

GENERATIONS PASS & REACH BOULEVARD DEDICATION PLAT

Situate in the State of Ohio, County of Franklin, City of Columbus, Half Section 9 Township 5 North, Range 22 West, Scofield's Survey of the Refugee Lands, containing 0.789 acres, more or less, being part of Lot 29 and 30 as delineated on Brecount, Conover & Smith's Northwest Addition, as recorded in Plat Book 1, Page 250, destroyed by fire, being part of the remainder of a 10.631 acre tract (Parcel 3 - Tract 2) as conveyed to White Castle Management Co. in Instrument Number 201707180097683, also being part of a 0.2312 acre tract as conveyed to White Castle Management Co. in Instrument No. 201712270181372, also being part of a 5.794 acre tract as conveyed to WC Goodale Apartments LLC in Instrument Number 201903260034162, all records being of the Recorder's Office, Franklin County, Ohio

The undersigned, **WHITE CASTLE MANAGEMENT CO.**, a Delaware for profit corporation, by **Anthony Joseph**, Chief Administrative Officer and General Counsel, and **WC GOODALE APARTMENTS LLC**, an Ohio limited liability company, by **WC Goodale LLC**, an Ohio limited liability company, its sole member, by (1) **ECP Goodale, Inc.**, an Ohio corporation, Manager and Member, by **David Sheidlower**, Vice President, and by (2) **White Castle Real Estate LLC**, an Ohio limited liability company, Member, by **Russell J. Meyer**, Chief Financial Officer, owners of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "GENERATIONS PASS & REACH BOULEVARD DEDICATION," and does hereby accept this plat of same and dedicates to public use, as such, all of GENERATIONS PASS and REACH BOULEVARD shown hereon and not heretofore dedicated.

Easements are hereby reserved in, over, and under areas designated on this plat as "Permanent Easement". Each of the aforementioned designated easements 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. No buildings shall be constructed in any area over which easements are hereby reserved. Additionally, the "Permanent Easement" areas shall permit the construction, operation, and maintenance of a Bike Path and/or sidewalk and for the construction, operation, and maintenance of said Bike Path or sidewalk. Easement areas shown hereon outside of the platted area are within lands owned by the undersigned and easements are hereby reserved therein for the uses and purposes expressed herein.

In Witness Whereof, **ANTHONY JOSEPH, CHIEF ADMINISTRATIVE OFFICER & GENERAL COUNSEL** of **WHITE CASTLE MANAGEMENT CO.**, has hereunto set his hand this 10th day of July, 2020.

Signed and acknowledged in the presence of:

[Signature]
[Signature]

WHITE CASTLE MANAGEMENT CO.

By: *[Signature]*
ANTHONY JOSEPH
CHIEF ADMINISTRATIVE OFFICER & GENERAL COUNSEL

STATE OF OHIO
COUNTY OF FRANKLIN

ss:

Before me, a Notary Public, in and for said State, personally appeared Anthony Joseph who acknowledged the signing of the foregoing instrument to be his free and voluntary act and deed and the free and voluntary act and deed of said CAO for the uses and purposes expressed therein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this 10th day of July, 2020.

My commission expires 12-19-2021

[Signature]
PATTI LAMBERT
Notary Public, State of Ohio
My Commission Expires 12-19-2021

In Witness Whereof, **WC GOODALE APARTMENTS LLC, an Ohio limited liability company**, by **WC Goodale LLC, an Ohio limited liability company**, its sole member, by **ECP Goodale, Inc., an Ohio corporation**, Manager and Member, by **David Sheidlower, Vice President**.

has hereunto set his hand this 9th day of JULY, 2020.

WC GOODALE APARTMENTS LLC, an Ohio limited liability company, by **WC Goodale LLC, an Ohio limited liability company**, its sole member, by **ECP Goodale, Inc., an Ohio corporation**, Manager and Member

Signed and acknowledged in the presence of:

[Signature]
[Signature]

By: *[Signature]*
DAVID SHEIDLLOWER
VICE PRESIDENT

STATE OF OHIO
COUNTY OF FRANKLIN

ss:

Before me, a Notary Public, in and for said State, personally appeared DAVID SHEIDLLOWER who acknowledged the signing of the foregoing instrument to be his free and voluntary act and deed and the free and voluntary act and deed of said VICE PRESIDENT for the uses and purposes expressed therein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this 9th day of JULY, 2020.

