

# 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 1-8 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 and/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 \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Signed and acknowledged in the presence of:

By: \_\_\_\_\_

**STATE OF OHIO**  
**COUNTY OF FRANKLIN** ss:

Before me, a Notary Public, in and for said State, personally appeared \_\_\_\_\_ 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 \_\_\_\_\_ for the uses and purposes expressed therein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

My commission expires \_\_\_\_\_ Notary Public, State of Ohio

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2019

\_\_\_\_\_  
Director, Department of Building and Zoning Services, Columbus, Ohio

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2019

\_\_\_\_\_  
City Engineer/Administrator, Division of Design and Construction, Columbus, Ohio

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2019

\_\_\_\_\_  
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

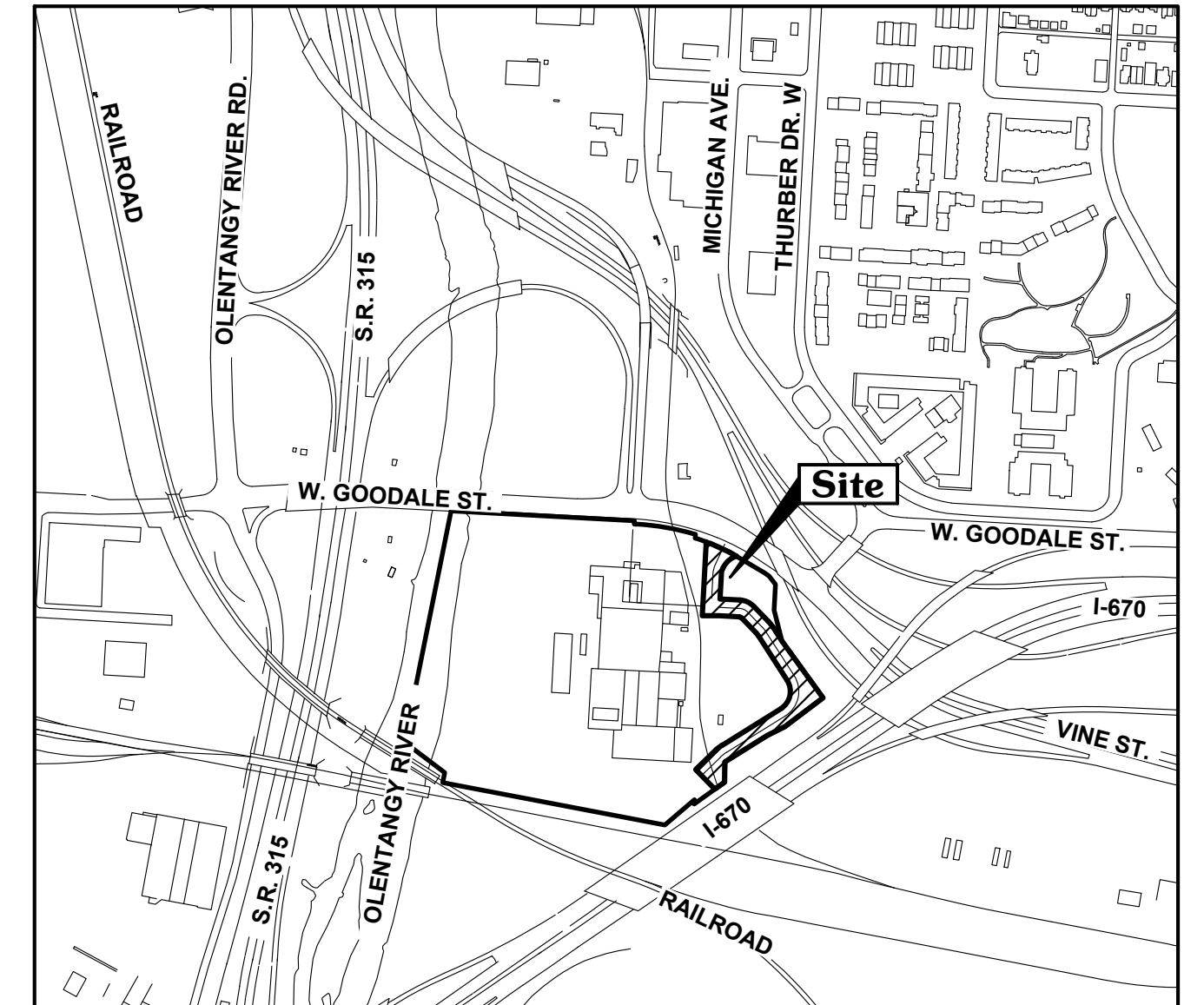
Fee \$ \_\_\_\_\_

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 "SURVEYOR XXXX".

