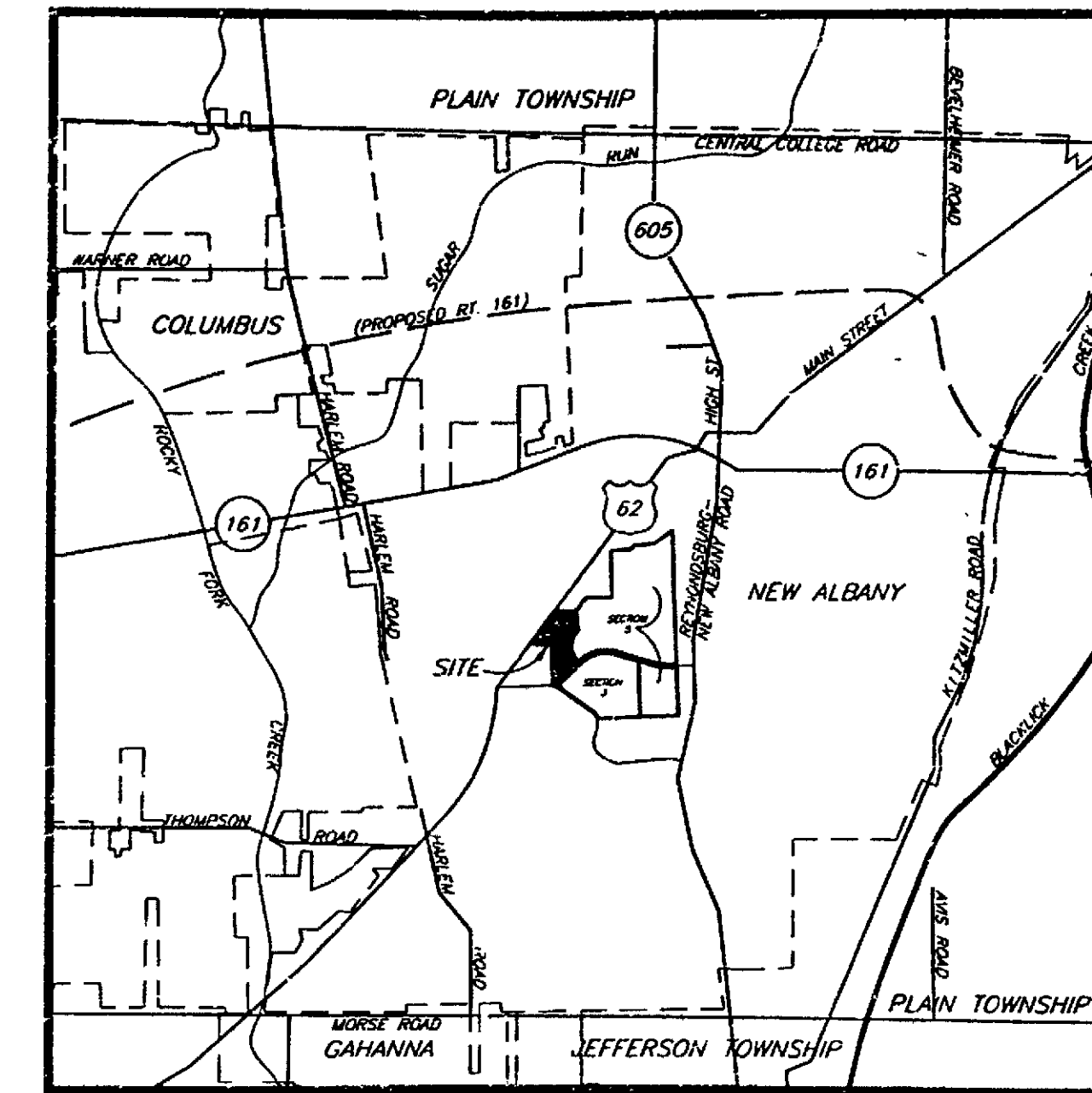


# THE NEW ALBANY COUNTRY CLUB SECTION 12

PLAT BOOK 82 PAGE 7



LOCATION MAP  
SCALE: 1"=4000'

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 13,260 acres of land, more or less, said 13,260 acres being comprised of parts of certain tracts of land described in deeds to THE NEW ALBANY COUNTRY CLUB, a subdivision containing Lots numbered 1 to 13, both inclusive, does hereby accept this plat of same and dedicates to public use, as such, all or parts of Columbus-Millersburg Road and Ratchford Court shown hereon and not heretofore dedicated.

The undersigned, THE NEW ALBANY COUNTRY CLUB 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 12", a subdivision containing Lots numbered 1 to 13, both inclusive, does hereby accept this plat of same and dedicates to public use, as such, all or parts of Columbus-Millersburg Road and Ratchford Court shown hereon and not heretofore dedicated.

