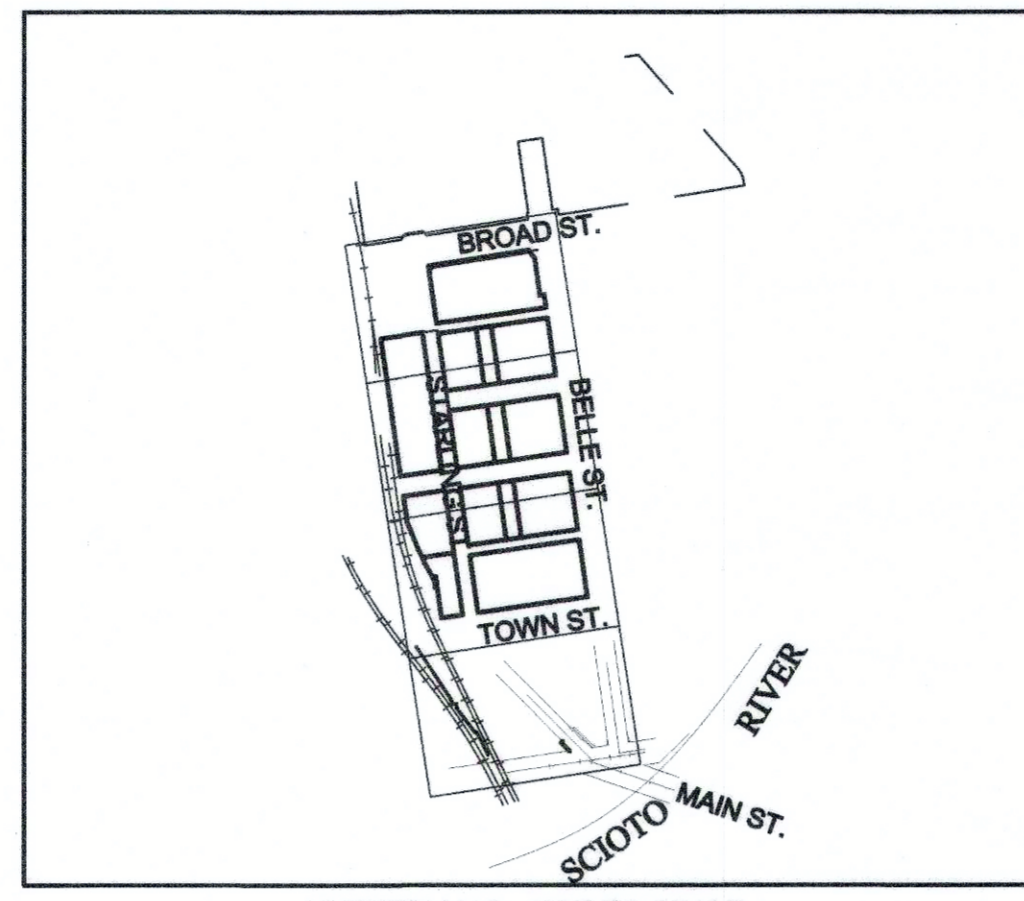


# SCIOTO PENINSULA SUBDIVISION



VICINITY MAP - NOT TO SCALE

Being situated in the State of Ohio, County of Franklin, City of Columbus, being a part of Virginia Military Survey No. 1393, and being a re-subdivision of all of Lots 89 through 108, 123, 124, 129, 130, 132 through 134 and 149 through 152, a portion of Lots 125 through 128, 131 and 163, of the M. L. Sullivants' Western Additions to the City of Columbus, Ohio, Plat Book 1, Page 268, also all of Lot 3 and 4 and portions of Lots 1 and 2 of the Justin Morrison's Sub. of Lots 153 & 154 of M. L. Sullivants Western Addition to Columbus, Plat Book 2, page 12, all of Lots 1 through 6 of William A. Platt's Subdivision of Lots 147 & 148 of Sullivant's Western Addition to the City of Columbus Ohio, Plat Book 2, page 279, and all of Lots 1, 4 and 5 and a portion of Lots 2 and 3 of the A. D. Rodgers Sub. of Lot 164 of M. L. Sullivants' Western Addition to Columbus, Plat Book 2, page 310, also including the rights-of-way previously vacated by Columbus City Ordinance 33234, Ordinance 33058, Ordinance 2641-87, and Ordinance 975-61, and vacates all of Rush Alley [26.00 feet wide], from the west right-of-way of Starling Street to the easterly right-of-way of the Norfolk Southern Railway Company, all of Chapel Street [32.50 feet wide], from west right-of-way of Starling Street to the easterly right-of-way of the Norfolk Southern Railway Company, and all of Chapel Street [32.50 feet wide], west right-of-way of Belle Street [66.00 feet wide] to the westerly right-of-way of an alley [24.00 feet wide] dedicated by City Ordinance 978-61, and part of Starling Street [66.00 feet wide], State Street [80.00 feet wide], as these rights-of-way were dedicated by the acceptance of M. L. Sullivant's Additions to the City of Columbus, Plat Book 1, page 268, and to vacate all of an alley [24.00 feet wide] dedicated by City Ordinance 978-61, and portions of right-of-way for Belle Street and Starling Street as dedicated by City Ordinance 2815-2015, and dedicate to public use, as such, all or parts of CAPITAL STREET [34.00 feet wide], RUSH ALLEY [66.00 feet wide], CHAPEL STREET [34.00 feet wide], and STATE STREET [66.00 feet wide] and being the tracts of land acquired by the City of Columbus by Deed Book 2335, page 