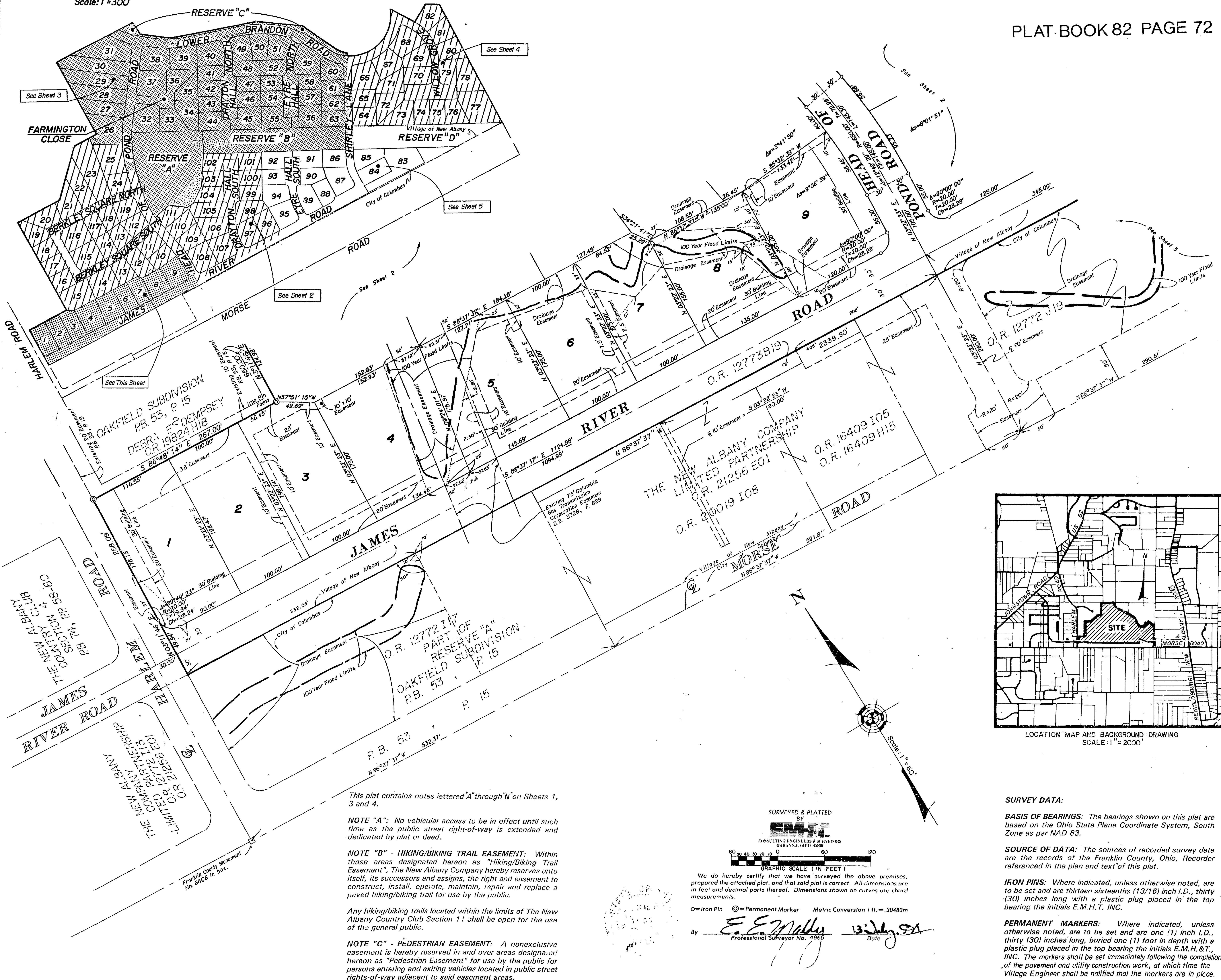


# THE NEW ALBANY COUNTRY CLUB SECTION 11

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INDEX MAP  
Scale: 1"=300'

