

SOUTH OF GATEWAY

(INCLUDING A RESUBDIVISION OF ALL OF LOTS 1-16 AND
19-32, ALL INCLUSIVE, AND PART OF LOTS 17 AND 18 OF
"FISHERS NORTH HIGH ST. ADDITION", PLAT BOOK 2, PAGE
194)

PLAT BOOK 118 PG 56

201412190168802

1
3

NOT A CERTIFIED COPY

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Quarter Township 3, Township 1, Range 18, United States Military Lands, containing 0.198 acres of land, more or less, said 0.198 acres being comprised of all of Lots 1-16 and 19-32, all inclusive, and part of Lots 17 and 18 of the subdivision entitled "Fishers North High Street Addition", of record in Plat Book 2, Page 194, said Lots being conveyed to **COMMUNITY HOUSING NETWORK, INC.** by deed of record in Instrument Number 200909190188843. **CAMPUS PARTNERS FOR COMMUNITY URBAN REDEVELOPMENT** by deeds of record in Instrument Numbers 2000121902553547, 2001010400034111, 200112140292285, 200201110911638, 2004040906003014, 200404300982625, 200406020125973, 200406020125975, 200508020154114, 200602100026780, 20071210321389, 200805160075719, 200805160075720, 20090530082744, 20090113004560, 201008310112163 and 20101230018369, and **REDSTONE REALTY COMPANY LLC** by deeds of record in Instrument Numbers 200404120080849, 200405140111382, 200405170112470, 200405270122233, 200406170139557, 200406170139558, 20130620130949 and 201403300105846, all of that tract of land conveyed to **REDSTONE REALTY COMPANY LLC** by deed of record in Instrument Number 201208020111857, and a vacation of a portion of Pearl Street (0.174 acre) and an unnamed alley (0.240 acre), as dedicated in Plat Book 2, Page 194, Recorder's Office, Franklin County, Ohio.

The undersigned, **REDSTONE REALTY COMPANY LLC** by **CAMPUS PARTNERS FOR COMMUNITY URBAN REDEVELOPMENT**, its Sole Member and Manager, by **AMANDA HOFFSIS**, President, **COMMUNITY HOUSING NETWORK, INC.** by **SUSAN E. WEAVER**, Chief Executive Officer and **CAMPUS PARTNERS FOR COMMUNITY URBAN REDEVELOPMENT**, by **AMANDA HOFFSIS**, President, owner of the lands planned herein, duly authorized in the premises, do hereby certify that this plat correctly represents their "SOUTH OF GATEWAY", a subdivision containing Lots numbered 1 to 3, both inclusive, do hereby accept this plat of same and dedicate to public use, as such, all of Pearl Street shown hereon and not heretofore dedicated.

Easements are hereby reserved in, over and under areas designated on this plat as "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.

In Witness Whereof, **AMANDA HOFFSIS**, President of **CAMPUS PARTNERS FOR COMMUNITY URBAN REDEVELOPMENT**, Sole Member and Manager of **REDSTONE REALTY COMPANY, LLC**, has hereunto set her hand this 26th day of December, 2014.

Signed and Acknowledged
In the presence of:
[Signatures]
By AMANDA HOFFSIS, President

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **AMANDA HOFFSIS**, President of **CAMPUS PARTNERS FOR COMMUNITY URBAN REDEVELOPMENT**, Sole Member and Manager of **REDSTONE REALTY COMPANY, LLC**, who acknowledged the signing of the foregoing instrument to be her voluntary act and deed and the voluntary act and deed of said **REDSTONE REALTY COMPANY LLC**, for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this 30th day of December, 2014.
My commission expires 10/31/17



In Witness Whereof, **AMANDA HOFFSIS**, President of **CAMPUS PARTNERS FOR COMMUNITY URBAN REDEVELOPMENT**, has hereunto set her hand this 30th day of December, 2014.

