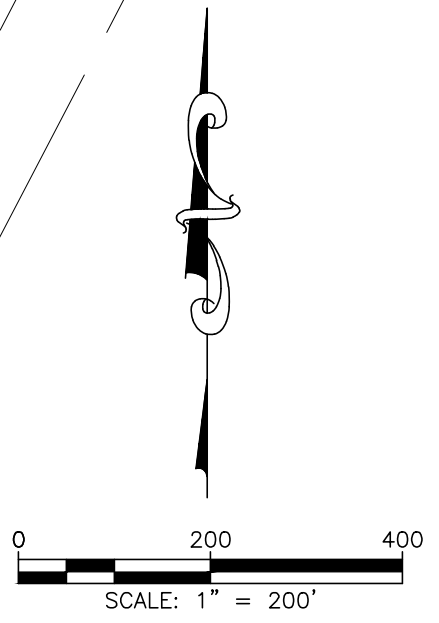


# EASEMENT DETAILS - COLUMBUS LOGISTICS PARK WEST PHASE I

(PLAT CABINET B, SLIDE 354-355)  
**COMMERCE PARKWAY**  
WIDTH VARIES - PUBLIC



**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.

PID: 16-00021.001  
WEST JEFFERSON I, LLC  
2.453 ACRES  
O.R. BOOK 364, PG. 1776  
04/30/2020  
PART OF LOT 13  
PARK 70 AT WEST JEFFERSON PHASE IV  
PLAT RECORD B374 - B378

PID: 16-00021.002  
NLP III PARK WEST, LLC  
59.138 ACRES  
O.R. BOOK 389, PG. 575  
08/31/2021

PID: 16-00023.000  
COLUMBUS LOGISTICS PARK WEST BUILDING I, LLC  
94.716 ACRES  
O.R. BOOK 397, PG. 2621  
02/28/2022

PID: 16-00021.000  
RALPH PARSONS FARM PARTNERSHIP  
32.7709 ACRES  
(PART OF ORIGINAL 203.69 ACRES)  
O.R. BOOK 297, PAGE 257  
01/07/1994