**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 XXXXXXX. 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.)

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: \_\_\_\_\_  
Registered Surveyor No.

# GENERATIONS PASS & EDGAR WALDO WAY DEDICATION

\* NEW YORK CENTRAL LINES LLC BY DEED RECORDED AS INSTRUMENT NUMBER 200212180325201, NOW KNOWN AS CSX TRANSPORTATION INC, SUCCESSOR BY MERGER WITH NYC NEWCO, INC SUCCESSOR BY MERGER WITH NEW YORK CENTRAL LINES LLC, WHOSE MERGER DOCUMENTS HAVE BEEN SUMMARIZED AND RECORDED AS INSTRUMENT NUMBER 200711080194030 AND INDIVIDUALLY RECORDED AS INSTRUMENT NUMBERS 200507210144738 AND 200507210144733 RESPECTIVELY  
 \*\* SEE SHEET 3 FOR PERMANENT EASEMENT DETAILS  
 \*\*\* EASEMENT FOR HIGHWAY PURPOSES, PARCEL NO. 102-S OFFICIAL RECORD VOLUME 31277 PAGE E13

**ACREAGE BREAKDOWN**

FROM PID # 010-0044700-00: 3.307 AC. (M)  
**OWNERS**

(A) White Castle Management Co. Inst. No. 201712270181372 See City of Columbus Ordinance No. 2449-2017 0.2312 Ac. (D)	0.044 AC.
(B) White Castle Management Co. Inst. No. 201712270181372 See City of Columbus Ordinance No. 2449-2017 0.1633 Ac. (D)	0.004 AC.
(C) White Castle Management Co. Inst. No. 201707180097683 Parcel 3, Tract 3: 1.263 Ac. (D)	0.325 AC.
(D) White Castle Management Co. Inst. No. 201802230025340 See City of Columbus Ordinance No. 3238-2017 0.397 Ac. (D)	0.116 AC.
(E) White Castle Management Co. Inst. No. 201707180097683 Parcel 4: 1.2397 Ac. (D)	0.476 AC.
(F) White Castle Management Co. Inst. No. 201707180097683 Parcel 5: 0.171 Ac. (D)	0.126 AC.
(G) White Castle Management Co. Inst. No. 201707180097683 Parcel 6: 0.0409 Ac. (D)	0.041 AC.
(H) White Castle Management Co. Inst. No. 201707180097683 Parcel 7: 0.0228 Ac. (D)	0.013 AC.
(I) White Castle Management Co. Inst. No. 201707180097683 Parcel 9: 0.0086 Ac. (D)	0.008 AC.
(J) White Castle Management Co. Inst. No. 201802230025340 See City of Columbus Ordinance No. 3238-2017 0.130 Ac. (D)	0.091 AC.
(K) White Castle Management Co. Inst. No. 201707180097683 Parcel 1: 0.0589 Ac. (D)	0.005 AC.
<b>TOTAL R/W DEDICATION:</b>	<b>1.249 AC.</b>

(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)

