

BROADSTONE

Situated in the State of Ohio, County of Franklin, City of Columbus, being a part of Quarter Township 4, Township 1, Range 16, United States Military District

DEDICATION

Situated in the State of Ohio, County of Franklin, City of Columbus, being a part of Quarter Township 4, Township 1, Range 16, United States Military District, being a re-subdivision of Lot 5 of John Pugh's Lands, as recorded in Deed Book 41, page 258 and a subdivision of acreage comprising of 9.697 acres of land to be platted, and being the residuum of Parcel 1, Parcel 2 and Parcel 3 described in a deed to Broadstone Condominiums LLC, of record in Instrument Number 200512290187329, all records referenced herein are on file at the Office of the recorder for Franklin 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 "Broadstone", a subdivision of Lots 1 to 39 inclusive, and Reserves "A" through "G", inclusive, do hereby accept this plat of same and dedicate to public use, as such, all of part of Broad Street as shown hereon and not heretofore dedicated.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement 1", "Drainage Easement", "Reserve "A", and "Reserve "B". Each of the aforementioned designated easements and reserves permit the construction, operation, and maintenance of all public and quasi public utilities above, beneath and on the surface of the ground and, where necessary, for the construction, operation, and maintenance of service connections to all adjacent lots and lands and for storm water drainage. Within those areas designated Drainage Easement on this plat, an additional easement is hereby reserved for the purpose of constructing, operating and maintaining major storm water drainage swales and other storm water drainage facilities, the above grade structures, drains or other structures for the purpose of collecting, conveying and discharging storm water runoff. The above easements and reserves are in addition to any other easements and reserves which may be shown on this plat. A non-exclusive easement is hereby granted to the City of Columbus and other government employees or licensees for use in the course of providing police, fire, medical or other governmental services to this and lands adjacent to said Reserve "C". Areas designated "Sanitary Sewer Easements" are hereby granted to the City of Columbus for the purpose of the construction, operation and maintenance of a sanitary sewer. Furthermore, in accordance with the terms and regulations of Section 3123.08(C)(8) of the Columbus City Codes, 1959, there is hereby offered an easement to the cable television industry for the installation, operation and maintenance of television cable and equipment. Easement areas shown hereon outside of the platted area are within areas within lands owned by the undersigned and easements are hereby reserved therein for the uses and purposes expressed herein.

The undersigned further agrees that any use of improvements made to this land shall be in conformity with all existing zoning, platting, health or other lawful rules and regulations.

In witness thereof, Loribeth M. Steiner, the President of said Broadstone Condominiums LLC, has hereunto set their hand this 17 day of March, 2014.

Signed and acknowledged in the presence of:

Witness: [Signature]

Print name: Stacey P. Auer

Witness: [Signature]

Print name: Stacy Goodwin

In regards to existing ingress/egress easement for pedestrian and vehicular access located over the roadways and walkways, of record in Instrument Number 20100220021202.

Pursuant to the provisions of Article XV, Section 3 of the Declaration of Condominium for Broadstone Condominium of record as Instrument Number 20100220021202, records of the Recorder's office, Franklin County, Ohio, and the provisions of Section 3311.25 of the Revised Code of Ohio, a non-exclusive perpetual easement exists over the roadways and walkways of the property identified on the plat as "Broadstone Condominium" providing for pedestrian and vehicular access, ingress and egress to and from the property platted by this plat and East Broad Street (S.R. 16). The Broadstone Condominium Association joins in the execution of this plat for the sole and limited purpose of noting the existence of the non-exclusive perpetual easement identified above.

In witness thereof, Loribeth M. Steiner, the President of the Board of said Broadstone Condominium Association has hereunto set their hand this 17 day of March, 2014.

Signed and acknowledged in the presence of:

Witness: [Signature]

Print name: Stacey P. Auer

Witness: [Signature]

Print name: Stacy Goodwin

ACKNOWLEDGMENT

STATE OF OHIO
FRANKLIN COUNTY

Before me a Notary Public in and for said County personally appeared Loribeth M. Steiner, as President of Broadstone Condominiums LLC, who acknowledges the signing of the foregoing instrument to be the voluntary act and deed and the voluntary corporate act and deed of said Broadstone Condominiums LLC for the purposes expressed herein.

In witness whereof I have hereunto set my hand and affixed my official seal this 17 day of March, 2014



By: [Signature]

ANDREA D. MILLER
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
March 07, 2018

Before me a Notary Public in and for said County personally appeared Loribeth M. Steiner, as President of the Board of Broadstone Condominium Association, who acknowledges the signing of the foregoing instrument to be the voluntary act and deed and the voluntary corporate act and deed of said Broadstone Condominium Association for the purposes expressed herein.

