

# NEW ALBANY COUNTRY CLUB SECTION 20 PART 3

PLAT BOOK 115 PG 44

1/2

## (INCLUDING A RESUBDIVISION OF LOT 59 AND PART OF RESERVE "E" OF NEW ALBANY COUNTRY CLUB SECTION 20 PART 2, P.B. 108, PP. 24 & 25)

Situated 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 12.596 acres of land, more or less, said 12.596 acres being comprised of 1) all of that 12.314 acre tract conveyed to M/I HOMES OF CENTRAL OHIO, LLC by deed of record in Instrument Number 200901290011037 2) a resubdivision of all of Lot 59 as the same is numbered and delineated on the subdivision plat entitled "New Albany Country Club Section 20, Part 2" as shown of record in Plat Book 108, Page 24 and 25, said lot being conveyed to M/I HOMES OF CENTRAL OHIO LLC by deed of record in Instrument Number 200512130262517 and 3) a resubdivision of part of Reserve "E" as the same is numbered and delineated on said "New Albany Country Club Section 20 Part 2", said reserve being conveyed to LANSDOWNE HOMEOWNERS' ASSOCIATION, INC. by deed of record in Instrument Number 200607100134177, all deed and plat references be those of record in the Recorder's Office, Franklin County, Ohio.

The undersigned, M/I HOMES OF CENTRAL OHIO LLC, an Ohio limited liability company by TIMOTHY C. HALL JR., Division President and by LANSDOWNE HOMEOWNERS' ASSOCIATION, INC. an Ohio corporation, by JASON FRANCIS, SECRETARY, owners of the lands platted herein, duly authorized in the premises, do hereby certify that this plat correctly represents their "THE NEW ALBANY COUNTRY CLUB SECTION 20 PART 3", a subdivision containing Lots numbered 59A and 74 to 95, both inclusive, and areas designated as "Reserve M", "Reserve N", "Reserve O", "Reserve P", "Reserve Q" and "Reserve R", do hereby accept this plat of same and dedicate to public use, as such, all of Sedgwick Drive, Thompson Road and Bulrush Court 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". 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 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. 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 expressed herein.

In Witness Whereof, TIMOTHY C. HALL JR., <sup>Area</sup> Division President of M/I HOMES OF CENTRAL OHIO, LLC, has hereunto set his hand this 1 day of Aug, 2012.

Signed and Acknowledged  
In the presence of: M/I HOMES OF CENTRAL OHIO, LLC

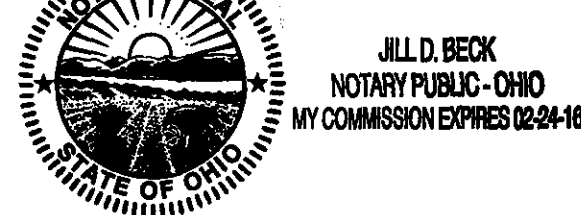
By Jason Francis  
By Timothy C. Hall Jr.  
Area Division President

STATE OF OHIO  
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared TIMOTHY C. HALL JR., <sup>Area</sup> Division President of M/I HOMES OF CENTRAL OHIO, LLC, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said M/I HOMES OF CENTRAL OHIO, LLC, for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this 1 day of August, 2012.

My commission expires 2/24/2016  
By Jill D. Beck  
Notary Public, State of Ohio



In Witness Whereof, Jason Francis, <sup>Secretary</sup> of LANSDOWNE HOMEOWNERS' ASSOCIATION, INC. has hereunto set his/her hand this 12 day of sep, 2012.

Signed and Acknowledged  
In the presence of: LANSDOWNE HOMEOWNERS' ASSOCIATION, INC.

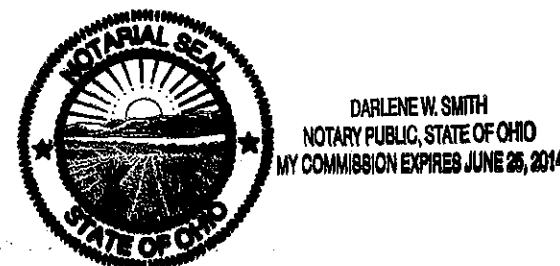
By Jason Francis  
By Jason Francis  
Secretary

STATE OF OHIO  
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared Jason Francis, <sup>Secretary</sup> of LANSDOWNE HOMEOWNERS' ASSOCIATION, INC., who acknowledged the signing of the foregoing instrument to be his/her voluntary act and deed and the voluntary act and deed of said LANSDOWNE HOMEOWNERS' ASSOCIATION, INC. for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this 13 day of September, 2012.

