° 14' 34"W
E115	100.00'	S11° 44' 09"E
E116	145.00'	S11° 44' 09"E
E117	239.62'	S78° 15' 51"W
E118	175.83'	N67° 01' 38"W
E119	24.46'	N22° 58' 22"E
E120	105.60'	N61° 32' 06"W

Easement Line Table		
Line #	Length	Direction
E121	45.92'	S36° 55' 24"W
E122	300.41'	N67° 01' 38"W
E123	67.63'	N11° 44' 09"W
E124	410.00'	N78° 15' 51"E
E125	95.24'	S11° 44' 09"E
E126	140.91'	S36° 55' 24"W
E127	98.25'	S61° 32' 06"E
E128	353.08'	N78° 15' 51"E
E129	240.00'	N78° 15' 51"E
E130	70.00'	N11° 44' 09"W
E131	76.16'	N55° 03' 56"E
E132	150.80'	N78° 15' 51"E
E133	169.74'	N26° 52' 22"E
E134	557.56'	S11° 44' 09"E
E135	201.71'	S08° 41' 07"E
E136	89.15'	S78° 15' 51"W
E137	15.00'	N11° 44' 09"W
E138	74.93'	N78° 15' 51"E
E139	187.09'	N08° 41' 07"W
E140	562.41'	N11° 44' 09"W

Easement Line Table		
Line #	Length	Direction
E141	163.02'	S26° 52' 22"W
E142	96.58'	S35° 32' 49"E
E143	20.61'	S35° 32' 49"E
E144	64.58'	N68° 24' 47"E
E145	121.54'	S19° 56' 06"E
E146	133.36'	S19° 56' 06"E
E147	200.56'	S64° 02' 22"E
E148	20.00'	N25° 57' 38"E
E149	200.21'	S64° 02' 22"E
E150	64.92'	N68° 24' 47"E
E151	103.42'	N76° 18' 32"E
E152	19.07'	N76° 12' 25"E
E153	96.35'	S72° 42' 44"E
E154	95.72'	S17° 58' 47"E
E155	181.31'	S50° 34' 47"E

Boundary Curve Table						
Curve #	Length	Radius	Delta	Tangent	Chord	Bearing
C1	83.71'	470.00'	10° 12' 17"	41.97'	83.60'	S6° 39' 17"E
C2	192.82'	600.00'	18° 24' 45"	97.25'	191.99'	S2° 31' 47"E
C3	184.37'	370.00'	28° 33' 02"	94.14'	182.47'	N7° 35' 55"W
C4	58.45'	430.00'	7° 47' 19"	29.27'	58.41'	S17° 58' 47"E
C5	7.88'	85.00'	5° 18' 30"	3.94'	7.87'	N34° 37' 28"E
C6	153.80'	215.00'	40° 59' 08"	80.35'	150.54'	N57° 46' 17"E
C7	68.59'	470.00'	08° 21' 39"	34.35'	68.52'	N02° 37' 41"E
C8	171.54'	530.00'	18° 32' 40"	86.53'	170.79'	N02° 27' 49"W
C9	482.94'	530.00'	52° 12' 29"	259.69'	466.40'	N37° 50' 24"W

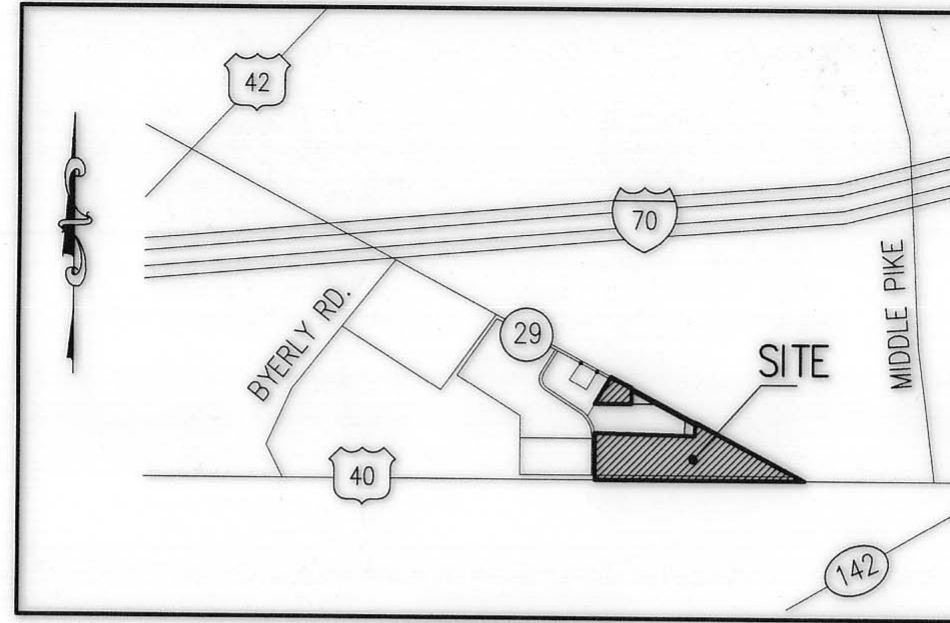
201800004705
 Filed for Record in
 MADISON COUNTY, OHIO
 CHARLES E REED, RECORDER
 10-05-2018 At 09:16 am.
 PLAT 43.60

