

# SOPHIE VILLAGE AT ABBIE TRAILS PART 2

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

CC 18895  
E 3699

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, BEING IN SECTION 6, TOWNSHIP 15, RANGE 20, CONGRESS LANDS EAST OF THE SCIOTO, CONTAINING 13.523 ACRES OF LAND, BEING PART OF A 18.129 ACRE TRACT OF LAND, CONVEYED TO GRAND COMMUNITIES, LLC, OF RECORD IN INSTRUMENT NUMBER 202007220105550, ALL RECORDS BEING ON FILE IN THE OFFICE OF THE RECORDER, FRANKLIN COUNTY, OHIO.

THE UNDERSIGNED, GRAND COMMUNITIES, LLC, A KENTUCKY LIMITED LIABILITY 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 "SOPHIE VILLAGE AT ABBIE TRAILS PART 2", A SUBDIVISION CONTAINING LOTS NUMBERED 24-47 INCLUSIVE, RESERVE "A", AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATES TO PUBLIC USE, AS SUCH, ALL OR PARTS OF SOPHIE PEARL LANE, RUBY PEARL PLACE AND LONG ROAD SHOWN HEREON AND NOT HERE TO FORE DEDICATED.

EASEMENTS ARE HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT" OR "DRAINAGE & UTILITY EASEMENT", FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF ALL PUBLIC AND QUASI PUBLIC UTILITIES ABOVE AND BENEATH THE SURFACE OF THE GROUND AND, WHERE NECESSARY, FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF THE SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LANDS AND FROM STORM WATER DRAINAGE. WITHIN THOSE AREAS DESIGNATED "DRAINAGE EASEMENT", AND ON THIS PLAT AN ADDITIONAL EASEMENT IS HEREBY RESERVED FOR THE PURPOSE OF CONSTRUCTION, OPERATING AND MAINTAINING MAJOR STORM WATER DRAINAGE SWALES AND/OR OTHER STORM WATER DRAINAGE FACILITIES. NO ABOVE GRADE STRUCTURES, DAMS OR OTHER OBSTRUCTIONS TO THE FLOW OF STORMWATER RUNOFF ARE PERMITTED WITHIN DRAINAGE EASEMENT AREAS AS DELINEATED ON THIS PLAT UNLESS APPROVED BY THE CITY OF COLUMBUS, DIVISION OF SEWERAGE AND DRAINAGE.

THE EASEMENTS SHOWN HEREON OUTSIDE OF THE PLATTED AREA WITHIN THE ORIGINAL 18.129 ACRE TRACT OF LAND CONVEYED TO GRAND COMMUNITIES, LLC, AS DESCRIBED IN INSTRUMENT NUMBER 202007220105550 AND ARE RESERVED FOR THE PURPOSES STATED IN THE FOREGOING "EASEMENTS" PARAGRAPH.

IN WITNESS WHEREOF, GRAND COMMUNITIES, LLC, David Stroup, HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE.

THIS 28 DAY OF June, 2021.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF: GRAND COMMUNITIES, LLC  
A KENTUCKY LIMITED LIABILITY COMPANY

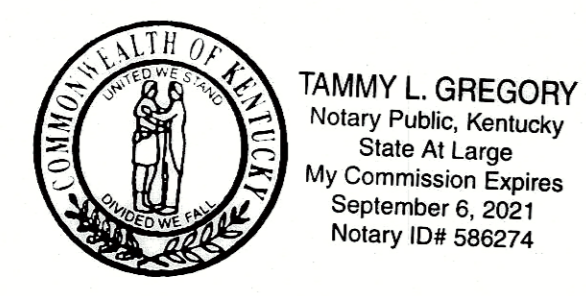
BY: Karla Heathhouse  
Ryan Stroup

David Stroup  
NAME  
VP of Land Development  
TITLE

STATE OF KENTUCKY  
COUNTY OF BOONE:

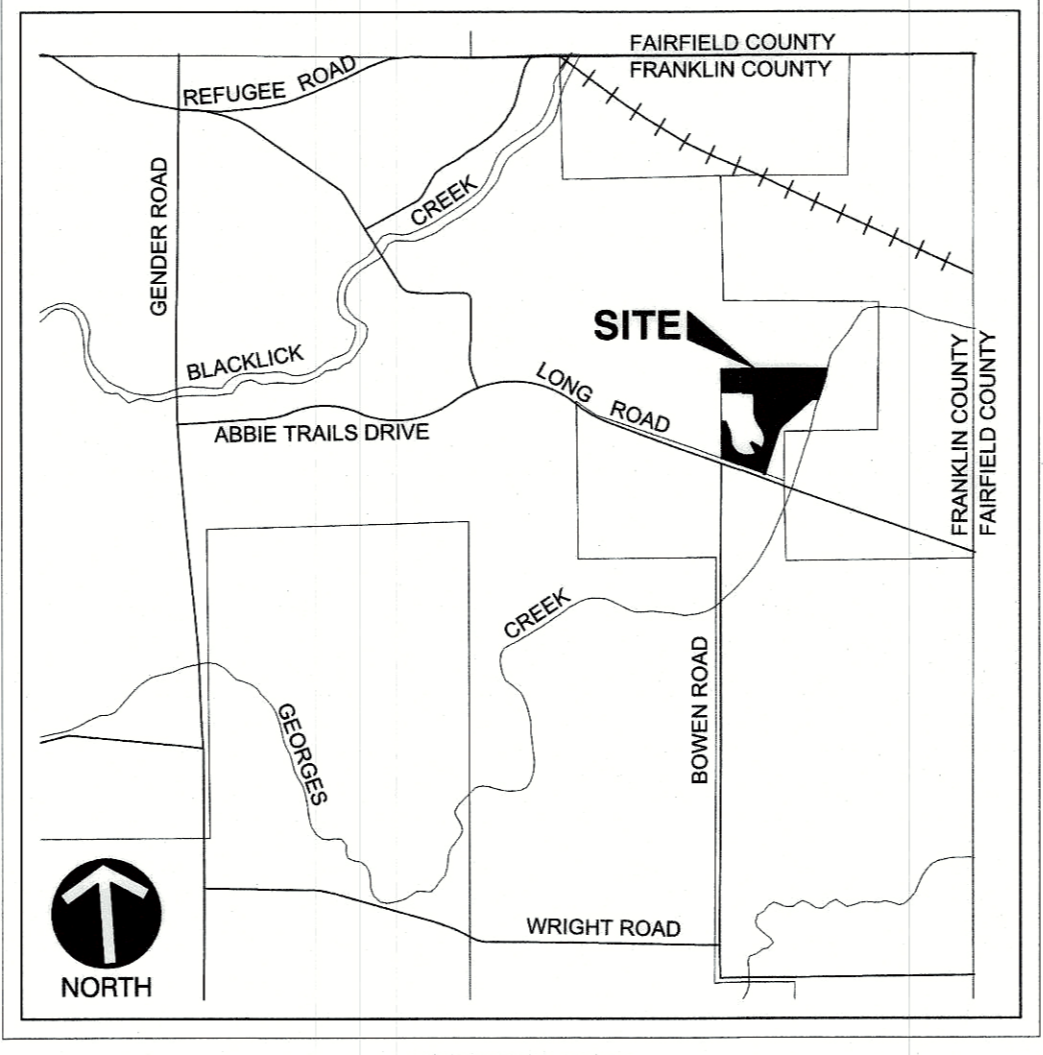
THIS IS AN ACKNOWLEDGMENT CLAUSE; NO OATH OR AFFIRMATION WAS ADMINISTERED TO THE SIGNER. THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF June, 2021 BY David Stroup OF GRAND COMMUNITIES, LLC, A KENTUCKY LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY.

MY COMMISSION EXPIRES 9-6-2021 Tammy L. Gregory



**CERTIFICATION:**  
WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ATTACHED PREMISES, PREPARED THE ATTACHED PLAT, AND THAT SAID PLAT IS CORRECT. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

Michael J. Ward  
MICHAEL J. WARD  
PROFESSIONAL LAND SURVEYOR NO. S-8808  
6/25/21



VICINITY MAP  
SCALE: 1" = 2000'

APPROVED THIS 14<sup>TH</sup> DAY OF July, 2021

Scott J. Messer / ASB  
DIRECTOR, DEPARTMENT OF BUILDING AND ZONING SERVICES, COLUMBUS OHIO

APPROVED THIS 14<sup>TH</sup> DAY OF JULY, 2021

[Signature]  
CITY ENGINEER/ADMINISTRATOR, DIVISION OF DESIGN & CONSTRUCTION, COLUMBUS OHIO

APPROVED THIS 14<sup>TH</sup> DAY OF July, 2021

[Signature]  
DIRECTOR, DEPARTMENT OF PUBLIC SERVICE, COLUMBUS OHIO

APPROVED AND ACCEPTED THIS \_\_\_ DAY OF \_\_\_\_\_, 2021, BY ORDINANCE No. \_\_\_\_\_ WHEREIN SOPHIE PEARL LANE, RUBY PEARL PLACE AND LONG ROAD ARE HEREBY DEDICATED AND ACCEPTED AS SUCH BY THE COUNCIL OF THE CITY OF COLUMBUS OHIO.

IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THIS

\_\_\_\_\_  
CITY CLERK, COLUMBUS OHIO

\_\_\_\_ DAY OF \_\_\_\_\_, 2021

TRANSFERRED THIS \_\_\_ DAY OF \_\_\_\_\_, 2021

\_\_\_\_\_  
AUDITOR, FRANKLIN COUNTY, OHIO

\_\_\_\_\_  
DEPUTY AUDITOR, FRANKLIN COUNTY, OHIO

FILED FOR RECORD THIS \_\_\_ DAY OF \_\_\_\_\_, 2021

\_\_\_\_\_  
RECORDER, FRANKLIN COUNTY, OHIO

AT \_\_\_\_\_, FEE \_\_\_\_\_

FILE NO. \_\_\_\_\_

\_\_\_\_\_  
DEPUTY RECORDER, FRANKLIN COUNTY, OHIO

PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_

**OWNER / DEVELOPER:**  
GRAND COMMUNITIES, LLC  
3940 OLYMPIC BOULEVARD, SUITE 400  
ERLANGER, KENTUCKY 41018  
PHONE: (859)341-4709  
CONTACT: TODD HUSS  
EMAIL: THUSS@FISCHERHOMES.COM

NO.	DATE	REVISION RECORD DESCRIPTION

**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**

DRAWING NO.: **PLAT**

SHEET 1 OF 2

DATE: JUNE 2021 | DRAWN BY: KAS | CHECKED BY: N/A | PROJECT NO.: 198-109 | APPROVED BY: [Signature]