

# THE NEW ALBANY COUNTRY CLUB SECTION 6B

**NOTE "A" - PARKING:** Notice is hereby given to the buyers of the lots in The New Albany Country Club Section 6B, that within those portions of the public streets shown hereon and designated "No Parking", The Village of New Albany, Ohio may restrict or eliminate on-street parking. The buyers of said lots hereby waive any and all objections to said parking restriction or elimination.

**NOTE "B" - DEPRESSED DRIVEWAYS:** Depressed driveways are hereby prohibited on all lots in The New Albany Country Club Section 6B. 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 "C" - 100-YEAR DESIGN FLOOD DRAINAGE EASEMENT AREAS IN LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9 AND 10:** The boundaries of the 100-year design flood in Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10 are contained within the limits of the Drainage Easement areas shown on said Lots. Portions of the 100-year design flood 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 6B 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.

**NOTE "D" - LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9 AND 10:** On each of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10, 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)
1	978.1
2	977.8
3	977.3
4	976.5
5	975.5
6	975.2
7	974.3
8	973.1
9	974.0
10	974.0

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

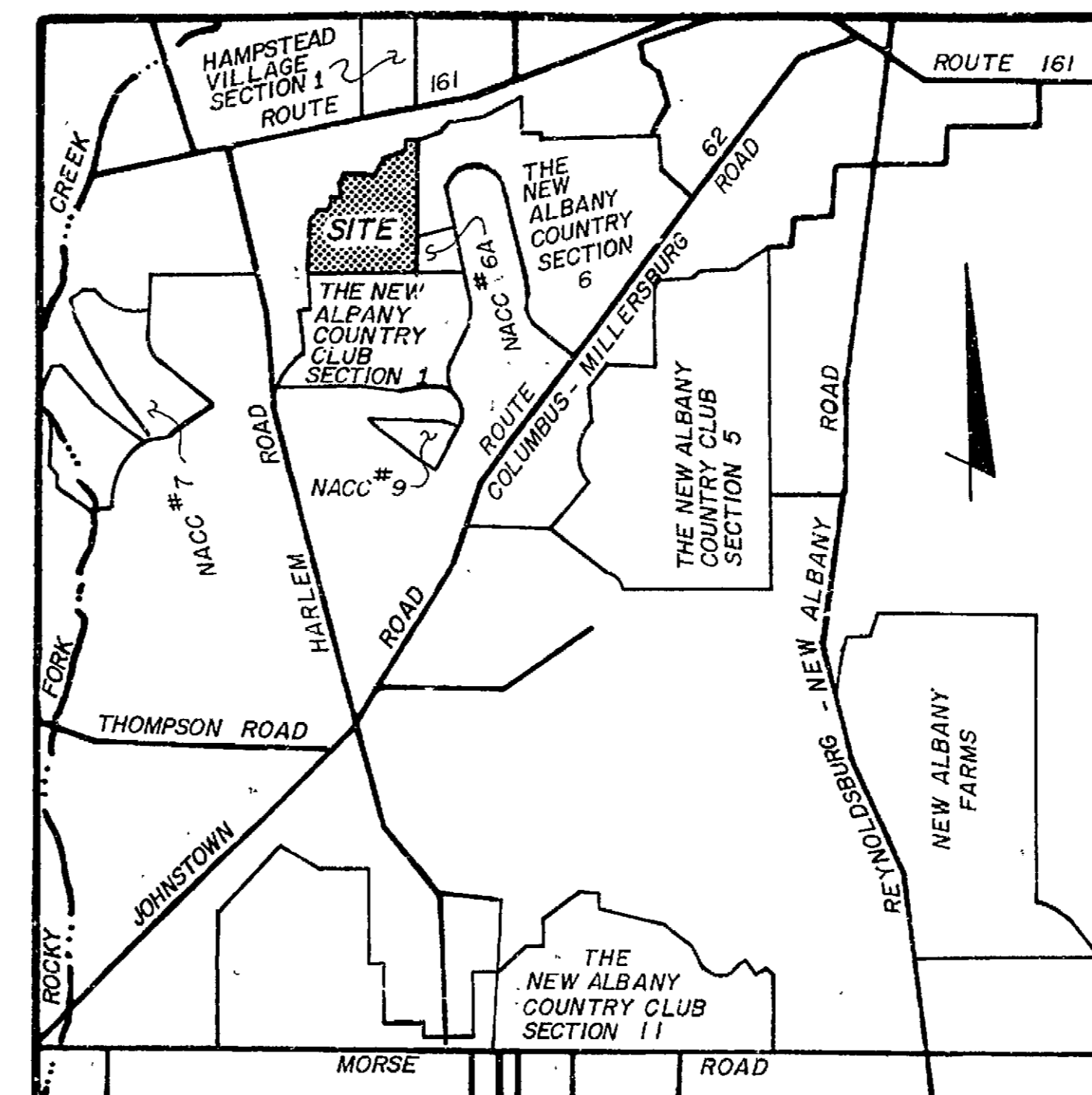
**NOTE "E" - FOUNDATION WALLS, LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9 AND 10:** The foundation walls of the buildings to be constructed on Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10 shall be designed by a Registered Engineer and submitted to the Village Engineer of New Albany for approval.