My commission expires 1-15-2024

[Signature]
MARIANNE E. COLLINS
Notary Public, State of Ohio
MY COMMISSION EXPIRES JANUARY 15, 2021

In Witness Whereof, **WC GOODALE APARTMENTS LLC, an Ohio limited liability company**, by **WC Goodale LLC, an Ohio limited liability company**, its sole member, by **White Castle Real Estate LLC, an Ohio limited liability company**, Member, by **Russell J. Meyer, Chief Financial Officer**.

has hereunto set his hand this 10th day of July, 2020.

WC GOODALE APARTMENTS LLC, an Ohio limited liability company, by **WC Goodale LLC, an Ohio limited liability company**, its sole member, by **White Castle Real Estate LLC, an Ohio limited liability company**, Member

Signed and acknowledged in the presence of:

[Signature]
[Signature]

By: *[Signature]*
RUSSELL J. MEYER
CHIEF FINANCIAL OFFICER
[Signature]
Andrew F. Prakek
Vice President

STATE OF OHIO
COUNTY OF FRANKLIN

ss:

Before me, a Notary Public, in and for said State, personally appeared Andrew F. Prakek who acknowledged the signing of the foregoing instrument to be his free and voluntary act and deed and the free and voluntary act and deed of said Vice President for the uses and purposes expressed therein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this 10th day of July, 2020.

My commission expires 12-19-2021

[Signature]
PATTI LAMBERT
Notary Public, State of Ohio
My Commission Expires 12-19-2021

Approved this 13th day of July, 2020

[Signature]
Scott S. Messer / **ABBS**
Director, Department of Building and Zoning Services, Columbus, Ohio

Approved this 13th day of JULY, 2020

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

Approved this 14th day of July, 2020

[Signature]
Annika J. Gallagher
Director, Department of Public Service, Columbus, Ohio

Approved and accepted by Ordinance No. _____, passed _____, 2020, wherein all of Generations Pass and all of Reach Boulevard shown dedicated hereon is accepted, as such, for the City of Columbus, Ohio. The City of Columbus, Ohio, approval of this plat shall become null and void unless recorded prior to _____, 2020.

In witness thereof, I have hereunto set my hand and affixed my seal the ___ day of _____, 2020

