

GENERATIONS PASS & EDGAR WALDO WAY DEDICATION

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 1.249 acres, more or less, being a re-subdivision of part of Lot 59 and 58 of R. E. Neil's 2nd Addition to Columbus, of record in Plat Book 1, Page 336, being a part of Lots 1-6 as delineated on Rolling Mills Subdivision Calvin H. Reed Atty. as recorded in Plat Book 2 Page 130, and a part of Lots 1-4 of E. Owen Subdivision of O.L. 34 NW Addition, as delineated in Plat Book 1, Page 327, being a part of Spruce Street and Alley (30') public roadway (Instrument No. 201802230025340), and part of Lot 24, 27, 28, 30, 31, 32, and 35, as delineated on Brecount, Conover & Smith's Northwest Addition, as recorded in Plat Book 1, Page 250, destroyed by fire, being part of a 1.263 acre tract (Parcel Three, Tract Three), part of a 1.2397 acre tract (Parcel Four), part of a 0.171 acre tract (Parcel Five), all of a 0.0409 acre tract (Parcel 6), part of a 0.0228 acre tract (Parcel 7), part of a 0.0086 acre tract (Parcel 9), part of a 0.0589 acre tract (Parcel 1), part of a 0.0087 acre tract (Parcel 2), all as conveyed to White Castle Management Co. in Instrument No. 201707180097683, also being part of a 0.2312 acre tract and part of a 0.1633 acre tract as conveyed to White Castle Management Co. in Instrument No. 201712270181372, also being part of a 0.397 acre tract, part of a 0.130 acre tract, all as conveyed to White Castle Management Co. in Instrument No. 201802230025340, also being part of a 4.180 acre tract conveyed to White Castle Management Co. in Instrument No. 201810090136916, also being part of a 6.022 acre tract conveyed to White Castle Management Co. in Instrument No. 201804180051156 also being part of a 14' Railroad right-of-way, commonly known as the Neil Factory Track, terminated by the Franklin County Court of Common Pleas in Case No. 06CVH-9407, Judgment Entry recorded in Instrument No. 200804010048974, all records being of the Recorder's Office, Franklin County, Ohio

The undersigned, **WHITE CASTLE MANAGEMENT CO.**, a Delaware for profit corporation, by **ROBERT H. ALBERT, JR.**, Vice President, owners of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "GENERATIONS PASS & EDGAR WALDO WAY DEDICATION" and does hereby accept this plat of same and dedicates to public use, as such, all of GENERATIONS PASS and EDGAR WALDO WAY shown hereon and not heretofore dedicated.

Easements are hereby reserved in, over, and under areas designated on this plat as "Storm Sewer Easement" or "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, **ROBERT H. ALBERT, JR.**, Vice President of **WHITE CASTLE MANAGEMENT CO.**, has hereunto set his hand this 28th day of March, 2019.

Signed and acknowledged in the presence of:

Julie A. Gerlach
Julie A. Gerlach
Lisa A. Jackson
Lisa A. Jackson

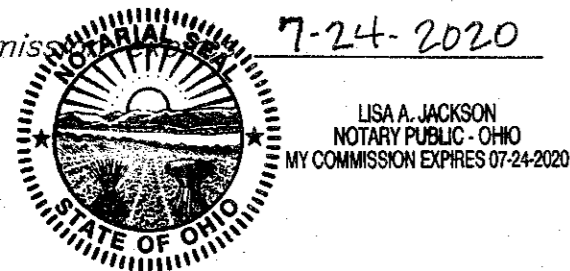
WHITE CASTLE MANAGEMENT CO.
By: [Signature]
ROBERT H. ALBERT, JR.
VICE PRESIDENT

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public, in and for said State, personally appeared Robert H. Albert, Jr. 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 28th day of March, 2019.

