

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 17.511 acres of land, more or less, said 17.511 acres being comprised of a part each of Lot No. 4, Lot No. 5 and Lot No. 6 as the same are numbered and delineated on the subdivision plat entitled "Plat of Subdivision of Estate of Ruben Baughman Decd" and shown of record in Plat Book 5, Pages 162 and 163, said 17.511 acres also being comprised of 1) a part each of those tracts of land conveyed to THE NEW ALBANY COMPANY by deeds of record in Official Records 14548107 and 14554B14 (Parcel 5) and 2) a part each of those tracts of land conveyed to THE NEW ALBANY COMPANY LIMITED PARTNERSHIP by deeds of record in Official Records 27320A16 and 27830B03, all being records of the Recorder's Office, Franklin County, Ohio.

The undersigned, **THE NEW ALBANY COMPANY LLC**, a Delaware limited liability company, successor to THE NEW ALBANY LIMITED PARTNERSHIP, a Delaware limited partnership, successor to THE NEW ALBANY COMPANY, an Ohio general partnership (see deed of record in Official Record 21256E01 and Affidavit of Aid of Title of record in Instrument Number 199811120289607, both being of record in the Recorder's Office, Franklin County, Ohio), 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 "THE NEW ALBANY COUNTRY CLUB SECTION 15E", a subdivision containing Lots numbered 1E, 2E, 3E, 4E, 5E, 6E, 7E, 8E, 9E, 10E, 11E, 12E, 13E, 14E, 15E, 16E, 17E, 18E, 19E, 20E, 21E, 22E, 23E and 24E, does hereby accept this plat of same and dedicates to public use, as such, all of Ashcombe, Biddick, Columbus-Millersburg Road and Harlem Road shown hereon and not heretofore dedicated.

Easements are hereby 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, 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 Municipal Engineer. Within those 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. No building shall be constructed in any area over which easements are hereby reserved.

In Witness Whereof, **BRENT B. BRADBURY**, Chief Financial Officer of **THE NEW ALBANY COMPANY LLC**, has hereunto set his hand this 15th day of May, 2001.

Signed and acknowledged in the presence of:

THE NEW ALBANY COMPANY LLC

[Signature]
Hon. J. Rube
[Signature]
Lisa J. Dingler

By *[Signature]*
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 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 Thereof, I have hereunto set my hand and affixed my official seal this 15th day of May, 2001.

My commission expires 9/24/2001

[Signature]
Notary Public, State of Ohio

Approved this 12th day of April, 2001

[Signature]
Mayor, New Albany, Ohio

Approved this 30th day of MAY, 2001

[Signature]
Municipal Engineer, New Albany, Ohio

Approved this 5th day of June, 2001

[Signature]
Council Representative to Planning Commission, New Albany, Ohio

Approved this 1st day of June, 2001

[Signature]
Chairperson Planning Commission, New Albany, Ohio

Approved this 1st day of JUNE, 2001

[Signature]
Finance Director, New Albany, Ohio

Approved and accepted by Resolution No. R-16-2001, passed 4-10-01, 2001, wherein all of Ashcombe, Biddick, Columbus-Millersburg Road and Harlem Road 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 4-10, 2002.