City Clerk, Columbus, Ohio

Transferred this ___ day of _____, 2020

Auditor, Franklin County, Ohio

Deputy Auditor, Franklin County, Ohio

Filed for record this ___ day of _____, 2020 at _____

Recorder, Franklin County, Ohio

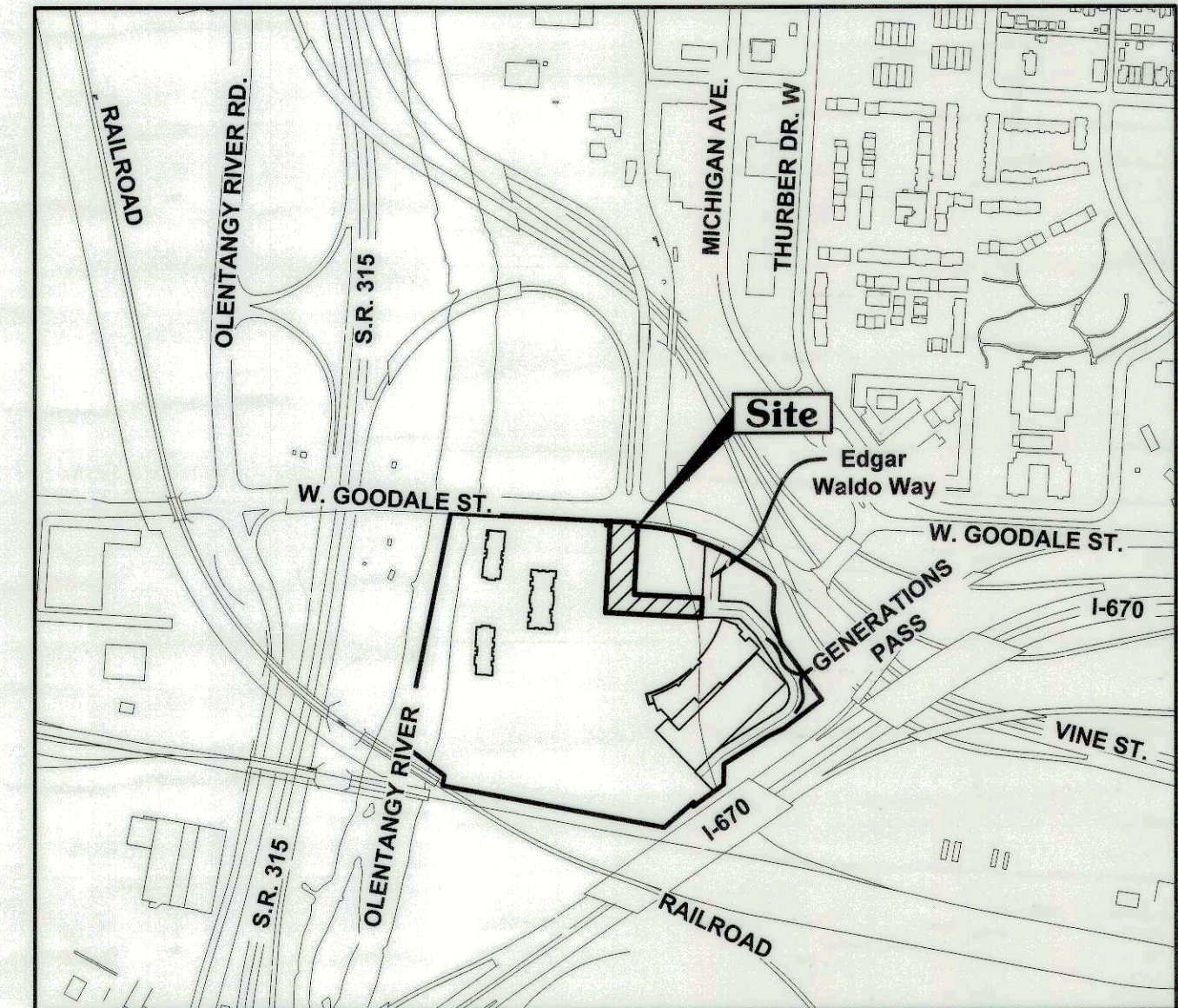
Fee \$ _____

File No. _____

Recorded this ___ day of _____, 2020

Deputy Recorder, Franklin County, Ohio

Plat Book _____, Pages _____



LOCATION MAP
NTS

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown on this plat were transferred from a field traverse originating and is based on the Ohio State Plane Coordinate System, South Zone as per NAD 83, 1986 adjustment. A bearing of South 86°56'10" East was held for the Northerly Right-of-Way of Spruce Street as shown on ODOT R/W plan FRA-670-1.25 (B-2&3)

SOURCE OF DATA: The sources of recorded survey data are the records of the Franklin County, Ohio, Recorder, referenced in the plan and text of this plat.

IRON PINS: where indicated hereon, unless otherwise noted, are solid steel reinforcing bar five-eighths inch (5/8") diameter, thirty inches long with a plastic cap placed in the top end bearing the name "E.P. FERRIS SURVEYOR 8342".

MAG NAILS: where indicated hereon, unless otherwise noted, are magnetic nails with 1.5" diameter brass washer with "E.P. FERRIS SURVEYOR 8342" inscribed on top.

PERMANENT MARKERS: Permanent markers, where indicated hereon, are to be one-inch diameter, thirty-inch long, solid iron pins, are to be set to monument the points indicated and are to be set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped EP Ferris. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point. These markers shall be set following the completion of the construction/installation of the street pavement and utilities and prior to the City of Columbus, Ohio's acceptance of these improvements.

FLOOD NOTE:

Part of the subject property is located in Zone X (areas determined to be outside of the 0.2% annual chance floodplain) and Zone X (areas of 0.2% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.) of Flood Insurance Rate Map (FIRM) Map number 39049C0307K (June 17, 2008). The remainder is located in Zone AE (the floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.)

PREPARED BY

E. P. FERRIS AND ASSOCIATES, INC.

CONSULTING CIVIL ENGINEERS & SURVEYORS
880 KING AVE., COLUMBUS, OHIO 43212

We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct to the best of my knowledge. All dimensions are in feet and decimal parts thereof.

