



Prepared: 03/07/2019
Introduced: 03/19/2019
Revised:
Adopted: 04/02/2019
Effective: 05/03/2019

ORDINANCE O-10-2019

AN ORDINANCE TO ACCEPT A 0.133 ACRE OPEN SPACE EASEMENT AT 200 MAIN STREET AS REQUESTED BY THE NEW ALBANY COMPANY LLC

WHEREAS, the developer, the New Albany Company desires to grant an easement to the city; and

WHEREAS, the easement allows the city to utilize the area as an open space which shall be available for passive leisure and recreational use by the general public and for no other purpose; and

WHEREAS, the open space was developed for passive park space as part of the Market and Main Apartments construction project and includes landscaping and benches,

WHEREAS, the City of New Albany will be the recipient (grantee) of the open space easement totaling 0.133 acres; and

WHEREAS, the city will benefit from this dedication of the open space easement.

NOW, THEREFORE, BE IT RESOLVED by Council for the City of New Albany, Counties of Franklin and Licking, State of Ohio, that:

Section 1. Said open space easement, attached to this ordinance as Exhibit A and made a part of herein, is hereby accepted by council.

Section 2. It is hereby found and determined that all formal actions of this council concerning and relating to the adoption of this legislation were adopted in an open meeting of the council, and that all deliberations of the council and or any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including Section 121 of the Ohio Revised Code.

Section 3. Pursuant to Article 6.07(B) of the New Albany Charter, this ordinance shall become effective thirty (30) days after adoption.

CERTIFIED AS ADOPTED this 2 day of April, 2019.

Attest:



Sloan T. Spalding
Mayor



Jennifer H. Mason
Clerk of Council

Approved as to form:



Mitchell H. Banchefsky
Law Director

DO NOT DETACH

 <p>Instrument Number: 201902120016726 Recorded Date: 02/12/2019 11:29:53 AM</p>  <p>Daniel J. O'Connor Jr. Franklin County Recorder 373 South High Street, 18th Floor Columbus, OH 43215 (614) 525-3930 http://Recorder.FranklinCountyOhio.gov Recorder@FranklinCountyOhio.gov</p>	<p>Return To (Mail Envelope): UNDERHILL AND HODGE</p> <p style="text-align: right;">Mail Envelope</p>										
<p>Transaction Number: T20190008162 Document Type: EASEMENT Document Page Count: 5</p>											
<p>Submitted By (Walk-In): UNDERHILL AND HODGE</p> <p style="text-align: right;">Walk-In</p>											
<p>First Grantor: 200 MAIN STREET LLC</p>	<p>First Grantee: NEW ALBANY CITY OF</p>										
<p>Fees:</p> <table border="0"> <tr> <td>Document Recording Fee:</td> <td style="text-align: right;">\$28.00</td> </tr> <tr> <td>Additional Pages Fee:</td> <td style="text-align: right;">\$24.00</td> </tr> <tr> <td>Total Fees:</td> <td style="text-align: right;">\$52.00</td> </tr> <tr> <td>Amount Paid:</td> <td style="text-align: right;">\$52.00</td> </tr> <tr> <td>Amount Due:</td> <td style="text-align: right;">\$0.00</td> </tr> </table>	Document Recording Fee:	\$28.00	Additional Pages Fee:	\$24.00	Total Fees:	\$52.00	Amount Paid:	\$52.00	Amount Due:	\$0.00	<p>Instrument Number: 201902120016726 Recorded Date: 02/12/2019 11:29:53 AM</p>
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OFFICIAL RECORDING COVER PAGE

DO NOT DETACH

THIS PAGE IS NOW PART OF THIS RECORDED DOCUMENT

NOTE: If the document data differs from this cover sheet, please first check the document on our website to ensure it has been corrected. The document data always supersedes the cover page.

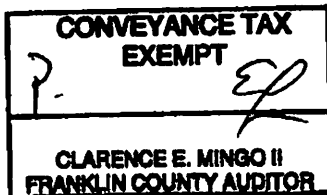
If an error on the cover page appears on our website after review please let our office know.

COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.

**TRANSFER
NOT NECESSARY**

FEB 12 2019

**CLARENCE E. MINGO II
AUDITOR
FRANKLIN COUNTY, OHIO**



OPEN SPACE EASEMENT

KNOW ALL PERSONS BY THESE PRESENTS THAT **200 MAIN STREET LLC**, an Ohio limited liability company ("Grantor"), for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, grants to the **CITY OF NEW ALBANY, OHIO**, an Ohio municipal corporation (the "Grantee"), upon the terms and conditions set forth herein, a perpetual non-exclusive right and easement to use, improve, and operate as open space for use by the general public on, over, under, and through the following real property (the "Easement Area"):

SEE LEGAL DESCRIPTION ATTACHED AS **EXHIBIT "A"**, AND DEPICTION ATTACHED AS **EXHIBIT "B"**, BOTH MADE A PART OF THIS INSTRUMENT.

The Easement Area is located on a portion of the real property identified as follows:

<u>FRANKLIN COUNTY PARCEL NO.:</u>	222-002978
<u>PRIOR INSTRUMENT REFERENCE:</u>	201704240054663, RECORDER'S OFFICE; FRANKLIN COUNTY, OHIO

Grantee, by and through its acceptance of this deed, agrees to forever hold, use, and operate the Easement Area as an open space area which shall be available for passive leisure and recreational use by the general public and for no other purpose. Grantor (or any future owner of the real property that is burdened by the Easement Area) shall be responsible for planting, mowing, fertilizing, and maintaining grass within the Easement Area at its sole cost and expense. No improvements shall be permitted to be made by Grantee without the prior written approval of Grantor, to be provided or withheld in Grantor's sole discretion. Grantor (or any future owner of the real property that is burdened by the Easement Area) shall remain responsible for the payment of any real property taxes that apply to the Easement Area. Grantee shall provide insurance on the Easement Area in the same types and amounts as it customarily provides when covering parkland that it owns within the City of New Albany, Ohio, and upon request shall provide evidence of such coverage to the owner of the real property that is burdened by the Easement Area.

The rights and obligations created in this instrument shall run with the Easement Area, shall be for the personal benefit of Grantee, and shall be binding upon and inure to the benefit of the respective successors, assigns and transferees of Grantor and the Grantee. This instrument constitutes the entire agreement and understanding between the parties relating to the subject matter hereof. There are no statements, promises, representations or understandings, either oral or written, not herein expressed. This instrument shall be governed by and construed in accordance with the laws of the State of Ohio and may be executed in two or more counterparts, which together shall be deemed to constitute but one and the same instrument.

The easement being granted hereunder shall terminate automatically without further action of Grantor and Grantee only if New Albany City Council has not taken requisite action to accept the easement on or before April 15, 2019 and an affidavit in aid of title referencing this instrument has not been recorded by that date with the Office of the Recorder of Franklin County, Ohio, which includes written evidence of City Council's action in this regard.

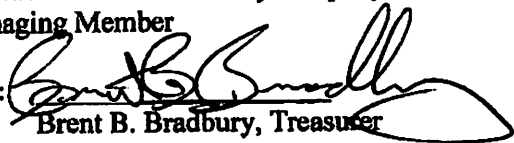
IN WITNESS WHEREOF, Grantor and Grantee, by their duly authorized signatories, have caused this instrument to be executed as of the date first written above.