B-418



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 118.117 ACRES OF LAND COMPRISED OF ALL OF THAT 103.128 ACRE TRACT AS DESCRIBED IN A DEED TO DUKE CONSTRUCTION LIMITED PARTNERSHIP, AN INDIANA LIMITED PARTNERSHIP, OF RECORD IN OFFICIAL RECORD BOOK 340, PAGE 1240, ALSO BEING PARCEL No. 10-02010.000; AND ALL OF THAT 0.135 ACRE TRACT AS DESCRIBED IN A DEED TO DUKE CONSTRUCTION LIMITED PARTNERSHIP, AN INDIANA LIMITED PARTNERSHIP, OF RECORD IN OFFICIAL RECORD BOOK 340, PAGE 1253, ALSO BEING PARCEL No. 10-02010.001; AND ALL OF THAT 13.692 ACRE TRACT AS DESCRIBED IN A DEED TO DUKE REALTY OHIO, OF RECORD IN OFFICIAL BOOK 310, PAGE 2180, ALSO BEING PARCEL No. 10-02010.015; AND A REPLAT OF THAT RESERVE "D" BEING A 1.162 ACRE TRACT AS DESCRIBED IN A DEED TO PARK 70 AT WEST JEFFERSON OWNERS' ASSOCIATION, OF RECORD IN A OFFICIAL RECORD BOOK 339, PAGE 2653, ALSO BEING PARCEL 10-02010.014; ALL REFERENCES TO RECORDS ARE ON FILE IN THE RECORDER'S OFFICE, MADISON COUNTY, OHIO.

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



VICINITY MAP
NOT TO SCALE

THE UNDERSIGNED, DUKE CONSTRUCTION LIMITED PARTNERSHIP, AN INDIANA LIMITED PARTNERSHIP; PARK 70 AT WEST JEFFERSON OWNERS' ASSOCIATION, INC.; AND DUKE REALTY OHIO, AN INDIANA GENERAL PARTNERSHIP, DULY AUTHORIZED IN THE PREMISES, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS "PARK 70 AT WEST JEFFERSON - PHASE VI", AND DO HEREBY DEDICATE TO PUBLIC USE AS SUCH THAT PART OF STATE ROUTE 29 AND STATE ROUTE 40 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.

ALL STORM EASEMENTS, STORMWATER POND EASEMENTS AND GROUNDWATER RECHARGE EASEMENTS 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.

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.
- NOTHING HEREIN CONTAINED SHALL CREATE ANY RIGHTS TO THE PUBLIC.

IN WITNESS WHEREOF, THE UNDERSIGNED, HAS HEREUNTO SET HIS HAND THIS 13th DAY OF Sept., 2018.



DEENA E. GRIEST
NOTARY PUBLIC
FOR THE
STATE OF OHIO
My Commission Expires
May 29, 2022

STATE OF OHIO
COUNTY OF FRANKLIN

DUKE REALTY OHIO, AN INDIANA GENERAL PARTNERSHIP
BY: DUKE BUSINESS CENTERS CORPORATION AND INDIANA CORPORATION, ITS GENERAL PARTNER

BY: Charlie Podell
CHARLIE PODELL
SENIOR VICE PRESIDENT, REGIONAL

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, CHARLIE PODELL, THE SENIOR VICE PRESIDENT, REGIONAL DUKE REALTY OHIO, AN INDIANA GENERAL PARTNERSHIP, THE GENERAL PARTNER OF DUKE BUSINESS CENTERS CORPORATION AND INDIANA CORPORATION, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT ON BEHALF OF SAID CORPORATION AND GENERAL PARTNERSHIP.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL
THIS 13th DAY OF September, 2018.

