

RECORD OF RESOLUTIONS

Resolution No. 24-019

Passed February 5th, 2024

RESOLUTION 24-019, APPROVING THE RIGHT-OF-WAY DEDICATION ON NATIONAL ROAD (US ROUTE 40) FOR COLUMBUS LOGISTICS PARK WEST LAND II LLC (Owner) ON LANDS HEREBY DESIGNATED AS COLUMBUS LOGISTICS PARK WEST PHASE II.

WHEREAS, this property of Right-of-Way is located South of Commerce Parkway and West of the Park West Drive (Map Attached); and

WHEREAS, the Owner has executed this dedication in favor of the Village of West Jefferson for the purpose of Public Use; and

WHEREAS, the property is 0.736 acres of land on U.S. Route 40 just south of parcel P.N. 16-00021.000; and

WHEREAS, the Village desires to accept such dedication of Highway U.S. Route 40 Right-of-Way;

NOW THEREFORE, BE IT ORDAINED by the Council, Village of West Jefferson, County of Madison, State of Ohio, with a majority of members therefore concurring as follows:

SECTION I: Council hereby acknowledges said dedication, and consents to the Subdivision Plat being recorded by Owner of Columbus Logistics Park West Phase II in the Recorder's Office of Madison County, Ohio.

SECTION II: Council hereby authorizes Public Service Director to enter into the acceptance of the Dedication of Public Right-of-Way with Owner of Columbus Logistics Park West Phase II.

SECTION III: This resolution shall take effect at the earliest period of time allowed by law.

Passed this 5th day of February, 2024

Jennifer Warner
Jennifer Warner,
President of Council

2-5-24
Date

Date received by Mayor 2-5-24

Date Approved by Mayor 2-5-24

Ray A. Martin
Ray A. Martin, Mayor

ATTEST:

Tisha Edwards
Tisha Edwards
Clerk of Council

2-5-24
Date

Sections Vetoed: _____

Ray A. Martin, Mayor Date Vetoed

Approved as to Form:

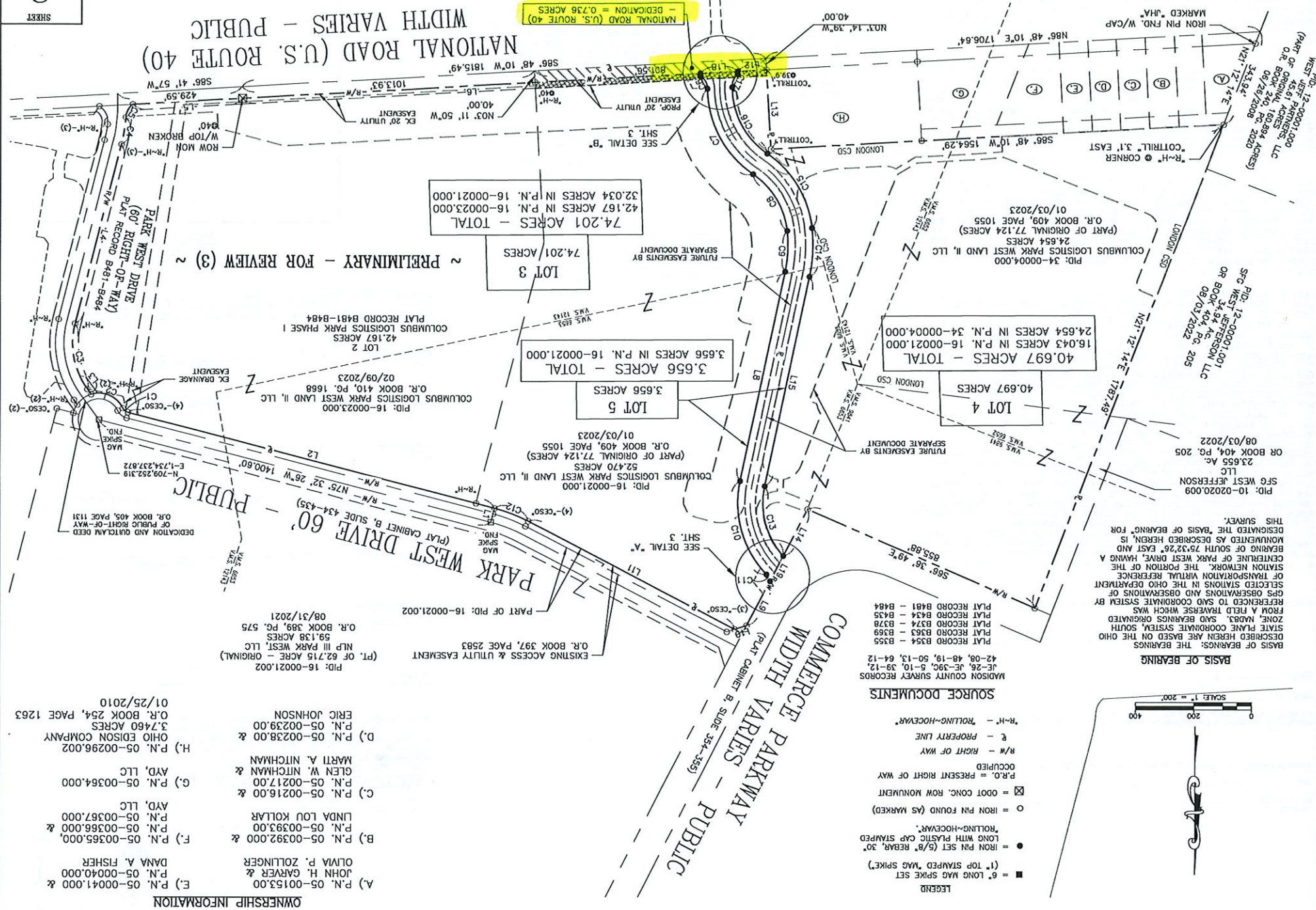
J. Michael Murray
J. Michael Murray, Director of Law, or
Joshua W. Beasley, Assistant Director of Law

