



Prepared: 09/09/2016  
Revised: 09/15/2016  
Introduced: 09/20/2016  
Revised:  
Adopted:  
Effective:

## ORDINANCE O-31-2016

### AN ORDINANCE TO ACCEPT THE GENERAL WARRANTY DEEDS FOR THE PARCELS KNOWN AS:

222-004394 (RESERVE A OF NEW ALBANY COUNTRY CLUB SECTION 24)  
222-004395 (RESERVE B OF NEW ALBANY COUNTRY CLUB SECTION 24)  
222-004396 (RESERVE C OF NEW ALBANY COUNTRY CLUB SECTION 24)  
222-004179 (RESERVE A OF THE VILLAGE HALL ROAD PLAT)  
222-004180 (RESERVE B OF THE VILLAGE HALL ROAD PLAT)  
222-004181 (RESERVE C OF THE VILLAGE HALL ROAD PLAT)  
222-004617 (RESERVE A OF NEW ALBANY COUNTRY CLUB SECTION 27)  
222-004618 (RESERVE B OF NEW ALBANY COUNTRY CLUB SECTION 27)  
222-004619 (RESERVE C OF NEW ALBANY COUNTRY CLUB SECTION 27)  
222-004620 (RESERVE D OF NEW ALBANY COUNTRY CLUB SECTION 27)  
222-004621 (RESERVE E OF NEW ALBANY COUNTRY CLUB SECTION 27)  
222-004622 (RESERVE F OF NEW ALBANY COUNTRY CLUB SECTION 27)  
222-004623 (RESERVE G OF NEW ALBANY COUNTRY CLUB SECTION 27)  
222-004624 (RESERVE H OF NEW ALBANY COUNTRY CLUB SECTION 27)  
222-004625 (RESERVE I OF NEW ALBANY COUNTRY CLUB SECTION 27)  
222-004786 (RESERVE A OF NEW ALBANY COUNTRY CLUB SECTION 28)  
222-004787 (RESERVE B OF NEW ALBANY COUNTRY CLUB SECTION 28)  
222-004788 (RESERVE C OF NEW ALBANY COUNTRY CLUB SECTION 28)  
222-004756 (RESERVE E OF NEW ALBANY COUNTRY CLUB SECTION 28)  
222-004757 (RESERVE F OF NEW ALBANY COUNTRY CLUB SECTION 28)  
222-004758 (RESERVE G OF NEW ALBANY COUNTRY CLUB SECTION 28)  
222-004726 (RESERVE A OF NEW ALBANY COUNTRY CLUB SECTION 29)  
222-004727 (RESERVE B OF NEW ALBANY COUNTRY CLUB SECTION 29)  
222-004728 (RESERVE C OF NEW ALBANY COUNTRY CLUB SECTION 29)  
FROM THE NEW ALBANY COMPANY LLC FOR PUBLIC PARKLAND

**WHEREAS**, Resolution R-69-2009 was adopted by the New Albany Council on September 1, 2010 approving the final plat for New Albany Country Club section 24, which included the commitment to dedicate reserves A, B, and C to the city for public parkland; and

**WHEREAS**, Resolution R-58-2006 was adopted by the New Albany Council on September 19, 2007 approving the final plat for Village Hall Road Section 2, which included the commitment to dedicate reserves A, B, and C to the City for public parkland; and

**WHEREAS**, Resolution R-27-2013 was adopted by the New Albany Council on August 6, 2014 approving the final plat for The New Albany Links Section 6, which included the commitment to dedicate reserve W-2 to the city for public parkland; and

**WHEREAS**, Resolution R-04-2002 was adopted by the New Albany Council on January 22, 2002 approving the final plat for New Albany Country Club section 28, which included the commitment to dedicate reserves A, B, C, E, F, and G to the city for public parkland; and

**WHEREAS**, Resolution R-45-2014 was adopted by the New Albany Council on July 1, 2015 approving the final plat for New Albany Country Club section 28 Part 1, which included the commitment to dedicate reserves A, B, and C to the City for public parkland; and

**WHEREAS**, Resolution R-28-2015 was adopted by the New Albany Council on June 2, 2016 approving the final plat for New Albany Country Club section 28 Part 2, which included the commitment to dedicate reserves E, F, and G to the city for public parkland; and

**WHEREAS**, Resolution R-81-2014 was adopted by the New Albany Council on November 4, 2015 approving the final plat for New Albany Country Club section 29, which included the commitment to dedicate reserves A, B, and C to the city for public parkland; and

**WHEREAS**, the general warranty deeds have since been provided to the City of New Albany granting to the city the parkland which was required and committed to; and

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

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

**Section 1.** New Albany City Council hereby accepts the lands, described in the spreadsheet attached hereto as Exhibit A and as shown on the plat maps attached hereto as Exhibit B, under the terms and conditions outlined and the covenants and restrictions set forth in Exhibit A and on the final plats.

**Section 2.** It is hereby found and determined that all formal actions of this Council concerning and relating to the adoption of this ordinance were adopted in an open meeting and that all deliberations of this Council and any decision making bodies of the City of New Albany which resulted in such formal actions were in meetings open to the public and in compliance with all legal requirements of the City of New Albany, Franklin and Licking Counties, Ohio.

**Section 3.** Pursuant to Article VI, Section 6.07(a) of the charter of the City of New Albany, this Ordinance shall be in effect on and after the earliest period allowed by law.

**CERTIFIED AS ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

**Attest:**

\_\_\_\_\_  
Sloan T. Spalding  
Mayor

\_\_\_\_\_  
Jennifer H Mason  
Clerk of Council

Approved as to form:

---

Mitchell H. Banchefsky  
Law Director

PROPOSED

**EXHIBIT A to Ordinance O-31-2016**

	<b>SHOULD BE Owned by</b>	<b>Maintained by</b>	<b>CURRENTLY OWNED BY</b>
<b>Ackerly Farm(NACC 24)</b>			
Reserve A	City of NA	HOA	NACO
Reserve B	City of NA	Master Association	NACO
Reserve C	City of NA	HOA	NACO
<b>Village Hall Road</b>			
Reserve A	City of NA	City of NA	NACO
Reserve B	City of NA	City of NA	NACO
Reserve C	City of NA	City of NA	NACO
<b>Straits Farms (NACC 27)</b>			
Reserve A	City of NA	HOA	NACO
Reserve B	City of NA	HOA	NACO
Reserve C	City of NA	HOA	NACO
Reserve D	City of NA	HOA	NACO
Reserve E	City of NA	HOA	NACO
Reserve F	City of NA	HOA	NACO
Reserve G	City of NA	HOA	NACO
Reserve H	City of NA	HOA	NACO
Reserve I	City of NA	HOA	NACO
<b>Oxford (NACC 29)</b>			
Reserve A	City of NA	HOA	NACO
Reserve B	City of NA	HOA	NACO
Reserve C	City of NA	City of NA *	NACO
<b>Ebrington (NACC 28)</b>			
Reserve A	City of NA	HOA	NACO
Reserve B	City of NA	HOA	NACO
Reserve C	City of NA	HOA	NACO
Reserve E	City of NA	HOA	NACO
Reserve F	City of NA	HOA	NACO
Reserve G	City of NA	HOA	NACO





# NEW ALBANY COUNTRY CLUB SECTION 28 PART 2

PLAT BOOK 119 PG 34

20150926124315  
New Albany, OH 43054  
Franklin County, OH

Situated in the State of Ohio, County of Franklin, City of New Albany, and in Quarter Township 3, Township 7, Range 16, United States Military Lands, containing 16.180 acres of land, more or less, said 16.180 acres being comprised of a part of each of those tracts of land conveyed to THE NEW ALBANY COMPANY LLC by deeds of record in instrument Numbers 200210182263228 and 20100260110197, and part of that tract of land conveyed to THE NEW ALBANY COMPANY by deed of record in Official Record 14554, Page 814, Recorder's Office, Franklin County, Ohio.

The undersigned, THE NEW ALBANY COMPANY LLC, a Delaware limited liability company, successor to THE NEW ALBANY COMPANY LIMITED PARTNERSHIP, a Delaware limited partnership, successor to THE NEW ALBANY COMPANY, an Ohio general partnership (see deed of record in Official Record 2125491) and Affidavit in Aid of Title of record in Instrument Number 19941120299007), by BRENT B. BRADBURY, Chief Financial Officer, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "NEW ALBANY COUNTRY CLUB SECTION 28 PART 2", a subdivision containing Lots numbered 33 to 67, both inclusive, and areas designated as Reserve "2", Reserve "7" and Reserve "9", does hereby accept this plat of same and dedicate to public use, as much as Henby's Loop and Armorec End shown herein 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 swales and/or other above ground storm water drainage facilities. No above grade structures, dunes 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. No building shall be constructed in any area over which easements are hereby reserved.

Approved this 19<sup>th</sup> Day of August 2015

*Murray D. Jensen*  
Mayor, New Albany, Ohio

Approved this 18<sup>th</sup> Day of July 2015

*B. Williams*  
City Engineer, New Albany, Ohio

Approved this 26<sup>th</sup> Day of April 2015

*Scott B. ...*  
Council Representative to Planning Commission, New Albany, Ohio

Approved this 26<sup>th</sup> Day of April 2015

*Michael ...*  
Chairperson, Planning Commission, New Albany, Ohio

Approved this 26<sup>th</sup> Day of July 2015

*Chris ...*  
Finance Director, New Albany, Ohio

Approved and accepted by Resolution No. R-28-2015, passed 08-22-2015, wherein all of Henby's Loop and Armorec End shown dedicated herein are accepted, as much by the Council for the City of New Albany, Ohio. Approval of this plat shall become null and void unless recorded prior to 09-22-2015.

Transferred this 3 day of Sept. 2015

*Charles F. ... II*  
Auditor, Franklin County, Ohio

*Michael ...*  
Deputy Auditor, Franklin County, Ohio

Filed for record this 3 day of Sept. 2015 at 11:58 A.M. Fee \$ 174.90

*Murray D. Jensen*  
Recorder, Franklin County, Ohio

File No 20150926124315

Recorded this 3 day of Sept. 2015

*Marcus ...*  
Deputy Recorder, Franklin County, Ohio

Plat Book 119, Page 34-35

In Witness Whereof, BRENT B. BRADBURY, Chief Financial Officer of THE NEW ALBANY COMPANY LLC, has hereunto set his hand this 30 day of July 2015.

Signed and Acknowledged  
In the presence of:  
*John J. ...*  
BY BRENT B. BRADBURY,  
Chief Financial Officer

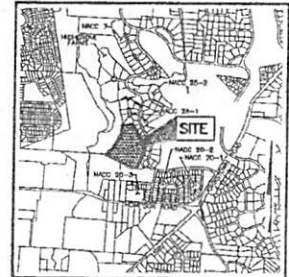
*Melissa D. ...*  
Notary Public

STATE OF OHIO  
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared BRENT B. BRADBURY, Chief Financial Officer 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 30 day of July 2015.

My commission expires 11/17/17  
*Melissa D. ...*  
Notary Public, State of Ohio



LOCATION MAP AND BACKGROUND DRAWING  
SCALE: 1" = 1500'

**SURVEY DATA:**

**BASIS OF BEARINGS:** The bearings shown herein are based on the same meridian as the subdivision plat entitled "New Albany Country Club Section 28 Part 1", of record in Plat Book 105, Pages 84 and 85, Recorder's Office, Franklin County, Ohio. (The said plat of record, a portion of the centerline of Thompson Road is shown as having a bearing of North 89° 15' West.

