

BARRETT SUBDIVISION

Situated in the State of Ohio, County of Franklin, City of Columbus, and in Section 21, Township 5, Range 22, Refugee Lands, containing 2.672 acres of land, more or less, said 2.672 acres being comprised of a resubdivision of all of Lots 11 through 18 and 29 through 36, all inclusive, of the subdivision entitled "Deshler Thurman & Bennett's Subdivision", of record in Plat Book 3, Page 292, said lots being conveyed to **BARRETT SF, LLC** by deed of record in Instrument Number 201509040125383, Recorder's Office, Franklin County, Ohio, and those portions of Red Bud Alley vacated by City of Columbus Ordinances 337-68 and 1104-76, and that portion of an unnamed Alley vacated by City of Columbus Ordinance 1104-76.

The undersigned, **BARRETT SF, LLC**, an Ohio limited liability company, by **BARRETT NB-SF, LLC**, an Ohio limited liability company, Managing Member, by **CASTO BARRETT, LLC**, an Ohio limited liability company, Sole Member, by **WILLIAM J. RIAT**, Manager, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "BARRETT SUBDIVISION", a subdivision containing Lots numbered 1 to 22, both inclusive, and an area designated as Reserve "A", does hereby accept this plat of same.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement", "Access Easement" and Reserve "A". 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. Within said Reserve "A", a non-exclusive easement is hereby granted to the City of Columbus and other Governmental Employees for use in the course of providing Police, Fire, Medical or other Governmental services to Lots and Lands adjacent to said Reserve "A". Within said "Access Easement", a public access easement is hereby granted to the owners of said Lots 1 to 22, both inclusive, for vehicular and pedestrian access to Deshler Avenue and Thurman Avenue over said CHP Casto Barrett School Enterprises, LLC.

Barrett SF, LLC, in recording this plat of Barrett Subdivision, has designated certain areas of land as reserves, which may contain but not be limited to, parking, walking, green areas, playgrounds, community facilities such as a community building, private streets, sidewalks and common parking areas, all of which are intended for use by the owners of the fee simple titles to the lots, units and reserve areas in the Barrett Subdivision development. Reserve "A" is not hereby dedicated for use by the general public but is hereby dedicated to the common use and enjoyment of the owners of the fee simple titles to the lots, units, and reserve areas in the Barrett Subdivision development as more fully provided in the master association declaration of covenants, conditions, and restrictions for the Barrett Subdivision development and the declaration of covenants, conditions and restrictions applicable to Barrett Subdivision, both of which will be recorded subsequent to the recordation of this plat. Said declarations of covenants, conditions and restrictions are hereby incorporated and made a part of this plat.

The owners of the fee simple titles to lots 1 to 22, both inclusive, and Reserve "A" shall have and are hereby granted a non-exclusive right-of-way and easement for access to and from public streets, in and over said Reserve "A", to be shared with the owners of the fee simple titles to each other of said lots 1 to 22, both inclusive, and Reserve "A".

In Witness Whereof, **WILLIAM J. RIAT**, Manager of **CASTO BARRETT, LLC**, Sole Member of **BARRETT NB-SF, LLC**, Managing Member of **BARRETT SF, LLC**, has hereto set his hand this 21st day of Sept, 2015.

Signed and Acknowledged
In the presence of **BARRETT SF, LLC**

By: **BARRETT NB-SF, LLC**,
its Managing Member
By: **CASTO BARRETT, LLC**,
its Sole Member

By: William J. Riatt
WILLIAM J. RIAT,
Manager

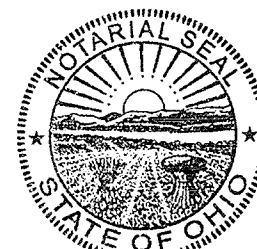
Joan Dondorff

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **WILLIAM J. RIAT**, Manager of **CASTO BARRETT, LLC**, Sole Member of **BARRETT NB-SF, LLC**, Managing Member of **BARRETT SF, LLC**, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **BARRETT SF, LLC**, for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this 21st day of Sept, 2015.

My commission expires 9-14-2016 Helena Brus
Notary Public, State of Ohio



Helena Brus
Notary Public, State of Ohio
My Commission Expires 09-14-2016

Approved this 24th day of SEPTEMBER,
2015.

Scott J. Messer
Director, Department of Building
and Zoning Services, Columbus, Ohio

Approved this 24th day of September,
2015.

