

BASINGHALL ROAD DEDICATION

VIRGINIA MILITARY SURVEY NO. 3012
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, BEING IN VIRGINIA MILITARY DISTRICT 3012, ALSO BEING A PART OF THE REMAINDER OF A 10.841 ACRE TRACT AS CONVEYED TO HAVERY RUN, LLC IN INSTRUMENT NUMBER 201809190127000, RECORDER'S 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 "BASINGHALL ROAD DEDICATION" AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATES TO PUBLIC USE, AS SUCH, ALL OF BASINGHALL ROAD SHOWN HEREON AND NOT HERETOFORE DEDICATED.

EASEMENTS ARE HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "TEMPORARY VEHICLE TURNAROUND EASEMENT". THE CITY OF COLUMBUS, OHIO IS HEREBY GRANTED A NONEXCLUSIVE EASEMENT FOR VEHICULAR TURNAROUND USED BY THE PUBLIC IN AND OVER THE AREA OF LAND DESIGNATED AS "TEMPORARY VEHICLE TURNAROUND EASEMENT" AT THE NORTHERLY TERMINUS OF BASINGHALL ROAD SHOWN HEREON. THE EASEMENT HEREBY GRANTED IN SAID AREA SHALL EXPIRE AND BE OF NO EFFECT WHATSOEVER WHEN THE RIGHT-OF-WAY FOR THE EXTENSION OF BASINGHALL ROAD, WHICH THE EASEMENT AREA ABUTS, HAS BEEN CONVEYED OR DEDICATED TO THE CITY OF COLUMBUS, OHIO, AND THE INSTRUMENT FOR SAID CONVEYANCE OR DEDICATION HAS BEEN RECORDED IN FRANKLIN COUNTY RECORDER'S OFFICE AND THE PAVEMENT IN SAID BASINGHALL ROAD RIGHT-OF-WAY EXTENSION BY THE CITY OF COLUMBUS, FOR PUBLIC TRAFFIC USE. ANY AND ALL LOTS ABUTTING THIS TEMPORARY VEHICLE TURNAROUND EASEMENT AREA SHALL NOT INSTALL A DRIVEWAY THAT WILL AFFECT THE INTENDED USE AND PATTERN OF TRAFFIC WITHIN THIS TEMPORARY TURNAROUND.

AN EASEMENTS SHOWN HEREON OUTSIDE OF THE PLATTED AREA WITHIN THE REMAINDER OF SAID 10.841 ACRE TRACT OF LAND OWNED BY HAVERY RUN, LLC, OF RECORD IN INSTRUMENT 201809190127000 ARE RESERVED FOR THE PURPOSES STATED IN THE FOREGOING "EASEMENT" PARAGRAPH.

IN WITNESS WHEREOF, HAVERY RUN, LLC, DAVID RUMA, OWNER HAS HEREUNTO SET HIS HAND THIS 15th DAY OF sept. 2020

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

HAVERY RUN, LLC

BY: [Signature]
WITNESS
[Signature]
WITNESS

[Signature]
DAVID RUMA
OWNER

STATE OF OHIO

COUNTY OF FRANKLIN

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED DAVID RUMA, OWNER OF HAVERY RUN, LLC WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES EXPRESSED THEREIN.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 15th DAY OF Sept., 2020

MY COMMISSION EXPIRES 4-16-2021

[Signature]
NOTARY PUBLIC, STATE OF OHIO



STEPHANIE HUMENAY
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 4/16/2021

THE EASEMENTS SHOWN HEREON OUTSIDE OF THE PLATTED AREA WITHIN A 4.678 ACRE TRACT OF LAND OWNED BY CARDINAL SELF STORAGE RIGGINS LLC, OF RECORD IN INSTRUMENT 201912200171706 ARE RESERVED FOR THE PURPOSES STATED IN THE FOREGOING "EASEMENT" PARAGRAPH.

IN WITNESS WHEREOF, CARDINAL SELF STORAGE RIGGINS LLC, COLE ELLIS, OWNER HAS HEREUNTO SET HIS HAND THIS DAY 14th OF SEPTEMBER, 2020

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

CARDINAL SELF STORAGE RIGGINS LLC

BY: [Signature]
WITNESS
[Signature]
WITNESS

[Signature]
COLE ELLIS
OWNER

STATE OF OHIO

COUNTY OF FRANKLIN

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED COLE ELLIS, OWNER OF CARDINAL SELF STORAGE RIGGINS LLC, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES EXPRESSED THEREIN.

