

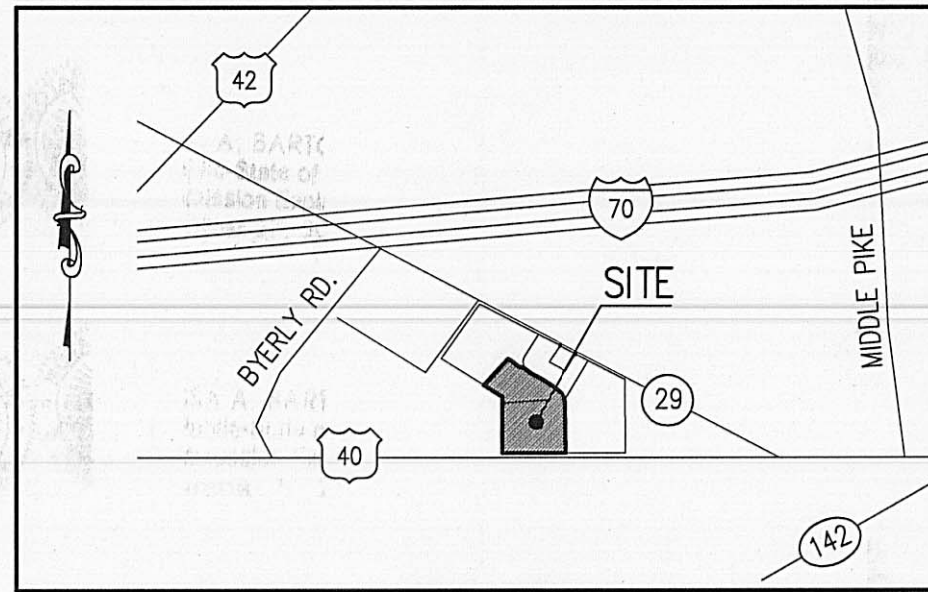
**SUBDIVISION OF
PARK 70 AT WEST JEFFERSON
PHASE IV**

SITUATED IN THE STATE OF OHIO, COUNTY OF MADISON, VILLAGE OF WEST JEFFERSON, PART OF VIRGINIA MILITARY SURVEYS 7876 AND 12143, BEING A RE-SUBDIVISION OF LOT 12, AS DELINEATED ON THE PLAT "PARK 70 AT WEST JEFFERSON PHASE III" OF RECORD IN PLAT RECORD B-363 THROUGH B-369, A RE-SUBDIVISION OF LOT 2 AS DELINEATED ON THE PLAT "PARK 70 AT WEST JEFFERSON PHASE I AND THE DEDICATION OF ENTERPRISE PARKWAY" OF RECORD IN PLAT RECORD B-335 THROUGH B-343 AS FURTHER DESCRIBED IN A DEED TO DH WEST JEFFERSON, LLC, OF RECORD IN OFFICIAL RECORD 246, PAGE 371, AND ALL OF THAT 40.853 ACRE TRACT AS DESCRIBED IN A DEED TO DUKE REALTY OHIO, OF RECORD IN OFFICIAL RECORD 290, PAGE 440, ALL REFERENCES TO RECORDS ARE ON FILE IN THE RECORDER'S OFFICE, MADISON COUNTY, OHIO.

THE UNDERSIGNED, DUKE REALTY OHIO, AN INDIANA GENERAL PARTNERSHIP, DUKE REALTY LIMITED PARTNERSHIP, AN INDIANA LIMITED PARTNERSHIP AND DH WEST JEFFERSON, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS "PARK 70 AT WEST JEFFERSON - PHASE IV", A SUBDIVISION OF LOTS 13 AND 14, AND DOES HEREBY ACCEPT THIS PLAT OF SAME.

NOTE: SEE SHEET TWO FOR 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. 20070005039 IN OFFICIAL RECORD 232, PAGE 1393.

IN WITNESS WHEREOF, THE UNDERSIGNED, HAS HEREUNTO SET HIS HAND THIS 16th DAY OF September, 2013.



VICINITY MAP
NOT TO SCALE

APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2013, BY ORDINANCE NO. _____ BY THE COUNCIL OF THE VILLAGE OF WEST JEFFERSON, OHIO, ACKNOWLEDGES THIS PLAT OF SUBDIVISION OF "PARK 70 AT WEST JEFFERSON - PHASE IV". WHEREIN A PORTION OF ENTERPRISE PARKWAY AND EASEMENT VACATED BY THE ATTACHED PLAT AND THE PARKWAY AND U.S. ROUTE 40 AS DEDICATED HEREIN IS ACCEPTED AS SUCH BY THE COUNCIL OF THE VILLAGE OF WEST JEFFERSON.

APPROVED THIS _____ DAY OF _____, 2013. David W. Metz
SERVICE DIRECTOR, VILLAGE OF WEST JEFFERSON

APPROVED THIS 18 DAY OF 9, 2013. Tom Ballinger
PLANNING AND ZONING CHAIRMAN,
VILLAGE OF WEST JEFFERSON

APPROVED THIS 19 DAY OF SEPT, 2013. James F. Miller P.E.
VILLAGE ENGINEER

Deborah A. Reed
MAYOR, VILLAGE OF WEST JEFFERSON

Jack R. Hume
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 9th DAY OF October, 2013. Jennifer S. Hunter (JAS)
COUNTY AUDITOR

FILED FOR RECORD THIS 9th DAY OF Oct., 2013, AT 10:53 am

FILED FOR RECORD THIS 9th DAY OF Oct., 2013. PLAT RECORD B-374-378

Charles E. Reed by Cindy Andrews
COUNTY RECORDER DEPUTY RECORDER

ACREAGE TABLE - PHASE IV	
LOT NO. 13	64.117 ACRES
LOT NO. 14	39.931 ACRES
ENTERPRISE PARKWAY	2.734 ACRES
U.S. ROUTE 40 (NATIONAL ROAD)	1.835 ACRES
RESERVE "A"	0.226 ACRE
COMMON AREA EASEMENT NO. 6	1.705 ACRES
FIRE LINE EASEMENT	0.810 ACRE
VACATION OF ENTERPRISE PKWY	0.168 ACRE

20130004998
Filed for Record in
MADISON COUNTY, OHIO
CHARLES E REED, RECORDER
10-09-2013 At 10:53 am.
PLAT 43.60

B-374

WE DO HEREBY CERTIFY THAT THE FOREGOING PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES IN MAY 2013 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.

