



SITUATED IN THE STATE OF OHIO, COUNTY OF MADISON, VILLAGE OF WEST JEFFERSON, BEING LOCATED IN VIRGINIA MILITARY SURVEY NUMBERS 7876, 10929 & 12150, BEING ALL OF MADISON COUNTY AUDITOR PARCEL NUMBERS 10-2004.000-2071 AND 10-2005.000-2072 AS DESCRIBED IN A DEED TO CS-WJS LAND, LLC, OF RECORD IN OFFICIAL RECORD VOLUME 391, PAGE 327 (PART OF ORIGINAL 169.024 ACRE TRACT, PART OF ORIGINAL 5.704 ACRE TRACT), AND BEING ALL OF MADISON COUNTY AUDITOR PARCEL NUMBERS 10-2005.001-2269 AND 10-02004.001-2268 AS DESCRIBED IN A DEED TO CS WESTGATE 3, LLC, OF RECORD IN OFFICIAL RECORD 402, PAGE 766 (1.712 ACRE TRACT AND 41.174 ACRE TRACT), ALL RECORDS REFERENCED HEREON ARE ON FILE AT THE OFFICE OF THE RECORDER FOR MADISON COUNTY, OHIO.

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LAND PLATTED HEREIN, CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS OUR "GATEWAY LOGISTICS CENTER", A SUBDIVISION OF THE VILLAGE OF WEST JEFFERSON, AND DO HEREBY DEDICATE TO THE PUBLIC USE AS SUCH US ROUTE 40 AND GATEWAY PARK DRIVE AS SHOWN HEREON AND NOT HERETOFORE DEDICATED AND EASEMENTS AS SHOWN HEREON.

EASEMENTS HEREON DESIGNATED ON THIS PLAT AS "DRAINAGE EASEMENT", "UTILITY EASEMENT", "WATERLINE EASEMENT" AND "SANITARY SEWER EASEMENT" ARE DEDICATED TO THE VILLAGE OF WEST JEFFERSON FOR THE PURPOSES DESCRIBED HEREIN. AREAS DESIGNATED AS "DRAINAGE EASEMENTS" ARE FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF STORM WATER FACILITIES, DRAINAGE EASEMENTS SHALL CONTAIN NO ABOVE GRADE STRUCTURES, FENCES, DAMS OR OTHER OBSTRUCTIONS TO THE FLOW OF STORM WATER RUNOFF ARE PERMITTED WITHIN THE DRAINAGE EASEMENT AREAS AS DELINEATED ON THIS PLAT UNLESS APPROVED BY THE VILLAGE OF WEST JEFFERSON ENGINEER, THE "DRAINAGE EASEMENTS" SHALL BE OWNED AND MAINTAINED BY VILLAGE OF WEST JEFFERSON. AREAS DESIGNATED AS "UTILITY EASEMENT" ARE FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF PUBLIC AND QUASI PUBLIC UTILITY FACILITIES. AREAS DESIGNATED AS "WATERLINE EASEMENT" ARE DEDICATED ON THIS PLAT FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF PUBLIC WATERLINE FACILITIES. AREAS DESIGNATED AS "SANITARY SEWER EASEMENT" ARE FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF PUBLIC SANITARY SEWER FACILITIES.

IN WITNESS THEREOF, ROBERT M. MARSTON, ASSISTANT SECRETARY FOR CS-WJS LAND, LLC AND CS GATEWAY 3, LLC

HAS HEREUNTO SET HIS/HER HAND THIS 23 DAY OF January, 2023.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

WITNESS: Steven Ridges

CS-WJS LAND, LLC  
CS GATEWAY 3, LLC

WITNESS: Ally Brandon

BY: Robert M. Marston  
ROBERT M. MARSTON, ASSISTANT SECRETARY

STATE OF OHIO  
MADISON COUNTY:  
Fulton

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY PERSONALLY APPEARED ROBERT M. MARSTON, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY COMPANY ACT AND DEED OF SAID CS-WJS LAND, LLC, AND THE VOLUNTARY COMPANY ACT AND DEED OF SAID CS GATEWAY 3, LLC, FOR THE USE AND PURPOSES HEREIN EXPRESSED.

IN WITNESS THERE OF, I HAVE UNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 23 DAY OF January, 2023.

BY: Laura Taylor  
NOTARY PUBLIC

LAURA TAYLOR  
NOTARY PUBLIC  
Gwinnett County  
State of Georgia  
My Comm. Expires 06/18/26

MY COMMISSION EXPIRES 6-18-26

LIEN HOLDER ACKNOWLEDGEMENT:

IN WITNESS THEREOF, Ben Harris FOR SYNOVUS

HAS HEREUNTO SET HIS/HER HAND THIS 25 DAY OF January, 2023.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

WITNESS: JK

SYNOVUS

WITNESS: Andrew King

BY: Ben Harris

STATE OF OHIO:  
MADISON COUNTY:

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY PERSONALLY APPEARED Ben Harris FOR SYNOVUS, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HER VOLUNTARY ACT AND DEED, FOR THE USE AND PURPOSES HEREIN EXPRESSED.