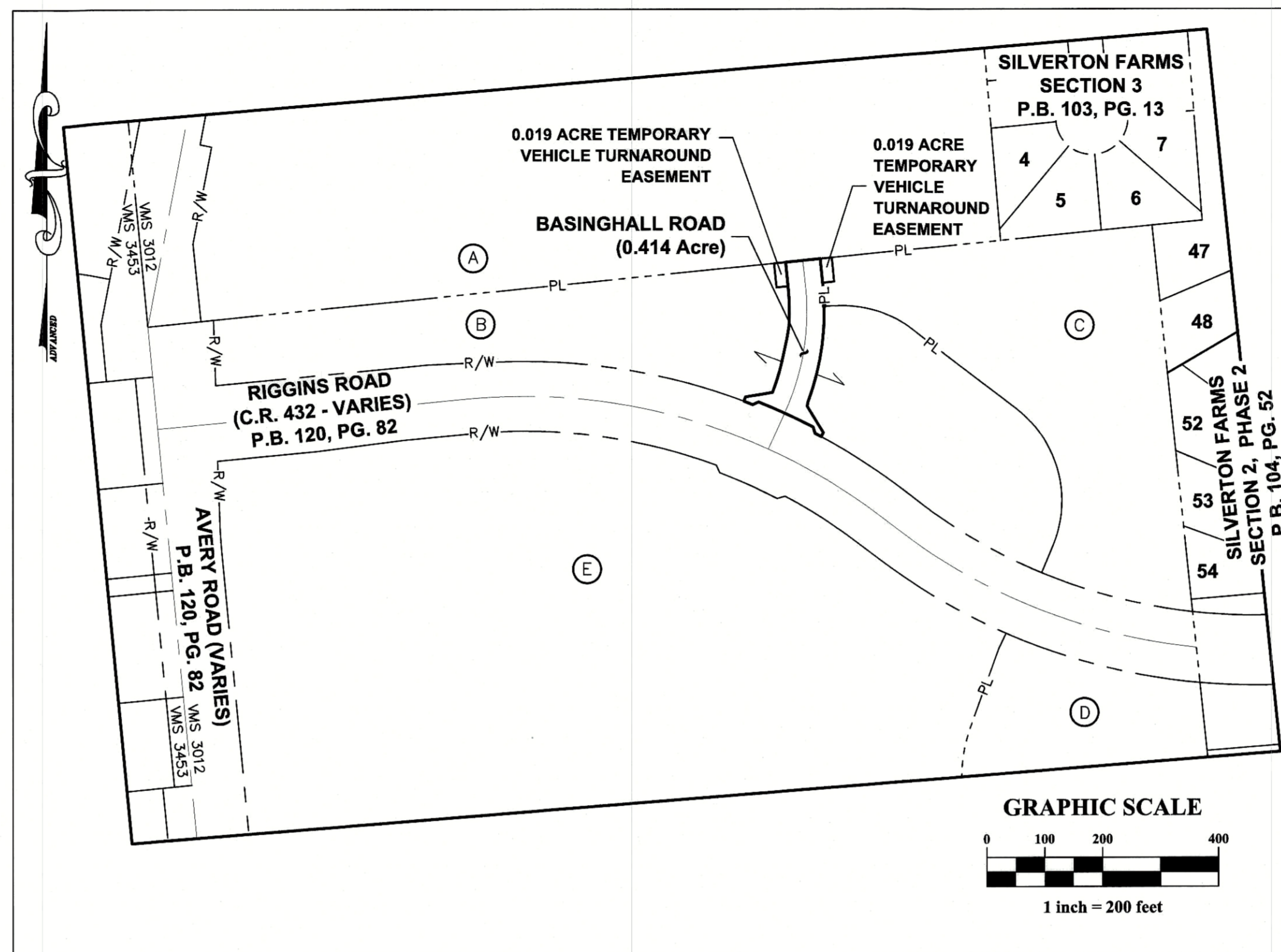
IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 14th DAY OF SEPTEMBER, 2020

MY COMMISSION EXPIRES 5-18-21

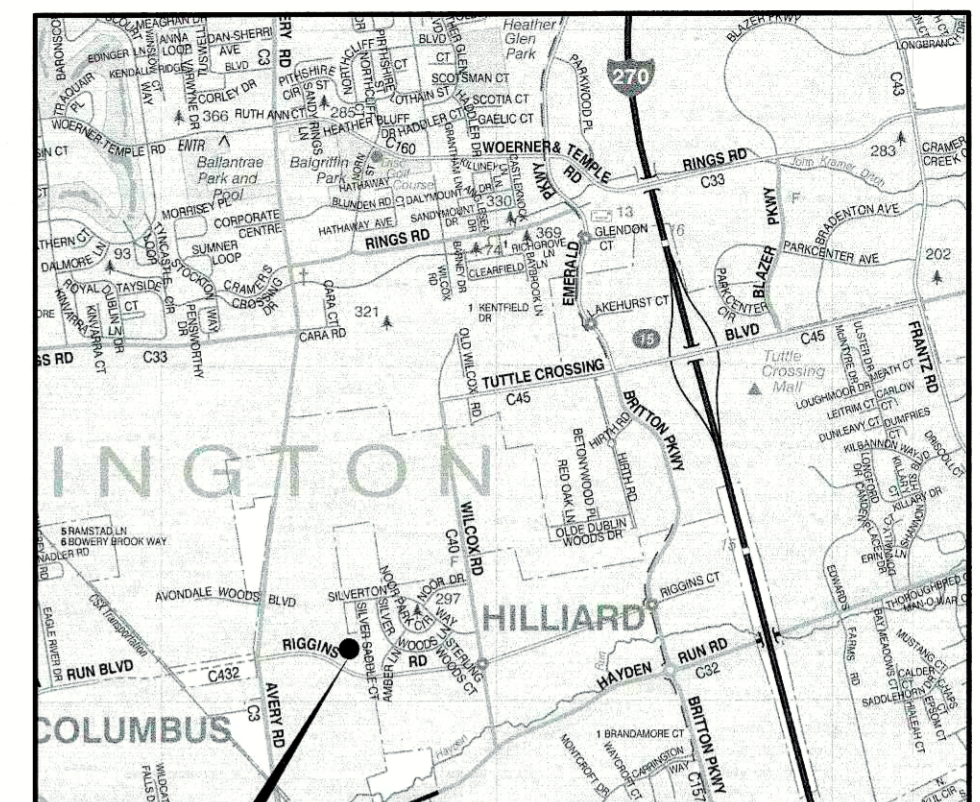
[Signature]
NOTARY PUBLIC, STATE OF OHIO