John L. Price
JOHN L. PRICE
PROFESSIONAL SURVEYOR NO. 7159



PREPARED BY: 09/13/2013



751 Northwest Blvd. Suite 300
Columbus, Ohio 43212
Phone: (614) 220-9122
Fax: (614) 572-0446
Email: info@brhgroup.com

SHEET
1
OF 5

DH WEST JEFFERSON, LLC, A DELAWARE LIMITED LIABILITY COMPANY
BY: DUKE/HULFISH, LLC, A DELAWARE LIMITED LIABILITY COMPANY,
ITS SOLE MEMBER

BY: DUKE REALTY LIMITED PARTNERSHIP, AN INDIANA LIMITED PARTNERSHIP, ITS MANAGING MEMBER

BY: DUKE REALTY CORPORATION, AN INDIANA CORPORATION, ITS GENERAL PARTNER

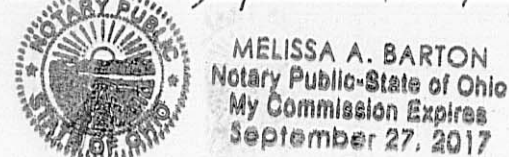
BY J.T.C.
JAMES T. CLARK
SENIOR VICE PRESIDENT, COLUMBUS

STATE OF OHIO }
COUNTY OF FRANKLIN } SS:

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 MEMBER OF DUKE/HULFISH, LLC, THE SOLE MEMBER OF DH WEST JEFFERSON, LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT ON BEHALF OF SAID CORPORATION AND LIMITED PARTNERSHIP COMPANIES.

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

THIS 16th DAY OF September, 2013.
MY COMMISSION EXPIRES September 27, 2017 Melissa A. Barton 9-16-2013
NOTARY PUBLIC, STATE OF OHIO DATE



IN WITNESS WHEREOF, THE UNDERSIGNED, HAS HEREUNTO SET HIS HAND THIS 16th DAY OF September, 2013.

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

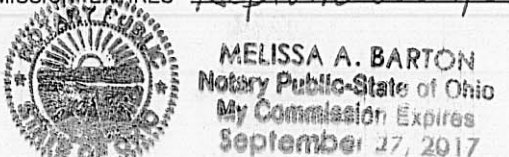
BY J.T.C.
JAMES T. CLARK
SENIOR VICE PRESIDENT, COLUMBUS

STATE OF OHIO }
COUNTY OF FRANKLIN } SS:

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 16th DAY OF September, 2013.
MY COMMISSION EXPIRES September 27, 2017 Melissa A. Barton 9-16-2013
NOTARY PUBLIC, STATE OF OHIO



IN WITNESS WHEREOF, THE UNDERSIGNED, HAS HEREUNTO SET HIS HAND THIS 16th DAY OF September, 2013.

DUKE REALTY OHIO, AN INDIANA GENERAL PARTNERSHIP

BY: DUKE REALTY LIMITED PARTNERSHIP, AN INDIANA LIMITED PARTNERSHIP, ITS MANAGING PARTNER

BY: DUKE REALTY CORPORATION, AN INDIANA CORPORATION, ITS GENERAL PARTNER

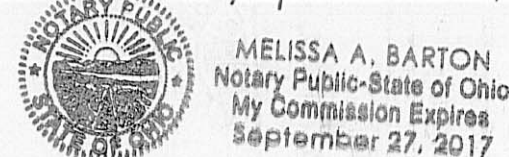
BY J.T.C.
JAMES T. CLARK
SENIOR VICE PRESIDENT, COLUMBUS

STATE OF OHIO }
COUNTY OF FRANKLIN } SS:

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 AND GENERAL PARTNERSHIP.

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

THIS 16th DAY OF September, 2013.
MY COMMISSION EXPIRES September 27, 2017 Melissa A. Barton 9-16-2013
NOTARY PUBLIC, STATE OF OHIO DATE



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 IV".

IN WITNESS WHEREOF, AIMEE D'AMORE, PARK 70 AT WEST JEFFERSON OWNERS' ASSOCIATION, INC. HAS HEREUNTO SET HER HAND THIS 16th DAY OF September, 2013.

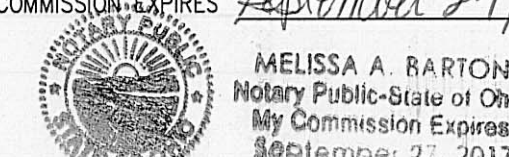
ASSOCIATION:
BY: Aimee D'Amore
AIMEE D'AMORE
PRESIDENT

STATE OF OHIO }
COUNTY OF FRANKLIN } SS:

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 16th DAY OF September, 2013.
MY COMMISSION EXPIRES September 27, 2017 Melissa A. Barton 9-16-2013
NOTARY PUBLIC, STATE OF 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 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 EASEMENT NO. 6 AND RESERVE "A".

COMMON AREA EASEMENT NO. 6, IS CREATED AS A PERPETUAL NONEXCLUSIVE EASEMENT 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.

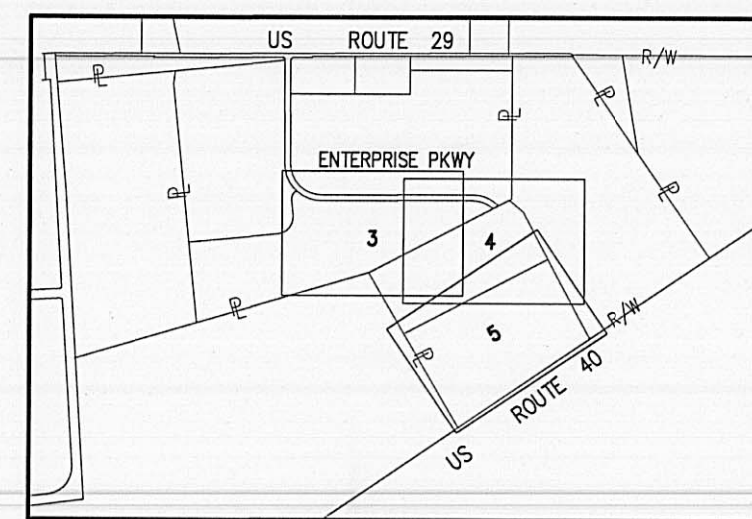
FIRE LINE EASEMENT DESCRIBED HEREIN SHALL BE FOR USE BY THE DECLARANT OR ASSOCIATION, FOR THE PURPOSE OF MAINTAINING SUBSURFACE FIRE PREVENTION LINES AND SURFACE CONNECTION POINTS AS NECESSARY TO PROVIDE FIRE PREVENTION WATER SERVICE TO ALL, OR A PORTION OF THE REAL ESTATE. EACH OF THE EASEMENTS SET 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 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.
- DECLARANT HEREBY RESERVES FOR ITSELF, THE ASSOCIATION, AND THEIR SUCCESSORS AND ASSIGNS, THE RIGHT TO USE AND ENJOY THE COMMON AREA EASEMENTS 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.

