

SOPHIE VILLAGE AT ABBIE TRAILS PART 1

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS,
SECTION 6, TOWNSHIP 15, RANGE 20
CONGRESS LANDS EAST OF THE SCIOTO.

CC 18895
E 3699

NO	DATE	DESCRIPTION

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, BEING IN SECTION 6, TOWNSHIP 15, RANGE 20, CONGRESS LANDS EAST OF THE SCIOTO, CONTAINING 4.602 ACRES OF LAND, BEING PART OF A 18.129 ACRE TRACT OF LAND, CONVEYED TO GRAND COMMUNITIES, LLC, OF RECORD IN INSTRUMENT NUMBER 202007220105550, ALL RECORDS BEING ON FILE IN THE OFFICE OF THE RECORDER, FRANKLIN COUNTY, OHIO.

THE UNDERSIGNED, GRAND COMMUNITIES, LLC, A KENTUCKY LIMITED LIABILITY COMPANY, BY TODD E. HUSS, PRESIDENT, OWNER OF THE LANDS PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS "SOPHIE VILLAGE AT ABBIE TRAILS PART 1", A SUBDIVISION CONTAINING LOTS NUMBERED 1-23 INCLUSIVE, DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATES TO PUBLIC USE, AS SUCH, ALL OR PARTS OF TWISTED BARK DRIVE AND SOPHIE PEARL LANE SHOWN HEREON AND NOT HERE TO FORE DEDICATED.

EASEMENTS ARE HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT", "DRAINAGE & UTILITY EASEMENT", "CONSERVATION EASEMENT", "BIKE PATH/PEDESTRIAN WALKWAY EASEMENT" OR "EMERGENCY ACCESS EASEMENT", FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF ALL PUBLIC AND QUASI PUBLIC UTILITIES ABOVE AND BENEATH THE SURFACE OF THE GROUND AND, WHERE NECESSARY, FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF THE SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LANDS AND FROM STORM WATER DRAINAGE. WITHIN THOSE AREAS DESIGNATED "DRAINAGE EASEMENT", AND ON THIS PLAT AN ADDITIONAL EASEMENT IS HEREBY RESERVED FOR THE PURPOSE OF CONSTRUCTION, OPERATING AND MAINTAINING MAJOR STORM WATER DRAINAGE SWALES AND/OR OTHER STORM WATER DRAINAGE FACILITIES. NO ABOVE GRADE STRUCTURES, DAMS OR OTHER OBSTRUCTIONS TO THE FLOW OF STORMWATER RUNOFF ARE PERMITTED WITHIN DRAINAGE EASEMENT AREAS AS DELINEATED ON THIS PLAT UNLESS APPROVED BY THE CITY OF COLUMBUS, DIVISION OF SEWERAGE AND DRAINAGE.

THE EASEMENTS SHOWN HEREON OUTSIDE OF THE PLATTED AREA WITHIN THE ORIGINAL 18.129 ACRE TRACT OF LAND CONVEYED TO GRAND COMMUNITIES, LLC, AS DESCRIBED IN INSTRUMENT NUMBER 20200722010550 AND ARE RESERVED FOR THE PURPOSES STATED IN THE FOREGOING "EASEMENTS" PARAGRAPH.

IN WITNESS WHEREOF GRAND COMMUNITIES, LLC, A KENTUCKY LIMITED LIABILITY COMPANY, TODD E. HUSS, PRESIDENT, HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE.
THIS 1 DAY OF October

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

GRAND COMMUNITIES, LLC
A KENTUCKY LIMITED LIABILITY COMPANY

BY: Laura Guasthouse
MaryEllen Fandi

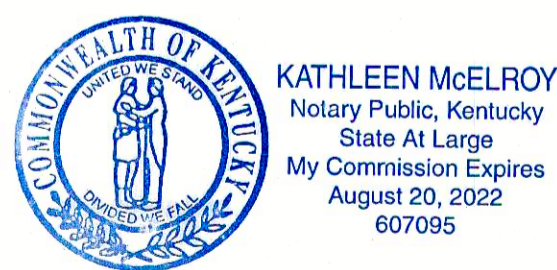
Todd E. Huss
TODD E. HUSS, PRESIDENT

STATE OF KENTUCKY
COUNTY OF BOONE:

THIS IS AN ACKNOWLEDGMENT CLAUSE. NO OATH OR AFFIRMATION WAS ADMINISTERED TO THE SIGNER. THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1st DAY OF October, 2020, BY TODD E. HUSS, PRESIDENT OF GRAND COMMUNITIES, LLC., A KENTUCKY LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY.

