

HILLIARD & ROME ROAD EAST DEDICATION

VIRGINIA MILITARY SURVEY NO. 7326 & 1484
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, BEING IN VIRGINIA MILITARY DISTRICT 7326 AND 1484, CONTAINING 1.561 ACRES, MORE OR LESS, BEING A PART OF A 13.94 ACRE TRACT AS CONVEYED TO LJKJ ROME HILLIARD, LLC, RUTH ANN HOFFMAN, AND ROY LEE HOFFMAN IN INSTRUMENT NUMBER 201212190195037, O.R. 2614, PG. J05 AND O.R. 5431, PG. H02, RECORDERS' OFFICE, FRANKLIN COUNTY, OHIO.

THE UNDERSIGNED, OWNER OF THE LANDS PLOTTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS "HILLIARD & ROME ROAD EAST DEDICATION" AND DOES HEREBY ACCEPT THIS PLAT OF THE SAME AND DEDICATES TO PUBLIC USE, AS SUCH, ALL OF HILLIARD & ROME ROAD EAST SHOWN HEREON AND NOT HERETOFORE DEDICATED.

LJKJ ROME HILLIARD, LLC,
AN OHIO LIMITED LIABILITY COMPANY
BY: Larry Hoffman
LARRY HOFFMAN, AUTHORIZED REPRESENTATIVE

STATE OF Florida
COUNTY OF Franklin

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9 DAY OF November, 2021, BY LARRY HOFFMAN, THE AUTHORIZED REPRESENTATIVE OF THE LJKJ ROME HILLIARD, LLC, AN OHIO LIMITED LIABILITY COMPANY, ON BEHALF OF SAID LIMITED LIABILITY COMPANY. THIS IS AN ACKNOWLEDGMENT CERTIFICATE, NO OATH OR AFFIRMATION WAS ADMINISTERED TO THE SIGNER WITH REGARD TO THE NOTARIAL ACT.



Diana M. Conklin
NOTARY PUBLIC FOR State of Florida
MY COMMISSION EXPIRES 12/15/2024

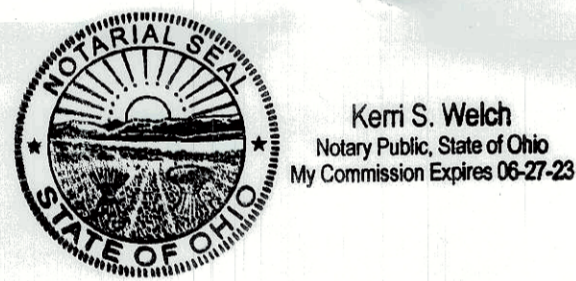
Ruth Ann Hoffman
RUTH ANN HOFFMAN
STATE OF Ohio
COUNTY OF Franklin

Carol Hoffman
CAROL HOFFMAN, EXECUTOR OF THE ESTATE
OF ROY LEE HOFFMAN

ACKNOWLEDGMENT

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF November, 2021, BY RUTH ANN HOFFMAN INDIVIDUALLY, AND CAROL HOFFMAN, EXECUTOR OF THE ESTATE OF ROY LEE HOFFMAN, IN HER CAPACITY AS EXECUTOR ON BEHALF OF SAID ESTATE. THIS IS AN ACKNOWLEDGMENT CERTIFICATE, NO OATH OR AFFIRMATION WAS ADMINISTERED TO THE SIGNER WITH REGARD TO THE NOTARIAL ACT.

Kenn S. Welch
NOTARY PUBLIC FOR State of Ohio
MY COMMISSION EXPIRES 06/27/23



AGRICULTURAL RECOURPMENT

GRANTOR, BEING THE DULY AUTHORIZED REPRESENTATIVE OF THE DEVELOPER DEDICATING THE PROPERTY DESCRIBED IN THIS PLAT, HEREBY AGREES THAT GRANTOR WILL INDEMNIFY THE CITY OF COLUMBUS FOR AND HOLD IT HARMLESS FROM ANY AGRICULTURAL RECOURPMENTS ASSESSED OR LEVIED IN THE FUTURE AGAINST THE PROPERTY DEDICATED HEREIN WHICH RESULT FROM GRANTOR'S CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE.

FLOOD DESIGNATION

BY GRAPHIC PLOTTING ONLY THIS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1/2 ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 39049C0282K, WITH AN EFFECTIVE DATE OF JUNE 17, 2008 IN FRANKLIN COUNTY, OHIO. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

WETLAND NOTE

NO DETERMINATION HAS BEEN MADE BY THE BUILDING AND ZONING SERVICES DEPARTMENT, CITY OF COLUMBUS, AS TO WHETHER THE AREA PROPOSED TO BE PLATTED CONTAINS AREA(S) THAT COULD BE CLASSIFIED AS WETLANDS BY THE ARMY CORPS OF ENGINEERS. IT IS THE DEVELOPER'S RESPONSIBILITY TO DETERMINE WHETHER WETLANDS EXIST ON SITE. THE CITY OF COLUMBUS APPROVAL OF THE FINAL PLAT OF HILLIARD & ROME ROAD EAST DEDICATION DOES NOT IMPLY ANY APPROVAL FOR THE DEVELOPMENT OF THE SITE AS IT MAY PERTAIN TO WETLANDS.