PLAT BOOK 82 PAGE 72



Situated in the State of Ohio, County of Franklin, Village of New Albany, and in Quarter Township 3, Township 2, Range 16, United States Military Lands, containing 86.583 acres of land, more or less, said 86.583 acres being comprised of all that tract of land described in the deed to THE NEW ALBANY COMPANY of record in Official Record 12773A15 and parts of those tracts of land described in the deeds to THE NEW ALBANY COMPANY of record in Official Records 1277217, 1277219, 1277319 and 12773C02, 18.338 acres of said 86.583 acres being all of Lot 1 and part of Reserve "A" as the same are designated and delineated on the subdivision plat entitled "Oakfield Subdivision" and shown of record in Plat Book 53, Page 15, all of the said THE NEW ALBANY COMPANY tracts being conveyed to THE NEW ALBANY COMPANY LIMITED PARTNERSHIP by deed of record in Official Record 21256E01, all references being to records of the Recorder's Office, Franklin County, Ohio.

The undersigned, THE NEW ALBANY COMPANY LIMITED PARTNERSHIP, a Delaware limited partnership, by GARY R. KERNEY, Chief Executive Officer, owner of the lands herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "THE NEW ALBANY COUNTRY CLUB SECTION 11", a subdivision containing Lots numbered 1 to 119, both inclusive, and areas designated "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 parts of Berkley Square North, Berkley Square South, Drayton Hall North, Drayton Hall South, Eyre Hall North, Eyre Hall South, Farmington Close, Head of Pond Road, James River Road, Lower Brandon Road, Shirley Lane and Willow Grove shown hereon and not heretofore dedicated.

Easements are reserved in, over and under areas designated on this plat as "Easement", "Drainage Easement" or "Sidewalk Easement" for the construction, operation and maintenance of all public and quasi-public utilities above and beneath the surface of the ground and, where necessary, are for the construction, operation and maintenance of service connections to all adjacent lots and lands 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 major storm water drainage swales 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 Village Engineer. Within these areas designated "Sidewalk Easement" on this plat, an additional easement is hereby reserved for the construction and maintenance of a sidewalk for use by the public. The owner of the fee simple title to each lot shall maintain, in a manner consistent with public policy regarding maintenance of sidewalks in the public right-of-way, the sidewalk, all or part of which is within said sidewalk easement area, that adjoins his lot. Easement areas shown hereon outside of the platted area are within lands owned by the undersigned and easements are hereby reserved therein for the uses and purposes as expressed herein. No building shall be constructed in any area over which easements are hereby reserved.

In Witness Whereof, GARY R. KERNEY, Chief Executive Officer of THE NEW ALBANY COMPANY LIMITED PARTNERSHIP, has hereunto set his hand this 11th day of July, 1994.

Signed and acknowledged in the presence of: **THE NEW ALBANY COMPANY LIMITED PARTNERSHIP**  
By **GARY R. KERNEY**, Chief Executive Officer  
**LORETTA S. COUTER**

STATE OF OHIO  
COUNTY OF FRANKLIN ss:

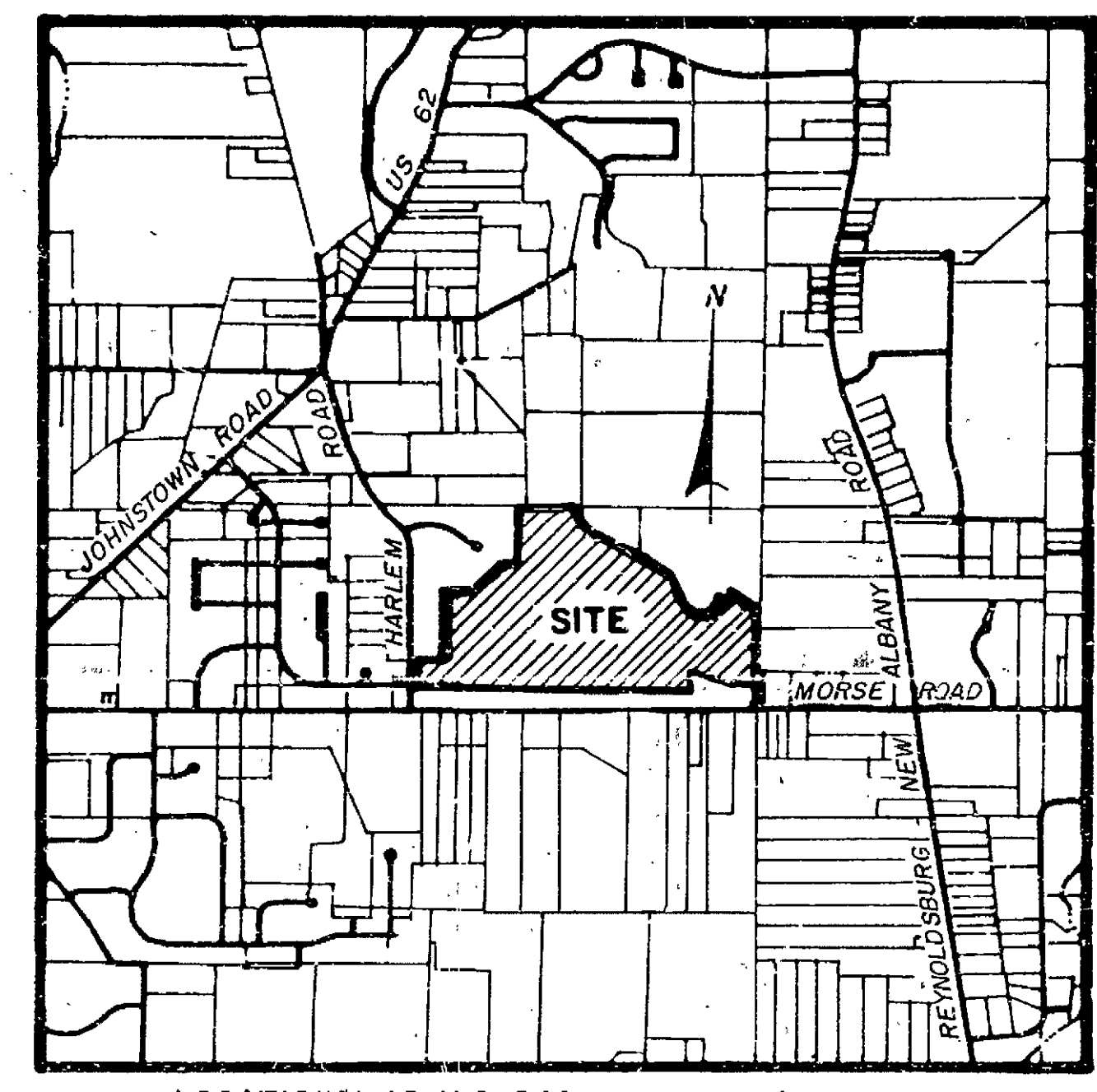
Before me, a Notary Public in and for said State, personally appeared GARY R. KERNEY, Chief Executive Officer of THE NEW ALBANY COMPANY LIMITED PARTNERSHIP, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said THE NEW ALBANY COMPANY LIMITED PARTNERSHIP, for the uses and purposes expressed therein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 11th day of July, 1994.

My Commission Expires June 13, 1995  
Notary Public, State of Ohio  
Approved this 23rd day of August, 1995  
Approved this 19th day of August, 1995

Approved and accepted by Ordinance No. 037-94, passed August 16, 1994, wherein all of Berkley Square North, Berkley Square South, Drayton Hall North, Drayton Hall South, Eyre Hall North, Eyre Hall South, Farmington Close, Head of Pond Road, James River Road, Lower Brandon Road, Shirley Lane and Willow Grove shown dedicated hereon are accepted as such by the Council for the Village of New Albany, Ohio. Approval of this plat shall become null and void unless recorded prior to 9:15 p.m. 1995.

**Ellen Walker**, Administrator, New Albany, Ohio  
**Field E.**, Clerk, New Albany, Ohio



This plat contains notes lettered "A" through "N" on Sheets 1, 3 and 4.

**NOTE "A"** - No vehicular access to be in effect until such time as the public street right-of-way is extended and dedicated by plat or deed.

**NOTE "B" - HIKING/BIKING TRAIL EASEMENT:** Within those areas designated hereon as "Hiking/Biking Trail Easement", The New Albany Company hereby reserves unto itself, its successors and assigns, the right and easement to construct, install, operate, maintain, repair and replace a paved hiking/biking trail for use by the public.

Any hiking/biking trails located within the limits of The New Albany Country Club Section 11 shall be open for the use of this general public.

**NOTE "C"** - PEDESTRIAN EASEMENT. A nonexclusive easement is hereby reserved in and over areas designated hereon as "Pedestrian Easement" for use by the public for persons entering and exiting vehicles located in public street rights-of-way adjacent to said easement areas.

