

LINE #	DIRECTION	LENGTH
L60	S 52°22'13" W	41.51'
L61	N 02°49'48" E	20.49'
L62	N 11°28'47" E	34.50'
L63	N 23°22'40" E	51.11'
L64	N 17°32'15" E	35.87'
L65	N 19°22'39" E	50.26'
L66	N 08°29'18" E	20.70'
L67	N 34°30'40" E	19.67'
L68	N 32°13'02" W	15.02'
L69	N 70°57'26" W	24.62'
L70	N 85°58'50" W	34.48'
L71	N 42°46'19" W	18.28'
L72	N 06°29'11" E	30.58'
L73	N 62°45'36" E	60.60'
L74	S 86°58'39" E	23.90'
L75	S 53°42'24" E	22.74'
L76	S 45°48'07" W	19.85'
L77	S 05°37'18" W	19.96'
L78	S 62°02'40" E	22.20'
L79	N 26°40'08" E	62.12'
L80	N 21°19'24" E	34.78'
L81	S 86°05'17" E	73.61'

CURVE #	RADIUS	DELTA	LENGTH	CHB	CHL
C1	50.00'	30°08'24"	26.30'	S 51°37'48" W	26.00'
C2	20.00'	90°00'00"	31.42'	N 48°49'14" E	28.28'
C3	330.00'	32°38'32"	188.01'	S 12°30'02" E	185.47'
C4	50.00'	240°00'00"	209.44'	N 88°49'18" W	85.60'
C5	50.00'	60°00'00"	52.36'	N 01°10'42" E	50.00'
C6	380.00'	32°38'32"	216.49'	N 12°30'02" W	213.58'
C7	20.00'	90°00'00"	31.42'	N 41°10'46" W	28.28'
C8	330.00'	3°51'23"	22.21'	S 01°53'33" W	22.21'
C9	330.00'	11°09'19"	64.25'	S 05°36'48" E	64.15'
C10	330.00'	11°09'19"	64.25'	S 16°46'07" E	64.15'
C11	330.00'	6°28'32"	37.30'	S 25°35'02" E	37.28'
C12	50.00'	25°26'52"	22.21'	S 16°05'52" E	22.03'
C13	50.00'	39°56'02"	34.85'	S 16°35'35" W	34.15'
C14	50.00'	40°06'25"	35.00'	S 86°45'13" W	34.29'
C15	50.00'	40°06'25"	35.00'	N 53°08'22" W	34.29'
C16	50.00'	64°15'51"	56.08'	N 00°57'13" W	53.19'
C17	50.00'	6°15'13"	5.46'	N 28°03'06" E	5.45'
C18	50.00'	53°44'47"	46.90'	N 01°56'54" W	45.20'
C19	380.00'	1°07'27"	7.46'	N 28°15'34" W	7.46'
C20	380.00'	7°04'25"	46.91'	N 24°09'38" W	46.88'
C21	380.00'	7°04'25"	46.91'	N 17°05'13" W	46.88'
C22	380.00'	7°04'25"	46.91'	N 10°00'49" W	46.88'
C23	380.00'	10°17'50"	68.29'	N 01°19'41" W	68.20'

ACREAGE BREAKDOWN:
 ACREAGE IN LOTS 3.654 ACRES
 ACREAGE IN R/W 0.948 ACRES
 TOTAL ACREAGE 4.602 ACRES
 ACREAGE OUT OF PID: 530-299817-00 = 4.602 ACRES

FEMA NOTE: THE 4.602 ACRE TRACT OF LAND SHOWN HEREON IS LOCATED IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 39049C0368K WHICH BEARS AN EFFECTIVE DATE OF JUNE 17, 2008.

BASIS OF BEARINGS: THE BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE BEARING OF NORTH 65°57'27" WEST FOR A PORTION OF THE CENTERLINE OF LONG ROAD, AS DETERMINED BY GPS OBSERVATIONS BASED ON NAD 83 (2011), OHIO STATE PLANE COORDINATE SYSTEM - SOUTH ZONE.