605, IN-199911050279096, IN-200002140030136, IN-200102070025151, IN-200210300275285, IN-200210300275287, IN-200302180048418, IN-200501070005473, IN-200501180010020, IN-200604060064791, IN-201812270173969, IN-201903050025220 and IN \_\_\_\_\_, portions of which are subject to a 99 year leasehold interest in the name of Scioto Peninsula Holdings, Ltd. As described in Instrument No. 201707200099614, all of record in the Recorder's Office, Franklin County, Ohio

The undersigned, City of Columbus, Ohio, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its SCIOTO PENINSULA SUBDIVISION, a subdivision containing lots numbered 1-11 both inclusive, and, Reservations A, B and C, both inclusive, does hereby accept this plat of same and, dedicates to public use all of Broad Street, Belle Street, Capital Street, Chapel Street and Rush Alley as shown hereon and not heretofore dedicated.

In witness whereof, the City of Columbus, Ohio has caused this plat to be duly executed by this duly authorized Director.

This 5<sup>th</sup> day of December, 2019  
 City of Columbus, Ohio  
 By: Michael H. Stearns by Reg. McKinnon  
 Director of Development, pursuant to Ordinance No. \_\_\_\_\_-2019.

State of Ohio  
 County of Franklin

Before me, a notary public in and for said state, personally appeared R. M. McAuley who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of Scioto Peninsula Holdings, Ltd., for the uses and purposes expressed therein. No oath or affirmation was administered to the signer with regard to this notarial act.

In witness thereof, I have hereunto set my hand and affixed my official seal this 5<sup>th</sup> Day of December, 2019

My Commission expires June 18, 2023 Lindsay J. Fields

LESSEE:  
 In witness whereof, Scioto Peninsula Holdings, Ltd. has caused this plat to be duly executed by its duly authorized President.

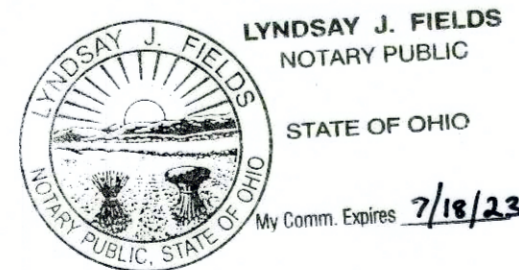
This 4<sup>th</sup> day of December, 2019  
 Scioto Peninsula Holdings, Ltd.  
 By: Guy V. Worley  
 President  
 Pursuant to 99-year lease, Instrument No. 20170720009914, Recorder's Office, Franklin County, Ohio.

State of Ohio  
 County of Franklin

Before me, a notary public in and for said state, personally appeared Guy V. Worley who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of the City of Columbus, Ohio, for the uses and purposes expressed therein. No oath or affirmation was administered to the signer with regard to this notarial act.

