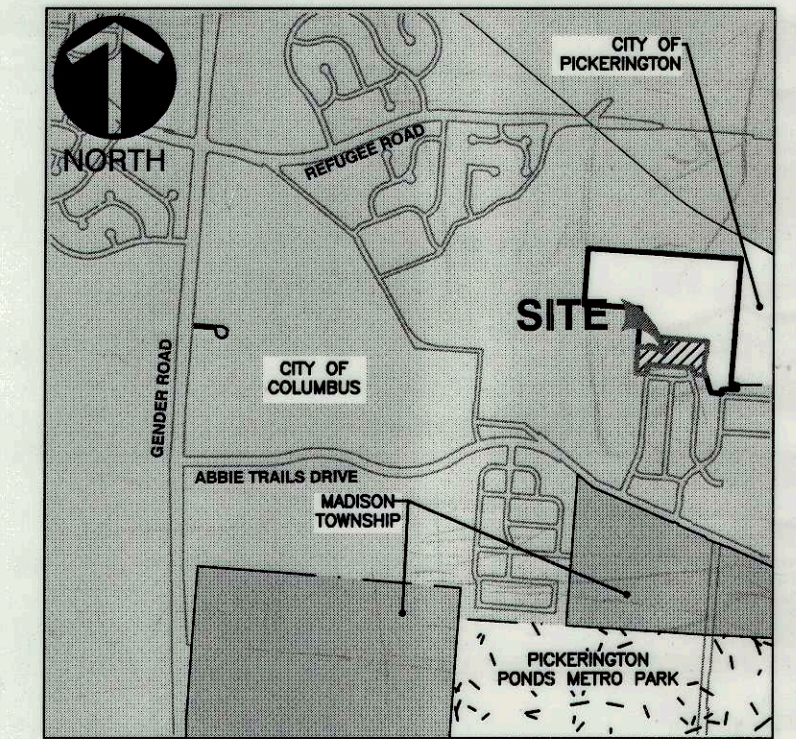


THE VILLAGE AT ABBIE TRAILS SECTION 5

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



VICINITY MAP
NOT TO SCALE

APPROVED THIS 25TH DAY OF JANUARY, 2017

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

APPROVED THIS 31ST DAY OF JANUARY, 2017

James Young
CITY ENGINEER/ADMINISTRATOR, DIVISION OF DESIGN & CONSTRUCTION, COLUMBUS OHIO

APPROVED THIS 1ST DAY OF FEBRUARY, 2017

Jean J. Bell
DIRECTOR, DEPARTMENT OF PUBLIC SERVICE, COLUMBUS OHIO

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, BEING IN SECTION 6, TOWNSHIP 15, RANGE 20, CONGRESS LANDS, CONTAINING 4.740 ACRES OF LAND, MORE OR LESS, SAID 4.740 ACRES BEING OUT OF THAT 9.388 ACRE TRACT OF LAND AS DESCRIBED IN DEED TO FISCHER DEVELOPMENT COMPANY, OF RECORD IN INSTRUMENT No. _____, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

THE UNDERSIGNED, FISCHER DEVELOPMENT COMPANY, A KENTUCKY CORPORATION, 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 AT ABBIE TRAILS SECTION 5", A SUBDIVISION CONTAINING LOTS NUMBERED 272, 280-310, INCLUSIVE, DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATES TO PUBLIC USE, AS SUCH, ALL OR PARTS OF SUGARBARK DRIVE, WILLOW LEAF DRIVE AND WINDING TWIG 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, AND 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 SAID 9.388 ACRE TRACT OF LAND OWNED BY FISCHER DEVELOPMENT COMPANY, AND ARE RESERVED FOR THE PURPOSES STATED IN THE FOREGOING "EASEMENTS" PARAGRAPH.

IN WITNESS WHEREOF FISCHER DEVELOPMENT COMPANY, TODD E. HUSS, PRESIDENT, HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE.
THIS 1TH DAY OF JANUARY, 2017

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

FISCHER DEVELOPMENT COMPANY
A KENTUCKY CORPORATION

BY: Rich D. Ribble
Hillary Lopez

Todd E. Huss
TODD E. HUSS, PRESIDENT

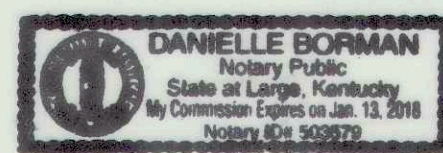
STATE OF KENTUCKY
COUNTY OF BOONE:

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED TODD E. HUSS, PRESIDENT OF SAID FISCHER DEVELOPMENT COMPANY, A KENTUCKY CORPORATION, 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 1TH DAY OF JANUARY, 2017

MY COMMISSION EXPIRES 1/13/2018

Danielle Borman



FILED FOR RECORD THIS ____ DAY OF _____
AT _____, FEE _____

RECORDER, FRANKLIN COUNTY, OHIO

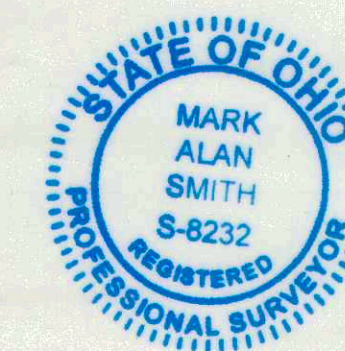
AT _____, FEE _____

DEPUTY RECORDER, FRANKLIN COUNTY, OHIO

FILE NO. _____

PLAT BOOK _____, PAGE _____

AUDITOR, FRANKLIN COUNTY, OHIO



LEGEND

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

Mark Alan Smith 1/13/2017
MARK ALAN SMITH
PROFESSIONAL LAND SURVEYOR NO. S-8232



Civil & Environmental Consultants, Inc.
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Ph: 614.540.6633 · 888.598.6808 · Fax: 614.540.6638
www.cecinc.com

THE VILLAGE AT ABBIE TRAILS
SECTION 5

Situate In

CITY OF COLUMBUS
FRANKLIN COUNTY, OHIO

Made For

FISCHER DEVELOPMENT COMPANY
THE VILLAGE OF ABBIE TRAILS
CITY OF COLUMBUS

DATE:	JANUARY 2017	SCALE:	N/A	DRAWING NO.:	
DRAWN BY:	MJA	CHECKED BY:	MAS	PLAT	
PROJECT NO.:	141-729	APPROVED BY:	JAM		SHEET 1 OF 2