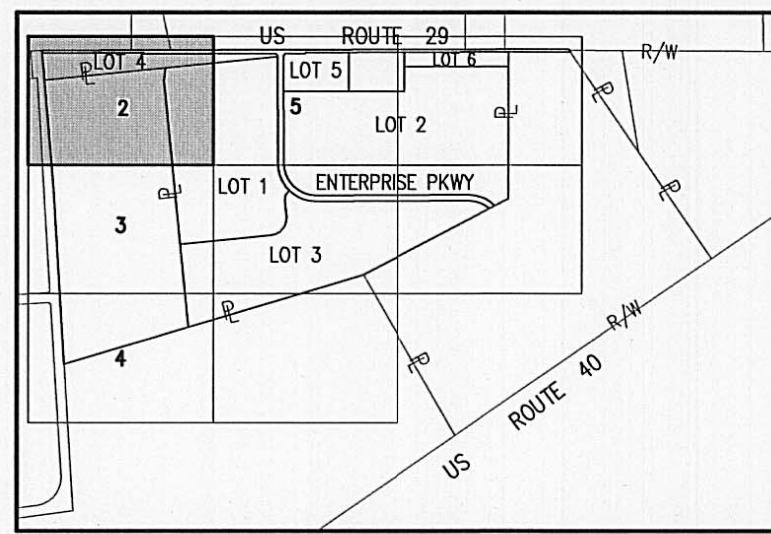
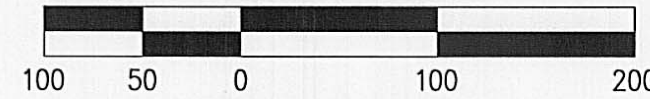