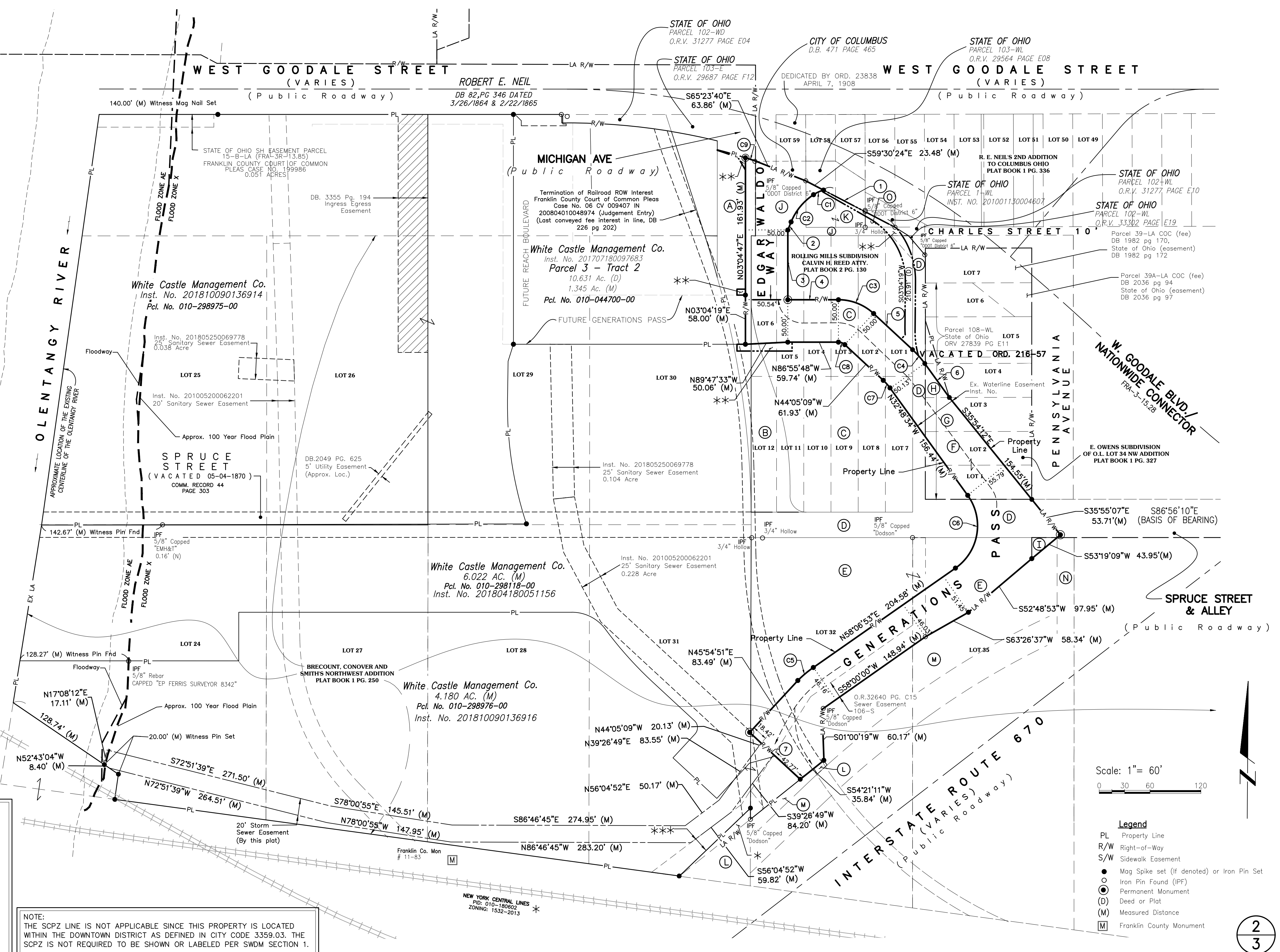
(N) STATE OF OHIO  
 PARCEL 107-WL-1  
 OFFICIAL RECORD VOLUME 29421 PAGE G09  
 ODOT R/W PLANS FRA-670-1.25 (B-2, B-3)

(O) White Castle Management Co.  
 Inst. No. 201707180097683  
 Parcel 2: 0.0087 Ac. (D)

LINE	LENGTH	BEARING
①	94.74'	N59°28'08"W
②	10.30'	S25°05'50"W
③	82.21'	S03°04'49"W
④	59.74'	S86°55'49"E
⑤	62.58'	S44°05'09"E
⑥	49.55'	S32°48'34"E
⑦	81.32'	N44°05'09"W