**NOTE "F":** No determination has been made by the Village of New Albany as to whether the area proposed to be platted contains 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 site. The Village of New Albany approval of the final plat of The New Albany Country Club Section 6B subdivision does not imply any approval for the development of the site as it may pertain to Wetlands.

**NOTE "G":** All of The New Albany Country Club Section 6B is within Zone X (area determined to be outside 500-year floodplain) as shown on Federal Emergency Management Agency Flood Insurance Rate Map for Franklin County, Ohio and Incorporated areas map number 39049C0180 G with effective date of August 2, 1995.

**NOTE "H" - RELEASE OF CERTAIN EASEMENTS:** The easements rights reserved by the subdivision plat entitled "The New Albany Country Club Section 6B" of record in Plat Book 76, Pages 54, 55, 56 and 57 Recorder's Office Franklin County, Ohio, in, over and under the areas indicated hereon by hatching are hereby released and rendered null and void.

**NOTE "I" - STORM WATER DETENTION BASIN:** As part of the improvements required by the Village of New Albany, Ohio in connection with the development of The New Albany Country Club Section 6B, a storm water detention basin has been or will be constructed within that area in Lots 8, 9 and 10 designated hereon as "Drainage Easement." Each person who hereafter becomes an owner of each of said Lots 8, 9 and 10 and by acceptance of an instrument of conveyance of the title to said Lot, shall be deemed to have covenanted and agreed to keep and maintain, in a clean and sanitary condition, the part of the Drainage Easement area situated on such owner's lot and maintain and mow any lawn areas / areas of grass therein and shall not alter or change in any way the grade or the surface of the ground in the part of the Drainage Easement area situated on such owner's lot without the prior written approval of the Village of New Albany Engineer. The Village of New Albany shall perform that maintenance, repair and/or reconstruction of said storm water detention basin that the Village of New Albany Engineer determines necessary for said basin to function as a storm water runoff control facility, said maintenance to include but not be limited to the repair or replacement of storm water drainage structures.



LOCATION MAP AND BACKGROUND DRAWING  
SCALE: 1" = 2000'

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 24.559 acres of land, more or less, said 24.559 acres being comprised of all of Lots 8, 9 and 10 of The New Albany Country Club Section 6, of record in Plat Book 76, Pages 54, 55, 56 and 57, said Lots 8, 9 and 10 being owned by THE NEW ALBANY COMPANY LIMITED PARTNERSHIP by virtue of deed of record in Official Record 12773C11 and instrument of record in Official Record 21256E01, part of PARCEL ONE and all of PARCEL TWO as the same are designated and described in the deed to THE NEW ALBANY COMPANY of record in Official Record 14548H18, said THE NEW ALBANY COMPANY now being THE NEW ALBANY COMPANY LIMITED PARTNERSHIP (see instrument of record in Official Record 21256E01), part of each of those tracts of land conveyed to THE NEW ALBANY COMPANY LIMITED PARTNERSHIP by deeds of record in Official Records 29329H03, 29833H03, 30100F02 and 29329H14 and all of that tract of land conveyed to THE NEW ALBANY COMPANY LIMITED PARTNERSHIP by deed of record in Official Record 31415A09, 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 platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "THE NEW ALBANY COUNTRY CLUB SECTION 6B", a subdivision containing Lots numbered 1 to 31, both inclusive, does hereby accept this plat of same and dedicates to public use, as such, all or part of Albany Loop and Wiveliscombe shown hereon and not heretofore dedicated.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement" or "Drainage Easement" for the construction, operation and maintenance of all public and quasi-public utilities above and beneath the surface of the ground and, where necessary, for the construction, operation and maintenance of 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 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 24th day of August, 1996.

Signed and acknowledged in the presence of: THE NEW ALBANY COMPANY 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 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 24th day of August, 1996.