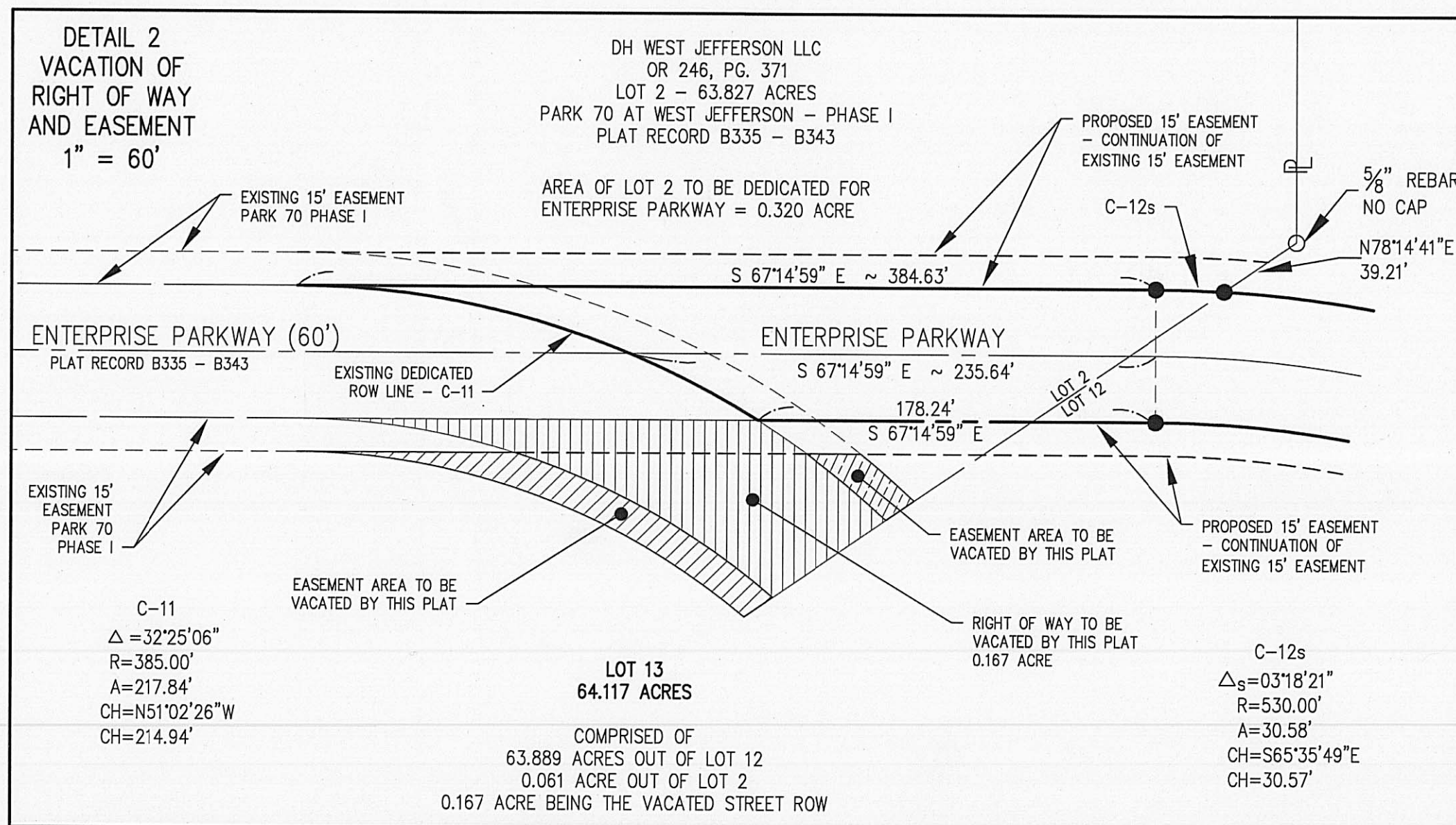
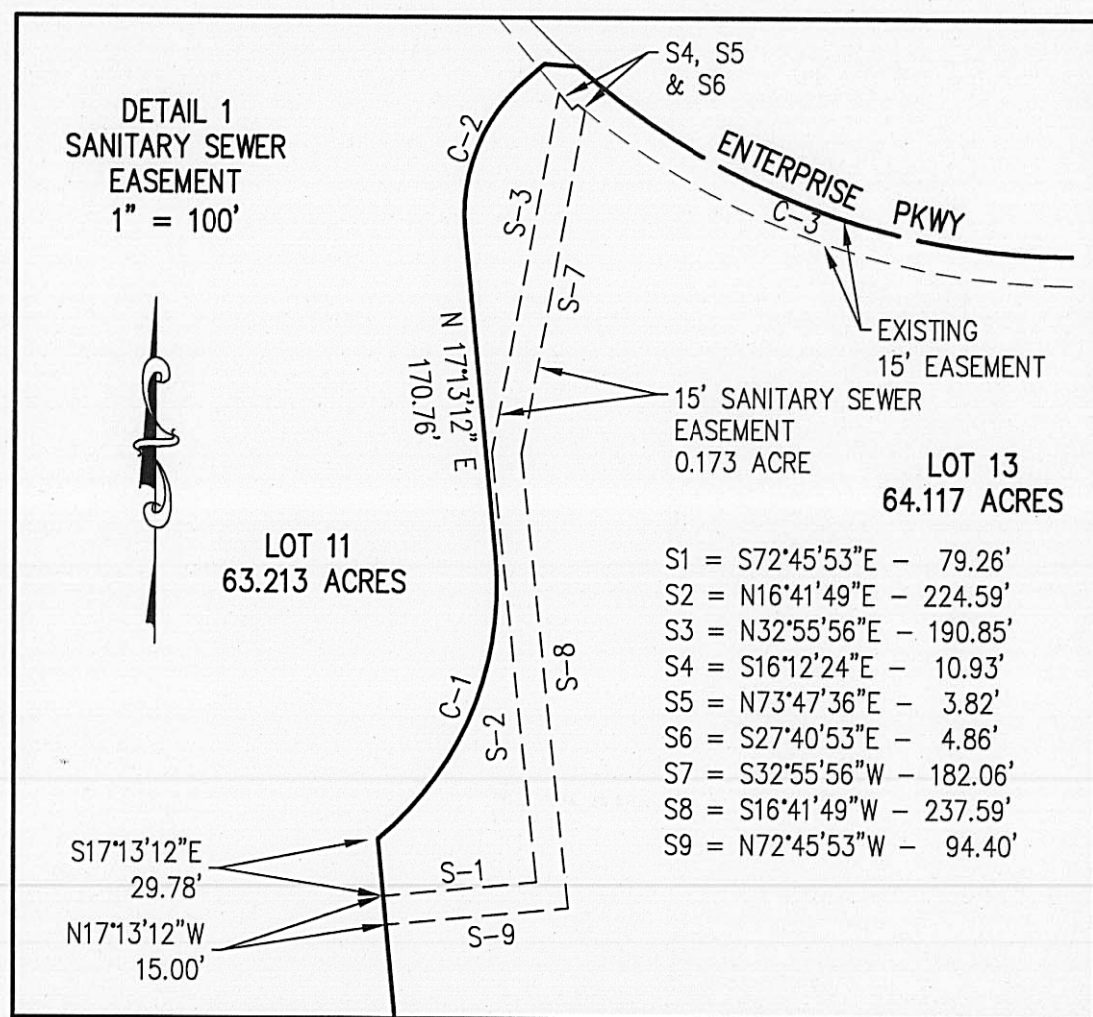
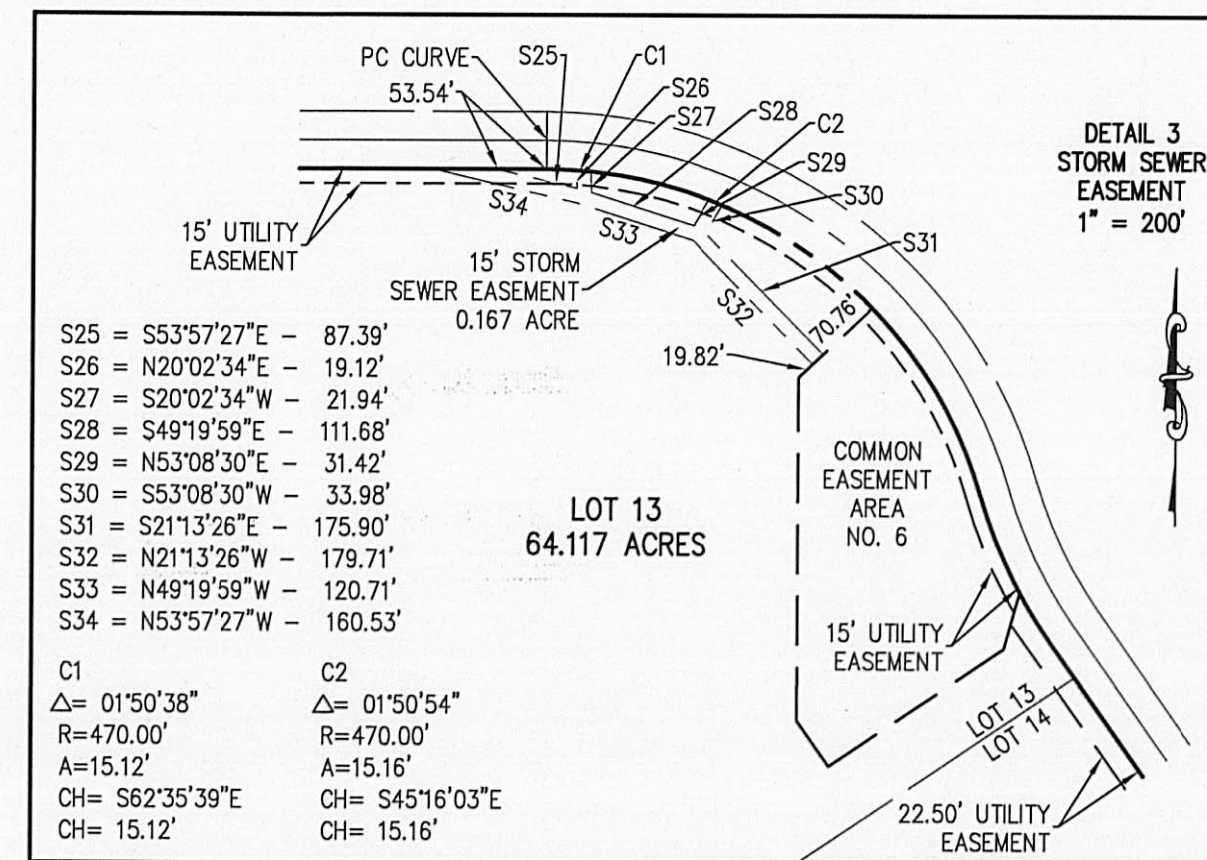