**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 pipes, sixteen centimeter inch inside diameter, thirty inches long with a plastic plug placed in the top end 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 (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 utility 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



EMHT  
Matthew A. King  
D-7865  
Professional Surveyor  
Franklin County, Ohio

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)  
□ = MHI used to be set  
□ = Permanent Marker (See Survey Data)



By *M.A. King*  
Professional Surveyor No. 7865

7 July 16  
Date



# NEW ALBANY COUNTRY CLUB

PLATBOOK 116 P.37

## SECTION 29

HAROLD J. BREITFELLER AND HELEN M. BRIEFELLER I.N. 199708070066144

J.W. SWICKARD'S HEIRS P.B. 3, PP. 77 & 78

MARK P. FIXARI AND SHAYNE F. FIXARI I.N. 200309050282974

TIMOTHY F. TIMMONS AND LESLIE B. TIMMONS I.N. 200003290060826

BETH SHALOM, INC. O.R. 23471E20

HOWARD L. APOTHAKE AND MARCIE A. GOLDEN I.N. 200305160147011

BEIN	RAWR	LEWIS	CHORD	CHORD
CURVE TABLE				
407744'	200.00'	156.54'	N 84°21'48" W	150.23'
193130'	300.00'	80.66'	S 84°23'48" W	79.28'
896161'	27.00'	45.88'	S 10°48'11" W	40.43'
114130'	278.00'	108.44'	N 10°58'11" W	103.82'
44157'	895.00'	115.19'	N 03°29'36" E	111.99'
297936'	59.00'	26.29'	S 07°29'36" E	118.44'
602357'	80.00'	87.81'	S 84°58'00" W	79.88'
894743'	30.00'	30.67'	S 05°09'00" W	27.97'
899851'	140.00'	84.53'	S 84°58'00" W	65.84'
298641'	250.00'	114.08'	S 83°33'36" W	118.00'
142256'	600.00'	124.11'	N 80°07'00" E	123.71'
748190'	853.19'	83.33'	S 07°58'36" W	83.19'
107916'	181.80'	26.29'	S 07°58'36" W	26.29'
117311'	479.20'	83.33'	S 07°58'36" W	83.47'
892564'	23.00'	30.62'	N 86°17'42" W	27.28'
892950'	30.00'	31.42'	N 84°53'48" W	28.00'
892950'	84.00'	31.42'	S 84°53'48" W	81.20'
734317'	888.89'	87.67'	S 07°58'36" W	87.67'
917176'	640.87'	8.00'	N 11°19'36" E	3.00'
916511'	20.00'	20.26'	S 84°58'00" W	21.29'
223908'	152.80'	100.17'	N 10°48'11" W	88.20'
912511'	484.60'	26.29'	S 84°58'00" W	87.83'
914415'	104.80'	8.00'	N 11°19'36" E	3.00'
922820'	822.80'	140.19'	N 80°07'00" E	139.72'
748190'	473.80'	87.67'	S 07°58'36" W	87.67'
912511'	473.80'	87.67'	S 07°58'36" W	87.67'
912511'	80.00'	80.26'	S 84°58'00" W	80.26'
912511'	273.80'	104.24'	S 10°48'11" W	100.90'
912511'	273.80'	107.20'	S 24°30'36" W	106.88'
914415'	121.80'	30.62'	N 84°40'48" W	28.90'
278720'	380.00'	80.18'	N 83°18'36" W	79.73'
278720'	380.00'	80.18'	N 78°59'36" W	60.79'
748190'	748.19'	74.81'	S 07°58'36" W	74.81'
141248'	276.00'	80.26'	S 07°58'36" W	80.26'
1160117'	276.00'	83.88'	S 77°48'00" W	83.87'
1173112'	480.00'	83.17'	N 08°42'36" E	80.02'
9234112'	225.00'	78.88'	N 83°47'18" E	78.88'
1776011'	200.00'	88.41'	N 11°07'36" W	88.00'
748190'	396.00'	39.60'	N 07°19'36" W	33.67'
748190'	277.80'	112.77'	S 09°11'36" W	112.00'
221700'	970.00'	52.00'	N 09°12'00" E	86.00'
221700'	878.00'	51.00'	N 09°14'00" E	81.00'
221700'	176.00'	67.00'	N 02°58'00" W	67.00'
221700'	27.00'	45.00'	N 84°58'00" W	42.83'
127400'	379.00'	37.90'	S 77°28'18" W	37.90'
101630'	273.00'	74.31'	S 80°38'18" W	74.31'
101630'	27.00'	45.11'	N 80°38'18" W	42.80'
101630'	27.00'	21.21'	N 84°58'00" W	20.84'
511630'	302.30'	118.19'	N 14°48'24" E	118.04'
821700'	302.30'	80.20'	N 20°18'18" E	80.10'
201420'	302.30'	108.81'	N 83°28'00" E	108.81'
101630'	27.00'	45.11'	N 80°38'18" W	42.80'
101630'	27.00'	21.21'	N 84°58'00" W	20.84'
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821700'	302.30'	80.20'	N 20°18'18" E	80.10'
201420'	302.30'	108.81'	N 83°28'00" E	108.81'

LARRY H. SNYDER, TRUSTEE I.N. 200812300185439

JANICE M. BALLEW, TRUSTEE I.N. 20105040051938

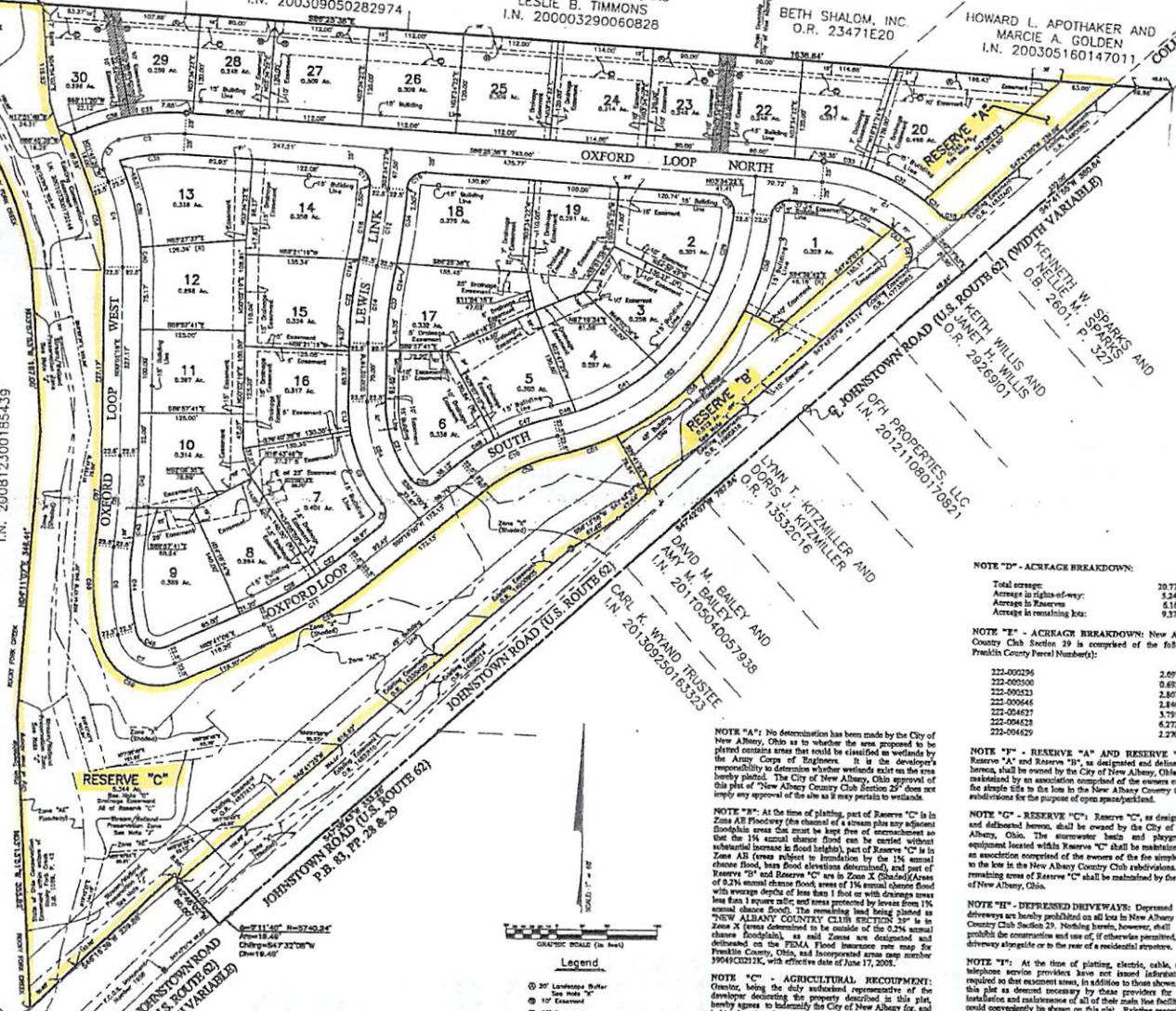
DAVID M. BAILEY AND AMY M. BAILEY I.N. 20105040051938

CARL K. WYAND TRUSTEE I.N. 201309250183203

LYNN T. KITZMILLER AND DOUG S. KITZMILLER O.R. 23532C16

OFF. PROPERTIES, LLC I.N. 20121080170821

FRANKLIN COUNTY COMMISSIONERS I.N. 200509050176515 I.N. 200809230142520 I.N. 200810020147641 I.N. 200810170154472



NOTE "A" - STREAM/WETLAND PRESERVATION ZONE: The "Stream/Wetland Preservation Zone" shall be restricted from development with buildings, structures, and uses and the actual size of said zone shall remain unaltered. It is the intent and purpose of the Stream/Wetland Preservation Zone to restrict such activity or use which would as a natural consequence of such activity or use make more difficult the accomplishment of such purposes for which the said zone was created.

Additional restrictions include:  
1. No dumping or burning of refuse.  
2. Natural resources of the zone shall remain unaltered and no topsoil, sand, gravel, or rock shall be excavated, removed or graded.  
3. Nothing shall be permitted to occur within the Stream/Wetland Preservation Zone which would contribute to the erosion of the land and no trees shall be cut or removed, except for the removal of such dead, diseased, rotten, or decayed trees or vegetation which may be required for conservation or scenic purposes, or for reasons of public safety. Any and all alterations to the Stream/Wetland Preservation Zone require the approval of the city of New Albany Community Development Department.

No roadway or any facility of any public utility other than existing roadways and public utility facilities or those outlined in the original plan shall be permitted to be constructed or installed in the premises.

NOTE "C" - LANDSCAPE BUFFER: Within those areas designated as "Landscape Buffer" on this plat (hereinafter "Landscape Buffers"), New Albany Country Club, LLC, hereby agrees to maintain and preserve, in perpetuity, the trees and shrubs on the land and to provide, for open space and aesthetic purposes, a permanent woodland and open green space for the protection of unaltered natural beauty in, over and upon the Stream/Wetland Preservation Zone, however, to all covenants of previous record and subject to the conditions herein set forth (The Easement).

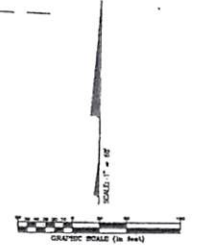
1. The Easement herein granted shall run with the land in perpetuity as that Easement Premises shall forever be restricted from development with commercial or residential buildings, structures, and uses, and it is the intent and purpose of both parties to this Easement to restrict and forbid any activity or use which would, as a natural consequence of such activity or use make more difficult the accomplishment of the purposes for which the Easement is granted as outlined herein.

2. No dumping or burning of refuse shall be permitted on the Easement Premises.  
3. No hunting or trapping shall be permitted on the Easement Premises.  
4. The Easement Premises shall be maintained in a natural state, but additional plantings shall be permitted, and shall remain free from all utilities, with the exception of the retention of trees and utility lines shown hereon. (If they damaged) the grantor and/or the licensee's association purfira general covenants shall not be construed to restrict or prohibit the licensee from removing or replacing with good forestry management practices any trees or shrubs within the Easement Premises.

5. No roadway or any facility of any public utility other than existing roadways and public utility facilities or those outlined in the original plan shall be permitted to be constructed or installed on the Easement Premises, and no construction, operation and maintenance of electric transmission lines, power lines, gas lines, or other utility lines shall be permitted on the Easement Premises.

6. The Easement, however, is not intended to interfere with or detract from the use of the Easement Premises by the Grantor or their successors, in addition to those shown on the plat and any other use consistent with the plat, including present and future, not inconsistent with this grant, including construction, operation and maintenance of electric transmission lines, power lines, gas lines, or other utility lines, and consistent with the provisions of Ohio Revised Code § 2112.23 et seq.

NOTE "L": This easement permits 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 electric transmission lines, power lines, gas lines, and other utility lines, and includes including the E. Timmons and Leslie B. Timmons by deed of record in Instrument Number 200003290060826, the conveyance to the future owners of the parcel covered in Parcel 2, H. Breitfeller and Helen M. Briefeller by deed of record in Instrument Number 199708070066144.