# SUBDIVISION OF PARK 70 AT WEST JEFFERSON PHASE II



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

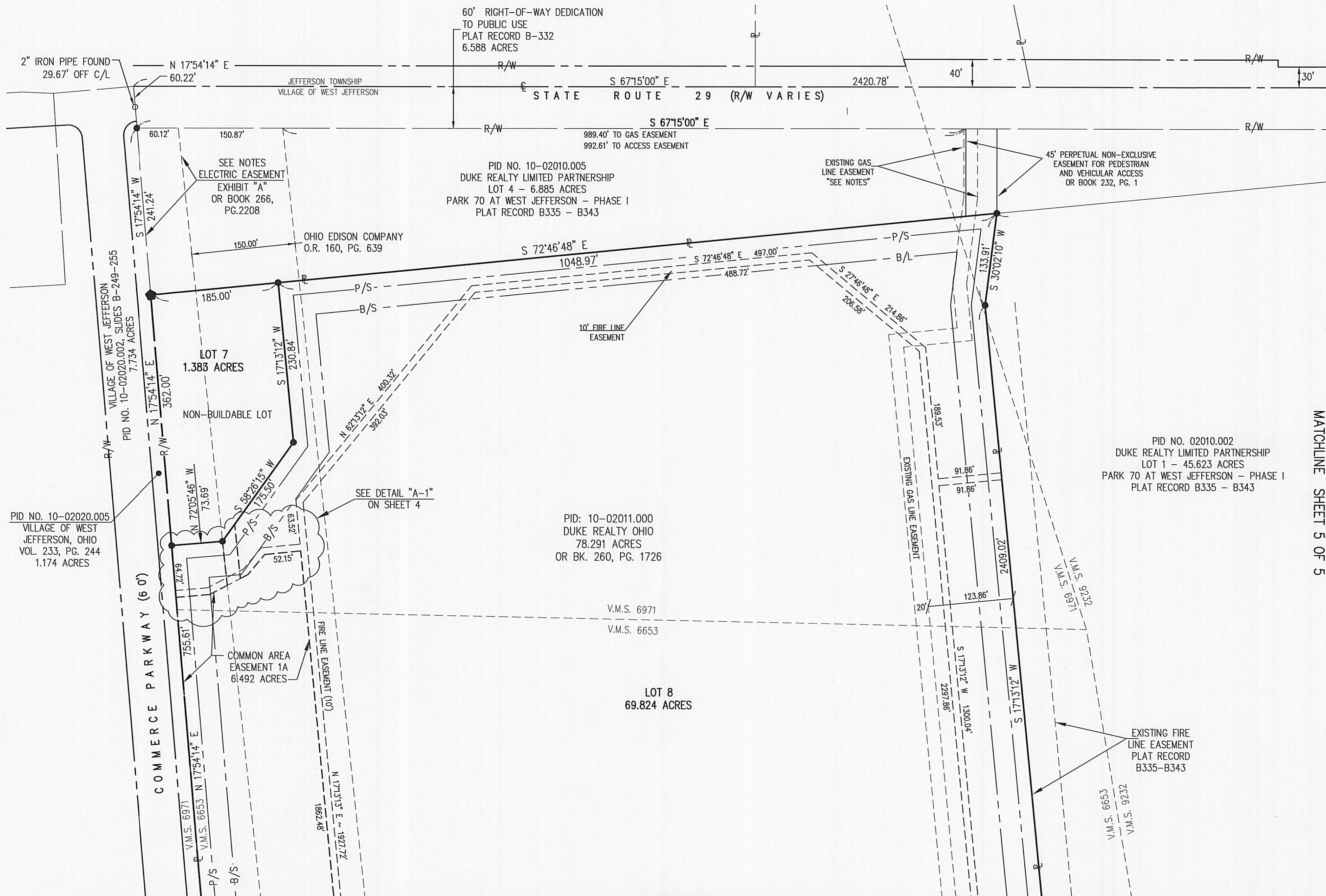
**NOTES:**

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:



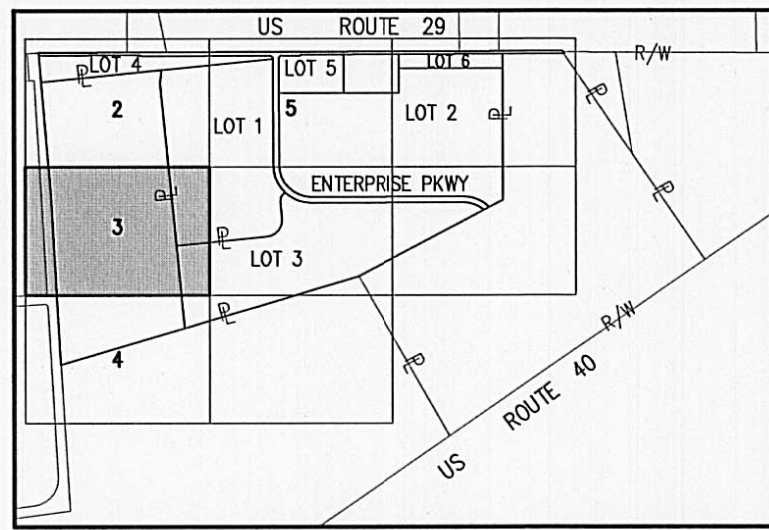
Engineering & Surveying

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

SHEET

2

OF 5

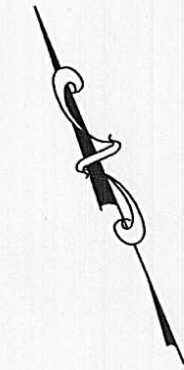


INDEX MAP  
NTS

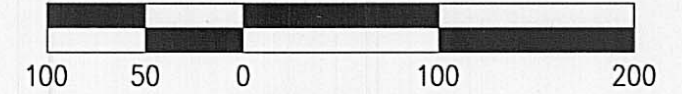
# SUBDIVISION OF PARK 70 AT WEST JEFFERSON PHASE II

201200001782  
Filed for Record in  
MADISON COUNTY, OHIO  
CHARLES E REED, RECORDER  
04-18-2012 At 09:08 am.  
PLAT 43.60

B-358



SCALE: 1" = 100'



MATCHLINE SHEET 2 OF 5

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

PREPARED BY:



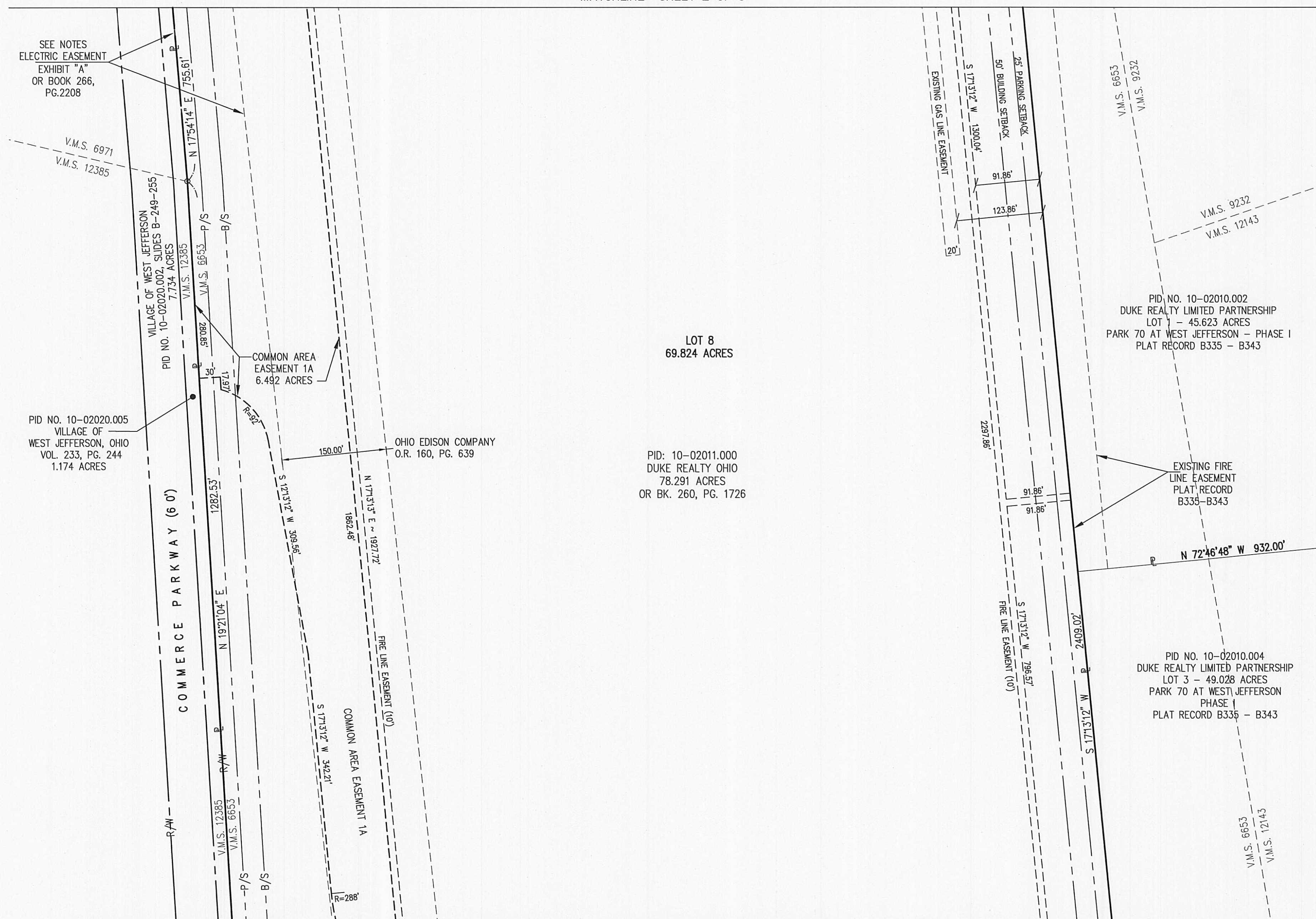
Engineering & Surveying  
444 South Front Street  
Columbus, Ohio 43215  
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Fax: (614) 224-6607  
Email: info@brhgroup.com