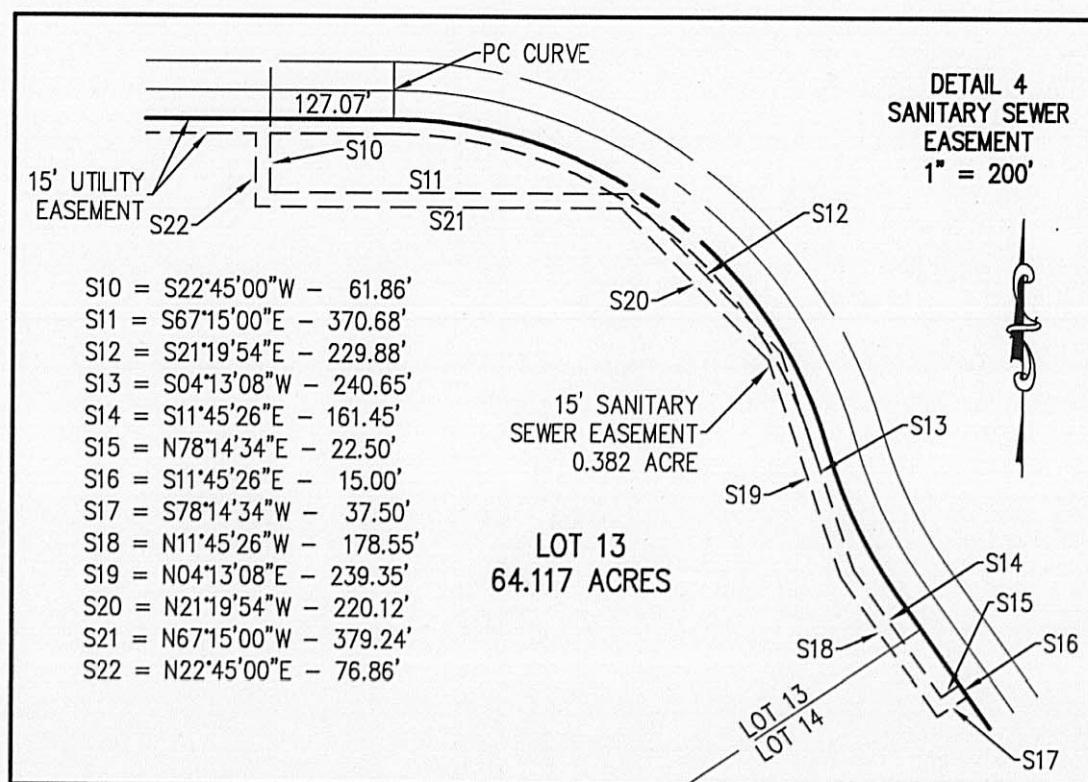
SUBDIVISION OF PARK 70 AT WEST JEFFERSON PHASE IV