Legend  
- 30' Landscape Buffer  
- 10' Easement  
- 10' Easement  
- 10' Easement  
- 10' Easement  
- 10' Easement

NOTE "A": No determination has been made by the City of New Albany, Ohio as to whether the area proposed to be planted consists of areas that could be classified as wetlands by the Army Corps of Engineers. It is the developer's responsibility to determine whether wetlands exist on the area hereby platted. The City of New Albany, Ohio approval of this plat of "New Albany Country Club Section 29" does not imply any approval of the site as it may pertain to wetlands.  
NOTE "B": At the time of platting, part of Reserve "C" is in Zone AB floodway (the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increase in flood heights), part of Reserve "C" is in Zone AH (areas subject to inundation by the 1% annual chance flood), part of Reserve "C" is in Zone X (Special Flood Hazard Area) with average depths of less than 1 foot or with drainage areas less than 1 square mile and areas protected by levees less than 1% annual chance flood. The remaining land being platted as "NEW ALBANY COUNTRY CLUB SECTION 29" is in Zone A (areas subject to inundation by the 1% annual chance flood), as well as Zone X (Special Flood Hazard Area) with average depths of less than 1 foot or with drainage areas less than 1 square mile and areas protected by levees less than 1% annual chance flood. The remaining land being platted as "NEW ALBANY COUNTRY CLUB SECTION 29" is in Zone A (areas subject to inundation by the 1% annual chance flood), as well as Zone X (Special Flood Hazard Area) with average depths of less than 1 foot or with drainage areas less than 1 square mile and areas protected by levees less than 1% annual chance flood. The remaining land being platted as "NEW ALBANY COUNTRY CLUB SECTION 29" is in Zone A (areas subject to inundation by the 1% annual chance flood), as well as Zone X (Special Flood Hazard Area) with average depths of less than 1 foot or with drainage areas less than 1 square mile and areas protected by levees less than 1% annual chance flood.

NOTE "C" - RESERVE "A" AND RESERVE "B": Reserve "A" and Reserve "B", as designated and delineated herein, shall be owned by the City of New Albany, Ohio and the easement, water and playground equipment located within Reserve "C" shall be maintained by an association comprised of the owners of the fee simple title to the lots in the New Albany Country Club subdivisions for the purpose of open space/parkland.

NOTE "C" - RESERVE "C": Reserve "C", as designated and delineated herein, shall be owned by the City of New Albany, Ohio. The easement, water and playground equipment located within Reserve "C" shall be maintained by an association comprised of the owners of the fee simple title to the lots in the New Albany Country Club subdivisions. The remaining area of Reserve "C" shall be maintained by the City of New Albany, Ohio.

NOTE "D" - DEPRESSURE DRIVEWAYS: Depressed driveways are hereby prohibited on all lots in New Albany Country Club Section 29. Nothing herein, however, shall prohibit the construction and use of, if otherwise permitted, a driveway alongside or to the rear of a residential structure.

NOTE "E": At the time of platting, electric, cable, and telephone service providers have not issued information required to determine the location of existing underground utility lines on this plat as deemed necessary by those providers for the installation and maintenance of all their utility lines. The utility lines are shown on this plat as existing records, and any other utility lines shall be shown on this plat. Existing records, however, shall not be construed to restrict or prohibit the licensee from removing or replacing with good forestry management practices any trees or shrubs within the Easement Premises.

# NEW ALBANY COUNTRY CLUB SECTION 29

PLAT BOOK 119 PG 55  
2014 41 200 157007  
CITY OF NEW ALBANY, OHIO  
CITY ENGINEER

PLAT BOOK 119 PG 55

1  
2

Classed in the State of Ohio, County of Franklin, City of New Albany, and in Quarter Township 3, Township 2, Range 14, United States Military Lands, containing 20.794 acres of land, more or less, said 20.794 acres being comprised of all of those tracts of land conveyed to THE NEW ALBANY COMPANY LLC by deeds of record in Instrument Number 20120211600000, Instrument Number 20120207009934, Instrument Number 2011186191226, Instrument Number 20120210027428, Instrument Number 20120219002363, and Instrument Number 20142116019191, Recorder's Office, Franklin County, Ohio.

The undersigned, THE NEW ALBANY COMPANY LLC, a Delaware limited liability company by EMMETT B. BRADSHAW, Chief Financial Officer, owner of the lands shown herein, duly authorized in the premises, does hereby certify that this plat accurately represents the "NEW ALBANY COUNTRY CLUB SECTION 29", a subdivision of the lands numbered 1 to 20, both inclusive, and was designated as Reserve "A", Reserve "B", Reserve "C" and easements, does hereby accept this plat of same and dedicates to public use, in whole, all or part of United Leaky Beach, United Leaky West, United Leaky South, Lewis Lick and Johnson Road shown herein, and not hereinafter described.

Easements are hereby reserved in, over and under tracts designated on this plat as "Reserve" or "Drainage Easement". Each of the aforementioned designated easements permit the construction, operation and maintenance of all public and quasi-public utilities shown, located, and on the surface of the ground and, where necessary, for the construction, operation and maintenance of service easements to all adjacent lots and tracts and for storm water drainage. Within these areas designated "Drainage Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating and maintaining under storm water drainage means and/or other shown, ground water drainage facilities. No above grade structures, signs 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. No building shall be constructed in any way over which easements are hereby reserved.

In Witness Whereof, EMMETT B. BRADSHAW, Chief Financial Officer of THE NEW ALBANY COMPANY LLC, has hereunto set his hand this 17<sup>th</sup> day of NOV, 2014.

Client and Acknowledged  
Signature of  
Emmett B. Bradshaw  
EMMETT B. BRADSHAW,  
Chief Financial Officer

STATE OF OHIO  
COUNTY OF FRANKLIN ss:



Before me, a Notary Public in and for said State, personally appeared EMMETT B. BRADSHAW, Chief Financial Officer 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.

My commission expires 12/31/15

By commission expires 12/31/15

Emmett B. Bradshaw  
Notary Public

Approved this 17<sup>th</sup> Day of NOV  
2014

Nancy Anderson  
Mayor, New Albany, Ohio

Approved this 17<sup>th</sup> Day of NOV  
2014

Richard A. Fierste  
City Engineer, New Albany, Ohio

Approved this 18<sup>th</sup> Day of NOV  
2014

Nancy Anderson  
Council Representative for Planning Commission, New Albany, Ohio

Approved this 19<sup>th</sup> Day of NOV  
2014

Michael J. Fisher  
City Engineer, New Albany, Ohio

Approved this 18<sup>th</sup> Day of NOV  
2014

Cliff F. Fisher  
Finance Director, New Albany, Ohio

Approved and consented by Resolution No. R-21-2014, passed May 27<sup>th</sup>, 2014, wherein all of United Leaky Beach, United Leaky West, United Leaky South, Lewis Lick, Johnson Road and easements shown delineated herein are accepted, as such, by the Council for the City of New Albany, Ohio. Approval of this plat shall become null and void unless recorded prior to November 4<sup>th</sup>, 2014.

Testified this 20<sup>th</sup> day of Nov,  
2014.

Oliver E. Meyer II  
Auditor, Franklin County, Ohio

Michael D. Dwyer  
Deputy Auditor, Franklin County, Ohio

Filed for record this 17<sup>th</sup> day of NOV  
2014 at 1:23 P.M. File # 14127

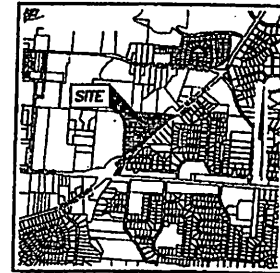
Tommy Brannen M.P.  
Recorder, Franklin County, Ohio

File No. 20141207-001007

Recorded this 20<sup>th</sup> day of NOV  
2014.

Christopher  
Deputy Recorder, Franklin County, Ohio

File Book 119, Page 30-31



LOCATION MAP AND BACKGROUND DRAWING  
SCALE: 1" = 100'

**SURVEY DATA:**

**BASE OF RECORDING:** The bearings shown herein are based on an assumed bearing of South 47°41'30" West for a portion of the extension of Johnson Road, as shown herein.

**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 herein, unless otherwise noted, are to be set and are iron pins, 1/4-inch diameter, 6-inch length, driven into the ground with a plastic plug placed in the top and bearing the label EXHIBIT INC.

**PERMANENT MARKERS:** Permanent markers, where indicated herein, are to be one-inch diameter, 6-inch long, solid iron pins, are to be set to monument the points indicated and are to be set with the top and back with the surface of the ground and then capped with an aluminum cap stamped EXHIBIT INC. Once installed, the top of the cap shall be marked. Care should be taken to ensure the accuracy of the permanent markers 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 Corrections are in red and second points shown.

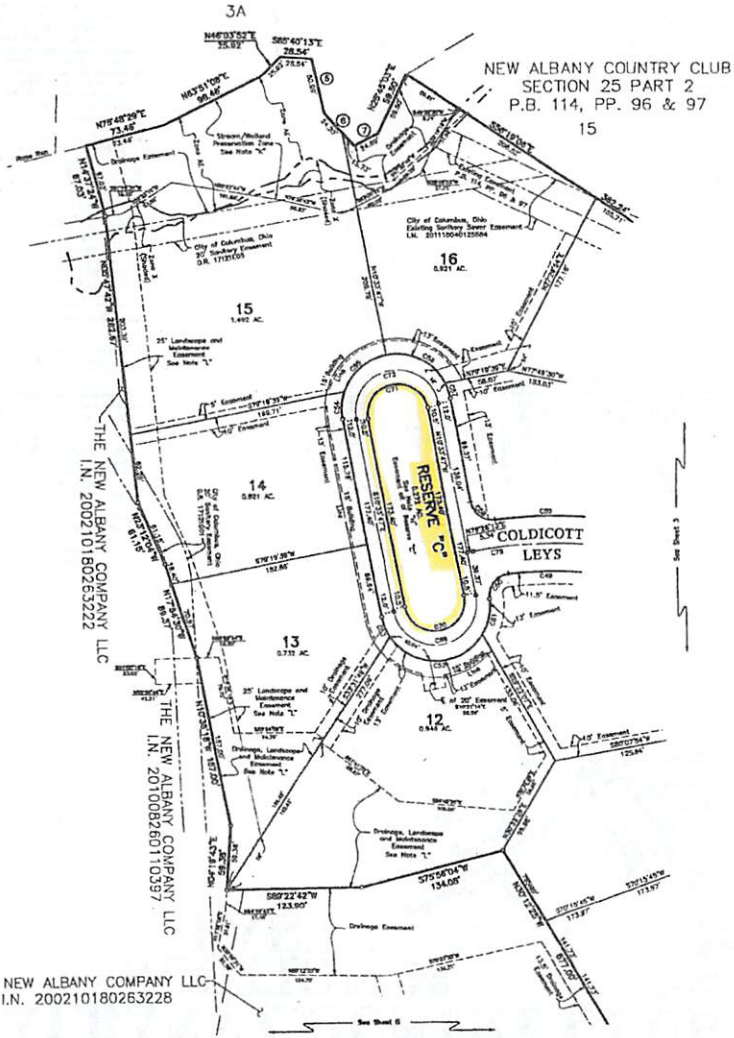
- = Iron Pin (See Survey Data)
- = MAG Nail to be set
- = Permanent Marker (See Survey Data)

