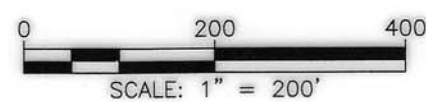


BASIS OF BEARING

BASIS OF BEARINGS: THE BEARINGS DESCRIBED HEREIN ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83. SAID BEARINGS ORIGINATED FROM A FIELD TRAVERSE WHICH WAS REFERENCED TO SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE OHIO DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK. THE PORTION OF THE CENTERLINE OF PARK WEST DRIVE, HAVING A BEARING OF SOUTH 75°32'26" EAST AND MONUMENTED AS DESCRIBED HEREIN, IS DESIGNATED THE "BASIS OF BEARING" FOR THIS SURVEY.



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
- P.R.O. = PRESENT RIGHT OF WAY OCCUPIED
- R/W - RIGHT OF WAY
- ℓ - PROPERTY LINE
- "R~H" - "ROLLING~HOCEVAR"

SOURCE DOCUMENTS

MADISON COUNTY SURVEY RECORDS
 JE-26, JE-39C, 5-10, 39-12, 42-08, 48-19, 50-13, 64-12
 PLAT RECORD B354 - B355
 PLAT RECORD B363 - B369
 PLAT RECORD B374 - B378
 PLAT RECORD B434 - B435
 PLAT RECORD B481 - B484

OWNERSHIP INFORMATION

- | | |
|--|--|
| A.) P.N. 05-00153.00
MARCUS POLOVICK
OR BOOK 413, PG. 43 | E.) P.N. 05-00041.000 &
P.N. 05-00040.000
BURNIN HOT LLC
OR BOOK 412, PG. 1014 |
| B.) P.N. 05-00392.000 &
P.N. 05-00393.000
LINDA LOU KOLLAR
OR BOOK 349, PG. 1503 | F.) P.N. 05-00365.000,
P.N. 05-00366.000 &
P.N. 05-00367.000
AYD, LLC
OR BOOK 398, PG. 68 |
| C.) P.N. 05-00216.00 &
P.N. 05-00217.00
GLEN W. NITCHMAN &
MARTI A. NITCHMAN
OR BOOK 133, PG. 1470 | G.) P.N. 05-00364.000
AYD, LLC
OR BOOK 398, PG. 68 |
| D.) P.N. 05-00238.00 &
P.N. 05-00239.00
ERIC JOHNSON
OR BOOK 308, PG. 1590 | H.) P.N. 05-00296.002
OHIO EDISON COMPANY
3.7460 ACRES
O.R. BOOK 254, PAGE 1263
01/25/2010 |

PID: 16-00021.002
 (PT. OF 62.715 ACRE - ORIGINAL)
 NLP III PARK WEST, LLC
 59.138 ACRES
 O.R. BOOK 389, PG. 575
 08/31/2021

DEDICATION AND QUITCLAIM DEED
 OF PUBLIC RIGHT-OF-WAY
 O.R. BOOK 405, PAGE 1131

COMMERCE PARKWAY
 WIDTH VARIES - PUBLIC

PARK WEST DRIVE 60'
 (PLAT CABINET B, SLIDE 434-435)
 PUBLIC

NATIONAL ROAD (U.S. ROUTE 40)
 WIDTH VARIES - PUBLIC

COLUMBUS LOGISTICS PARK WEST
 PHASE II

SHEET
2
 OF
 7

PID: 10-02020.011
 TARGET CORPORATION
 46.626 Ac.
 OR BOOK 274, PG. 1198
 08/03/2022

PID: 10-02020.009
 SFG WEST JEFFERSON LLC
 22.745 Ac.
 OR BOOK 404, PG. 205
 08/03/2022

PID: 12-00001.001
 SFG WEST JEFFERSON LLC
 33.225 Ac.
 OR BOOK 404, PG. 205
 08/03/2022

PID: 12-00001.000
 WEST JEFF PARTNERS, LLC
 45.61 ACRES
 O.R. BOOK 240, PG. 2020
 06/26/2008

LOT 4
 40.697 ACRES
 40.697 ACRES - TOTAL
 16.043 ACRES IN P.N. 16-00021.000
 24.654 ACRES IN P.N. 34-00004.000

LOT 5
 3.656 ACRES
 3.656 ACRES - TOTAL
 3.656 ACRES IN P.N. 16-00021.000

LOT 3
 74.201 ACRES
 74.201 ACRES - TOTAL
 42.167 ACRES IN P.N. 16-00023.000
 32.034 ACRES IN P.N. 16-00021.000

PID: 34-00004.000
 COLUMBUS LOGISTICS PARK WEST LAND II, LLC
 24.654 ACRES
 (PART OF ORIGINAL 77.124 ACRES)
 O.R. BOOK 409, PAGE 1055
 01/03/2023

PID: 16-00021.000
 COLUMBUS LOGISTICS PARK WEST LAND II, LLC
 52.470 ACRES
 (PART OF ORIGINAL 77.124 ACRES)
 O.R. BOOK 409, PAGE 1055
 01/03/2023

PID: 16-00023.000
 COLUMBUS LOGISTICS PARK WEST LAND II, LLC
 O.R. BOOK 410, PG. 1668
 02/09/2023

LOT 2
 42.167 ACRES
 COLUMBUS LOGISTICS PARK PHASE I
 PLAT RECORD B481-B484

PROPOSED DRAINAGE EASEMENT
 20.454 ACRES (890,969 S.F.)
 (SEE SHEET 6)

PROPOSED UTILITY EASEMENT NO. 1
 1.080 ACRES (47,061 S.F.)
 (SEE SHEET 4)

PROPOSED ROAD EASEMENT
 1.536 ACRES (66,898 S.F.)
 (SEE SHEET 4)

PROPOSED DRAINAGE EASEMENT
 20.454 ACRES (890,969 S.F.)
 (SEE SHEET 6)

