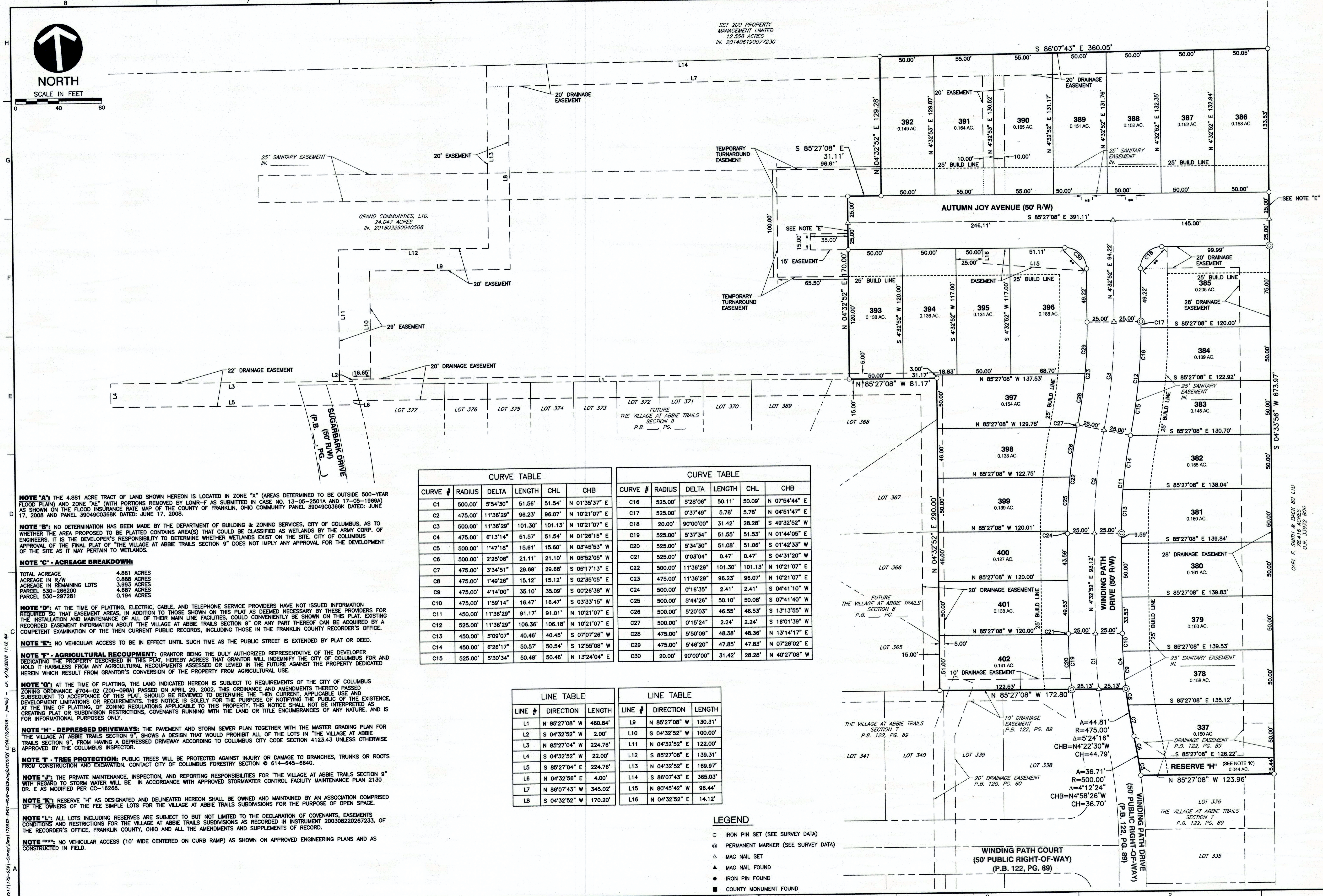




SST 200 PROPERTY MANAGEMENT LIMITED  
12.538 ACRES  
IN. 20140619007230



| CURVE TABLE |         |           |         |         |               |
|-------------|---------|-----------|---------|---------|---------------|
| CURVE #     | RADIUS  | DELTA     | LENGTH  | CHL     | CHB           |
| C1          | 500.00' | 5°54'30"  | 51.56'  | 51.54'  | N 01°35'37" E |
| C2          | 475.00' | 11°36'29" | 96.23'  | 96.07'  | N 10°21'07" E |
| C3          | 500.00' | 11°36'29" | 101.30' | 101.13' | N 10°21'07" E |
| C4          | 475.00' | 6°13'14"  | 51.57'  | 51.54'  | N 01°26'15" E |
| C5          | 500.00' | 1°47'18"  | 15.61'  | 15.60'  | N 03°45'53" W |
| C6          | 500.00' | 2°25'06"  | 21.11'  | 21.10'  | N 05°52'05" W |
| C7          | 475.00' | 3°34'51"  | 29.69'  | 29.68'  | S 05°17'13" E |
| C8          | 475.00' | 1°49'26"  | 15.12'  | 15.12'  | S 02°35'05" E |
| C9          | 475.00' | 4°14'00"  | 35.10'  | 35.09'  | S 00°26'38" W |
| C10         | 475.00' | 1°59'14"  | 16.47'  | 16.47'  | S 03°33'15" W |
| C11         | 450.00' | 11°36'29" | 91.17'  | 91.01'  | N 10°21'07" E |
| C12         | 525.00' | 11°36'29" | 106.36' | 106.18' | N 10°21'07" E |
| C13         | 450.00' | 5°09'07"  | 40.46'  | 40.45'  | S 07°07'26" W |
| C14         | 450.00' | 6°26'17"  | 50.57'  | 50.54'  | S 12°55'08" W |
| C15         | 525.00' | 5°30'34"  | 50.48'  | 50.46'  | N 13°24'04" E |

| CURVE TABLE |         |           |         |         |               |
|-------------|---------|-----------|---------|---------|---------------|