My Commission Expires 7-27-99  
Notary Public, State of Ohio

Approved this 17 day of SEPT 1996  
Village Engineer, New Albany, Ohio

Approved this 17 day of Sept 1996  
Council Representative to Planning & Zoning Board, New Albany, Ohio

Approved and accepted by Ordinance No. 32-96, passed May 21, 1996, wherein all of Albany Loop and Wiveliscombe shown dedicated hereon are accepted as such by the Council for the Village of New Albany, Ohio. The Village of New Albany, Ohio by its approval and acceptance of this plat of The New Albany Country Club Section 6B does thereby release its easement rights in the areas specified in Note "H" hereon. Approval of this plat shall become null and void unless recorded prior to JUNE 21, 1997.

Administrators, New Albany, Ohio

Transferred this 1st day of Oct 1996  
Auditor, Franklin County, Ohio

Deputy Auditor, Franklin County, Ohio

Filed for record this 1st day of Oct 1996 at 4:20 PM. Fee \$ 86.40  
Recorder, Franklin County, Ohio

Recorded this 1st day of Oct 1996  
Deputy Recorder, Franklin County, Ohio

Plat Book 85 Pages 13

**SURVEY DATA:**

**BASIS OF BEARINGS:** The bearings shown on this plat were transferred from a field traverse originating from and tying to Franklin County Survey Control Monuments, including Frank 78 and Frank 178 and 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 iron pipes thirteen sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials E.M.H.T. INC.

**PERMANENT MARKERS,** where indicated, unless otherwise noted, are to be set and are iron pipes one inch inside diameter, thirty inches long, buried one foot in depth with a plastic plug placed in the top end bearing the initials E.M.H.T. INC. The markers shall be set immediately following the completion of the pavement and utility construction work and prior to subdivision acceptance. The Village Engineer shall be notified when the markers are in place.