SURVEYED & PLATTED BY **E.E. Nally**, Professional Surveyor No. 4965  
DATE: 13 July 94

GRAPHIC SCALE (IN FEET): 0 20 40 60 80 100 120

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. Dimensions shown on curves are chord measurements.

Legend:  $\circ$  = Iron Pin,  $\bullet$  = Permanent Marker, Metric Conversion 1 ft. = .30480m

**SURVEY DATA:**  
**BASIS OF BEARINGS:** The bearings shown on this plat are based on the Ohio State Plane Coordinate System, South Zone as per NAD 83.

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

**IRON PINS:** Where indicated, unless otherwise noted, are to be set and are thirteen sixteenths (13/16) inch I.D., thirty (30) inches long with a plastic plug placed in the top bearing the initials E.M.H.T. INC.

**PERMANENT MARKERS:** Where indicated, unless otherwise noted, are to be set and are one (1) inch I.D., thirty (30) inches long, buried one (1) foot in depth with a plastic plug placed in the top bearing the initials E.M.H.T., INC. The markers shall be set immediately following the completion of the pavement and utility construction work, at which time the Village Engineer shall be notified that the markers are in place.

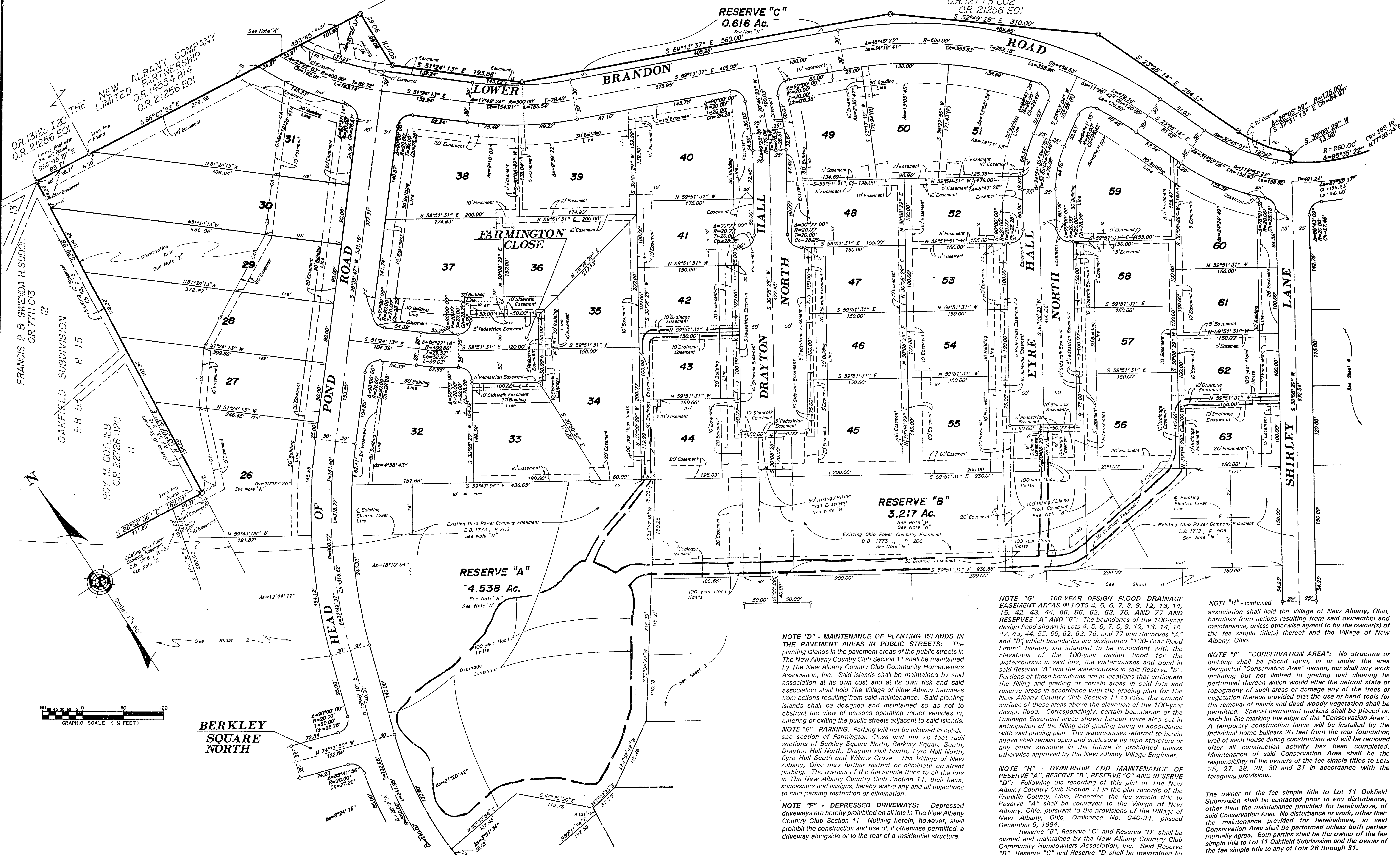
TRANSFERRED  
AUG 29 1995  
JOSEPH W. TESTA  
AUDITOR  
FRANKLIN COUNTY, OHIO

Accepted for platting this 23rd day of Aug, 1995  
Auditor: **Joseph W. Testa**, Franklin County, Ohio  
Deputy Auditor: **Thomas M. Lang**, Franklin County, Ohio  
Filed for record this 30th day of Aug, 1995  
Recorder: **Richard B. Matlack**, Franklin County, Ohio  
at 8:05 AM, Fee \$ 216.00, File No. 125178  
Recorded this 30th day of Aug, 1995  
Plat Book 82, Pages 72-110  
Buy: **Christy Brack**, Deputy Recorder, Franklin County, Ohio



# THE NEW ALBANY COUNTRY CLUB SECTION 11

THE NEW ALBANY COMPANY LIMITED PARTNERSHIP  
O.R. 12773 002  
O.R. 21256 E01  
S 52°49'26" E 310.00'  
489.85'



**RESERVE "C"**  
0.616 Ac.  
See Note "H"

**RESERVE "B"**  
3.217 Ac.  
See Note "H"

**RESERVE "A"**  
4.538 Ac.  
See Note "H"

