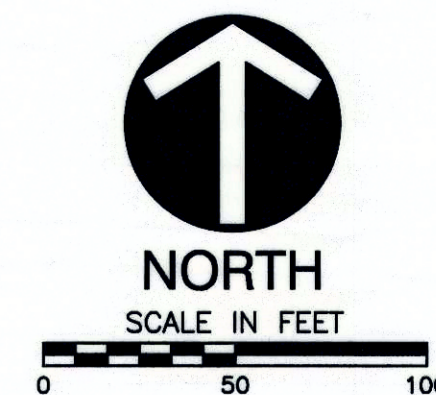


THE VILLAGE AT ABBIE TRAILS SECTION 6

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



NOTE "A": THE 3.254 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 17-05-1969A) AS SHOWN ON THE FLOOD INSURANCE RATE MAP OF THE COUNTY OF FRANKLIN, OHIO COMMUNITY PANEL 390490366K DATED: JUNE 17, 2008 AND COMMUNITY PANEL 390490366K 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 6 DOES NOT IMPLY ANY APPROVAL FOR THE DEVELOPMENT OF THE SITE AS IT MAY PERTAIN TO WETLANDS.

NOTE "C" ACREAGE BREAKDOWN:

TOTAL ACREAGE	3.254 ACRES
ACREAGE IN R/W	0.895 ACRES
ACREAGE IN REMAINING LOTS	2.559 ACRES
PID 530-266200-00	3.254 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 RECORDED EASEMENT INFORMATION ABOUT THE VILLAGE AT ABBIE TRAILS SECTION 6 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 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 (Z00-098A) PASSED ON APRIL 29, 2002, THIS ORDINANCE AND AMENDMENTS THERETO PASSED 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.

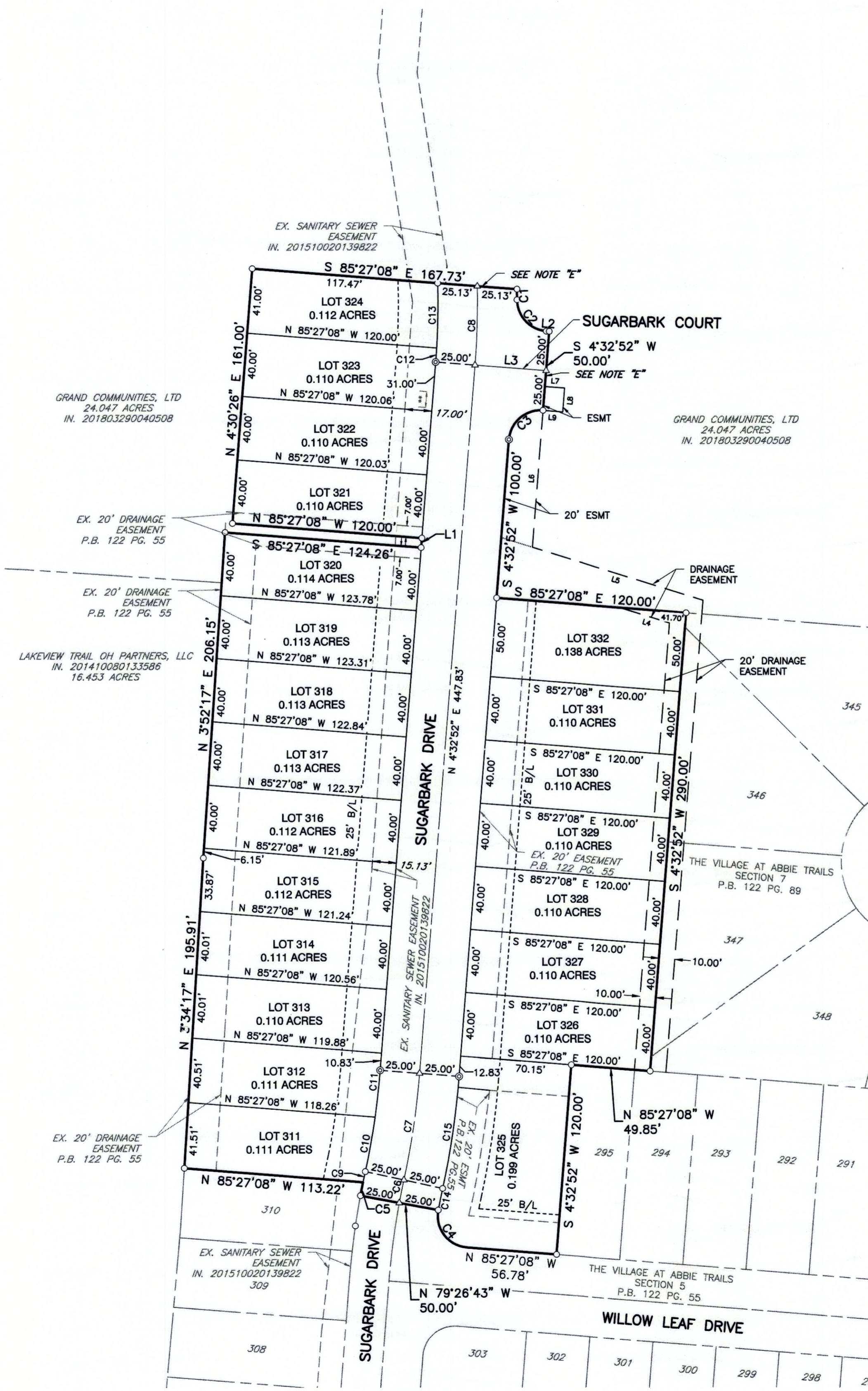
NOTE "H" DEPRESSED DRIVEWAYS: THE PAVEMENT AND STORM SEWER PLAN TOGETHER WITH THE MASTER GRADING PLAN FOR THE VILLAGE AT ABBIE TRAILS SECTION 6, SHOWS A DESIGN THAT WOULD PROHIBIT ALL OF THE LOTS IN THE VILLAGE AT ABBIE TRAILS SECTION 6, FROM HAVING A DEPRESSED DRIVEWAY ACCORDING TO COLUMBUS CITY CODE 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" HOME OWNERS ASSOCIATION: LOTS SHOWN HEREON ARE SUBJECT TO THE DECLARATION OF COVENANTS, EASEMENTS, CONDITIONS AND RESTRICTIONS FOR ABBIE TRAILS SUBDIVISION RECORDED IN INSTRUMENT NUMBER 200308220267233 OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO AND ALL AMENDMENTS AND SUPPLEMENTS THERETO.

