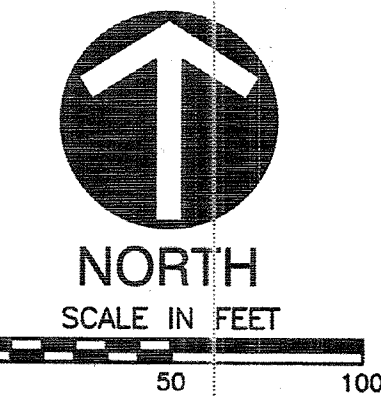


THE VILLAGE AT ABBIE TRAILS SECTION 4

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



NOTE "A": THE 3.194 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 39049C366K 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 4 DOES NOT IMPLY ANY APPROVAL FOR THE DEVELOPMENT OF THE SITE AS IT MAY PERTAIN TO WETLANDS.

NOTE "C" ACREAGE BREAKDOWN:

TOTAL ACREAGE	3.194 ACRES
ACREAGE IN R/W	0.729 ACRES
ACREAGE IN REMAINING LOTS	2.465 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 4 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.

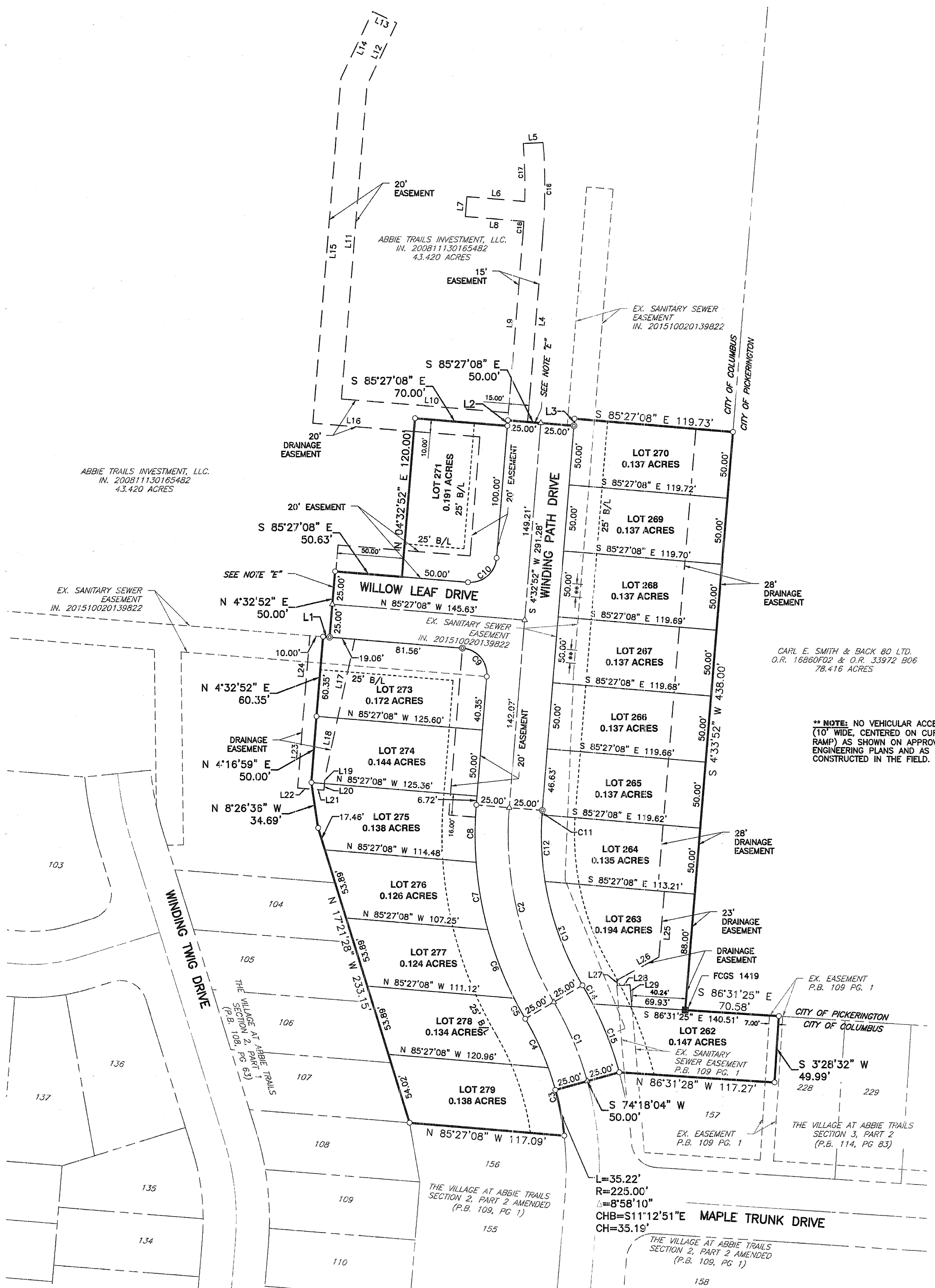
NOTE "E": NO VEHICULAR ACCESS TO BE IN EFFECT UNTIL SUCH TIME AS THE PUBLIC STREET IS EXTENDED BY PLAT OR DEED.