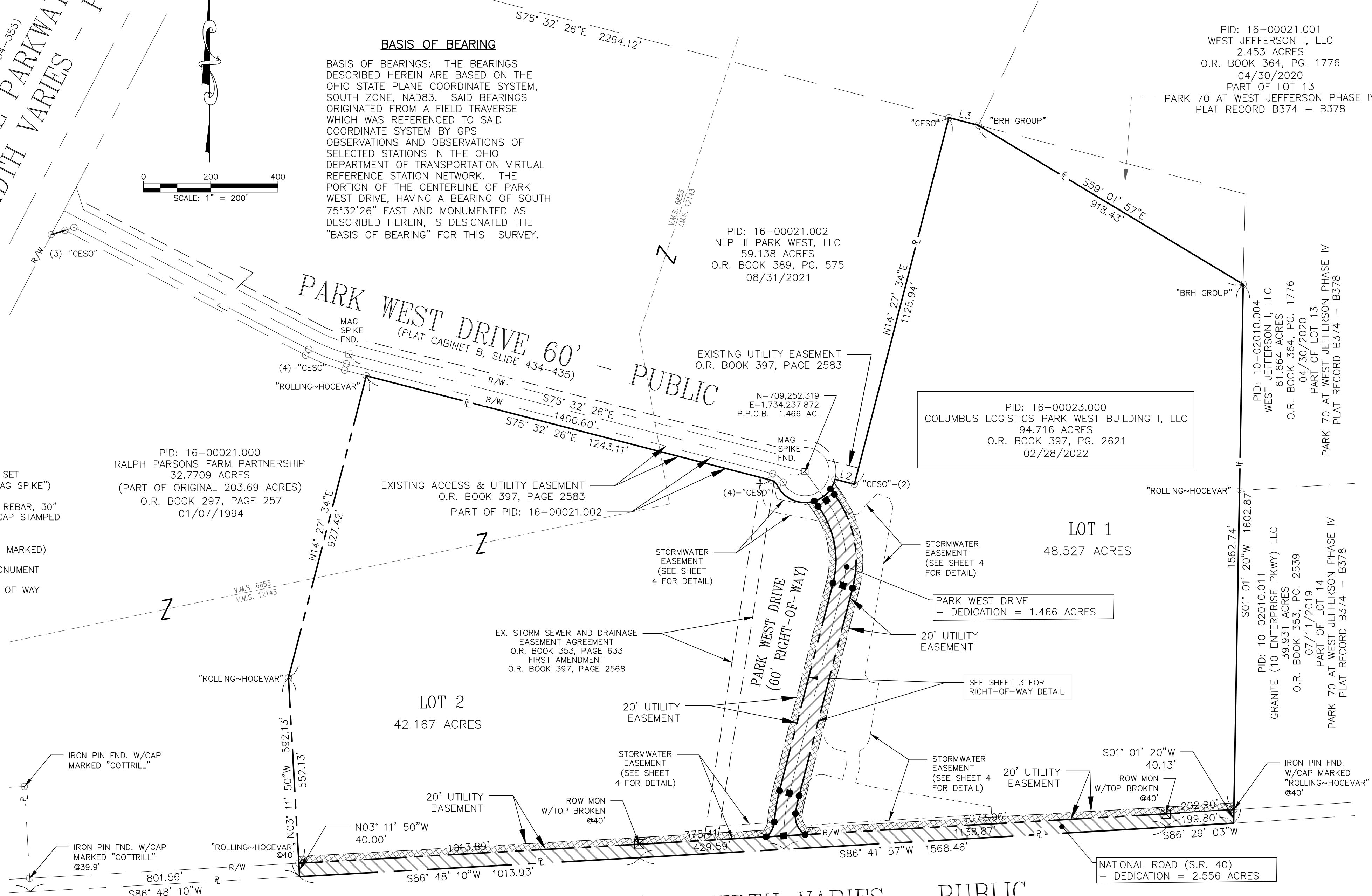
**LOT 1**  
48.527 ACRES

**LOT 2**  
42.167 ACRES

PID: 10-02010.004  
WEST JEFFERSON I, LLC  
61.664 ACRES  
O.R. BOOK 364, PG. 1776  
04/30/2020  
PART OF LOT 13  
PARK 70 AT WEST JEFFERSON PHASE IV  
PLAT RECORD B374 - B378

PID: 10-02010.011  
(10 ENTERPRISE PKWY) LLC  
39.951 ACRES  
O.R. BOOK 353, PG. 2539  
07/11/2019  
PART OF LOT 14  
PARK 70 AT WEST JEFFERSON PHASE IV  
PLAT RECORD B374 - B378

- 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
  - ℙ - PROPERTY LINE



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

- R.O.W. DEDICATION PARK WEST DRIVE
- R.O.W. DEDICATION U.S. ROUTE 40
- STORMWATER POND EASEMENT
- UTILITY EASEMENT

**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

**RIGHT-OF-WAY DETAIL –  
COLUMBUS LOGISTICS PARK WEST  
PHASE I**

PID: 16-00021.002  
NLP III PARK WEST, LLC  
59.138 ACRES  
O.R. BOOK 389, PG. 575  
-08/31/2021

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	30.56'	92.00'	019° 01' 53"	N44° 01' 56"E	30.42'	15.42'
C2	32.20'	92.00'	020° 03' 18"	N24° 29' 20"E	32.04'	16.27'
C3	293.23'	330.00'	050° 54' 42"	S10° 59' 47"E	283.68'	157.09'
C4	54.70'	488.00'	006° 25' 21"	S11° 14' 53"W	54.67'	27.38'
C5	72.55'	63.00'	065° 58' 42"	S24° 57' 08"E	68.60'	40.90'
C6	128.37'	518.00'	014° 11' 58"	N7° 21' 35"E	128.05'	64.52'
C7	266.57'	300.00'	050° 54' 42"	N10° 59' 47"W	257.89'	142.81'
C8	51.88'	63.00'	047° 10' 56"	N28° 10' 31"E	50.43'	27.51'
C9	94.45'	548.00'	009° 52' 31"	S9° 31' 19"W	94.33'	47.34'
C10	239.92'	270.00'	050° 54' 42"	N10° 59' 47"W	232.10'	128.53'
C11	30.56'	92.00'	019° 01' 53"	S63° 03' 49"W	30.42'	15.42'
C12	130.61'	92.00'	081° 20' 19"	S66° 45' 05"E	119.91'	79.05'
C13	24.17'	28.00'	049° 27' 30"	S50° 48' 41"E	23.43'	12.90'