In witness whereof I have hereunto set my hand and affixed my official seal this 17 day of March, 2014



By: [Signature]

ANDREA D. MILLER
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
March 07, 2018

NOTE "A": All streets within Reserve "C" shown hereon shall be private and will be owned and maintained by the Broadstone Homeowners Association. This reserve will not be dedicated to the City of Columbus and the City of Columbus will not be responsible for the maintenance of said Reserve "C".

NOTE "B": Parking restrictions shall be installed per current City policy on signage for parking. No parking shall be permitted on the side of the street within 25 feet of the midpoint of street intersections, and that there will be no parking on alleys/lanes. Fire hydrants shall be located on the side of the street where no parking is permitted.

The owner, developer, and/or the Homeowners Association must establish and maintain an agreement(s) with a private towing company(s), which authorizes the private towing company(s) to remove/tow any vehicles parked in restricted areas. There may be one or more such agreements with one or more towing company(s) for any time/lengths, terms, etc. as the owner, developer and/or Homeowners Association determines so long as at least one such agreement shall always, at all times be in force for the purposes of enforcement/removal/towing as required above. Towing agreements shall be entered into with the City of Columbus in person at the Fire Prevention Bureau, Plans Review Office, upon execution of contract.

The owners, developer, and/or Homeowners Association shall designate the City of Columbus as an authorized agent for the sole and specific purposes of enforcement of parking restrictions and the issuance of citations and/or removal of vehicles parked in violation of posted parking restrictions on private streets and alleys/lanes.

Intersection details concerning turning, radii, parking restrictions and intersection configurations shall conform with the Fire Vehicle Access Plan.

NOTE "C":

Reserves "A" and "B" shall be owned and maintained by the Broadstone Homeowners Association for the purpose of open space and stormwater management. The Homeowners Association shall be responsible for the design, construction, operation and maintenance of storm water runoff drainage facilities and main line wastewater facilities. Such facilities shall be owned and maintained by the Broadstone Homeowners Association. Said facilities will not be dedicated to the City of Columbus and the City of Columbus will not be responsible for the maintenance of said facilities.

NOTE "D":

No determination has been made by the Development Department, Building Services Division, City of Columbus, as to whether the area proposed to be platted contains areas that could be classified as Wetlands by the Army Corps of Engineers. It is the developer's responsibility to determine whether Wetlands exist on the site. The City of Columbus approval of the final plat of Broadstone does not imply any approval for the development of the site as it may pertain to Wetlands.

NOTE "E": All of Broadstone is in the Flood Hazard Zone X as shown on the Federal Emergency Management Agency Flood Insurance Rate Map, Map Number 39040C0356 K, effective date June 17, 2008.

NOTE "F":

Agricultural Recapture: 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 recapture assessed or levied in the future against the property dedicated herein which result from grantor's conversion of the property from agricultural use.

NOTE "G":

Broadstone will be serviced by the existing sanitary sewer as constructed per Resolution No. 12-073 and "B" at 8839 Reynoldsburg-New Albany Road. The proposed development will utilize the existing stormwater retention basins in Reserves "A", "B", and "G". The basins are adequately sized for the development.

NOTE "H":

At the time of platting, the land indicated hereon is subject to requirements of City of Columbus Zoning Ordinance #0430-2013, passed 3/5/2013 (Z12-066). This ordinance, and any amendments thereto passed subsequent to acceptance of this plat, should be reviewed to determine the then current, applicable use and development limitations or requirements. This notice is solely for the purpose of notifying the public of the existence, at the time of platting, of zoning regulations applicable to this property. This notice shall not be interpreted as creating plat or subdivision restrictions, covenants running with the land or title encumbrances of any nature, and is for informational purposes only.

NOTE "I": Noise Warning - This property, either partially or wholly, lies within the noise exposure map area of Port Columbus International Airport located in the City of Columbus and is subject to noise that may be objectionable. (Ord. 1137-94)

Approved this 20th day of MARCH, 2014

[Signature]
Director of Department of Building and Zoning Services,
Columbus, Ohio

Approved this 24th day of March, 2014

[Signature]
City Engineer/Administrator,
Division of Design and Construction
Columbus, Ohio

Approved this 25th day of March, 2014

[Signature]
Director of Public Services,
Columbus, Ohio

Approved and accepted this _____ day of _____, 2014, by Ordinance No. _____, when East Broad Street and Sanitary Sewer Easements shown dedicated hereon are accepted as such by the Council for the City of Columbus, Ohio.

