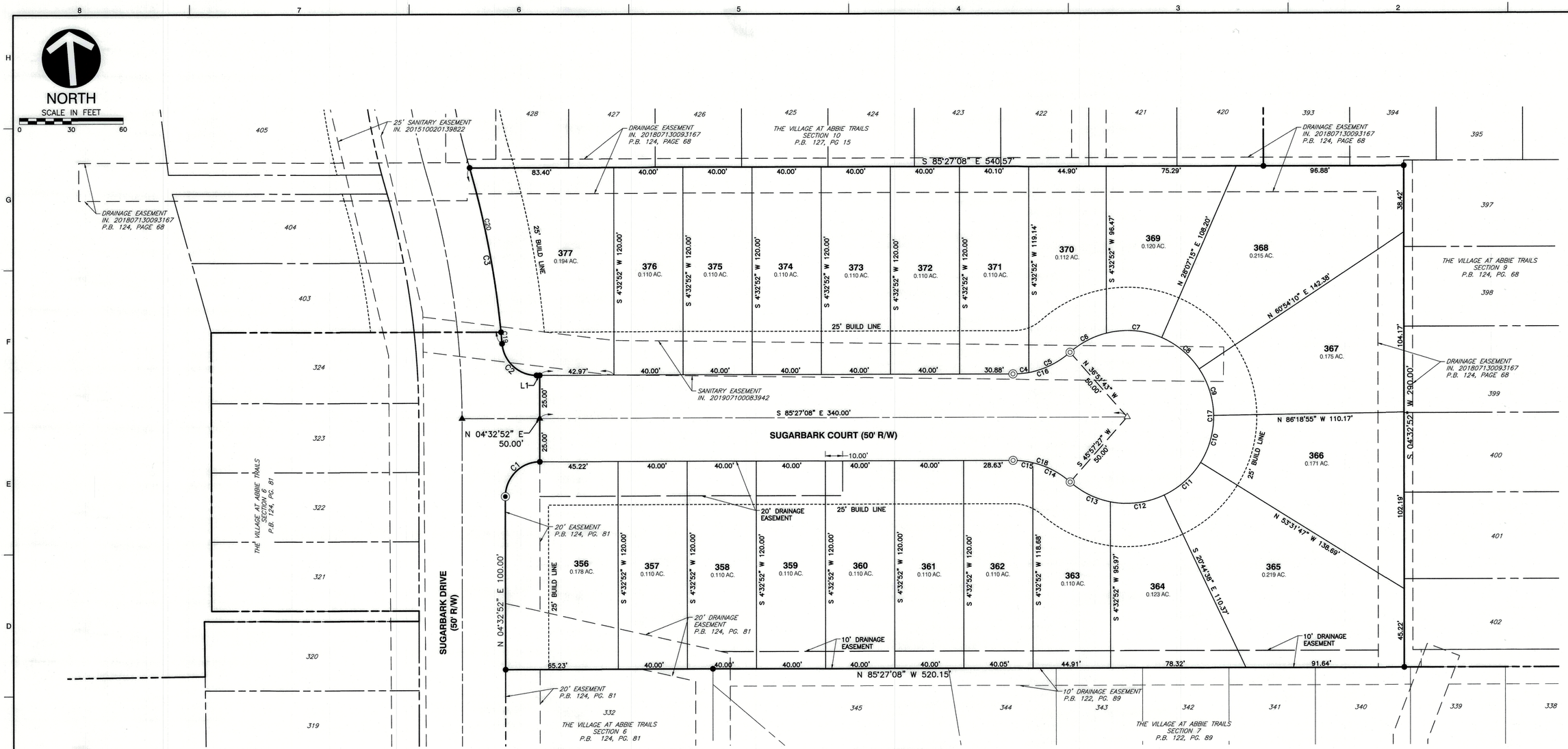

NOTE "A": THE 3.459 ACRE TRACT OF LAND SHOWN HEREON IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN) AS SHOWN ON THE FLOOD INSURANCE RATE MAP OF THE COUNTY OF FRANKLIN, OHIO COMMUNITY PANEL 39049C0368K DATED: JUNE 17, 2008.

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 8" DOES NOT IMPLY ANY APPROVAL FOR THE DEVELOPMENT OF THE SITE AS IT MAY PERTAIN TO WETLANDS.