LINE #	DIRECTION	LENGTH
L1	N 04°32'52" E	6.00'
L2	S 85°27'08" E	1.86'
L3	S 85°27'08" E	45.00'
L4	S 72°41'39" E	32.51'
L5	N 72°41'39" W	112.78'
L6	N 04°32'52" E	86.29'
L7	S 85°27'08" E	12.50'
L8	S 04°32'52" W	15.00'
L9	N 85°27'08" W	12.50'

CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C1	525.00'	0°43'45"	6.68'	6.68'	S 00°33'11" E
C2	20.00'	85°15'50"	29.76'	27.09'	S 42°49'13" E
C3	20.00'	90°00'00"	31.42'	28.28'	S 49°32'52" W
C4	20.00'	96°00'25"	33.51'	29.73'	N 37°26'55" W
C5	500.00'	1°00'02"	8.73'	8.73'	N 11°03'18" E
C6	475.00'	1°47'01"	14.79'	14.79'	N 11°26'48" E
C7	500.00'	7°47'27"	67.99'	67.94'	N 08°26'35" E
C8	500.00'	5°44'22"	50.09'	50.07'	N 01°40'41" E
C9	500.00'	0°47'00"	6.84'	6.84'	N 11°56'49" E
C10	475.00'	4°12'36"	34.90'	34.89'	N 10°14'01" E
C11	475.00'	3°34'51"	29.69'	29.68'	N 06°20'18" E
C12	475.00'	1°05'09"	9.00'	9.00'	N 04°00'17" E
C13	475.00'	4°57'24"	41.09'	41.08'	N 00°59'01" E
C14	450.00'	1°47'01"	14.01'	14.01'	N 11°26'48" E
C15	525.00'	7°47'27"	71.39'	71.33'	N 08°26'35" E



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



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 6

Situate In
CITY OF COLUMBUS
FRANKLIN COUNTY, OHIO
Made For
GRAND COMMUNITIES
THE VILLAGE AT ABBIE TRAILS
CITY OF COLUMBUS

DATE: APRIL 2018 SCALE: 1" = 50'
DRAWN BY: KAS CHECKED BY: MAS
PROJECT NO: 141-729 APPROVED BY: JAM SHEET 2 OF 2

PLAT