In witness thereof, I have hereunto set my hand and affixed my official seal this 4<sup>th</sup> Day of December, 2019

My Commission expires August 25, 2023 Coltanah. Black



Approved this 5<sup>th</sup> Day of Dec., 2019

Scott S. Murre ASB  
 Director, Department of Building and Zoning Services, Columbus Ohio

Approved this 5<sup>th</sup> Day of Dec, 2019

[Signature]  
 City Engineer / Administrator  
 Division of Design & Construction  
 Columbus Ohio.

Approved this 5<sup>th</sup> Day of Dec, 2019

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

Approved and accepted this \_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_. By ordinance no. \_\_\_\_\_

Wherein all of Broad Street, Belle Street, Capital Street, Chapel Street and Rush Alley are hereby dedicated and accepted as such by the council of the City of Columbus, Ohio. The City of Columbus, by its approval and acceptance of this plat does hereby vacate those portions of Starling Street, Rush Alley, State Street, Chapel Street and a 24 foot unnamed alley as shown hereon by hatching.

In witness thereof I have hereunto Set my hand and affixed my seal this \_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
 City Clerk, Columbus, Ohio

Transferred this \_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
 Auditor, Franklin County, Ohio

Filed for record this \_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
 Deputy Auditor, Franklin County, Ohio

At \_\_\_\_\_, Fee \$ \_\_\_\_\_

\_\_\_\_\_  
 Recorder Franklin County, Ohio

At \_\_\_\_\_, Fee \$ \_\_\_\_\_

\_\_\_\_\_  
 Deputy Recorder, Franklin County Ohio

Plat Book \_\_\_\_\_, Page \_\_\_\_\_

NOTES:

FLOOD ZONE INFORMATION: According to the flood insurance rate map (FIRM) of Franklin County, Ohio 39049C0309K, panel no. 309 with a revised date of June 17, 2008, this property lies in Flood Zone "X" which is NOT a special flood hazard area.

Note: The Scioto River lies in Flood Zone "AE" with a base flood elevation of 719 as shown on the above mentioned FIRM map.

ZONING: By Columbus City Ordinance 1532-2013, and the associated "Downtown Design Guidelines," this survey is totally within the "Downtown District."

These guidelines state "The setback for new buildings and structures in the Downtown should generally be zero (0) feet, unless otherwise restricted by the building code, right-of-way constraints or other regulatory requirements," and "...that buildings be a minimum height of three stories," and "There is no maximum building height however the tallest buildings in the Downtown should be focused on the High Street and Broad Street corridors, and on Capitol Square."

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown on this plat are based on the bearing of West Broad Street being N. 81° 06' 22" E. as shown on plan #3184 E, titled Roadway Improvements-Scioto Peninsula, on file with City of Columbus, Division of Public Service, Design and Construction. The control points for this project were, by contract, control points set by ERM&T and are listed in the table of control points on Sheet 4. In addition, a tie was made to Franklin County Control Monument DISCOVERY. The coordinates for same are listed in the Table of control points. The horizontal control was verified or established by RTK GPS methods. The datum is NAD 83 (2011) Epoch 2010.00, Ohio State Plane Coordinate System, South Zone.

SOURCE OF DATA: Recorded documents referenced on this plat are from the records of the Recorder's Office, Franklin County, Ohio. References to city ordinances are from the records of City Council Clerk's Office.

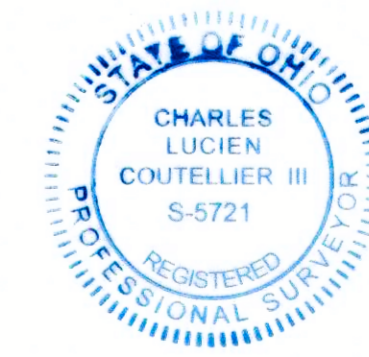
IRON PINS: Where indicated hereon, are to be set using 5/8 inch rebar, 30 inches long, driven vertically and capped with a plastic cap containing "GEOINNOVATION / OH FIRM 03923."

PERMANENT MARKERS: Where indicated hereon, permanent markers set shall be 1 inch rebar, 30 inches long, set vertically and center punched to mark the point. Those 1" rebar are to be set by others and verified at a later date.

CERTIFICATION:  
 We do hereby certify that we have surveyed the attached premises, prepared the attached plat, and that said plat is correct.

All dimensions are shown in US Survey Feet and decimals thereof.

