

POINDEXTER VILLAGE

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Situated in the State of Ohio, County of Franklin, City of Columbus, and in Section 14, Township 5, Range 22, Refugee Lands, containing 9.748 acres of land, more or less, said 9.748 acres being comprised of a resubdivision of all of Lots 1 through 12, both inclusive, of the subdivision entitled "Bethauser and Rankins Subdivision", of record in Plat Book 4, Page 54, part of Lots 12 through 43, both inclusive, of the subdivision entitled "Bethauser, Rankin Samuel & Walker", of record in Plat Book 2, Page 234, part of Lots 1 through 6, both inclusive, of the subdivision entitled "S.E. Samuels Subdivision", of record in Plat Book 3, Page 27, part of Lots 17 through 35, both inclusive, of the subdivision entitled "William Monypeny's Subdivision", of record in Plat Book 3, Page 436, all of Lots 1 through 7, both inclusive" of the subdivision entitled "Strohm & Bolden's Subdivision", of record in Plat Book 4, Page 302, and part of Lots 19 and 20 and all of Lots 21 & 22 of the subdivision plat entitled "J.L. Winners First Addition", of record in Plat Book 2, Page 216, said lots being conveyed to **COLUMBUS METROPOLITAN HOUSING AUTHORITY** by deeds of record in Instrument Numbers 201308270146015, 201510220149905 and 201510220149906, Recorder's Office, Franklin County, Ohio, and those portions of those unnamed alleys and Thorn Street vacated by City of Columbus Ordinances 352-39, 2-40 and 57-59.

The undersigned, **COLUMBUS METROPOLITAN HOUSING AUTHORITY**, an Ohio metropolitan housing authority, by **BRYAN BROWN**, Chief Operating Officer, owners of the lands platted herein, duly authorized in the premises, do hereby certify that this plat correctly represents their **"POINDEXTER VILLAGE"**, a subdivision containing Lots numbered 1 to 4, both inclusive, do hereby accept this plat of same, and dedicate to public use, as such, all of Champion Avenue, Hawthorne Avenue, Ohio Avenue and Phale D Hale Drive 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 her hand this 16 day of Nov., 2015.

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 her 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 16 day of November, 2015.

My commission expires 6/19/19

Notary Public, State of Ohio



Shellie Zaager
Notary Public, State of Ohio
My Commission Expires 06-19-2019

Approved this 17TH day of NOVEMBER, 2015.

Scott J. Mann / ASB
Director, Department of Building
and Zoning Services, Columbus, Ohio

Approved this 18TH day of November, 2015.

Hassan Y. Zahra / m-r
City Engineer/Administrator, Division of
Design and Construction, Columbus, Ohio

Approved this 18TH day of November, 2015.

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

Approved and accepted this _____ day of _____, 20____, by Ordinance No. _____ wherein all of Champion Avenue, Hawthorne Avenue, Ohio Avenue and Phale D. Hale Drive shown dedicated hereon are accepted as such 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 \$_____

