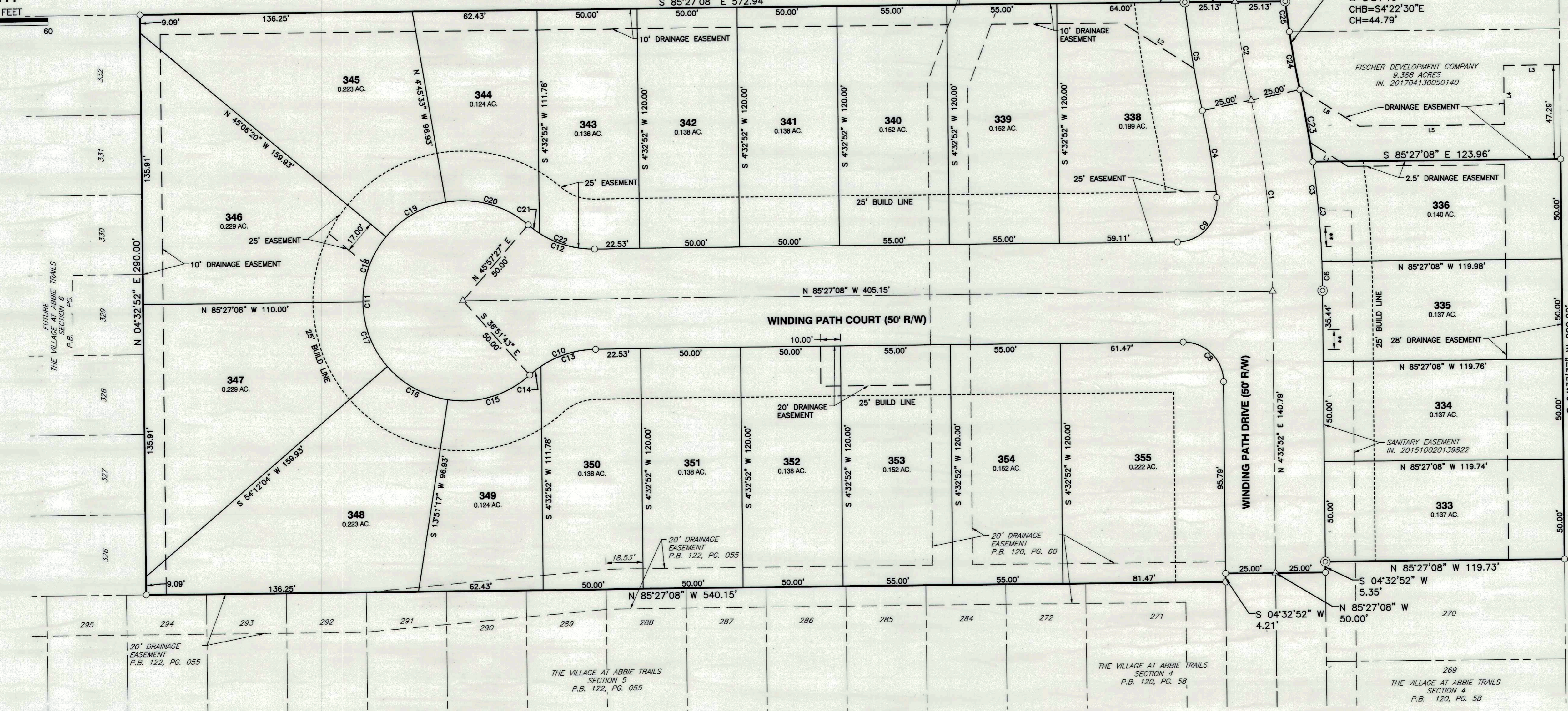




NORTH
SCALE IN FEET

ABBIE TRAILS INVESTMENT, LLC.
43.420 ACRES
IN. 200811130165482



NOTE "A": THE 4.649 ACRE TRACT OF LAND SHOWN HEREON IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN) AS SHOWN ON THE FLOOD INSURANCE RATE MAP OF THE COUNTY OF FRANKLIN, OHIO COMMUNITY PANEL 39049C0368K DATED: JUNE 17, 2008.

NOTE "B": NO DETERMINATION HAS BEEN MADE BY THE DEPARTMENT OF BUILDING & ZONING SERVICES, CITY OF COLUMBUS, AS TO WHETHER THE AREA PROPOSED TO BE PLATTED CONTAINS AREA(S) THAT COULD BE CLASSIFIED AS WETLANDS BY THE ARMY CORP. OF ENGINEERS. IT IS THE DEVELOPER'S RESPONSIBILITY TO DETERMINE WHETHER WETLANDS EXIST ON THE SITE. CITY OF COLUMBUS APPROVAL OF THE FINAL PLAT OF "THE VILLAGE AT ABBIE TRAILS SECTION 7" DOES NOT IMPLY ANY APPROVAL FOR THE DEVELOPMENT OF THE SITE AS IT MAY PERTAIN TO WETLANDS.

NOTE "C" - ACREAGE BREAKDOWN:
TOTAL ACREAGE 4.649 ACRES
ACREAGE IN R/W 0.895 ACRES
ACREAGE REMAINING LOTS 3.754 ACRES

NOTE "D": 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 "THE VILLAGE AT ABBIE TRAILS SECTION 7" 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.

NOTE "E": NO VEHICULAR ACCESS TO BE IN EFFECT UNTIL SUCH TIME AS THE PUBLIC STREET IS EXTENDED BY PLAT OR DEED.

