

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHB	CHL
C1	50.00'	30°08'24"	26.30'	S 51°37'48" E	26.00'
C2	75.00'	90°00'00"	117.81'	S 48°49'14" W	106.07'
C3	75.00'	37°36'35"	49.23'	N 22°37'31" E	48.35'
C4	75.00'	52°23'25"	68.58'	N 67°37'31" E	66.21'
C5	50.00'	176°11'34"	153.76'	N 41°35'02" E	99.94'
C6	50.00'	46°22'43"	40.88'	S 73°30'32" E	39.77'
C7	50.00'	239°50'07"	209.30'	S 33°44'18" W	86.67'
C8	50.00'	50°19'59"	44.36'	N 21°20'45" W	42.95'
C9	50.00'	176°11'34"	153.76'	N 41°35'02" E	99.94'
C10	50.00'	176°11'34"	153.76'	N 41°35'02" E	99.94'
C11	50.00'	176°11'34"	153.76'	N 41°35'02" E	99.94'
C12	50.00'	176°11'34"	153.76'	N 41°35'02" E	99.94'
C13	50.00'	176°11'34"	153.76'	N 41°35'02" E	99.94'
C14	50.00'	46°22'43"	40.88'	S 73°30'32" E	39.77'
C15	50.00'	46°22'43"	40.88'	S 73°30'32" E	39.77'
C16	100.00'	10°31'08"	18.36'	S 88°33'40" W	18.33'
C17	50.00'	239°50'07"	209.30'	S 33°44'18" W	86.67'
C18	50.00'	239°50'07"	209.30'	S 33°44'18" W	86.67'
C19	50.00'	239°50'07"	209.30'	S 33°44'18" W	86.67'
C20	50.00'	239°50'07"	209.30'	S 33°44'18" W	86.67'
C21	50.00'	239°50'07"	209.30'	S 33°44'18" W	86.67'
C22	50.00'	239°50'07"	209.30'	S 33°44'18" W	86.67'
C23	50.00'	59°50'07"	52.74'	N 56°15'42" W	50.37'
C24	50.00'	90°00'00"	78.54'	S 48°49'14" W	70.71'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N 03°49'14" E	15.77'
L2	N 48°34'11" W	34.00'
L3	S 03°49'14" W	25.00'

EASEMENT LINE TABLE		
LINE #	DIRECTION	LENGTH
L4	S 74°58'35" E	68.03'
L5	S 30°49'22" E	69.76'
L6	S 07°25'37" W	22.61'
L7	S 24°22'53" E	33.26'
L8	S 16°00'44" W	21.73'
L9	S 00°39'30" W	87.53'
L10	N 43°02'53" W	137.53'
L11	S 43°02'53" E	104.79'
L12	N 20°14'34" E	89.09'
L13	N 07°25'37" W	111.07'
L14	N 30°49'35" W	57.50'
L15	N 74°58'35" W	57.97'
L16	N 86°05'17" W	264.42'
L17	S 03°49'14" W	131.17'
L18	S 03°49'14" E	137.43'
L19	S 03°49'14" W	4.00'
L20	N 86°10'46" W	4.00'

EASEMENT CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHB	CHL
C25	23.00'	70°56'42"	28.48'	S 81°07'58" W	26.69'
C26	180.00'	6°22'27"	20.02'	S 49°07'56" W	20.01'
C27	48.00'	25°13'11"	21.13'	S 76°25'50" W	20.98'
C28	46.00'	90°00'00"	72.26'	S 48°49'14" W	65.05'

- 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

**ACREAGE BREAKDOWN:**

ACREAGE IN LOTS 4.222 ACRES  
 ACREAGE IN RESERVE "A" 8.350 ACRES  
 ACREAGE IN R/W 0.951 ACRES  
 TOTAL ACREAGE 13.523 ACRES

ACREAGE OUT OF PID: 530-299817-00 = 13.523 ACRES

**FEMA NOTE:** THE 13.523 ACRE TRACT OF LAND SHOWN HEREON IS LOCATED IN ZONE "X" AND "AE" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 390490368K 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 PLAN 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 PLAN, 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 2", SHOWS A DESIGN THAT WOULD PROHIBIT ALL OF THE LOTS IN "SOPHIE VILLAGE AT ABBIE TRAILS PART 2", FROM HAVING A DEPRESSED DRIVEWAY ACCORDING TO COLUMBUS CITY CODE SECTION 412.3.4 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 PLAN AS DEEMED NECESSARY BY THESE PROVIDERS FOR THE INSTALLATION AND MAINTENANCE OF ALL OF THEIR MAIN LINE FACILITIES, COULD CONVENIENTLY BE SHOWN ON THIS PLAN. EXISTING RECORDED EASEMENT INFORMATION ABOUT "SOPHIE VILLAGE AT ABBIE TRAILS PART 2" 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 4704-02 (200-098A) PASSED ON APRIL 29, 2002. THIS ORDINANCE AND AMENDMENTS THERETO PASSED SUBSEQUENT TO ACCEPTANCE OF THIS PLAN, 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 AREAS 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 2" DOES NOT IMPLY ANY APPROVAL FOR THE DEVELOPMENT OF THE SITE AS IT MAY PERTAIN TO WETLANDS.