Easements are reserved in, over and under areas designated on this plat as "Easement" or "Drainage Easement" for the construction, operation and maintenance of all public and quasi-public utilities above and beneath the surface of the ground and, where necessary, are 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 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. 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 here-in. 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 COUNTRY CLUB LIMITED PARTNERSHIP, has hereunto set his hand this 15th day of July, 1994.

Signed and acknowledged in the presence of:  
 Linda L. Hiltabiddle  
 LINDA L. HILTABIDDLE  
 Loretta S. Coulter  
 LORETTA S. COULTER  
 THE NEW ALBANY COUNTRY CLUB LIMITED PARTNERSHIP  
 By GARY R. KERNEY, Chief Executive Officer

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 COUNTRY CLUB 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 COUNTRY CLUB LIMITED PARTNERSHIP, for the uses and purposes expressed therein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 15th day of July, 1994.

My Commission Expires June 13, 1995  
 Approved this 16th day of May, 1995  
 Approved this 16th day of Aug, 1994.  
 Notary Public, State of Ohio  
 Village Engineer, New Albany, Ohio  
 Council Representative to Planning and Zoning Board, New Albany, Ohio

Approved and accepted by Ordinance 3894, 8-16-94 wherein all of Columbus-Millersburg Road and Ratchford Court, 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 June, 1995.

Ellen Walker, Administrator, New Albany, Ohio  
 Fred W. [Signature], Clerk, New Albany, Ohio

Accepted for platting this 19th day of May, 1995  
 Joseph Testa, Auditor, Franklin County, Ohio  
 Thomas [Signature], Deputy Auditor, Franklin County, Ohio

Filed for record this 19th day of May, 1995  
 at 4:05 PM, Fee \$43.20, File No. 68594  
 Recorded this 19th day of May, 1995  
 Richard B. Metcalfe, Recorder, Franklin County, Ohio

Michelle [Signature], Deputy Recorder, Franklin County, Ohio  
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NOTE "I": The New Albany Country Club agrees that additional increase in discharge from The New Albany Country Club Section 12 will occur in the stream flowing through golf holes 1 and 6 of the ninth nine holes of the golf course. Offsite detention is being provided in the stream by the existing weirs. Therefore the New Albany Country Club agrees that these weirs will not be altered without prior written approval of the Village Engineer.

NOTE "G" - LOTS 2, 3, 4 AND 5: On Each of Lots 2, 3, 4 and 5, 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)
2	988.0
3	989.5
4	989.5
5	988.1

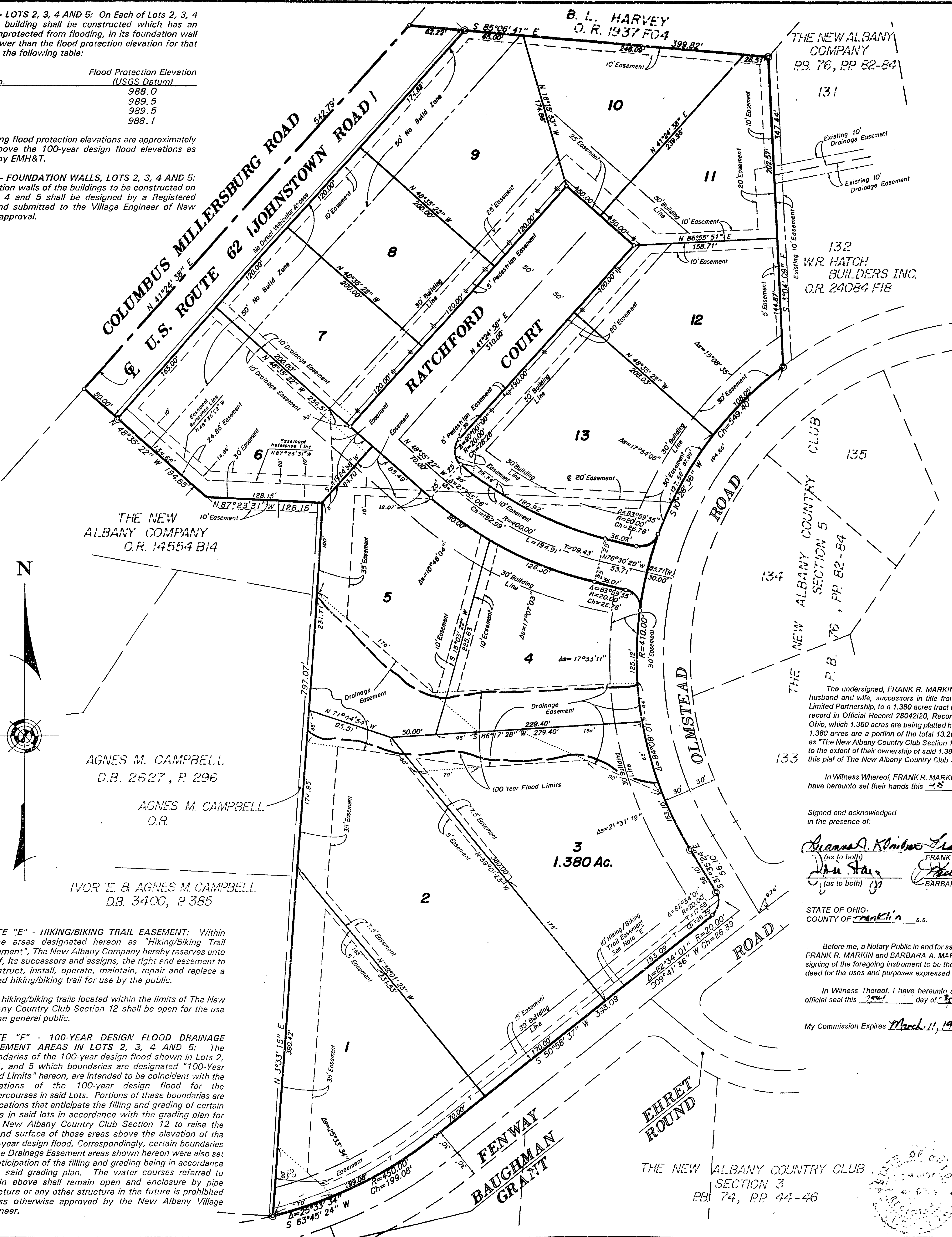
The foregoing flood protection elevations are approximately 2.0 feet above the 100-year design flood elevations as calculated by EMH&T.