Signed and Acknowledged
In the presence of:
[Signatures]
By AMANDA HOFFSIS, President

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **AMANDA HOFFSIS**, President of **CAMPUS PARTNERS FOR COMMUNITY URBAN REDEVELOPMENT**, who acknowledged the signing of the foregoing instrument to be her voluntary act and deed and the voluntary act and deed of said **CAMPUS PARTNERS FOR COMMUNITY URBAN REDEVELOPMENT**, for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this 30th day of December, 2014.
My commission expires 10/31/17



In Witness Whereof, **SUSAN E. WEAVER**, Chief Executive Officer of **COMMUNITY HOUSING NETWORK, INC.**, has hereunto set her hand this 26th day of December, 2014.

Signed and Acknowledged
In the presence of:
[Signatures]
By SUSAN E. WEAVER, Chief Executive

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **SUSAN E. WEAVER**, Chief Executive Officer of **COMMUNITY HOUSING NETWORK, INC.**, who acknowledged the signing of the foregoing instrument to be her voluntary act and deed and the voluntary act and deed of said **COMMUNITY HOUSING NETWORK, INC.**, for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this 30th day of December, 2014.
My commission expires 10/31/2017



Approved this 30th day of December, 2014.
[Signature]
Director, Department of Building and Zoning Services, Columbus, Ohio

Approved this 9th day of December, 2014.
[Signature]
City Engineer/Administrator, Division of Design and Construction, Columbus, Ohio

Approved this 8th day of December, 2014.
[Signature]
Director, Department of Public Services, Columbus, Ohio

Approved and accepted this 30th day of December, 2014, by Ordinance No. 2755-2014 wherein all of Pearl Street shown dedicated hereon is accepted as such by the Council for the City of Columbus, Ohio. The City of Columbus, Ohio, by its approval and acceptance of this plat, does hereby vacate the portions of Pearl Street and the unnamed alley shown hereon by cross hatching.

In witness thereof, I have hereunto set my hand and affixed my seal the 10th day of December, 2014.
[Signature]
City Clerk, Columbus, Ohio

Transferred this 17th day of Dec, 2015.
[Signature]
Auditor, Franklin County, Ohio

[Signature]
Deputy Auditor, Franklin County, Ohio

Filed for record this 19th day of Dec, 2014 at 11:20 AM Fee \$ 259.20
[Signature]
Recorder, Franklin County, Ohio

File No: 2014 12190168802

Recorded this 19th day of Dec, 2014.
[Signature]
Deputy Recorder, Franklin County, Ohio

Plat Book 118, Pages 56-58



LOCATION MAP AND BACKGROUND DRAWING

SCALE: 1" = 500'

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown hereon were transferred from a field traverse originating from and tying to Franklin County Survey Control Monuments, including monument numbers FCCS 8876 and FCCS 2221, and are based on the Ohio State Plane Coordinate System, South Zone as per NAD 83, 1986 Adjustment, having a calculated bearing of North 85° 53' 20" East between said monuments.

SOURCE OF 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: Iron pins, where indicated hereon, unless otherwise noted, are to be set and are iron pipes, thirteen sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT INC.

PERMANENT MARKERS: Permanent markers, where indicated hereon to be set and are one-inch diameter, thirty-inch long, solid iron pins. Pins are to be set to monument the points indicated, are to be set after the construction/installation of the street pavement and are to be set with the top end one-fourth inch below the top of the pavement. Once installed, the top of the pin shall be marked (punched) to record the actual location of the point.

Permanent markers, where indicated hereon in positions other than in the public street centerline, are to be one-inch diameter, thirty-inch long, solid iron pins. 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 EMHT INC. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point.

