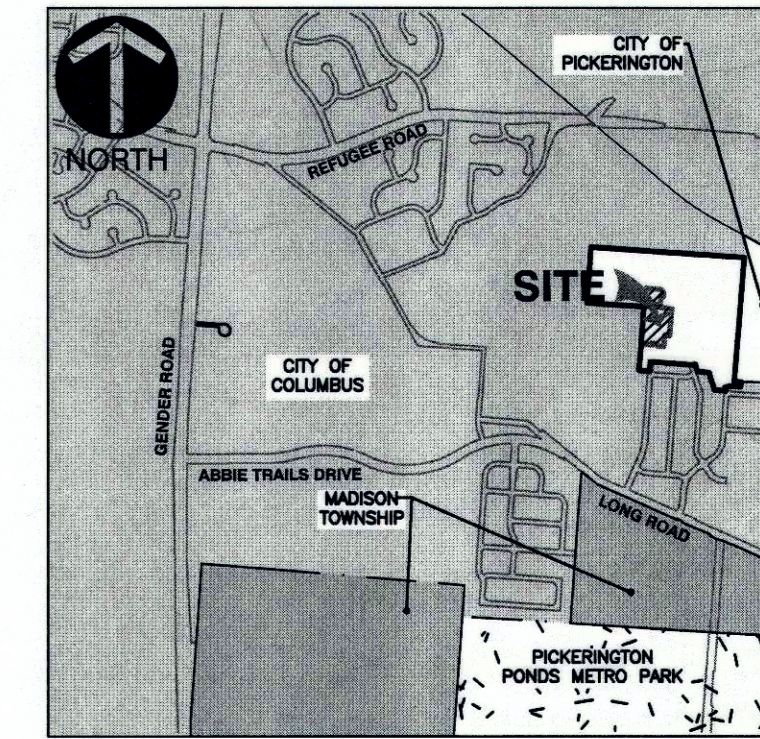


THE VILLAGE AT ABBIE TRAILS SECTION 6

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



VICINITY MAP
NOT TO SCALE

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, BEING IN SECTION 6, TOWNSHIP 15, RANGE 20, CONGRESS LANDS, CONTAINING 3.254 ACRES OF LAND, MORE OR LESS, SAID 3.254 ACRES BEING OUT OF THAT 24.047 ACRE TRACT OF LAND AS DESCRIBED IN DEED TO GRAND COMMUNITIES, LTD, OF RECORD IN INSTRUMENT No. 201803290040508, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

THE UNDERSIGNED, GRAND COMMUNITIES, LLC (F/K/A GRAND COMMUNITIES, LTD) 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 "THE VILLAGE AT ABBIE TRAILS, SECTION 6", A SUBDIVISION CONTAINING LOTS NUMBERED 311-332, INCLUSIVE, DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATES TO PUBLIC USE, AS SUCH, ALL OR PARTS OF SUGARBARK COURT AND SUGARBARK DRIVE SHOWN HEREON AND NOT HERE TO FORE DEDICATED.

EASEMENTS ARE HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "EASEMENT" OR "DRAINAGE 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 AREA 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 SAID 24.047 ACRE TRACT OF LAND OWNED BY GRAND COMMUNITIES, LTD, AND ARE RESERVED FOR THE PURPOSES STATED IN THE FOREGOING "EASEMENTS" PARAGRAPH.

IN WITNESS WHEREOF GRAND COMMUNITIES, LLC (F/K/A GRAND COMMUNITIES, LTD) A KENTUCKY LIMITED LIABILITY COMPANY, TODD E. HUSS, PRESIDENT, HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE.