Charles L. Coutelier  
 Charles L. Coutelier, Ohio PS 5721



SUBDIVISION PLAT  
**SCIOTO PENINSULA SUBDIVISION**  
 FRANKLIN COUNTY  
 COLUMBUS, OHIO

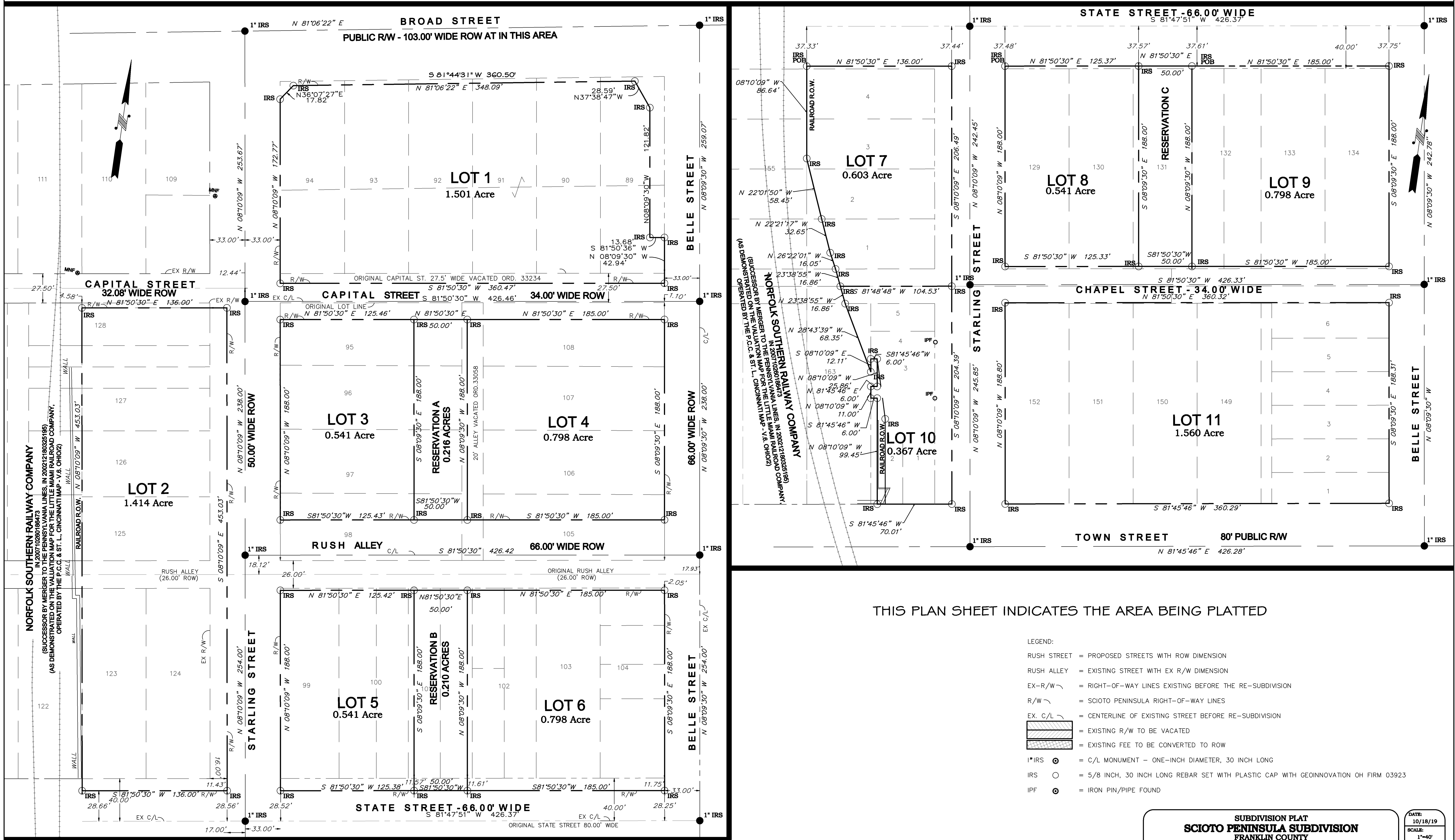
**GeoInnovation, PC**  
 Consulting Surveyors  
 4850 Shine Landing Road  
 Hilliard, Ohio 43026  
 614.219.2014  
 Firm Number 03923  
 www.giapp.com