201300004999
Filed for Record in
MADISON COUNTY, OHIO
CHARLES E REED, RECORDER
10-09-2013 At 10:53 am.
PLAT 43.60

B-375



INDEX MAP
NTS



LINE COURSES & DISTANCES FOR THE 10 FOOT FIRE LINE EASEMENT SHOWN ON SHEET 5.

FL-1	S 78°14'34" W	152.62'
FL-2	S 33°14'34" W	166.17'
FL-3	S 78°14'34" W	989.21'
FL-4	N 11°45'26" W	10.00'
FL-5	N 78°14'34" E	25.00'
FL-6	N 11°45'26" W	904.33'
FL-7	S 78°14'34" W	25.00'
FL-8	N 11°45'26" W	10.00'
FL-9	N 78°14'34" E	595.00'
FL-10	S 11°45'26" E	60.00'
FL-11	N 78°14'34" E	664.33'
FL-12	S 11°45'26" E	10.00'
FL-13	S 78°14'34" W	674.33'
FL-14	N 11°45'26" W	60.00'
FL-15	S 78°14'34" W	550.00'
FL-16	S 11°45'26" E	904.33'
FL-17	N 78°14'34" E	950.07'
FL-18	N 33°14'34" E	166.17'
FL-19	N 78°14'34" E	156.76'
FL-20	S 11°45'26" E	10.00'

SHEET

2

OF 5

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

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

DH WEST JEFFERSON LLC
OR 246, PG. 371
LOT 2 - 63.827 ACRES
PARK 70 AT WEST JEFFERSON - PHASE I
PLAT RECORD B335 - B343

LOT 11
63.213 ACRES
PARK 70 AT WEST JEFFERSON
PHASE III
PLAT RECORD B363 - B369

LOT 11
63.213 ACRES
PARK 70 AT WEST JEFFERSON
PHASE III
PLAT RECORD B363 - B369

LOT 13
64.117 ACRES
COMPRISED OF
63.889 ACRES OUT OF LOT 12
0.061 ACRE OUT OF LOT 2
0.167 ACRE BEING THE VACATED STREET ROW

FORMER LOT 12
63.213 ACRES
PARK 70 AT WEST JEFFERSON
PHASE III
PLAT RECORD B363 - B369

RALPH PARSONS
FARM PARTNERSHIP
190.357 ACRES
VOL. 297, PG. 257

WEST JEFFERSON 10-00021.001
DESCRIPTION ACCEPTABLE MADISON COUNTY ENGINEER
DATE 10-9-13 BY JB
ACREAGE 2.453 AC PLOT 12
AND IS 2.453 AC PLOT 13
PARK 70 @ WEST JEFFERSON PH IV

WEST JEFFERSON 10-02010.004
DESCRIPTION ACCEPTABLE MADISON COUNTY ENGINEER
DATE 10-9-13 BY JB
ACREAGE 61.436
AC 1.177 ROW
AC 0.226 RESERVE "A"
RESIDUAL 2.149

WEST JEFFERSON 10-02010.011
DESCRIPTION ACCEPTABLE MADISON COUNTY ENGINEER
DATE 10-9-13 BY JB
ACREAGE 3.071 ROW
RESIDUAL 37.782
Combine to 1 PARCEL AS 39.931 AC
LOT 14 PARK 70 @ WEST JEFFERSON
PH IV

WEST JEFFERSON 10-02010.001
DESCRIPTION ACCEPTABLE MADISON COUNTY ENGINEER
DATE 10-9-13 BY JB
ACREAGE 0.167
RESIDUAL 4.638

WEST JEFFERSON 10-02010.003
DESCRIPTION ACCEPTABLE MADISON COUNTY ENGINEER
DATE 10-9-13 BY JB
ACREAGE 0.061
RESIDUAL 63.766
Combine 61.436 + 0.167 +
0.061 TO 1 PARCEL AS
61.664 AC PLOT 13
PARK 70 @ WEST JEFFERSON
PH IV