"R~H" @ CORNER
 "COTTRILL" 3.1' EAST

SEE DETAIL "B"
 SHT. 3

NATIONAL ROAD (U.S. ROUTE 40)
 - DEDICATION = 0.736 ACRES

▨ - R.O.W. DEDICATION
 U.S. ROUTE 40

▨ - PROPOSED UTILITY EASEMENT

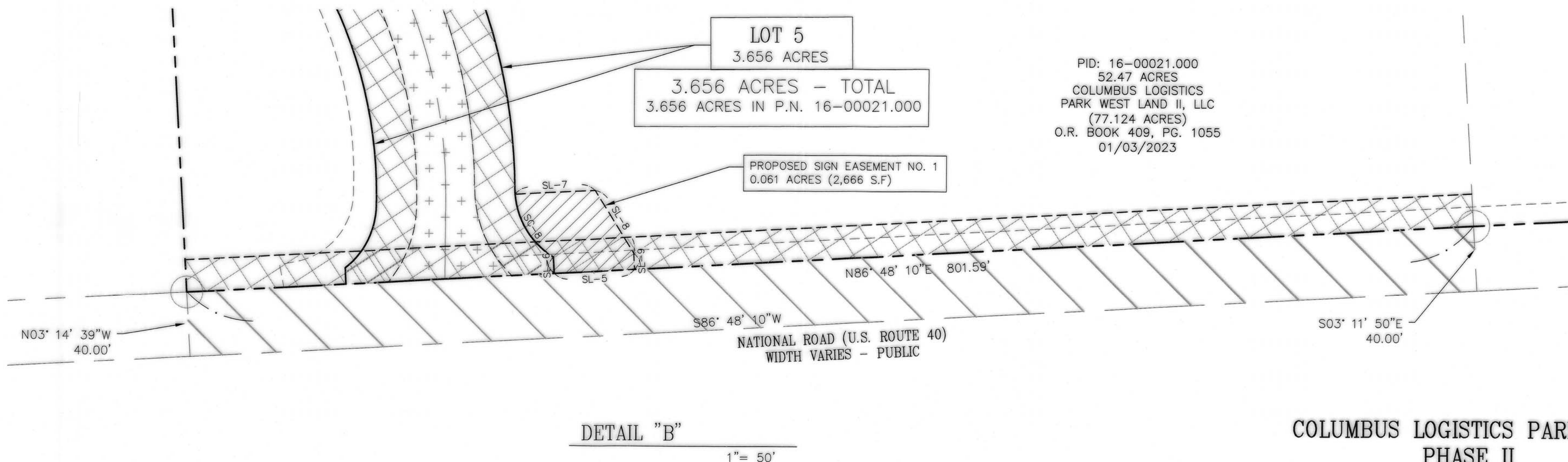
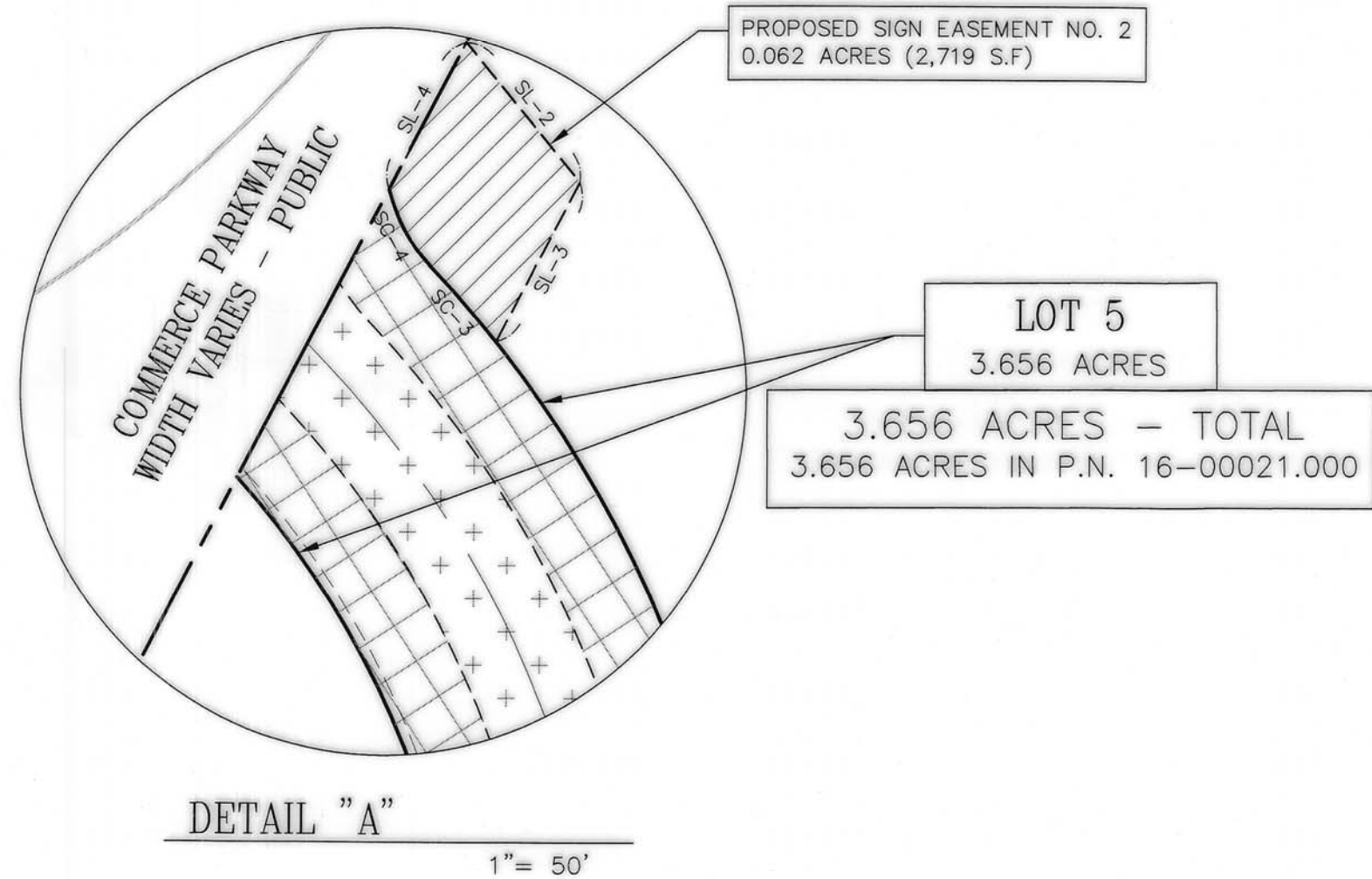
2024-1227
 Filed for Record in
 MADISON COUNTY, OH
 RACHEL FISHER, COUNTY RECORDER
 03/27/2024 08:10:42 AM
 PLAT - 443.00
 Total Pages: 1 B-514

Line #	Length	Direction
SL-2	54.33'	S39° 24' 01"E
SL-3	54.33'	S27° 33' 54"W
SL-4	50.00'	N27° 33' 54"E
SL-5	50.00'	S86° 48' 10"W
SL-6	10.05'	N03° 11' 50"W
SL-7	49.86'	N86° 48' 10"E
SL-8	45.61'	S31° 55' 07"E
SL-9	10.00'	S03° 11' 50"E