My commission expires 6/25/2014  
By Darlene W. Smith  
Notary Public, State of Ohio



In Witness Whereof, BRENT B. BRADBURY, Chief Financial Officer of THE NEW ALBANY COMPANY, LLC, has hereunto set his hand this 11 day of September, 2012.

Signed and Acknowledged  
In the presence of: THE NEW ALBANY COMPANY, LLC

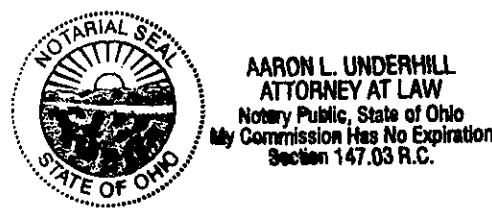
By Brent B. Bradbury  
By Brent B. Bradbury  
Chief Financial Officer

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 Thereof, I have hereunto set my hand and affixed my official seal this 11 day of September, 2012.

My commission expires N/A  
By Aaron L. Underhill  
Notary Public, State of Ohio



The undersigned subordinates the lien of its mortgage filed of record in Instrument Number 201203290043086, Recorder's Office, Franklin County, Ohio, to this plat of NEW ALBANY COUNTRY CLUB SECTION 20 PART 3 and consents to the dedication of this plat.

Signed and Acknowledged  
In the presence of: PNC BANK, NATIONAL ASSOCIATION, as collateral agent

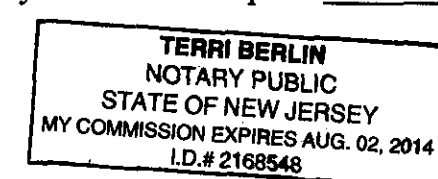
By Abbe T. Stewart  
By Donna G. Pan  
Senior Vice President Senior Vice President

STATE OF NEW JERSEY  
COUNTY OF MIDDLESEX ss:

Be it remembered that on this 6 day of August, 2012, before me, the undersigned, a Notary Public in and for said state, personally appeared Donna G. Pan, <sup>Senior VP</sup> of PNC BANK, NATIONAL ASSOCIATION, as collateral agent, who acknowledged the signing and execution of this plat to be his voluntary act and deed for and on behalf of PNC BANK, NATIONAL ASSOCIATION, as collateral agent for purposes herein expressed.

In testimony whereof, I have hereunto subscribed my hand and affixed my official notarial seal on the day and year aforesaid.

My commission expires 8-2-14



Approved this 17 Day of Aug, 2012  
By Nancy J. Swanson  
Mayor, New Albany, Ohio

Approved this 13 Day of Aug, 2012  
By E. D. Ferrel  
City Engineer, New Albany, Ohio

Approved this 20 Day of Aug, 2012  
By Heidi  
Council Representative to Planning Commission, New Albany, Ohio

Approved this 14 Day of Aug, 2012  
By Mike King  
Chairperson, Planning Commission, New Albany, Ohio

Approved this 14 Day of Aug, 2012  
By Vicki J. McKinney  
Finance Director, New Albany, Ohio

Approved and accepted by Resolution No. R-14-2012, passed Feb. 21, 2012, wherein all of Sedgwick Drive, Thompson Road and Bulrush Court shown dedicated hereon is 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 Feb. 21, 2013.