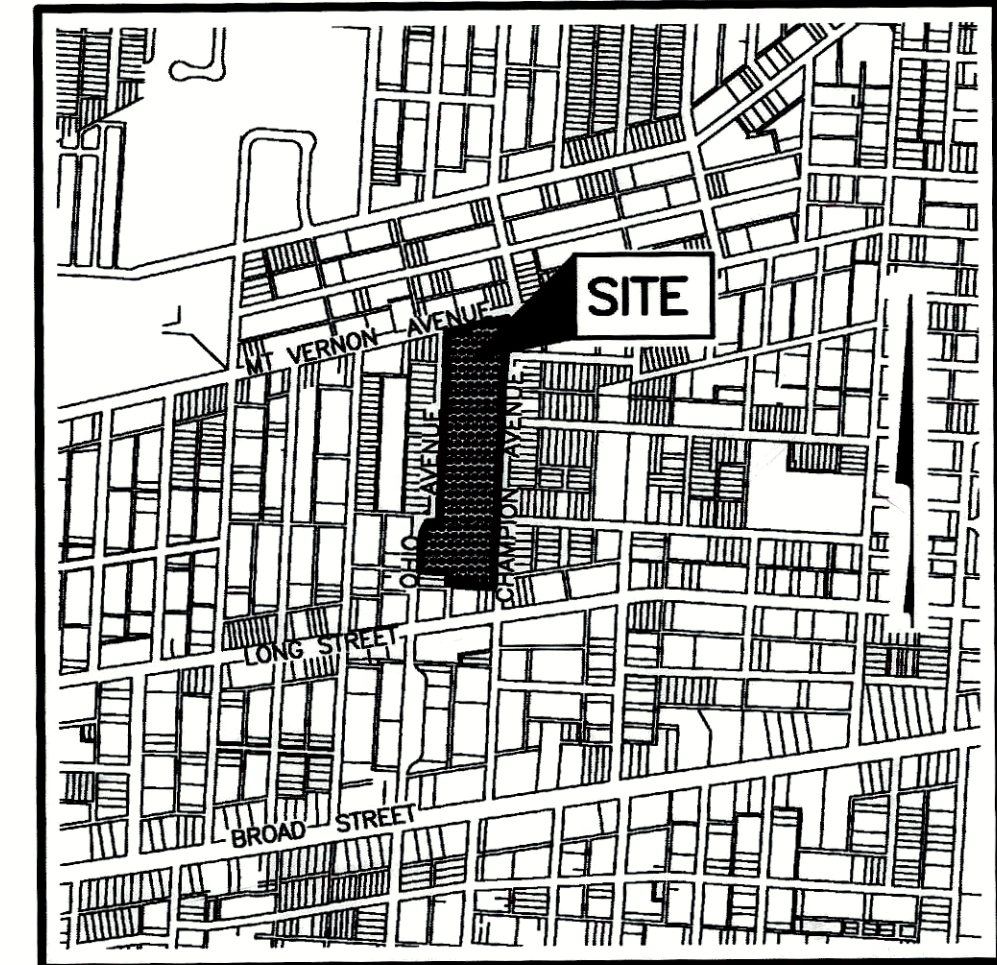
Recorder, Franklin County, Ohio

File No. _____

Recorded this _____ day of _____, 20____.

Deputy Recorder, Franklin County, Ohio

Plat Book _____, Pages _____



LOCATION MAP AND BACKGROUND DRAWING

SCALE: 1" = 1000'

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 Kirk
Professional Surveyor No. 7865

11 NOV 15
Date



POINDEXTER VILLAGE

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 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 numbers 39049C0326K and 39049C0327, both 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 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:	9.748 Ac.
Acreage in Right-of-Way:	0.736 Ac.
Acreage in remaining lots:	9.012 Ac.