CLIENT  
**SCIOTO PENINSULA HOLDINGS**  
 COLUMBUS, OHIO

DATE: 10/18/19  
 SCALE: 1"=40'  
 DRAWN: CAD  
 CHECKED: DDE  
 PROJECT NO: 19006C  
 SHEET NO: 1  
 OF: 4

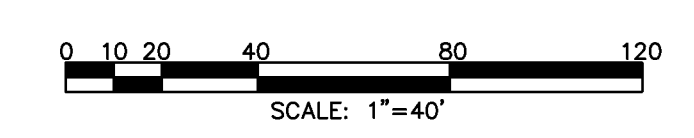


# SCIOTO PENINSULA SUBDIVISION



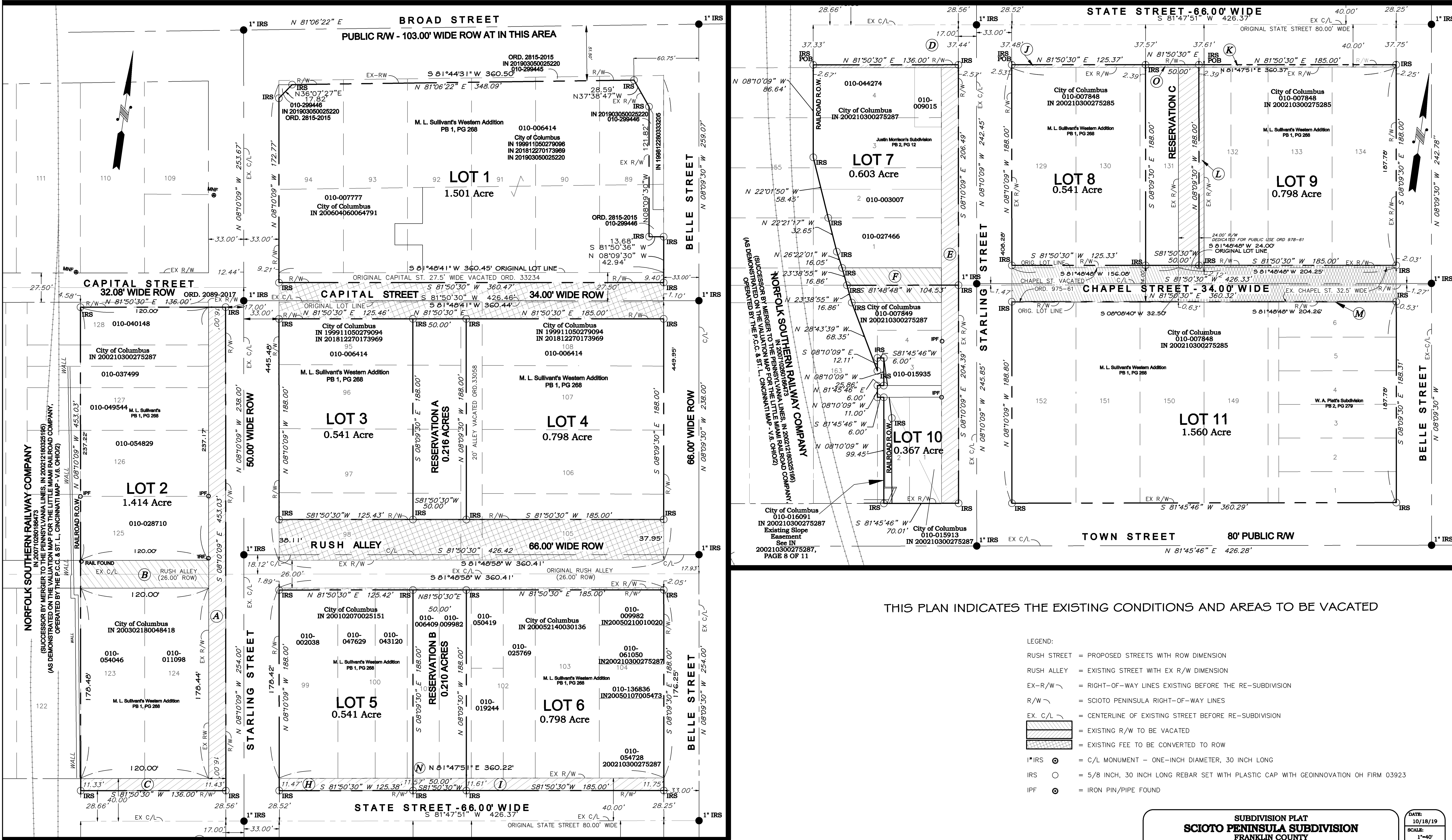
THIS PLAN SHEET INDICATES THE AREA BEING PLATTED

- LEGEND:
- RUSH STREET = PROPOSED STREETS WITH ROW DIMENSION
  - RUSH ALLEY = EXISTING STREET WITH EX R/W DIMENSION
  - EX-R/W = RIGHT-OF-WAY LINES EXISTING BEFORE THE RE-SUBDIVISION
  - R/W = SCIOTO PENINSULA RIGHT-OF-WAY LINES
  - EX. C/L = CENTERLINE OF EXISTING STREET BEFORE RE-SUBDIVISION
  - [Hatched Box] = EXISTING R/W TO BE VACATED
  - [Dotted Box] = EXISTING FEE TO BE CONVERTED TO ROW
  - 1" IRS = C/L MONUMENT - ONE-INCH DIAMETER, 30 INCH LONG
  - IRS = 5/8 INCH, 30 INCH LONG REBAR SET WITH PLASTIC CAP WITH GEONNOVATION OH FIRM 03923
  - IPF = IRON PIN/PIPE FOUND



SUBDIVISION PLAT <b>SCIOTO PENINSULA SUBDIVISION</b> FRANKLIN COUNTY COLUMBUS, OHIO		DATE: 10/18/19 SCALE: 1"=40' DRAWN: CAD CHECKED: DDE PROJECT NO: 19006C
4333 Blinn Landing Road Hilliard, Ohio 43006 614.319.3014 Firm Number 02923 www.colinn.com		CLIENT: <b>SCIOTO PENINSULA HOLDINGS</b> COLUMBUS, OHIO SHEET NO: 2 OF: 4

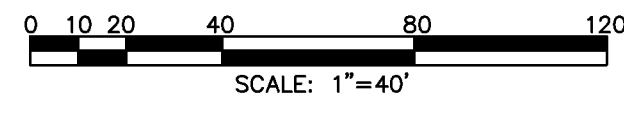