201300005000
Filed for Record in
MADISON COUNTY, OHIO
CHARLES E REED, RECORDER
10-09-2013 At 10:53 AM.
PLAT 43.60

B-376

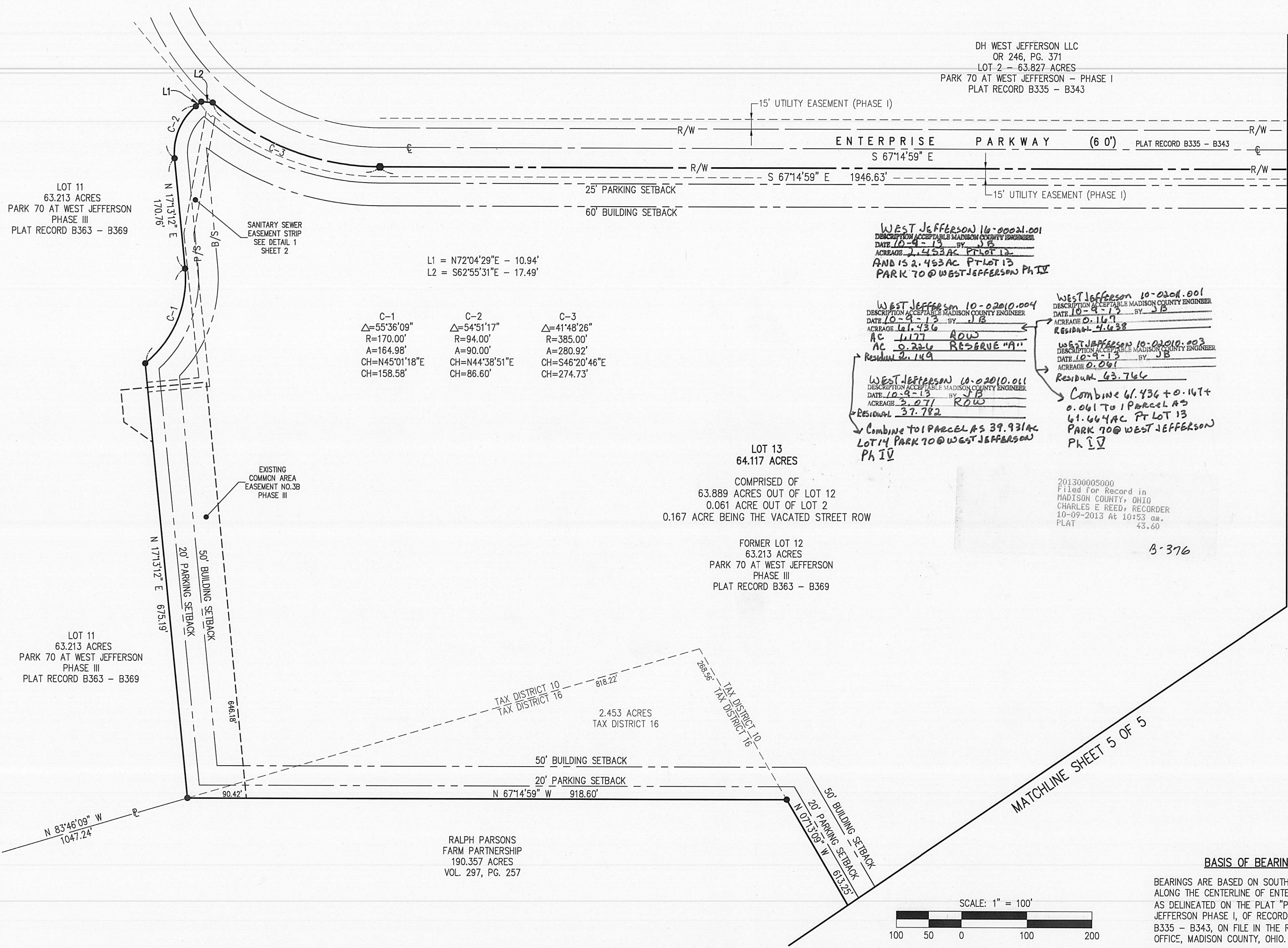
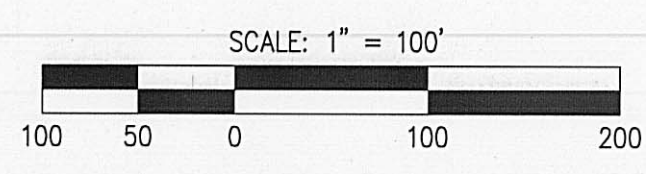
MATCHLINE SHEET 4 OF 5

SOURCE DOCUMENTS

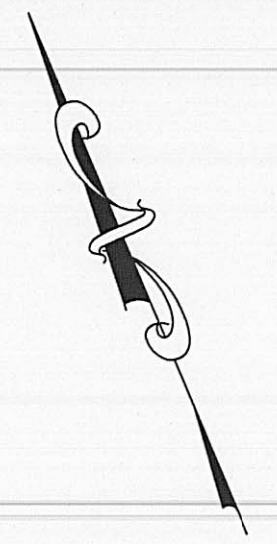
- PLAT RECORD B249 - B255
- PLAT RECORD B-332
- PLAT RECORD B335 - B343
- PLAT RECORD B356 - B360
- DEED VOLUME 233, PG. 244
- DEED VOLUME 297, PG. 257
- OFFICIAL RECORD 126, PG. 522
- OFFICIAL RECORD 126, PG. 524

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.



SUBDIVISION OF PARK 70 AT WEST JEFFERSON PHASE IV



NOTE:

THAT PORTION OF COMMON AREA EASEMENT NO. 5 LOCATED IN THE DEDICATION OF ENTERPRISE PARKWAY AND THAT 0.320 ACRE PART OF LOT 13 IS HEREBY VACATED BY THE RECORDING OF THIS PLAT. THE ORIGINAL AREA OF COMMON AREA EASEMENT NO. 5 WAS 0.433 ACRE, THE REMAINDER AREA IN LOT 2 IS 0.102 ACRE.