MY COMMISSION EXPIRES 5/29/2022

Deena E. Griest
NOTARY PUBLIC, STATE OF OHIO

IN WITNESS WHEREOF, THE UNDERSIGNED, HAS HEREUNTO SET HIS HAND THIS 13th DAY OF Sept., 2018.



DEENA E. GRIEST
NOTARY PUBLIC
FOR THE
STATE OF OHIO
My Commission Expires
May 29, 2022

STATE OF OHIO
COUNTY OF FRANKLIN

DUKE CONSTRUCTION LIMITED PARTNERSHIP, AN INDIANA LIMITED PARTNERSHIP

BY: DUKE BUSINESS CENTERS CORPORATION AND INDIANA CORPORATION, ITS GENERAL PARTNER

BY: Charlie Podell
CHARLIE PODELL
SENIOR VICE PRESIDENT, REGIONAL

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, CHARLIE PODELL, THE SENIOR VICE PRESIDENT, REGIONAL OF DUKE CONSTRUCTION LIMITED PARTNERSHIP, AN INDIANA LIMITED PARTNERSHIP, THE GENERAL PARTNER OF DUKE BUSINESS CENTERS CORPORATION AND INDIANA CORPORATION, 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 13th DAY OF September, 2018.

MY COMMISSION EXPIRES 5/29/2022

Deena E. Griest 9/13/18
NOTARY PUBLIC, STATE OF OHIO DATE

APPROVED AND ACCEPTED THIS 9th DAY OF April, 2018, BY ORDINANCE NO. 18-027 WHEREIN THAT PORTION OF S.R. ROUTE 29 AND U.S. 40 AS DEDICATED HEREON IS ACCEPTED AS SUCH BY THE COUNCIL OF THE VILLAGE OF WEST JEFFERSON, OHIO.

APPROVED THIS 17th DAY OF September, 2018.

500 [Signature]
SERVICE DIRECTOR, VILLAGE OF WEST JEFFERSON

APPROVED THIS 17th DAY OF September, 2018.

[Signature]
PLANNING AND ZONING CHAIRMAN,
VILLAGE OF WEST JEFFERSON

APPROVED THIS 17th DAY OF September, 2018.

[Signature]
VILLAGE ENGINEER

West Jefferson
10/5/18 PSD
Lot 18* (12.876)
0.816 10-02010.015 -> Ded. Row
Acreage Res D Park 70 at West Ph 5 10-02010.014 -> Ded. Row
Acreage 10.955 -> Ded. Row
Residual 92.173 10-02010.000
Lot 17* (8.968)
Residual 83.205 10-02010.000
Acreage Pt Res. A (0.135) 10-02011.001

Ray A. Martin
MAYOR, VILLAGE OF WEST JEFFERSON
Deborah J. Di Leo
CLERK-TREASURER, VILLAGE OF WEST JEFFERSON

THIS PLAT SHALL NOT BE TRANSFERRED OR RECORDED UNTIL ALL ABOVE REQUIRED SIGNATURES ARE PLACED ON THIS PLAT
* = Park 70 at West Jefferson Ph 6

TRANSFERRED THIS 5th DAY OF October, 2018.

Jennifer S. Hunter
COUNTY AUDITOR

FILED FOR RECORD THIS 5th DAY OF OCTOBER, 2018, AT 9:16am

201800004702
Filed for Record in
MADISON COUNTY, OHIO
CHARLES E REED, RECORDER
10-05-2018 At 09:16 am.
PLAT
43.60

FILED FOR RECORD THIS 5th DAY OF OCTOBER, 2018.

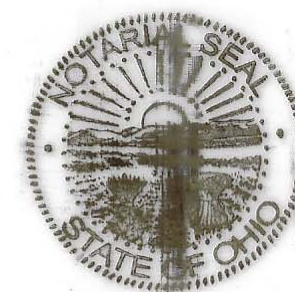
PLAT RECORD B-415-418

Charles E. Reed
COUNTY RECORDER

Cindy Andrews
DEPUTY RECORDER

WE DO HEREBY CERTIFY THAT THE FOREGOING PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES IN MAY 2018 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.

AG 9-7-2018
ANDREW G. PLANET
PROFESSIONAL SURVEYOR NO. 7812



DEENA E. GRIEST
NOTARY PUBLIC
FOR THE
STATE OF OHIO
My Commission Expires
May 29, 2022

ACREAGE TABLE - PHASE VI	
LOT NO. 16	83.340 ACRES
LOT NO. 17	8.968 ACRES
LOT NO. 18	12.876 ACRES
S.R. 29 - DEDICATION	8.496 ACRES
U.S. 40 - DEDICATION	4.437 ACRES



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