

POINDEXTER VILLAGE SECTION 2

Situated in the State of Ohio, County of Franklin, City of Columbus, and in Lot 14, Section 10, Township 5, Range 22, Refuge Lands, containing 8.587 acres of land, more or less, said 8.587 acres being comprised of a resubdivision of all of Lots 15 through 26, 28 through 34, 37 through 41, 44 through 48, all inclusive, and part of Lots 36 and 43, of the subdivision entitled "Garner and Prentice's Subdivision", of record in Plat Book 3, Page 25, all of Lots 1, 2, 3 and 38 through 50, all inclusive, of the subdivision entitled "Benj. Monett's Mt. Vernon Ave. Addition", of record in Plat Book 5, Page 133, all of Lot 10 and part of Lots 11 and 12 of the subdivision entitled "John W. Baker Subdivision", of record in Plat Book 1, Page 259, and all of Lots 1 through 7 and 22 through 28, all inclusive, of the subdivision entitled "J.L. Bachman's Addition", of record in Plat Book 4, Page 188, said lots being conveyed to **COLUMBUS METROPOLITAN HOUSING AUTHORITY** by deeds of record in Deed Book 1850, Page 165, Instrument Number 201708070108453, Instrument Number 201709010121818 and Instrument Number 201709010121820, and those portions of those unnamed alleys and Phillips Street vacated by City of Columbus Ordinances 352-39, 2-40, 1390-70 and 1205-70, including a vacation of a portion of Garner Street (0.033 acre), Market Street (0.189 acre), Market Alley (0.043 acre) and an Unnamed Alley (0.075 acre), Recorder's Office, Franklin County, Ohio,

The undersigned, **COLUMBUS METROPOLITAN HOUSING AUTHORITY**, an Ohio metropolitan housing authority, by **BRYAN BROWN**, Chief Operating Officer, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "**POINDEXTER VILLAGE SECTION 2**", a subdivision containing Lots numbered 5 to 8, both inclusive, does hereby accept this plat of same, and dedicates to public use, as such, all of Champion Avenue, Winner Avenue, and the Sidewalk Easements shown hereon and not heretofore dedicated.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement" or "Sidewalk 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. Within those areas designated "Sidewalk Easement" on this plat, an additional easement is hereby reserved for the construction and maintenance of a sidewalk for use by the public.

In Witness Whereof, **BRYAN BROWN**, Chief Operating Officer of **COLUMBUS METROPOLITAN HOUSING AUTHORITY**, has hereunto set his hand this 27 day of Nov., 2017.

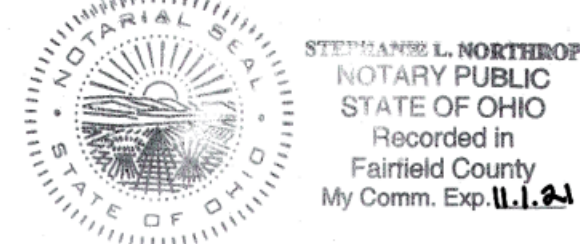
Signed and Acknowledged
In the presence of
COLUMBUS METROPOLITAN HOUSING AUTHORITY
By Bryan Brown
BRYAN BROWN
Chief Operating Officer

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **BRYAN BROWN**, Chief Operating Officer of **COLUMBUS METROPOLITAN HOUSING AUTHORITY**, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **COLUMBUS METROPOLITAN HOUSING AUTHORITY** for the uses and purposes expressed herein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this day of November 2017.

My commission expires 11.11.21
Stephanie L. Northrop
Notary Public, State of Ohio



Approved this 15th day of December, 2017.
Scott J. Messer / ABB
Director, Department of Building and Zoning Services, Columbus, Ohio

Approved this 15th day of December, 2017.
Jarvis D. Young / msr
City Engineer/Administrator, Division of Design and Construction, Columbus, Ohio

Approved this 15th day of December, 2017.
Andy Gell
Director, Department of Public Service, Columbus, Ohio

Approved and accepted this _____ day of _____, 20____, by Ordinance No. _____ wherein all of Champion Avenue, Winner Avenue, and the Sidewalk Easements shown dedicated hereon are 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 those portions of Garner Street, Market Street, Market Alley and an Unnamed Alley as shown hereon by hatching.