My commission expires 7-24-2020



[Signature]
Notary Public, State of Ohio

Approved this 1st day of April, 2019

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

Approved this 1st day of April, 2019

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

Approved this 1st day of April, 2019

[Signature]
Director, Department of Public Service, Columbus, Ohio

Approved and accepted by Ordinance No. _____, passed _____, 2019, wherein all of Generations Pass and all of Edgar Waldo Way 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 _____, 2019.

In witness thereof, I have hereunto set my hand and affixed my seal the _____ day of _____, 2019

City Clerk, Columbus, Ohio

Transferred this _____ day of _____, 2019

Auditor, Franklin County, Ohio

Deputy Auditor, Franklin County, Ohio

Filed for record this _____ day of _____, 2019 at _____

Recorder, Franklin County, Ohio

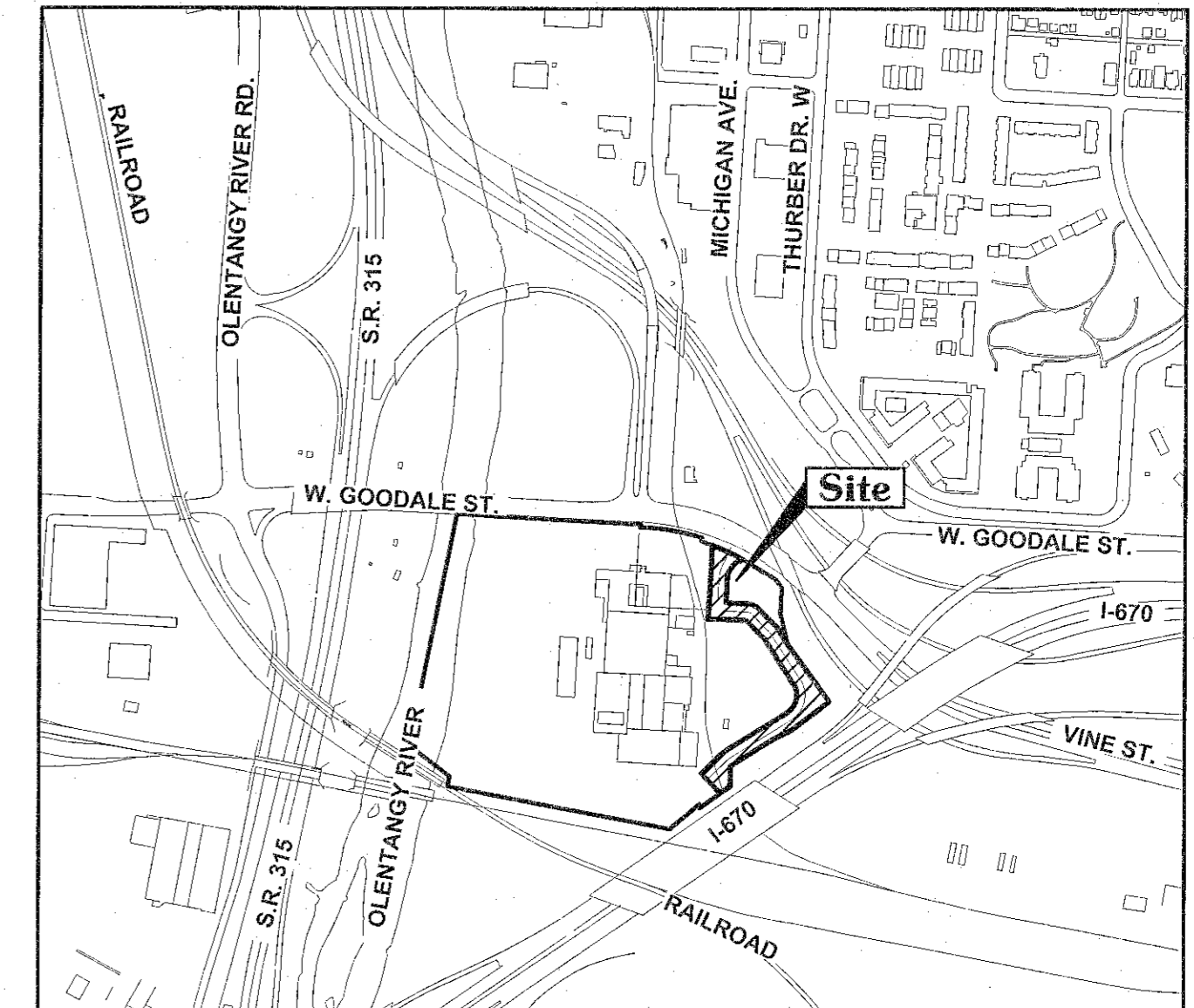
Fee \$ _____

File No. _____

Recorded this _____ day of _____, 2019

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, and 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".

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
- Metric conversion 1 ft. = 0.30480m
- ⊙ = Permanent Marker

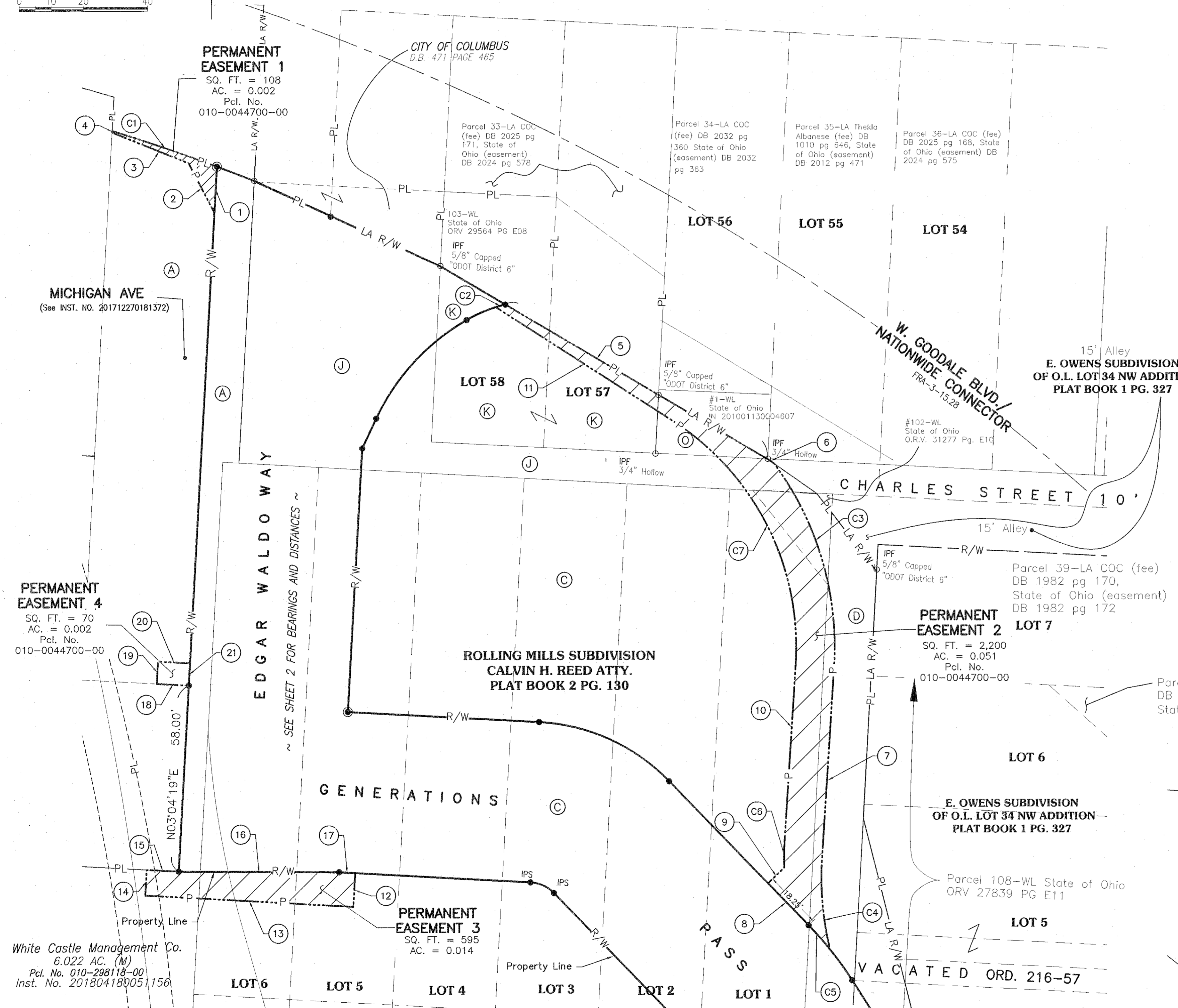
BY: Matthew Lee Sloat 3/22/19
Matthew Lee Sloat, P.E., P.S.
Registered Surveyor No. 8342