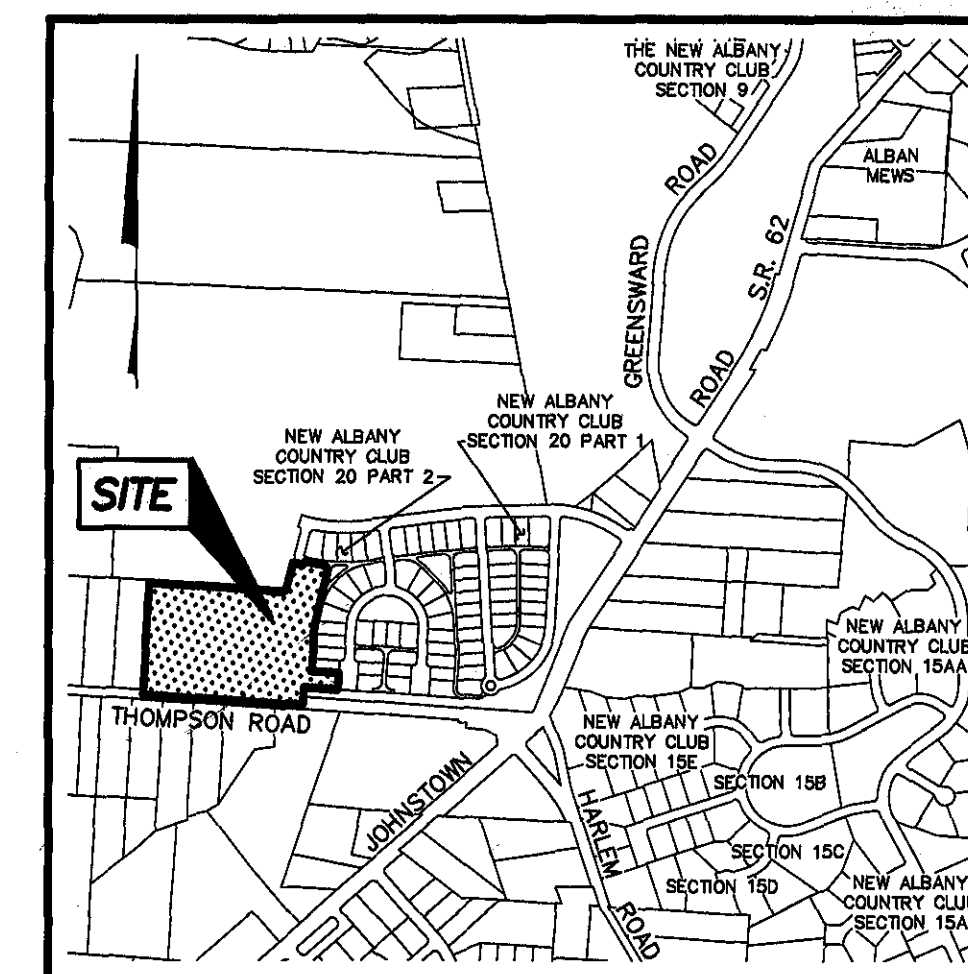
Transferred this 29 day of Oct, 2012.  
By Clarence E. Mingo  
Auditor, Franklin County, Ohio

Filed for record this 29 day of Oct, 2012 at 1:57 P. M. Fee \$ 172.80

File No. 20120290163521

Recorded this 29 day of Oct, 2012  
By Debra Hank  
Recorder, Franklin County, Ohio

Plat Book 115, Pages 44-45



LOCATION MAP AND BACKGROUND DRAWING

SCALE: 1" = 1000'

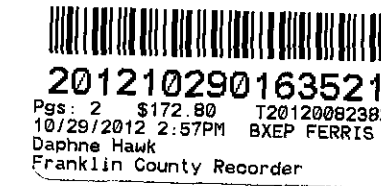
### SURVEY DATA:

**BASIS OF BEARINGS:** The bearings shown on this plat are based on the same meridian as the bearings shown on the subdivision plat entitled "New Albany Country Club Section 20 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 86°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:** where indicated hereon, unless otherwise noted, and are iron pipes, thirteen-sixteenths 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. 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 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 the markers are in place.



SURVEYED & PLATTED  
BY



Evans, Mechwart, Hambleton & Tilton, Inc.  
Engineers • Surveyors • Planners • Scientists  
5500 New Albany Road, Columbus, OH 43204  
Phone: 614.775.4300 Fax: 614.775.3446  
emht.com

TRANSFERRED

OCT 29 2012

AUDITOR  
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)
- = MAG Nail to be set
- ⊗ = Permanent Marker (See Survey Data)

By Jeffrey A. Miller  
Professional Surveyor No. 7211

Date 7/2/12



# NEW ALBANY COUNTRY CLUB SECTION 20 PART 3

**NOTE "A":** No determination has been made by the City 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 area hereby platted. The City of New Albany, Ohio, approval of this final plat of The New Albany Country Club Section 20 Part 3 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 (areas determined to be outside of the 0.2% annual chance floodplain) as shown on Federal Emergency Management Agency Flood Insurance Rate Map for Franklin County, Ohio and Incorporated Areas, map numbered 39049C0204 K with effective date of June 17, 2008.