SHEET

3

OF 5

MATCHLINE SHEET 4 OF 5



SEE NOTES  
ELECTRIC EASEMENT  
EXHIBIT "A"  
OR BOOK 266,  
PG. 2208

PID NO. 10-02020.005  
VILLAGE OF  
WEST JEFFERSON, OHIO  
VOL. 233, PG. 244  
1.174 ACRES

PID NO. 10-02020.002  
VILLAGE OF WEST JEFFERSON  
SLIDES B-249-255  
7.734 ACRES

COMMON AREA  
EASEMENT 1A  
6.492 ACRES

OHIO EDISON COMPANY  
O.R. 160, PG. 639

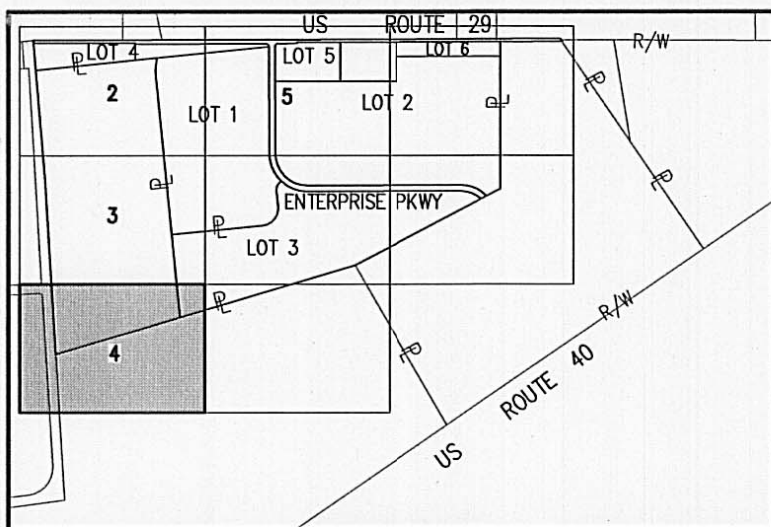
PID: 10-02011.000  
DUKE REALTY OHIO  
78.291 ACRES  
OR BK. 260, PG. 1726

LOT 8  
69.824 ACRES

PID NO. 10-02010.002  
DUKE REALTY LIMITED PARTNERSHIP  
LOT 7 - 45.623 ACRES  
PARK 70 AT WEST JEFFERSON - PHASE I  
PLAT RECORD B335 - B343

PID NO. 10-02010.004  
DUKE REALTY LIMITED PARTNERSHIP  
LOT 3 - 49.028 ACRES  
PARK 70 AT WEST JEFFERSON  
PHASE I  
PLAT RECORD B335 - B343

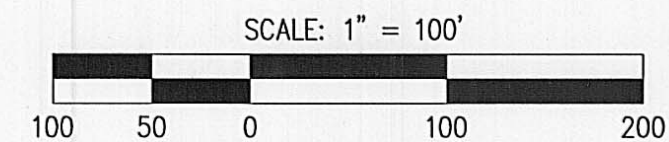
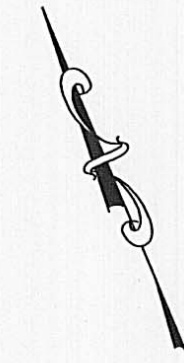
# SUBDIVISION OF PARK 70 AT WEST JEFFERSON PHASE II



INDEX MAP  
NTS

201200001783  
Filed for Record in  
MADISON COUNTY, OHIO  
CHARLES E REED, RECORDER  
04-18-2012 At 09:08 am.  
PLAT 43.60