- ☒ = FRANKLIN COUNTY MONUMENT
- = Iron Pin (See Survey Data)
- = Iron Pin Set or Mag Nail Set w/ Washer (if denoted)
- Metric conversion 1 ft. = 0.30480m
- ⊙ = Permanent Marker

By: *[Signature]* 7-9-20
Matthew Lee Sloat, P.E., P.S.
Registered Surveyor No. 8342



GENERATIONS PASS & REACH BOULEVARD DEDICATION PLAT

* NEW YORK CENTRAL LINES LLC BY DEED RECORDED AS INSTRUMENT NUMBER 200212180325201, NOW KNOWN AS CSX TRANSPORTATION INC. SUCCESSOR BY MERGER WITH NYC NEWCO, INC SUCCESSOR BY MERGER WITH NEW YORK CENTRAL LINES LLC, WHOSE MERGER DOCUMENTS HAVE BEEN SUMMARIZED AND RECORDED AS INSTRUMENT NUMBER 200711080194030 AND INDIVIDUALLY RECORDED AS INSTRUMENT NUMBERS 200507210144738 AND 200507210144733 RESPECTIVELY

** PERMANENT EASEMENT (P.B. 126 PG. 26)

ACREAGE BREAKDOWN

Owners	ACREAGE
White Castle Management Co. Inst. No. 201712270181372 See City of Columbus Ordinance No. 2449-2017 0.2312 Ac. (D) Inst. No. 201707180097683 10.631 Ac. (D) 1.345 Ac. (M) Pcl. No. 010-044700-00	0.709 AC.
WC GOODALE APARTMENTS LLC Inst. No. 201903260034162 5.794 Ac. (D) Pcl. No. 010-298975-00	0.080 AC.
TOTAL	0.789 AC.

Owners	ACREAGE
(A) White Castle Management Co. Inst. No. 201707180097683 Parcel 3, Tract 3: 1.263 Ac. (D)	
(B) White Castle Management Co. Inst. No. 201802230025340 See City of Columbus Ordinance No. 3238-2017 0.397 Ac. (D)	
(C) White Castle Management Co. Inst. No. 201707180097683 Parcel 7: 0.0228 Ac. (D)	
(D) White Castle Management Co. Inst. No. 201802230025340 See City of Columbus Ordinance No. 3238-2017 0.130 Ac. (D)	
(E) White Castle Management Co. Inst. No. 201707180097683 Parcel 1: 0.0589 Ac. (D)	
(F) White Castle Management Co. Inst. No. 201707180097683 Parcel 2: 0.0087 Ac. (D)	
(G) White Castle Management Co. Inst. No. 201707180097683 Parcel 8: 0.0067 Ac. (D)	