HILLIARD & ROME ROAD EAST DEDICATION PLAT

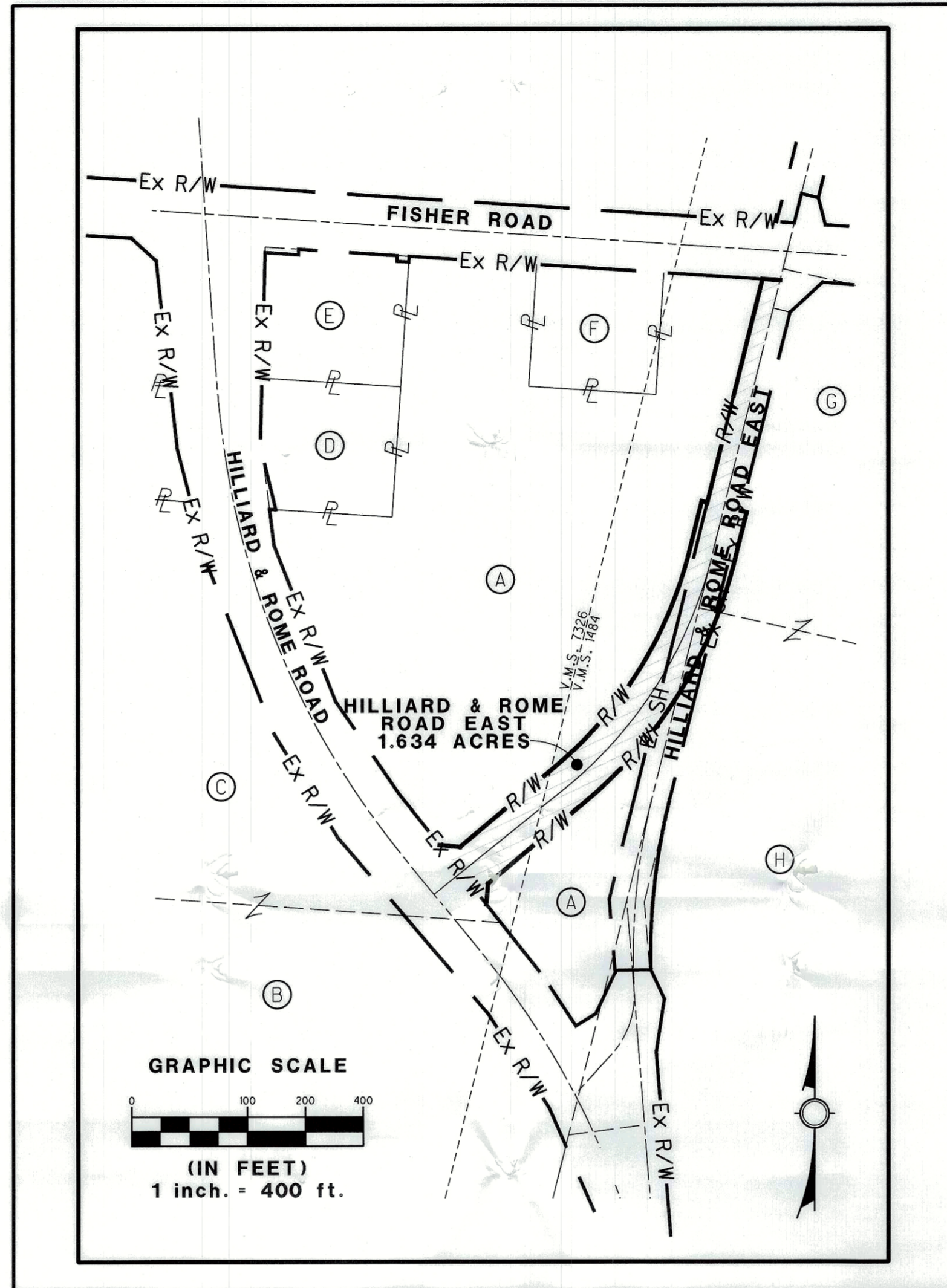
PLAN PREPARED BY: ANW
CHECKED BY: MDW

CARPENTER MARTY transportation
6612 SINGLETREE DR. COLUMBUS, OH 43229
614.656.2424 * CMTRAN.COM

SCALE: NTS
DATE: NOV. 08, 2021
SHEET: 1/2
JOB NO.: TRA20015

MONUMENT LEGEND

- I.R.P. IRON PIN FOUND
- I.R.P. IRON PIN FOUND W/ ID CAP
- I.R.S. IRON PIN SET W/ ID CAP
- I.R.P. IRON PIPE FOUND
- M.A.S. MAGNETIC NAIL FOUND
- M.A.S. MAGNETIC NAIL SET
- M.B. MONUMENT BOX FOUND