| CURVE #     | RADIUS  | DELTA     | LENGTH  | CHL     | CHB           |
| C16         | 525.00' | 5°28'06"  | 50.11'  | 50.09'  | N 07°54'44" E |
| C17         | 525.00' | 0°37'49"  | 5.78'   | 5.78'   | N 04°51'47" E |
| C18         | 20.00'  | 90°00'00" | 31.42'  | 28.28'  | S 49°32'52" W |
| C19         | 525.00' | 5°37'34"  | 51.55'  | 51.53'  | N 01°44'05" E |
| C20         | 525.00' | 5°34'30"  | 51.08'  | 51.06'  | S 01°42'33" W |
| C21         | 525.00' | 0°03'04"  | 0.47'   | 0.47'   | S 04°31'20" W |
| C22         | 500.00' | 11°36'29" | 101.30' | 101.13' | N 10°21'07" E |
| C23         | 475.00' | 11°36'29" | 96.23'  | 96.07'  | N 10°21'07" E |
| C24         | 500.00' | 0°16'35"  | 2.41'   | 2.41'   | S 04°41'10" W |
| C25         | 500.00' | 5°44'26"  | 50.10'  | 50.08'  | S 07°41'40" W |
| C26         | 500.00' | 5°20'03"  | 46.55'  | 46.53'  | S 13°13'55" W |
| C27         | 500.00' | 0°15'24"  | 2.24'   | 2.24'   | S 16°01'39" W |
| C28         | 475.00' | 5°50'09"  | 48.38'  | 48.36'  | N 13°14'17" E |
| C29         | 475.00' | 5°46'20"  | 47.85'  | 47.83'  | N 07°26'02" E |
| C30         | 20.00'  | 90°00'00" | 31.42'  | 28.28'  | N 40°27'08" W |

| LINE TABLE |               |         |
|------------|---------------|---------|
| LINE #     | DIRECTION     | LENGTH  |
| L1         | N 85°27'08" W | 460.84' |
| L2         | S 04°32'52" W | 2.00'   |
| L3         | N 85°27'04" W | 224.76' |
| L4         | S 04°32'52" W | 22.00'  |
| L5         | S 85°27'04" E | 224.76' |
| L6         | N 04°32'56" E | 4.00'   |
| L7         | N 86°07'43" W | 345.02' |
| L8         | S 04°32'52" W | 170.20' |