GRANTOR:

200 MAIN STREET, LLC,
an Ohio limited liability company

By: Market & Main Ventures LLC,
an Ohio limited liability company
Its: Sole Member

By: The New Albany Company LLC,
a Delaware limited liability company
Its: Managing Member

By: 
Brent B. Bradbury, Treasurer

STATE OF OHIO)
COUNTY OF FRANKLIN) SS:

BE IT REMEMBERED, that on this 12th day of February 2019, before me, the subscriber, a Notary Public in and for said county and state, personally came Brent B. Bradbury, the Treasurer of The New Albany Company LLC, a Delaware limited liability company, the Managing Member of Market & Main Ventures LLC, which is the Sole Member of 200 Main

Street, LLC, who acknowledged the signing thereof to be his free act and deed for and on behalf of the limited liability company.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.



KIMBERLY R. GRAYSON
Notary Public, State of Ohio
My Commission Expires
January 11, 2021

Kimberly R. Grayson
Notary Public

GRANTEE:

CITY OF NEW ALBANY, OHIO,
an Ohio municipal corporation

By: *Joseph Stefanov*

Printed Name: Joseph Stefanov

Its: *City Manager*

Approved as to Form:

By: *Mitchell Banchevsky*
Mitchell Banchevsky, Law Director

STATE OF OHIO :
:
FRANKLIN COUNTY : ss.

The foregoing instrument was acknowledged before me this 11th day of February, 2019 by Joseph Stefanov, the City Manager of the City of New Albany, Ohio, an Ohio municipal corporation, on behalf of the municipal corporation.

Amanda L. Bonifield
Notary Public

This instrument prepared by:
Underhill & Hodge LLC
8000 Walton Parkway, Suite 120
New Albany, Ohio 43054
(614) 335-9320



Exhibit "A"
0.133 ACRE

Situated in the State of Ohio, County of Franklin, City of New Albany, lying in Quarter Township 3, Township 2, Range 16, United States Military Lands, being part of Lot 8 of New Albany Country Club Section 19, a subdivision of record in Plat Book 101, Page 21, said Lot 8 being part of that tract conveyed to Market Street South LLC by deed of record in Instrument Number 200207190177915, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at an iron pin set at the common corner of said Lot 8 and that 0.653 acre tract conveyed to The New Albany Company LLC by deed of record in Instrument Number 201306170100391, in the original southerly right-of-way line of Market Street, as dedicated in Plat Book 90, Page 53;

Thence South 44° 25' 19" West, with the line common to said Lot 8 and 0.653 acre tract, a distance of 3.03 feet to an iron pin set in the southerly right-of-way line of Market Street, as dedicated in Plat Book 117, Page 89, the TRUE POINT OF BEGINNING;

Thence South 44° 25' 19" West, continuing with said common line, a distance of 89.36 feet to an iron pin set at a southeasterly corner of Keswick Condominium Fourth Amendment, a condominium of record in Condominium Plat Book 154, Page 59;

Thence with the easterly line of said Keswick Condominium Fourth Amendment, the following courses and distances:

North 20° 45' 01" West, a distance of 64.87 feet to an iron pin set;

North 09° 25' 13" West, a distance of 38.04 feet to an iron pin set; and

North 30° 57' 46" West, a distance of 13.50 feet to an iron pin set in the southerly right-of-way line of Keswick Commons, as dedicated in Plat Book 101, Page 21;

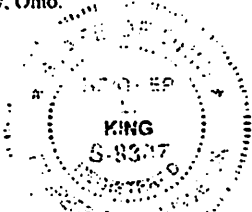
Thence with said southerly right-of-way line, with the arc of a curve to the left, having a central angle of 19° 25' 58", a radius of 68.00 feet, an arc length of 23.06 feet, a chord bearing of North 49° 05' 39" East and chord distance of 22.95 feet to an iron pin set at the intersection of the southerly right-of-way lines of said Keswick Commons and said Market Street;

Thence South 53° 09' 04" East, with the southerly right-of-way line of said Market Street, a distance of 101.67 feet to the TRUE POINT OF BEGINNING, containing 0.133 acre, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings herein are based on South 44° 25' 19" West for the easterly line of Lot 8 of New Albany Country Club Section 19, of record in Plat Book 101, Page 21, Recorder's Office, Franklin County, Ohio.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

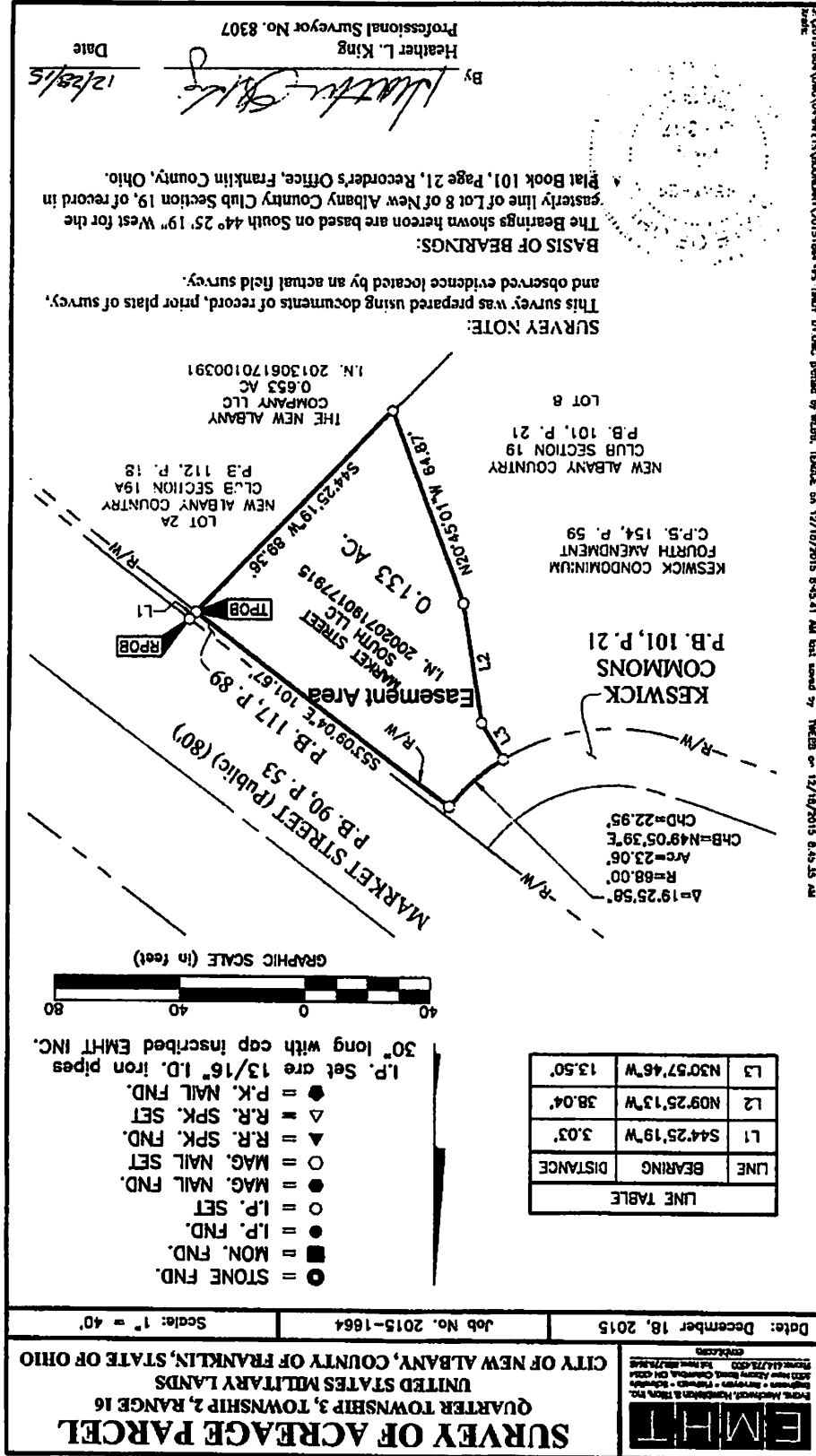
Heather L. King
Heather L. King
Professional Surveyor No. 8307

