

# THE VILLAGE AT ABBIE TRAILS SECTION 3 PART 2

Situated in the State of Ohio, County of Franklin, City of Columbus and in Section 6, Township 15, Range 20, Congress Lands, containing 6.789 acres of land, more or less, said 6.789 acres being part of that tract of land conveyed to FISCHER DEVELOPMENT COMPANY by deed of record in Instrument Number \_\_\_\_\_, Recorder's Office, Franklin County, Ohio.

The undersigned, FISCHER DEVELOPMENT 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 OF ABBIE TRAILS SECTION 3 PART 2", a subdivision containing Lots numbered 228 to 261, both inclusive, does hereby accept this plat of same and dedicates to public use, as such, of all the Drive, shown hereon and not heretofore dedicated.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement" or "Drainage Easement". Each of the aforementioned designated easements permit the construction, operation and maintenance of all public and quasi public utilities, above, beneath and on the surface of the ground, and where necessary, for the construction, operation and maintenance of service connections to all adjacent lots and lands and for storm water drainage. Within those areas designated "Drainage Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating and maintaining major storm water drainage swales and/or other above ground storm water drainage facilities. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat unless approved by the City of Columbus, Division of Sewerage and Drainage.

In Witness Whereof, TODD E. HUSS, President of FISCHER DEVELOPMENT COMPANY, has hereunto set his hand this 19th day of Sept, 2011.

Signed and Acknowledged  
In the presence of: FISCHER DEVELOPMENT COMPANY

By Todd E. Huss  
TODD E. HUSS, President

STATE OF OHIO  
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared TODD E. HUSS, President of FISCHER DEVELOPMENT COMPANY, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said FISCHER DEVELOPMENT COMPANY, for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this 19th day of September, 2011.

My commission expires \_\_\_\_\_  
Notary Public, State of Ohio

MARVIN LARRY SPRADUE, Attorney at Law  
NOTARY PUBLIC - STATE OF OHIO  
My Commission has no expiration  
Date: Section 447.03 O.R.C.



Approved this 29th day of September, 2011.  
Tracie A. Davies / ABZ  
Building and Zoning Columbus, Ohio  
Services Department Director

Approved this 30th day of September, 2011.  
Hassan Y. Zahm / mpa  
City Engineer, Columbus, Ohio

Approved this 5th day of October, 2011.  
Blank Nelson / JGA  
Director of Public Services Columbus, Ohio

Approved and accepted this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by Ordinance No. \_\_\_\_\_ wherein all of the Drive shown dedicated hereon is accepted as such by the Council for the City of Columbus, Ohio.

In witness thereof, I have hereunto set my hand and affixed my seal the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
\_\_\_\_\_  
City Clerk, Columbus, Ohio

Transferred this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
\_\_\_\_\_  
Auditor, Franklin County, Ohio