# SCIOTO PENINSULA SUBDIVISION



NORFOLK SOUTHERN RAILWAY COMPANY  
 (SUCCESSOR BY MERGER TO THE PENNSYLVANIA LINES, IN 2002 (218025185))  
 (AS DEMONSTRATED ON THE VALUATION MAP FOR THE LITTLE MIAMI RAILROAD COMPANY,  
 OPERATED BY THE P.C.C. & ST. L., CINCINNATI MAP - V.6, OHIO2)

THIS PLAN INDICATES THE EXISTING CONDITIONS AND AREAS TO BE VACATED

- LEGEND:
- RUSH STREET = PROPOSED STREETS WITH ROW DIMENSION
  - RUSH ALLEY = EXISTING STREET WITH EX R/W DIMENSION
  - EX-R/W = RIGHT-OF-WAY LINES EXISTING BEFORE THE RE-SUBDIVISION
  - R/W = SCIOTO PENINSULA RIGHT-OF-WAY LINES
  - EX. C/L = CENTERLINE OF EXISTING STREET BEFORE RE-SUBDIVISION
  - [Hatched Box] = EXISTING R/W TO BE VACATED
  - [Dotted Box] = EXISTING FEE TO BE CONVERTED TO ROW
  - 1" IRS = C/L MONUMENT - ONE-INCH DIAMETER, 30 INCH LONG
  - IRS = 5/8 INCH, 30 INCH LONG REBAR SET WITH PLASTIC CAP WITH GEONNOVATION OH FIRM 03923
  - IPF = IRON PIN/PIPE FOUND



SUBDIVISION PLAT <b>SCIOTO PENINSULA SUBDIVISION</b> FRANKLIN COUNTY COLUMBUS, OHIO		DATE: 10/18/19
CLIENT <b>SCIOTO PENINSULA HOLDINGS</b> COLUMBUS, OHIO		SCALE: 1"=40'
4333 Blinn Landing Road Hilliard, Ohio 43006 614.319.3014 Firm Number 02923 www.djwp.com		DRAWN: CAD
PROJECT NO: 19006C		CHECKED: DDE
SHEET NO: 3 OF: 4		PROJECT NO: 19006C