NOTE "F" - AGRICULTURAL RECOUPMENT: GRANTOR BEING THE DULY AUTHORIZED REPRESENTATIVE OF THE DEVELOPER DEDICATING THE PROPERTY DESCRIBED IN THIS PLAT, HEREBY AGREES THAT GRANTOR WILL 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 "G": AT THE TIME OF PLATTING, THE LAND INDICATED HEREON IS SUBJECT TO REQUIREMENTS OF THE CITY OF COLUMBUS ZONING ORDINANCE #704-02 (200-098A) PASSED ON APRIL 29, 2002. THIS ORDINANCE AND AMENDMENTS THERETO PASSED AND 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 "H" - DEPRESSED DRIVEWAYS: THE PAVEMENT AND STORM SEWER PLAN TOGETHER WITH THE MASTER GRADING PLAN FOR "THE VILLAGE AT ABBIE TRAILS SECTION 7", SHOWS A DESIGN THAT WOULD PROHIBIT ALL OF THE LOTS IN "THE VILLAGE AT ABBIE TRAILS SECTION 7", FROM HAVING A DEPRESSED DRIVEWAY ACCORDING TO COLUMBUS CITY CODE SECTION 4123.43 UNLESS OTHERWISE APPROVED BY THE COLUMBUS INSPECTOR.

NOTE "I" - TREE PROTECTION: PUBLIC TREES WILL BE PROTECTED AGAINST INJURY OR DAMAGE TO BRANCHES, TRUNKS OR ROOTS FROM CONSTRUCTION AND EXCAVATION. CONTACT CITY OF COLUMBUS FORESTRY SECTION @ 614-645-6840.

NOTE "J": THE PRIVATE MAINTENANCE, INSPECTION, AND REPORTING RESPONSIBILITIES FOR "THE VILLAGE OF ABBIE TRAILS SECTION 7" WITH REGARD TO STORM WATER WILL BE IN ACCORDANCE WITH APPROVED STORMWATER CONTROL FACILITY MAINTENANCE PLAN 2130 DR. E AS MODIFIED PER CC-16268.

NOTE "K": NO VEHICULAR ACCESS (10' WIDE CENTERED ON CURB RAMP) AS SHOWN ON APPROVED ENGINEERING PLANS AND AS CONSTRUCTED IN FIELD.

LINE #	DIRECTION	LENGTH
L1	N 52°21'14" W	22.43'
L2	N 52°21'14" W	42.41'
L3	S 85°26'23" E	28.00'
L4	N 04°33'37" E	29.70'
L5	S 85°26'23" E	72.77'
L6	S 52°21'14" E	35.08'

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C1	475.00'	11°37'30"	96.38'	96.21'	N 01°15'53" W
C2	500.00'	5°43'00"	49.89'	49.87'	N 04°13'08" W
C3	500.00'	11°37'30"	101.45'	101.27'	N 01°15'53" W
C4	450.00'	5°37'05"	44.12'	44.11'	N 04°16'06" W
C5	525.00'	5°59'56"	54.97'	54.94'	N 04°04'40" W
C6	500.00'	1°40'06"	14.56'	14.56'	N 03°42'49" E
C7	500.00'	5°45'00"	50.18'	50.16'	N 00°00'16" E
C8	20.00'	90°00'00"	31.42'	28.28'	N 40°27'08" W
C9	20.00'	96°00'25"	33.51'	29.73'	N 46°32'39" E
C10	50.00'	41°24'35"	36.14'	35.36'	S 73°50'35" W
C11	50.00'	26°24'09"	229.35'	75.00'	N 04°32'52" E
C12	50.00'	41°24'35"	36.14'	35.36'	S 64°44'51" E
C13	50.00'	33°19'40"	29.08'	28.68'	S 77°53'02" W

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C14	50.00'	8°04'55"	7.05'	7.05'	S 57°10'45" W
C15	50.00'	50°42'59"	44.26'	42.83'	S 78°29'47" W
C16	50.00'	40°20'48"	35.21'	34.49'	N 55°58'19" W
C17	50.00'	40°20'48"	35.21'	34.49'	N 15°37'32" W
C18	50.00'	40°20'48"	35.21'	34.49'	N 24°43'16" E
C19	50.00'	40°20'48"	35.21'	34.49'	N 65°04'03" E
C20	50.00'	50°42'59"	44.26'	42.83'	S 69°24'03" E
C21	50.00'	8°04'55"	7.05'	7.05'	S 48°05'01" E
C22	50.00'	33°19'40"	29.08'	28.68'	S 68°47'18" E
C23	500.00'	4°12'24"	36.71'	36.70'	S 04°58'26" E
C24	475.00'	3°33'05"	29.44'	29.44'	S 05°18'06" E
C25	475.00'	1°51'11"	15.36'	15.36'	S 02°35'58" E

- LEGEND**
- IRON PIN SET (SEE SURVEY DATA)
 - PERMANENT MARKER (SEE SURVEY DATA)
 - △ MAG NAIL SET
 - ▲ MAG NAIL FOUND
 - IRON PIN FOUND
 - COUNTY MONUMENT FOUND

REVISION RECORD	
NO	DATE

Civil & Environmental Consultants, Inc.
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www.cenric.com

THE VILLAGE AT ABBIE TRAILS
CITY OF COLUMBUS
FRANKLIN COUNTY, OHIO

DATE: MAY 2017
DRAWN BY: JWC
PROJECT NO.: 164-690
CHECKED BY: JWC
APPROVED BY: MAS

THE VILLAGE AT ABBIE TRAILS SECTION 7

DRAWING NO.: **PLAT**

SHEET 2 OF 2