By Michael D. Dwyer 7.01.14  
Professional Surveyor No. 7280 Date



# NEW ALBANY COUNTRY CLUB SECTION 28 PART 1

HIGHGROVE FARMS  
P.B. 116, PP. 69 - 71



THE NEW ALBANY COMPANY LLC  
I.N. 200210180263228

- ① Arc=19.50° R=19.50'  
ChBy=85°41'19\"/>

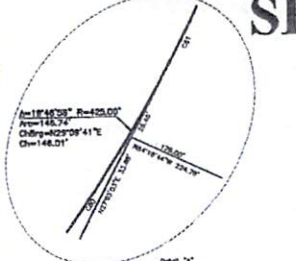


27 Highgrove Pt. 2  
 1000012121 C 1 1012

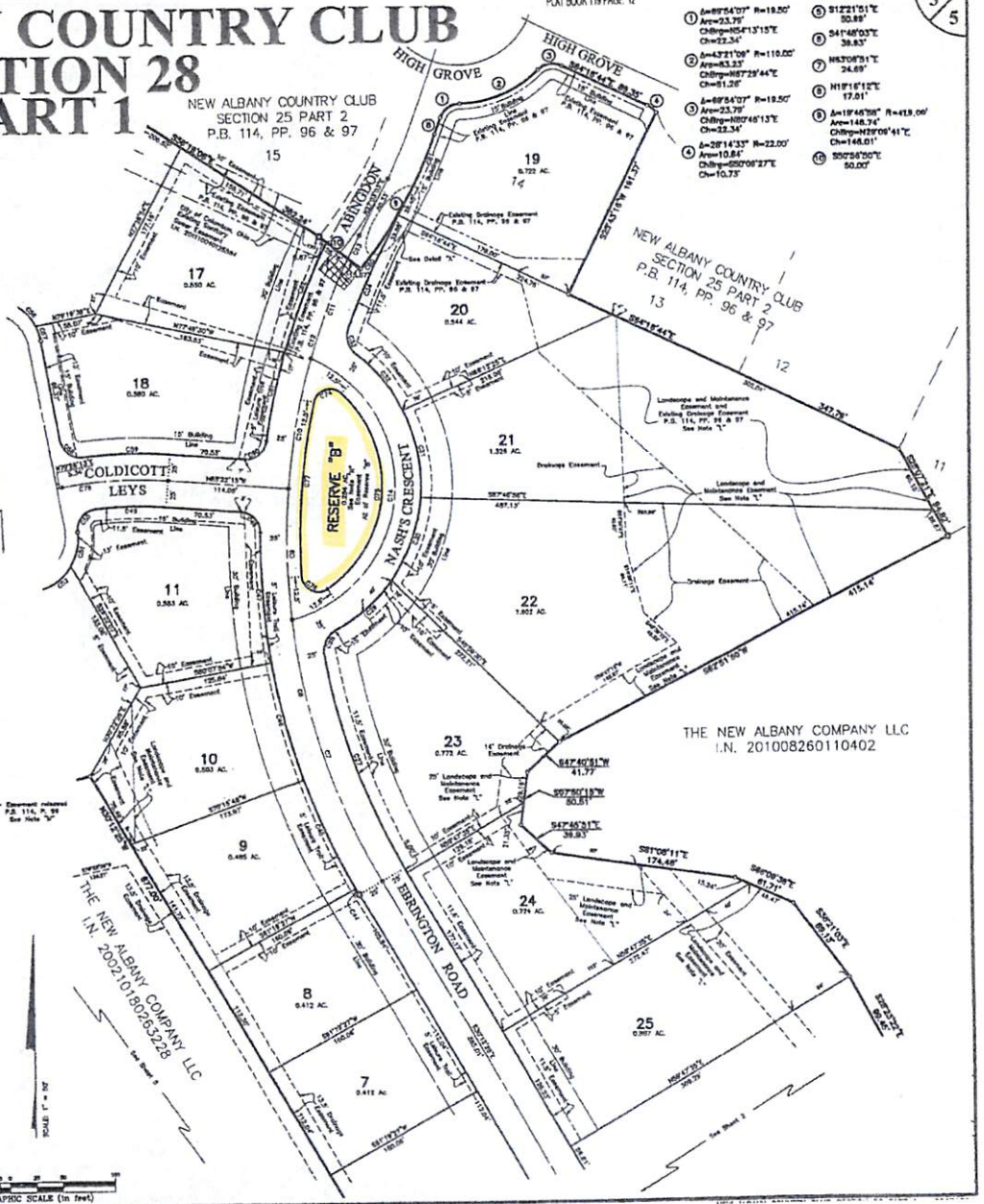


# NEW ALBANY COUNTRY CLUB SECTION 28 PART 1

LOT	AREA	PERIMETER	CORNERS	AREA	PERIMETER	CORNERS
1	1.0000	100.00'	N 0° 0' 0" E 100.00'	1.0000	100.00'	N 0° 0' 0" E 100.00'
2	1.0000	100.00'	N 0° 0' 0" E 100.00'	1.0000	100.00'	N 0° 0' 0" E 100.00'
3	1.0000	100.00'	N 0° 0' 0" E 100.00'	1.0000	100.00'	N 0° 0' 0" E 100.00'
4	1.0000	100.00'	N 0° 0' 0" E 100.00'	1.0000	100.00'	N 0° 0' 0" E 100.00'
5	1.0000	100.00'	N 0° 0' 0" E 100.00'	1.0000	100.00'	N 0° 0' 0" E 100.00'
6	1.0000	100.00'	N 0° 0' 0" E 100.00'	1.0000	100.00'	N 0° 0' 0" E 100.00'
7	1.0000	100.00'	N 0° 0' 0" E 100.00'	1.0000	100.00'	N 0° 0' 0" E 100.00'
8	1.0000	100.00'	N 0° 0' 0" E 100.00'	1.0000	100.00'	N 0° 0' 0" E 100.00'
9	1.0000	100.00'	N 0° 0' 0" E 100.00'	1.0000	100.00'	N 0° 0' 0" E 100.00'
10	1.0000	100.00'	N 0° 0' 0" E 100.00'	1.0000	100.00'	N 0° 0' 0" E 100.00'
11	1.0000	100.00'	N 0° 0' 0" E 100.00'	1.0000	100.00'	N 0° 0' 0" E 100.00'
12	1.0000	100.00'	N 0° 0' 0" E 100.00'	1.0000	100.00'	N 0° 0' 0" E 100.00'
13	1.0000	100.00'	N 0° 0' 0" E 100.00'	1.0000	100.00'	N 0° 0' 0" E 100.00'
14	1.0000	100.00'	N 0° 0' 0" E 100.00'	1.0000	100.00'	N 0° 0' 0" E 100.00'
15	1.0000	100.00'	N 0° 0' 0" E 100.00'	1.0000	100.00'	N 0° 0' 0" E 100.00'
16	1.0000	100.00'	N 0° 0' 0" E 100.00'	1.0000	100.00'	N 0° 0' 0" E 100.00'
17	1.0000	100.00'	N 0° 0' 0" E 100.00'	1.0000	100.00'	N 0° 0' 0" E 100.00'
18	1.0000	100.00'	N 0° 0' 0" E 100.00'	1.0000	100.00'	N 0° 0' 0" E 100.00'
19	1.0000	100.00'	N 0° 0' 0" E 100.00'	1.0000	100.00'	N 0° 0' 0" E 100.00'
20	1.0000	100.00'	N 0° 0' 0" E 100.00'	1.0000	100.00'	N 0° 0' 0" E 100.00'
21	1.0000	100.00'	N 0° 0' 0" E 100.00'	1.0000	100.00'	N 0° 0' 0" E 100.00'
22	1.0000	100.00'	N 0° 0' 0" E 100.00'	1.0000	100.00'	N 0° 0' 0" E 100.00'
23	1.0000	100.00'	N 0° 0' 0" E 100.00'	1.0000	100.00'	N 0° 0' 0" E 100.00'
24	1.0000	100.00'	N 0° 0' 0" E 100.00'	1.0000	100.00'	N 0° 0' 0" E 100.00'
25	1.0000	100.00'	N 0° 0' 0" E 100.00'	1.0000	100.00'	N 0° 0' 0" E 100.00'



NEW ALBANY COUNTRY CLUB  
SECTION 25 PART 2  
P.B. 114, PP. 96 & 97



- ① A=8754'07" R=18.00'  
Arc=23.70'  
Ch=22.34'
- ② A=4321'09" R=110.00'  
Arc=63.33'  
Ch=87.29'44"
- ③ A=8754'07" R=18.00'  
Arc=23.70'  
Ch=22.34'
- ④ A=3214'33" R=22.00'  
Arc=10.84'  
Ch=20.02'07"
- ⑤ A=10.84'  
Ch=20.02'07"
- ⑥ A=19'46"07" R=419.00'  
Arc=148.74'  
Ch=448.00'
- ⑦ A=148.74'  
Ch=448.00'
- ⑧ A=19'46"07" R=419.00'  
Arc=148.74'  
Ch=448.00'
- ⑨ A=448.00'

**NOTE "A" - STREAM/WETLAND PRESERVATION ZONE:** The "Stream/Wetland Preservation Zone" shall forever be reserved from development with buildings, structures, and uses and the natural state of said zone shall remain undisturbed. It is also the intent and purpose of the Stream/Wetland Preservation Zone to restrict and prohibit any activity or use which would as a natural consequence of such, impede or make more difficult the accomplishment of the purpose of which the said zone was created.

**Additional restrictions include:**

- No dumping or burning of refuse.
- No landing or trapping.
- Natural resources of the area shall remain undisturbed and no approval, sand, gravel, or rock shall be excavated, removed or graded.

No building shall be permitted to occur within the Stream/Wetland Preservation Zone which would contribute to the erosion of the land and no trees shall be cut or removed, except for the removal of such dead, diseased, rotten, or decayed trees or vegetation which may be required for recreation or scenic purposes, or for reasons of public safety. Any and all alterations to the Stream/Wetland Preservation Zone require the approval of the City of New Albany Community Development Department.

No roadway or any facility of any public utility other than existing roadways and public utility facilities or those outlined in the original plan shall be permitted to be constructed or altered in the premises.

**NOTE "B" - LANDSCAPE AND MAINTENANCE EASEMENT:** A Landscape and Maintenance Easement is hereby created and provided in favor of the real property presently owned by The New Albany Company LLC which was acquired by Instrument Numbers 20021018026322, 201008260110402, and 201008260110402. The purpose of the easement is to allow current and future owners of the benefited property and their designees to (a) install, maintain, repair, and replace fencing within the easement area, (b) install, operate, maintain, repair, and replace irrigation lines and (c) mow or otherwise remove weeds, grass and other landscaping located within the same area. Said owner(s) shall be permitted entry upon the easement which is burdened by the easement as reasonably necessary from time-to-time in order to exercise the rights provided herein. The owner(s) of the benefited property shall maintain the fencing in a good state of repair and shall paint both sides of said fencing on a regular basis, and shall be permitted entry onto an additional 10 feet of those lots which are burdened by this easement as measured from the boundary of the easement area in order to install, maintain, repair and replace fencing. The owner(s) of the benefited property shall also regularly mow and maintain the portion of the benefited property that is located adjacent to the easement area. Following entry upon the areas burdened by this easement, the entering party shall be required to restore damaged areas to a substantially similar condition as existed immediately prior to such entry. The owners of real property which is burdened by this easement shall be prohibited from placing any fencing located within the easement area, including any sign or other items from such fencing, and installing any temporary or permanent buildings, structures, land-scrapers, or other improvements of any kind whatsoever within the easement area. The owner(s) of the real property that is benefited by this easement shall be permitted to remove such items from the easement area without liability to the owners of the burdened property.

**NOTE "C" - DEPRESSURE DRIVEWAYS:** Depressed driveways are hereby prohibited on all lots in New Albany Country Club Section 28 Part 1. Nothing herein, however, shall prohibit the construction and use of, if otherwise permitted, a driveway alongside or to the rear of a residential building.

**NOTE "D" - AGRICULTURAL RECOUPMENT:** Recoupment, being the duly authorized representative of the landowner, agrees to indemnify and hold the City of New Albany, Inc. and its officials harmless from any agricultural recoupment award which shall be granted against the property indicated herein, including costs of the grantor's conversion of the property from agricultural use.

**NOTE "E" - ACREAGE BREAKDOWN:**

Total acreage:	27.841 Ac.
Acreage in right-of-way:	1.555 Ac.
Acreage to Reserve:	1.007 Ac.
Acreage in remaining lots:	23.281 Ac.

**NOTE "F" - ACREAGE BREAKDOWN:** New Albany Country Club Section 28 Part 1 is comprised of the following Franklin County Parcel Number(s):

223-000479	0.630 Ac.
223-000563	1.494 Ac.
223-002918	11.893 Ac.
222-002923	13.082 Ac.
222-004494	0.722 Ac.

**NOTE "G" - LOTS 15 AND 16:** On each of Lots 15 and 16, no building shall be constructed which has an opening, unprotected from flooding, in its foundation wall which is lower than the flood protection elevation for that lot given in the following table:

Lot No.	Flood Protection Elevation (USGS Datum 1929 (MSL Datum))
15	943.3 (949.1)
16	943.3 (949.1)

The proposed flood protection elevation is approximately 2.0 feet above the 100 year flood elevation.

**NOTE "H" - RESERVE "A", RESERVE "B" AND RESERVE "C":** Reserve "A", Reserve "B" and Reserve "C" are designated and delineated herein, shall be owned by the City of New Albany, Ohio and maintained by an association comprised of all owners of the lots in the New Albany Country Club subdivisions.

**NOTE "I" - RESERVE "D":** Reserve "D", as designated and delineated herein, shall be owned and maintained by an association comprised of the owners of the lots in the New Albany Country Club subdivisions.