NO.	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
(C1)	13.01'	44.52'	16°44'12"	12.96'	S68°22'57"W
(C2)	42.33'	69.50'	34°53'53"	41.68'	S42°32'47"W
(C3)	45.61'	61.00'	42°50'39"	44.56'	S65°30'29"E
(C4)	21.85'	111.00'	11°16'37"	21.81'	S38°26'52"E
(C5)	23.90'	137.00'	09°59'45"	23.87'	N53°07'00"E
(C6)	96.80'	61.00'	90°55'27"	86.96'	N12°39'09"E
(C7)	12.01'	61.00'	11°16'35"	11.99'	N38°26'52"W
(C8)	8.23'	11.00'	42°50'39"	8.04'	N65°30'29"W
(C9)	12.47'	613.65'	01°09'53"	12.47'	S69°00'29"E

**FLOODPLAIN:**  
 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.) THE FLOODWAY AND BASE FLOOD WATER SURFACE ELEVATION HAVE SINCE BEEN REVISED AS DOCUMENTED IN A LETTER OF MAP REVISION DETERMINATION DOCUMENT, CASE NO. 15-05-3155P, EFFECTIVE APRIL 20, 2016. REGULATORY BASE FLOOD WATER SURFACE ELEVATION WAS DETERMINED TO BE 720.4.



**NOTE:**  
 THE SCPZ LINE IS NOT APPLICABLE SINCE THIS PROPERTY IS LOCATED WITHIN THE DOWNTOWN DISTRICT AS DEFINED IN CITY CODE 3359.03. THE SCPZ IS NOT REQUIRED TO BE SHOWN OR LABELED PER SWDM SECTION 1.

Scale: 1" = 60'

0 30 60 120

**Legend**

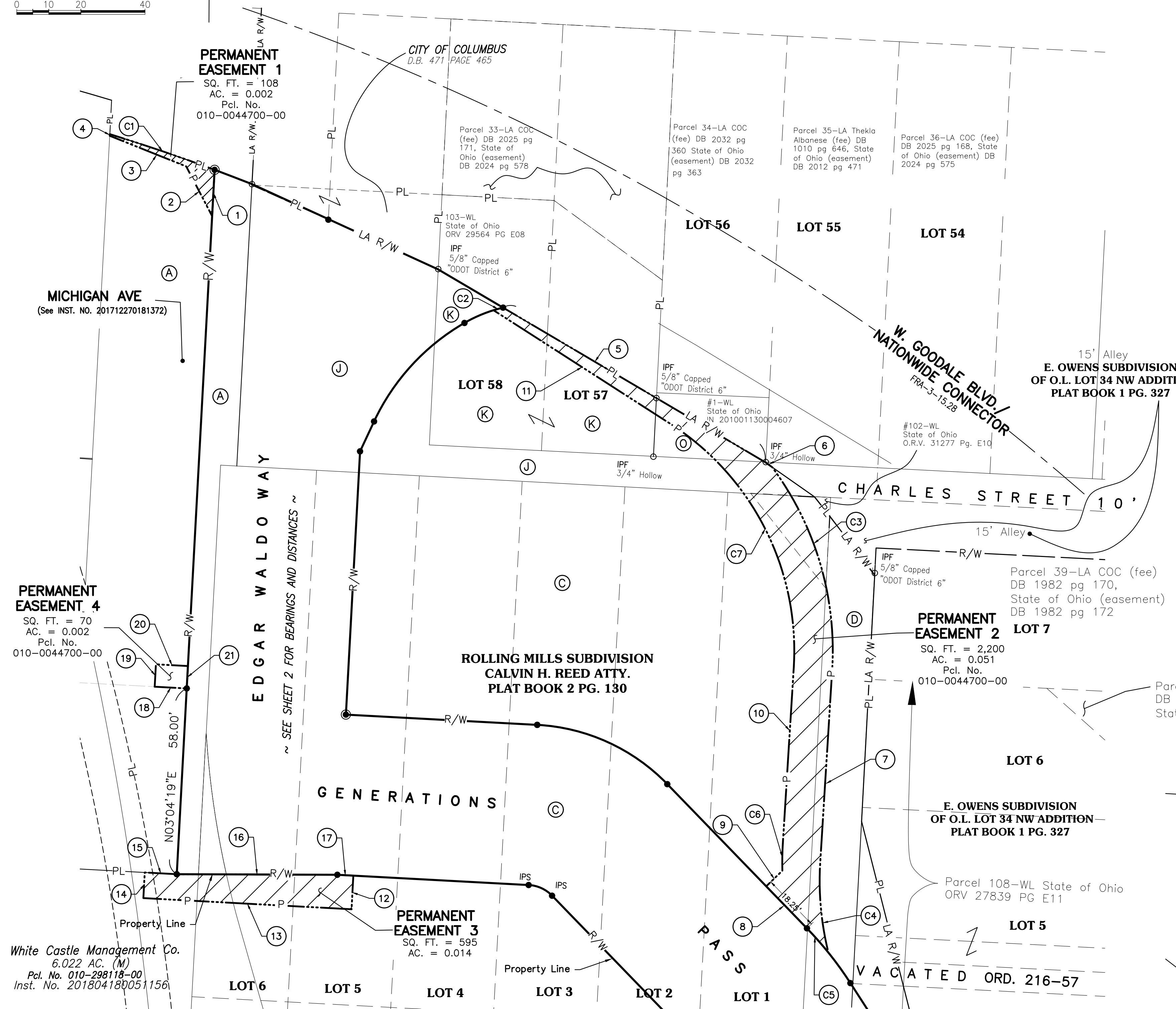
- PL Property Line
- R/W Right-of-Way
- S/W Sidewalk Easement
- Mag Spike set (if denoted) or Iron Pin Set
- Iron Pin Found (IPF)
- ⊙ Permanent Monument
- (D) Deed or Plat
- (M) Measured Distance
- [M] Franklin County Monument