Parcel Line Table		
Line #	Length	Direction
L1	92.00'	S36° 27' 08"E
L2	59.50'	S75° 32' 26"E
L3	90.67'	S75° 32' 26"E
L4	19.52'	S36° 27' 08"E
L5	637.62'	S14° 27' 34"W
L6	63.84'	S86° 41' 57"W
L7	637.62'	N14° 27' 34"E
L8	14.50'	N36° 27' 08"W
L9	52.15'	S86° 41' 57"W
L10	637.62'	N14° 27' 34"E
L11	19.52'	N36° 27' 08"W
L12	106.50'	S36° 27' 08"E

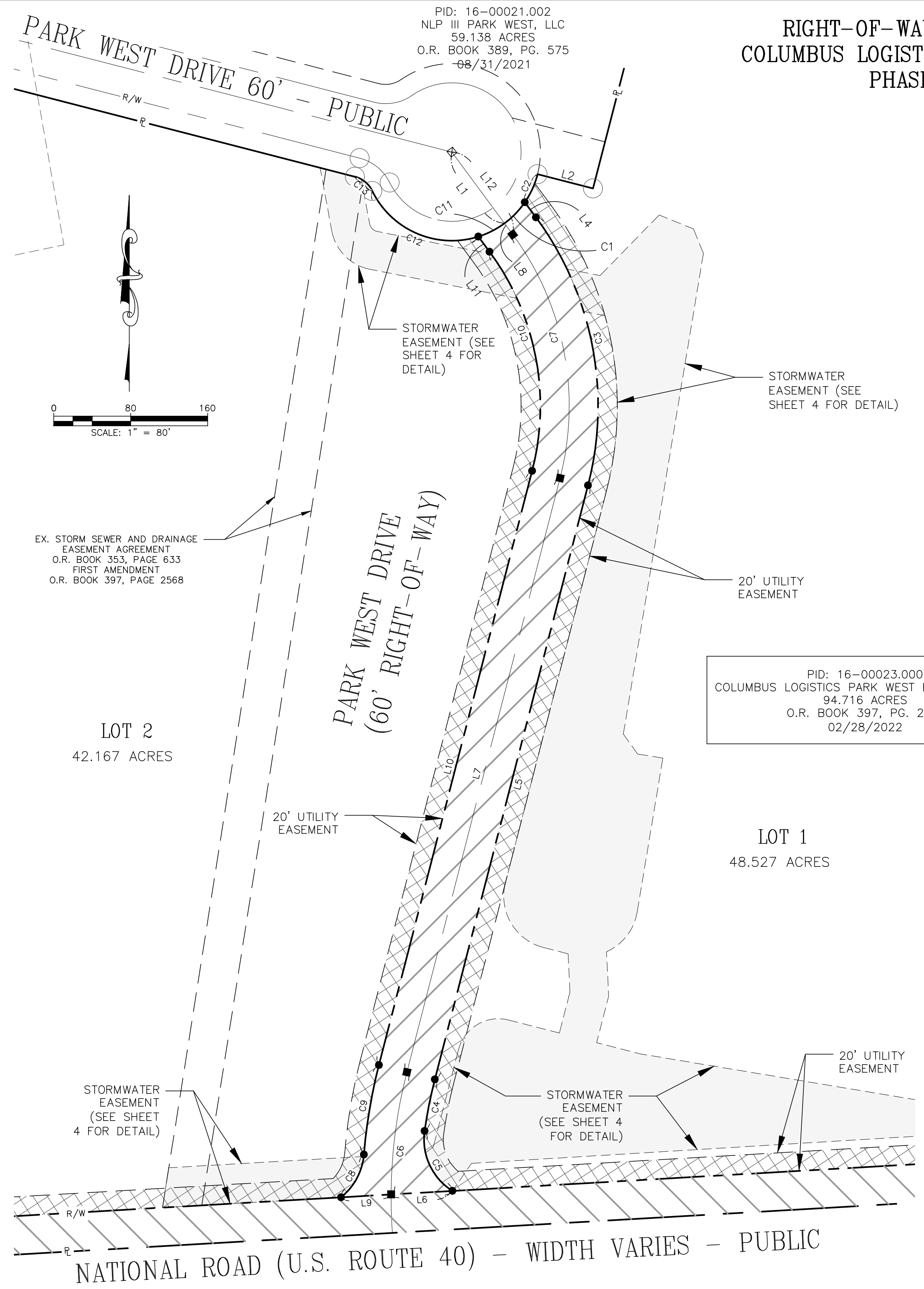
PID: 16-00023.000  
COLUMBUS LOGISTICS PARK WEST BUILDING I, LLC  
94.716 ACRES  
O.R. BOOK 397, PG. 2621  
02/28/2022