**NOTE "J":** At the time of platting, electric, cable, and telephone service providers have not issued instrumentation to the parcel as shown on this plat as shown on this plat. Existing recorded easement information about New Albany Country Club Section 28 Part 1 or any part thereof can be acquired by a physical examination of the same current public records, including those in the Recorder's Office, Franklin County, Ohio.

THE NEW ALBANY COMPANY LLC  
I.N. 201008260110402

GRAPHIC SCALE (in feet)

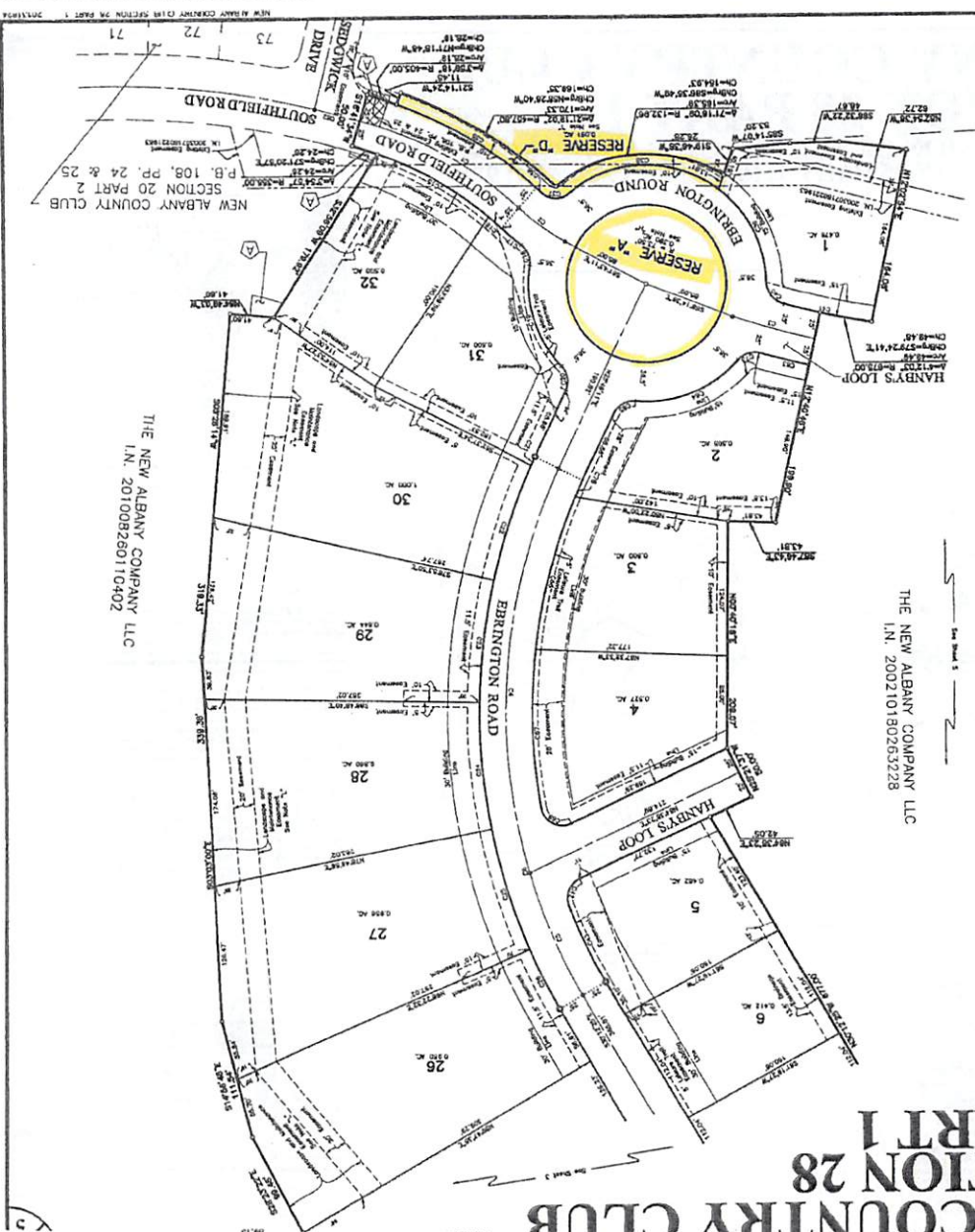


# NEW ALBANY COUNTRY CLUB SECTION 28 PART 1

THE NEW ALBANY COMPANY LLC  
I.N. 200210180263228

THE NEW ALBANY COMPANY LLC  
I.N. 201008280110402

THE NEW ALBANY COMPANY LLC  
I.N. 200210180263228



NEW ALBANY COUNTRY CLUB  
SECTION 20 PART 2  
P.B. 108, P.P. 24 & 25

Highway 27  
Pi. 2

27  
Highway 27  
Pi. 2



# NEW ALBANY COUNTRY CLUB SECTION 28 PART 1

PLAT BOOK 119 PAGE 10

## (INCLUDING A RESUBDIVISION OF ALL OF LOT 14 OF NEW ALBANY COUNTRY CLUB SECTION 25 PART 2, P.B. 114, PP. 96 AND 97)

20150626006066  
 1  
 5

Lot 14 being conveyed to TUCKERMAN DEVELOPMENT COMPANY by deed of record in Instrument Number 20150524008879

and TUCKERMAN DEVELOPMENT COMPANY, an Ohio corporation, by STEVEN A. TUCKERMAN, President, owner

Situate in the State of Ohio, County of Franklin, City of New Albany, and in Quarter Township 3, Township 2, Range 16, United States Military Lands, containing 27.842 acres of land, more or less, and 27.842 acres being contained in a resubdivision of Lot 14 of the subdivision entitled "New Albany Country Club Section 25 Part 2," of record in Plat Book 114, Pages 96 and 97, a part of those tracts of land conveyed to THE NEW ALBANY COMPANY LLC, by deeds of record in Instrument Numbers 2002181803222, 2002181803223, 20100206011097 and 20100206011067, and part of that tract of land conveyed to THE NEW ALBANY COMPANY by deed of record in Official Record 14164, Page 814, Recorder's Office, Franklin County, Ohio.

The undersigned, THE NEW ALBANY COMPANY LLC, a Delaware limited liability company, successor to THE NEW ALBANY COMPANY LIMITED PARTNERSHIP, a Delaware limited partnership, successor to THE NEW ALBANY COMPANY, as this general partnership (see deed of record in Official Record 2125490) and Addendum in Aid of Title of record in Instrument Number 1981110789607, by BRENT B. BRADBURY, Chief Financial Officer, one of the duly elected officers, duly authorized in the premises, does hereby certify that this plat correctly represents 3566 "NEW ALBANY COUNTRY CLUB SECTION 28 PART 1", a subdivision containing Lots numbered 1 to 32, both inclusive, and areas designated as Reserve "A", Reserve "B", Reserve "C", and Reserve "D", does hereby accept this plat of same and dedicates to public use, as such, all or part of Harby's Loop, Elvington Road, Elvington Road, Nash's Run, Oakmont Loop and Southfield Road, shown hereon and not herebefore dedicated.

Dimensions are hereby reserved in, over and under areas designated on this plat as "Easements", "Leisure Trail Easement" or "Designation 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 "Leisure Trail Easement" on this plat, an additional easement is hereby reserved for the construction and maintenance of a leisure trail for use by the public. Within those areas designated "Designation Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating and maintaining sewage storm water drainage and/or other above ground storm water drainage facilities. No above grade structures, utility or other obstructions to the flow of storm water runoff are permitted within Designation Easement areas as delineated on this plat unless approved by the New Albany Municipal Engineer. No building shall be constructed in any area over which easements are hereby reserved. Easement areas shown hereon outside of the platted area are within lands owned by the undersigned and easements are hereby reserved hereon for the uses and purposes expressed herein.

Approved this 27<sup>th</sup> Day of MAY, 2015  
*Mayor*  
 Mayor, New Albany, Ohio

Approved this 21<sup>st</sup> Day of MAY, 2015  
*City Engineer*  
 City Engineer, New Albany, Ohio

Approved this 26<sup>th</sup> Day of May, 2015  
*Council Representative to Planning Commission*  
 Council Representative to Planning Commission, New Albany, Ohio

Approved this 22<sup>nd</sup> Day of MAY, 2015  
*Chairperson, Planning Commission*  
 Chairperson, Planning Commission, New Albany, Ohio

Approved this 26<sup>th</sup> Day of May, 2015  
*Finance Director*  
 Finance Director, New Albany, Ohio

Approved and accepted by Resolution No. R-46-2014, passed July 1<sup>st</sup>, 2014, wherein all of Harby's Loop, Elvington Road, Elvington Road, Nash's Run, Oakmont Loop and Southfield Road shown dedicated hereon are accepted, as such, by the Council for the City of New Albany, Ohio. Approval of this plat shall become null and void unless recorded prior to July 1<sup>st</sup>, 2015.

Transferred this 26<sup>th</sup> day of JUNE, 2015.  
*Auditor*  
 Auditor, Franklin County, Ohio

*Deputy Auditor*  
 Deputy Auditor, Franklin County, Ohio

Filed for record this 26<sup>th</sup> day of JUNE, 2015 at 11:50 A.M. Fee \$ 1322  
*Recorder*  
 Recorder, Franklin County, Ohio

File No. 20150626006066  
 Recorded this 26<sup>th</sup> day of JUNE, 2015  
 Plat Book 119, Pages 10-14  
*Deputy Recorder*  
 Deputy Recorder, Franklin County, Ohio

In Witness Whereof, STEVEN A. TUCKERMAN, President of TUCKERMAN DEVELOPMENT COMPANY, has hereunto set his hand this 23<sup>rd</sup> day of JUNE, 2015.

Signed and Acknowledged  
 In the presence of:  
*DL J. Roy*  
*Margie Bell*  
 Notary Public, State of Ohio

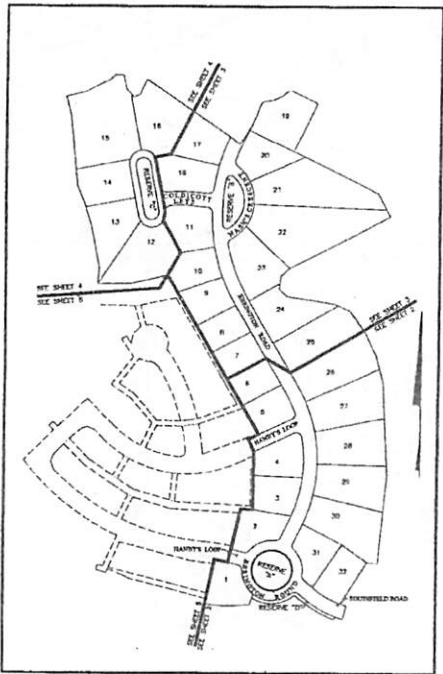
TUCKERMAN DEVELOPMENT COMPANY  
*STEVEN A. TUCKERMAN*  
 President

Before me, a Notary Public in and for said State, personally appeared STEVEN A. TUCKERMAN, President of TUCKERMAN DEVELOPMENT COMPANY, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said TUCKERMAN DEVELOPMENT COMPANY for the uses and purposes expressed herein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 23<sup>rd</sup> day of JUNE, 2015  
 My commission expires 5/31/17  
*Notary Public*  
 Notary Public, State of Ohio



LOCATION MAP AND BACKGROUND DRAWING  
 SCALE: 1" = 1500'



INDEX MAP  
 SCALE: 1" = 200'

**SURVEY DATA:**  
**BASIS OF BEARINGS:** The bearings shown hereon are based on the survey meridians as the bearings shown on the subdivision plat entitled "New Albany Country Club Section 25 Part 1," of record in Plat Book 103, Pages 84 and 85, Recorder's Office, Franklin County, Ohio. On said plat of record, a portion of the centerline of Thompson Road is shown as having a bearing of North 87°19'35" West.

**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, three-eighths 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 and 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 (punches) 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.

By Matthew A. Kow S. M. P. E.  
 Professional Surveyor No. 7885 Date \_\_\_\_\_



In Witness Whereof, BRENT B. BRADBURY, Chief Financial Officer of THE NEW ALBANY COMPANY LLC, has hereunto set his hand this 26<sup>th</sup> day of MAY, 2015.

Signed and Acknowledged  
 In the presence of:  
*Margie Bell*  
*Brent B. Bradbury*  
 Notary Public, State of Ohio

THE NEW ALBANY COMPANY LLC  
 BRENT B. BRADBURY  
 Chief Financial Officer

STATE OF OHIO  
 COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared BRENT B. BRADBURY, Chief Financial Officer 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.