DH WEST JEFFERSON LLC
OR 246, PG. 371
LOT 2 - 63.827 ACRES
PARK 70 AT WEST JEFFERSON - PHASE I
PLAT RECORD B335 - B343

EXISTING 40' COMMON AREA
EASEMENT NO. 2
PARK 70-PHASE I

EXISTING 15' UTILITY
EASEMENT
PARK 70-PHASE I

PROPOSED 15' UTILITY
EASEMENT - CONTINUATION
OF EXISTING 15' EASEMENT

C-7
 $\Delta=74^{\circ}03'30''$
R=470.00'
A=607.50'
CH=N30¹³'14"W
CH=566.09'

C-8
 $\Delta=74^{\circ}03'30''$
R=500.00'
A=646.28'
CH=N30¹³'14"W
CH=602.22'

C-9
 $\Delta=74^{\circ}03'30''$
R=530.00'
A=685.06'
CH=S30¹³'14"E
CH=638.35'

C-12s
 $\Delta_s=03^{\circ}18'21''$
R=530.00'
A=30.58'
CH=S65³⁵'49"E
CH=30.57'

EXISTING COMMON AREA
EASEMENT NO. 5
PARK 70-PHASE I
ORIGINAL - 0.433 ACRE
NEW - 0.102 ACRE
(SEE NOTE)

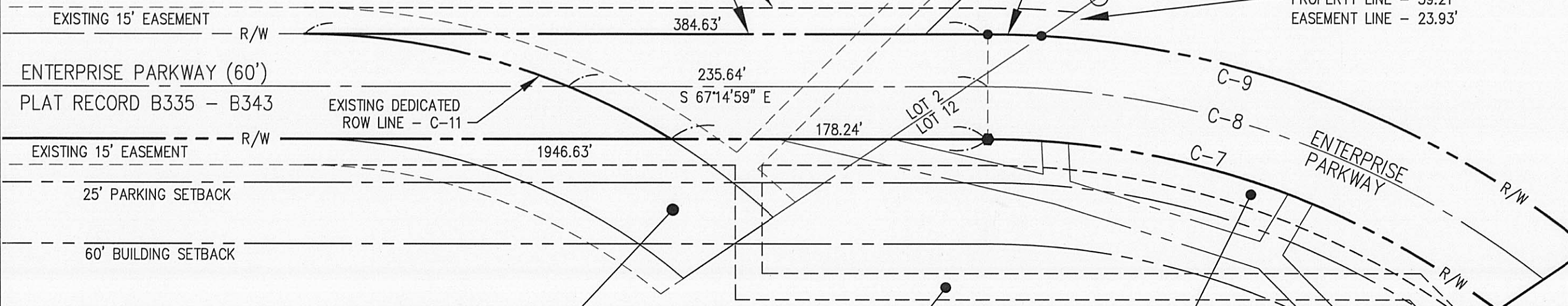
SHUI-NAN & CHIOU-JEU CHUANG
TRUSTEE OF SHUI-NAN &
CHIOU-JEU CHUANG
254.000 ACRES (ORIGINAL)
OR 126, PG. 524

N78¹⁴'41"E
PROPERTY LINE - 39.21'
EASEMENT LINE - 23.93'

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

MATCHLINE SHEET 3 OF 5



EXISTING 15' EASEMENT R/W
ENTERPRISE PARKWAY (60')
PLAT RECORD B335 - B343
EXISTING 15' EASEMENT R/W
25' PARKING SETBACK
60' BUILDING SETBACK

DETAIL FOR
VACATION OF ROW
AND EASEMENTS
SEE SHEET 2
DETAIL 2

C-11
 $\Delta=32^{\circ}25'06''$
R=385.00'
A=217.84'
CH=N51⁰²'26"W
CH=214.94'

15' SANITARY EASEMENT
SEE SHEET 2
DETAIL 4

PROPOSED 15' UTILITY
EASEMENT - CONTINUATION
OF EXISTING 15' EASEMENT

15' STORM EASEMENT
SEE SHEET 2
DETAIL 3

MATCHLINE SHEET 5 OF 5

DEDICATION OF ENTERPRISE PARKWAY

ENTERPRISE PARKWAY IS COMPRISED OF 0.320 ACRE OUT OF LOT 2 AS DELINEATED ON THE PLAT OF "PARK 70 AT WEST JEFFERSON PHASE I, OF RECORD IN PLAT RECORD B335 - B343; 1.177 ACRES OUT OF LOT 12 AS DELINEATED ON THE PLAT OF "PARK 70 AT WEST JEFFERSON PHASE III, OF RECORD IN PLAT RECORD B363 - B369; AND 1.236 ACRES OUT OF THAT 40.853 ACRE TRACT AS DESCRIBED IN A DEED TO DUKE REALTY OHIO, OF RECORD IN OFFICIAL RECORD 290, PAGE 440, RECORDS ON FILE IN RECORDER'S OFFICE, MADISON COUNTY, OHIO.

LOT 13
64.117 ACRES

COMPRISED OF
63.889 ACRES OUT OF LOT 12
0.061 ACRE OUT OF LOT 2
0.167 ACRE BEING THE VACATED STREET ROW

SOURCE DOCUMENTS

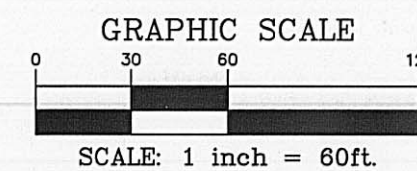
- PLAT RECORD B249 - B255
- PLAT RECORD B-332
- PLAT RECORD B335 - B343
- PLAT RECORD B356 - B360
- DEED VOLUME 233, PG. 244
- DEED VOLUME 297, PG. 257
- OFFICIAL RECORD 126, PG. 522
- OFFICIAL RECORD 126, PG. 524

201300005001
Filed for Record in
MADISON COUNTY, OHIO
CHARLES E REED, RECORDER
10-09-2013 At 10:53 am.
PLAT 43.60

B-377

BASIS OF BEARING

BEARINGS ARE BASED ON SOUTH 67¹⁴'59" 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.