EX. STORM SEWER AND DRAINAGE  
EASEMENT AGREEMENT  
O.R. BOOK 353, PAGE 633  
FIRST AMENDMENT  
O.R. BOOK 397, PAGE 2568

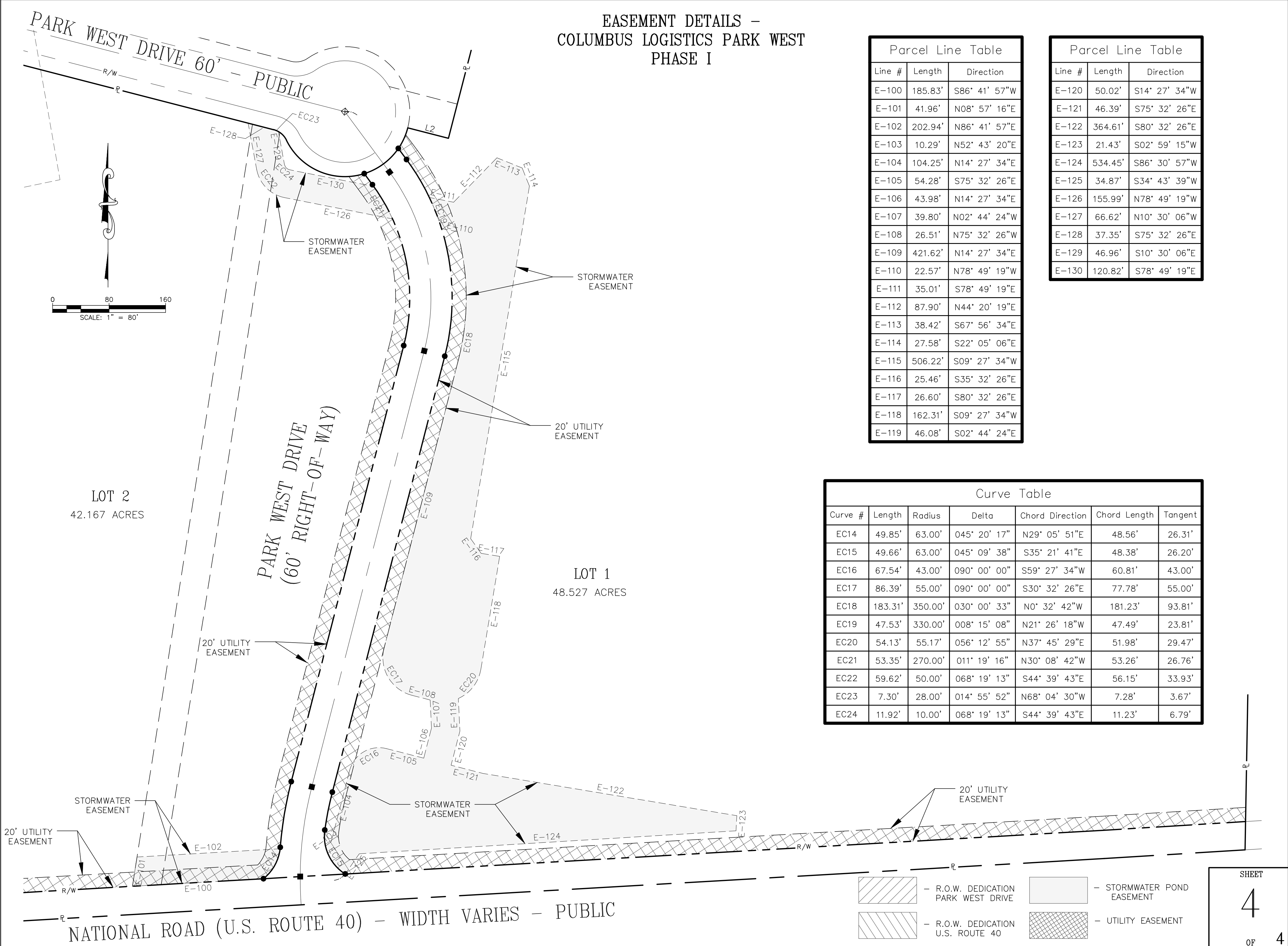
LOT 2  
42.167 ACRES

LOT 1  
48.527 ACRES

- R.O.W. DEDICATION PARK WEST DRIVE
- R.O.W. DEDICATION U.S. ROUTE 40
- STORMWATER POND EASEMENT
- UTILITY EASEMENT



EASEMENT DETAILS -  
COLUMBUS LOGISTICS PARK WEST  
PHASE I



Parcel Line Table

Line #	Length	Direction
E-100	185.83'	S86° 41' 57"W
E-101	41.96'	N08° 57' 16"E
E-102	202.94'	N86° 41' 57"E
E-103	10.29'	N52° 43' 20"E
E-104	104.25'	N14° 27' 34"E
E-105	54.28'	S75° 32' 26"E
E-106	43.98'	N14° 27' 34"E
E-107	39.80'	N02° 44' 24"W
E-108	26.51'	N75° 32' 26"W
E-109	421.62'	N14° 27' 34"E
E-110	22.57'	N78° 49' 19"W
E-111	35.01'	S78° 49' 19"E
E-112	87.90'	N44° 20' 19"E
E-113	38.42'	S67° 56' 34"E
E-114	27.58'	S22° 05' 06"E
E-115	506.22'	S09° 27' 34"W
E-116	25.46'	S35° 32' 26"E
E-117	26.60'	S80° 32' 26"E
E-118	162.31'	S09° 27' 34"W
E-119	46.08'	S02° 44' 24"E

Parcel Line Table

Line #	Length	Direction
E-120	50.02'	S14° 27' 34"W
E-121	46.39'	S75° 32' 26"E
E-122	364.61'	S80° 32' 26"E
E-123	21.43'	S02° 59' 15"W
E-124	534.45'	S86° 30' 57"W
E-125	34.87'	S34° 43' 39"W
E-126	155.99'	N78° 49' 19"W
E-127	66.62'	N10° 30' 06"W
E-128	37.35'	S75° 32' 26"E
E-129	46.96'	S10° 30' 06"E
E-130	120.82'	S78° 49' 19"E

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