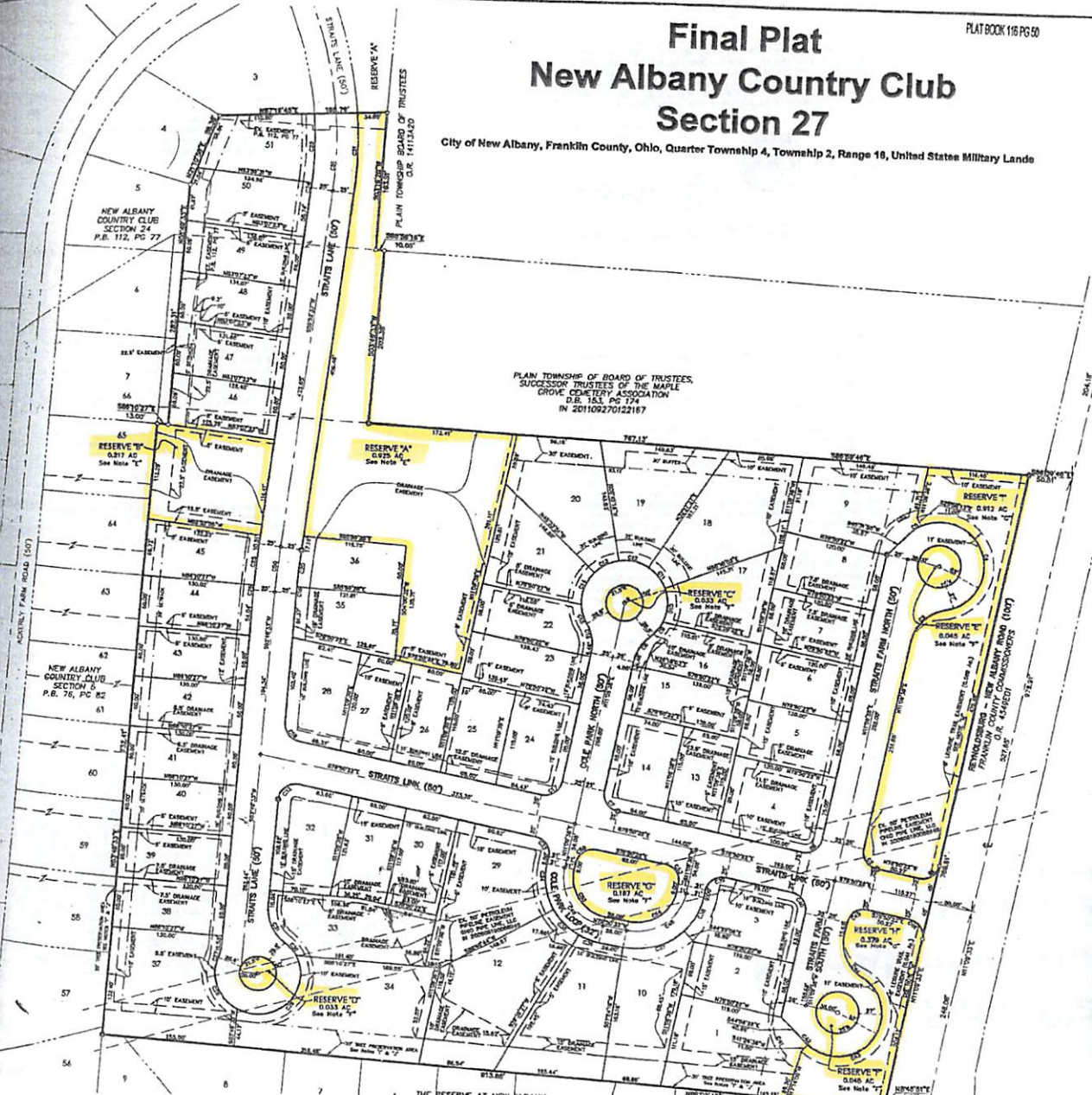
In Witness Whereof, I have hereunto set my hand and affixed my official seal this 26<sup>th</sup> day of MAY, 2015  
 My commission expires 1/1/16  
*Notary Public*  
 Notary Public, State of Ohio



# Final Plat New Albany Country Club Section 27

PLAT BOOK 116 PG 50

City of New Albany, Franklin County, Ohio, Quarter Township 4, Township 2, Range 16, United States Military Lands



**NOTE "A":** No determination has been made by the City of New Albany, Ohio as to whether the area proposed contains areas that could be classified as Wetlands by the US Army Corps of Engineers. It is the Developer's responsibility to determine if Wetlands or other Jurisdictional Wetlands exist on the site. The City of New Albany, Ohio approval of the Final Development Plan does not imply any approval of disturbance of wetlands or jurisdictional waterways.

**Note "E" - Reserves "A" and "J"** shall be owned by the City of New Albany, Ohio and maintained by an association formed by the fee holders of the fee simple lots in New Albany County. Said association shall be formed after recordation of this Plat. Maintenance shall be at the cost of said association and shall hold the City of New Albany, Ohio harmless in actions resulting from said maintenance.

**NOTE "B": AGRICULTURAL RECOUPMENT:** Grantor, being the duly authorized representative of the Developer dedicating the property described in this development plan, hereby agrees that grantor will harmless from and agricultural recoupment assessed or levied in the future against the property dedicated herein which result from grantor's conversion from agricultural use.

**Note "F" - Reserves "C", "D", "E", "H", "I" and Reserve "G"** shall be owned by the City of New Albany, Ohio and maintained by the New Albany Country Club. Association comprised of the fee holders of the fee simple lots in New Albany County, Ohio. Section 27 for the purpose of open space and park space, and any uses allowed by the then current zoning.

**NOTE "C":** All of the platted area is within Zone X (area determined to be outside the FEMA 100-year floodplain) as shown on Federal Emergency Management Agency Flood Rate Map for Franklin County, Ohio and incorporated areas, map numbers 3504C0204 K and 3504C0205 K with effective date June 17, 2008.

**Note "G" - Buffer Zones:** No structure or building shall be constructed or placed upon, in or under the area in Lots 18-20 designated as "Buffer" herein, nor shall any work be performed thereon. Additional Landscaping and a concrete continuous fence may be placed within area designated a "Buffer" herein.

**NOTE "D": DEPRESSED DRIVEWAYS:** Depressed driveways are hereby prohibited on all lots in the New Albany Country Club Section 27 subdivision. Nothing herein, however, shall prohibit the construction and use of, if otherwise permitted, a driveway alongside or to the rear of a residential structure.

**Note "H" - Preservation Area:** No structure or building shall be placed upon, in a under areas designated "Preservation Area" herein, nor shall any work be performed thereon which would alter the natural state of such areas or damage any of the trees or vegetation thereon. Trees and/or vegetation which are dead, greatly rotten, infested or diseased may be removed therefrom.

**Note "I" - Areas along the western boundary, lots 1, 10, 11, 12, 34, 35, 36, 37, 38, 45 and 46** are designated as "Tree Preservation Area" shall be left in its natural state, there is no mowing, but storm water and sewer access shall be allowed.

**Note "J" - Preservation area markers** are to be installed at the edge of the preservation area along the southern and western boundaries. Preservation area markers will be maintained by the Homeowner's Association. Markers shall be obtained from the City of New Albany.

**Note "L" - LOTS 30-32, 35, 36, 45 and 46:** On each of Lot 30-32, 35, 36, 45 and 46 no building shall be constructed which has an opening, unprotected from flooding, in its foundation wall which is lower than 10'7.00.

The foregoing flood protection elevation is approximately 2. feet above the 100-year design flood elevation as established by Advanced Civil Design. Flood elevation is based on HOVD 7524 Datum.

**Note "M": LEISURE TRAIL EASEMENT:** The leisure trail easement as shown herein is hereby reserved for its construction, operation and maintenance of a leisure trail. Said leisure trail shall be open for use by the general public.

**Note "N": ACREAGE BREAKDOWN:** New Albany Country Club Section 27 is comprised of the following Franklin County Parcel Number(s) with the acreage being platted out of each:

Parcel Number 222-00022 16,758 Ac.  
Parcel Number 222-00019 1,218 Ac.

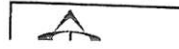
The Final Plat of New Albany Country Club Section 27 is comprised of the following component:

Acreage In Lots: 13,244 Ac.  
Acreage In Reserves: 2,778 Ac.  
Acreage In Right-of-Way: 1,538 Ac.

Total Acreage: 18,522 Ac.

Subject to the following easement ROW:  
Acreage In Public Leisure Trail Easement: 6,130 Ac.

PARCEL NO.	AREA	ACRES	PERCENT	TOTAL
001	0.010	0.010	0.054	0.010
002	0.010	0.010	0.054	0.010
003	0.010	0.010	0.054	0.010
004	0.010	0.010	0.054	0.010
005	0.010	0.010	0.054	0.010
006	0.010	0.010	0.054	0.010
007	0.010	0.010	0.054	0.010
008	0.010	0.010	0.054	0.010
009	0.010	0.010	0.054	0.010
010	0.010	0.010	0.054	0.010
011	0.010	0.010	0.054	0.010
012	0.010	0.010	0.054	0.010
013	0.010	0.010	0.054	0.010
014	0.010	0.010	0.054	0.010
015	0.010	0.010	0.054	0.010
016	0.010	0.010	0.054	0.010
017	0.010	0.010	0.054	0.010
018	0.010	0.010	0.054	0.010
019	0.010	0.010	0.054	0.010
020	0.010	0.010	0.054	0.010
021	0.010	0.010	0.054	0.010
022	0.010	0.010	0.054	0.010
023	0.010	0.010	0.054	0.010
024	0.010	0.010	0.054	0.010
025	0.010	0.010	0.054	0.010
026	0.010	0.010	0.054	0.010
027	0.010	0.010	0.054	0.010
028	0.010	0.010	0.054	0.010
029	0.010	0.010	0.054	0.010
030	0.010	0.010	0.054	0.010
031	0.010	0.010	0.054	0.010
032	0.010	0.010	0.054	0.010
033	0.010	0.010	0.054	0.010
034	0.010	0.010	0.054	0.010
035	0.010	0.010	0.054	0.010
036	0.010	0.010	0.054	0.010
037	0.010	0.010	0.054	0.010
038	0.010	0.010	0.054	0.010
039	0.010	0.010	0.054	0.010
040	0.010	0.010	0.054	0.010
041	0.010	0.010	0.054	0.010
042	0.010	0.010	0.054	0.010
043	0.010	0.010	0.054	0.010
044	0.010	0.010	0.054	0.010
045	0.010	0.010	0.054	0.010
046	0.010	0.010	0.054	0.010
047	0.010	0.010	0.054	0.010
048	0.010	0.010	0.054	0.010
049	0.010	0.010	0.054	0.010
050	0.010	0.010	0.054	0.010
051	0.010	0.010	0.054	0.010
052	0.010	0.010	0.054	0.010
053	0.010	0.010	0.054	0.010
054	0.010	0.010	0.054	0.010
055	0.010	0.010	0.054	0.010
056	0.010	0.010	0.054	0.010
057	0.010	0.010	0.054	0.010
058	0.010	0.010	0.054	0.010
059	0.010	0.010	0.054	0.010
060	0.010	0.010	0.054	0.010
061	0.010	0.010	0.054	0.010
062	0.010	0.010	0.054	0.010
063	0.010	0.010	0.054	0.010
064	0.010	0.010	0.054	0.010
065	0.010	0.010	0.054	0.010
066	0.010	0.010	0.054	0.010
067	0.010	0.010	0.054	0.010
068	0.010	0.010	0.054	0.010
069	0.010	0.010	0.054	0.010
070	0.010	0.010	0.054	0.010
071	0.010	0.010	0.054	0.010
072	0.010	0.010	0.054	0.010
073	0.010	0.010	0.054	0.010
074	0.010	0.010	0.054	0.010
075	0.010	0.010	0.054	0.010
076	0.010	0.010	0.054	0.010
077	0.010	0.010	0.054	0.010
078	0.010	0.010	0.054	0.010
079	0.010	0.010	0.054	0.010
080	0.010	0.010	0.054	0.010
081	0.010	0.010	0.054	0.010
082	0.010	0.010	0.054	0.010
083	0.010	0.010	0.054	0.010
084	0.010	0.010	0.054	0.010
085	0.010	0.010	0.054	0.010
086	0.010	0.010	0.054	0.010
087	0.010	0.010	0.054	0.010
088	0.010	0.010	0.054	0.010
089	0.010	0.010	0.054	0.010
090	0.010	0.010	0.054	0.010
091	0.010	0.010	0.054	0.010
092	0.010	0.010	0.054	0.010
093	0.010	0.010	0.054	0.010
094	0.010	0.010	0.054	0.010
095	0.010	0.010	0.054	0.010
096	0.010	0.010	0.054	0.010
097	0.010	0.010	0.054	0.010
098	0.010	0.010	0.054	0.010
099	0.010	0.010	0.054	0.010
100	0.010	0.010	0.054	0.010





# Final Plat New Albany Country Club Section 27

2013 181 601 748567  
OFFICE OF THE RECORDER  
FRANKLIN COUNTY, OHIO

City of New Albany, Franklin County, Ohio, Quarter Township 4, Township 2, Range 16, United States Military Lands



LOCATION MAP  
1"=1500'

**SURVEY DATA:**

**BASIS OF BEARINGS:** Bearings are based on the Ohio State Plane Coordinate System, Ohio South Zone per NAD83 CORS96. As established from a GPS survey of Franklin County Monuments FC03 89105 and FC03 8916A with the bearing between said monuments being N11°09'33"E

**SOURCE OF DATA:** The sources of recorded survey data are the records of Franklin County, Ohio.

**IRON PINS SET,** where indicated, are iron pipes, 3/4" diameter, 30" long with a plastic cap placed in the top bearing the inscription ADVANCED 7861.