# SCIOTO PENINSULA SUBDIVISION

TABLE OF AREAS	
	ACREAGE
<b>GROSS AREA</b>	<b>13.040</b>
PENINSULA SUBDIVISION LOTS	
LOT NUMBER	ACREAGE
1	1.501
2	1.414
3	0.541
4	0.798
5	0.541
6	0.798
7	0.603
8	0.541
9	0.798
10	0.367
11	1.560
Reservation A	0.216
Reservation B	0.216
Reservation C	0.216
<b>TOTAL</b>	<b>10.110</b>

EXISTING RIGHT-OF-WAY	
STREET	ACREAGE
Starling St.	1.409
Rush Alley West of Starling St.	0.072
Rush Alley East of Starling St.	0.215
State St. West of Starling St.	0.220
State St. East of Starling St.	0.662
Chapel St. West of Starling St.	0.066
Chapel St. East of Starling St.	0.152
Alley West of Starling St.	0.015
Alley fr. Chapel to State St.	0.103
<b>TOTAL</b>	<b>2.915</b>

RIGHT-OF-WAY VACATED	
AREA DESIGNATION	ACREAGE
A	0.162
B	0.072
C	0.036
D	0.008
E	0.100
F	0.066
G [Not Assigned]	
H	0.033
I	0.050
J	0.007
K	0.010
L	0.103
M	0.003
N	0.013
O	0.003
<b>TOTAL</b>	<b>0.665</b>


EXISTING BLOCKS		
BOUNDING STREETS		ACREAGE
<b>BROAD-BELLE-RUSH-STARLING</b>		<b>3.738</b>
Less Belle St. R/W - 1998		0.037
Less 010-299146		0.016
Less 010-299445		0.032
<b>TOTAL</b>		<b>3.653</b>
010-007777		0.235
010-006414		3.448
<b>TOTAL</b>		<b>3.683</b>
<b>CAPITAL-STARLING-STATE-RR R/W</b>		<b>1.217</b>
010-010138 R/W by ORD 2089 2017		0.098
010-037499		0.111
010-049544		0.111
010-054829		0.167
010-028710		0.167
Rush Alley		0.072
010-054046		0.246
010-011098		0.216
<b>TOTAL</b>		<b>1.022</b>
<b>RUSH-BELLE-STATE-STARLING</b>		<b>1.476</b>
010-002038		0.225
010-047629		0.143
010-043120		0.123
010-006409		0.123
010-009982		0.123
010-050419		0.052
010-019244		0.072
010-025769		0.123
010-008486		0.246
010-009982		0.048
010-061050		0.050
010-136836		0.045
010-051728		0.103
<b>TOTAL</b>		<b>1.476</b>
<b>STATE-STARLING-TOWN-RR R/W</b>		<b>0.812</b>
010-044274		0.280
010-009015		0.032
010-003007		0.070
010-027466		0.108
Chapel Street		0.066
010-007849		0.089
010-015935		0.050
Slope Easement - 0.001 ac. [11' Alley]		0.015
010-015913		0.057
010-016091		0.066
Slope Easement = 0.017 ac.		
<b>TOTAL</b>		<b>0.833</b>
<b>STATE-BELLE-CHAPEL-STARLING</b>		<b>3.376</b>
Chapel St. R/W		0.152
24' Alley - see Ord. 978-61		0.102
010-007848		0.777
010-005150		2.345
<b>TOTAL</b>		<b>3.376</b>

AREA OF NEW RIGHTS-OF-WAY	
STARLING STREET	1.067
CAPITAL STREET	0.281
RUSH ALLEY	0.546
STATE STREET [W]	0.181
STATE STREET [E]	0.546
CHAPEL STREET	0.281
<b>TOTAL</b>	<b>2.902</b>