EC14	49.85'	63.00'	045° 20' 17"	N29° 05' 51"E	48.56'	26.31'
EC15	49.66'	63.00'	045° 09' 38"	S35° 21' 41"E	48.38'	26.20'
EC16	67.54'	43.00'	090° 00' 00"	S59° 27' 34"W	60.81'	43.00'
EC17	86.39'	55.00'	090° 00' 00"	S30° 32' 26"E	77.78'	55.00'
EC18	183.31'	350.00'	030° 00' 33"	N0° 32' 42"W	181.23'	93.81'
EC19	47.53'	330.00'	008° 15' 08"	N21° 26' 18"W	47.49'	23.81'
EC20	54.13'	55.17'	056° 12' 55"	N37° 45' 29"E	51.98'	29.47'
EC21	53.35'	270.00'	011° 19' 16"	N30° 08' 42"W	53.26'	26.76'
EC22	59.62'	50.00'	068° 19' 13"	S44° 39' 43"E	56.15'	33.93'
EC23	7.30'	28.00'	014° 55' 52"	N68° 04' 30"W	7.28'	3.67'
EC24	11.92'	10.00'	068° 19' 13"	S44° 39' 43"E	11.23'	6.79'

Legend:

- R.O.W. DEDICATION PARK WEST DRIVE
- R.O.W. DEDICATION U.S. ROUTE 40
- STORMWATER POND EASEMENT
- UTILITY EASEMENT

THE UNDERSIGNED, COLUMBUS LOGISTICS PARK WEST BUILDING I, 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 I, 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 THEIR LOTS 1 & 2 AND ALSO THE DEDICATION OF PARK WEST DRIVE AND NATIONAL ROAD (U.S. ROUTE 40) AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO THE PUBLIC USE AS SUCH, ALL OF "PARK WEST DRIVE AND 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 I AS DOCUMENT NO. 20220001704 IN OFFICIAL RECORD 399 PAGE 571 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 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:

1. ALL EASEMENTS ESTABLISHED BY THIS PLAT SHALL INCLUDE THE REASONABLE INGRESS AND EGRESS FOR THE EXERCISE OF THE OTHER RIGHTS RESERVED.
2. 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 LOGISTICS CENTER DRIVE, SILVER DRIVE, STATE ROUTE 29 AND OTHER ACCESS POINTS TO EACH LOT AS APPROVED BY THE GOVERNMENTAL AUTHORITY WITH JURISDICTION SHALL NOT BE DEEMED A STRUCTURE.
3. 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.
4. 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.
5. 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.
6. NOTHING HEREIN CONTAINED SHALL CREATE ANY RIGHTS TO THE PUBLIC.

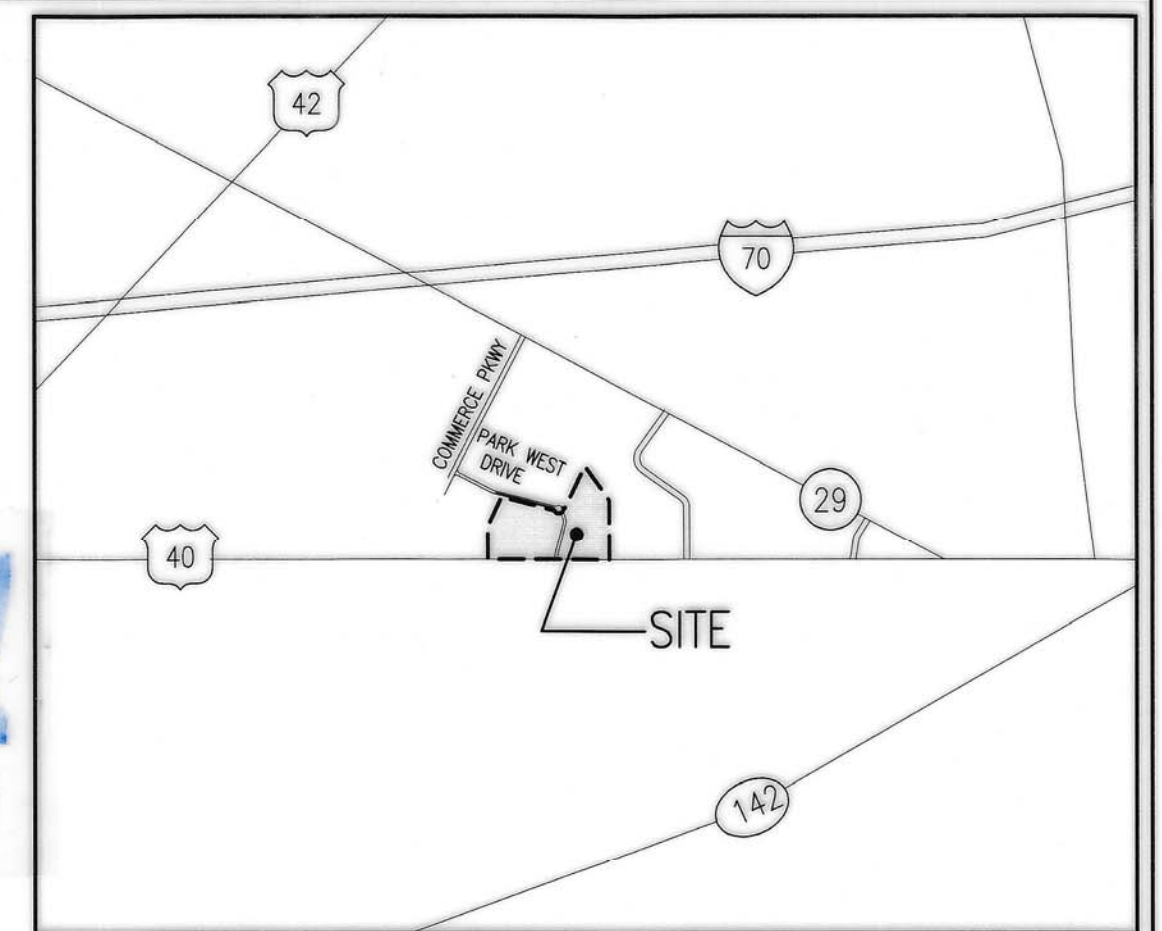
## SUBDIVISION OF COLUMBUS LOGISTICS PARK WEST PHASE I

SITUATED IN THE STATE OF OHIO, COUNTY OF MADISON, VILLAGE OF WEST JEFFERSON, AND PART OF VIRGINIA MILITARY SURVEY NUMBERS 6653 AND 12143, BEING ALL OF A 94.716 ACRE TRACT (PARCEL NO. 16-00023.00) AS DESCRIBED IN A DEED TO COLUMBUS LOGISTICS PARK WEST BUILDING I, LLC OF RECORD IN OFFICIAL RECORD BOOK 397, PAGE 2621, ALL REFERENCES TO RECORDS ARE ON FILE IN THE RECORDER'S OFFICE, MADISON COUNTY, OHIO.

22-1704 B-481  
23-1705 B-481  
22-1706 B-481  
22-1707 B-481

ACREAGE TABLE -- PHASE I	
LOT NO. 1	48.527 ACRES
LOT NO. 2	42.167 ACRES
PARK WEST DRIVE -- DEDICATION	1.466 ACRES
NATIONAL ROAD (U.S. 40) -- DEDICATION	2.556 ACRES
<b>TOTAL SUBDIVISION</b>	<b>94.716 ACRES</b>

WEST JEFFERSON  
DESCRIPTION ACCEPTABLE MADISON COUNTY ENGINEER  
DATE 3/31/22 BY [Signature]  
ACREAGE 48.527 LOT 1  
42.167 LOT 2  
4.022 ROW



VICINITY MAP  
NOT TO SCALE

APPROVED AND ACCEPTED THIS 20<sup>TH</sup> DAY OF September, 2022, BY RESOLUTION NO. 21-073 WHEREIN THAT PORTION OF U.S. ROUTE 40 AND PARK WEST DRIVE AS DEDICATED HEREON IS ACCEPTED AS SUCH BY THE COUNCIL OF THE VILLAGE OF WEST JEFFERSON, OHIO.