THIS 21 DAY OF May, 2018

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

GRAND COMMUNITIES, LLC
(F/K/A GRAND COMMUNITIES, LTD)
A KENTUCKY LIMITED LIABILITY COMPANY

BY: [Signature]
Michael Kady

[Signature]
TODD E. HUSS, PRESIDENT

STATE OF KENTUCKY
COUNTY OF BOONE:

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED TODD E. HUSS, PRESIDENT OF SAID GRAND COMMUNITIES, LLC (F/K/A GRAND COMMUNITIES, LTD) A KENTUCKY LIMITED LIABILITY COMPANY, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID GRAND COMMUNITIES, LLC (F/K/A GRAND COMMUNITIES, LTD) A KENTUCKY LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES EXPRESSED THEREIN.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 21 DAY OF May, 2018

MY COMMISSION EXPIRES 5-20-2019

[Signature]



APPROVED THIS 25th DAY OF MAY, 2018

[Signature]
DIRECTOR, DEPARTMENT OF BUILDING AND ZONING SERVICES, COLUMBUS OHIO

APPROVED THIS 25th DAY OF May, 2018

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

APPROVED THIS 5th DAY OF June, 2018

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

APPROVED AND ACCEPTED THIS ___ DAY OF _____, 2018, BY ORDINANCE No. _____ WHEREIN SUGARBARK DRIVE AND SUGARBARK COURT IS 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
___ DAY OF _____, 2018

CITY CLERK, COLUMBUS OHIO

TRANSFERRED THIS ___ DAY OF _____, 2018

AUDITOR, FRANKLIN COUNTY, OHIO

FILED FOR RECORD THIS ___ DAY OF _____
AT _____, FEE _____

RECORDER, FRANKLIN COUNTY, OHIO

AT _____, FEE _____

DEPUTY RECORDER, FRANKLIN COUNTY, OHIO

FILE NO. _____

PLAT BOOK _____ PAGE _____

SURVEY DATA:
BASIS OF BEARINGS:
THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE VILLAGE AT ABBIE TRAILS, SECTION 1, RECORDED IN PLAT BOOK 101, PAGES 19-20, AS BEING SOUTH 85°28'02" EAST.

SOURCE 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.

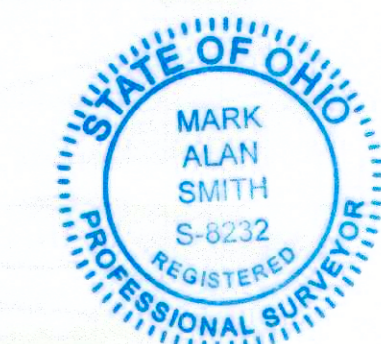
IRON PINS:
WHERE INDICATED HEREON, UNLESS OTHERWISE NOTED, ARE TO BE SET AND ARE 3/4" I.D. IRON PIPE, THIRTY INCHES LONG WITH A YELLOW PLASTIC CAP BEARING THE INITIALS "CEC".

PERMANENT MARKERS:
WHERE INDICATED HEREON, UNLESS OTHERWISE NOTED, ARE TO BE SET AND ARE SOLID IRON PINS, 1" DIAMETER, 30" LONG WITH A YELLOW PLASTIC CAP BEARING THE INITIALS "CEC".

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. DIMENSIONS SHOWN ALONG CURVES ARE CHORD MEASUREMENTS.

LEGEND

- IRON PIN SET (SEE SURVEY DATA)
- ⊙ PERMANENT MARKER (SEE SURVEY DATA)
- ▲ MAG NAIL SET
- ▲ MAG NAIL FOUND
- IRON PIN FOUND



[Signature] 5/17/2018
MARK ALAN SMITH
PROFESSIONAL LAND SURVEYOR NO. S-8232



Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road Suite 250 - Worthington, OH 43085
Ph: 614.540.6633 - 888.598.6808 - Fax: 614.540.6638
www.cecinc.com

THE VILLAGE AT ABBIE TRAILS
SECTION 6

Situate In
CITY OF COLUMBUS
FRANKLIN COUNTY, OHIO

Made For
GRAND COMMUNITIES
THE VILLAGE AT ABBIE TRAILS
CITY OF COLUMBUS

DEVELOPER CONTACT INFORMATION:
GRAND COMMUNITIES, LLC
(F/K/A GRAND COMMUNITIES, LTD)
3940 OLYMPIC BOULEVARD SUITE 100
ERLANGER, KY 41018
(859)341-4709
THUSS@FISCHERHOMES.COM

DATE: **APRIL 2018** SCALE: **N/A** DRAWING NO.:
DRAWN BY: **KAS** CHECKED BY: **MAS** **PLAT**
PROJECT NO: **141-729** APPROVED BY: **JAM** SHEET **1** OF **2**