GENERATIONS PASS & EDGAR WALDO WAY DEDICATION

- Legend**
- PL Property Line
 - R/W Right-of-Way
 - S/W Sidewalk Easement
 - Mag Spike set (If denoted) or Iron Pin Set
 - Iron Pin Found (IPF)
 - ⊙ Permanent Monument
 - (D) Deed or Plat
 - (M) Measured Distance
 - (M) Franklin County Monument
 - P Permanent Easement

Scale: 1" = 20'



CURVE TABLE PERMANENT EASEMENT 1

| NO. | LENGTH | RADIUS | DELTA | CHORD | CHORD BEARING |
|-----|--------|---------|------------|--------|---------------|
| C1 | 34.52' | 613.65' | 003°13'22" | 34.51' | S71°12'06"E |

LINE TABLE PERMANENT EASEMENT 1

| LINE | LENGTH | BEARING |
|------|--------|-------------|
| 1 | 14.47' | S03°04'47"W |
| 2 | 17.48' | N27°31'34"W |
| 3 | 25.68' | N68°10'48"W |
| 4 | 0.52' | N03°00'44"E |

CURVE TABLE PERMANENT EASEMENT 2

| NO. | LENGTH | RADIUS | DELTA | CHORD | CHORD BEARING |
|-----|--------|---------|------------|--------|---------------|
| C2 | 3.09' | 44.52' | 003°58'34" | 3.09' | N74°45'46"E |
| C3 | 67.21' | 96.00' | 040°06'47" | 65.85' | S16°30'14"E |
| C4 | 28.36' | 93.00' | 017°28'28" | 28.25' | S05°11'04"E |
| C5 | 10.10' | 111.01' | 005°12'52" | 10.10' | N41°28'43"W |
| C6 | 8.77' | 101.00' | 004°58'20" | 8.76' | N01°04'00"E |
| C7 | 89.19' | 84.00' | 060°50'21" | 85.06' | N26°52'01"W |

LINE TABLE PERMANENT EASEMENT 2

| LINE | LENGTH | BEARING |
|------|--------|-------------|
| 5 | 94.74' | S59°28'08"E |
| 6 | 2.80' | S54°56'29"E |
| 7 | 60.19' | S03°33'10"W |
| 8 | 18.25' | N44°05'09"W |
| 9 | 7.00' | N45°54'51"E |
| 10 | 54.76' | N03°33'10"E |
| 11 | 65.56' | N57°17'11"W |

LINE TABLE PERMANENT EASEMENT 3

| LINE | LENGTH | BEARING |
|------|--------|-------------|
| 12 | 10.50' | S03°04'12"W |
| 13 | 65.00' | N86°55'48"W |
| 14 | 8.00' | N03°04'13"E |
| 15 | 9.99' | S86°55'48"E |
| 16 | 50.07' | S89°47'31"E |
| 17 | 5.00' | S86°55'48"E |