**NOTE "D" - MAINTENANCE OF PLANTING ISLANDS IN THE PAVEMENT AREAS IN PUBLIC STREETS:** The planting islands in the pavement areas of the public streets in The New Albany Country Club Section 11 shall be maintained by The New Albany Country Club Community Homeowners Association, Inc. Said islands shall be maintained by said association at its own cost and at its own risk and said association shall hold The Village of New Albany harmless from actions resulting from said maintenance. Said planting islands shall be designed and maintained so as not to obstruct the view of persons operating motor vehicles in, entering or exiting the public streets adjacent to said islands.

**NOTE "E" - PARKING:** Parking will not be allowed in cul-de-sac section of Farmington Close and the 75 foot radii sections of Berkley Square North, Berkley Square South, Drayton Hall North, Drayton Hall South, Eyre Hall North, Eyre Hall South and Willow Grove. The Village of New Albany, Ohio may further restrict or eliminate on-street parking. The owners of the fee simple titles to all the lots in The New Albany Country Club Section 11, their heirs, successors and assigns, hereby waive any and all objections to said parking restriction or elimination.

**NOTE "F" - DEPRESSED DRIVEWAYS:** Depressed driveways are hereby prohibited on all lots in The New Albany Country Club Section 11. 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 "G" - 100-YEAR DESIGN FLOOD DRAINAGE EASEMENT AREAS IN LOTS 4, 5, 6, 7, 8, 9, 12, 13, 14, 15, 42, 43, 44, 55, 56, 62, 63, 76, AND 77 AND RESERVES "A" AND "B":** The boundaries of the 100-year design flood shown in Lots 4, 5, 6, 7, 8, 9, 12, 13, 14, 15, 42, 43, 44, 55, 56, 62, 63, 76, and 77 and Reserves "A" and "B", which boundaries are designated "100-Year Flood Limits" herein, are intended to be coincident with the elevations of the 100-year design flood for the watercourses in said lots, the watercourses and pond in said Reserve "A" and the watercourses in said Reserve "B". Portions of these boundaries are in locations that anticipate the filling and grading of certain areas in said lots and reserve areas in accordance with the grading plan for The New Albany Country Club Section 11 to raise the ground surface of those areas above the elevation of the 100-year design flood. Correspondingly, certain boundaries of the Drainage Easement areas shown herein were also set in anticipation of the filling and grading being in accordance with said grading plan. The watercourses referred to herein above shall remain open and enclosure by pipe structure or any other structure in the future is prohibited unless otherwise approved by the New Albany Village Engineer.