# 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. 19970806004839  
FRANKLIN COUNTY COURT OF COMMON PLEAS  
CASE NO. 95CVH02-1474  
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

**E. OWENS SUBDIVISION**  
OF O.L. LOT 34 NW ADDITION  
PLAT BOOK 1 PG. 327

**PERMANENT EASEMENT 3**  
SQ. FT. = 595  
AC. = 0.014

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)

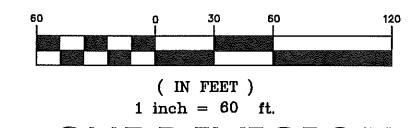
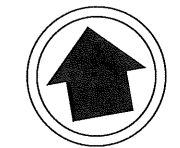
Scale: 1" = 100'



Curve #	Length	Radius	Delta	C.B.	CHORD
C1	243.48'	155.00'	90°00'05"	S39°40'47"E	219.21'
C2	54.41'	125.00'	24°56'23"	S72°12'38"E	53.98'
C3	141.94'	125.00'	65°03'37"	S27°12'38"E	134.44'
C4	25.79'	185.00'	7°59'15"	S1°19'33"W	25.77'
C5	49.95'	185.00'	15°28'13"	S10°24'11"E	49.80'
C6	53.04'	185.00'	16°25'35"	S26°21'06"E	52.86'
C7	53.04'	185.00'	16°25'35"	S42°46'41"E	52.86'
C8	53.04'	185.00'	16°25'35"	S59°12'16"E	52.86'
C9	52.68'	186.27'	16°12'08"	S75°32'49"E	52.50'
C10	39.27'	25.00'	90°00'00"	N50°19'10"E	35.36'
C11	39.27'	25.00'	90°00'00"	S39°40'50"E	35.36'
C12	3.07'	143.63'	1°13'22"	N84°40'50"W	3.07'