IN WITNESS THERE OF, I HAVE UNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 25th DAY OF January, 2023.

BY: Faith Hopkins  
NOTARY PUBLIC

FAITH HOPKINS  
Notary Public - State of Georgia  
Cobb County  
My Commission Expires Aug 19, 2025

MY COMMISSION EXPIRES Aug 19th, 2025

# GATEWAY LOGISTICS CENTER

STATE OF OHIO, COUNTY OF MADISON  
VILLAGE OF WEST JEFFERSON

VIRGINIA MILITARY SURVEY NOS. 7876, 10929 & 12150

APPROVED AND ACCEPTED BY ORDINANCE NO. 21-046, BY THE COUNCIL OF THE VILLAGE OF WEST JEFFERSON, OHIO, ACKNOWLEDGES THIS PLAT OF SUBDIVISION. WHEREIN US ROUTE 40 AND GATEWAY PARK DRIVE, AND ALL "DRAINAGE EASEMENTS", "UTILITY EASEMENTS", "WATERLINE EASEMENTS" AND "SANITARY SEWER EASEMENTS" AS SHOWN HEREON AND NOT HERETOFORE DEDICATED, ARE HEREBY ACCEPTED AS SUCH BY THE COUNCIL OF THE VILLAGE OF WEST JEFFERSON.

APPROVED THIS 30th DAY OF January, 2023

JOC Pittsford  
SERVICE DIRECTOR, VILLAGE OF WEST JEFFERSON

APPROVED THIS 20th DAY OF January, 2023

Mark K Gutterman  
ENGINEER, VILLAGE OF WEST JEFFERSON

APPROVED THIS 20th DAY OF January, 2023

Linda Kfall, Acting Mayor  
MAYOR, VILLAGE OF WEST JEFFERSON

TRANSFERRED THIS 20th DAY OF January, 2023

Jennifer S. Hunter By: Amanda Russell  
COUNTY AUDITOR

20230000440  
Filed for Record in  
MADISON COUNTY, OHIO  
RACHEL FISHER, RECORDER  
01-30-2023 At 10:25 am.  
PLAT 43.60

FILED FOR RECORD THIS 30th DAY OF JANUARY, 2023

PLAT RECORD B-498-499

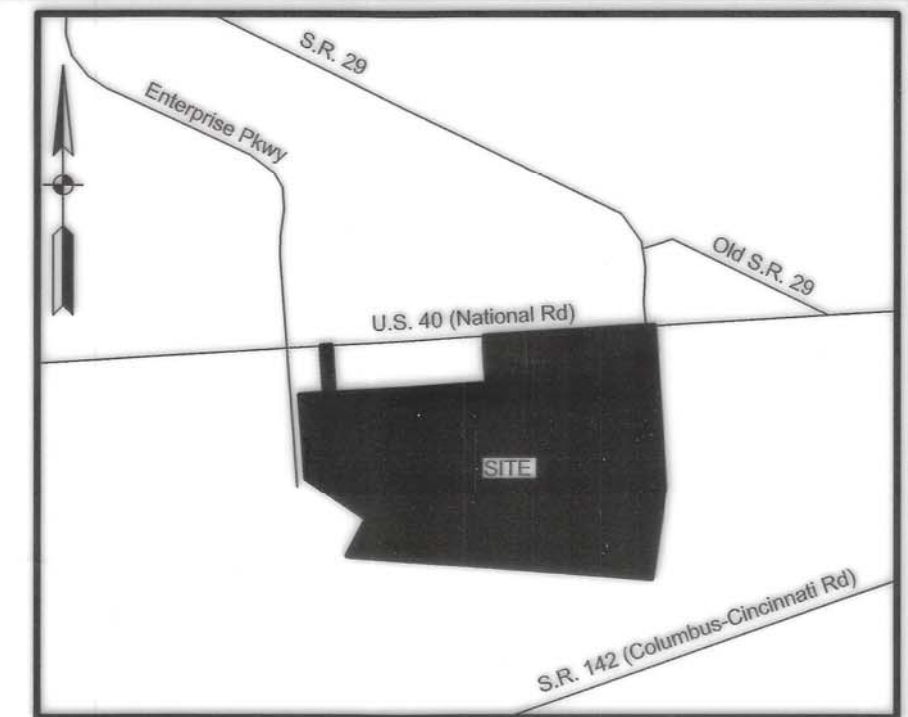
RACHEL FISHER By 1-30-23  
COUNTY RECORDER DATE

Cindy Andrews 1-30-23  
DEPUTY RECORDER DATE

West Jefferson  
DESCRIPTION ACCEPTABLE MADISON COUNTY ENGINEER  
DATE 1/11/23 BY gm  
ACREAGE .725  
RESIDUAL 3.267  
A 3.042  
R 124.808  
A 3.713  
R 37.461  
A 1.712

