

THE VILLAGE AT ABBIE TRAILS
SECTION 10

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

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, BEING IN SECTION 6, TOWNSHIP 15, RANGE 20, CONGRESS LANDS, CONTAINING 12.612 ACRES OF LAND, MORE OR LESS, SAID 12.612 ACRES BEING OUT OF THAT 24.047 ACRE TRACT OF LAND AS DESCRIBED IN DEED TO GRAND COMMUNITIES, LLC (F/K/A GRAND COMMUNITIES, LTD.), OF RECORD IN INSTRUMENT No. 201803290040508, RECORDER'S OFFICE, 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 "THE VILLAGE AT ABBIE TRAILS SECTION 10", A SUBDIVISION CONTAINING LOTS NUMBERED 403-428 INCLUSIVE, RESERVE "G", DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATES TO PUBLIC USE, AS SUCH, ALL OR PARTS OF SUGARBARK DRIVE AND AUTUMN JOY AVENUE 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, LLC (F/K/A 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, A KENTUCKY LIMITED LIABILITY COMPANY, TODD E. HUSS, PRESIDENT, HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE.
THIS 5 DAY OF September, 2019

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

GRAND COMMUNITIES, LLC
A KENTUCKY LIMITED LIABILITY COMPANY

BY: Todd E. Huss
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 GRAND COMMUNITIES, LLC, 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, 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

5th DAY OF September 2019

MY COMMISSION EXPIRES Sept. 7 2021



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

APPROVED THIS 16th DAY OF September, 2019

Scott S. Mene/ABR
DIRECTOR, DEPARTMENT OF BUILDING AND ZONING SERVICES, COLUMBUS OHIO

APPROVED THIS 16th DAY OF September, 2019

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

APPROVED THIS 17th DAY OF September, 2019

Director, Department of Public Service, Columbus Ohio

APPROVED AND ACCEPTED THIS DAY OF 2019, BY ORDINANCE No. WHEREIN SUGARBARK DRIVE AND AUTUMN JOY AVENUE 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 2019

CITY CLERK, COLUMBUS OHIO

TRANSFERRED THIS DAY OF 2019

AUDITOR, FRANKLIN COUNTY, OHIO

DEPUTY AUDITOR, FRANKLIN COUNTY, OHIO

FILED FOR RECORD THIS DAY OF AT : FEE

RECORDER, FRANKLIN COUNTY, OHIO

AT : FEE

FILE NO.

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 AT 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".

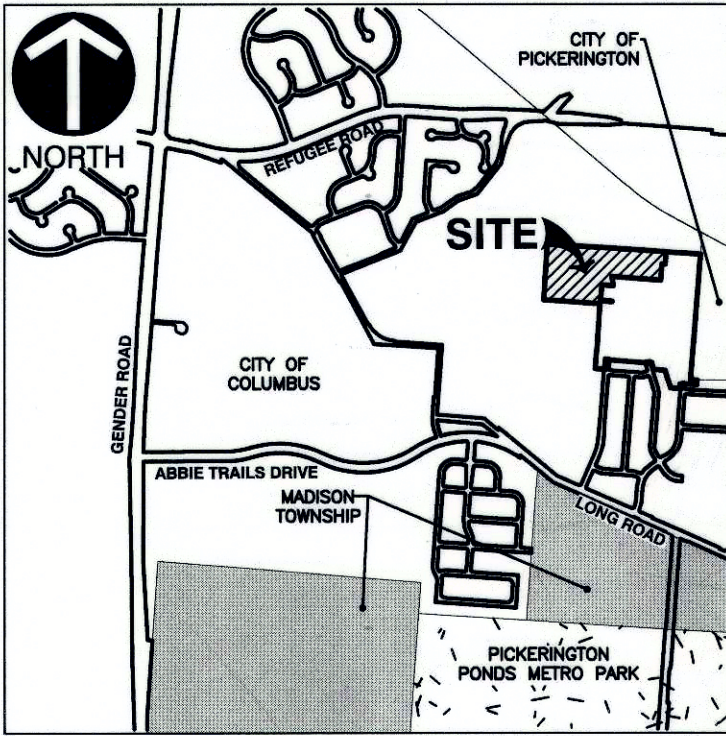
PERMANENT MARKERS:

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



VICINITY MAP
NOT TO SCALE

REVISION RECORD

DATE

NO

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

THE VILLAGE AT ABBIE TRAILS
SECTION 10

DRAWING NO.:

PLAT

SHEET 1 OF 3