SURVEYED & PLATTED BY



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

- = Iron Pin (See Survey Data)
- = MAG Nail to be set
- ⊙ = Permanent Marker (See Survey Data)

By Matthew A. Giff, Professional Surveyor No. 7855 | Dec 14, 2014 Date

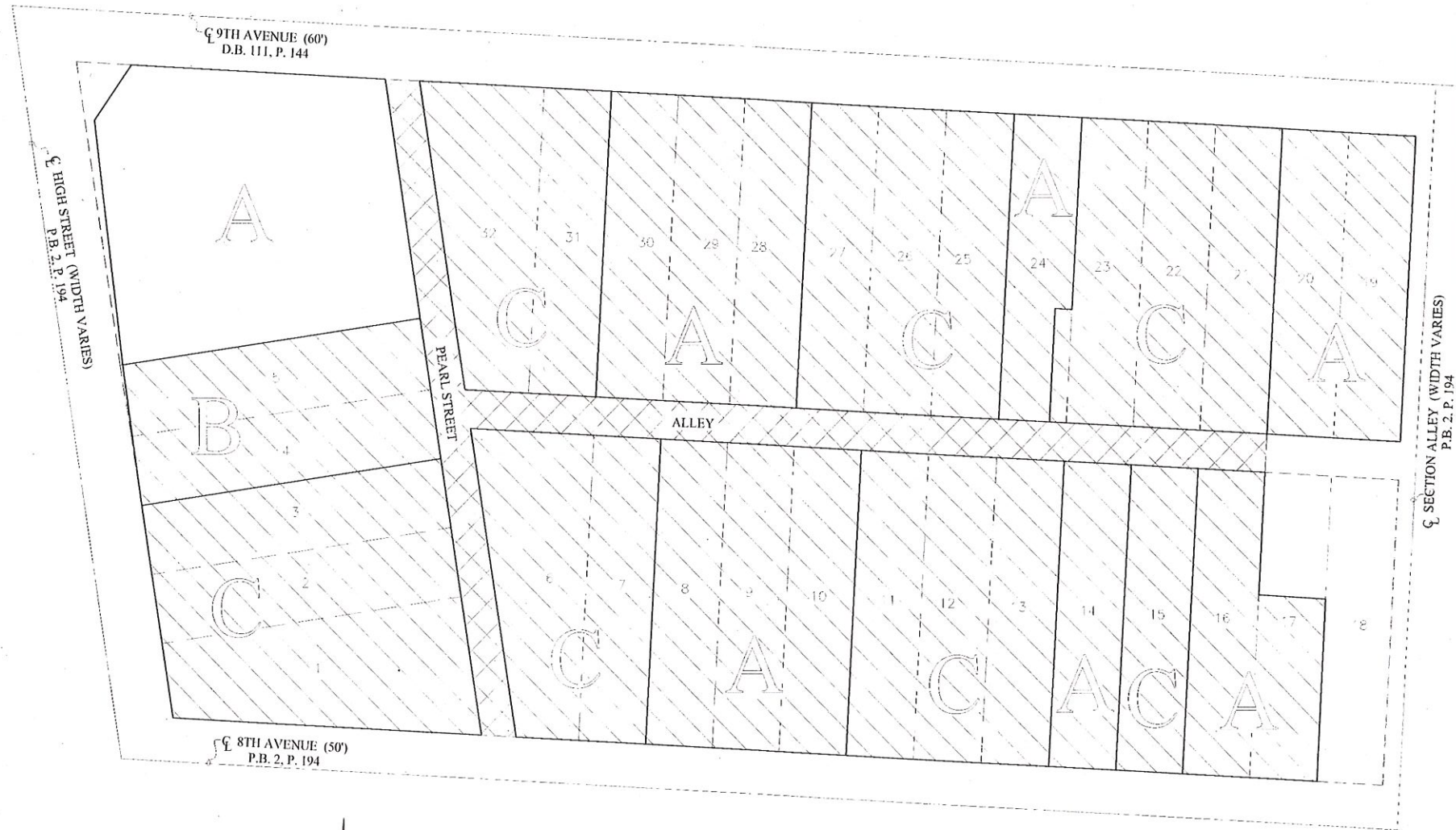


SOUTH OF GATEWAY

PLAT BOOK 118 PG 57

2
3

INDEX OF STREET VACATIONS AND AREAS OF FISHERS NORTH HIGH ST. ADDITION TO BE RESUBDIVIDED



NOTE "A" - 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, Ohio 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.