**NOTE "C" - DEPRESSED DRIVEWAYS:** Depressed driveways are hereby prohibited on all lots in The New Albany Country Club Section 20 Part 3. 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" - RESERVE "M" AND RESERVE "N":** Reserve "M" and Reserve "N", as designated and delineated hereon shall be owned and maintained by an association comprised of the owners of the fee simple titles to the lots in all of the parts of New Albany Country Club Section 20, which is called the Lansdowne Homeowners Association, Inc. said association will be a separate entity from the New Albany Country Club Homeowners Association, Inc. The alleys constructed within said Reserve "M" and Reserve "N" will be private alleys which will be owned and maintained by said Lansdowne Homeowners Association. These alleys will not be dedicated to the City of New Albany and the City of New Albany will not be responsible for the maintenance of said alleys.

**NOTE "E" - RESERVE "Q" AND RESERVE "R":** Reserve "Q" and Reserve "R" as designated and delineated hereon, shall be owned by the City of New Albany, Ohio and be maintained by The New Albany Country Club Community Homeowners Association, Inc. Said Reserves shall be maintained by said association at its cost and at its risk and said association shall hold the City of New Albany, Ohio, harmless from actions resulting from said maintenance. Said Reserves 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 said island.

**NOTE "F":** All vehicular access to lots will be from private alley rather than from public street with the exception of Lots 93, 94 and 95.

**NOTE "G":** As per the City of New Albany Zoning Department, a notice is hereby given to the potential owners to the fee simple titles to the lots in New Albany Country Club Section 20 Part 3, that within Reserve "O" there will be constructed retention ponds with depths up to approximately 15 feet.

**NOTE "H" - RESERVE "O":** Reserve "O" as designated and delineated hereon shall be owned and maintained by the New Albany Communities Master Association, Inc.

**NOTE "I" - RESERVE "P":** Reserve "P" as designated and delineated hereon, shall be owned by the City of New Albany, Ohio and maintained by the New Albany Communities Master Association, Inc. said association shall maintain said Reserve "P" for a period ending twenty (20) years after the date of recordation of this plat of New Albany Country Club Section 20 Part 3 in the plat of records of the Franklin County, Ohio, Recorder, and shall, during said maintenance period, maintain said Reserve "P" at its cost and at its risk and shall hold the City of New Albany, Ohio, harmless from actions resulting from said maintenance. Reserve "P" is to be conveyed to the City of New Albany, Ohio, at the time of recordation.

**NOTE "J" - LOTS 92, 93 AND 94:** On each of Lots 92, 93 and 94, 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:

Elevation	Flood Protection
Lot No.	(USGS Datum 1929)
92	955.9
93	955.9
94	955.9

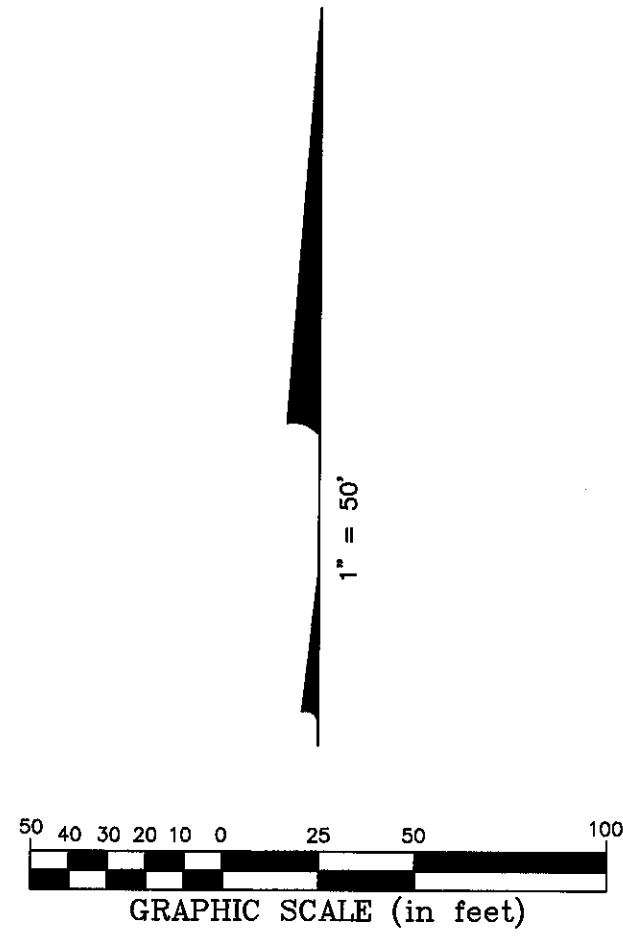
The forgoing flood protection elevation is approximately 2.0 feet above the 100 year flood elevation.