**NOTE "H" - continued** association shall hold the Village of New Albany, Ohio, harmless from actions resulting from said ownership and maintenance, unless otherwise agreed to by the owner(s) of the fee simple title(s) thereof and the Village of New Albany, Ohio.

**NOTE "I" - "CONSERVATION AREA":** No structure or building shall be placed upon, in or under the area designated "Conservation Area" herein, nor shall any work including but not limited to grading and clearing be performed thereon which would alter the natural state or topography of such areas or damage any of the trees or vegetation thereon provided that the use of hand tools for the removal of debris and dead woody vegetation shall be permitted. Special permanent markers shall be placed on each lot line marking the edge of the "Conservation Area". A temporary construction fence will be installed by the individual home builders 20 feet from the rear foundation wall of each house during construction and will be removed after all construction activity has been completed. Maintenance of said Conservation Area shall be the responsibility of the owners of the fee simple titles to Lots 26, 27, 28, 29, 30 and 31 in accordance with the foregoing provisions.

The owner of the fee simple title to Lot 11 Oakfield Subdivision shall be contacted prior to any disturbance, other than the maintenance provided for hereinabove, of said Conservation Area. No disturbance or work, other than said maintenance provided for hereinabove, in said Conservation Area shall be performed unless both parties mutually agree. Both parties shall be the owner of the fee simple title to Lot 11 Oakfield Subdivision and the owner of the fee simple title to any of Lots 26 through 31.

Reserve "B", Reserve "C" and Reserve "D" shall be owned and maintained by the New Albany Country Club Community Homeowners Association, Inc. Said Reserve "B", Reserve "C" and Reserve "D" shall be maintained by said association at its own cost and at its own risk and said

# THE NEW ALBANY COUNTRY CLUB SECTION 11

**NOTE "J" - LOTS 4, 5, 6, 7, 8, 9, 12, 13, 14, 15, 34, 35, 42, 43, 44, 55, 56, 62, 63, 76, 77, 91, 92, 101, 102, 103, 104 AND 111:** On each of Lots 4, 5, 6, 7, 8, 9, 12, 13, 14, 15, 34, 35, 42, 43, 44, 55, 56, 62, 63, 76, 77, 91, 92, 101, 102, 103, 104 and 111, 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)
4	974.7
5	974.7
6	976.0
7	976.9
8	978.5
9	979.7
12	976.9
13	976.3
14	975.3
15	975.3
34	991.0
35	992.0
42	994.0
43	994.0
44	990.0
55	998.2
56	999.6
62	1003.5
63	1003.5
76	1013.0
77	1013.0
91	996.1
92	995.1
101	993.5
102	992.1
103	985.0
104	985.0
111	985.0