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
NOT TO SCALE

SURVEY DATA:

BASIS OF BEARINGS: Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (NSRS2007), from a field traverse which was tied (referenced) to said coordinate system by GPS observations of Franklin County Engineering Department monuments FRANK 65 and FRANK 165. A bearing of North 03° 03' 34" East was held for the centerline of Champion Avenue between Long Street and Mount Vernon Avenue.

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 15 Nov 17
Professional Surveyor No. 7865 Date



POINDEXTER VILLAGE SECTION 2

NOTE "A" - AGRICULTURAL RECOUPMENT: Grantor, being the duly authorized representative of the developer dedicating the property described in this plat, hereby agrees to indemnify the City of Columbus 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 "B": At the time of platting, all of the land hereby being platted as Poindexter Village Section 2 is in Zone X (Areas determined to be outside of the 0.2% annual chance flood plain) as designated and delineated on the FEMA Flood Insurance Rate Maps for Franklin County, Ohio, and Incorporated Areas, map number 39049C0327, with an effective date of June 17, 2008.

NOTE "C": No determination has been made by the Development Department, Building Services Division, City of Columbus, as to whether the area proposed to be platted contains area(s) 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 Poindexter Village Section 2 does not imply any approval for the development of the site as it may pertain to Wetlands.

NOTE "D" - DEPRESSED DRIVEWAYS: The pavement and storm sewer plan, together with the master grading plan for Poindexter Village, show a design that would prohibit all of the lots in Poindexter Village from having a depressed driveway according to Columbus City Code Section 4123.43, unless otherwise approved by the Columbus Building Inspector.

NOTE "E": At the time of platting, the land indicated hereon is subject to requirements of City of Columbus Zoning Ordinance 181-74 passed April 11, 1974 (Z73-197). 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.

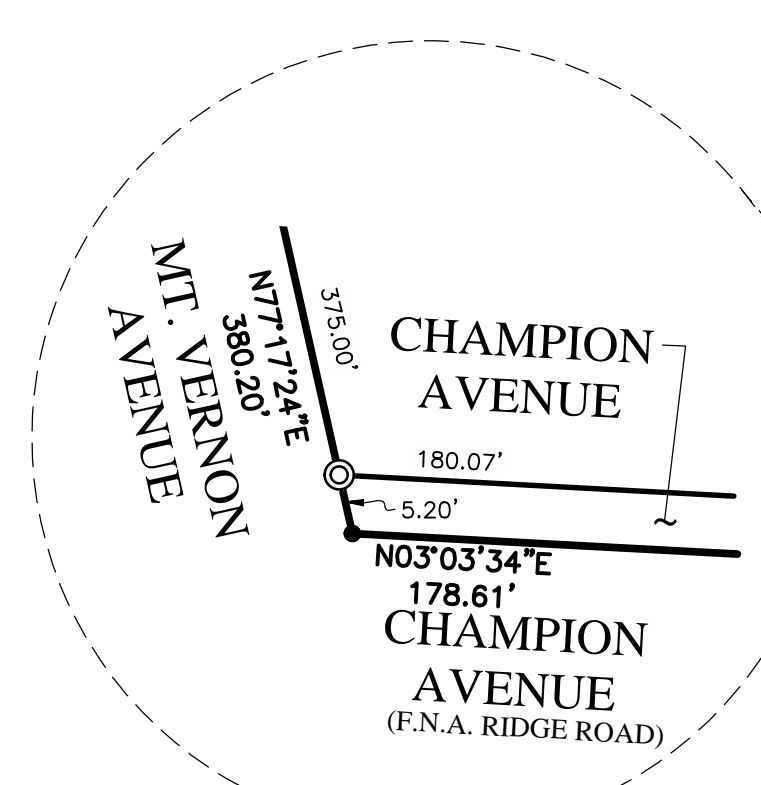
NOTE "F" - ACREAGE BREAKDOWN:

Total acreage:	8,587 Ac.
Acreage in right-of-way:	0,868 Ac.
Acreage in remaining lots:	7,719 Ac.