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
SC-3	30.52'	358.00'	004° 53' 03"	N41° 11' 07"W	30.51'	15.27'
SC-4	26.31'	50.00'	030° 08' 51"	N28° 27' 26"W	26.01'	13.47'
SC-8	47.24'	50.00'	054° 08' 01"	N31° 47' 25"W	45.50'	25.55'

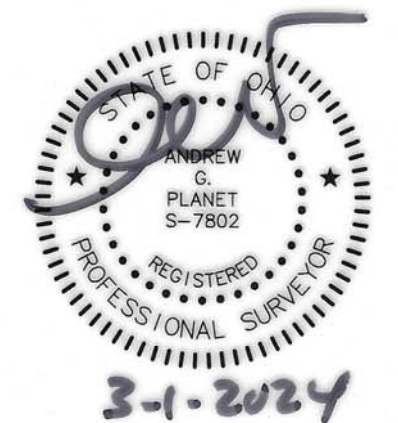
Line #	Length	Direction
L1	50.00'	S14° 27' 34"W
L2	1309.41'	S75° 32' 26"E
L3	19.52'	S36° 27' 08"E
L4	637.62'	S14° 27' 34"W
L5	378.41'	S86° 41' 57"W
L6	1586.95'	S86° 48' 10"W
L7	10.05'	N03° 11' 50"W
L8	738.01'	N11° 58' 40"E
L9	173.57'	N27° 33' 54"E
L10	42.62'	N72° 42' 08"E
L11	806.33'	S62° 33' 13"E
L12	99.06'	S86° 48' 10"W
L13	273.22'	N03° 14' 39"W
L14	181.52'	N27° 33' 54"E
L15	738.01'	S11° 58' 40"W
L16	4.70'	S00° 15' 54"W
L17	10.00'	S03° 11' 50"E
L18	129.47'	S86° 48' 10"W
L19	98.12'	N27° 33' 54"E

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	24.17'	28.00'	049° 27' 30"	S50° 48' 41"E	23.43'	12.90'
C2	130.61'	92.00'	081° 20' 19"	S66° 45' 05"E	119.91'	79.05'
C3	239.92'	270.00'	050° 54' 42"	N10° 59' 47"W	232.10'	128.53'
C4	94.45'	548.00'	009° 52' 31"	N9° 31' 19"E	94.33'	47.34'
C5	51.88'	63.00'	047° 10' 56"	N28° 10' 31"E	50.43'	27.51'
C6	50.75'	50.00'	058° 09' 37"	S29° 46' 37"E	48.60'	27.81'
C7	347.14'	360.55'	055° 09' 51"	S28° 16' 44"E	333.88'	188.35'
C8	234.78'	272.00'	049° 27' 22"	S31° 07' 59"E	227.56'	125.27'
C9	141.05'	439.64'	018° 22' 57"	S2° 47' 11"W	140.45'	71.14'
C10	347.43'	358.00'	055° 36' 18"	S15° 49' 29"E	333.96'	188.77'
C11	26.31'	50.00'	030° 08' 51"	S28° 27' 26"E	26.01'	13.47'
C12	124.67'	550.00'	012° 59' 13"	N69° 02' 49"W	124.40'	62.60'
C13	257.44'	272.00'	054° 13' 43"	S15° 08' 12"E	247.94'	139.28'
C14	168.64'	525.64'	018° 22' 57"	S2° 47' 11"W	167.92'	85.05'
C15	309.01'	358.00'	049° 27' 22"	S31° 07' 59"E	299.51'	164.87'
C16	268.94'	274.55'	056° 07' 33"	S27° 47' 53"E	258.32'	146.37'
C17	45.04'	50.00'	051° 36' 41"	S26° 04' 15"W	43.53'	24.18'