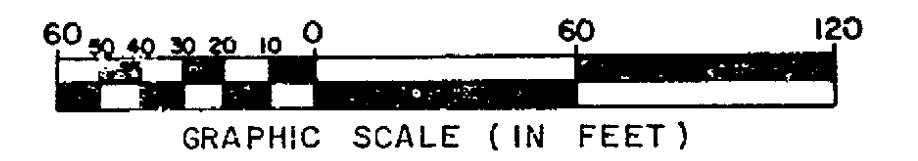
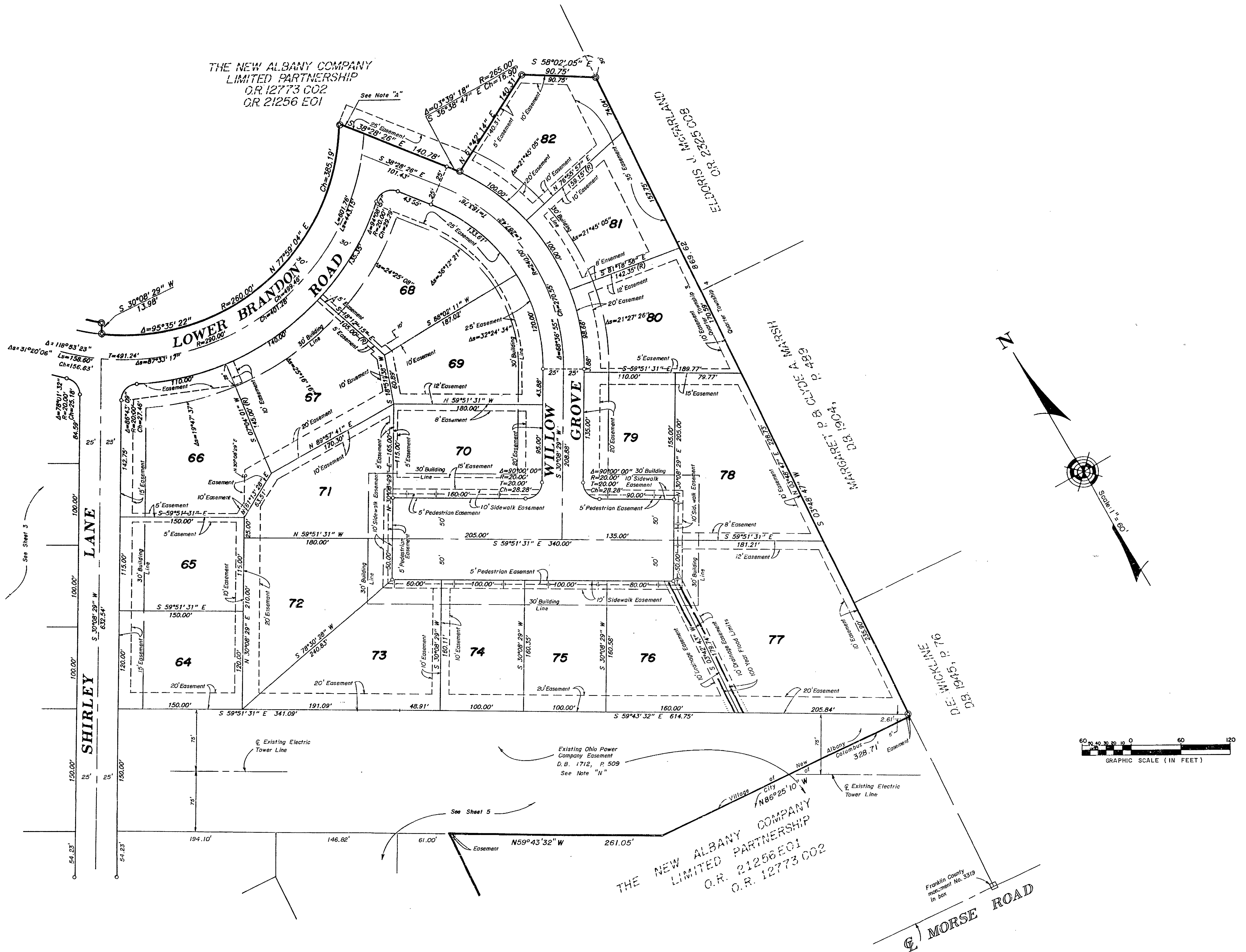
The foregoing flood protection elevations are approximately 2.0 feet above a 100-year design flood elevation for each Lot as calculated by EMH&T.

**NOTE "K" - FOUNDATION WALLS, LOTS 4, 5, 6, 7, 8, 9, 12, 13, 14, 15, 34, 35, 42, 43, 44, 55, 56, 62, 63, 76, 77, 91, 92, 101, 102, 103, 104 AND 111:** The foundation walls of the buildings to be constructed on Lots 4, 5, 6, 7, 8, 9, 12, 13, 14, 15, 34, 35, 42, 43, 44, 55, 56, 62, 63, 76, 77, 91, 92, 101, 102, 103, 104 AND 111 shall be designed by a Registered Engineer and submitted to the Village Engineer of New Albany for approval.

**NOTE "L":** All of The New Albany Country Club Section 11 is in flood hazard area Zone C as shown on Federal Emergency management Agency Flood Insurance Rate Map Community-Panel Number 390167 0070C for Franklin County, Ohio with effective date of January 16, 1987.

**NOTE "M":** No determination has been made by the Village of New Albany, Ohio, as to whether the area proposed to be platted contains area(s) 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 site. The Village of New Albany, Ohio, approval of this final plat of The New Albany Country Club Section 11 subdivision does not imply any approval for the development of the site as it may pertain to Wetlands.

