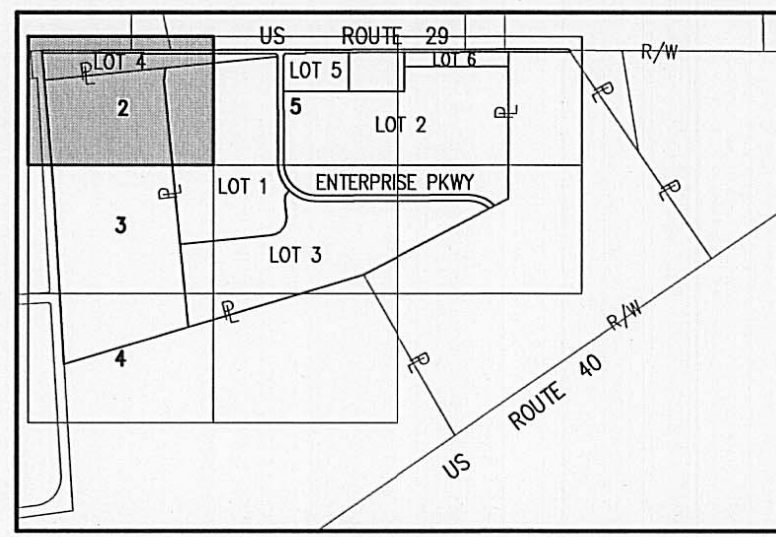
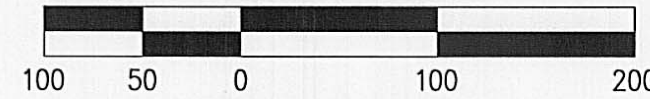


SUBDIVISION OF PARK 70 AT WEST JEFFERSON PHASE II



INDEX MAP
NTS

SCALE: 1" = 100'



BASIS OF BEARING

ARE BASED ON THE CENTERLINE OF STATE ROUTE 29, NORTH 67 DEGREES 15 MINUTES 00 SECONDS WEST. BASIS REFERENCES A RECORD LEGAL DESCRIPTION RECORDED IN O.R. VOLUME 126, PAGE 522

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 PARKING SETBACK
- B/S BUILDING SETBACK

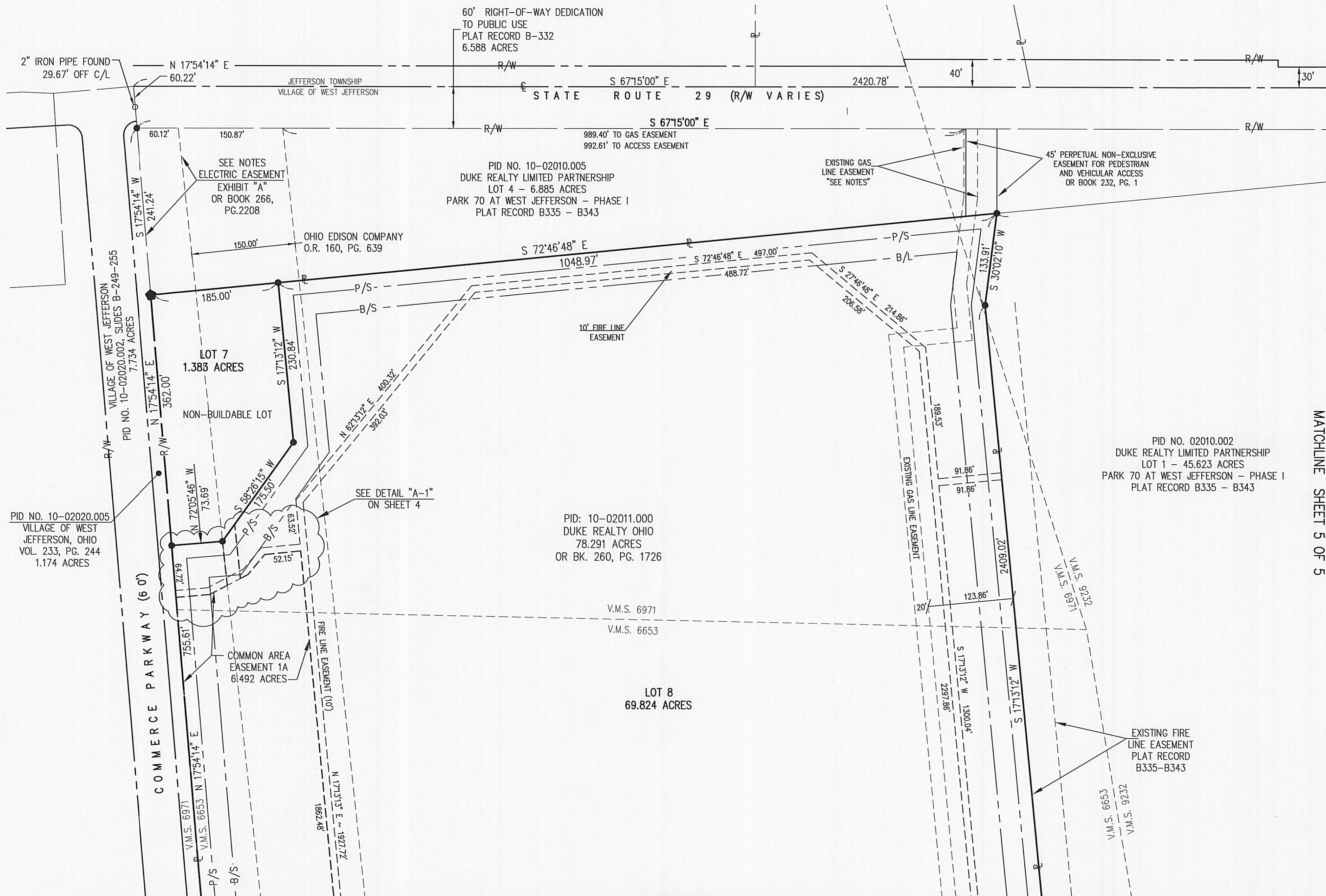
NOTES:

EXISTING GAS LINE EASEMENT COLUMBIA GAS OF OHIO, INC. 20' WIDE EASEMENT STRIP OR BOOK 266, PG. 311

OHIO EDISON COMPANY 150' WIDE EASEMENT STRIP OR BOOK 266, PG. 311

REDEFINED IN: FIRST AMENDMENT TO EASEMENT: O.R. BOOK 266, PG. 2208 TOGETHER WITH THAT 7.380 ACRE EASEMENT DESCRIBED IN EXHIBIT "A"

MATCHLINE SHEET 5 OF 5



201200001781
Filed for Record in
MADISON COUNTY, OHIO
CHARLES E REED, RECORDER
04-18-2012 At 09:08 am.
PLAT
43.60
B-357

MATCHLINE SHEET 3 OF 5

PREPARED BY:



Engineering & Surveying

444 South Front Street
Columbus, Ohio 43215
Phone: (614) 220-9122
Fax: (614) 224-6607
Email: info@brhgroup.com

SHEET

2

OF 5

SITUATED IN THE STATE OF OHIO, COUNTY OF MADISON, VILLAGE OF WEST JEFFERSON, PART OF VIRGINIA MILITARY SURVEYS 6653, 6971, 9232 AND 12143, BEING A SUBDIVISION OF ALL OF THAT 78.291 ACRE TRACT AS DESCRIBED IN A DEED TO DUKE REALTY OHIO, OF RECORD IN OFFICIAL RECORD BOOK 260, PAGE 1726 AND PART OF THAT 3.713 ACRE TRACT AS DESCRIBED IN A DEED TO DUKE REALTY LIMITED PARTNERSHIP, OF RECORD IN OFFICIAL RECORD BOOK 233, PAGE 346, RECORDER'S OFFICE, MADISON COUNTY, OHIO.

SUBDIVISION OF PARK 70 AT WEST JEFFERSON PHASE II

THE UNDERSIGNED, DUKE REALTY OHIO, AN INDIANA GENERAL PARTNERSHIP, AND DUKE REALTY LIMITED PARTNERSHIP, AN INDIANA LIMITED PARTNERSHIP, DULY AUTHORIZED IN THE PREMISES, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS "PARK 70 AT WEST JEFFERSON, PHASE II", A SUBDIVISION OF LOTS 7, 8, 9 AND 10, AND DOES HEREBY ACCEPT THIS PLAT OF SAME.

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 1A, 2A AND 3A AND LOTS 7 & 9.

LOTS 7 & 9 SHALL INCLUDE BLANKET EASEMENTS, WHICH, ALONG WITH COMMON AREA EASEMENT 1A, 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.

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 COMMERCE 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 AND LOTS 7 & 9 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.