2/6/24
Date

COLUMBUS LOGISTICS PARK WEST
PHASE II

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

~ PRELIMINARY - FOR REVIEW (3) ~



OWNERSHIP INFORMATION

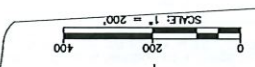
(E.) P.N. 05-00041.000 & P.N. 05-00040.000	DANA A. FISHER
(F.) P.N. 05-00365.000 & P.N. 05-00366.000	LUNDA LOU KOLLAR
(G.) P.N. 05-00364.000	AYD, LLC
(H.) P.N. 05-00296.002	OHIO EDISON COMPANY
P.N. 05-00239.000 & P.N. 05-00238.000	ERIC JOHNSON
(D.) P.N. 05-00239.000 & P.N. 05-00217.000	MARTI A. NITCHMAN & GLEN W. NITCHMAN
(C.) P.N. 05-00216.000 & P.N. 05-00393.000	OLIVIA P. ZOLLINGER & JOHN H. GARVER
(B.) P.N. 05-00392.000 & P.N. 05-00041.000	DANA A. FISHER
(F.) P.N. 05-00365.000 & P.N. 05-00366.000	LUNDA LOU KOLLAR
(G.) P.N. 05-00364.000	AYD, LLC
(H.) P.N. 05-00296.002	OHIO EDISON COMPANY
P.N. 05-00239.000 & P.N. 05-00238.000	ERIC JOHNSON

(PT. OF 62.715 ACRE - ORIGINAL) NLP III PARK WEST, LLC
59.138 ACRES
O.R. BOOK 389, PG. 575
08/31/2021

PID: 16-00021.002
EXISTING ACCESS & UTILITY EASEMENT
O.R. BOOK 397, PAGE 2583

PART OF PID: 16-00021.002

- SOURCE DOCUMENTS**
- MADISON COUNTY SURVEY RECORDS
 - JE-26, JE-39C, 5-10, 39-12, 42-08, 48-19, 50-13, 64-12
 - P.L. RECORD B354 - B355
 - P.L. RECORD B363 - B369
 - P.L. RECORD B374 - B378
 - P.L. RECORD B434 - B435
 - P.L. RECORD B481 - B484