PARCEL INFORMATION			DEED	AUDITOR
Grantee	Instrument No.	Aud. PIN No.	AREA	AREA
City of Columbus, Ohio	200102070025151	010 002038	None	0.22
City of Columbus, Ohio	200102070025151	010 047629	None	0.14
City of Columbus, Ohio	200102070025151	010 043120	None	0.12
City of Columbus, Ohio	200102070025151	010 006409	None	0.12
City of Columbus, Ohio	200002140030136	010 009982	None	0.12
City of Columbus, Ohio	200002140030136	010 019241	None	0.07
City of Columbus, Ohio	200002140030136	010 050119	None	0.05
City of Columbus, Ohio	200002140030136	010 029769	None	0.12
City of Columbus, Ohio	200002140030136	010 038486	None	0.23
City of Columbus, Ohio	200210300275287	010 054728	None	0.11
City of Columbus, Ohio	200501070005473	010 136836	None	0.01
City of Columbus, Ohio	200210300275287	010 061050	None	0.05
City of Columbus, Ohio	200501180010020	010 012807	None	0.05
City of Columbus, Ohio	199911050279096	010 006114	None	
City of Columbus, Ohio	201812270173969	010 006414	None	3.39
City of Columbus, Ohio	200604060064791	010 007777	None	
City of Columbus, Ohio	200210300275287	010 007848	None	2.38
City of Columbus, Ohio	200210300275287	010 005150	None	0.78
City of Columbus, Ohio	200210300275287	010 005150	None	None
City of Columbus, Ohio	200210300275287	010 028710	None	0.17
City of Columbus, Ohio	200210300275287	010 040148	None	0.11
City of Columbus, Ohio	200210300275287	010 054829	None	0.17
City of Columbus, Ohio	200210300275287	010 049544	None	0.11
City of Columbus, Ohio	200210300275287	010 037499	None	0.11
City of Columbus, Ohio	200210300275287	010 027166	None	0.11
City of Columbus, Ohio	200210300275287	010 007819	None	0.09
City of Columbus, Ohio	200210300275287	010 016091	5370 SF	0.07
City of Columbus, Ohio	200210300275287	010 015913		
City of Columbus, Ohio	200210300275287	010 015935	1396 SF	0.032
City of Columbus, Ohio	200210300275287	010 003007	None	0.07
City of Columbus, Ohio	200210300275287	010 009015	None	0.04
City of Columbus, Ohio	200210300275287	010 041274	None	0.28
City of Columbus, Ohio	200302180048418	010 054046	None	0.24
City of Columbus, Ohio	200302180048418	010 011098	None	0.24

Pt. ID #	NORTH	EAST	ELEV.	DESCRIPTION
1000-G	714883.75	1826519.96	730.50	FRANKLIN COUNTY MONUMENT "DISCOVERY"
1-P	712955.67	1825454.89	707.73	MAG NAIL SET WEST OF RR
2-P	713877.03	1825437.15	709.95	MAG NAIL SET IN SW @ STATE ST & RR
3-P	714722.01	1825320.48	712.66	MAG SET IN PARKING LOT NORTH OF BROAD ST. @RR
4-P	714800.15	1825819.50	713.76	MAG NAIL SET @ BELLE & BROAD STS. [NOW GONE]
5-P	713831.11	1825952.37	706.94	MAG IN SW @ BELLE BETWEEN STATE ST. & CHAPEL ST.
6-P	712940.49	1826113.44	719.12	MAG NAIL/WASHER FD - EMHT 43
36-G	714323.49	1825447.62	710.56	IP FD WEST OF STARLING ST. NORTH OF RUSH ALLEY- EMHT #36
40-G	714210.74	1825463.33	710.56	IP FD WEST OF STARLING ST. NORTH OF RUSH ALLEY- EMHT #40
42-G	713035.15	1825955.80	713.18	IP FD @ STARLING ST. & RICH ST. - EMHT #42
43-G BM	712939.64	1826126.13	720.15	X ON BOLT FD @ MAIN ST. BRIDGE - EMHT BM#43

\* NOTE: Not all of the above control points are shown on this plat

<b>SUBDIVISION PLAT</b> <b>SCIOTO PENINSULA SUBDIVISION</b> FRANKLIN COUNTY COLUMBUS, OHIO		DATE: 10/18/19
		SCALE: 1"=40'
		DRAWN: CAD
		CHECKED: DDE
		PROJECT NO: 19006C
 CLIENT <b>SCIOTO PENINSULA HOLDINGS</b> COLUMBUS, OHIO		SHEET NO: 4 OF: 4