12/28/15
Date

HLK:mhw
0_133 ac 2015:664-VS-BNDY-01.doc

PRELIMINARY APPROVAL
Pending deed order
FRANKLIN COUNTY ENGINEER'S OFFICE
12/28/15 *MS*

Exhibit "B"



2\20151864\DWG\0104041515\PLAN\20151864-15.dwg Plot of One Acre, dated on 12/18/2015 8:45:35 AM
 TWEED 02/12/2019 8:45:35 AM



Prepared: 03/22/2019
Introduced: 04/02/2019
Revised:
Adopted: 04/02/2019
Effective: 04/02/2019

RESOLUTION R-17-2019

A RESOLUTION TO APPROVE THE FINAL PLAT FOR THE INNOVATION CAMPUS WAY WEST IMPROVEMENT PROJECT, AS REQUESTED BY THE CITY OF NEW ALBANY

WHEREAS, an application to approve the Final Plat for Innovation Campus Way West has been submitted by the City of New Albany; and

WHEREAS, the New Albany Planning Commission, after review in a public meeting on March 18, 2019, recommended approval of the Final Plat; and

WHEREAS, the city engineer certifies that the extension of Innovation Campus Way West meets all the requirements of Chapter 1187 of the Codified Ordinances, storm water management, general utility easements, design requirements and will meet all other requirements of the city.

NOW, THEREFORE, BE IT RESOLVED by Council for the City of New Albany, Counties of Franklin and Licking, State of Ohio, that:

Section 1. The said Final Plat to create the Innovation Campus Way West extension is attached to this resolution as Exhibit A and made a part herein is approved.

Section 2. It is hereby found and determined that all formal actions of this council concerning and relating to the adoption of this resolution were adopted in an open meeting of the council, and that all deliberations of the council and or any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including Section 121 of the Ohio Revised Code.

Section 3. Pursuant to Article 6.07(A) of the New Albany Charter, this resolution shall take effect upon adoption.

CERTIFIED AS ADOPTED this 3 day of April, 2019.

Attest:



Sloan T. Spalding
Mayor



Jennifer H. Mason
Clerk of Council

Approved as to form:



Mitchell H. Banchefsky
Law Director

Situated in the State of Ohio, County of Franklin and County of Licking, Village of New Albany, and in half Section 21 of Section 11 and Northeast corner of Section 8, Quarter Township 1, Township 2, Range 18 and the West halves of Lots 33 and 34 and in the 1st Quarter of Township 2, Range 18, United States Survey Lands containing 3.962 acres of land, more or less, sold 3.962 acres being comprised of 1) part of the 38,399 acre tract conveyed to Corale A. Ritchie, Trustee of the Corale A. Ritchie Revocable Trust Agreement dated February 12, 1987 by deed of record in Instrument Number 199703180055428, 2) part of the 25,000 acre tract conveyed to PNC Bank, Trustee Under the Albert A. Strauss Trust U/A dated 1/10/1992 by deed of record in Instrument Number 201202160022215, 3) part of the 100,000 acre tract conveyed to PNC Bank, Trustee Under the Albert A. Strauss Trust U/A dated 1/10/1992 by deed of record in Instrument Number 201202280004116, all references refer to the record of the Recorder's Office, Franklin County and Licking County, Ohio, 2.027 acres being in Franklin County and 1.935 acres being in Licking County.

The undersigned, Corale A. Ritchie, Trustee of the Corale A. Ritchie Revocable Trust Agreement, Cynthia L. Beale, Trustee of the Cynthia L. Beale Revocable Trust Agreement, REP Ohio Transmission Company, Inc., and PNC Bank, Trustee Under the Albert A. Strauss Trust U/A, owners of the lands plotted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "INNOVATION CAMPUS WAY WEST DEDICATION" and does hereby accept this plat of same and dedicates to public use, as such, all of Innovation Campus Way West shown hereon and hereinafter dedicated.

Easements are hereby reserved in, over, and under areas designated on this plat as "Easement", or "Utility Easement". Each of the aforementioned designated easements permit the construction, operation and maintenance of all public and quasi public utilities, above beneath and on the surface of the ground, and where necessary, for the construction, operation, and maintenance of service connections to all adjacent lots and lands and for storm water drainage. Within those areas designated "Drainage Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating and maintaining major storm water drainage sewers and/or other storm water storage facilities. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat. Areas shown hereon outside of the plotted area are within land owned by the undersigned and easements are hereby granted therein for the uses and purposes expressed herein. "Access Easement" areas, as designated on this plat, are a non-exclusive easement granted to property owners adjacent to the areas designated as "access easement" for access across said easement area to the proposed right-of-way dedicated herein.

In Witness Whereof, _____

_____, has hereunto set his hand this _____ day of _____, 20____.

Signed and acknowledged in the presence of: _____

By: _____

STATE OF OHIO COUNTY OF FRANKLIN as:

Before me, a Notary Public, in and for said State, personally appeared _____ who acknowledged the signing of the foregoing instrument to be his free and voluntary act and deed and the free and voluntary act and deed of said _____ for the uses and purposes expressed therein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this _____ day of _____, 20____.

My commission expires _____ Notary Public, State of Ohio

In Witness Whereof, _____

_____, has hereunto set his hand this _____ day of _____, 20____.

Signed and acknowledged in the presence of: _____

By: _____

STATE OF OHIO COUNTY OF FRANKLIN as:

Before me, a Notary Public, in and for said State, personally appeared _____ who acknowledged the signing of the foregoing instrument to be his free and voluntary act and deed and the free and voluntary act and deed of said _____ for the uses and purposes expressed therein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this _____ day of _____, 20____.

My commission expires _____ Notary Public, State of Ohio

In Witness Whereof, _____

_____, has hereunto set his hand this _____ day of _____, 20____.

Signed and acknowledged in the presence of: _____

By: _____

STATE OF OHIO COUNTY OF FRANKLIN as:

Before me, a Notary Public, in and for said State, personally appeared _____ who acknowledged the signing of the foregoing instrument to be his free and voluntary act and deed and the free and voluntary act and deed of said _____ for the uses and purposes expressed therein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this _____ day of _____, 20____.

My commission expires _____ Notary Public, State of Ohio

INNOVATION CAMPUS WAY WEST DEDICATION

In Witness Whereof, _____

_____, has hereunto set his hand this _____ day of _____, 20____.

Signed and acknowledged in the presence of: _____

By: _____

STATE OF OHIO COUNTY OF FRANKLIN as:

Before me, a Notary Public, in and for said State, personally appeared _____ who acknowledged the signing of the foregoing instrument to be his free and voluntary act and deed and the free and voluntary act and deed of said _____ for the uses and purposes expressed therein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this _____ day of _____, 20____.