OWNERSHIP INFORMATION	
(A)	LJKJ ROME HILLIARD, LLC, RUTH ANN HOFFMAN, AND ROY LEE HOFFMAN A.P.N. 246-301941-00 INST. 201212190195037, O.R. 2614, PG. J05, O.R. 5431, PG. H02 14.684 ACRES
(B)	MENARD, INC A.P.N. 470-296198-00 INST. 201712130175358 26.687 ACRES
(C)	MENARD, INC A.P.N. 470-296199-00 INST. 201712130175358 6.510 ACRES
(D)	NALINE INVESTMENTS, LLC, AN OHIO LIMITED LIABILITY COMPANY A.P.N. 010-235561-00 INST. 200805050068932 1.178 ACRES
(E)	CAMPBELL OIL COMPANY, AN OHIO CORPORATION A.P.N. 010-235560-00 INST. 20101270014095 1.259 ACRES
(F)	CITY OF COLUMBUS A.P.N. 010-243356-00 DB. 3334, PG. 411 1.3131 ACRES
(G)	LJKJ ROME HILLIARD, LLC, RUTH ANN HOFFMAN, AND ROY LEE HOFFMAN A.P.N. 470-296106-00 INST. 201505270069265 22.034 ACRES
(H)	LJKJ ROME HILLIARD, LLC, RUTH ANN HOFFMAN, AND ROY LEE HOFFMAN A.P.N. 246-303775-00 INST. 201212190195037, O.R. 2614, PG. J11, O.R. 5431, PG. H02 65.459 ACRES



SITE STATISTICS

TOTAL RW AREA: 1.634 ACRES
(BEING OUT OF FRANKLIN COUNTY AUDITOR'S PARCEL NUMBER 246-301941-00 (1.525 ACRES), 470-296106-00 (0.037 ACRES), AND 246-303775-00 (0.072 ACRES))

SOURCE DATA

THE SOURCES OF RECORDED SURVEY DATA REFERENCED IN THE PLAN AND TEXT OF THIS PLAT ARE THE RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO

IRON PINS

WHERE INDICATED HEREON UNLESS OTHERWISE NOTED ARE TO BE SET AND ARE SOLID IRON PINS, 3/8" DIAMETER, 30" LONG WITH A PLASTIC CAP INSCRIBED "CMT P.S. 7357".

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE OHIO STATE PLANE GRID NORTH, NAD 83 (2011) (EPOCH: 2010.0000). GEOID 12B, OHIO SOUTH ZONE, TIED BY GPS TO THE O.D.O.T. VRS. ELEVATIONS ARE NAVD 88.

CONTROL FOR THE BEARINGS SHOWN HEREIN WERE DETERMINED BY GPS OBSERVATIONS AND ESTABLISHING S 13° 56' 55" W FOR THE EXISTING CENTERLINE OF RIGHT-OF-WAY OF HILLIARD & ROME ROAD EAST. BEARINGS ARE SHOWN TO INDICATE ANGLE ONLY AND ARE FOR PROJECT USE ONLY.

APPROVED THIS 12TH DAY OF November, 2021

Scott S. Meyer / RBB
DIRECTOR, DEPARTMENT OF BUILDING AND ZONING SERVICES, COLUMBUS OHIO

APPROVED THIS 15TH DAY OF November, 2021

James D. Young
CITY ENGINEER, ADMINISTRATOR, DIVISION OF DESIGN & CONSTRUCTION, COLUMBUS OHIO

APPROVED THIS 15TH DAY OF November, 2021

Jennifer L. Callagher / RBS
DIRECTOR, DEPARTMENT OF PUBLIC SERVICE, COLUMBUS OHIO

APPROVED AND ACCEPTED THIS _____ DAY OF _____, 20____, BY ORDINANCE NO. _____ WHEREIN ALL OF HILLIARD & ROME ROAD EAST AS SHOWN HEREON ARE ACCEPTED AS SUCH BY THE CITY OF COLUMBUS OHIO.

IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THIS _____ DAY OF _____, 20____

CITY CLERK, COLUMBUS OHIO

TRANSFERRED THIS _____ DAY OF _____, 20____

AUDITOR, FRANKLIN COUNTY, OHIO

FILED FOR RECORD THIS _____ DAY OF _____, 20____
AT _____, FEE _____

RECORDER, FRANKLIN COUNTY, OHIO

CERTIFICATION

WE DO HERBY 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. DIMENSIONS SHOWN ALONG CURVES ARE CHORD MEASUREMENTS.

CARPENTER MARTY TRANSPORTATION, INC.

BY: Michael D. Weeks / 11-08-2021
MICHAEL D. WEEKS, P.E., P.S. DATE
REG. NO. 7357