| LINE TABLE |               |         |
|------------|---------------|---------|
| LINE #     | DIRECTION     | LENGTH  |
| L9         | N 85°27'08" W | 130.31' |
| L10        | S 04°32'52" W | 100.00' |
| L11        | N 04°32'52" E | 122.00' |
| L12        | S 85°27'08" E | 139.31' |
| L13        | N 04°32'52" E | 169.97' |
| L14        | S 86°07'43" E | 365.03' |
| L15        | N 80°45'42" W | 96.44'  |
| L16        | N 04°32'52" E | 14.12'  |

**LEGEND**

- IRON PIN SET (SEE SURVEY DATA)
- ⊙ PERMANENT MARKER (SEE SURVEY DATA)
- ⊕ MAG NAIL SET
- ▲ MAG NAIL FOUND
- IRON PIN FOUND
- COUNTY MONUMENT FOUND

**NOTE "A":** THE 4.881 ACRE TRACT OF LAND SHOWN HEREON IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN) AND ZONE "AE" (WITH PORTIONS REMOVED BY LOMR-F AS SUBMITTED IN CASE NO. 13-05-2501A AND 17-05-1998A) AS SHOWN ON THE FLOOD INSURANCE RATE MAP OF THE COUNTY OF FRANKLIN, OHIO COMMUNITY PANEL 390460366K DATED: JUNE 17, 2008 AND PANEL 390460366K 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 9 DOES NOT IMPLY APPROVAL FOR THE DEVELOPMENT OF THE SITE AS IT MAY PERTAIN TO WETLANDS.

**NOTE "C" - ACREAGE BREAKDOWN:**

|                           |             |
|---------------------------|-------------|
| TOTAL ACREAGE             | 4.881 ACRES |
| ACREAGE IN R/W            | 0.888 ACRES |
| ACREAGE IN REMAINING LOTS | 3.993 ACRES |
| PARCEL 530-282200         | 4.687 ACRES |
| PARCEL 530-297281         | 0.194 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 APPROVED EASEMENT INFORMATION ABOUT "THE VILLAGE AT ABBIE TRAILS SECTION 9" 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 (200-098A) PASSED ON APRIL 29, 2002. THIS ORDINANCE AND AMENDMENTS THERETO PASSED AND 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 9", SHOWS A DESIGN THAT WOULD PROHIBIT ALL OF THE LOTS IN "THE VILLAGE AT ABBIE TRAILS SECTION 9", 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.

**NOTE "J":** THE PRIVATE MAINTENANCE, INSPECTION, AND REPORTING RESPONSIBILITIES FOR "THE VILLAGE AT ABBIE TRAILS SECTION 9" WITH REGARD TO STORM WATER WILL BE IN ACCORDANCE WITH APPROVED STORMWATER CONTROL FACILITY MAINTENANCE PLAN 2130 DR. E AS MODIFIED PER CC-16268.

**NOTE "K":** RESERVE "H" 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 AT ABBIE TRAILS SUBDIVISIONS FOR THE PURPOSE OF OPEN SPACE.

**NOTE "L":** 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 SUBDIVISIONS AS RECORDED IN INSTRUMENT 200308220267233, OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO AND ALL THE AMENDMENTS AND SUPPLEMENTS OF RECORD.

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

REVISION RECORD

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |
|     |      |             |
|     |      |             |

**Civil & Environmental Consultants, Inc.**  
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614-540-6633 · 888-598-6808  
www.cecinc.com

THE VILLAGE AT ABBIE TRAILS SECTION 9

CITY OF COLUMBUS  
FRANKLIN COUNTY, OHIO

JEC  
MJA  
172-639  
MMS

DATE: APRIL 2018  
DRAWN BY: JEC  
PROJECT NO.: 172-639  
CHECKED BY: MJA

APPROVED BY: MMS

DRAWING NO. **PLAT**

SHEET 2 OF 2