APPROVED THIS 31<sup>ST</sup> DAY OF MARCH, 2022. [Signature]  
SERVICE DIRECTOR, VILLAGE OF WEST JEFFERSON

APPROVED THIS 31<sup>ST</sup> DAY OF MARCH, 2022. [Signature]  
DIRECTOR OF DEVELOPMENT, VILLAGE OF WEST JEFFERSON

APPROVED THIS 31<sup>ST</sup> DAY OF MARCH, 2022. [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 31<sup>ST</sup> DAY OF MARCH, 2022. Jennifer J. Hunter  
COUNTY AUDITOR By [Signature]

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, AT \_\_\_\_\_

FILED FOR RECORD THIS 31 DAY OF MARCH, 2022. PLAT RECORD B 481-484  
Charles E. Reed COUNTY RECORDER by Cindy Andrews DEPUTY RECORDER

WE DO HEREBY CERTIFY THAT THE FOREGOING PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES IN MARCH 2022 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] 3-30-2022  
ANDREW G. PLANET  
PROFESSIONAL SURVEYOR NO. 7812

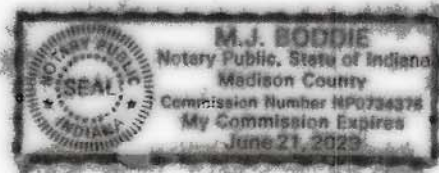
Survey Prepared By:  
Rolling & Hocevar, Inc.  
257 S. Court St. #6  
Medina, Ohio  
Phone: 330-723-1828  
Fax: 330-723-6637 Proj. No. 32,014

IN WITNESS WHEREOF, THE UNDERSIGNED, HAS HEREUNTO SET HIS HAND THIS 30 DAY OF March, 2022.

NAME: [Signature]  
TITLE: Authorized Representative

STATE OF Indiana )  
COUNTY OF Marion ) 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 Corporation and Limited Partnership, Limited Liability Co.



IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL  
THIS 30 DAY OF March, 2022. M.J. Boddie 3-30-2022  
MY COMMISSION EXPIRES June 21, 2029 NOTARY PUBLIC, STATE OF Indiana DATE

20220001704  
Filed for Record in  
MADISON COUNTY, OHIO  
CHARLES E REED, RECORDER  
03-31-2022 At 01:37 PM.  
PLAT 43.60