SHEET

4

OF 5

MATCH LINE SHEET 5

SUBDIVISION OF
PARK 70 AT WEST JEFFERSON
PHASE IV

RALPH PARSONS
FARM PARTNERSHIP
190.357 ACRES
VOL. 297, PG. 257

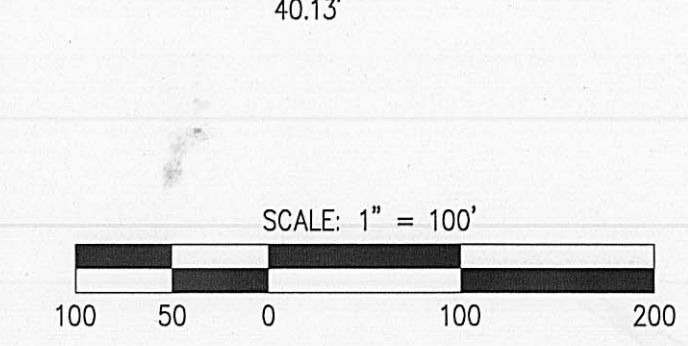
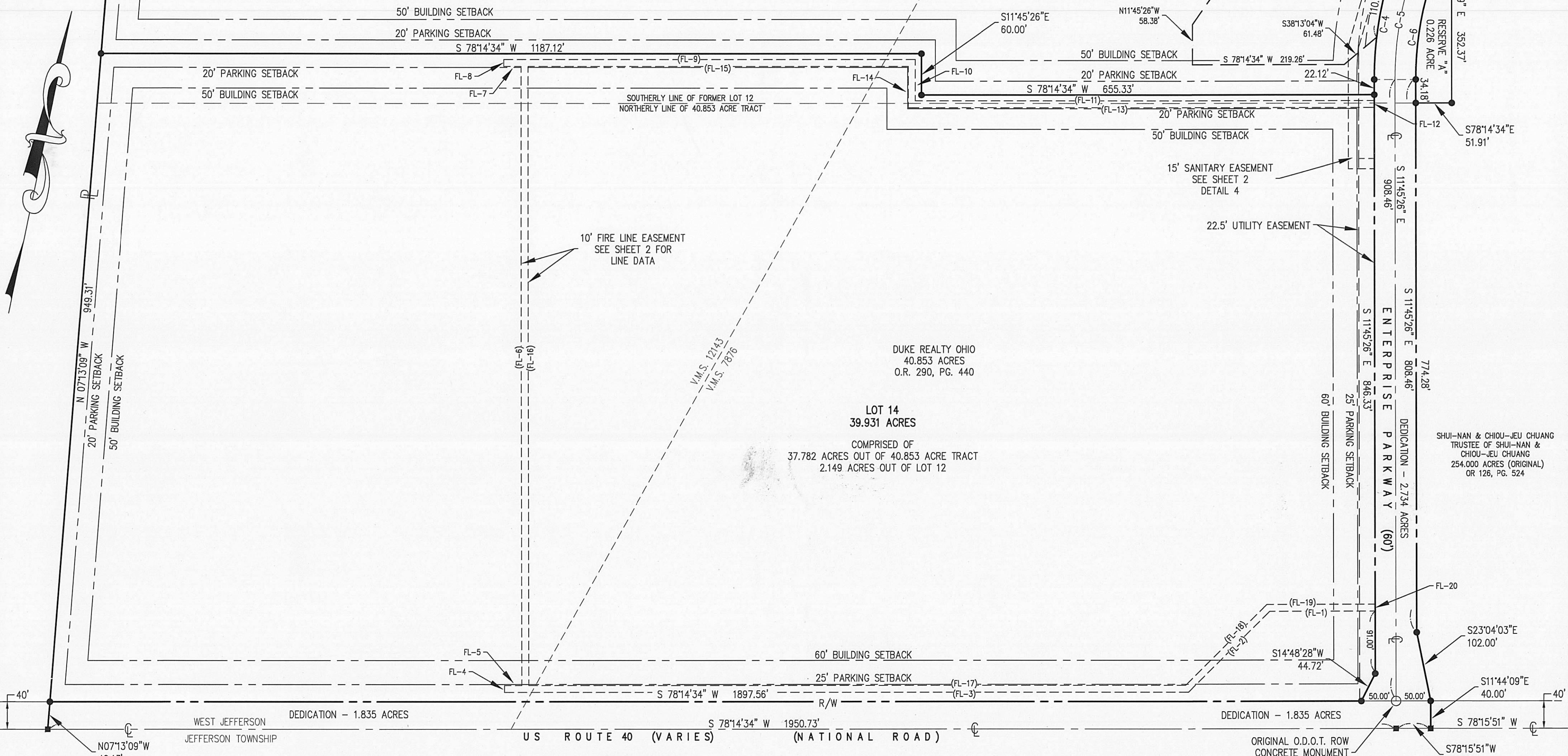
LOT 13
64.117 ACRES

COMPRISED OF
63.889 ACRES OUT OF LOT 12
0.061 ACRE OUT OF LOT 2
0.167 ACRE BEING THE VACATED STREET ROW

FORMER LOT 12
63.213 ACRES
PARK 70 AT WEST JEFFERSON
PHASE III
PLAT RECORD B363 - B369

C-7 Δ=74°03'30" R=470.00' A=607.50' CH=N30°13'14"W CH=566.09'	C-8 Δ=74°03'30" R=500.00' A=646.28' CH=N30°13'14"W CH=602.22'	C-9 Δ=74°03'30" R=530.00' A=685.06' CH=S30°13'14"E CH=638.35'
C-4 Δ=18°33'57" R=530.00' A=171.74' CH=N02°28'28"W CH=170.99'	C-5 Δ=18°33'57" R=500.00' A=162.02' CH=N02°28'28"W CH=161.31'	C-6 Δ=18°33'57" R=470.00' A=152.29' CH=S02°28'28"E CH=151.63'

C-10
Δs=18°32'40"
R=530.00'
A=171.54'
CH=N02°27'49"W
CH=170.79'



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.

- 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

DEDICATION OF ENTERPRISE PARKWAY
ENTERPRISE PARKWAY IS COMPRISED OF 0.320 ACRE OUT OF LOT 2 AS DELINEATED ON THE PLAT OF "PARK 70 AT WEST JEFFERSON PHASE I, OF RECORD IN PLAT RECORD B335 - B343; 1.177 ACRES OUT OF LOT 12 AS DELINEATED ON THE PLAT OF "PARK 70 AT WEST JEFFERSON PHASE III, OF RECORD IN PLAT RECORD B363 - B369; AND 1.236 ACRES OUT OF THAT 40.853 ACRE TRACT AS DESCRIBED IN A DEED TO DUKE REALTY OHIO, OF RECORD IN OFFICIAL RECORD 290, PAGE 440, RECORDS ON FILE IN RECORDER'S OFFICE, MADISON COUNTY, OHIO.

201300005002
Filed for Record in
MADISON COUNTY, OHIO
CHARLES E REED, RECORDER
10-09-2013 At 10:53 am
PLAT 43.60