B359



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**

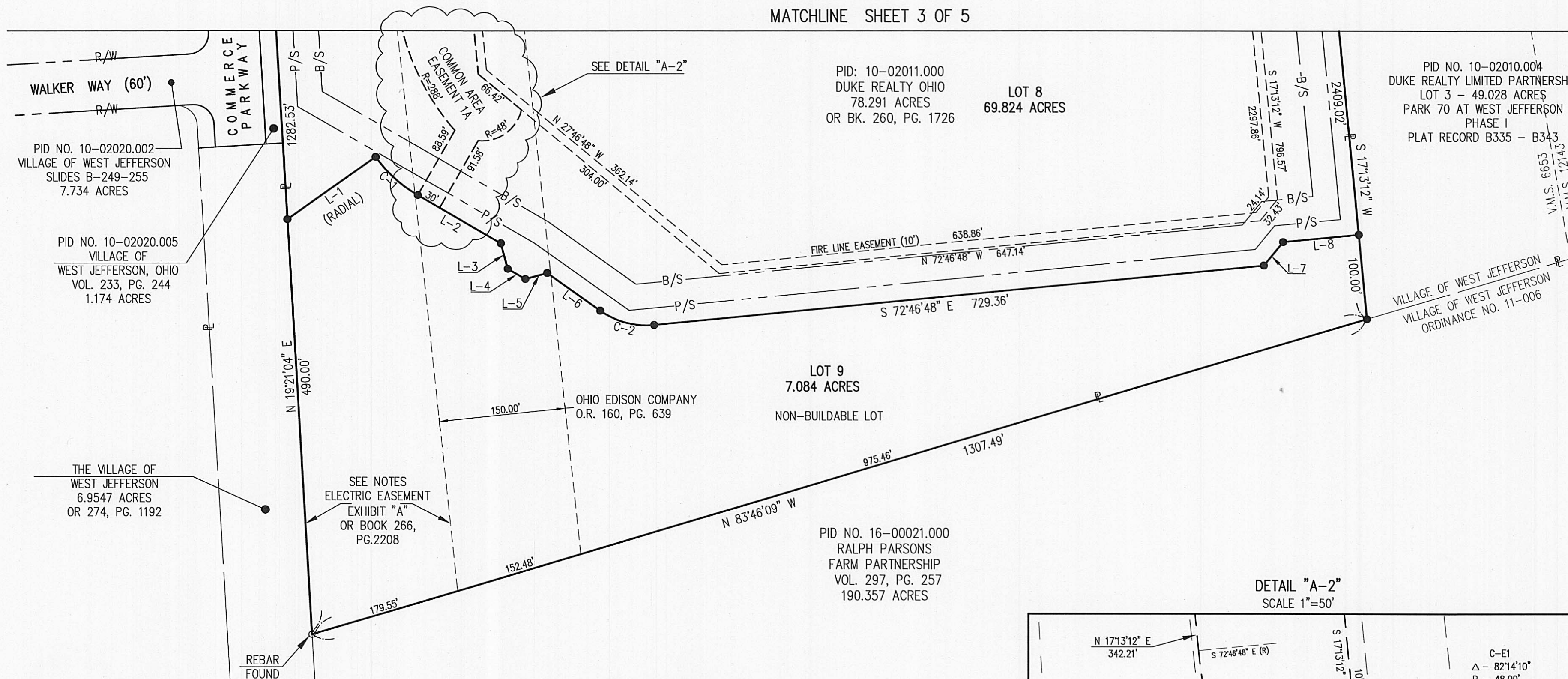
- 5/8"x30" REBAR SET W/ YELLOW I.D. CAP MARKED "BRH GROUP"
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- MAG NAIL SET
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- P/S 20' PARKING SETBACK
- B/S 50' BUILDING SETBACK

**NOTES:**

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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 3 OF 5