NOTE "G" - ACREAGE BREAKDOWN: Poindexter Village Section 2 is comprised of the following Franklin County Parcel Numbers:

Parcel Number	Acreage
010-019138	0.071 Ac.
010-137528	0.067 Ac.
010-110893	0.095 Ac.
010-005140	0.095 Ac.
010-017978	0.060 Ac.
010-023283	0.035 Ac.
010-017975	0.248 Ac.
010-050266	0.039 Ac.
010-010918	0.072 Ac.
010-023985	0.072 Ac.
010-041168	0.072 Ac.
010-036956	0.095 Ac.
010-036957	0.092 Ac.
010-047313	0.136 Ac.
010-010257	0.088 Ac.
010-047309	0.088 Ac.
010-042169	0.089 Ac.
010-019333	0.083 Ac.
010-055530	0.047 Ac.
010-047101	0.183 Ac.
010-042927	0.091 Ac.
010-017909	0.091 Ac.
010-009240	0.118 Ac.
010-031360	0.132 Ac.
010-025325	0.117 Ac.
010-023667	0.107 Ac.
010-037843	0.098 Ac.
010-016409	0.088 Ac.
010-007628	0.041 Ac.
010-072494	0.038 Ac.
010-007867	0.069 Ac.
010-041948	0.058 Ac.
010-000429	0.098 Ac.
010-001624	3.743 Ac.
010-001408	1.497 Ac.
Total vacated right-of-way	0.342 Ac.

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	66°04'04"	8.00'	9.22'	S 35°42'51" W	8.72'
C2	89°39'27"	8.00'	12.52'	S 41°40'36" E	11.28'