**NOTE "K" - ACREAGE BREAKDOWN:**

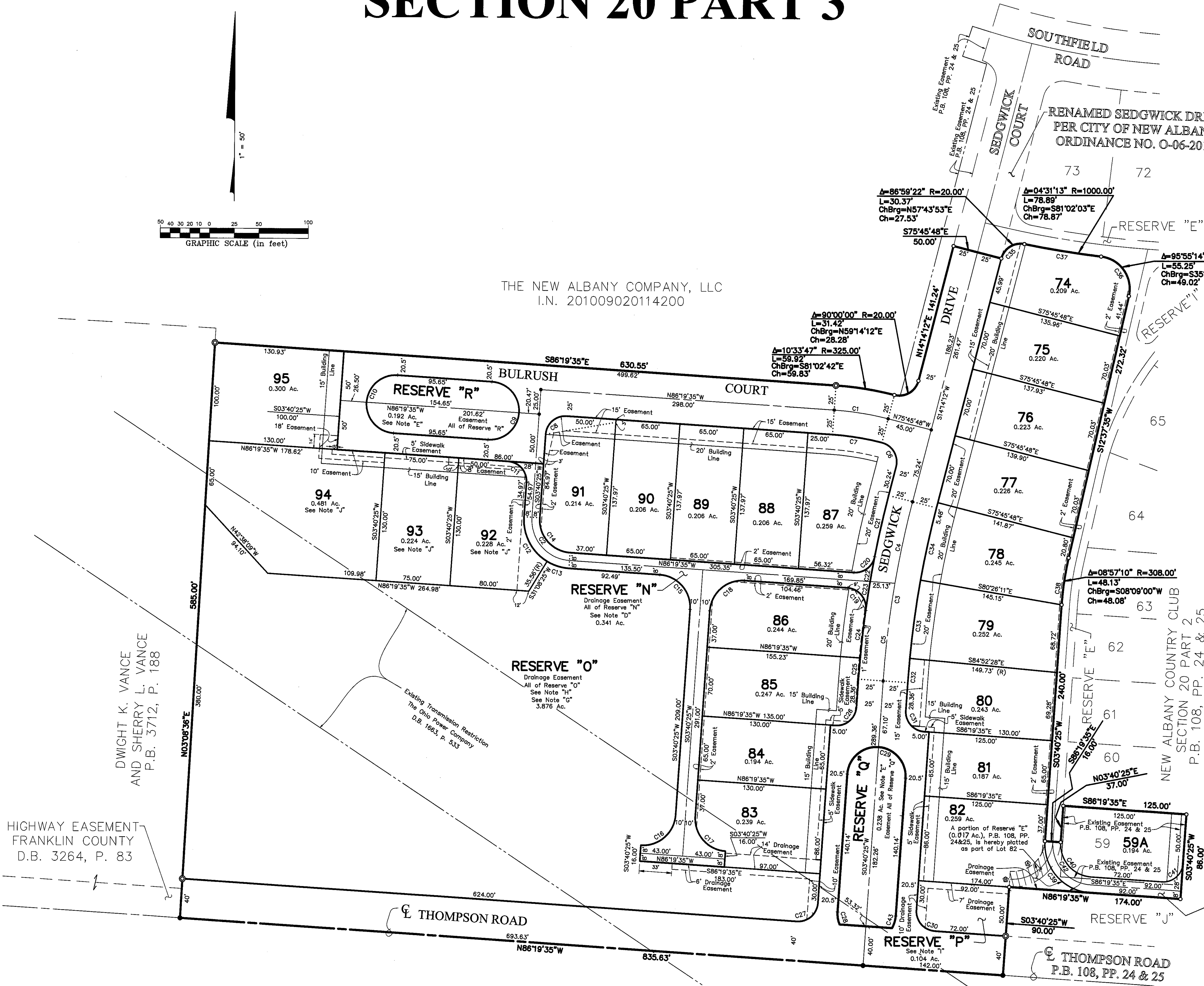
Total acreage:	12.596 Ac.
Acreage in rights-of-way:	2.280 Ac.
Acreage in remaining lots:	5.506 Ac.
Acreage in Reserves:	4.810 Ac.