PID NO. 10-02020.002  
VILLAGE OF WEST JEFFERSON  
SLIDES B-249-255  
7.734 ACRES

PID NO. 10-02020.005  
VILLAGE OF WEST JEFFERSON, OHIO  
VOL. 233, PG. 244  
1.174 ACRES

PID: 10-02011.000  
DUKE REALTY OHIO  
78.291 ACRES  
OR BK. 260, PG. 1726

LOT 8  
69.824 ACRES

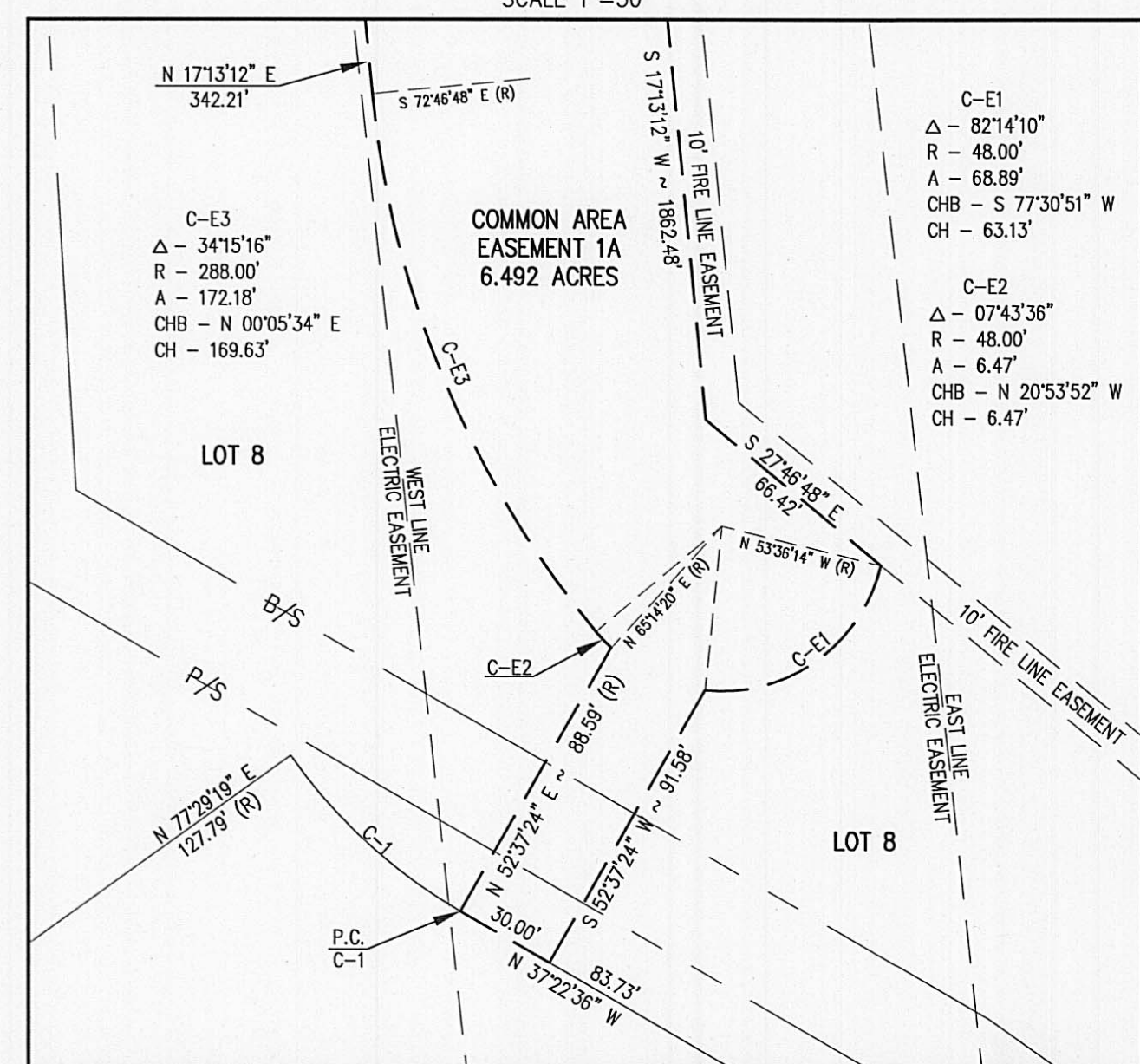
PID NO. 10-02010.004  
DUKE REALTY LIMITED PARTNERSHIP  
LOT 3 - 49.028 ACRES  
PARK 70 AT WEST JEFFERSON  
PHASE I  
PLAT RECORD B335 - B343