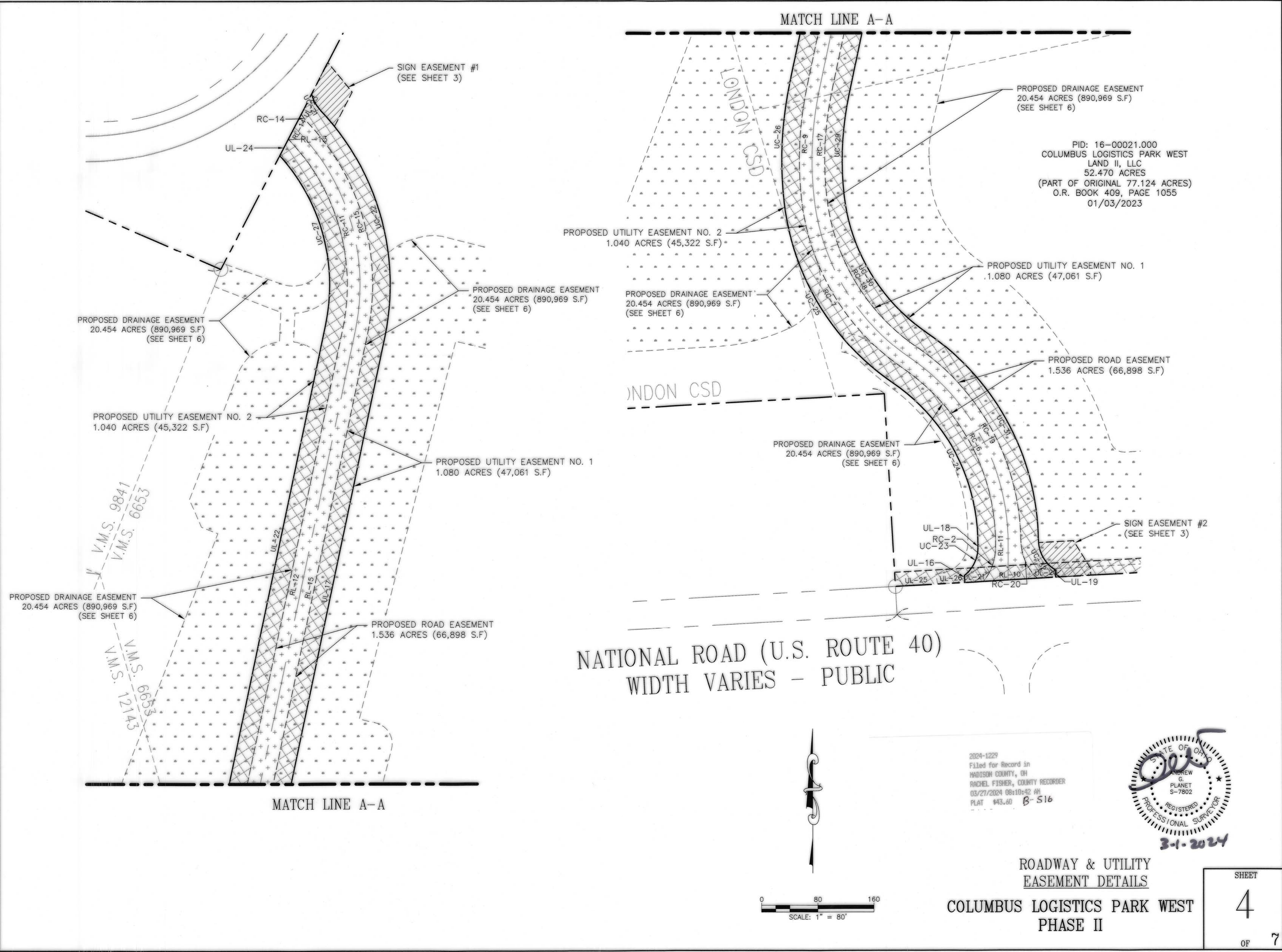


2024-1228
Filed for Record in
MADISON COUNTY, OH
RACHEL FISHER, COUNTY RECORDER
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PLAT #43.60 B-515

PID: 16-00021.000
52.47 ACRES
COLUMBUS LOGISTICS
PARK WEST LAND II, LLC
(77.124 ACRES)
O.R. BOOK 409, PG. 1055
01/03/2023



COLUMBUS LOGISTICS PARK WEST
PHASE II



MATCH LINE A-A

PID: 16-00021.000
 COLUMBUS LOGISTICS PARK WEST
 LAND II, LLC
 52.470 ACRES
 (PART OF ORIGINAL 77.124 ACRES)
 O.R. BOOK 409, PAGE 1055
 01/03/2023

PROPOSED UTILITY EASEMENT NO. 2
 1.040 ACRES (45,322 S.F.)

PROPOSED UTILITY EASEMENT NO. 1
 1.080 ACRES (47,061 S.F.)

PROPOSED DRAINAGE EASEMENT
 20.454 ACRES (890,969 S.F.)
 (SEE SHEET 6)

PROPOSED ROAD EASEMENT
 1.536 ACRES (66,898 S.F.)

INDON CSD

PROPOSED DRAINAGE EASEMENT
 20.454 ACRES (890,969 S.F.)
 (SEE SHEET 6)

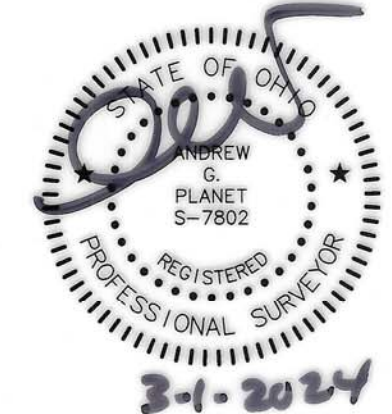
PROPOSED UTILITY EASEMENT NO. 1
 1.080 ACRES (47,061 S.F.)

SIGN EASEMENT #2
 (SEE SHEET 3)

NATIONAL ROAD (U.S. ROUTE 40)
 WIDTH VARIES - PUBLIC

MATCH LINE A-A

2024-1229
 Filed for Record in
 MADISON COUNTY, OH
 RACHEL FISHER, COUNTY RECORDER
 03/27/2024 08:10:42 AM
 PLAT 443.60 B-516



0 80 160
 SCALE: 1" = 80'

ROADWAY & UTILITY
 EASEMENT DETAILS
 COLUMBUS LOGISTICS PARK WEST
 PHASE II

SHEET
 4
 OF 7

ROAD EASEMENT DATA

Parcel Line Table		
Line #	Length	Direction
RL-10	76.63'	S86° 48' 10"W
RL-11	4.70'	N00° 15' 54"E
RL-12	738.01'	N11° 58' 40"E
RL-13	2.42'	N43° 32' 56"W
RL-14	39.60'	N27° 33' 54"E
RL-15	738.01'	S11° 58' 40"W

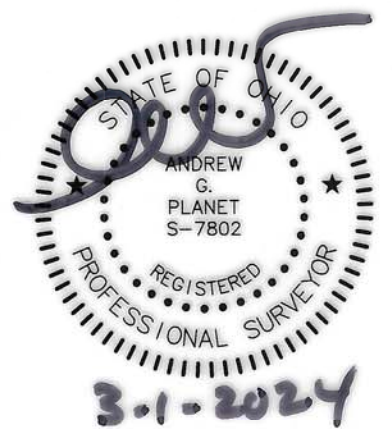
Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
RC-2	51.54'	75.00'	039° 22' 32"	N19° 57' 10"E	50.53'	26.84'
RC-6	293.43'	299.55'	056° 07' 33"	N27° 47' 53"W	281.84'	159.70'
RC-7	287.44'	333.00'	049° 27' 22"	N31° 07' 59"W	278.60'	153.36'
RC-9	160.62'	500.64'	018° 22' 57"	N2° 47' 11"E	159.94'	81.01'
RC-11	287.83'	297.00'	055° 31' 36"	N15° 47' 08"W	276.70'	156.35'
RC-14	14.85'	75.00'	011° 20' 53"	S37° 52' 30"E	14.83'	7.45'
RC-15	323.19'	333.00'	055° 36' 29"	S15° 49' 35"E	310.66'	175.60'
RC-17	149.07'	464.64'	018° 22' 57"	S2° 47' 11"W	148.44'	75.18'
RC-18	256.36'	297.00'	049° 27' 22"	S31° 07' 59"E	248.48'	136.78'
RC-19	323.07'	335.55'	055° 09' 51"	S28° 16' 44"E	310.73'	175.29'
RC-20	59.81'	75.00'	045° 41' 26"	S23° 32' 32"E	58.24'	31.60'

UTILITY EASEMENT DATA

Parcel Line Table		
Line #	Length	Direction
UL-16	10.00'	N03° 11' 50"W
UL-17	738.01'	S11° 58' 40"W
UL-18	4.70'	N00° 15' 54"E
UL-19	10.05'	S03° 11' 50"E
UL-20	26.48'	S86° 48' 10"W
UL-21	26.37'	S86° 48' 10"W
UL-22	738.01'	N11° 58' 40"E
UL-23	32.03'	N27° 33' 54"E
UL-24	26.50'	N27° 33' 54"E
UL-25	60.30'	N86° 48' 10"E
UL-26	38.77'	N86° 48' 10"E