NOTE "C": No determination has been made by the Department of Building and Zoning Services, 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 South of Gateway subdivision does not imply any approval for the development of the site as it may pertain to Wetlands.

NOTE "D": All of South of Gateway is within Zone X (Areas determined to be outside of the 0.2% annual chance floodplain) as delineated on FEMA Flood Insurance Rate Map for Franklin County, Ohio and Incorporated Areas map number 39049C0307 R with effective date of June 17, 2008.

NOTE "E": At the time of platting, the land indicated herein is subject to requirements of City of Columbus Zoning Ordinance 2165-2014 passed October 9, 2014 (L14-032). 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 "J" - ACREAGE BREAKDOWN:

Total acreage:	6.198 Ac.
Acreage in Right-of-way:	0.193 Ac.
Acreage in remaining lots:	6.005 Ac.

NOTE "I" - ACREAGE BREAKDOWN: South of Gateway is out of the following Franklin County Parcel Numbers:

Parcel Number 010-060300	0.161 Ac.
Parcel Number 010-066741	0.161 Ac.
Parcel Number 010-010375	0.121 Ac.
Parcel Number 010-010623	0.161 Ac.
Parcel Number 010-012021	0.161 Ac.
Parcel Number 010-015339	0.130 Ac.
Parcel Number 010-024590	0.174 Ac.
Parcel Number 010-024881	0.321 Ac.
Parcel Number 010-025584	0.301 Ac.
Parcel Number 010-025559	0.322 Ac.
Parcel Number 010-025565	0.221 Ac.
Parcel Number 010-025566	0.161 Ac.
Parcel Number 010-030639	0.161 Ac.
Parcel Number 010-031912	0.121 Ac.
Parcel Number 010-032085	0.161 Ac.
Parcel Number 010-032086	0.161 Ac.
Parcel Number 010-032903	0.161 Ac.
Parcel Number 010-034930	0.126 Ac.
Parcel Number 010-036954	0.165 Ac.
Parcel Number 010-037287	0.161 Ac.
Parcel Number 010-043419	0.146 Ac.
Parcel Number 010-044811	0.161 Ac.
Parcel Number 010-046672	0.128 Ac.
Parcel Number 010-047106	0.121 Ac.
Parcel Number 010-033609	0.161 Ac.
Parcel Number 010-040494	0.165 Ac.
Parcel Number 010-035301	0.161 Ac.
Parcel Number 010-035305	0.093 Ac.
Parcel Number 010-035098	0.121 Ac.
Parcel Number 010-065029	0.161 Ac.
Parcel Number 010-088526	0.496 Ac.
Parcel Number 010-094900	0.097 Ac.
Vacated Right-of-way	0.414 Ac.

NOTE "K": At the time of platting, electric, cable, and telephone service providers have not issued information required so that easement areas, in addition to those shown on this plat as deemed necessary by these providers for the installation and maintenance of all of their main line facilities could conveniently be shown on this plat. Existing recorded easement information about South of Gateway or any part thereof, can be acquired by a competent examination of the then current public records, including those in the Franklin County Recorder's Office.

9TH AVENUE (60')
D.B. 111, P. 144

8TH AVENUE (50')
P.B. 2, P. 194

HIGH STREET (WIDTH VARIES)
P.B. 2, P. 194

SECTION ALLEY (WIDTH VARIES)
P.B. 2, P. 194

PEARL STREET

ALLEY



- Vacated Right-of-way, as located by the plat.
- Portions of separate fields, as located by the plat, to be resubdivided in South of Gateway.

- RedStone Realty Co. LLC
- Community Housing Network, Inc
- Campus Partners for Community Urban Redevelopment

