

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 1.525 ACRES, MORE OR LESS, BEING A PART OF A 14.684 ACRE TRACT AS CONVEYED TO LJKJ ROME HILLIARD, LLC, CAROL L. HOFFMAN, AND RUTH ANN HOFFMAN IN INSTRUMENT NUMBER 201306120097793, 201510220149804, AND 202112140226663, CONTAINING 1.525 ACRES, MORE OR LESS, ALSO BEING A PART OF A 22.034 ACRE TRACT AS CONVEYED TO WEST 70 LOGISTICS LAND, LLC IN INSTRUMENT NUMBER 202201060003620, CONTAINING 0.037 ACRES, AND ALSO A 65.459 ACRE TRACT AS CONVEYED TO WEST 70 LOGISTICS LAND, LLC IN INSTRUMENT NUMBER 202201060003620, CONTAINING 0.072 ACRES, 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.

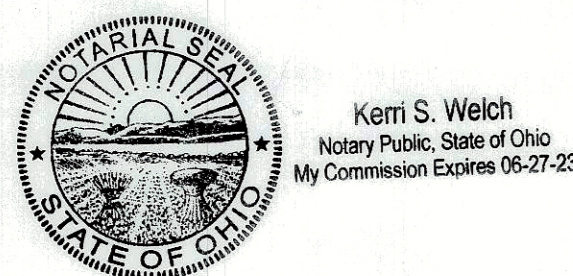
LJKJ ROME HILLIARD, LLC,
 AN OHIO LIMITED LIABILITY COMPANY
 BY: Julie Hoffman, member
 JULIE HOFFMAN, AUTHORIZED REPRESENTATIVE

STATE OF OH)
 COUNTY OF Franklin)

ACKNOWLEDGMENT

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 31st DAY OF January, 2022, BY JULIE 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.

Kerri S. Welch
 NOTARY PUBLIC FOR OH
 MY COMMISSION EXPIRES: 6/30/23



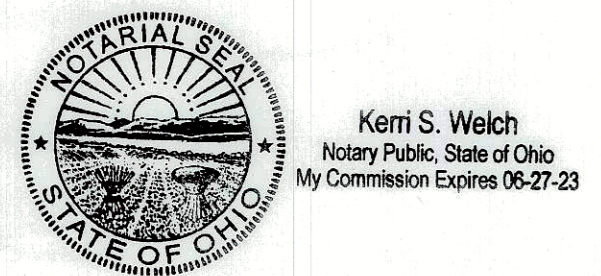
Ruth Ann Hoffman
 RUTH ANN HOFFMAN
 STATE OF OH)
 COUNTY OF Franklin)

Carol L. Hoffman
 CAROL L. HOFFMAN

ACKNOWLEDGMENT

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 31st DAY OF January, 2022, BY RUTH ANN HOFFMAN, INDIVIDUALLY, AND CAROL HOFFMAN, INDIVIDUALLY. THIS IS AN ACKNOWLEDGMENT CERTIFICATE. NO OATH OR AFFIRMATION WAS ADMINISTERED TO THE SIGNER WITH REGARD TO THE NOTARIAL ACT.