Accepted this _____ day of _____, 2014

City Clerk, Columbus, Ohio

Transferred this _____ day of _____, 2014

Auditor, Franklin County, Ohio

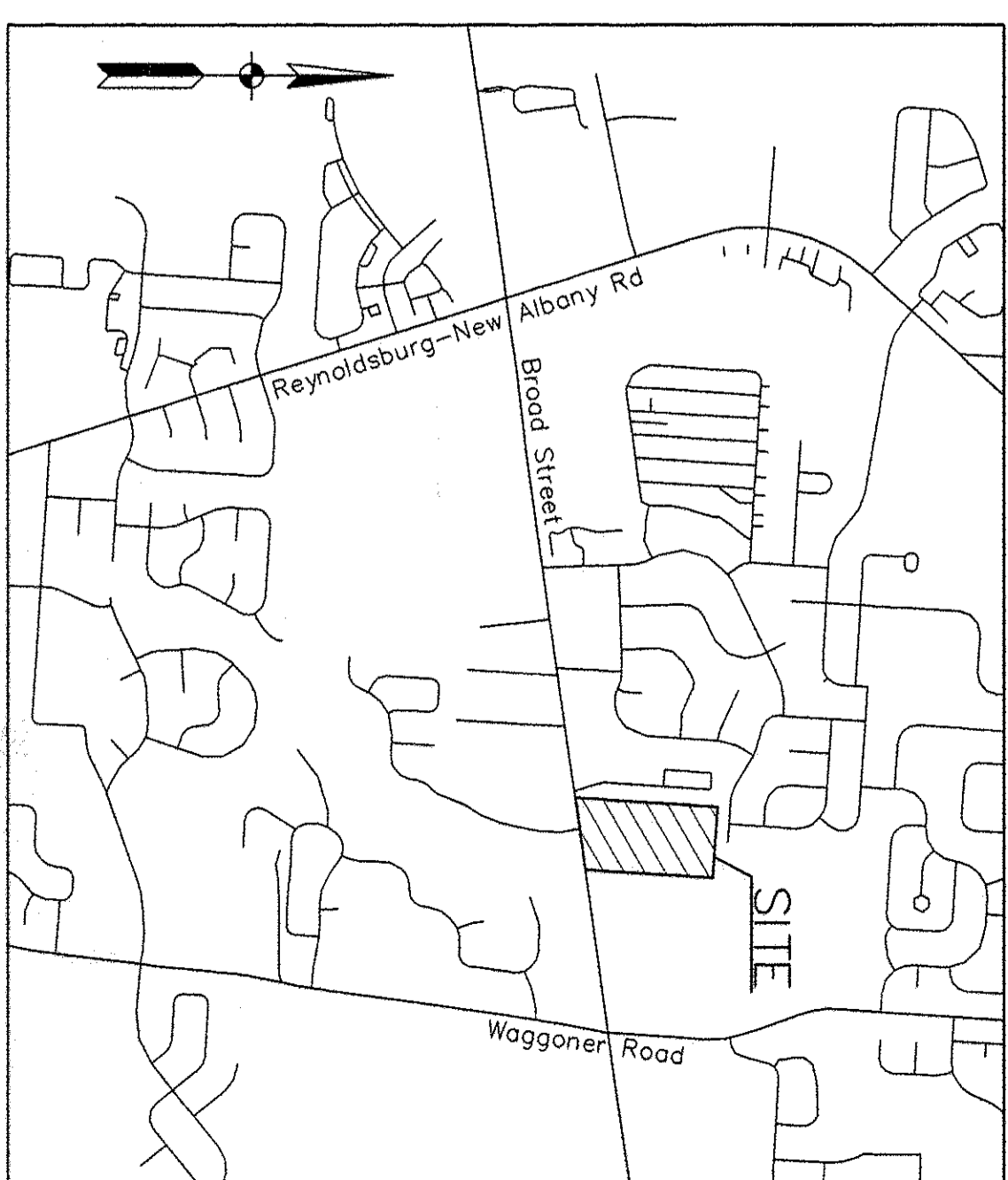
Recorded this _____ day of _____, 2014 at _____ am/pm

Recorder, Franklin County, Ohio

Fee \$ _____

Page _____

Instrument Number _____



ACREAGE BREAKDOWN - The plat of Broadstone is comprised of the following Franklin County Parcel Numbers with the acreage being platted out of each.

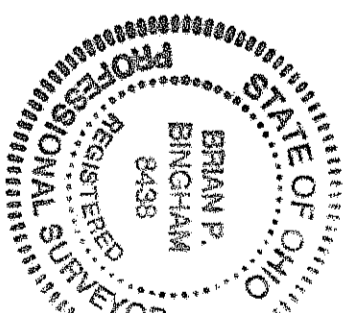
Parcel Number 440-282125	8.714 Ac.
Parcel Number 440-282126	0.383 Ac.
Total acreage	9.697 Ac.
Acreage in Lots	6.362 Ac.
Acreage in Reserves	3.234 Ac.
Acreage in Right-of-Way	0.051 Ac.

SURVEYOR'S CERTIFICATION

We do hereby certify that we have surveyed the premises and prepared the attached plat and that said plat is correct and that all necessary survey measurements are correctly shown hereon. All dimensions are in feet and decimal parts thereof.

By: [Signature] Date: March 17, 2014
Brian P. Bingham
Registered Professional Surveyor No. 8438

BROADSTONE FINAL PLAT



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