**PERMANENT MARKERS SET,** where indicated, are 1" diameter solid iron rods, 30" long, set with the top and flush with the surface of the ground, capped with an aluminum cap stamped ADVANCED. 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 City of New Albany, Ohio's acceptance of these subdivision improvements. The New Albany, Ohio Municipal Engineer shall be notified when markers are in place.

- = Iron Pin Set
- ⊙ = Permanent Marker Set
- ⊙ = PK Nail Set
- ⊙ = PK Nail Found
- ⊙ = Iron Pipe Found
- ⊙ = Box, Bolt Found
- ⊙ = Mon. Found

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. Monumentation, to be set, will be set within the subdivision is completed and prior to the sale of the lots.

We further certify that this plat is a correct representation of "New Albany Country Club Section 27 as surveyed in April 2013.



05/30/2013  
Date

Situated in the State of Ohio, County of Franklin, City of New Albany, Quarter Township 4, Township 2, Range 16, United States Military Lands containing 18,628 acres of land, more or less, said 18,628 acres being all of 16,796 acres deeded to The New Albany Company, LLC, a Delaware limited liability company in instrument Number 20060300025475, and part of (1,832 acres) those tracts deeded to The New Albany Company, LLC in instrument Number 200802070120039 being of record in the Recorder's Office, Franklin County, Ohio.

The undersigned, The New Albany Company, LLC, a Delaware limited liability company, successor to The New Albany Company Limited Partnership, a Delaware limited partnership, successor to The New Albany Company, an Ohio general partnership (see deed of record in Official Record 2128504 and Affidavit in Aid of Title record in Instrument Number 1898112028907, both being of record in the Recorder's Office, Franklin County, Ohio), by The New Albany Company, LLC owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "New Albany Country Club Section 27", a subdivision containing Lots Numbered 1 to 51, inclusive, Reserves A to I, inclusive, does hereby accept this plat of the same and dedicates to public use forever, as such, all or parts of Straits Lane, Straits Link, Cole Park North, Cole Park Loop, Straits Farm North and Straits Farm South 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 as "Drainage Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating and maintaining major storm water drainage ditches and/or other 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. No building shall be constructed in any area over which easements are hereby reserved.

In Witness, Whereof, Tom P. Kelly, Vice President of The New Albany Company, LLC, a Delaware limited liability company, has hereunto set their hand this 1st day of October, 2013.

Signed and acknowledged  
in the presence of: The New Albany Company, LLC  
a Delaware limited liability company

Phyllis Podwin By JLG, BOJ  
Grant B. Smith



STATE OF OHIO  
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared Tom P. Kelly, Vice President of The New Albany Company, LLC a Delaware limited liability company, who acknowledged the signing of the foregoing instrument to be their free and voluntary act and deed and the free and voluntary act and deed of The New Albany Company, LLC, a Delaware limited liability company, for the uses and purposes expressed therein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 1 day of October, 2013.

My Commission expires 5/31/17

- Approved this 1<sup>st</sup> day of October, 2013. Nancy Jensen  
Mayor, New Albany, Ohio
- Approved this 1 day of Oct, 2013. John J. Davis  
Municipal Engineer, New Albany, Ohio
- Approved this 1 day of Oct, 2013. [Signature]  
Council Representative to Planning Commission, New Albany, Ohio
- Approved this 7 day of Oct, 2013. [Signature]  
Chairperson, Planning Commission, New Albany, Ohio
- Approved this 1 day of Oct, 2013. [Signature]  
Finance Director, New Albany, Ohio

Approved and accepted by Resolution No. 227-2013, passed, 8-6-13, wherein Straits Lane, Straits Link, Cole Park North, Cole Park Loop, Straits Farm North and Straits Farm South, shown dedicated hereon, are accepted, as such, by the Council for the City of New Albany, Ohio. Approval of this plat shall become null and unless recorded prior to 8-6-2016.

Transferred this 16<sup>th</sup> day of October, 2013

Clarence E. Hines II  
Auditor, Franklin County, Ohio  
Michael Dizon  
Deputy Auditor, Franklin County, Ohio

Filed for record this 16 day of October, 2013 at 10:16 A.M.

Recorded this 16 day of October, 2013

Terry Brown  
Recorder, Franklin County, Ohio  
Matthew Sabin  
Deputy Recorder, Franklin County, Ohio

Plat Book 116, Page 51-52





# VILLAGE HALL ROAD DEDICATION AND EASEMENTS SECTION 2

PLAT BOOK 10 PAGE 28

2/2

THE NEW ALBANY COMPANY, LLC  
O.R. 12713801  
I.N. 19981120289607  
COLUMBUS METROPOLITAN LIBRARY  
GROUND LEASE 99 YEARS  
I.N. 20011300278277

VILLAGE OF NEW ALBANY, OHIO  
I.N. 19991050278774

RESERVE "C"

RESERVE "B"

VILLAGE OF NEW ALBANY, OHIO  
I.N. 19991050278774

RESERVE "A"

THE NEW ALBANY COMPANY, LLC  
O.R. 13030042  
I.N. 19981120289607  
COLUMBUS METROPOLITAN LIBRARY  
GROUND LEASE 99 YEARS  
I.N. 20011300278277

THE NEW ALBANY COMPANY, LLC  
I.N. 20060220034135

THE NEW ALBANY COMPANY, LLC  
I.N. 200601190012026

M & N PROPERTIES LTD  
I.N. 19990120015257

**NOTE "A"** - No determination has been made by the Village of New Albany, Ohio as to whether the area proposed to be platted contains assets that could be classified as Wetlands by the Army Corps of Engineers. It is the developer's responsibility to determine whether the Wetlands exist on the area hereby platted. The Village of New Albany, Ohio, approval of this final plat of Village Hall Road Section 2 Dedication and Easements does not imply any approval of the site as it may pertain to Wetlands.

**NOTE "B"** - All of the area hereby platted is within Zone X has been determined to be outside 100-year floodplains as shown on Federal Emergency Management Agency Flood Insurance Rate Maps for Franklin County, Ohio and Incorporated Areas, map numbered 200400180 B with effective date of August 2, 1996.

**NOTE "C"** - RESERVE "A", RESERVE "B" AND RESERVE "C": Reserve "A", Reserve "B" and Reserve "C", as depicted and delineated herein, shall be owned and maintained by The Village of New Albany, their successors, and/or assigns.

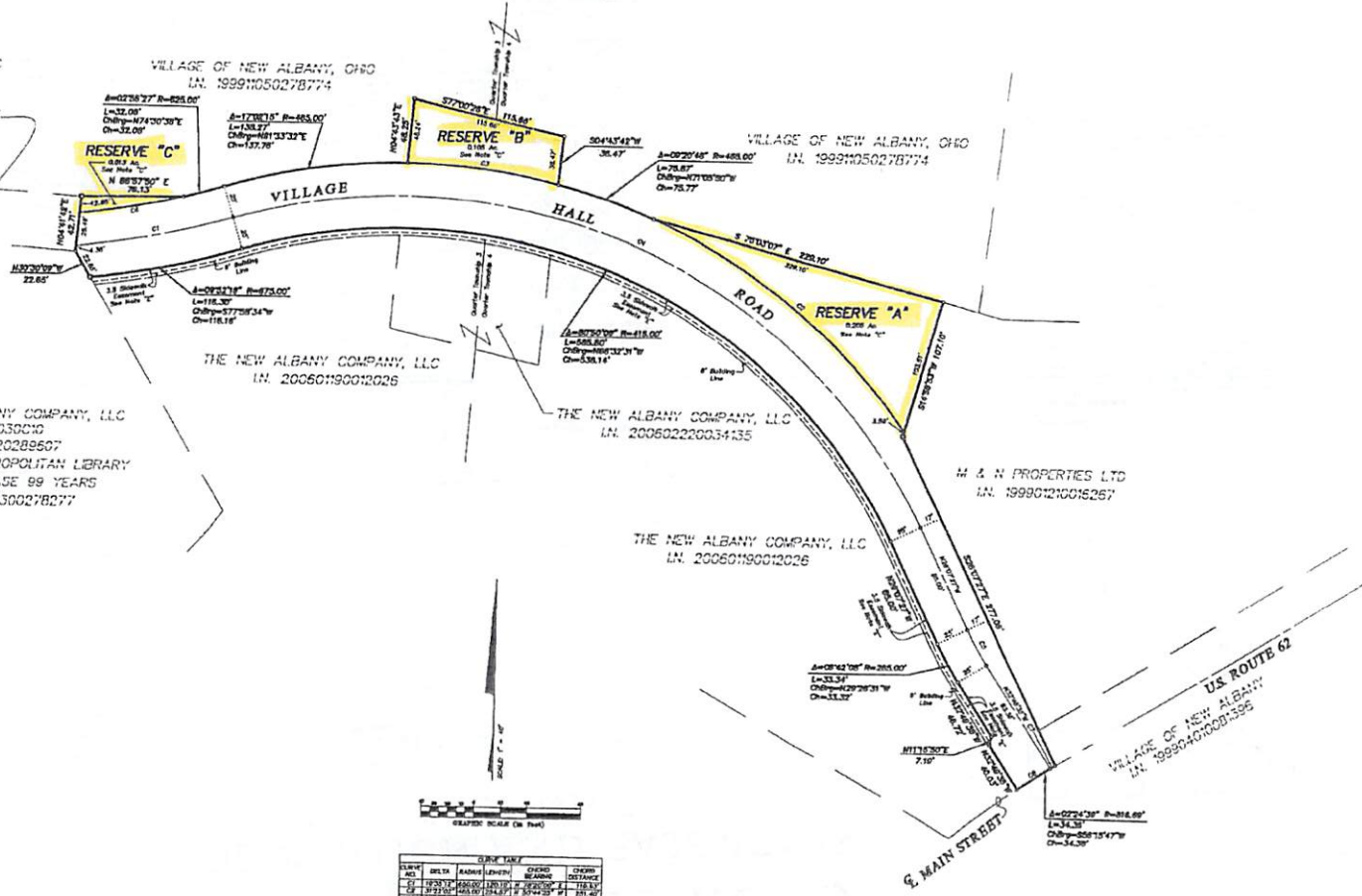
**NOTE "D"** - The purpose of this plat is to show certain property, rights of way, and easement boundaries as of the time of plating. At the request of zoning and planning authorities at the time of plating, this plat shows some of the limitations and requirements of the zoning code in effect on the date of filing this plat for reference only. The limitations and requirements may change from time to time and should be reviewed to determine the then current applicable zoning and development limitations of the zoning code as adopted by the government authority having jurisdiction. The then applicable zoning code shall control over conflicting limitations and requirements that may be shown on this plat. This note should not be construed as creating, modifying or removing zoning restrictions, private use restrictions, or other restrictions on the land or the encumbrances of the same, except to the extent specifically identified as such.

**NOTE "E"** - SIDEWALK EASEMENT: Within those areas designated as "Sidewalk Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing and maintaining a sidewalk for use by the public.