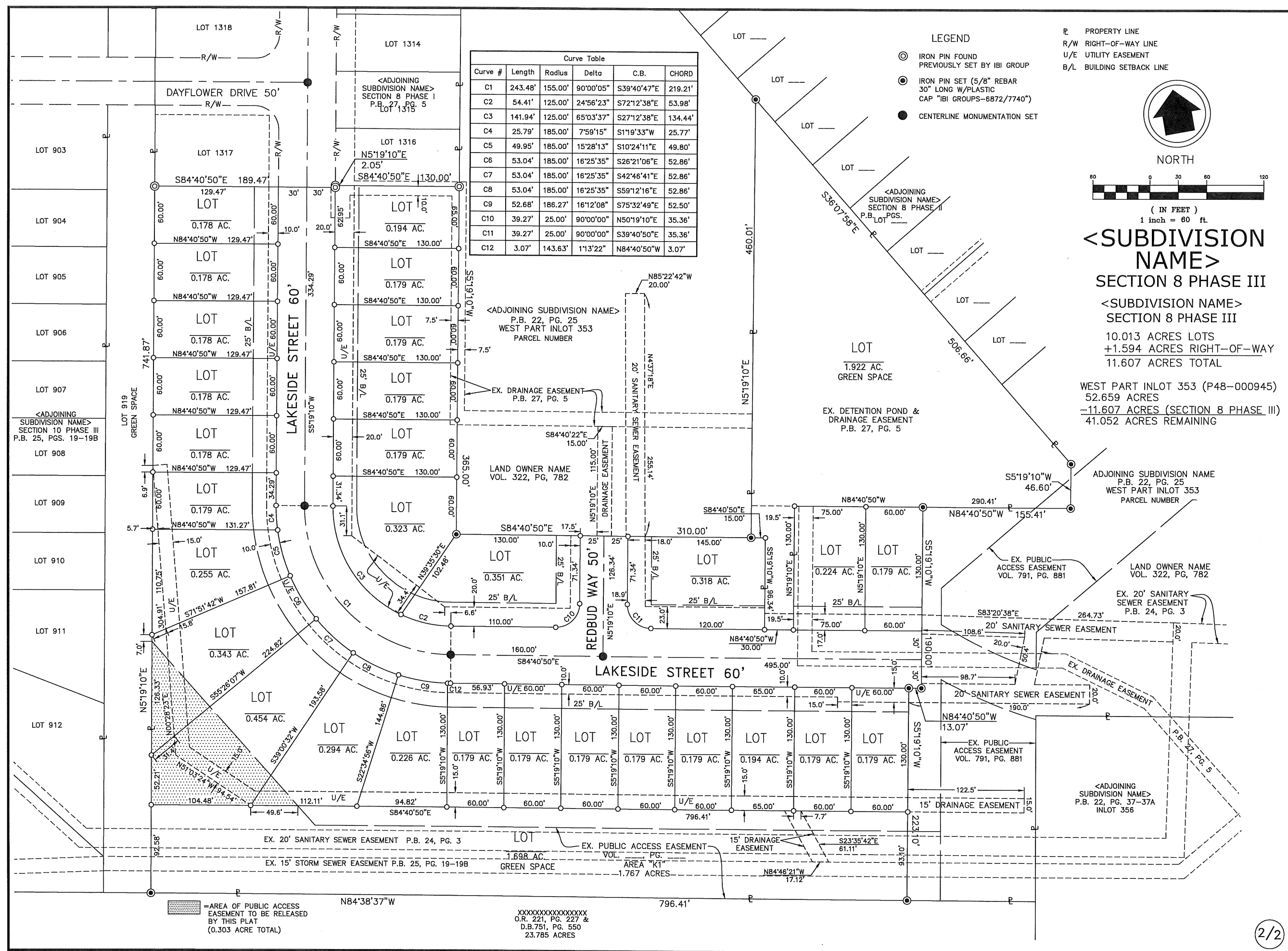
- LEGEND**
- ⊙ IRON PIN FOUND PREVIOUSLY SET BY IBI GROUP
  - ⊙ IRON PIN SET (5/8" REBAR 30" LONG W/PLASTIC CAP "IBI GROUPS-6872/7740")
  - CENTERLINE MONUMENTATION SET

- P PROPERTY LINE
- R/W RIGHT-OF-WAY LINE
- U/E UTILITY EASEMENT
- B/L BUILDING SETBACK LINE



**<SUBDIVISION NAME>**  
**SECTION 8 PHASE III**  
 <SUBDIVISION NAME>  
**SECTION 8 PHASE III**  
 10.013 ACRES LOTS  
 +1.594 ACRES RIGHT-OF-WAY  
 11.607 ACRES TOTAL

WEST PART INLOT 353 (P48-000945)  
 52.659 ACRES  
 -11.607 ACRES (SECTION 8 PHASE III)  
 41.052 ACRES REMAINING



[Hatched Area] = AREA OF PUBLIC ACCESS EASEMENT TO BE RELEASED BY THIS PLAT (0.303 ACRE TOTAL)

XXXXXXXXXXXXXXXX  
 O.R. 221, PG. 227 &  
 D.B. 751, PG. 550  
 23.785 ACRES