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
UC-21	26.31'	50.00'	030° 08' 51"	S28° 27' 26"E	26.01'	13.47'
UC-22	347.43'	358.00'	055° 36' 18"	S15° 49' 29"E	333.96'	188.77'
UC-23	45.04'	50.00'	051° 36' 41"	N26° 04' 15"E	43.53'	24.18'
UC-24	268.94'	274.55'	056° 07' 33"	N27° 47' 53"W	258.32'	146.37'
UC-25	309.01'	358.00'	049° 27' 22"	N31° 07' 59"W	299.51'	164.87'
UC-26	168.64'	525.64'	018° 22' 57"	N2° 47' 11"E	167.92'	85.05'
UC-27	257.44'	272.00'	054° 13' 43"	N15° 08' 12"W	247.94'	139.28'
UC-29	141.05'	439.64'	018° 22' 57"	S2° 47' 11"W	140.45'	71.14'
UC-30	234.78'	272.00'	049° 27' 22"	S31° 07' 59"E	227.56'	125.27'
UC-31	347.14'	360.55'	055° 09' 51"	S28° 16' 44"E	333.88'	188.35'
UC-32	50.75'	50.00'	058° 09' 37"	S29° 46' 37"E	48.60'	27.81'

2024-1230
 Filed for Record in
 MADISON COUNTY, OH
 RACHEL FISHER, COUNTY RECORDER
 03/27/2024 09:10:42 AM
 PLAT #43.60
 Total Pages: 1 B-517



LINE & CURVE DATA - ROAD &
 UTILITY EASEMENTS
 COLUMBUS LOGISTICS PARK WEST
 PHASE II

COMMERCE PARKWAY
WIDTH VARIES
PUBLIC

PARK WEST DRIVE 60'
PUBLIC

NATIONAL ROAD (U.S. ROUTE 40)
WIDTH VARIES - PUBLIC

LOT 4
40.697 ACRES

LOT 5
3.656 ACRES

LOT 3
74.201 ACRES

PID: 16-00004.000
24.654 ACRES
COLUMBUS LOGISTICS
PARK WEST LAND II, LLC
(77.124 ACRES)
O.R. 409, PG. 1055
01/03/2023

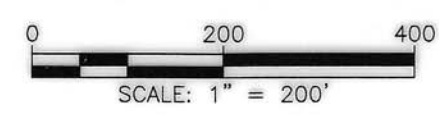
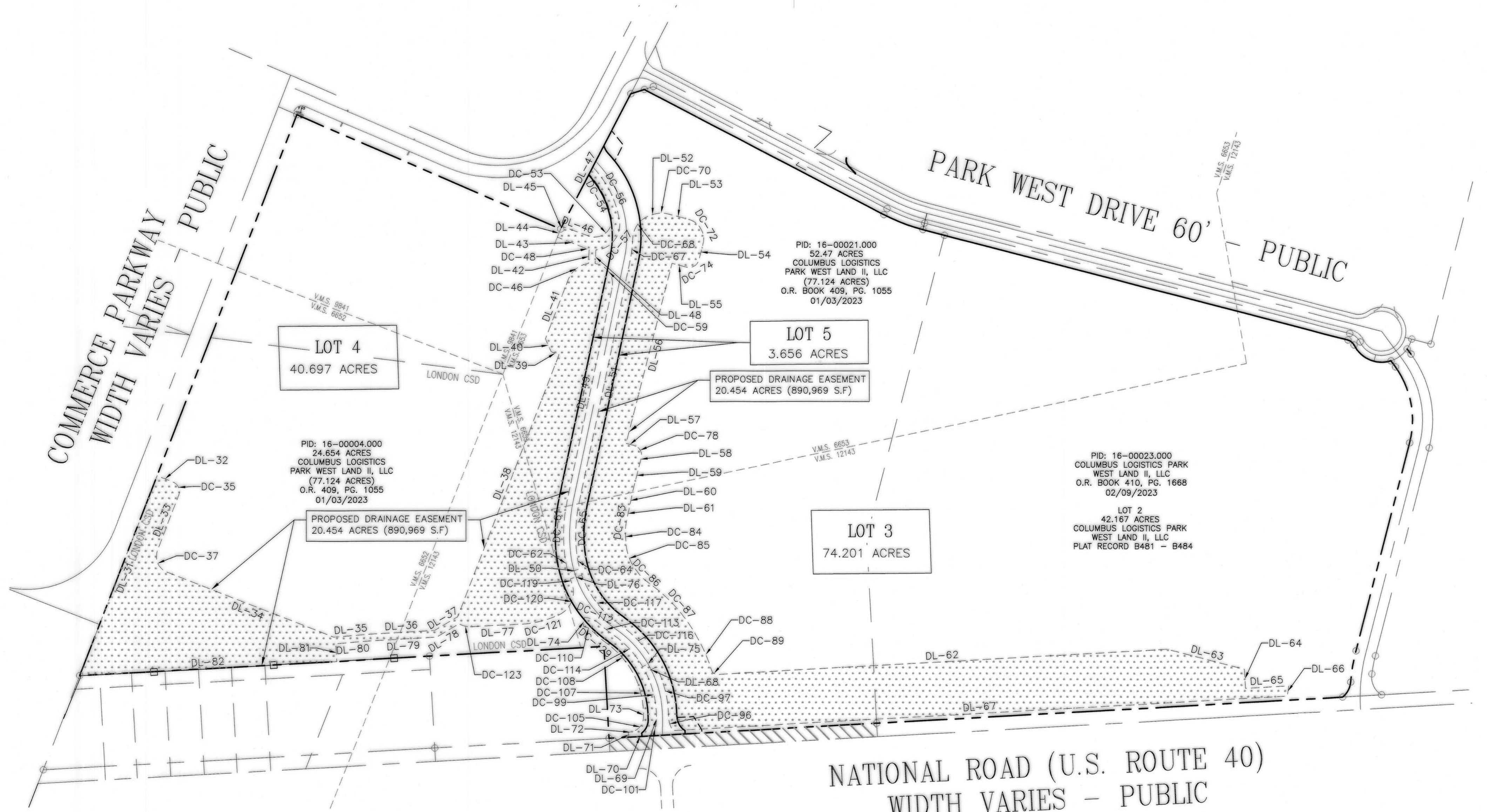
PID: 16-00021.000
52.47 ACRES
COLUMBUS LOGISTICS
PARK WEST LAND II, LLC
(77.124 ACRES)
O.R. BOOK 409, PG. 1055
01/03/2023