West Jefferson  
DESCRIPTION ACCEPTABLE MADISON COUNTY ENGINEER  
DATE 1/11/23 BY gm  
ACREAGE Combine 124.808 + 3.267  
TO 128.075 and 127.903  
A 37.461

combine .725 + 3.042 + 3.713 + 1.712 to 9.192 Advanced ROW



VICINITY MAP  
NOT TO SCALE

### SURVEY DATA:

**BASIS OF BEARINGS:** BEARINGS DESCRIBED HEREIN ARE BASED ON NORTH 89 DEGREES 26 MINUTES 28 SECONDS EAST FOR THE CENTERLINE OF UNITED STATES ROUTE 40, MEASURED FROM GRID NORTH, REFERENCED TO THE OHIO STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT), AS ESTABLISHED UTILIZING A GPS SURVEY AND THE OHIO DEPARTMENT OF TRANSPORTATION'S VRS NETWORK.

**ZONING INFORMATION:** PER THE VILLAGE OF WEST JEFFERSON ZONING MAP (DATED 11/8/2021), THE SITE IS CURRENTLY ZONED PCD (PLANNED COMMERCE DISTRICT).

**FLOOD ZONE INFORMATION:** FLOOD INSURANCE RATE MAP HAVING COMMUNITY-PANEL NUMBER 39097C0175D (EFFECTIVE DATE JUNE 18, 2010) OF THE NATIONAL FLOOD INSURANCE PROGRAM INDICATES THIS SITE TO BE WITHIN ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD).

**SOURCE OF DATA:** THE SOURCE OF RECORDED SURVEY DATA REFERENCED IN THE PLAN AND TEXT OF THIS PLAT ARE THE RECORDS OF THE RECORDER'S OFFICE OF MADISON COUNTY, OHIO. IN ADDITION, THE FOLLOWING SURVEYS AND DEEDS ON FILE AT THE MADISON COUNTY ENGINEER'S OFFICE, OHIO DEPARTMENT OF TRANSPORTATION, AND MADISON COUNTY RECORDER'S OFFICE WERE USED: SURVEY PLATS, JE-36, 94-19, 87-18, 88-18, 107-18, 62-10, 15-00, 67-96, 50-02, JE-17A, 52-89, 36-18, 37-18, 50-13, 64-12, 76-95, 30-95, B415, B374, B419, MAD-40-7-12.5, MAD-40-6.88

**PERMANENT MARKERS:** PERMANENT MARKERS SET, WHERE INDICATED HEREON, ARE SOLID REBAR, 1 INCH DIAMETER, 30 INCHES LONG.

**PLAT MONUMENTS:** IRON PINS SET, WHERE INDICATED HEREON, ARE SOLID REBAR, 5/8 INCH DIAMETER, 30 INCHES LONG, WITH CAPS DESIGNATED "ASI PS 8438".

### ACREAGE BREAKDOWN

THE PLAT OF GATEWAY LOGISTICS CENTER IS COMPRISED OF THE FOLLOWING MADISON COUNTY AUDITOR'S PARCEL NUMBERS WITH THE FOLLOWING ACREAGE BEING PLATTED OUT AS FOLLOWS.

PARCEL NUMBER 10-02004.000 ----- 3.996 Ac.  
PARCEL NUMBER 10-02005.000 ----- 131.669 Ac.  
PARCEL NUMBER 10-02004.001 ----- 1.712 Ac.  
PARCEL NUMBER 10-02005.001 ----- 41.174 Ac.

TOTAL PLAT ACREAGE ----- 174.556 Ac.

TOTAL ACREAGE IN LOTS ----- 165.364 Ac.

### ACREAGE IN R/W

PID 10-02004.000 ----- 0.725 Ac.  
PID 10-02005.000 ----- 3.042 Ac.  
PID 10-2004.001 ----- 1.712 Ac.  
PID 10-2005.001 ----- 3.713 Ac.  
TOTAL R/W ----- 9.192 Ac.

### SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING TITLE CAPTION AND THAT SAID SURVEY AND PLAT ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. MONUMENTS ARE SET AS SHOWN HEREON. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

BY: Brian P. Bingham 1/29/2023  
REGISTERED PROFESSIONAL SURVEYOR NO. 8438



### OWNER & DEVELOPER:

CS-WJS LAND, LLC  
CS GATEWAY 3, LLC  
250 Grandview Drive  
Suite 260  
Ft Mitchell Ky. 41017

### LEGEND

- ⊙ 1" IRON PIN SET
- ⊙ 5/8" IRON PIN SET W/CAP (ASI PS 8438)
- ⌘ MAG SPIKE SET
- ⊙ I.P.F. IRON PIN FOUND
- ⊙ I.P.F. IRON PIN FOUND W/CAP
- ⊙ P.F. IRON PIPE FOUND
- ⊙ CONCRETE MONUMENT FOUND
- ⊙ STONE FOUND
- ⊙ M.N.F. MAG NAIL FOUND

### SURVEYED AND PLATTED BY:



GATEWAY LOGISTICS CENTER

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