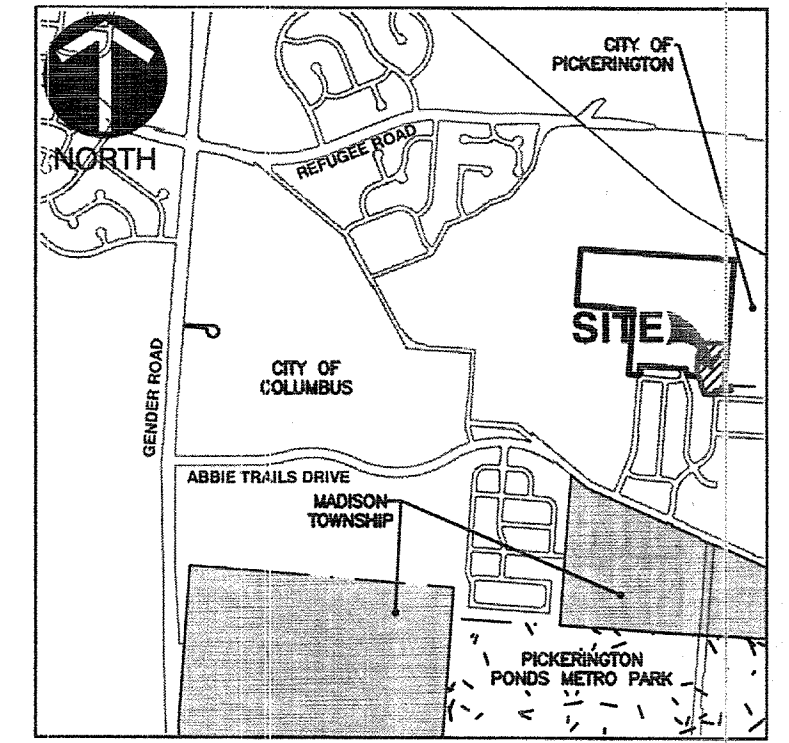


# THE VILLAGE AT ABBIE TRAILS SECTION 4

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



VICINITY MAP  
NOT TO SCALE

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, BEING IN SECTION 6, TOWNSHIP 15, RANGE 20, CONGRESS LANDS, CONTAINING 3.194 ACRES OF LAND, MORE OR LESS, SAID 3.194 ACRES BEING OUT OF THAT 43.420 ACRE TRACT OF LAND AS DESCRIBED IN DEED TO FISCHER DEVELOPMENT COMPANY, OF RECORD IN INSTRUMENT No. 2010 114900 5632, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

THE UNDERSIGNED, FISCHER DEVELOPMENT COMPANY, A KENTUCKY CORPORATION, BY TODD E. HUSS, PRESIDENT, OWNER OF THE LANDS PLATED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS "THE VILLAGE AT ABBIE TRAILS, SECTION 4", A SUBDIVISION CONTAINING LOTS NUMBERED 262-271, 273-279 INCLUSIVE, DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATES TO PUBLIC USE, AS SUCH, ALL OR PARTS OF WINDING PATH DRIVE AND WILLOW LEAF DRIVE SHOWN HEREON AND NOT HERE TO FORE DEDICATED.

EASEMENTS ARE HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "EASEMENT" OR "DRAINAGE 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 43.420 ACRE TRACT OF LAND OWNED BY ABBIE TRAILS INVESTMENT, LLC, AS DESCRIBED IN INSTRUMENT NO. 200811130165482 AND ARE RESERVED FOR THE PURPOSES STATED IN THE FOREGOING "EASEMENTS" PARAGRAPH.

IN WITNESS WHEREOF ABBIE TRAILS INVESTMENT, LLC, TODD E. HUSS, PRESIDENT, HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE. THIS 15<sup>th</sup> DAY OF December, 2016.

SIGNED AND ACKNOWLEDGED  
IN THE PRESENCE OF:

ABBIE TRAILS INVESTMENT LLC  
AN OHIO LIMITED LIABILITY COMPANY

BY: Daniell Berman  
Matthew Beardsley

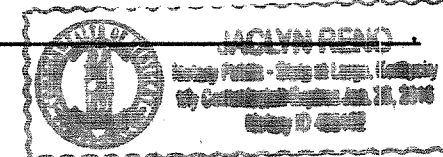
Todd E. Huss  
TODD E. HUSS, PRESIDENT

STATE OF OHIO KENTUCKY  
COUNTY OF FRANKLIN BOONE:

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED TODD E. HUSS, PRESIDENT OF SAID ABBIE TRAILS INVESTMENT, LLC, AN OHIO LIMITED LIABILITY COMPANY, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID ABBIE TRAILS INVESTMENT, LLC, AN OHIO LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES EXPRESSED THEREIN.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 15<sup>th</sup> DAY OF December, 2016

MY COMMISSION EXPIRES



Jaclyn Reno

IN WITNESS WHEREOF FISCHER DEVELOPMENT COMPANY, TODD E. HUSS, PRESIDENT, HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE. THIS 15<sup>th</sup> DAY OF December, 2016.