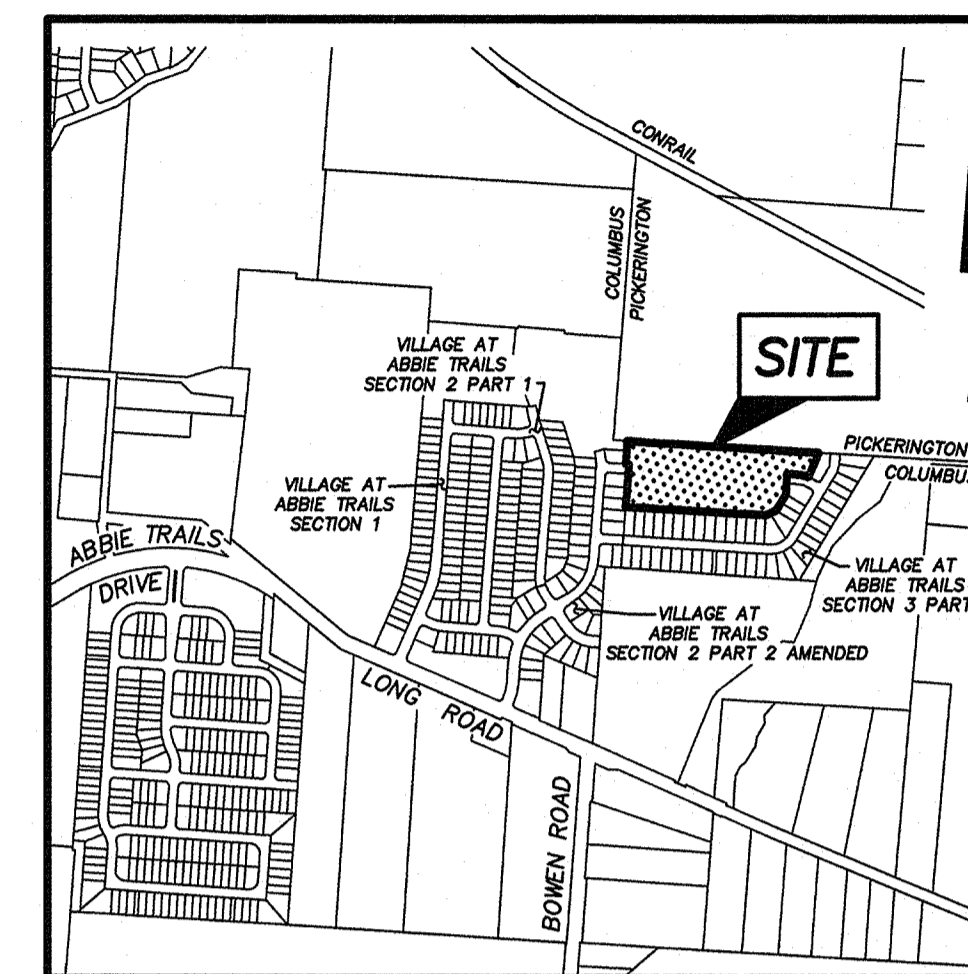
\_\_\_\_\_  
Deputy Auditor, Franklin County, Ohio

Filed for record this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_ M. Fee \$ \_\_\_\_\_  
\_\_\_\_\_  
Recorder, Franklin County, Ohio

File No. \_\_\_\_\_

Recorded this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
\_\_\_\_\_  
Deputy Recorder, Franklin County, Ohio

Plat Book \_\_\_\_\_, Pages \_\_\_\_\_



LOCATION MAP AND BACKGROUND DRAWING

SCALE: 1" = 1000'

**SURVEY DATA:**

**BASIS OF BEARINGS:** The bearings shown hereon, are based on the same meridian as the bearings shown on the subdivision plat entitled "The Village of Abbie Trails Section 2 Part 2," of record in Plat Book 108, Pages 65 and 66, Recorder's Office, Franklin County, Ohio, on which a portion of the centerline of Winding Path Drive has a bearing of North 04° 32' 52" East.

**SOURCE OF 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:** Iron pins, where indicated hereon, unless otherwise noted, are to be set and are iron pipes thirteen sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT INC.

**PERMANENT MARKERS:** Permanent markers, where indicated hereon, are to be one-inch diameter, thirty-inch long, solid iron pins. Pins are to be set to monument the points indicated, and set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped "EMHT INC." Once installed, the top of the cap shall be marked (punched) to record the actual location of the point.

SURVEYED & PLATTED  
BY



Evans, Mechwart, Hambleton & Tilton, Inc.  
Engineers • Surveyors • Planners • Scientists  
5500 New Albany Road, Columbus, OH 43054  
Phone: 614.275.4500 • Toll Free: 888.775.3448  
emht.com

We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

- = Iron Pin (See Survey Data)
- = MAG Nail to be set
- ⊗ = Permanent Marker (See Survey Data)

By \_\_\_\_\_  
Professional Surveyor No. 8250 Date 9/16/11