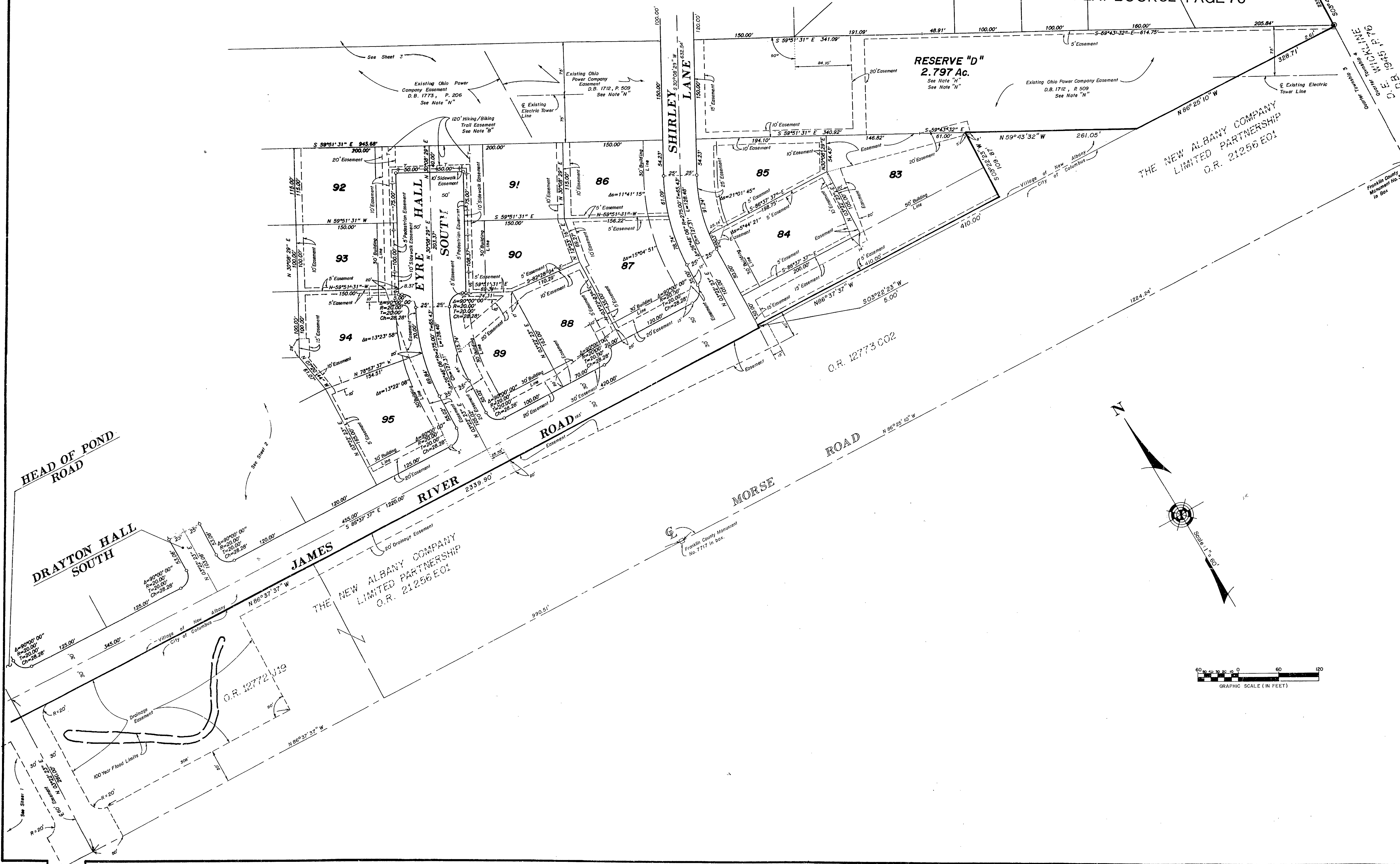
**NOTE "N" - EXISTING THE OHIO POWER COMPANY EASEMENTS:** The deeds of easement to The Ohio Power Company of record in Deed Book 1712, Page 503, Deed Book 1773, Page 206, and Deed Book 1788, Page 632, all contain the provision that "...no building or structure shall be placed...under or within fifty (50) feet (measured horizontally) of any tower or wire...".



# THE NEW ALBANY COUNTRY CLUB SECTION 11

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GRAPHIC SCALE (IN FEET)