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 5/8" SOLID REBAR, THIRTY INCHES IN LENGTH WITH A YELLOW PLASTIC CAP BEARING THE INITIALS "CEC INC".

PERMANENT MARKERS: WHERE INDICATED HEREON, UNLESS OTHERWISE NOTED, ARE TO BE SET AND ARE SOLID IRON PINS, 1" IN DIAMETER, 30 INCHES IN LENGTH WITH A 2" DIAMETER ALUMINUM CAP BEARING THE STAMP "PERMANENT MARKER CEC".

NOTE "A" - 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 "B" - DEPRESSED DRIVEWAYS: THE PAVEMENT AND STORM SEWER PLAN TOGETHER WITH THE MASTER GRADING PLAN FOR "SOPHIE VILLAGE AT ABBIE TRAILS PART 1", SHOWS A DESIGN THAT WOULD PROHIBIT ALL OF THE LOTS IN "SOPHIE VILLAGE AT ABBIE TRAILS PART 1", FROM HAVING A DEPRESSED DRIVEWAY ACCORDING TO COLUMBUS CITY CODE SECTION 4123.43 UNLESS OTHERWISE APPROVED BY THE COLUMBUS INSPECTOR.

NOTE "C": 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 "SOPHIE VILLAGE AT ABBIE TRAILS PART 1" 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 "D": 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 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.

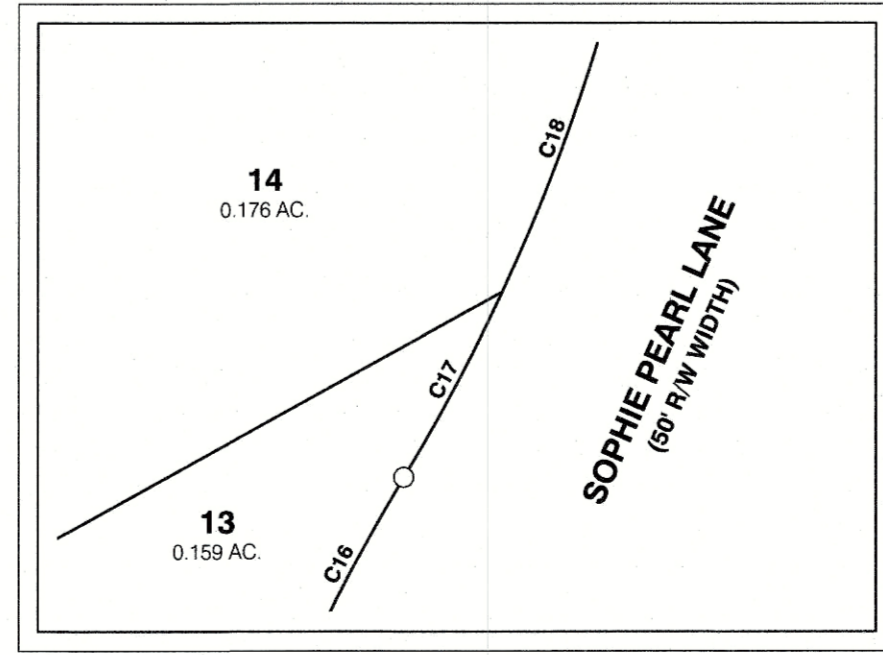
NOTE "E": NO DETERMINATION HAS BEEN MADE BY THE DEPARTMENT OF BUILDING & ZONING SERVICES, CITY OF COLUMBUS, AS TO WHETHER THE AREA PROPOSED TO BE PLATTED CONTAINS AREA(S) THAT COULD BE CLASSIFIED AS WETLANDS BY THE ARMY CORP. OF ENGINEERS. IT IS THE DEVELOPER'S RESPONSIBILITY TO DETERMINE WHETHER WETLANDS EXIST ON THE SITE. CITY OF COLUMBUS APPROVAL OF THE FINAL PLAT OF "SOPHIE VILLAGE AT ABBIE TRAILS PART 1" DOES NOT IMPLY ANY APPROVAL FOR THE DEVELOPMENT OF THE SITE AS IT MAY PERTAIN TO WETLANDS.