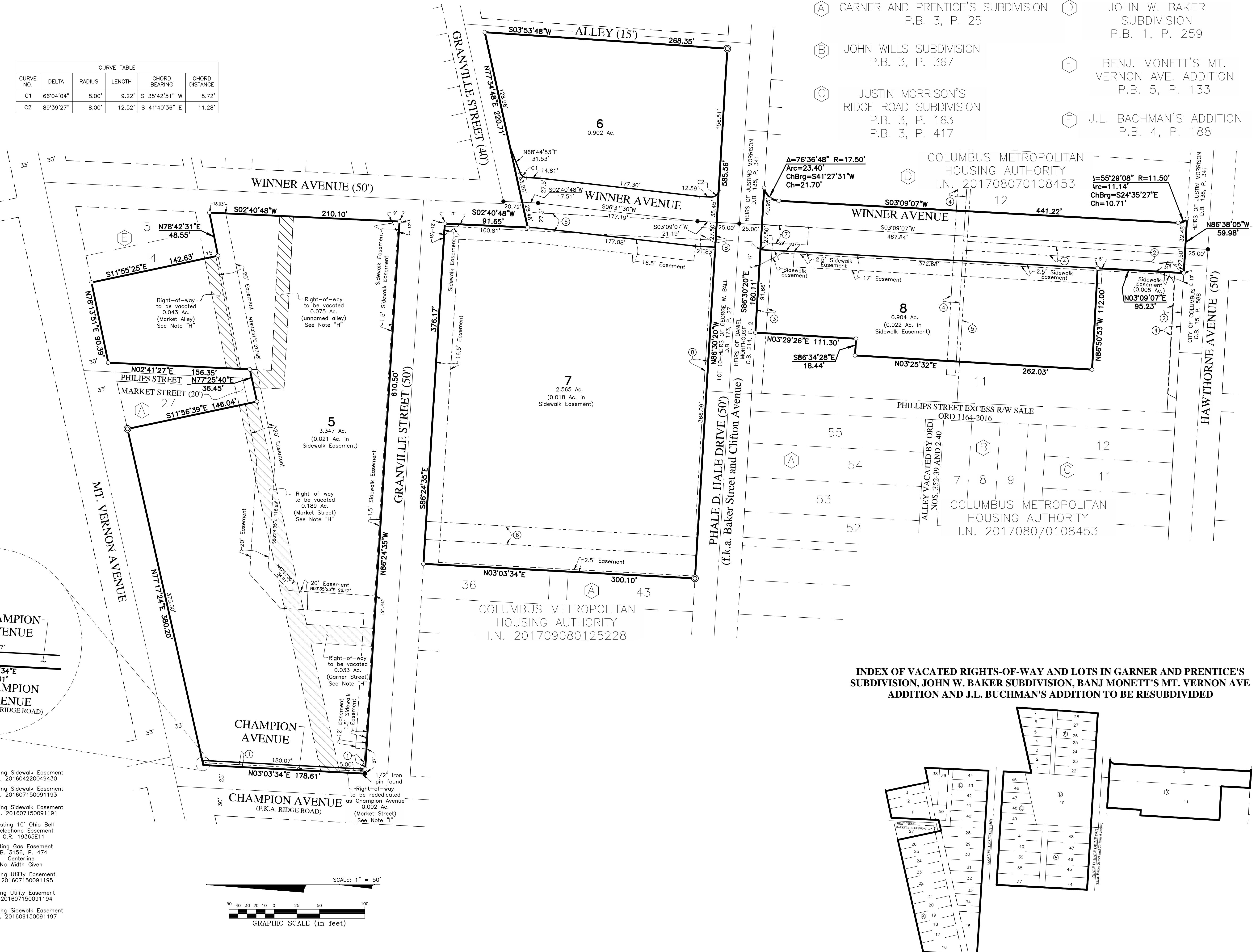


- ① Existing Sidewalk Easement I.N. 201604220049430
- ② Existing Sidewalk Easement I.N. 201607150091193
- ③ Existing Sidewalk Easement I.N. 201607150091191
- ④ Existing 10' Ohio Bell Telephone Easement O.R. 19365E11
- ⑤ Existing Gas Easement D.B. 3156, P. 474 Centerline No Width Given
- ⑥ Existing Utility Easement I.N. 201607150091195
- ⑦ Existing Utility Easement I.N. 201607150091194
- ⑧ Existing Sidewalk Easement I.N. 201609150091197

NOTE "H" - VACATION OF PUBLIC STREETS: The parts of Market Alley, Market Street, Garner Street and an unnamed alley dedicated to the City of Columbus by the subdivision plats entitled "Garner and Prentice's Subdivision", of record in Plat Book 3, Page 25, and "Benj. Monnett's Mt. Vernon Ave. Addition", of record in Plat Book 5, Page 133, and shown hereon by hatching are hereby vacated.

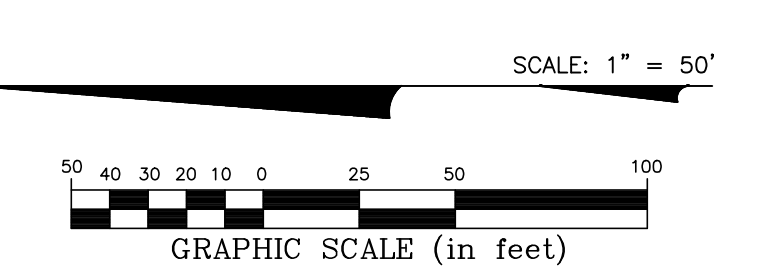
NOTE "I" - VACATION OF PUBLIC STREETS: The part of Market Street dedicated to the City of Columbus by the subdivision plat entitled "Garner and Prentice's Subdivision", of record in Plat Book 3, Page 25, and shown hereon by cross hatching is hereby rededicated as part of Champion Avenue.

NOTE "J": 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 Poindexter Village Section 2 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.



- Ⓐ GARNER AND PRENTICE'S SUBDIVISION P.B. 3, P. 25
- Ⓑ JOHN WILLS SUBDIVISION P.B. 3, P. 367
- Ⓒ JUSTIN MORRISON'S RIDGE ROAD SUBDIVISION P.B. 3, P. 163 P.B. 3, P. 417
- Ⓓ JOHN W. BAKER SUBDIVISION P.B. 1, P. 259
- Ⓔ BENJ. MONETT'S MT. VERNON AVE. ADDITION P.B. 5, P. 133
- Ⓕ J.L. BACHMAN'S ADDITION P.B. 4, P. 188

INDEX OF VACATED RIGHTS-OF-WAY AND LOTS IN GARNER AND PRENTICE'S SUBDIVISION, JOHN W. BAKER SUBDIVISION, BANJ MONETT'S MT. VERNON AVE ADDITION AND J.L. BUCHMAN'S ADDITION TO BE RESUBDIVIDED



U:\20170051\DWG\CASHIERS\PLAT\20170051-AS-PLAT-FINAL.DWG plotted by PITCHARD, IAN on 10/24/2017 11:08:12 AM last saved by PITCHARD, IAN on 10/24/2017 11:08:05 AM