PID: 16-00023.000
COLUMBUS LOGISTICS PARK
WEST LAND II, LLC
O.R. BOOK 410, PG. 1668
02/09/2023

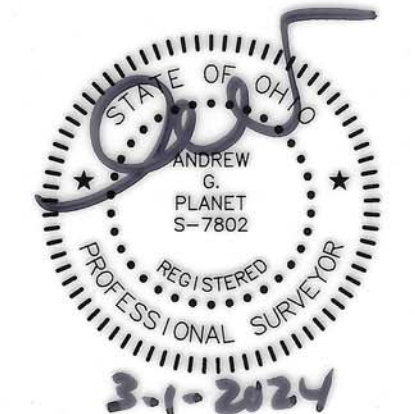
LOT 2
42.167 ACRES
COLUMBUS LOGISTICS PARK
WEST LAND II, LLC
PLAT RECORD B481 - B484

PROPOSED DRAINAGE EASEMENT
20.454 ACRES (890,969 S.F)

PROPOSED DRAINAGE EASEMENT
20.454 ACRES (890,969 S.F)



2024-1231
Filed for Record in
MADISON COUNTY, OH
RACHEL FISHER, COUNTY RECORDER
03/27/2024 08:10:42 AM
PLAT #43.60 B-518



DRAINAGE EASEMENT DETAIL
COLUMBUS LOGISTICS PARK WEST
PHASE II

SHEET
6
OF
7

Drainage Easement Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
DC-35	47.12'	30.00'	090° 00' 00"	S23° 47' 46"E	42.43'	30.00'
DC-37	78.54'	50.00'	090° 00' 00"	S23° 47' 46"E	70.71'	50.00'
DC-46	79.97'	75.00'	061° 05' 34"	N51° 45' 01"E	76.24'	44.26'
DC-48	10.84'	75.00'	008° 16' 43"	N72° 56' 07"W	10.83'	5.43'
DC-53	106.26'	50.00'	121° 45' 45"	N48° 29' 24"E	87.36'	89.76'
DC-54	144.42'	275.01'	030° 05' 18"	N27° 26' 09"W	142.76'	73.92'
DC-56	181.12'	297.00'	034° 56' 30"	S26° 32' 36"E	178.33'	93.48'
DC-57	126.53'	75.00'	096° 39' 30"	S39° 15' 24"W	112.05'	84.26'
DC-59	98.92'	60.00'	094° 27' 29"	S35° 15' 05"E	88.09'	64.86'
DC-61	160.62'	500.64'	018° 22' 57"	S2° 47' 11"W	159.94'	81.01'
DC-62	55.86'	333.00'	009° 36' 42"	S11° 12' 39"E	55.80'	28.00'
DC-64	48.72'	297.00'	009° 23' 58"	N11° 06' 17"W	48.67'	24.42'
DC-65	149.07'	464.64'	018° 22' 57"	N2° 47' 11"E	148.44'	75.18'
DC-67	62.24'	333.00'	010° 42' 34"	N6° 37' 23"E	62.15'	31.21'
DC-68	94.89'	75.00'	072° 29' 37"	N37° 30' 54"E	88.69'	54.99'
DC-70	40.18'	75.00'	030° 41' 51"	N89° 06' 38"E	39.70'	20.59'
DC-72	94.27'	59.96'	090° 04' 53"	S30° 32' 26"E	84.85'	60.04'
DC-74	47.12'	30.00'	090° 00' 00"	S59° 27' 34"W	42.43'	30.00'
DC-78	47.12'	30.00'	089° 59' 59"	S30° 32' 26"E	42.43'	30.00'
DC-83	41.30'	248.15'	009° 32' 13"	S8° 43' 42"W	41.26'	20.70'

Drainage Easement Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
DC-84	40.60'	541.14'	004° 17' 57"	S2° 48' 32"E	40.59'	20.31'
DC-85	90.66'	145.44'	035° 42' 53"	S22° 00' 14"E	89.20'	46.86'
DC-86	47.94'	145.04'	018° 56' 12"	S45° 23' 35"E	47.72'	24.19'
DC-87	229.00'	482.88'	027° 10' 21"	S41° 29' 36"E	226.87'	116.70'
DC-88	96.74'	482.48'	011° 29' 16"	S23° 20' 48"E	96.58'	48.53'
DC-89	26.39'	20.00'	075° 36' 36"	S55° 24' 28"E	24.52'	15.52'
DC-96	44.85'	75.00'	034° 15' 43"	N17° 49' 40"W	44.18'	23.12'
DC-97	153.44'	335.55'	026° 12' 01"	N13° 47' 49"W	152.11'	78.09'
DC-99	140.98'	299.55'	026° 57' 57"	S13° 13' 05"E	139.68'	71.82'
DC-101	51.54'	75.00'	039° 22' 32"	S19° 57' 10"W	50.53'	26.84'
DC-105	60.18'	43.89'	078° 33' 53"	N40° 06' 58"E	55.57'	35.90'
DC-107	114.82'	260.45'	025° 15' 29"	N14° 08' 58"W	113.89'	58.36'
DC-108	126.24'	269.96'	026° 47' 36"	N41° 07' 01"W	125.09'	64.30'
DC-110	32.49'	46.96'	039° 38' 10"	N62° 33' 11"W	31.84'	16.92'
DC-112	50.61'	75.00'	038° 39' 38"	S66° 36' 11"E	49.65'	26.31'
DC-113	49.91'	333.00'	008° 35' 18"	S51° 34' 01"E	49.87'	25.00'
DC-114	132.45'	299.55'	025° 20' 02"	S43° 11' 39"E	131.37'	67.32'
DC-116	149.62'	335.55'	025° 32' 53"	N43° 05' 13"W	148.38'	76.08'
DC-117	187.63'	297.00'	036° 11' 51"	N37° 45' 44"W	184.53'	97.07'
DC-119	12.24'	333.00'	002° 06' 24"	S20° 30' 42"E	12.24'	6.12'