SIGNED AND ACKNOWLEDGED  
IN THE PRESENCE OF:

FISCHER DEVELOPMENT COMPANY  
A KENTUCKY CORPORATION

BY: Daniell Berman  
Matthew Beardsley

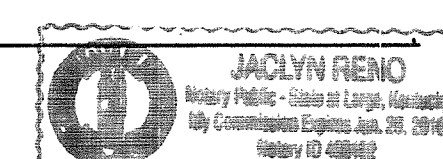
Todd E. Huss  
TODD E. HUSS, PRESIDENT

STATE OF OHIO KENTUCKY  
COUNTY OF FRANKLIN BOONE:

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED TODD E. HUSS, PRESIDENT OF SAID 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, A KENTUCKY CORPORATION, FOR THE USES AND PURPOSES EXPRESSED THEREIN.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 15<sup>th</sup> DAY OF December, 2016

MY COMMISSION EXPIRES



Jaclyn Reno

APPROVED THIS 23<sup>rd</sup> DAY OF DECEMBER, 2015

Scott J. Meyer  
DIRECTOR, DEPARTMENT OF BUILDING AND ZONING SERVICES, COLUMBUS OHIO

APPROVED THIS 25<sup>th</sup> DAY OF JANUARY, 2016

Hassan Y. Zaid  
CITY ENGINEER/ADMINISTRATOR, DIVISION OF DESIGN & CONSTRUCTION, COLUMBUS OHIO

APPROVED THIS 25<sup>th</sup> DAY OF January, 2016

Joseph J. Salch  
DIRECTOR, DEPARTMENT OF PUBLIC SERVICE, COLUMBUS OHIO

APPROVED AND ACCEPTED THIS \_\_\_ DAY OF \_\_\_\_\_, 2015, BY ORDINANCE No. \_\_\_\_\_ WHEREIN WINDING PATH DRIVE AND WILLOW LEAF DRIVE 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 \_\_\_ DAY OF \_\_\_\_\_, 2015  
CITY CLERK, COLUMBUS OHIO

TRANSFERRED THIS \_\_\_ DAY OF \_\_\_\_\_, 2015  
AUDITOR, FRANKLIN COUNTY, OHIO

FILED FOR RECORD THIS \_\_\_ DAY OF \_\_\_\_\_ AT \_\_\_\_\_ FEE \_\_\_\_\_  
RECORDER, FRANKLIN COUNTY, OHIO

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

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

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

### LEGEND

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

### SURVEY DATA:

#### BASIS OF BEARINGS:

THE BEARINGS AS DESCRIBED ARE BASED ON THE SAME MERIDIAN AS BEARING SHOWN IN THE VILLAGE OF ABBIE TRAILS, SECTION 2, PART 2 AMENDED AS SHOWN IN PLAT BOOK 109, PAGE 1, AS BEING NORTH 04°32'52" EAST FOR A PORTION OF THE CENTERLINE OF WINDING PATH DRIVE.

#### SOURCE 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:

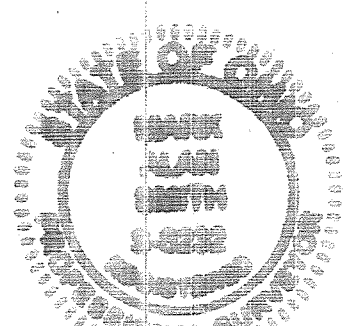
WHERE INDICATED HEREON, UNLESS OTHERWISE NOTED, ARE TO BE SET AND ARE 5/8" SOLID IRON PIN, THIRTY INCHES LONG WITH A YELLOW PLASTIC CAP BEARING THE INITIALS "CEC".

#### PERMANENT MARKERS:

WHERE INDICATED HEREON, UNLESS OTHERWISE NOTED, ARE TO BE SET AND ARE SOLID IRON PINS, 1" DIAMETER, 30" LONG WITH A YELLOW PLASTIC CAP BEARING THE INITIALS "CEC".

#### 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. DIMENSIONS SHOWN ALONG CURVES ARE CHORD MEASUREMENTS.



MARK ALAN SMITH  
PROFESSIONAL LAND SURVEYOR NO. S-8232



**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: N/A DRAWING NO.:

DRAWN BY: MJA CHECKED BY: MAS

PROJECT NO: 141-729 APPROVED BY: JAM SHEET 1 OF 2

**PLAT**

P:\2014\141-729\Survey\Draw\PLAT\141-729 PLAT Plat.dwg | LS(12/27/2015 - mcsawyer) - 12/29/2015 4:21 PM