NOTE "C" - ACREAGE BREAKDOWN:

TOTAL ACREAGE	3.459 ACRES
ACREAGE IN R/W	0.522 ACRES
ACREAGE IN REMAINING LOTS	2.937 ACRES
ACREAGE IN PID: 530-266200	3.459 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 8" 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" - 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 "F": AT THE TIME OF PLATTING, THE LAND INDICATED HEREON IS SUBJECT TO REQUIREMENTS OF THE CITY OF COLUMBUS ZONING ORDINANCE #704-02 (Z00-098A) 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 "G" - DEPRESSED DRIVEWAYS: THE PAVEMENT AND STORM SEWER PLAN TOGETHER WITH THE MASTER GRADING PLAN FOR "THE VILLAGE AT ABBIE TRAILS SECTION 8", SHOWS A DESIGN THAT WOULD PROHIBIT ALL OF THE LOTS IN "THE VILLAGE AT ABBIE TRAILS SECTION 8", FROM HAVING A DEPRESSED DRIVEWAY ACCORDING TO COLUMBUS CITY CODE SECTION 4123.43 UNLESS OTHERWISE APPROVED BY THE COLUMBUS INSPECTOR.

NOTE "H" - 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 @ 614-645-6640.

NOTE "I": THE PRIVATE MAINTENANCE, INSPECTION, AND REPORTING RESPONSIBILITIES FOR "THE VILLAGE OF ABBIE TRAILS SECTION 8" WITH REGARD TO STORM WATER WILL BE IN ACCORDANCE WITH APPROVED STORMWATER CONTROL FACILITY MAINTENANCE PLAN 2130 DR. E WHICH WAS MODIFIED PER MASS GRADE & FILL PLAN CC-16268, AND MORE SPECIFICALLY UNDER PLAN 3447 DR. E.

NOTE "J": AS DESIGNATED AND DELINEATED HEREON SHALL BE OWNED AND MAINTAINED BY AN ASSOCIATION COMPRISED OF THE OWNERS OF THE FEE SIMPLE LOTS FOR THE VILLAGE OF ABBIE TRAILS 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 "K": ALL LOTS INCLUDING RESERVES ARE SUBJECT TO BUT NOT LIMITED TO THE DECLARATION OF COVENANTS, EASEMENTS, CONDITIONS, AND RESTRICTIONS FOR THE VILLAGE AT ABBIE TRAILS SUBDIVISION AS RECORDED IN INSTRUMENT 200308220267233, OF THE RECORDERS OFFICE, FRANKLIN COUNTY, OHIO AND ALL THE AMENDMENTS AND SUPPLEMENTS OF RECORD.

CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C1	20.00'	90°00'00"	31.42'	28.28'	N 49°32'52" E
C2	20.00'	85°15'50"	29.76'	27.09'	N 42°49'13" W
C3	525.00'	11°17'48"	103.51'	103.34'	N 05°50'13" W
C4	50.00'	10°37'34"	9.27'	9.26'	N 89°13'51" E
C5	50.00'	30°46'47"	26.86'	26.54'	N 68°31'41" E
C6	50.00'	27°29'56"	24.00'	23.77'	N 66°53'15" E
C7	50.00'	37°29'02"	32.71'	32.13'	S 80°37'16" E
C8	50.00'	32°46'55"	28.61'	28.22'	S 45°29'17" E
C9	50.00'	32°46'54"	28.61'	28.22'	S 12°42'22" E
C10	50.00'	32°47'09"	28.61'	28.22'	S 20°04'39" W
C11	50.00'	32°47'09"	28.61'	28.22'	S 52°51'48" W
C12	50.00'	36°36'19"	31.94'	31.40'	S 87°33'32" W
C13	50.00'	30°05'45"	26.26'	25.96'	N 59°05'26" W
C14	50.00'	28°12'11"	24.61'	24.36'	N 58°08'39" W
C15	50.00'	13°12'24"	11.52'	11.50'	N 78°50'56" W
C16	50.00'	41°24'21"	36.13'	35.35'	N 73°50'28" E
C17	50.00'	262°49'09"	229.35'	75.00'	S 04°32'52" W
C18	50.00'	41°24'35"	36.14'	35.36'	N 64°44'51" W
C19	525.00'	0°43'45"	6.68'	6.68'	N 00°33'11" W
C20	525.00'	10°34'04"	96.83'	96.69'	N 06°12'05" W

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N 85°27'08" W	1.86'

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	DESCRIPTION

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

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

THE VILLAGE AT ABBIE TRAILS
SECTION 8

DATE:	FEBRUARY 2020	DRAWN BY:	KAS
DWG SCALE:	1"=30'	CHECKED BY:	MAS
PROJECT NO:			164-590
APPROVED BY:			

DRAWING NO.:
PLAT
SHEET 2 OF 2

P:\2016\164-590\~Survey\Dwg\164590-SW01-PLAT-SEC8.dwg[A1VIO72] LSD2/11/2020 - dcoul - LP: 2/11/2020 2:42 PM