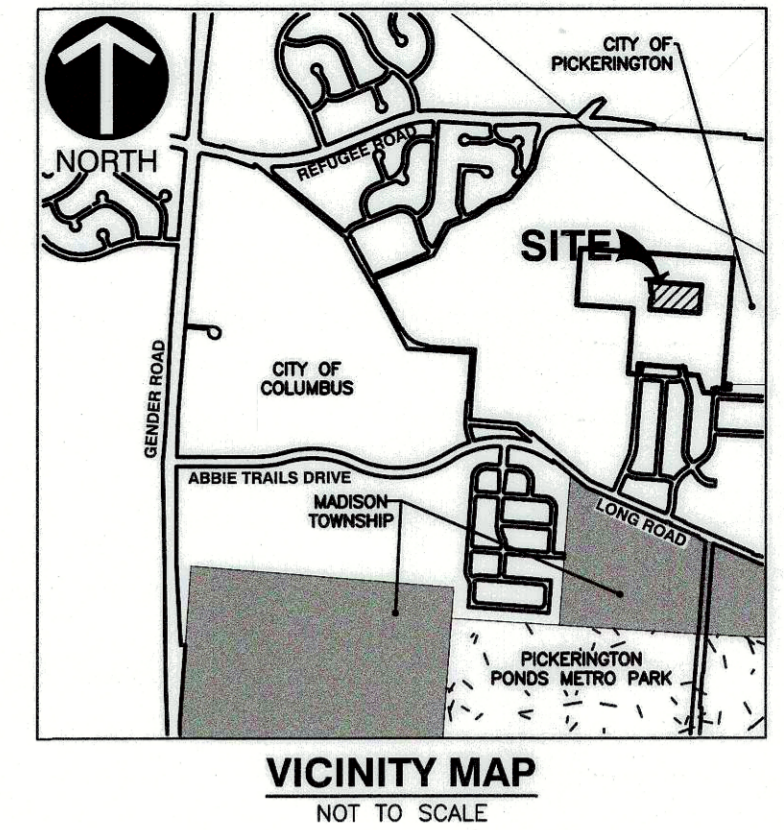


# THE VILLAGE AT ABBIE TRAILS SECTION 8

THE 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 3.459 ACRES OF LAND, MORE OR LESS, SAID 3.459 ACRES BEING OUT OF THAT 24.047 ACRE TRACT OF LAND AS DESCRIBED IN DEED TO GRAND COMMUNITIES, LTD., OF RECORD IN INSTRUMENT No. 201803290040508, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

THE UNDERSIGNED, GRAND COMMUNITIES, LLC. (F/K/A GRAND COMMUNITIES, LTD.), 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 "THE VILLAGE AT ABBIE TRAILS, SECTION 8", A SUBDIVISION CONTAINING LOTS NUMBERED 356-377 INCLUSIVE, DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATES TO PUBLIC USE, AS SUCH, ALL OR PARTS OF SUGARBARK COURT 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 24.047 ACRE TRACT OF LAND OWNED BY GRAND COMMUNITIES, LTD, AS DESCRIBED IN INSTRUMENT NO. 201803290040508 AND ARE RESERVED FOR THE PURPOSES STATED IN THE FOREGOING "EASEMENTS" PARAGRAPH.

IN WITNESS WHEREOF GRAND COMMUNITIES, LLC. (F/K/A GRAND COMMUNITIES, LTD.), A KENTUCKY LIMITED LIABILITY COMPANY, TODD E. HUSS, PRESIDENT, HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE.  
THIS 14 DAY OF February, 2020

SIGNED AND ACKNOWLEDGED  
IN THE PRESENCE OF:

GRAND COMMUNITIES, LLC.  
(F/K/A GRAND COMMUNITIES, LTD.)  
A KENTUCKY LIMITED LIABILITY COMPANY

BY: Mary Ellen Sanders  
Kawia Goodfellow

Todd E. Huss  
TODD E. HUSS, PRESIDENT

STATE OF OHIO - Kentucky  
COUNTY OF FRANKLIN - county of Boone

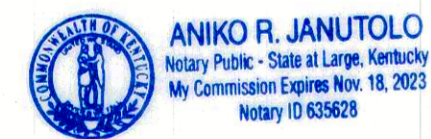
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED TODD E. HUSS, PRESIDENT OF SAID GRAND COMMUNITIES, LLC (F/K/A GRAND COMMUNITIES, LTD.) A KENTUCKY LIMITED LIABILITY COMPANY, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID GRAND COMMUNITIES, LLC. (F/K/A GRAND COMMUNITIES, LTD.), A KENTUCKY 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

14 DAY OF February, 2020

MY COMMISSION EXPIRES 11/18/2023

Aniko R. Janutolo



APPROVED THIS 21<sup>ST</sup> DAY OF FEBRUARY, 2020

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

APPROVED THIS 24<sup>TH</sup> DAY OF February, 2020

James G. P. For James P. King  
CITY ENGINEER/ADMINISTRATOR, DIVISION OF DESIGN & CONSTRUCTION, COLUMBUS OHIO

APPROVED THIS 25<sup>TH</sup> DAY OF February, 2020

David J. Galle  
DIRECTOR, DEPARTMENT OF PUBLIC SERVICE, COLUMBUS OHIO

APPROVED AND ACCEPTED THIS \_\_\_ DAY OF \_\_\_\_\_, 2020, BY ORDINANCE No. \_\_\_\_\_ WHEREIN SUGARBARK COURT IS 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 \_\_\_\_\_, 2020

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

TRANSFERRED THIS \_\_\_ DAY OF \_\_\_\_\_, 2020

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

TRANSFERRED THIS \_\_\_ DAY OF \_\_\_\_\_, 2020

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

FILED FOR RECORD THIS \_\_\_ DAY OF \_\_\_\_\_  
AT \_\_\_\_\_, FEE \_\_\_\_\_.

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

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

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

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

**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

2/12/2020



MARK ALAN SMITH  
PROFESSIONAL LAND SURVEYOR NO. S-8232

NO.	DATE	DESCRIPTION

**Civil & Environmental Consultants, Inc.**  
250 Old Wilson Bridge Road - Suite 250 - Worthington, OH 43085  
614-540-6633 - 888-598-6808  
www.cecinc.com

THE VILLAGE AT ABBIE TRAILS  
CITY OF COLUMBUS  
FRANKLIN COUNTY, OHIO

THE VILLAGE AT ABBIE TRAILS  
SECTION 8

DATE:	FEBRUARY 2020	DRAWN BY:	KAS
DATE CHECKED BY:	N/A	CHECKED BY:	MAS
PROJECT NO.:	164-880	APPROVED BY:	

DRAWING NO.:  
**PLAT**

A:\2016\164-880\SURVEY\Drawings\164-880-570-PLAN-SEC-8.dwg (LAYOUT) LSC2/1/2020 2:42 PM