NOTE "F": THE PRIVATE MAINTENANCE, INSPECTION, AND REPORTING RESPONSIBILITIES FOR "SOPHIE VILLAGE AT ABBIE TRAILS PART 1" WITH REGARD TO STORM WATER MANAGEMENT WILL BE IN ACCORDANCE WITH STORMWATER CONTROL FACILITY MAINTENANCE PLAN 3699 DR. E.

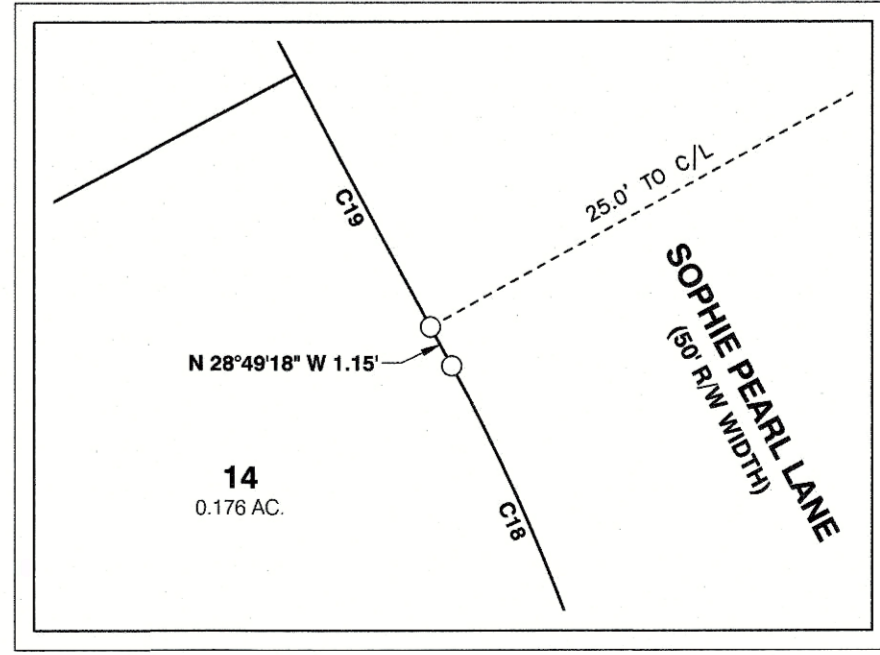
NOTE "G": ALL LOTS INCLUDING RESERVES ARE SUBJECT TO BUT NOT LIMITED TO THE DECLARATION OF COVENANTS, EASEMENTS CONDITIONS AND RESTRICTIONS FOR SOPHIE VILLAGE AT ABBIE TRAILS SUBDIVISION AS RECORDED IN INSTRUMENT _____ OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO AND ALL THE AMENDMENTS AND SUPPLEMENTS OF RECORD.

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

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



DETAIL "A"
SCALE: 1" = 5'



DETAIL "B"
SCALE: 1" = 5'

- LEGEND**
- ▲ MAG NAIL FOUND
 - △ MAG NAIL SET
 - 5/8" REBAR FD. "CEC INC" (UNLESS OTHERWISE STATED)
 - REBAR SET & CAP (SEE IRON PINS NOTE)
 - PERMANENT MARKER (1" REBAR SET)
 - CONCRETE MONUMENT FOUND

NO.	DATE	DESCRIPTION

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

CITY OF COLUMBUS
FRANKLIN COUNTY, OHIO

SOPHIE VILLAGE AT ABBIE TRAILS PART 1

DATE: SEPTEMBER 2020 DRAWN BY: KAS
 DWG SCALE: 1"=60' CHECKED BY: MAS
 PROJECT NO.: 196709
 APPROVED BY: [Signature]

DRAWING NO.: **PLAT**

SHEET 2 OF 3

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