**NOTE "F"** - Dedicated right-of-way and easements will be required from M & N Properties LTD, and will be recorded subsequent to recording of plat.

**NOTE "G"** - Easement areas shown herein outside the platted area are within limits owned by the undersigned and easements are hereby reserved for the uses and purposes expressed herein.

**NOTE "H"** - At the time of plating, electric, cable, and telephone service providers have not issued information sheets on this plat as required by statute. In addition to those provisions for the installation and maintenance of all of the above line facilities, could conveniently be shown on this plat. Existing recorded easement information about Village Hall Road Section 2 Dedication and Easements or any other plat(s) can be obtained by a competent person at the Recorder's Office, Franklin County, Ohio.



LINE	BEARING	LENGTH	AREA	PERCENT	CHORD	DISTANCE
C1	S 70°10'00\"/>					

# VILLAGE HALL ROAD DEDICATION AND EASEMENTS SECTION 2

2006 12 13 09:24:7383

1/2

PLAT BOOK NO PAGE 38

Situated in the State of Ohio, County of Franklin, Village of New Albany, and in Quarter Townships 2 and 4, Township 2, Range 18, United States Military Lands, containing 1.221 acres of land, more or less, said 1.28) acres being conveyed to THE NEW ALBANY COMPANY LLC by deed of record in instrument Numbers 20060222004173 and 20061118012002, and part of these tracts of land conveyed to VILLAGE OF NEW ALBANY, OHIO by deed of record in instrument Numbers 18911000218174 and 189904010081293, all being of record in the Recorder's Office, Franklin County, Ohio.

The undersigned, NEW ALBANY COMPANY LLC, a Delaware limited liability company, by BRETT S. BRADSHAW, Chief Financial Officer, VILLAGE OF NEW ALBANY, OHIO, a municipal corporation, by JOSEPH STEFANY, Village Administrator, owners of the land plotted hereon, duly authorized in the premises, do hereby certify that this plat generally represents that "VILLAGE HALL ROAD DEDICATION AND EASEMENTS", a new subdivision consisting of areas designated as Reserve "A", Reserve "B" and Reserve "C" as hereby except this plat of same, and dedication to public use, as each, of Village Hall Road shown hereon and not hereafter published.

"SECTION 2"  
Easements are hereby approved to, over and under any structures on this plat of "Reserve" or "Drainage Easements". Each of the aforementioned 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 water lines and other structures on this plat, an additional easement to water these areas designated "Drainage Easements" on this plat, an additional easement to storm water drainage structures and other storm water drainage facilities. No above ground structures, dams or other obstructions in the flow of storm water shall be permitted within Drainage Easements areas as delineated on this plat unless approved by the New Albany Municipal Engineer. No building shall be constructed in any area over which easements are hereby reserved.

In Witness Whereof, JOSEPH STEFANY, Village Administrator of the VILLAGE OF NEW ALBANY, OHIO has hereunto set his hand this 11<sup>th</sup> day of December, 2006.

Signed and acknowledged in the presence of:  
VILLAGE OF NEW ALBANY, OHIO  
Joseph Stefany, Village Administrator

STATE OF OHIO  
COUNTY OF FRANKLIN

I, \_\_\_\_\_, a Notary Public in and for said State, personally appeared JOSEPH STEFANY, Village Administrator of the VILLAGE OF NEW ALBANY, OHIO, who set out and read the foregoing instrument to be his free and voluntary act and deed and the free and voluntary act and deed of said VILLAGE OF NEW ALBANY, OHIO for the uses and purposes expressed therein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 11<sup>th</sup> day of December, 2006.

My commission expires 08-27-2011  
Notary Public, State of Ohio

ANGELA E. HUBERT  
NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION EXPIRES 08-27-2011

Approved this 11<sup>th</sup> day of Dec. 2006  
Notary Public, State of Ohio

Approved this 11<sup>th</sup> day of Dec. 2006  
Notary Public, State of Ohio

Approved this 8<sup>th</sup> day of Dec. 2006  
Notary Public, State of Ohio

Approved this 8<sup>th</sup> day of Dec. 2006  
Notary Public, State of Ohio

Approved this 21<sup>st</sup> day of December 2006  
Notary Public, State of Ohio

Approved and accepted by Resolution No. 0-03-006, passed 6-11-2006, by the Council for the Village of New Albany, Ohio. Approval of this plat shall become null and void unless recorded prior to Sept. 19, 2007.

Transferred this 11<sup>th</sup> day of Dec. 2006  
Notary Public, State of Ohio

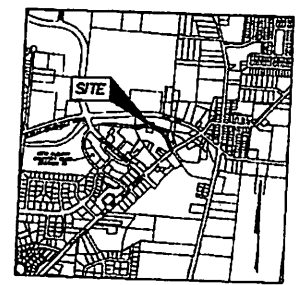
Notary Public, State of Ohio

Notary Public, State of Ohio

Notary Public, State of Ohio

Notary Public, State of Ohio

Notary Public, State of Ohio



LOCATION MAP AND BACKGROUND DRAWING  
SCALE: 1" = 100'

**SURVEY DATA:**

**BASES OF RECORDS:** The bearings shown hereon are based on the Ohio State Plane Coordinate System-South Zone as per ADJUDGED 11888 adjustment. Control bearings were from resection of monuments PLAIN CO ENGINEERING DEPARTMENT using Global Positioning System of North 82°13'18" East for a portion of the perimeter of U.S. 82.

**SOURCE OF DATA:** The sources of recorded survey data referenced in this plan and part of this plat are the records of the Recorder's Office, Franklin County, Ohio.

**IRON PINS:** Iron pins, where indicated hereon, unless otherwise noted, and are iron pins. When required, unless such facts otherwise, they shall be long with a plastic cap placed in the top and bearing the label: EMHT INC.

**PERMANENT MARKERS:** Permanent markers, when indicated hereon, are to be one-inch diameter, thirty-inch long, solid iron pins. They are to be set to maintain the true surface of the ground and then capped with an aluminum cap stamped EMHT INC. Once installed, the top of the cap shall be marked (punches) to record the actual location of the point. These markers shall be set at the 1/2" intervals and within and prior to the subdivision improvements. The New Albany, Ohio, Municipal Engineer shall be notified when the markers are in place.

DESIGNED & 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)

Professional Engineer No. 2520  
Date



In Witness Whereof, BRETT S. BRADSHAW, Chief Financial Officer of THE NEW ALBANY COMPANY LLC, has hereunto set his hand this 11<sup>th</sup> day of December, 2006.

Signed and acknowledged in the presence of:  
THE NEW ALBANY COMPANY LLC  
Brett S. Bradshaw, Chief Financial Officer

STATE OF OHIO  
COUNTY OF FRANKLIN

I, \_\_\_\_\_, a Notary Public in and for said State, personally appeared BRETT S. BRADSHAW, Chief Financial Officer of THE NEW ALBANY COMPANY LLC, who set out and read the foregoing instrument to be his free and voluntary act and deed and the free and voluntary act and deed of said THE NEW ALBANY COMPANY LLC for the uses and purposes expressed therein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 11<sup>th</sup> day of December, 2006.

My commission expires 08-27-2011  
Notary Public, State of Ohio

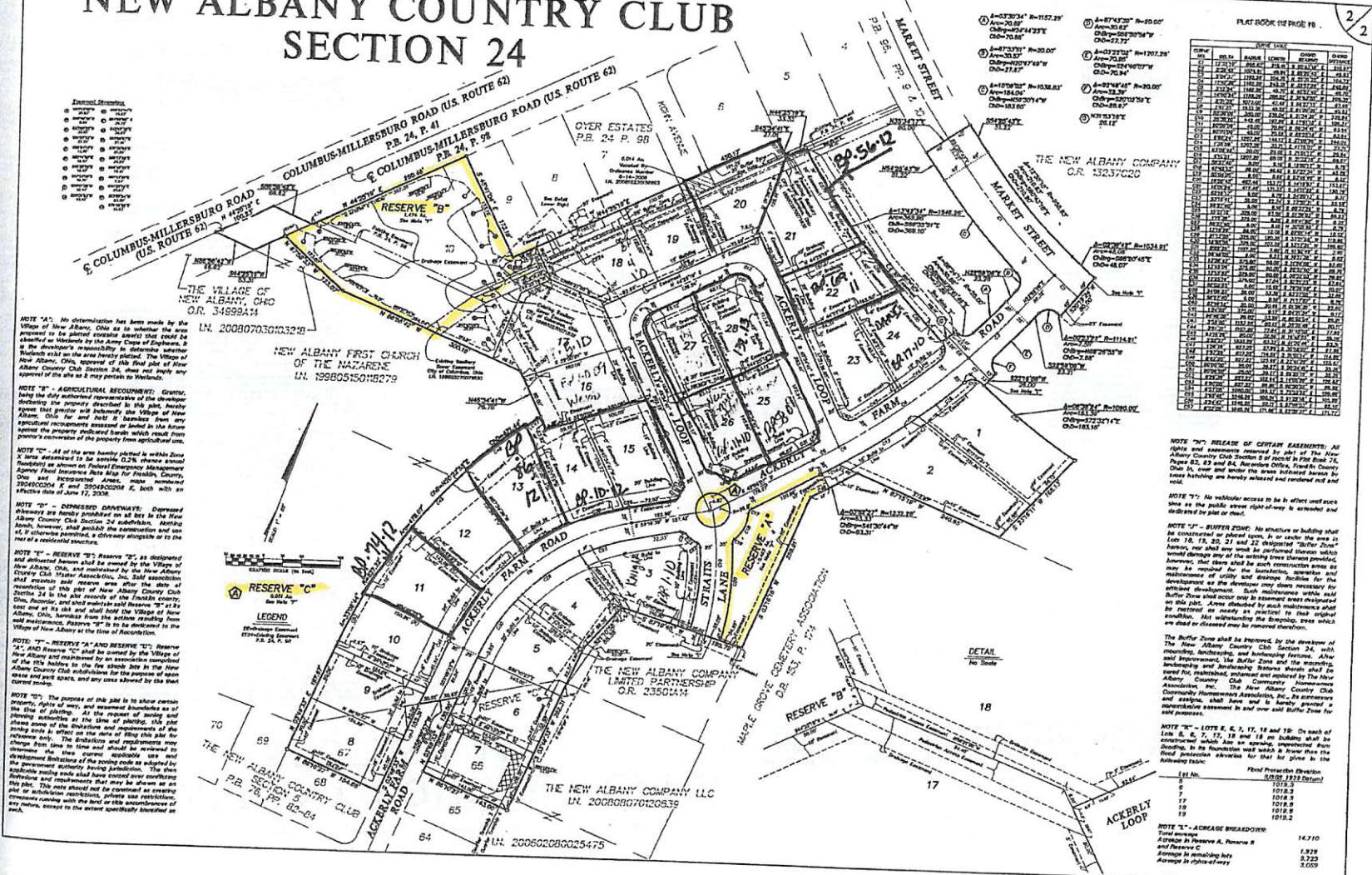


TRANSFERRED  
DEC 13 2006  
JOSEPH M. TESTA  
NOTARY PUBLIC  
FRANKLIN COUNTY, OHIO

Plat Book 11C, Pages 37-39



# NEW ALBANY COUNTRY CLUB SECTION 24



PLAT BOOK 62 PAGE 78

Lot No.	Area	Area	Area	Area	Area	Area	Area
1	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2
2	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2
3	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2
4	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2
5	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2
6	1014.8	1014.8	1014.8	1014.8	1014.8	1014.8	1014.8
7	1015.8	1015.8	1015.8	1015.8	1015.8	1015.8	1015.8
8	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2
9	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2
10	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2
11	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2
12	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2
13	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2
14	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2
15	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2
16	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2
17	1015.8	1015.8	1015.8	1015.8	1015.8	1015.8	1015.8
18	1015.8	1015.8	1015.8	1015.8	1015.8	1015.8	1015.8
19	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2
20	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2
21	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2
22	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2
23	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2
24	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2
25	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2
26	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2
27	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2
28	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2
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30	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2
31	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2
32	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2
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34	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2
35	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2
36	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2
37	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2
38	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2
39	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2
40	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2
41	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2
42	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2
43	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2
44	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2
45	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2
46	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2
47	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2
48	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2
49	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2
50	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2
51	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2
52	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2
53	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2
54	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2
55	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2
56	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2
57	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2
58	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2
59	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2
60	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2
61	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2
62	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2
63	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2
64	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2
65	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2
66	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2
67	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2
68	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2
69	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2
70	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2	1015.2