Hassan Y. Zaher
City Engineer/Administrator, Division of
Design and Construction, Columbus, Ohio

Approved this 25th day of September,
2015.

Jim Davis
Director, Department of Public Service,
Columbus, Ohio

Approved and accepted this _____ day of _____, 20____, by Ordinance
No. _____ by the Council for the City of Columbus, Ohio.

In witness thereof, I have hereunto
set my hand and affixed my seal
the _____ day of _____ 20____.

City Clerk, Columbus, Ohio

Transferred this _____ day of _____,
20____.

Auditor, Franklin County, Ohio

Deputy Auditor, Franklin County, Ohio

Filed for record this _____ day of _____,
20____ at _____ M. Fee \$_____

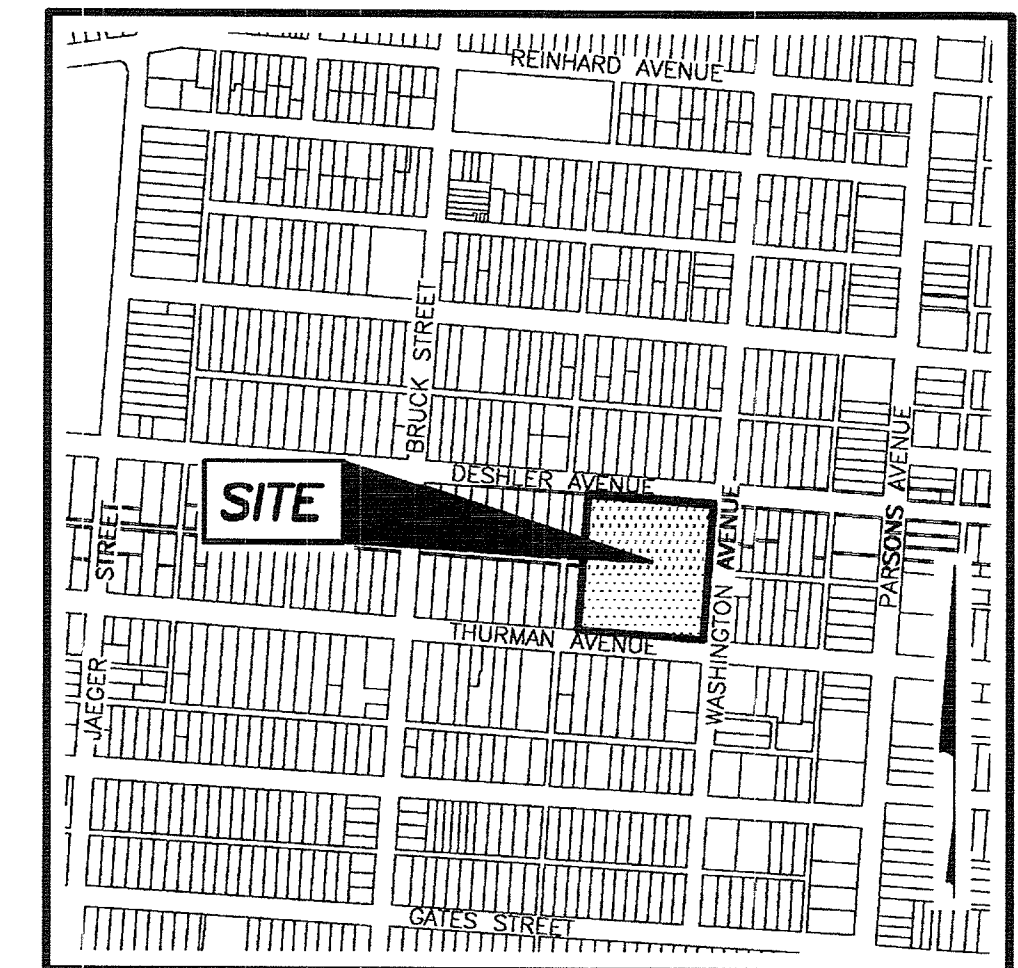
Recorder, Franklin County, Ohio

File No. _____

Recorded this _____ day of _____,
20____.

Deputy Recorder, Franklin County, Ohio

Plat Book _____, Pages _____



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 MORLAN and TACKETT, and are based on the Ohio State Plane Coordinate System, South Zone as per NAD 83 (NSRS 2007), using Global Positioning System procedures and equipment. A bearing of North 85°45'19" West, assigned to the north right-of-way line of Thurman Avenue, is designated as the basis of bearings.

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, 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. Kirk
Professional Surveyor No. 7865

15 SEP 15
Date