My commission expires _____ Notary Public, State of Ohio

Approved this _____ day of _____, 20____, _____ Mayor, New Albany, Ohio

Approved this _____ day of _____, 20____, _____ City Engineer, New Albany, Ohio

Approved this _____ day of _____, 20____, _____ Council Representative to Planning Commission, New Albany, Ohio

Approved this _____ day of _____, 20____, _____ Chairman, Planning Commission, New Albany, Ohio

Approved this _____ day of _____, 20____, _____ Finance Director, New Albany, Ohio

Approved and accepted by Resolution No. _____, passed _____, 20____, wherein all of Innovation Campus Way West shown dedicated hereon is accepted, as such, by the Council for the City of New Albany, Ohio. The City of New Albany, Ohio, approval of this plat shall become null and void unless recorded prior to _____, 20____.

Transferred this _____ day of _____, 20____, _____ Auditor, Franklin County, Ohio

Deputy Auditor, Franklin County, Ohio

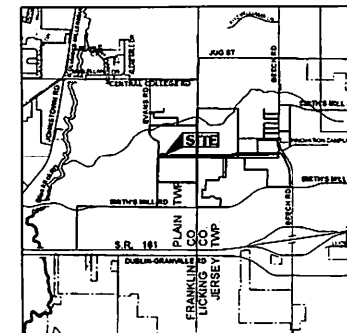
Filed for record this _____ day of _____, 20____, at _____ Recorder, Franklin County, Ohio

Fee \$ _____ File No. _____

Recorded this _____ day of _____, 20____, _____ Deputy Recorder, Franklin County, Ohio

Plat Book _____, Pages _____

A duplicate original of this plat has been or will be recorded in the Recorder's Office, Licking County, Ohio.



LOCATION MAP NTS

SURVEY DATA:

BASE OF BEARINGS: The bearings shown on this plat were transferred from a field traverse originating and is based on the Ohio State Plane Coordinate System, South Zone as per MAG 83, 1988 adjustment. A bearing of South 80°57'22" East was held for a portion of the existing centerline of Innovation Campus Way West, designated the "Basis of bearing" for this plat.

SOURCE OF DATA: The sources of recorded survey data are the records of the Franklin County & Licking County, Ohio, Recorder, referenced in the plan and text of this plat.

IRON PINS: Where indicated hereon, unless otherwise noted, are one solid steel reinforcing bar five-eighths inch (5/8") diameter, thirty inches long with a plastic cap placed in the top and bearing the name "E.P. FERRIS SURVEYOR 8342".

PERMANENT MARKERS: Permanent markers, where indicated hereon, are to be one-inch diameter, thirty-inch long, solid iron pins, are to be set to monument the points indicated and are to be set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped E.P. Ferris. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point. These markers shall be set following the completion of the construction/installation of the street pavement and utilities and prior to the Village of New Albany, Ohio's acceptance of these improvements. The New Albany, Ohio, Municipal Engineer shall be notified when the markers are in place.

PREPARED BY
E. P. FERRIS AND ASSOCIATES, INC.
CONSULTING CIVIL ENGINEERS & SURVEYORS
880 KING AVE., COLUMBUS, OHIO 43212

We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct to the best of my knowledge. All dimensions are in feet and decimal parts thereof.

- ES = FRANKLIN COUNTY MONUMENT
- o = Iron Pin (See Survey Data)
- e = MAG Nail to be set
- Metric conversion 1 ft. = 0.30480m



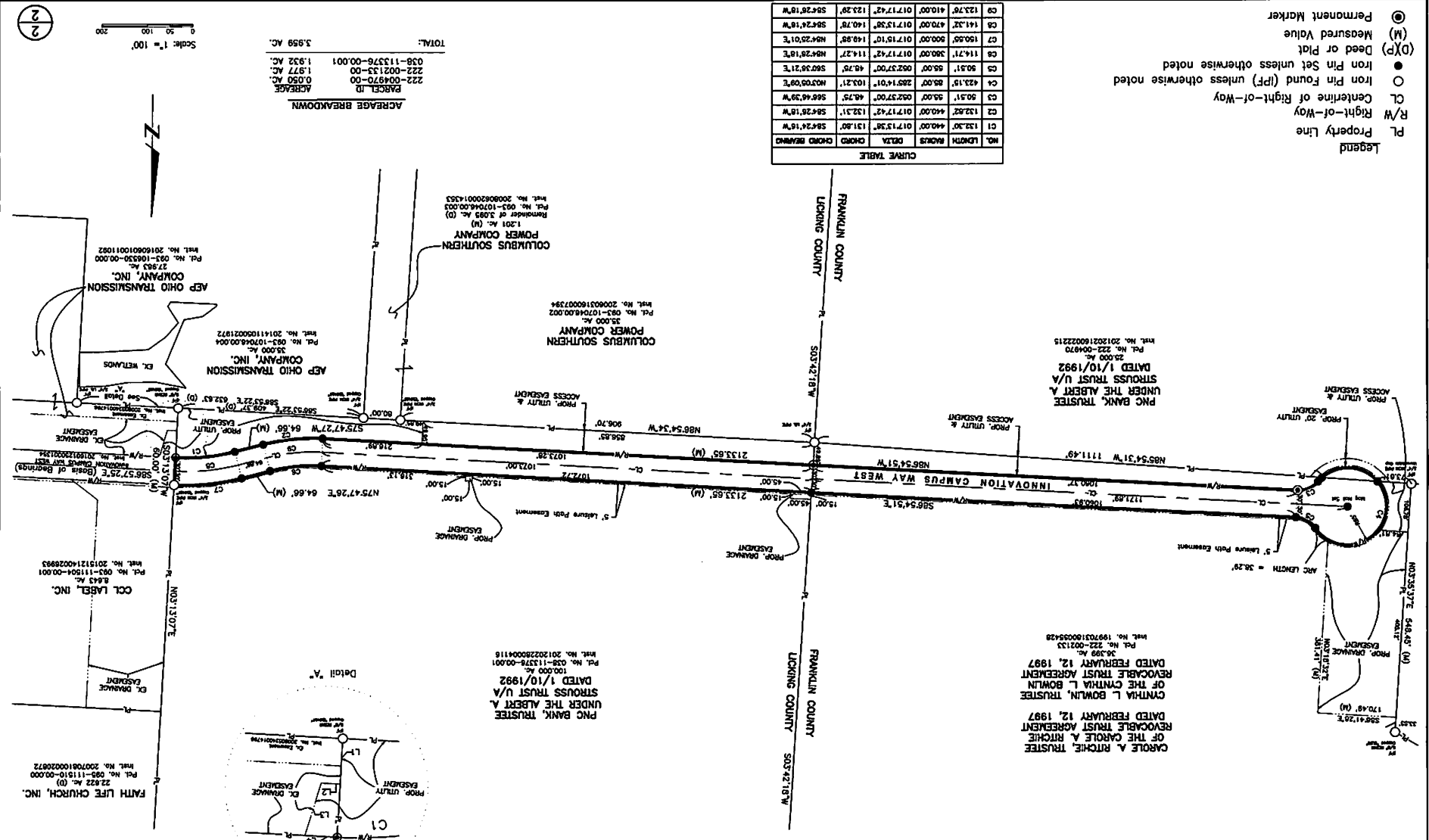
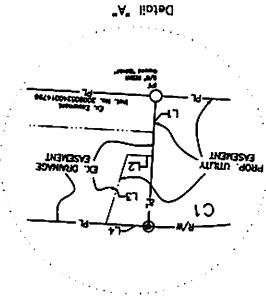
By: Matthew S. Ferris, P.E., P.S.
Registered Surveyor No. 10423

RESOLUTION R-87-2017

A RESOLUTION TO AUTHORIZE THE CITY MANAGER TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT ON BEHALF OF THE CITY OF NEW ALBANY, OHIO WITH THE ENGINEERING FIRM OF E.P. FERRIS & ASSOCIATES TO PROVIDE ENGINEERING SERVICES TO THE CITY

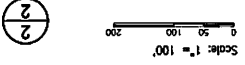
INNOVATION CAMPUS WAY WEST DEDICATION

LINE TABLE	LINE LENGTH	BEARING
L1	50.00'	S05°12'36"W
L2	20.85'	S89°59'21"E
L3	61.01'	N17°14'42"E
L4	35.63'	N65°57'54"W



AVERAGE BREAKDOWN
 PARCEL ID 222-004970-00 0.050 AC.
 222-02132-00 1.877 AC.
 TOTAL: 3.959 AC.