**NOTE "L" - ACREAGE BREAKDOWN:** New Albany Country Club Section 20 Part 3 is comprised of the following Franklin County Parcel Numbers:

Parcel Number 222-000362	12.314 Ac.
Parcel Number 222-003610	0.259 Ac.
Parcel Number 222-003626	0.023 Ac.



THE NEW ALBANY COMPANY, LLC  
I.N. 201009020114200



CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	10°33'47"	300.00'	55.31'	N 81°02'42" W	55.23'
C2	90°00'00"	41.00'	64.40'	N 41°19'35" W	57.98'
C3	10°33'47"	1000.00'	184.36'	N 08°57'18" E	184.10'
C4	4°59'41"	1000.00'	84.56'	N 11°48'51" E	84.53'
C5	24°37'06"	1000.00'	99.80'	N 06°31'58" E	99.76'
C6	90°00'00"	20.00'	31.42'	S 30°45'48" E	28.28'
C7	10°33'47"	275.00'	50.70'	S 81°02'42" E	50.63'
C8	90°00'00"	20.00'	31.42'	N 48°40'25" W	28.28'
C9	180°00'00"	29.50'	92.68'	S 03°40'25" W	59.00'
C10	180°00'00"	29.50'	92.68'	S 03°40'25" W	59.00'
C11	90°00'00"	20.00'	31.42'	S 41°19'35" E	28.28'
C12	62°32'00"	49.00'	63.46'	S 27°33'35" E	50.86'
C13	27°28'00"	49.00'	23.49'	S 72°35'35" E	23.27'
C14	90°00'00"	33.00'	51.84'	N 41°19'35" W	46.67'
C15	90°00'00"	33.00'	51.84'	S 41°19'35" E	46.67'
C16	90°00'00"	33.00'	51.84'	S 48°40'25" W	46.67'
C17	90°00'00"	33.00'	51.84'	N 41°19'35" W	46.67'
C18	90°00'00"	33.00'	51.84'	N 48°40'25" E	46.67'
C19	93°55'51"	20.00'	32.79'	S 39°21'40" E	29.24'
C20	82°58'04"	20.00'	28.97'	S 52°10'53" W	26.50'
C21	3°32'51"	1025.00'	63.46'	S 12°27'47" W	63.45'
C22	1°28'14"	1025.00'	25.71'	S 09°58'14" W	25.71'
C23	1°38'51"	1025.00'	29.47'	S 08°25'41" W	29.47'
C24	2°43'17"	1025.00'	48.68'	S 06°14'38" W	48.68'
C25	1°12'34"	1025.00'	21.84'	S 04°18'42" W	21.84'
C26	90°00'00"	20.00'	31.42'	S 48°40'25" W	28.28'
C27	90°00'00"	20.00'	31.42'	S 48°40'25" W	28.28'
C28	25°20'55"	29.50'	13.05'	N 09°00'03" W	12.95'
C29	180°00'00"	29.50'	92.68'	S 86°19'35" E	59.00'
C30	90°00'00"	20.00'	31.42'	N 41°19'35" W	28.28'
C31	90°00'00"	20.00'	31.42'	N 41°19'35" W	28.28'
C32	1°27'02"	975.00'	24.71'	N 04°23'59" E	24.71'
C33	4°42'09"	975.00'	80.02'	N 07°28'37" E	80.00'
C34	4°24'30"	975.00'	75.02'	N 12°01'57" E	75.00'
C35	86°59'22"	20.00'	30.36'	N 57°43'52" E	27.53'
C36	99°55'14"	33.00'	55.25'	S 35°20'02" E	49.02'
C37	4°31'13"	1000.00'	78.89'	S 81°02'03" E	78.87'
C38	85°71'00"	308.00'	48.31'	S 08°09'00" W	48.08'
C39	90°00'00"	49.00'	76.97'	S 41°19'35" E	69.30'
C40	90°00'00"	33.00'	51.84'	N 41°19'35" W	46.67'
C41	90°00'00"	20.00'	31.42'	S 48°40'25" W	28.28'
C42	90°00'00"	41.00'	64.40'	S 41°19'35" E	57.98'
C43	25°20'55"	29.50'	13.05'	S 16°20'51" W	12.95'

**RESERVE "M"**  
0.059 Ac.  
See Note "D"

Δ=90°00'00" R=33.00'  
L=55.25'  
ChBrg=S35°20'02"E  
Ch=49.02'

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