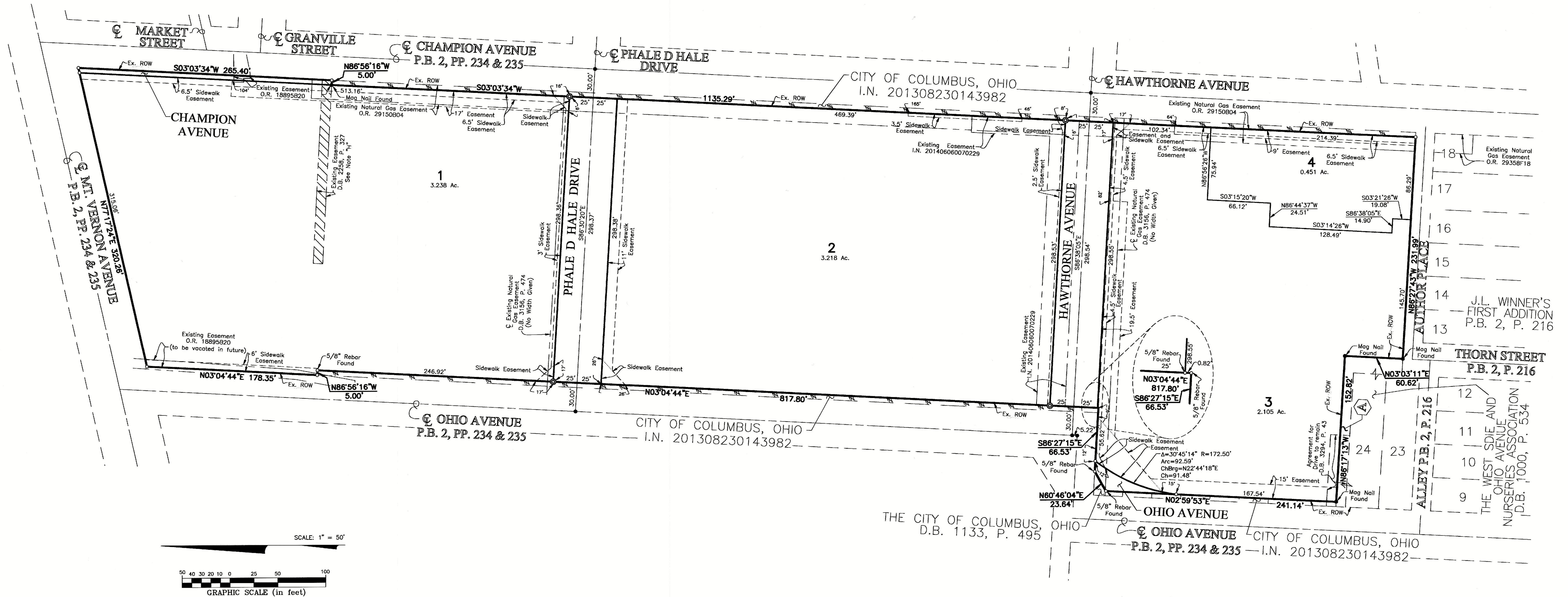
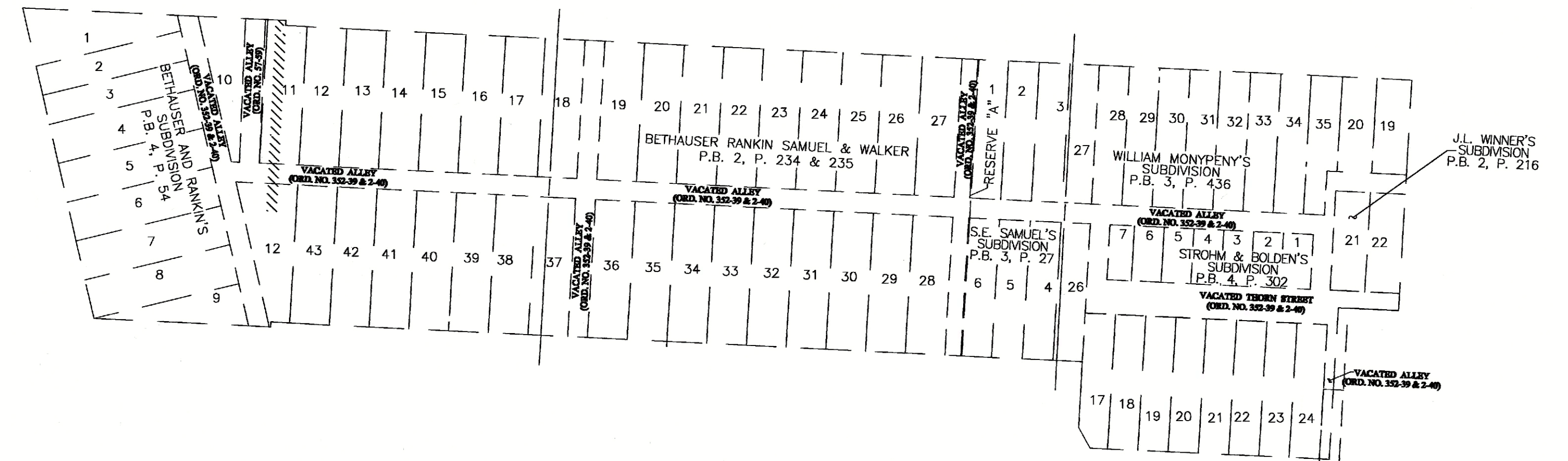
NOTE "G" - ACREAGE BREAKDOWN: Poindexter Village is out of the following Franklin County Parcel Number:

Parcel Number 010-000357	3.912 Ac.
Parcel Number 010-029517	3.269 Ac.
Parcel Number 010-292489	2.567 Ac.

NOTE "H" - RELEASE OF CERTAIN EASEMENTS: All rights and easements granted to the City of Columbus, Ohio of record in Deed Book 2258, Page 327, in, over and under the areas indicated hereon by hatching, are hereby released and rendered null and void.

NOTE "I": 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 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.

INDEX OF VACATED RIGHTS-OF-WAY AND LOTS IN BETHAUSER AND RANKINS SUBDIVISION, BETHAUSER RANKIN SAMUEL & WALKER, S.E. SAMUEL'S SUBDIVISION, WILLIAM MONYPENY'S SUBDIVISION, STROHM & BOLDEN'S SUBDIVISION AND J.L. WINNER'S FIRST ADDITION TO BE RESUBDIVIDED



VACATED ALLEY
(VACATED BY ORD. NO.
352-39 AND 2-40)