- Legend
- PL Property Line
 - R/W Right-of-Way
 - CL Centerline of Right-of-Way
 - Iron Pin Found (IPF) unless otherwise noted
 - Iron Pin Set unless otherwise noted
 - (D) Dead or Plat
 - (M) Measured Value
 - Permanent Marker



2



Prepared: 03/21/2019
Introduced: 04/02/2019
Revised:
Adopted: 04/02/2019
Effective: 04/02/2019

RESOLUTION R-18-2019

A RESOLUTION TO APPROVE THE FINAL PLAT FOR 43 AGE RESTRICTED SINGLE FAMILY LOTS ON 9.94 +/- ACRES FOR PHASE 2 OF THE "NOTTINGHAM TRACE" SUBDIVISION GENERALLY LOCATED WEST OF STATE ROUTE 605, EAST AND WEST OF SCHLEPPI ROAD, AND SOUTH OF WALNUT STREET, AS REQUESTED BY PULTE HOMES

WHEREAS, an application to approve the Final Plat for phase 2 of the Nottingham Trace subdivision has been submitted; and

WHEREAS, Codified Ordinance Chapter 1187 requires approval of the final plat by council; and

WHEREAS, the New Albany Planning Commission, after review during a public meeting on March 18, 2019, recommended approval of this Final Plat (FP-13-2019); and

WHEREAS, the phase 2 Final Plat for Nottingham Trace includes approximately 9.943 +/- acres of land to be subdivided into 43 residential lots in addition to the public streets; and

WHEREAS, the city engineer certifies the phase 2 Final Plat for Nottingham Trace meets all the requirements of Chapter 1187 of the Codified Ordinances, stormwater management, design requirements and will meet all other requirements of the city.

NOW, THEREFORE, BE IT RESOLVED by Council for the city of New Albany, Counties of Franklin and Licking, State of Ohio, that:

Section 1. The said phase 2 Final Plat for Nottingham Trace is attached to this resolution as Exhibit A and made a part herein is approved.

Section 2. It is hereby found and determined that all formal actions of this council concerning and relating to the adoption of this resolution were adopted in an open meeting of the council, and that all deliberations of the council and or any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including Section 121 of the Ohio Revised Code.

Section 3. Pursuant to Article 6.07(a) of the New Albany Charter, this resolution shall take effect upon adoption.

CERTIFIED AS ADOPTED this 2 day of April, 2019.

Attest:



Sloan T. Spalding
Mayor



Jennifer H. Mason
Clerk of Council

Approved as to form:



Mitchell H. Banchefsky
Law Director

NOTTINGHAM TRACE PHASE 2

Situated in the State of Ohio, County of Franklin, City of New Albany, and in Section 8, Quarter Township 2, Township 2, Range 16, United States Military Lands, containing 9.943 acres of land, more or less, said 9.943 acres being comprised of part of Reserve "P" and Reserve "C" of the subdivision entitled "Nottingham Trace Phase 1", of record in Plat Book 124, Page 15, said Reserve "P" being conveyed to PULTE HOMES OF OHIO LLC by deed of record in Instrument Number 20180320036499 and said Reserve "C" being conveyed to CITY OF NEW ALBANY by deed of record in Instrument Number 20180320036499; and all of this 9.916 acre tract of land conveyed to PULTE HOMES OF OHIO LLC by deed of record in Instrument Number 20180320036499, Recorder's Office, Franklin County, Ohio.

The undersigned, PULTE HOMES OF OHIO LLC, a Michigan limited liability company, by MATTHEW J. CALLAHAN, Division Vice President of Land Acquisition, and CITY OF NEW ALBANY, an Ohio municipal corporation, by JOSEPH STEFANOV, City Manager, owners of the lands platted herein, duly authorized in the premises, do hereby certify that this plat correctly represents the "NOTTINGHAM TRACE PHASE 2", a subdivision containing Lots numbered 59 to 101, both inclusive, do hereby accept this plat of same and dedicate to public use, as such, all of Brimley Lane, Nottingham Loop, Parkside Drive, Peck Lane and Westcross Drive shown hereon and not heretofore dedicated.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement" or "Drainage Easement". Each of the aforementioned designated easements permit the construction, operation and maintenance of all public and quasi-public utilities above, beneath, and on the surface of the ground and, where necessary, for the construction, operation and maintenance of service connections to all adjacent lots and lands and for storm water drainage. Within those areas designated "Drainage Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating and maintaining major storm water drainage facilities and/or other above ground storm water drainage facilities. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat unless approved by the New Albany Municipal Engineer. Improvements related to the passive park may be located within the areas containing a Drainage Easement. No building shall be constructed in any area over which easements are hereby reserved. Easement areas shown hereon outside of the platted areas are within lands owned by the undersigned and easements are hereby reserved thereon for the uses and purposes expressed herein.

In Witness Whereof, MATTHEW J. CALLAHAN, Division Vice President of Land Acquisition of PULTE HOMES OF OHIO LLC, has hereunto set his hand this day of _____, 20__.

Signed and Acknowledged
In the presence of PULTE HOMES OF OHIO LLC

By MATTHEW J. CALLAHAN,
Division Vice President of
Land Acquisition

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared MATTHEW J. CALLAHAN, Division Vice President of Land Acquisition of PULTE HOMES OF OHIO LLC, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said PULTE HOMES OF OHIO LLC, for the uses and purposes expressed herein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this day of _____, 20__.

My commission expires _____ Notary Public, State of Ohio

RESERVATION OF EASEMENTS OUTSIDE OF THE PLATTED AREA ACROSS DESIGNATED AREAS ON THE NEW ALBANY COMPANY LLC LAND

Certain areas designated "Utility Easement" or "Drainage Easement" shown hereon outside of the 9.943 acres of land being platted as "Nottingham Trace Phase 2" are within lands located adjacent to "Nottingham Trace Phase 2" that are owned by THE NEW ALBANY COMPANY LLC by deed of record in Instrument Number 2010103010041463, Recorder's Office, Franklin County, Ohio. Each of the aforementioned designated easements permit the construction, operation and maintenance of all public and quasi-public utilities above, beneath, and on the surface of the ground and, where necessary, for the construction, operation and maintenance of service connections to all adjacent lots and lands and for storm water drainage. Within those areas designated "Drainage Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating and maintaining major storm water drainage facilities and/or other above ground storm water drainage facilities. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat unless approved by the New Albany Municipal Engineer.

In Witness Whereof, WILLIAM G. EBBSING, President of THE NEW ALBANY COMPANY LLC, has hereunto set his hand this day of _____, 20__.

Signed and Acknowledged
In the presence of THE NEW ALBANY COMPANY LLC

By WILLIAM G. EBBSING,
President

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared WILLIAM G. EBBSING, President of THE NEW ALBANY COMPANY LLC, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said THE NEW ALBANY COMPANY LLC, for the uses and purposes expressed herein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this day of _____, 20__.