NOTE "H" - FOUNDATION WALLS, LOTS 2, 3, 4 AND 5: The foundation walls of the buildings to be constructed on Lots 2, 3, 4 and 5 shall be designed by a Registered Engineer and submitted to the Village Engineer of New Albany for approval.

NOTE "E" - 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 12 shall be open for the use of the general public.

NOTE "F" - 100-YEAR DESIGN FLOOD DRAINAGE EASEMENT AREAS IN LOTS 2, 3, 4 AND 5: The boundaries of the 100-year design flood shown in Lots 2, 3, 4, and 5 which boundaries are designated "100-Year Flood Limits" hereon, are intended to be coincident with the elevations of the 100-year design flood for the watercourses in said Lots. Portions of these boundaries are in locations that anticipate the filling and grading of certain areas in said lots in accordance with the grading plan for The New Albany Country Club Section 12 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 hereon were also set in anticipation of the filling and grading being in accordance with said grading plan. The water courses 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.



The undersigned, FRANK R. MARKIN and BARBARA A. MARKIN, husband and wife, successors in title from The New Albany Country Club Limited Partnership, to a 1.380 acre tract of land by virtue of the deed of record in Official Record 28042120, Recorder's Office, Franklin County, Ohio, which 1.380 acres are being platted hereon as all of Lot 3 and which 1.380 acres are a portion of the total 13,260 acres being platted hereon as "The New Albany Country Club Section 12", do hereby affirm and ratify, to the extent of their ownership of said 1.380 acres tract, the execution of this plat of The New Albany Country Club Section 12.

In Witness Whereof, FRANK R. MARKIN and BARBARA A. MARKIN, have hereunto set their hands this 28th day of April, 1995.

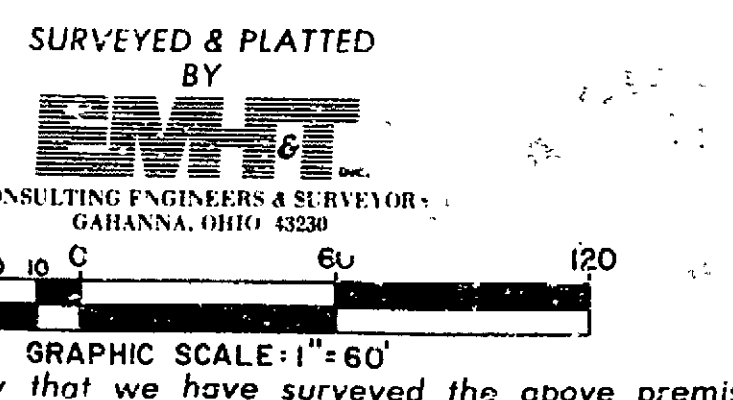
Signed and acknowledged in the presence of:  
 Frank R. Markin  
 Barbara A. Markin

STATE OF OHIO  
 COUNTY OF Franklin ss.

Before me, a Notary Public in and for said state, personally appeared FRANK R. MARKIN and BARBARA A. MARKIN, who acknowledged the signing of the foregoing instrument to be their free and voluntary act and deed for the uses and purposes expressed therein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 28th day of April, 1995.

My Commission Expires March 11, 1996  
 Notary Public, State of Ohio



GRAPHIC SCALE: 1"=60'  
 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. Dimensions shown on curves are chord measurements.

Professional Surveyor No. 4965 Date 28 July 95