BASIS OF BEARING

THE BEARINGS DESCRIBED HEREIN ARE BASED ON THE OHIO STATE PLATE 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 VERTICAL REFERENCE 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: 10-02020.009
SFG WEST JEFFERSON
23,655 AC.
OR BOOK 404, PG. 205
08/03/2022

PID: 12-00001.001
SFG WEST JEFFERSON, LLC
OR BOOK 404, PG. 205
08/03/2022

PID: 34-00004.000
COLUMBUS LOGISTICS PARK WEST II, LLC
24,854 ACRES
(PART OF ORIGINAL 77.124 ACRES)
O.R. BOOK 409, PAGE 1055
01/03/2023

PID: 16-00021.000
COLUMBUS LOGISTICS PARK WEST II, LLC
52,470 ACRES
(PART OF ORIGINAL 77.124 ACRES)
O.R. BOOK 409, PAGE 1055
01/03/2023

PID: 16-00023.000
COLUMBUS LOGISTICS PARK WEST II, LLC
42.167 ACRES
PLAT RECORD B481-B484
02/09/2023

PID: 16-00023.000
COLUMBUS LOGISTICS PARK WEST II, LLC
42.167 ACRES
PLAT RECORD B481-B484
02/09/2023

PID: 34-00004.000
COLUMBUS LOGISTICS PARK WEST II, LLC
24,854 ACRES
(PART OF ORIGINAL 77.124 ACRES)
O.R. BOOK 409, PAGE 1055
01/03/2023

PID: 12-00001.000
SFG WEST JEFFERSON, LLC
OR BOOK 404, PG. 205
08/03/2022

PID: 10-02020.009
SFG WEST JEFFERSON
23,655 AC.
OR BOOK 404, PG. 205
08/03/2022

WIDTH VARIES - PUBLIC

U.S. ROUTE 40 - R.O.W. DEDICATION
PROPOSED UTILITY EASEMENT

PID: 12-00001.000
WEST JEFFERSON, LLC
OR BOOK 404, PG. 205
08/28/2009

MARKED "HA" IRON PIN FND. W/CAP

"COTTRILL" 3.1' EAST
"COTTRILL" 3.1' EAST

40.697 ACRES - TOTAL
16,043 ACRES IN P.N. 16-00021.000
24,854 ACRES IN P.N. 34-00004.000

3.656 ACRES - TOTAL
3,656 ACRES IN P.N. 16-00021.000

74.201 ACRES - TOTAL
42,167 ACRES IN P.N. 16-00023.000
32,034 ACRES IN P.N. 16-00021.000

ROW MON. (R-H) (3)