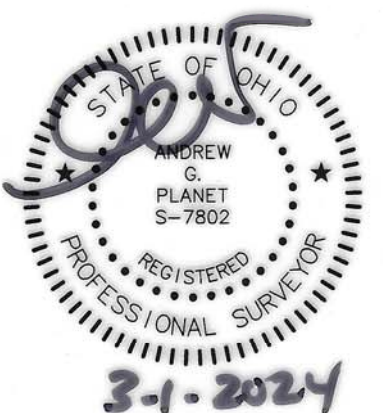
Drainage Easement Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
DC-120	113.95'	75.00'	087° 03' 16"	S21° 57' 44"W	103.30'	71.24'
DC-121	111.60'	300.00'	021° 18' 48"	S76° 08' 46"W	110.95'	56.45'
DC-123	40.62'	75.00'	031° 01' 40"	N77° 41' 01"W	40.12'	20.82'
DC-129	54.97'	361.29'	008° 43' 05"	N50° 00' 41"W	54.92'	27.54'

Drainage Easement Line Table		
Line #	Length	Direction
DL-31	636.89'	N21° 12' 14"E
DL-32	51.00'	S68° 47' 46"E
DL-33	175.87'	S21° 12' 14"W
DL-34	532.75'	S68° 47' 46"E
DL-35	104.55'	N85° 34' 53"E
DL-36	196.38'	N86° 48' 10"E
DL-37	79.63'	N59° 18' 37"E
DL-38	834.88'	N21° 12' 14"E
DL-39	25.00'	N68° 47' 46"W
DL-40	42.43'	N23° 47' 46"W
DL-41	189.00'	N21° 12' 14"E
DL-42	42.31'	N02° 43' 11"E
DL-43	90.27'	N68° 47' 46"W
DL-44	26.00'	N21° 12' 14"E
DL-45	8.88'	N27° 33' 54"E
DL-46	86.63'	S70° 37' 44"E
DL-47	23.29'	N27° 33' 54"E
DL-48	40.46'	S02° 43' 11"W
DL-49	645.35'	S11° 58' 40"W
DL-50	36.02'	N72° 13' 56"E

Drainage Easement Line Table		
Line #	Length	Direction
DL-51	738.01'	N11° 58' 40"E
DL-52	11.83'	N73° 45' 43"E
DL-53	64.21'	S75° 32' 26"E
DL-54	48.91'	S14° 27' 34"W
DL-55	45.00'	N75° 32' 26"W
DL-56	552.00'	S14° 27' 34"W
DL-57	25.00'	S75° 32' 26"E
DL-58	9.09'	S14° 27' 34"W
DL-59	90.00'	S14° 27' 34"W
DL-60	62.84'	S12° 01' 27"W
DL-61	16.46'	S12° 52' 21"W
DL-62	1342.28'	N86° 47' 14"E
DL-63	238.23'	S75° 32' 26"E
DL-64	56.88'	S03° 12' 46"E
DL-65	129.47'	N86° 47' 14"E
DL-66	30.69'	S08° 56' 06"W
DL-67	1836.12'	S86° 47' 14"W
DL-68	36.02'	S61° 28' 13"W
DL-69	4.70'	S00° 15' 54"W
DL-70	65.14'	S86° 48' 10"W

Drainage Easement Line Table		
Line #	Length	Direction
DL-71	14.22'	N10° 35' 10"W
DL-72	10.00'	N79° 24' 50"E
DL-73	15.79'	N00° 12' 03"E
DL-74	27.34'	N07° 32' 45"E
DL-75	36.02'	N61° 28' 13"E
DL-76	36.02'	S72° 13' 56"W
DL-77	150.75'	S86° 48' 10"W
DL-78	77.40'	S59° 18' 37"W
DL-79	201.06'	S86° 48' 10"W
DL-80	99.86'	S85° 34' 53"W
DL-81	52.87'	S03° 11' 50"E
DL-82	766.78'	S86° 48' 10"W

2024-1232
 Filed for Record in
 MADISON COUNTY, OH
 RACHEL FISHER, COUNTY RECORDER
 03/27/2024 08:10:42 AM
 PLAT #43.60
 Total Pages: 1 *B-519*



LINE & CURVE DATA -
 DRAINAGE EASEMENT
 COLUMBUS LOGISTICS PARK WEST
 PHASE II

THE UNDERSIGNED, COLUMBUS LOGISTICS PARK WEST LAND II, LLC, OWNER OF THE LANDS PLATTED HEREIN ("REAL ESTATE"), DOES HEREBY PLAT AND SUBDIVIDE THE REAL ESTATE, WHICH SHALL BE KNOWN AND DESIGNATED AS COLUMBUS LOGISTICS PARK WEST PHASE II, IN ACCORDANCE WITH THE PLAT. OWNER OF THE LANDS PLATTED HEREON, BEING DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ALL OF LOT 3, ALL OF LOT 4, AND ALL OF LOT 5 AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO THE PUBLIC USE AS SUCH, ALL OF "NATIONAL ROAD (U.S. ROUTE 40)".

WITHOUT LIMITING THE TERMS, CONDITIONS AND OBLIGATIONS AS SET FORTH IN THAT CERTAIN DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS RESTRICTIONS, RESERVATIONS AND EASEMENTS FOR COLUMBUS LOGISTICS PARK WEST PHASE II AS DOCUMENT NO. _____ IN OFFICIAL RECORD _____, PAGE _____, 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.

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 COMMERCE PARKWAY, NATIONAL ROAD (U.S. ROUTE 40), 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 THEIR HAND THIS 13th DAY OF March, 2024

NAME: [Signature]
TITLE: Authorized Representative

STATE OF Indiana)
COUNTY OF Madison) SS:

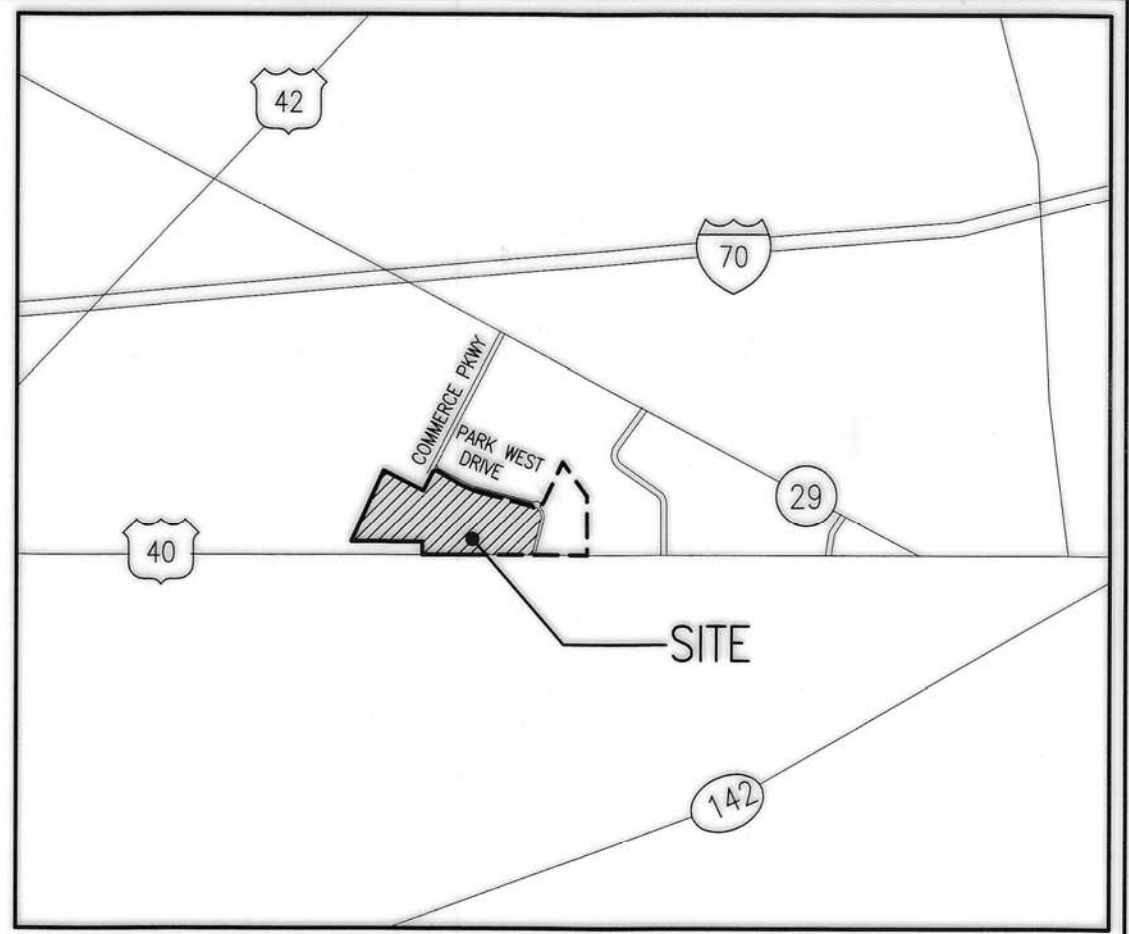
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, Grant Goldman, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL
THIS 13th DAY OF March, 2024
MY COMMISSION EXPIRES 1/08/2031
Amie Lopresti
NOTARY PUBLIC, STATE OF Indiana DATE 3/14/24



SUBDIVISION OF COLUMBUS LOGISTICS PARK WEST PHASE II

SITUATED IN THE STATE OF OHIO, COUNTY OF MADISON, VILLAGE OF WEST JEFFERSON, AND PART OF VIRGINIA MILITARY SURVEY NUMBERS 6652, 6653, 9841, AND 12143, BEING A RE-SUBDIVISION OF LOT 2, AS DELINEATED ON THE PLAT "COLUMBUS LOGISTICS PARK PHASE I" OF RECORD IN B481 THROUGH B484 AS DESCRIBED IN A DEED TO COLUMBUS LOGISTICS PARK WEST LAND II, LLC OF RECORD IN OFFICIAL RECORD BOOK 410, PAGE 1668 AND ALL OF A 77.124 ACRE TRACT AS DESCRIBED IN A DEED TO COLUMBUS LOGISTICS PARK WEST LAND II, LLC OF RECORD IN OFFICIAL RECORD BOOK 409, PAGE 1055, ALL REFERENCES TO RECORDS ARE ON FILE IN THE RECORDER'S OFFICE, MADISON COUNTY, OHIO.



VICINITY MAP
NOT TO SCALE

ACREAGE TABLE - PHASE II	
LOT 3	74.201 ACRES
LOT 4	40.697 ACRES
LOT 5	3.656 ACRES
NATIONAL ROAD (U.S. 40) DEDICATION	0.736 ACRES
TOTAL SUBDIVISION	119.290 ACRES

DESCRIPTION ACCEPTABLE MADISON COUNTY ENGINEER
DATE: 3-26-24 by VE
ACREAGE: 32.034
RESIDUAL: 20.436
Ac. 42.167
Combine 32.034 + 42.167 and is 74.201 Lot 3
Ac. 16.043 PT Lot 4
Res. 4.393
Ac. 24.654 PT Lot 4
Ac. 3.656 Lot 5
Res. 0.737
Ac. 0.737 and is 0.736 Dedicated Row

APPROVED AND ACCEPTED THIS 5th DAY OF March, 2024, BY RESOLUTION NO. 24-019, WHEREIN THAT PORTION OF NATIONAL ROAD (U.S. ROUTE 40) AS DEDICATED HEREON IS ACCEPTED AS SUCH BY THE COUNCIL OF THE VILLAGE OF WEST JEFFERSON, OHIO.

APPROVED THIS 15th DAY OF March, 2024.
[Signature]
SERVICE DIRECTOR, VILLAGE OF WEST JEFFERSON

APPROVED THIS 15th DAY OF MARCH, 2024.
[Signature]
DIRECTOR OF DEVELOPMENT, VILLAGE OF WEST JEFFERSON

APPROVED THIS 15th DAY OF MARCH, 2024.
[Signature]
MAYOR, VILLAGE OF WEST JEFFERSON

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

TRANSFERRED THIS 16th DAY OF March, 2024.
[Signature]
COUNTY AUDITOR
[Signature]
by [Signature]

FILED FOR RECORD THIS 27th DAY OF March, 2024.
IN PLAT RECORD B-513-519

Rachel Fisher Ly
COUNTY RECORDER
Lina Thorsley
DEPUTY RECORDER

2024-1226
Filed for Record in
MADISON COUNTY, OH
RACHEL FISHER, COUNTY RECORDER
03/27/2024 08:10:42 AM
PLAT #43.60
Total Pages: 1 **B-513**



WE DO HEREBY CERTIFY THAT THE FOREGOING PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES IN NOVEMBER 2023 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] 3-1-2024
ANDREW G. PLANET
PROFESSIONAL SURVEYOR NO. 7802

Survey Prepared By:
Rolling & Hocevar, Inc.
780 E. Smith Road, St. B
Medina, Ohio
Phone: 330-723-1828
Fax: 330-723-6637 Proj. No. 32,014