My commission expires _____ Notary Public, State of Ohio

In Witness Whereof, JOSEPH STEFANOV, City Manager of CITY OF NEW ALBANY, has hereunto set his hand this day of _____, 20__.

Signed and Acknowledged
In the presence of CITY OF NEW ALBANY

By JOSEPH STEFANOV,
City Manager

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared JOSEPH STEFANOV, City Manager of CITY OF NEW ALBANY, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said CITY OF NEW ALBANY for the uses and purposes expressed herein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this day of _____, 20__.

My commission expires _____ Notary Public, State of Ohio

Approved this _____ Day of _____, 20__
Mayor, New Albany, Ohio

Approved this _____ Day of _____, 20__
City Engineer, New Albany, Ohio

Approved this _____ Day of _____, 20__
Council Representative to Planning Commission, New Albany, Ohio

Approved this _____ Day of _____, 20__
Chairperson, Planning Commission, New Albany, Ohio

Approved this _____ Day of _____, 20__
Finance Director, New Albany, Ohio

Approved and accepted by Resolution No. _____ passed _____, 20__ wherein all of Brimley Lane, Nottingham Loop, Parkside Drive, Peck Lane and Westcross Drive shown dedicated hereon are accepted, as such, by the Council for the City of New Albany, Ohio.

Transferred this _____ day of _____, 20__
Auditor, Franklin County, Ohio

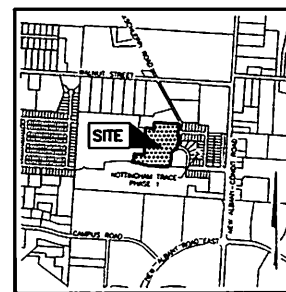
Deputy Auditor, Franklin County, Ohio

Filed for record this _____ day of _____, 20__ at _____ M. Fee \$_____
Recorder, Franklin County, Ohio

File No. _____

Recorded this _____ day of _____, 20__
Deputy Recorder, Franklin County, Ohio

Plat Book _____, Page _____



LOCATION MAP AND BACKGROUND DRAWING
NOT TO SCALE

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown hereon are based on the same meridian as those shown on the plat entitled "Nottingham Trace Phase 1", of record in Plat Book 124, Page 15.

SOURCE OF 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: Iron pins, where indicated hereon, unless otherwise noted, are to be set and are iron pins, three-eighths inch inside diameter, thirty inches long with a plastic plug placed in the top and bearing the initials EMHT INC.

PERMANENT MARKERS: Permanent markers, where indicated hereon, are to be one-inch diameter, thirty-inch long, solid iron pins, are to be set to monument the points indicated and are to be set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped EMHT INC. Once installed, the top of the cap shall be marked (pneumatically) to record the actual location of the point. These markers shall be set following the completion of the construction installation of the street pavement and utilities and prior to the City of New Albany, Ohio's acceptance of these infrastructure improvements. The New Albany, Ohio, Municipal Engineer shall be notified in writing when the markers are in place.

SURVEYED & PLATTED
BY



We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

- = Iron Pin (See Survey Data)
- = MAG Nail to be set
- ⊙ = Permanent Marker (See Survey Data)

By _____ Date _____
Professional Surveyor No. 7853

EXHIBIT A - R-18-2019

NOTTINGHAM TRACE PHASE 2, PLAT BOOK 124, PAGE 15, INSTRUMENT NO. 2010103010041463, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO



Prepared: 03/21/2019
Introduced: 04/02/2019
Revised:
Adopted: 04/02/2019
Effective: 04/02/2019

RESOLUTION R-19-2019

A RESOLUTION TO APPROVE THE FINAL PLAT FOR 35 AGE RESTRICTED SINGLE FAMILY LOTS ON 9.56 +/- ACRES AND ACCEPT RESERVE "F" FOR PHASE 3 OF THE "NOTTINGHAM TRACE" SUBDIVISION GENERALLY LOCATED WEST OF STATE ROUTE 605, EAST AND WEST OF SCHLEPPI ROAD, AND SOUTH OF WALNUT STREET, AS REQUESTED BY PULTE HOMES

WHEREAS, an application to approve the Final Plat for phase 3 of the Nottingham Trace subdivision has been submitted; and

WHEREAS, Codified Ordinance Chapter 1187 requires approval of the final plat by council; and

WHEREAS, the New Albany Planning Commission, after review during a public meeting on March 18, 2019, recommended approval of this Final Plat (FP-14-2019); and

WHEREAS, the phase 3 Final Plat for Nottingham Trace includes approximately 9.56 +/- acres of land to be subdivided into 35 residential lots in addition to the public streets; and

WHEREAS, the 9.56 acre phase 3 Final Plat for Nottingham Trace final plat includes approximately 2.629 +/- acres of parkland; and

WHEREAS, the phase 3 Final Plat for Nottingham Trace includes the commitment to dedicate reserve F to the City for public parkland and open space; and

WHEREAS, New Albany City Council has agreed to the terms and conditions by which this parkland will be donated; and

WHEREAS, the city engineer certifies the phase 3 Final Plat for Nottingham Trace meets all the requirements of Chapter 1187 of the Codified Ordinances, stormwater management, design requirements and will meet all other requirements of the city.

NOW, THEREFORE, BE IT RESOLVED by Council for the city of New Albany, Counties of Franklin and Licking, State of Ohio, that:

Section 1. The said phase 3 Final Plat for Nottingham Trace is attached to this resolution as Exhibit A and made a part herein is approved.

Section 2. City Council hereby accepts the lands shown on the map attached hereto as Exhibit A, under the terms and conditions outlined and the covenants and restrictions stipulated in the deed and final plat.

Section 3. It is hereby found and determined that all formal actions of this council concerning and relating to the adoption of this resolution were adopted in an open meeting of the council, and that all deliberations of the council and or any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including Section 121 of the Ohio Revised Code.

Section 4. Pursuant to Article 6.07(A) of the New Albany Charter, this resolution shall take effect upon adoption.

CERTIFIED AS ADOPTED this 2 day of April, 2019.

Attest:



Sloan T. Spalding
Mayor



Jennifer H. Mason
Clerk of Council

Approved as to form:



Mitchell H. Banchefsky
Law Director

NOTTINGHAM TRACE PHASE 3

Recorded in the State of Ohio, County of Franklin, City of New Albany, and in Section 16, Quarter Township 2, Range 2, Township 16, United States Military Lands, containing 4,000 acres of land more or less, said 4,000 acres being comprised of a part of each of the following parcels of land as shown on the plan hereto attached and recorded as follows: Instrument Number 2010101041463 and 2010101041465 Recorder's Office, Franklin County, Ohio.

The undersigned, THE NEW ALBANY COMPANY LLC, a Delaware limited liability company, by WILLIAM G. EBHONG, President, hereby certifies that said 4,000 acres of land more or less, said 4,000 acres being comprised of a part of each of the following parcels of land as shown on the plan hereto attached and recorded as follows: Instrument Number 2010101041463 and 2010101041465 Recorder's Office, Franklin County, Ohio.

Furthermore, the undersigned, THE NEW ALBANY COMPANY LLC, a Delaware limited liability company, by WILLIAM G. EBHONG, President, hereby certifies that said 4,000 acres of land more or less, said 4,000 acres being comprised of a part of each of the following parcels of land as shown on the plan hereto attached and recorded as follows: Instrument Number 2010101041463 and 2010101041465 Recorder's Office, Franklin County, Ohio.