PARK WEST DRIVE (60' RIGHT-OF-WAY)
PLAT RECORD B481-B484

EX. DRAINAGE EASEMENT

W/ TOP BROKEN

W/ TOP BROKEN

W/ TOP BROKEN

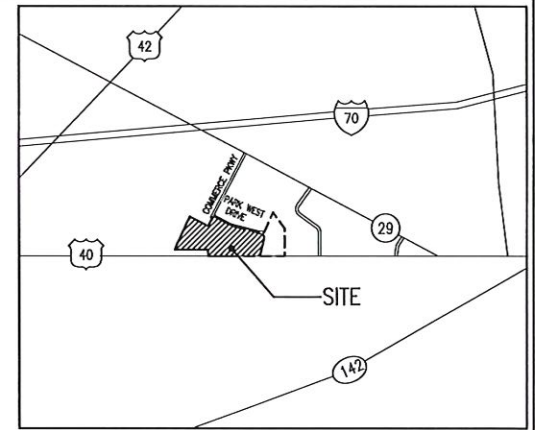
W/ TOP BROKEN

W/ TOP BROKEN

W/ TOP BROKEN

**SUBDIVISION OF
COLUMBUS LOGISTICS PARK WEST
PHASE II**

SITUATED IN THE STATE OF OHIO, COUNTY OF MADISON, VILLAGE OF WEST JEFFERSON, AND PART OF VIRGINIA MILITARY SURVEY NUMBERS 6652, 6653, 9841, AND 12143, BEING A RE-SUBDIVISION OF LOT 2, AS DELINEATED ON THE PLAT "COLUMBUS LOGISTICS PARK PHASE I" OF RECORD IN B481 THROUGH B484 AS DESCRIBED IN A DEED TO COLUMBUS LOGISTICS PARK WEST LAND II, LLC OF RECORD IN OFFICIAL RECORD BOOK 410, PAGE 1668 AND ALL OF A 77.124 ACRE TRACT AS DESCRIBED IN A DEED TO COLUMBUS LOGISTICS PARK WEST LAND II, LLC OF RECORD IN OFFICIAL RECORD BOOK 409, PAGE 1055, ALL REFERENCES TO RECORDS ARE ON FILE IN THE RECORDER'S OFFICE, MADISON COUNTY, OHIO.



VICINITY MAP
NOT TO SCALE

THE UNDERSIGNED, COLUMBUS LOGISTICS PARK WEST LAND II, 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 II, 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 ALL OF LOT 3, ALL OF LOT 4, AND ALL OF LOT 5 AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO THE PUBLIC USE AS SUCH, ALL OF "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 II AS DOCUMENT NO. _____ IN OFFICIAL RECORD _____, PAGE _____, 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.

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.

ACREAGE TABLE -- PHASE II	
LOT 3	74.201 ACRES
LOT 4	40.697 ACRES
LOT 5	3.656 ACRES
NATIONAL ROAD (U.S. 40) DEDICATION	0.736 ACRES
TOTAL SUBDIVISION	119.290 ACRES

APPROVED AND ACCEPTED THIS ____ DAY OF _____, 202____, BY RESOLUTION NO. _____, WHEREIN THAT PORTION OF NATIONAL ROAD (U.S. ROUTE 40) AS DEDICATED HEREON IS ACCEPTED AS SUCH BY THE COUNCIL OF THE VILLAGE OF WEST JEFFERSON, OHIO.

APPROVED THIS ____ DAY OF _____, 202____, _____
SERVICE DIRECTOR, VILLAGE OF WEST JEFFERSON

APPROVED THIS ____ DAY OF _____, 202____, _____
DIRECTOR OF DEVELOPMENT, VILLAGE OF WEST JEFFERSON

APPROVED THIS ____ DAY OF _____, 202____, _____
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 ____ DAY OF _____, 202____, _____
COUNTY AUDITOR

FILED FOR RECORD THIS ____ DAY OF _____, 20____.

IN PLAT RECORD _____

COUNTY RECORDER DEPUTY RECORDER

WE DO HEREBY CERTIFY THAT THE FOREGOING PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES IN NOVEMBER 2023 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.

~ PRELIMINARY - FOR REVIEW (3) ~

ANDREW G. PLANET
PROFESSIONAL SURVEYOR NO. 7802

Survey Prepared By:

Rolling & Hocevar, Inc.
780 E. Smith Road, St. B
Medina, Ohio
Phone: 330-723-1828
Fax: 330-723-6637 Proj. No. 32,014



SHEET

1

OF 3

IN WITNESS WHEREOF, THE UNDERSIGNED, HAS HEREUNTO SET HIS HAND THIS ____ DAY OF _____, 202____.