LINE TABLE PERMANENT EASEMENT 4

| LINE | LENGTH | BEARING |
|------|--------|-------------|
| 18 | 10.00' | S86°55'48"E |
| 19 | 7.00' | S03°04'47"W |
| 20 | 10.00' | N86°55'48"W |
| 21 | 7.00' | N03°04'38"E |

- Owners**
- (A) White Castle Management Co.
Inst. No. 201712270181372
See City of Columbus Ordinance No. 2449-2017
0.2312 Ac. (D)
 - (B) White Castle Management Co.
Inst. No. 201712270181372
See City of Columbus Ordinance No. 2449-2017
0.1633 Ac. (D)
 - (C) White Castle Management Co.
Inst. No. 201707180097683
Parcel 3, Tract 3: 1.263 Ac. (D)
 - (D) White Castle Management Co.
Inst. No. 201802230025340
See City of Columbus Ordinance No. 3238-2017
0.397 Ac. (D)
 - (E) White Castle Management Co.
Inst. No. 201707180097683
Parcel 4: 1.2397 Ac. (D)
 - (F) White Castle Management Co.
Inst. No. 201707180097683
Parcel 5: 0.171 Ac. (D)
 - (G) White Castle Management Co.
Inst. No. 201707180097683
Parcel 6: 0.0409 Ac. (D)
 - (H) White Castle Management Co.
Inst. No. 201707180097683
Parcel 7: 0.0228 Ac. (D)
 - (I) White Castle Management Co.
Inst. No. 201707180097683
Parcel 9: 0.0086 Ac. (D)
 - (J) White Castle Management Co.
Inst. No. 201802230025340
See City of Columbus Ordinance No. 3238-2017
0.130 Ac. (D)
 - (K) White Castle Management Co.
Inst. No. 201707180097683
Parcel 1: 0.0589 Ac. (D)
 - (L) STATE OF OHIO
PARCEL 42-WL
INSTRUMENT NO. 199708060064839
FRANKLIN COUNTY COURT OF COMMON PLEAS
CASE NO. 96CVH02-1474
ODOT R/W PLANS
FRA-670-1.25(B-2, B-3)
 - (M) STATE OF OHIO
PARCEL 106-WL-1
OFFICIAL RECORD VOLUME 32640 PAGE C15
FRANKLIN COUNTY COURT OF COMMON PLEAS
CASE NO. 95CVH-08-5479 &
CASE NO. 95CVH-08-5471
ODOT R/W PLANS FRA-670-1.25(B-2, B-3)
 - (N) STATE OF OHIO
PARCEL 107-WL-1
OFFICIAL RECORD VOLUME 29421 PAGE G09
ODOT R/W PLANS FRA-670-1.25(B-2, B-3)
 - (O) White Castle Management Co.
Inst. No. 201707180097683
Parcel 2: 0.0087 Ac. (D)
 - (P) White Castle Management Co.
Inst. No. 201707180097683
Parcel 3, Tract 2: 10.631 Ac. (D)

PERMANENT EASEMENT 4
SQ. FT. = 70
AC. = 0.002
Pcl. No. 010-0044700-00

White Castle Management Co.
6.022 AC. (M)
Pcl. No. 010-298118-00
Inst. No. 201804180051156

ROLLING MILLS SUBDIVISION
CALVIN H. REED ATTY.
PLAT BOOK 2 PG. 130

PERMANENT EASEMENT 2
SQ. FT. = 2,200
AC. = 0.051
Pcl. No. 010-0044700-00

Parcel 39A-LA COC (fee)
DB 2036 pg 94
State of Ohio (easement) DB 2036 pg 97

ORIGINAL SOURCE OF TITLE
For the Remaining acreage
from Pcl. No. 010-0044700-00
3.307 Ac. (M)

Inst. No. 201707180097683
Inst. No. 201712270181372
Inst. No. 201802230025340

White Castle Management Co.
Inst. No. 201707180097683
Parcel 8: 0.0067 Ac. (D)

Scale: 1" = 100'