TRANSFERRED  
OCT 01 1996  
JOSEPH W. TESTA  
AUDITOR  
FRANKLIN COUNTY, OHIO

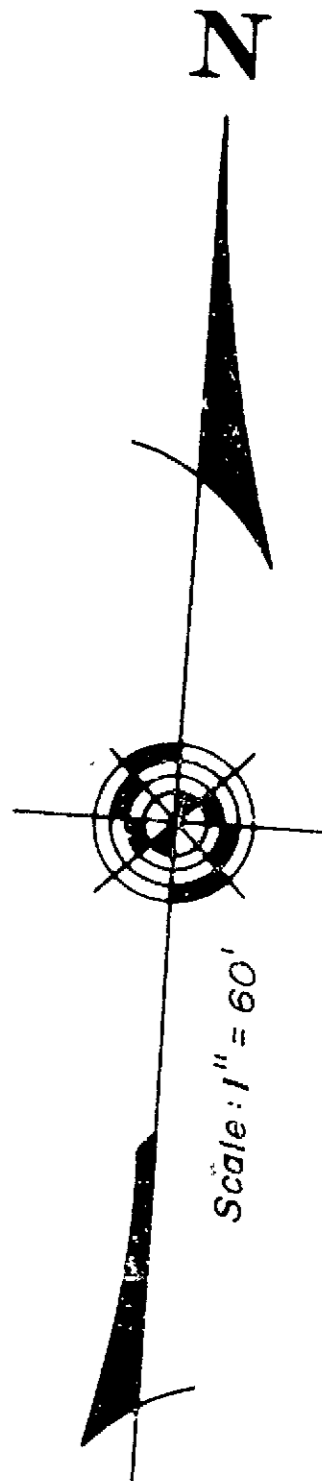
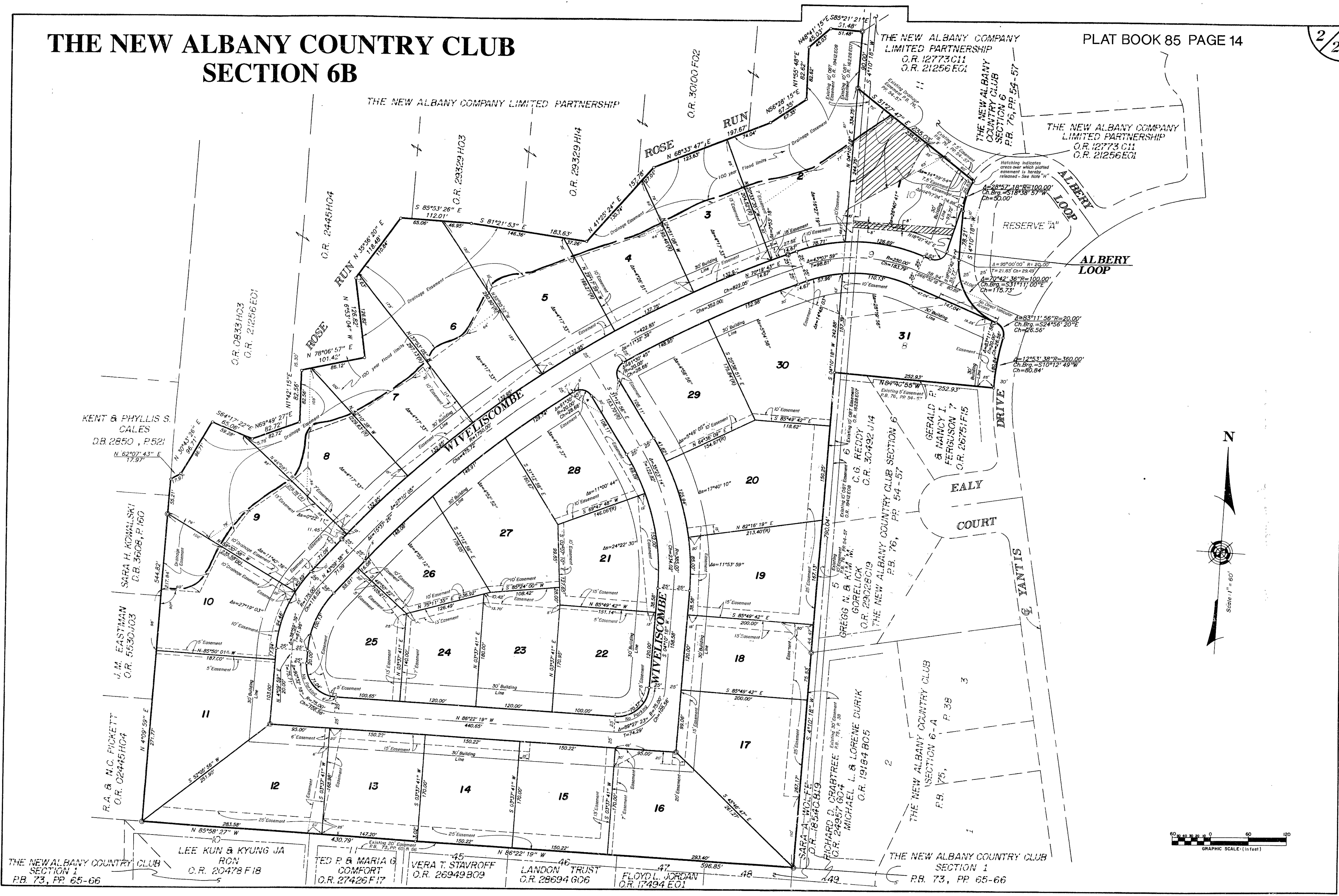
SURVEYED & PLATTED BY  
EMH&T  
CONSULTING ENGINEERS & SURVEYORS  
GARLAND, OHIO 43020

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.

○=Iron Pin    ⊙=Permanent Marker    Matrix Conversion 1 ft. = .30480m

By: E.E. Mally Professional Surveyor No. 4985 Date: 5 Sept 1996

# THE NEW ALBANY COUNTRY CLUB SECTION 6B



THE NEW ALBANY COUNTRY CLUB SECTION 1 R.B. 73, PP. 65-66

LEE KUN & KYUNG JA RON C.O.R. 20478 F18

TED P. & MARIA G. COMFORT C.O.R. 27426 F17

VERA T. STAVROFF C.O.R. 26949 B09

LONDON TRUST C.O.R. 28694 G06

FLOYD L. JORDAN C.O.R. 17494 E01

SARA A. WOLFE C.O.R. 18540 B19

RICHARD D. CRABTREE C.O.R. 24957 G04

MICHAEL L. & LORENE DURIK C.O.R. 19184 B05

GREGG N. & KIM M. GORELICK C.O.R. 29028 C19

C.G. REDDY C.O.R. 30432 J14

GERALD P. & NANCY I. FERGUSON C.O.R. 26751 F15

THE NEW ALBANY COUNTRY CLUB SECTION 6-A R.B. 75, P. 38

THE NEW ALBANY COUNTRY CLUB SECTION 1 R.B. 73, PP. 65-66