NAME: _____

TITLE: _____

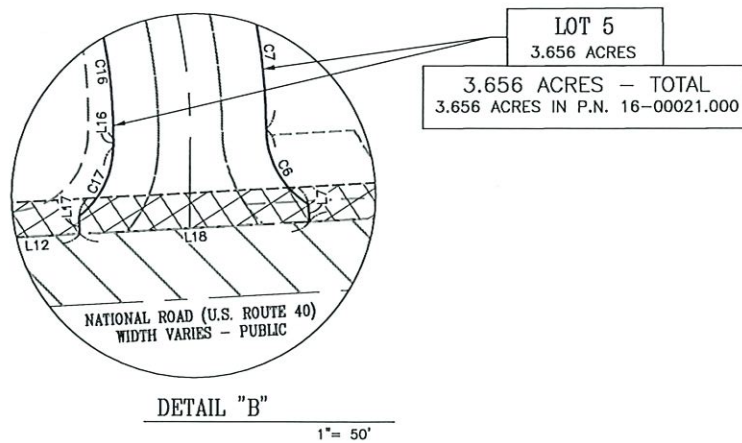
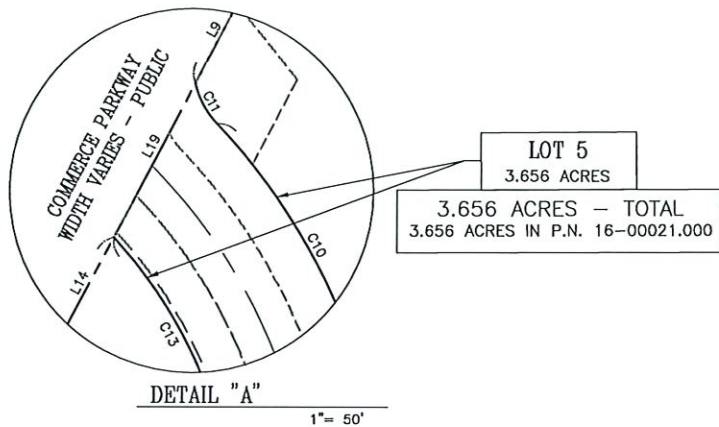
STATE OF _____ }
COUNTY OF _____ } SS:

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY.

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

THIS ____ DAY OF _____, 20____.

MY COMMISSION _____ NOTARY PUBLIC, STATE _____ DATE _____
EXPIRES _____ OF _____



Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	24.17'	28.00'	049° 27' 30"	S50° 48' 41"E	23.43'	12.90'
C2	130.61'	92.00'	081° 20' 19"	S66° 45' 05"E	119.91'	79.05'
C3	239.92'	270.00'	050° 54' 42"	N10° 59' 47"W	232.10'	128.53'
C4	94.45'	548.00'	009° 52' 31"	N9° 31' 19"E	94.33'	47.34'
C5	51.88'	63.00'	047° 10' 56"	N28° 10' 31"E	50.43'	27.51'
C6	50.75'	50.00'	058° 09' 37"	S29° 46' 37"E	48.60'	27.81'
C7	347.13'	360.55'	055° 09' 51"	S28° 16' 44"E	333.88'	188.35'
C8	234.78'	272.00'	049° 27' 22"	S31° 07' 59"E	227.56'	125.27'
C9	141.05'	439.64'	018° 22' 57"	S2° 47' 11"W	140.45'	71.14'
C10	347.44'	358.00'	055° 36' 18"	S15° 49' 29"E	333.96'	188.77'
C11	26.31'	50.00'	030° 08' 51"	S28° 27' 26"E	26.01'	13.47'
C12	124.67'	550.00'	012° 59' 13"	N69° 02' 49"W	124.40'	62.60'
C13	257.44'	272.00'	054° 13' 43"	S15° 08' 12"E	247.94'	139.28'
C14	168.64'	525.64'	018° 22' 57"	S2° 47' 11"W	167.92'	85.05'
C15	309.01'	358.00'	049° 27' 22"	S31° 07' 59"E	299.51'	164.87'
C16	268.94'	274.55'	056° 07' 33"	S27° 47' 53"E	258.32'	146.37'
C17	45.04'	50.00'	051° 36' 41"	S26° 04' 15"W	43.53'	24.18'

Parcel Line Table		
Line #	Length	Direction
L1	50.00'	S14° 27' 34"W
L2	1309.41'	S75° 32' 26"E
L3	19.52'	S36° 27' 08"E
L4	637.62'	S14° 27' 34"W
L5	378.41'	S86° 41' 57"W
L6	1586.95'	S86° 48' 10"W
L7	10.05'	N03° 11' 50"W
L8	738.01'	N11° 58' 40"E
L9	173.57'	N27° 33' 54"E
L10	42.62'	N72° 42' 08"E
L11	806.33'	S62° 33' 13"E
L12	99.06'	S86° 48' 10"W
L13	273.22'	N03° 14' 39"W
L14	181.52'	N27° 33' 54"E
L15	738.01'	S11° 58' 40"W
L16	4.70'	S00° 15' 54"W
L17	10.00'	S03° 11' 50"E
L18	129.47'	S86° 48' 10"W
L19	98.12'	N27° 33' 54"E