Furthermore, the undersigned, THE NEW ALBANY COMPANY LLC, a Delaware limited liability company, by WILLIAM G. EBHONG, President, hereby certifies that said 4,000 acres of land more or less, said 4,000 acres being comprised of a part of each of the following parcels of land as shown on the plan hereto attached and recorded as follows: Instrument Number 2010101041463 and 2010101041465 Recorder's Office, Franklin County, Ohio.

EXHIBIT A - R-19-2019

In Witness Whereof, WILLIAM G. EBHONG, President of THE NEW ALBANY COMPANY LLC, has hereunto set his hand this ___ day of ___, 20__.

Signed and Acknowledged: THE NEW ALBANY COMPANY LLC
In the presence of _____

By WILLIAM G. EBHONG,
President

STATE OF OHIO
COUNTY OF FRANKLIN ss:

I, William G. Ebhong, being duly sworn, depose and say that I am the President of THE NEW ALBANY COMPANY LLC, and that I have hereunto set my hand and affixed my official seal this ___ day of ___, 20__.

My commission expires _____ State of Ohio

Approved this ___ Day of _____, 20__
By _____, Mayor, New Albany, Ohio

Approved this ___ Day of _____, 20__
City Engineer: _____, New Albany, Ohio

Approved this ___ Day of _____, 20__
Circuit Administrator or Planning Commission: _____, New Albany, Ohio

Approved this ___ Day of _____, 20__
Chairperson, Planning Commission: _____, New Albany, Ohio

Approved this ___ Day of _____, 20__
Finance Director: _____, New Albany, Ohio

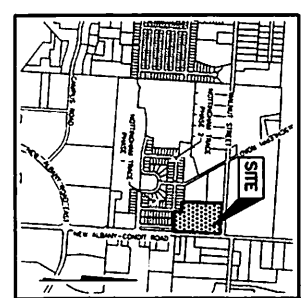
Approved and accepted by Resolution No. _____ of the Board of Aldermen of the City of New Albany, Ohio, as accepted on each by the Council for the City of New Albany, Ohio.

Transferred this ___ day of _____, 20__
Recorder: _____, Franklin County, Ohio

Disputy Auditor: _____, Franklin County, Ohio

Filed for record this ___ day of _____, 20__ at _____ M Per S.

Recorded this ___ day of _____, 20__
By _____, Deputy Recorder, Franklin County, Ohio



SURVEY DATA:
THE SURVEY DATA FOR THIS PROJECT WAS OBTAINED FROM THE RECORDS OF THE FRANKLIN COUNTY ENGINEER'S OFFICE. THE SURVEY DATA IS BASED ON THE SURVEY DATA FOR THE PROJECT AND THE SURVEY DATA FOR THE PROJECT IS BASED ON THE SURVEY DATA FOR THE PROJECT.

PRELIMINARY MARKERS: Permanent markers, when long, solid iron pins, are to be set to monument the points indicated and set to be set with the top and back with the stamped ENHONG. One marked, the top of the cap shall be marked (flushed) to record the exact location of the permanent marker. The permanent marker shall be set and shall be set to the top of New Albany, Ohio. The location of the permanent marker shall be marked in writing when the marker is in place.



BY _____
SURVEYOR & PLATTD

BY _____
DRAFTSMAN

BY _____
REGISTERED SURVEYOR No. 7883

DATE _____

NOTTINGHAM TRACE PHASE 3 2018-08-28



Prepared: 03/21/2019
Introduced: 04/02/2019
Revised:
Adopted: 04/02/2019
Effective: 04/02/2019

RESOLUTION R-20-2019

A RESOLUTION TO APPROVE THE FINAL PLAT FOR 19 AGE RESTRICTED SINGLE FAMILY LOTS ON 4.95 +/- ACRES AND ACCEPT RESERVE "G" FOR PHASE 4 OF THE "NOTTINGHAM TRACE" SUBDIVISION GENERALLY LOCATED WEST OF STATE ROUTE 605, EAST AND WEST OF SCHLEPPI ROAD, AND SOUTH OF WALNUT STREET, AS REQUESTED BY PULTE HOMES

WHEREAS, an application to approve the Final Plat for phase 4 of the Nottingham Trace subdivision has been submitted; and

WHEREAS, Codified Ordinance Chapter 1187 requires approval of the final plat by council; and

WHEREAS, the New Albany Planning Commission, after review during a public meeting on March 18, 2019, recommended approval of this Final Plat (FP-15-2019); and

WHEREAS, the phase 4 Final Plat for Nottingham Trace includes approximately 4.95 +/- acres of land to be subdivided into 19 residential lots in addition to the public streets; and

WHEREAS, the 4.95 acre phase 4 Final Plat for Nottingham Trace final plat includes approximately 0.206 +/- acres of parkland; and

WHEREAS, the phase 4 Final Plat for Nottingham Trace includes the commitment to dedicate reserves G to the city for public parkland and open space; and

WHEREAS, New Albany City Council has agreed to the terms and conditions by which this parkland will be donated; and

WHEREAS, the city engineer certifies the phase 4 Final Plat for Nottingham Trace meets all the requirements of Chapter 1187 of the Codified Ordinances, stormwater management, design requirements and will meet all other requirements of the City.

NOW, THEREFORE, BE IT RESOLVED by Council for the City of New Albany, Counties of Franklin and Licking, State of Ohio, that:

Section 1. The said phase 4 Final Plat for Nottingham Trace is attached to this resolution as Exhibit A and made a part herein is approved.

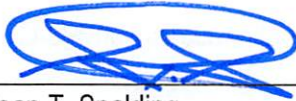
Section 2. Council hereby accepts the lands shown on the map attached hereto as Exhibit A, under the terms and conditions outlined and the covenants and restrictions stipulated in the deed and final plat.

Section 3. It is hereby found and determined that all formal actions of this council concerning and relating to the adoption of this resolution were adopted in an open meeting of the council, and that all deliberations of the council and or any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including Section 121 of the Ohio Revised Code.

Section 4. Pursuant to Article 6.07(A) of the New Albany Charter, this resolution shall take effect upon adoption.

CERTIFIED AS ADOPTED this 2 day of April, 2019.

Attest:



Sloan T. Spalding
Mayor



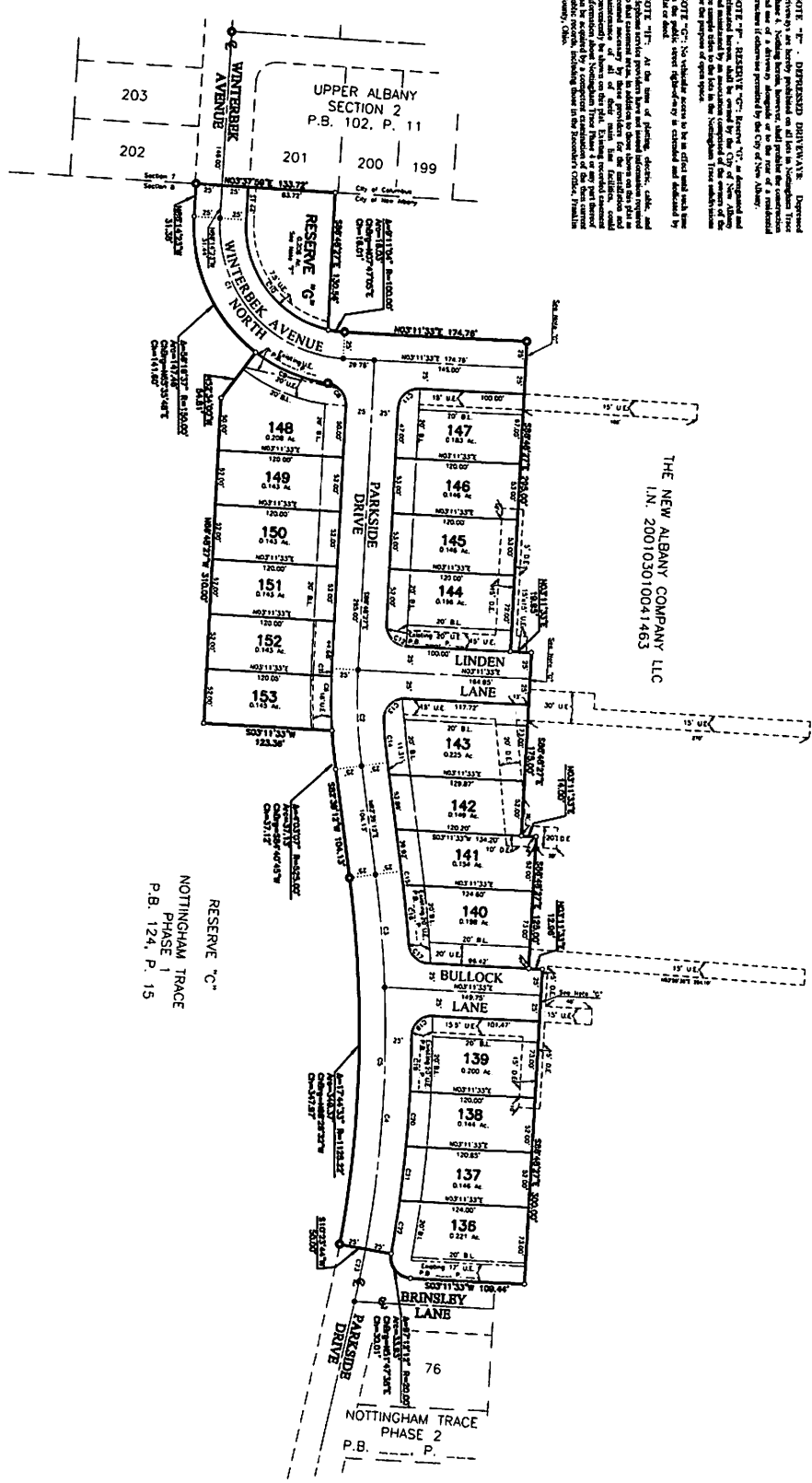
Jennifer H. Mason
Clerk of Council

Approved as to form:



Mitchell H. Banchefsky
Law Director

NOTTINGHAM TRACE PHASE 4



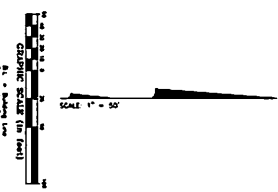
NOTE "1": All lots shown on this plan are subject to the provisions of the City of New Albany, Indiana, Ordinance No. 12-001, which provides for the creation of a new subdivision. The City of New Albany, Indiana, is hereby authorized to accept jurisdiction over the subdivision of the property described in this plan, subject to the provisions of the City of New Albany, Indiana, Ordinance No. 12-001, which provides for the creation of a new subdivision. The City of New Albany, Indiana, is hereby authorized to accept jurisdiction over the subdivision of the property described in this plan, subject to the provisions of the City of New Albany, Indiana, Ordinance No. 12-001, which provides for the creation of a new subdivision.

NOTE "2": The lots shown on this plan are subject to the provisions of the City of New Albany, Indiana, Ordinance No. 12-001, which provides for the creation of a new subdivision. The City of New Albany, Indiana, is hereby authorized to accept jurisdiction over the subdivision of the property described in this plan, subject to the provisions of the City of New Albany, Indiana, Ordinance No. 12-001, which provides for the creation of a new subdivision.

NOTE "3": The lots shown on this plan are subject to the provisions of the City of New Albany, Indiana, Ordinance No. 12-001, which provides for the creation of a new subdivision. The City of New Albany, Indiana, is hereby authorized to accept jurisdiction over the subdivision of the property described in this plan, subject to the provisions of the City of New Albany, Indiana, Ordinance No. 12-001, which provides for the creation of a new subdivision.

Final Prothonotary Statement

Lot 136	148	149	150	151	152	153
140	141	142	143	144	145	146
147	148	149	150	151	152	153
144	145	146	147	148	149	150
151	152	153	154	155	156	157
158	159	160	161	162	163	164
165	166	167	168	169	170	171
172	173	174	175	176	177	178
179	180	181	182	183	184	185
186	187	188	189	190	191	192
193	194	195	196	197	198	199
200	201	202	203	204	205	206
207	208	209	210	211	212	213
214	215	216	217	218	219	220
221	222	223	224	225	226	227
228	229	230	231	232	233	234
235	236	237	238	239	240	241
242	243	244	245	246	247	248
249	250	251	252	253	254	255
256	257	258	259	260	261	262
263	264	265	266	267	268	269
270	271	272	273	274	275	276
277	278	279	280	281	282	283
284	285	286	287	288	289	290
291	292	293	294	295	296	297
298	299	300	301	302	303	304
305	306	307	308	309	310	311
312	313	314	315	316	317	318
319	320	321	322	323	324	325
326	327	328	329	330	331	332
333	334	335	336	337	338	339
340	341	342	343	344	345	346
347	348	349	350	351	352	353
354	355	356	357	358	359	360
361	362	363	364	365	366	367
368	369	370	371	372	373	374
375	376	377	378	379	380	381
382	383	384	385	386	387	388
389	390	391	392	393	394	395
396	397	398	399	400	401	402
403	404	405	406	407	408	409
410	411	412	413	414	415	416
417	418	419	420	421	422	423
424	425	426	427	428	429	430
431	432	433	434	435	436	437
438	439	440	441	442	443	444
445	446	447	448	449	450	451
452	453	454	455	456	457	458
459	460	461	462	463	464	465
466	467	468	469	470	471	472
473	474	475	476	477	478	479
480	481	482	483	484	485	486
487	488	489	490	491	492	493
494	495	496	497	498	499	500



Lot	Area (Ac.)	Area (Sq. Ft.)	Area (Sq. Ft.)	Area (Sq. Ft.)	Area (Sq. Ft.)	Area (Sq. Ft.)
136	0.14	9,600	9,600	9,600	9,600	9,600
137	0.14	9,600	9,600	9,600	9,600	9,600
138	0.14	9,600	9,600	9,600	9,600	9,600
139	0.14	9,600	9,600	9,600	9,600	9,600
140	0.14	9,600	9,600	9,600	9,600	9,600
141	0.14	9,600	9,600	9,600	9,600	9,600
142	0.14	9,600	9,600	9,600	9,600	9,600
143	0.14	9,600	9,600	9,600	9,600	9,600
144	0.14	9,600	9,600	9,600	9,600	9,600
145	0.14	9,600	9,600	9,600	9,600	9,600
146	0.14	9,600	9,600	9,600	9,600	9,600
147	0.14	9,600	9,600	9,600	9,600	9,600
148	0.14	9,600	9,600	9,600	9,600	9,600
149	0.14	9,600	9,600	9,600	9,600	9,600
150	0.14	9,600	9,600	9,600	9,600	9,600
151	0.14	9,600	9,600	9,600	9,600	9,600
152	0.14	9,600	9,600	9,600	9,600	9,600
153	0.14	9,600	9,600	9,600	9,600	9,600