MY COMMISSION EXPIRES _____

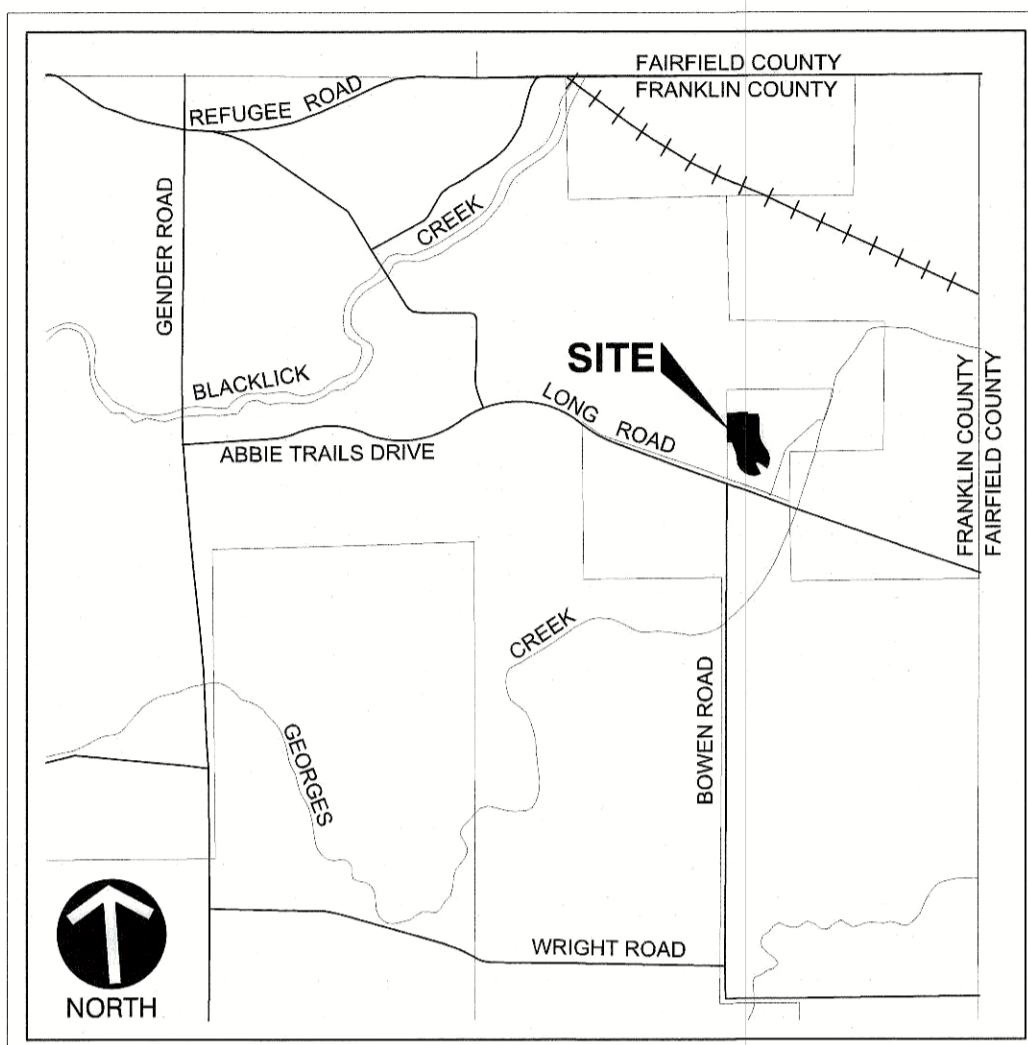
Kathleen McElroy



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 FEET AND DECIMAL PARTS THEREOF.

Mark Alan Smith 9/30/2020
MARK ALAN SMITH
PROFESSIONAL LAND SURVEYOR NO. S-8232



VICINITY MAP
SCALE: 1" = 2000'

APPROVED THIS 21st DAY OF October, 2020

Scott J. Mertes
DIRECTOR, DEPARTMENT OF BUILDING AND ZONING SERVICES, COLUMBUS OHIO

APPROVED THIS 27th DAY OF October, 2020

[Signature]
CITY ENGINEER/ADMINISTRATOR, DIVISION OF DESIGN & CONSTRUCTION, COLUMBUS OHIO

APPROVED THIS 23rd DAY OF October, 2020

[Signature]
DIRECTOR, DEPARTMENT OF PUBLIC SERVICE, COLUMBUS OHIO

APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2020, BY ORDINANCE No. _____ WHEREIN TWISTED BARK DRIVE AND SOPHIE PEARL LANE ARE HEREBY DEDICATED AND ACCEPTED AS SUCH BY THE COUNCIL OF THE CITY OF COLUMBUS OHIO.

IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THIS

CITY CLERK, COLUMBUS OHIO

____ DAY OF _____, 2020

TRANSFERRED THIS _____ DAY OF _____, 2020

AUDITOR, FRANKLIN COUNTY, OHIO

DEPUTY AUDITOR, FRANKLIN COUNTY, OHIO

FILED FOR RECORD THIS _____ DAY OF _____, 2020

RECORDER, FRANKLIN COUNTY, OHIO

AT _____, FEE _____.

FILE NO. _____.

DEPUTY RECORDER, FRANKLIN COUNTY, OHIO

PLAT BOOK _____, PAGE _____.

OWNER / DEVELOPER:
GRAND COMMUNITIES, LLC
3940 OLYMPIC BOULEVARD, SUITE 400
ERLANGER, KENTUCKY 41018
PHONE: (859)341-4709
CONTACT: TODD HUSS
EMAIL: THUSS@FISCHERHOMES.COM

Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road - Suite 250 - Worthington, OH 43085
614-540-6633 · 888-598-6808
www.ccecinc.com

**CITY OF COLUMBUS
FRANKLIN COUNTY, OHIO**

**SOPHIE VILLAGE AT ABBIE TRAILS
PART 1**

DATE: SEPTEMBER 2020
DRAWN BY: KAS
DWG SCALE: N/A
CHECKED BY: MAS
PROJECT NO.: 188-109
APPROVED BY: [Signature]

DRAWING NO.: **PLAT**
SHEET 1 OF 3

P:\2018\188-109\188-109-Sub-Phase 1.dwg(SHEET 1) LS(9/20/2020 - 10:03 AM) - LS 9/20/2020 10:03 AM