THE UNDERSIGNED DUKE REALTY OHIO, AN INDIANA GENERAL PARTNERSHIP, AND DUKE REALTY LIMITED PARTNERSHIP, AN INDIANA LIMITED PARTNERSHIP, OWNERS 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 II", IN ACCORDANCE WITH THE PLAT. DUKE REALTY OHIO AND 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 7, 8, 9 & 10, AND DOES HEREBY ACCEPT THIS PLAT OF SAME.

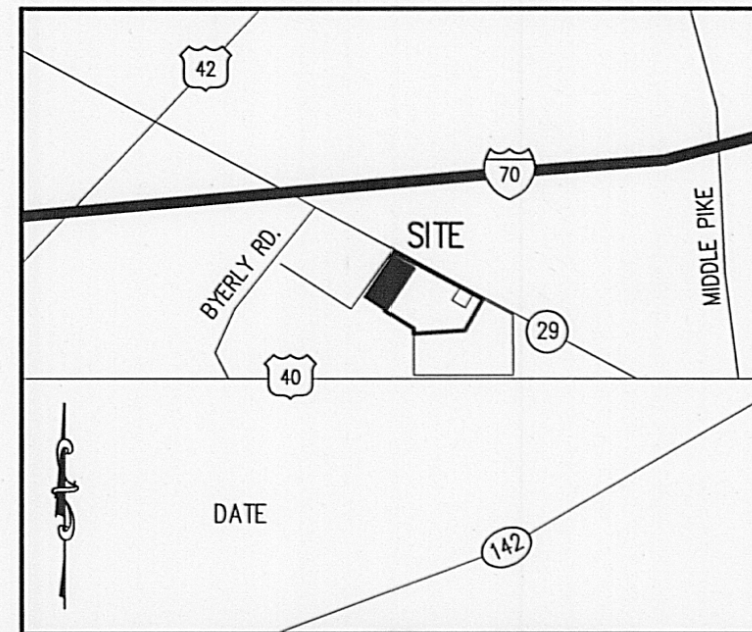
IN WITNESS WHEREOF, JAMES T. CLARK, THE SENIOR VICE PRESIDENT, COLUMBUS, OF DUKE REALTY CORPORATION, AN INDIANA CORPORATION, THE GENERAL PARTNER OF DUKE REALTY LIMITED PARTNERSHIP, AN INDIANA LIMITED PARTNERSHIP, HAS HEREUNTO SET HIS HAND THIS 30th DAY OF MARCH, 2012.

DUKE REALTY LIMITED PARTNERSHIP, AN INDIANA LIMITED PARTNERSHIP
 BY: [Signature] DUKE REALTY CORPORATION, AN INDIANA CORPORATION, ITS GENERAL PARTNER
 BY: [Signature] JAMES T. CLARK, SENIOR VICE PRESIDENT, COLUMBUS
 WITNESS [Signature] 3/30/12 DATE
 WITNESS [Signature] 3/30/12 DATE

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, 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 30th DAY OF March, 2012.
 MY COMMISSION EXPIRES 5/29/12
[Signature]
 NOTARY PUBLIC, STATE OF OHIO



VICINITY MAP
NOT TO SCALE

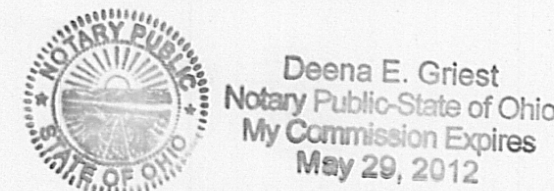
IN WITNESS WHEREOF, JAMES T. CLARK, THE SENIOR VICE PRESIDENT, COLUMBUS, OF DUKE REALTY CORPORATION, AN INDIANA CORPORATION, THE GENERAL PARTNER OF DUKE REALTY OHIO, AN INDIANA GENERAL PARTNERSHIP, HAS HEREUNTO SET HIS HAND THIS 30th DAY OF MARCH, 2012.