Transferred this 30th day of July, 2001

[Signature]
Auditor, Franklin County, Ohio

[Signature]
Deputy Auditor, Franklin County, Ohio

Filed for record this 30th day of JULY, 2001 at 11:53 AM. Fee \$ 86.40

[Signature]
Recorder, Franklin County, Ohio

File No. 200107300172640

Recorded this 30th day of July, 2001

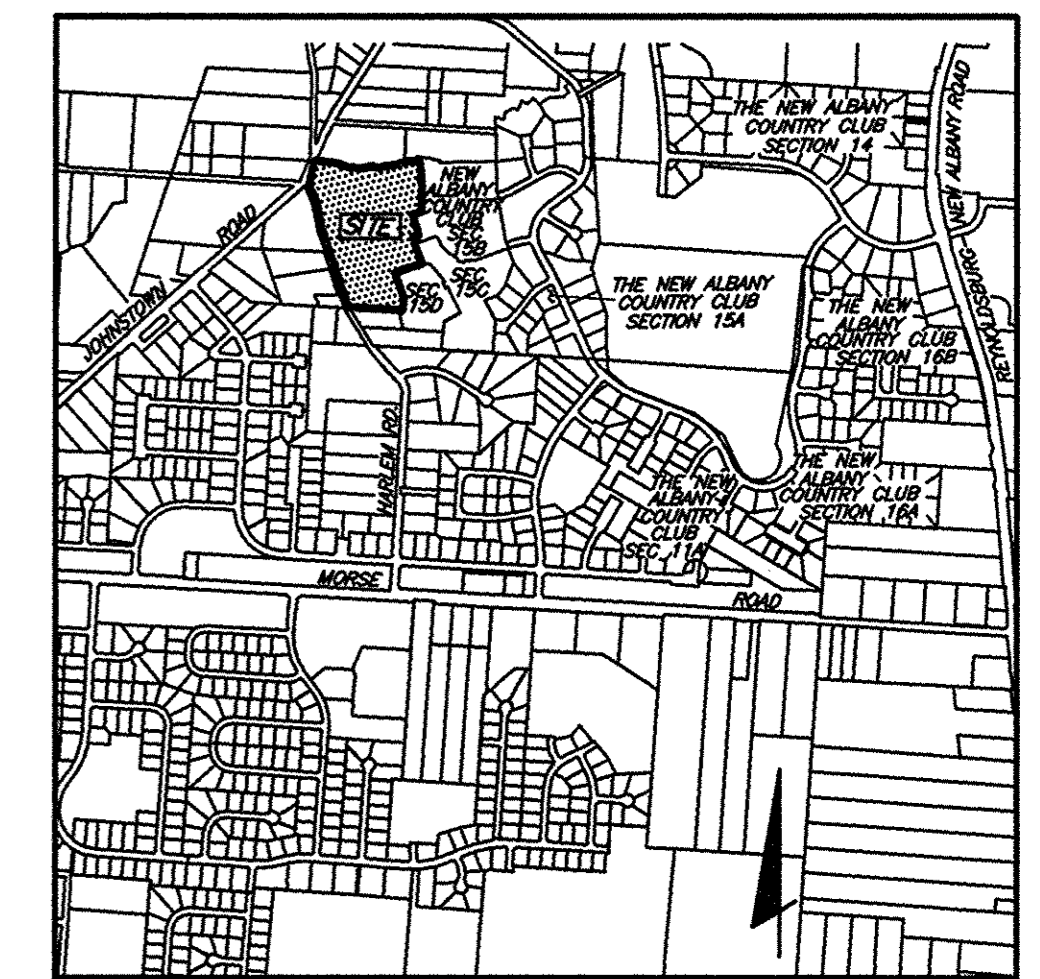
[Signature]
Deputy Recorder, Franklin County, Ohio

Plat Book 97 Pages 77-78

TRANSFERRED

JUL 30 2001

JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO



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

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 is 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.

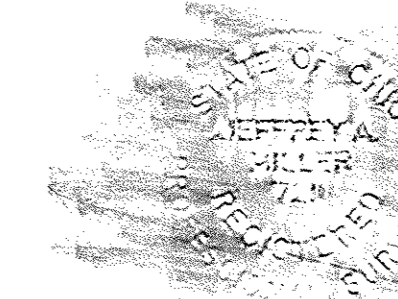
IRON PINS, where indicated, unless otherwise noted, are to be set and are iron pipes, thirteen-sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials E.M.H.T. INC.

PERMANENT MARKERS, where indicated, unless otherwise noted, are to be set and are iron pins one inch in diameter, thirty inches long, buried one foot in depth. The markers shall be set immediately following the completion of the pavement and utility construction work and prior to the acceptance of those improvements. The New Albany Village Engineer shall be notified when the markers are in place.

SURVEYED & PLATTED BY
EMT.
CONSULTING ENGINEERS & SURVEYORS
COLUMBUS, OHIO 43260

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.