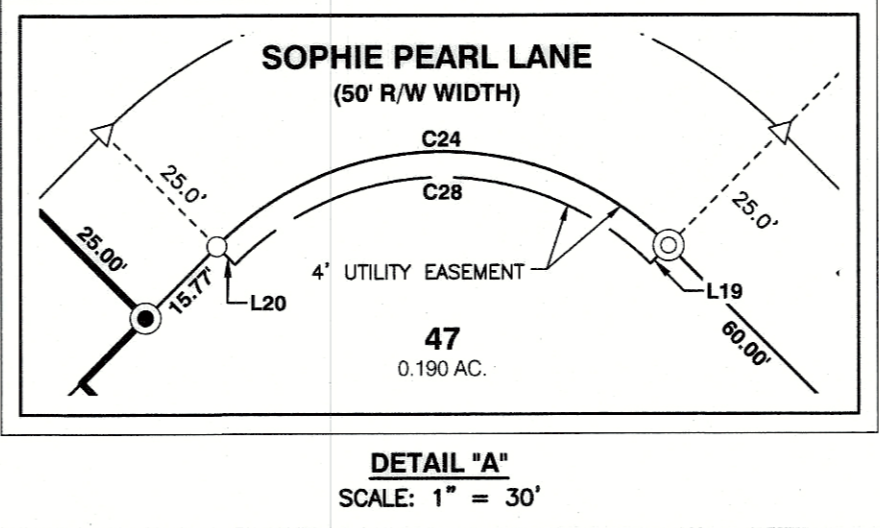
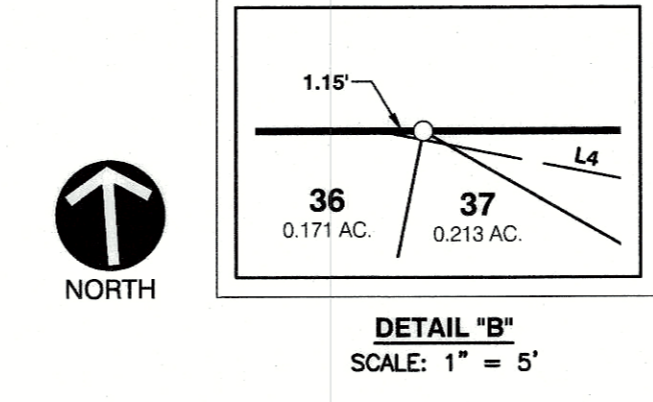
**NOTE "F":** THE PRIVATE MAINTENANCE, INSPECTION, AND REPORTING RESPONSIBILITIES FOR "SOPHIE VILLAGE AT ABBIE TRAILS PART 2" WITH REGARD TO STORM WATER MANAGEMENT WILL BE IN ACCORDANCE WITH STORMWATER CONTROL FACILITY MAINTENANCE PLAN 5899 DR. E.

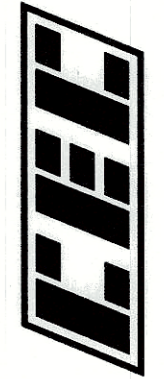
**NOTE "G":** RESERVE "A" AS DESIGNATED AND DELINEATED HEREON SHALL BE OWNED AND MAINTAINED BY AN ASSOCIATION COMPRISED OF THE OWNERS OF THE FEE SIMPLE LOTS FOR SOPHIE VILLAGE AT ABBIE TRAILS PART 2 SUBDIVISION FOR THE PURPOSE OF STORM WATER MANAGEMENT BASIN, DRAINAGE EASEMENT, AND OPEN SPACE. RESPONSIBILITY FOR CONTINUOUS FUNCTIONALITY OF THE STORM WATER MANAGEMENT SYSTEM (DETENTION AND WATER QUALITY ASPECTS) IS PERPETUAL.

**NOTE "H":** 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 200308220267233, OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO AND ALL THE AMENDMENTS AND SUPPLEMENTS OF RECORD.

**NOTE "I":** RESERVE "A" SHALL BE OWNED AND MAINTAINED BY SOPHIE VILLAGE AT ABBIE TRAILS HOMEOWNERS' ASSOCIATION FOR THE PURPOSE OF OPEN SPACE AND RETENTION BASIN FOR STORMWATER MANAGEMENT. THE DEVELOPER RESERVES THE RIGHT TO PROVIDE ALL NECESSARY STORMWATER FACILITIES IN SAID RESERVE.

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





**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 2**

DATE: JUNE 2021	DRAWN BY: KAS	CHECKED BY: MJW
DWG SCALE: 1" = 60'	PROJECT NO: 196-109	APP'D BY: MAM

DRAWING NO.: **PLAT**

SHEET 2 OF 2