NOTE "F" 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 "G": 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 "H" DEPRESSED DRIVEWAYS: THE PAVEMENT AND STORM SEWER PLAN TOGETHER WITH THE MASTER GRADING PLAN FOR THE VILLAGE AT ABBIE TRAILS SECTION 4, SHOWS A DESIGN THAT WOULD PROHIBIT ALL OF THE LOTS IN THE VILLAGE AT ABBIE TRAILS SECTION 4, FROM HAVING A DEPRESSED DRIVEWAY ACCORDING TO COLUMBUS CITY CODE SECTION 4123.43 UNLESS OTHERWISE APPROVED BY THE COLUMBUS INSPECTOR.

NOTE "I" 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.



CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C1	250.00'	14°50'19"	64.75'	64.56'	S 23°07'06" E
C2	250.00'	35°05'07"	153.09'	150.71'	S 12°59'42" E
C3	225.00'	13°27'02"	52.82'	52.70'	N 13°27'17" W
C4	225.00'	10°21'27"	40.67'	40.62'	N 25°21'32" W
C5	275.00'	3°41'07"	17.69'	17.68'	S 28°41'42" E
C6	275.00'	11°34'21"	55.54'	55.45'	S 21°03'58" E
C7	275.00'	10°48'23"	51.71'	51.63'	S 09°53'36" E
C8	275.00'	9°03'16"	43.46'	43.41'	S 00°01'14" W
C9	20.00'	90°00'00"	31.42'	28.28'	N 40°27'08" W
C10	20.00'	90°00'00"	31.42'	28.28'	N 49°32'52" E
C11	225.00'	0°51'31"	3.37'	3.37'	S 04°07'07" W
C12	225.00'	12°51'47"	50.51'	50.41'	S 02°44'33" E
C13	225.00'	21°21'49"	63.89'	63.41'	S 19°51'21" E
C14	275.00'	3°19'58"	16.00'	15.99'	N 28°52'16" W
C15	275.00'	11°30'21"	55.22'	55.13'	N 21°27'06" W
C16	465.00'	8°44'32"	70.95'	70.88'	N 00°10'36" E
C17	450.00'	5°35'55"	43.97'	43.95'	N 01°26'11" W
C18	450.00'	1°16'24"	10.00'	10.00'	N 03°54'40" E

LINE TABLE			LINE TABLE		
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L1	S 85°27'08" E	4.97'	L17	S 12°04'07" W	60.87'
L2	N 04°32'52" E	4.21'	L18	S 12°04'07" W	45.50'
L3	N 04°32'52" E	5.35'	L19	S 04°26'25" W	4.89'
L4	N 04°32'52" E	140.79'	L20	S 04°26'25" W	4.98'
L5	S 87°02'15" W	15.00'	L21	N 85°33'35" W	8.74'
L6	N 85°27'08" W	43.67'	L22	N 85°33'35" W	11.17'
L7	S 04°32'52" E	15.00'	L23	N 04°16'59" E	55.00'
L8	S 85°27'08" E	44.25'	L24	N 04°32'52" E	60.37'
L9	S 04°32'52" W	135.00'	L25	S 04°33'52" W	50.00'
L10	N 85°27'08" W	126.47'	L26	S 61°11'04" W	36.07'
L11	N 04°32'52" E	237.96'	L27	S 05°04'36" E	4.17'
L12	N 25°24'15" E	51.92'	L28	N 84°55'24" E	6.59'
L13	N 64°35'45" W	20.00'	L29	S 05°04'36" E	16.69'
L14	S 25°24'15" W	55.60'			
L15	S 04°32'52" W	261.64'			
L16	S 85°27'08" E	76.47'			

C.E.C.
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 4
Situate in
CITY OF COLUMBUS
FRANKLIN COUNTY, OHIO
Made For
FISCHER DEVELOPMENT COMPANY
CITY OF COLUMBUS

DATE:	DECEMBER 2015	SCALE:	1" = 50'	DRAWING NO.:	
DRAWN BY:	MJA	CHECKED BY:	MAS	PLAT	SHEET 2 OF 2
PROJECT NO.:	141-725	APPROVED BY:	JAM		

P:\2014\141-725-Survey\Drawings\PLAT\141-725 PLAT PART 141-725.dwg (12/07/2015 - mason) - LP: 12/09/2015 4:03 PM