Kerri S. Welch
 NOTARY PUBLIC FOR OH
 MY COMMISSION EXPIRES: 6/30/23

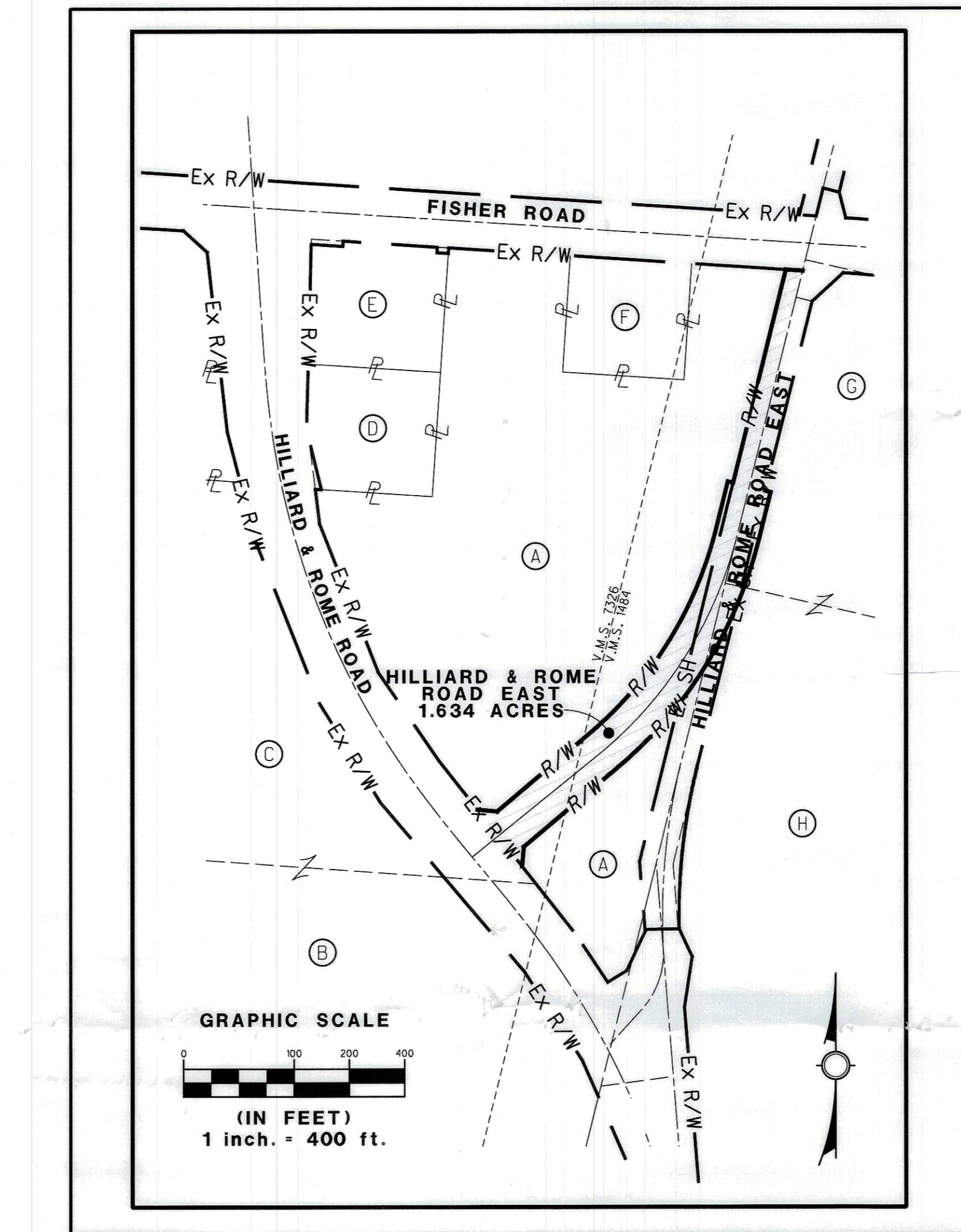
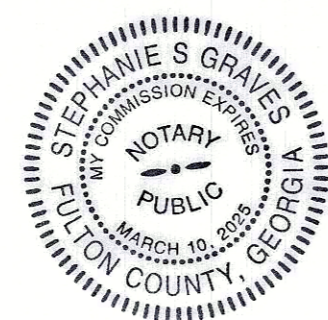


STATE OF Georgia)
 COUNTY OF Fulton)

ACKNOWLEDGMENT

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28 DAY OF January, 2022, BY NATHAN P. PRAMIK, THE MANAGER OF LOGISTICS LAND HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE SOLE MEMBER OF WEST 70 LOGISTICS LAND, LLC. THIS IS AN ACKNOWLEDGMENT CERTIFICATE. NO OATH OR AFFIRMATION WAS ADMINISTERED TO THE SIGNER WITH REGARD TO THE NOTARIAL ACT.

Nathan P. Pramik
 NOTARY PUBLIC FOR Georgia
 MY COMMISSION EXPIRES: March 10, 2025



OWNERSHIP INFORMATION

(A)	LJKJ ROME HILLIARD, LLC, CAROL L. HOFFMAN, AND RUTH ANN HOFFMAN A.P.N. 246-301941-00 INST. 201306120097793, INST. 201510220149804, INST. 202112140226663 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. 201101270014095 1.259 ACRES
(F)	CITY OF COLUMBUS A.P.N. 010-243356-00 DB. 3334, PG. 411 1.3131 ACRES
(G)	WEST 70 LOGISTICS LAND, LLC A.P.N. 470-296106-00 INST. 202201060003620 22.034 ACRES
(H)	WEST 70 LOGISTICS LAND, LLC A.P.N. 246-303775-00 INST. 202201060003620 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° 58' 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.

AGRICULTURAL RECOUPMENT
 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 RECOUPMENTS 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% 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.

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 1-11-2022
 MICHAEL D. WEEKS, P.E., P.S. DATE
 REG. NO. 7357



APPROVED THIS 1st DAY OF FEBRUARY, 2022
Scott J. Meunier
 DIRECTOR, DEPARTMENT OF BUILDING AND ZONING SERVICES, COLUMBUS OHIO

APPROVED THIS 2nd DAY OF FEBRUARY, 2022
[Signature]
 CITY ENGINEER, ADMINISTRATOR, DIVISION OF DESIGN & CONSTRUCTION, COLUMBUS OHIO

APPROVED THIS 2nd DAY OF February, 2022
[Signature]
 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____

TRANSFERRED THIS _____ DAY OF _____, 20____

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

CITY CLERK, COLUMBUS OHIO

AUDITOR, FRANKLIN COUNTY, OHIO

RECORDER, FRANKLIN COUNTY, OHIO

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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 • CMTTRAN.COM

SCALE: NTS SHEET: 1/2
 DATE: JAN. 11, 2022 JOB NO.: TRA2005

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