LOT 9  
7.084 ACRES  
NON-BUILDABLE LOT

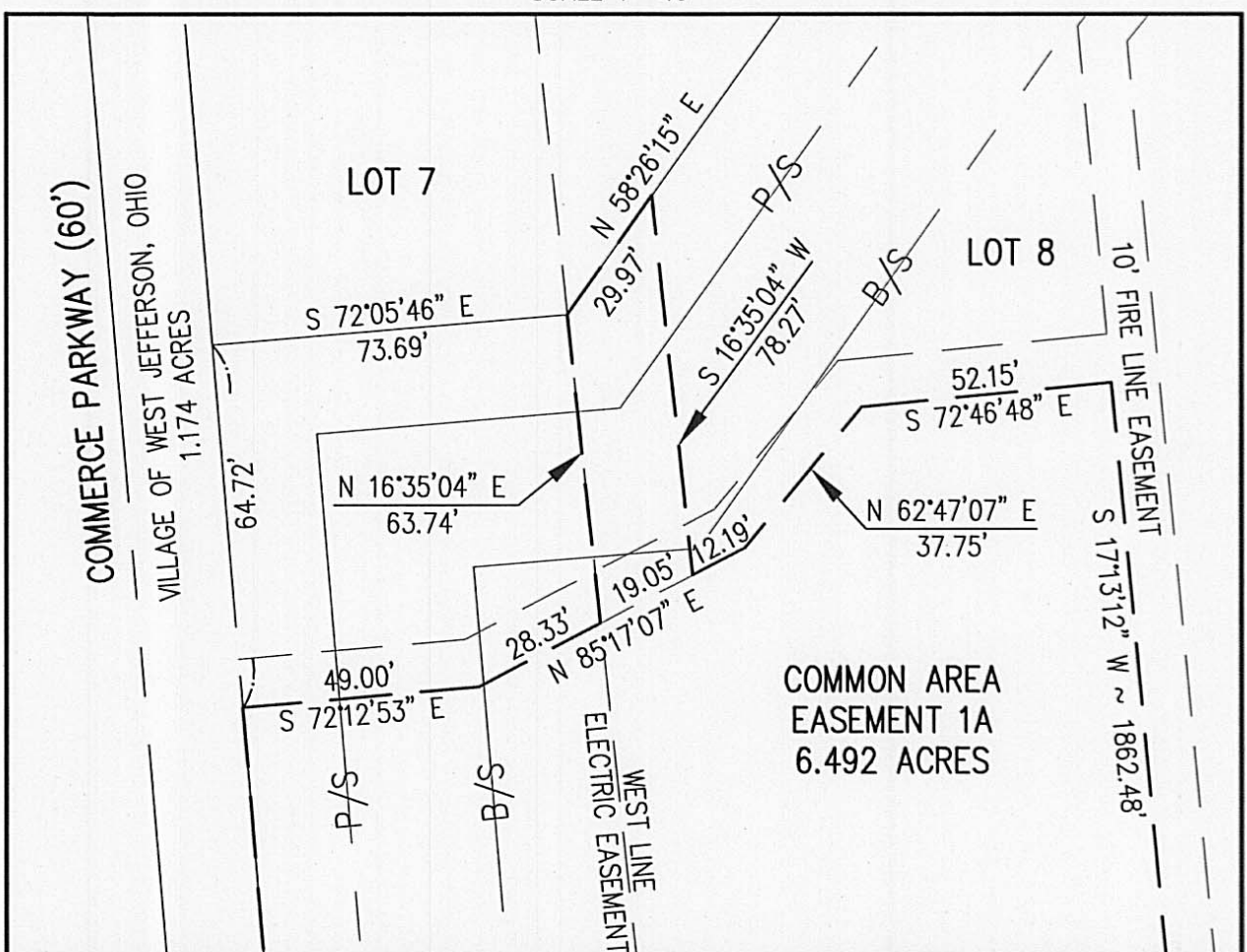
PID NO. 16-00021.000  
RALPH PARSONS FARM PARTNERSHIP  
VOL. 297, PG. 257  
190.357 ACRES

SEE NOTES ELECTRIC EASEMENT EXHIBIT "A" OR BOOK 266, PG. 2208

DETAIL "A-2"  
SCALE 1"=50'



DETAIL "A-1"  
SCALE 1"=40'



**CURVE DATA**

C-1  
Δ - 24°51'54"  
R - 156.00'  
A - 67.70'  
CHB - S 24°56'39" E  
CH - 67.17'

C-2  
Δ - 40°45'44"  
R - 95.00'  
A - 67.58'  
CHB - S 52°23'56" E  
CH - 66.17'

**BOUNDARY LINE DATA**

L1 - N 77°29'19" E 127.79' (RADIAL)  
L2 - S 37°22'36" E 113.73'  
L3 - S 07°37'24" W 31.11'  
L4 - S 37°22'36" E 24.14'  
L5 - S 82°22'36" E 26.89'  
L6 - S 32°01'04" E 77.04'  
L7 - N 62°13'12" E 35.93'  
L8 - S 72°46'48" E 90.00'

PREPARED BY:



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