CURVE TABLE

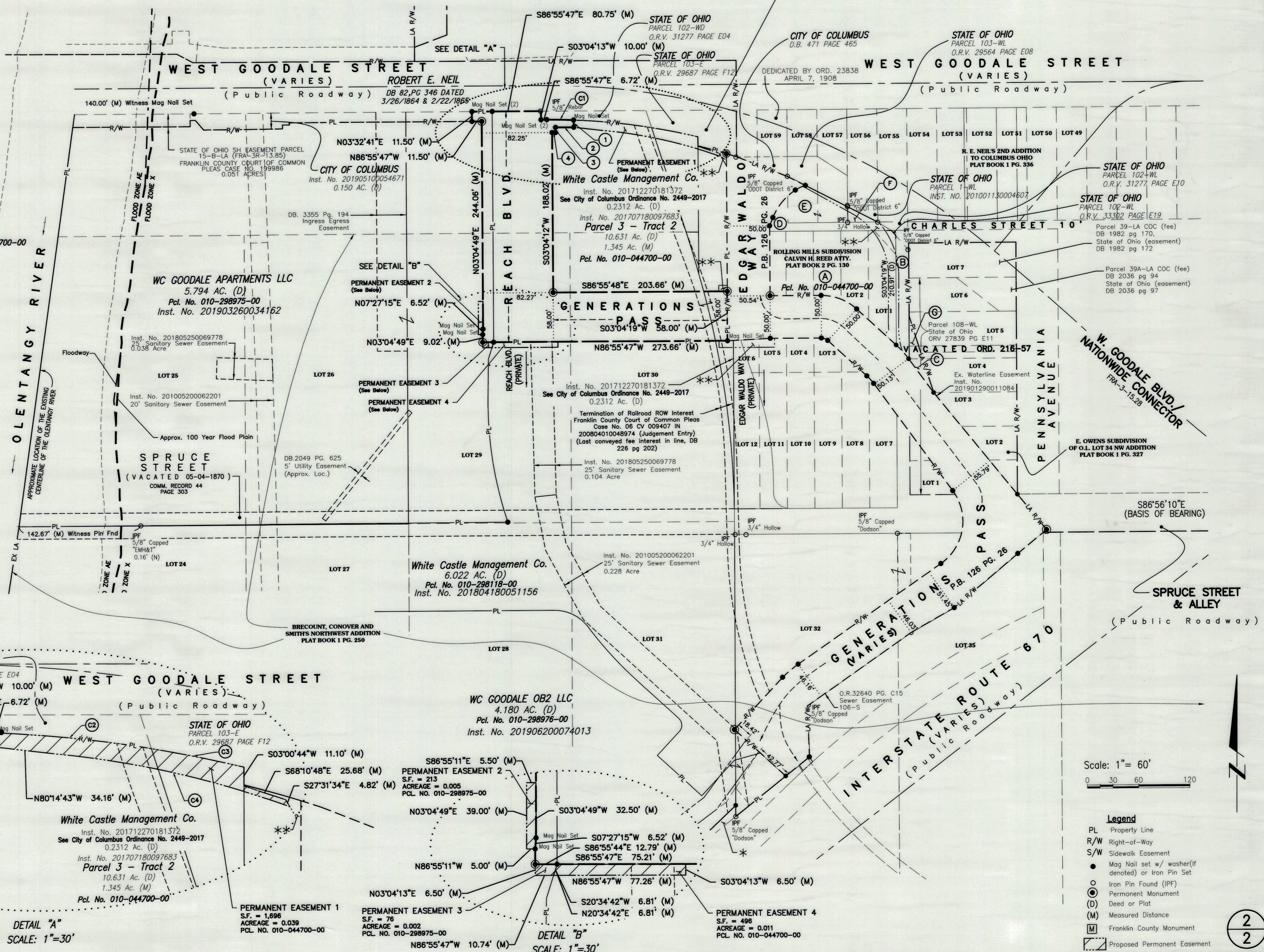
NO.	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	31.45'	750.29'	002°24'05"	31.44'	S85°43'45"E
C2	86.60'	750.29'	006°36'47"	86.55'	S81°13'19"E
C3	60.30'	823.26'	004°11'49"	60.29'	S75°29'36"E
C4	141.97'	540.90'	015°02'18"	141.56'	N73°59'55"W

FLOODPLAIN:
PART OF THE SUBJECT PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND ZONE X (AREAS OF 0.2% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.) OF FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 39049C0307K (JUNE 17, 2008). THE REMAINDER IS LOCATED IN ZONE AE (THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.) THE FLOODWAY AND BASE FLOOD WATER SURFACE ELEVATION HAVE SINCE BEEN REVISED AS DOCUMENTED IN A LETTER OF MAP REVISION DETERMINATION DOCUMENT, CASE NO. 15-05-3155P, EFFECTIVE APRIL 20, 2016. REGULATORY BASE FLOOD WATER SURFACE ELEVATION WAS DETERMINED TO BE 720.4.

LINE TABLE

LINE	LENGTH	BEARING
1	8.41'	S02°25'30"W
2	21.34'	N86°55'47"W
3	6.00'	S03°04'12"W
4	4.00'	N86°55'47"W

NOTE:
THE SCPZ LINE IS NOT APPLICABLE SINCE THIS PROPERTY IS LOCATED WITHIN THE DOWNTOWN DISTRICT AS DEFINED IN CITY CODE 3359.03. THE SCPZ IS NOT REQUIRED TO BE SHOWN OR LABELED PER SWDM SECTION 1.



DETAIL "A"
SCALE: 1"=30'

DETAIL "B"
SCALE: 1"=30'

Scale: 1" = 60'
0 30 60 120

- Legend**
- PL Property Line
 - R/W Right-of-Way
 - S/W Sidewalk Easement
 - Mag Nail set w/ washer (if denoted) or Iron Pin Set
 - Iron Pin Found (IPF)
 - Permanent Monument
 - (M) Measured Distance
 - (D) Deed or Plat
 - (M) Franklin County Monument
 - ▨ Proposed Permanent Easement