BRIAN KASKHNER - NOTARY PUBLIC
STATE OF OHIO
MY COMMISSION EXPIRES 5/18/2021



OWNERSHIP INFORMATION	
(A)	AVERY ROAD, COLUMBUS LLC P.N. 010-265644 I.N. 201205020060718 28.000 AC.
(B)	HAVERY RUN, LLC 010-265649 I.N. 201809190127000 10.841 ACRES (REMAINDER)
(C)	CARDINAL SELF STORAGE RIGGINS LLC 010-300570 I.N. 201912200171706 4.678 ACRES
(D)	HAVERY RUN, LLC P.N. 010-296459 I.N. 201612020164882 2.637 ACRES
(E)	HAVERY RUN, LLC 010-298469 I.N. 201809190127000 24.492 ACRES



SITE VICINITY MAP
SCALE: NTS

SITE STATISTICS
TOTAL RW AREA: 0.414 ACRES
(BEING OUT OF FRANKLIN COUNTY AUDITOR'S PARCEL NUMBER 010-265649)

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 WILL FOLLOW STATE OF OHIO MINIMUM STANDARDS AND HAVE A PLASTIC CAP INSCRIBED "ADVANCED 7661".

PERMANENT MARKERS
WHERE INDICATED HEREON UNLESS OTHERWISE NOTED ARE TO BE SET AND ARE SOLID IRON PINS, 1" DIAMETER, 30" LONG WITH A PLASTIC CAP INSCRIBED "ADVANCED 7661".

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% 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. 39049C0133K, WITH AN EFFECTIVE DATE OF JUNE 17, 2008 IN FRANKLIN COUNTY, OHIO. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

BASIS OF BEARINGS
BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (NSRS2007). SAID BEARINGS WERE DERIVED FROM GPS OBSERVATION AND DETERMINE THE CENTERLINE OF AVERY ROAD TO HAVE A BEARING OF N05°27'36"W BETWEEN FCGS MONUMENT 8855 AND FCGS MONUMENT 2221.

APPROVED THIS 17th DAY OF SEPTEMBER, 2020

[Signature]
DIRECTOR, DEPARTMENT OF BUILDING AND ZONING SERVICES, COLUMBUS OHIO

APPROVED THIS 21st DAY OF SEPTEMBER, 2020

[Signature]
CITY ENGINEER / ADMINISTRATOR, DIVISION OF DESIGN & CONSTRUCTION, COLUMBUS OHIO.

APPROVED THIS 21st DAY OF September, 2020

[Signature]
DIRECTOR, DEPARTMENT OF PUBLIC SERVICE, COLUMBUS OHIO

APPROVED AND ACCEPTED THIS _____ DAY OF _____, 20____, BY ORDINANCE NO. _____ WHEREIN ALL OF BASINGHALL ROAD, 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 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. DIMENSIONS SHOWN ALONG CURVES ARE CHORD MEASUREMENTS.

ADVANCED CIVIL DESIGN, INC.
BY: [Signature] DATE: 9/14/2020
JONATHAN E. PHELPS, P.S.
REG. NO. 8241



BASINGHALL ROAD DEDICATION & EASEMENTS

PLAN PREPARED BY: JEP
CHECKED BY: JEP

781 Science Blvd., Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

ADVANCED CIVIL DESIGN ENGINEERS SURVEYORS

SHEET 1 / 2
DATE: August 14, 2020
JOB NO.: 18-0001-963

- LEGEND**
- = Iron Pin Set
 - ⊙ = Permanent Marker
 - ⊗ = PK Nail Set
 - = Iron Pin Found
 - ⊗ = PK Nail Found
 - Ⓜ = Monument Found

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