DUKE REALTY OHIO, AN INDIANA GENERAL PARTNERSHIP
 BY: DUKE REALTY LIMITED PARTNERSHIP, AN INDIANA LIMITED PARTNERSHIP, ITS MANAGING PARTNER
 WITNESS [Signature]
 BY: DUKE REALTY CORPORATION, AN INDIANA CORPORATION, ITS GENERAL PARTNER
 WITNESS [Signature] 3/30/12 DATE
 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.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL
 THIS 30th DAY OF March, 2012.
 MY COMMISSION EXPIRES 5/29/2012
[Signature] 3/30/12 DATE
 NOTARY PUBLIC, STATE OF OHIO



STATE OF OHIO)
) SS:
 COUNTY OF FRANKLIN)

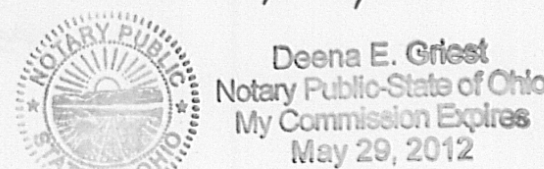
THE UNDERSIGNED HEREBY CERTIFIES THAT THE PARK 70 AT WEST JEFFERSON OWNERS' ASSOCIATION, INC. AN OHIO NOT FOR PROFIT CORPORATION ("ASSOCIATION") ACKNOWLEDGES AND CONSENTS TO THIS SUBDIVISION OF "PARK 70 AT WEST JEFFERSON, PHASE II".

IN WITNESS WHEREOF, AIMEE D'AMORE, PARK 70 AT WEST JEFFERSON OWNERS' ASSOCIATION, INC. HAS HEREUNTO SET HER HAND THIS 30th DAY OF March, 2012.

ASSOCIATION:
 BY: [Signature] AIMEE D'AMORE, PRESIDENT
 DATE

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 30th DAY OF March, 2012.
 MY COMMISSION EXPIRES 5/29/12
[Signature]
 NOTARY PUBLIC, STATE OF OHIO



THE VILLAGE OF WEST JEFFERSON, OHIO, ACKNOWLEDGES THIS PLAT OF SUBDIVISION OF "PARK 70 AT WEST JEFFERSON, PHASE II" AND HAS ACCEPTED SAID PLAT.

APPROVED THIS 10 DAY OF April, 2012. [Signature] SERVICE DIRECTOR, VILLAGE OF WEST JEFFERSON
 APPROVED THIS 10 DAY OF April, 2012. [Signature] PLANNING AND ZONING CHAIRMAN, VILLAGE OF WEST JEFFERSON
 APPROVED THIS 11 DAY OF April, 2012. [Signature] VILLAGE ENGINEER
[Signature] MAYOR, VILLAGE OF WEST JEFFERSON
[Signature] CLERK-TREASURER, VILLAGE OF WEST JEFFERSON

201200001780
 Filed for Record in
 MADISON COUNTY, OHIO
 CHARLES E REED, RECORDER
 04-18-2012 At 09:08 am.
 PLAT 43.60

(Next 5 pages) B-356

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

TRANSFERRED THIS 18th DAY OF April, 2012. [Signature] COUNTY AUDITOR

FILLED FOR RECORD THIS 18th DAY OF April, 2012, AT _____

FILLED FOR RECORD THIS 18th DAY OF April, 2012. PLAT RECORD B-356

[Signature] COUNTY RECORDER
[Signature] DEPUTY RECORDER

ACREAGE TABLE		DESCRIPTION ACCEPTED BY MADISON COUNTY ENGINEER DATE 4-18-12 BY JB
LOT NO. 7	1.383 ACRES	#1 AC LOT 7 1.383 AC RESIDUAL 76.908 AC
LOT NO. 8	69.824 ACRES	#2 AC LOT 8 69.824 AC RESIDUAL 7.084 AC
LOT NO. 9	7.084 ACRES	#3 AC LOT 9 7.084 AC RESIDUAL -0.00-
LOT NO. 10	3.144 ACRES	10-02011.000
COMMON AREA EASEMENT NO. 1A	6.492 ACRES	DESCRIPTION ACCEPTED BY MADISON COUNTY ENGINEER DATE 4-18-12 BY JB AC 3.144 Now Lot 10 16-00009.000
COMMON AREA EASEMENT NO. 2A	0.494 ACRE	
COMMON AREA EASEMENT NO. 3A	0.373 ACRE	
COMMON AREA EASEMENT NO. 4A	0.253 ACRE	
FIRE LINE EASEMENT	1.550 ACRES	

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, JULY 2007 AND SEPTEMBER 2011.

[Signature] 03/21/2012 DATE
 JOHN L. PRICE
 PROFESSIONAL SURVEYOR NO. 7159

PREPARED BY:
BRH
 Group, Inc.
 Engineering & Surveying

444 South Front Street
 Columbus, Ohio 43215
 Phone: (614) 220-9122
 Fax: (614) 224-6607
 Email: info@brhgroup.com