● = MAG Nail to be set Metric Conversion 1ft.=0.30480m
○ = Iron Pin (See Survey Data) ⊙ = Permanent Marker (See Survey Data)



By *[Signature]*
Jeffrey Miller, Notary Public, Franklin County, Ohio
Date 5-14-01

THE NEW ALBANY COUNTRY CLUB SECTION 15E

THE NEW ALBANY COMPANY LLC
O.R. 27320A15
I.N. 19981120289607

NOTE "A" - MAINTENANCE OF THE PLANTING ISLANDS IN THE PAVEMENT AREAS IN ASHCOMBE AND BIDDICK: The planting islands in the pavement areas of Ashcombe and Biddick, the public streets in The New Albany Country Club Section 15E, shall be maintained by The New Albany Country Club Community Homeowners Association, Inc. Said islands shall be maintained by said association at its cost and at its risk and said association shall hold the Village of New Albany, Ohio, 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 street adjacent to each of said islands.

NOTE "B" - PARKING: Notice is hereby given to the buyers of the lots in The New Albany Country Club Section 15E that, within the cul-de-sac portions of Ashcombe and Biddick, the Village of New Albany, Ohio, may restrict or eliminate on-street parking. The buyers of said lots waive any and all objections to said parking restriction or elimination.

NOTE "C" - DEPRESSED DRIVEWAYS: Depressed driveways are hereby prohibited on all lots in The New Albany Country Club Section 15E. 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 "D" - 100-YEAR DESIGN FLOOD IN LOTS 19E, 20E, 21E, 22E, 23E AND 24E: The boundary of the 100-year design flood in Lots 19E, 20E, 21E, 22E, 23E and 24E, which boundary is designated "100-year flood limit" hereon, is intended to be coincident with the elevations of the 100-year design flood along the southerly side of the watercourse in said lots. Portions of this boundary are in locations that anticipate the filling and grading of certain areas in said lots being in accordance with the grading plan for The New Albany Country Club Section 15E. Further, the 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 watercourse referred to hereinabove shall remain open and enclosure by pipe structure or any other structure in the future is hereby prohibited unless otherwise approved by the New Albany, Ohio, Municipal Engineer.

NOTE "E" - LOTS 4E, 6E, 7E, 8E, 18E, 19E, 20E, 21E, 22E, 23E AND 24E: On each of Lots 4E, 6E, 7E, 8E, 18E, 19E, 20E, 21E, 22E, 23E and 24E, no building shall be constructed which has an opening, unprotected from flooding, in its foundation wall, the lowest point of which opening is lower than the flood protection elevation for that lot given in the following table:

Lot No.	Flood Protection Elevation (INGVD 1929)
4E	978.0
6E	978.2
7E	978.2
8E	978.3
18E	977.7
19E	975.5
20E	978.5
21E	967.7
22E	968.4
23E	969.2
24E	970.0

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

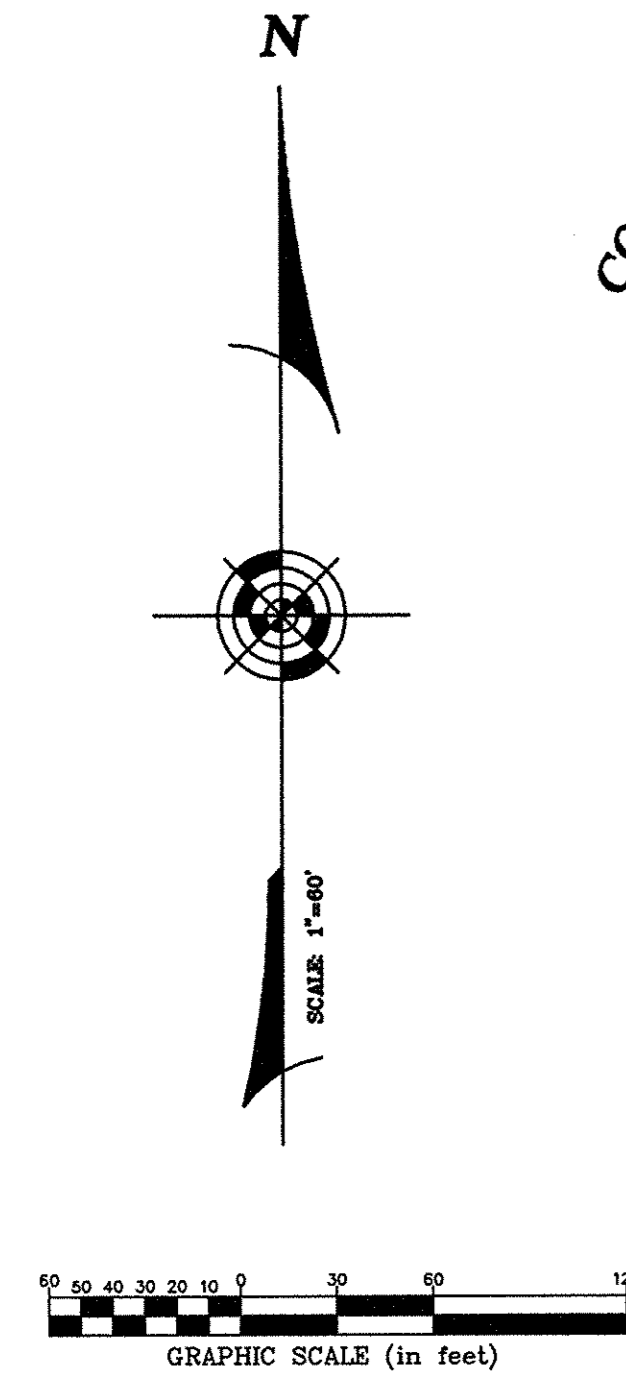
NOTE "F" - FOUNDATION WALLS, LOTS 4E, 6E, 7E, 8E, 18E, 19E, 20E, 21E, 22E, 23E AND 24E: The foundation walls of the buildings to be constructed on Lots 4E, 6E, 7E, 8E, 18E, 19E, 20E, 21E, 22E, 23E and 24E shall be designed by a Registered Engineer and that design shall be submitted to the Village of New Albany, Ohio, Municipal Engineer for approval.

NOTE "G": 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 the final plat of The New Albany Country Club Section 15E subdivision does not imply any approval for the development of the site as it may pertain to Wetlands.

NOTE "H": All of The New Albany Country Club Section 15E is within Zone X (areas 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, maps numbered 39049C0180G and 39049C0190G, both with effective date of August 2, 1995.

NOTE "I" - MAJOR STORM WATER DRAINAGE SWALES IN LOTS 4E, 6E, 7E, 8E, 9E, 10E, 15E, 16E, 17E, 18E, 19E AND 20E: A major storm water drainage swale is to be constructed within the limits of the Drainage Easement areas shown hereon in Lots 4E, 6E, 7E, 8E, 9E, 10E, 15E, 16E, 17E and 18E and within the Drainage Easement area shown hereon along a portion of the boundary line between Lots 19E and 20E. These Drainage Easement area limits are in locations that anticipate the finished ground surface in certain areas in said lots being in accordance with the grading plan for said area as shown on the approved master grading plan for The New Albany Country Club Section 15E. The swales referred to hereinabove shall remain open and enclosure by pipe structure or any other structure in the future is hereby prohibited unless otherwise approved by the Village of New Albany, Ohio, Municipal Engineer.

NOTE "J" - VEHICULAR ACCESS - COLUMBUS-MILLERSBURG ROAD AND HARLEM ROAD: Within the limits specified hereon, The New Albany Company LLC hereby waives and releases all right or rights of direct vehicular access or claims thereof to the present road improvements known as Columbus-Millersburg Road and Harlem Road as constructed or to the ultimate road improvements to be constructed in the future and the execution of the plat shall act automatically as a waiver to the Village of New Albany, Ohio, in the elimination of any direct vehicular access to said road either for present or future construction.



THE NEW ALBANY COMPANY LLC
O.R. 14554B14

NITSAN V. ISRAEL & NINA L. BRAND
I.N. 200007280149621

CECIL R. SKINNER &
LINDA S. SKINNER
I.N. 199803050051434

THE NEW ALBANY COUNTRY CLUB SECTION 15E

JOHN MYERS &
BRENT MYERS
D.B. 1757, P. 271

DOROTHY E. OVERFIELD, TRUSTEE
I.N. 200009220192952

