

# THE NEW ALBANY COUNTRY CLUB SECTION 5C

Situated in the State of Ohio, County of Franklin, Village of New Albany and in Farm Lots 35 and 36, of Quarter Township 4, Township 2, Range 16, United States Military Lands, containing 6.024 acres of land, more or less, said 6.024 acres being comprised of 1) all of Lots 22, 23, 24, and 25 as the same are numbered and delineated upon the subdivision plat entitled "The New Albany Country Club Section 5A" and shown of record in Plat Book 84, Pages 63 and 64, said Lot 22 being owned by THE NEW ALBANY COMPANY LIMITED PARTNERSHIP by virtue of the deed of record in Official Record 226380C03 and said Lots 23, 24 and 25 being owned by THE NEW ALBANY COMPANY LIMITED PARTNERSHIP by virtue of the deed of record in Official Record 21570H05 and 2) all of that tract of land conveyed to THE NEW ALBANY COMPANY LIMITED PARTNERSHIP by deed of record in Instrument Number 199705160001494, all being of record in the Recorder's Office, Franklin County, Ohio.

The undersigned, THE NEW ALBANY COMPANY LIMITED PARTNERSHIP, a Delaware limited partnership, by WILLIAM W. VAUGHAN, III, Counsel, 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 5C", a subdivision containing Lots numbered 1 to 8, both inclusive, does hereby accept this plat of same and dedicates to public use, as such, the parts of Belmont Place and Reynoldsburg-New Albany Road 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 Engineer. No building shall be constructed in any area over which easements are hereby reserved.

In Witness Whereof, WILLIAM W. VAUGHAN, III, Counsel of THE NEW ALBANY COMPANY LIMITED PARTNERSHIP, has hereunto set his hand this 17th day of SEPT., 1997.

Signed and acknowledged  
in the presence of:

THE NEW ALBANY COMPANY  
LIMITED PARTNERSHIP

Sharon A. Feather  
GEORGENE A. FEATHER

By William W. Vaughan, III  
WILLIAM W. VAUGHAN, III  
Counsel

Marvin T. Warren  
Marvin T. Warren

STATE OF OHIO  
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared WILLIAM W. VAUGHAN, III, Counsel of THE NEW ALBANY COMPANY LIMITED PARTNERSHIP, 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 LIMITED PARTNERSHIP for the uses and purposes expressed therein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this 17th day of SEPTEMBER 1997.

My commission expires 7-20-99

Sharon A. Feather  
Notary Public, State of Ohio



Approved this 16 day of SEPT 1997

Ed Poteris  
Village Engineer, New Albany, Ohio

Approved this 16 day of Sept. 1997

[Signature]  
Council Representative to Planning and Zoning Board New Albany, Ohio

Approved and accepted by Ordinance No. 28-97, passed 8-5-97, wherein all of Belmont Place and Reynoldsburg-New Albany 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 AUGUST 5, 1998

Dennis White  
Administrator, New Albany, Ohio

Betsy Bosko  
Clerk, New Albany, Ohio

Transferred this 24th day of Sept. 1997

Joseph W. Testa  
Auditor, Franklin County, Ohio

Jane E. Leaning  
Deputy Auditor, Franklin County, Ohio

Filed for record this 24th day of Sept. 1997 at 2:23 P.M. Fee \$ 43.20  
File No. 199709240100843

Richard B. Metcalf, Jr. M.A.E.  
Recorder, Franklin County, Ohio

Recorded this 24th day of Sept. 1997

Marci A. Egan  
Deputy Recorder, Franklin County, Ohio

Plat Book 87, Pages 34-35

Instr: 199709240100843 09/24/1997  
Pages: 1 Fee: \$43.20 2:23PM  
Richard B. Metcalf T199709240100843  
Franklin County Recorder FL

TRANSFERRED  
SEP 24 1997  
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.

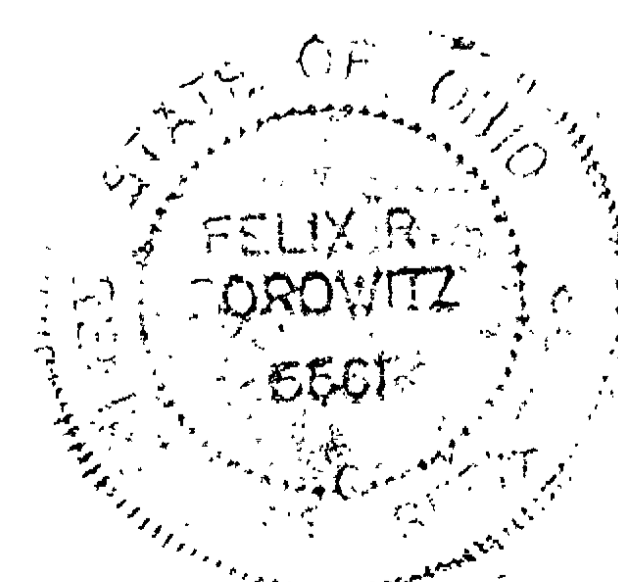
**PERMANENT MARKERS,** where indicated, unless otherwise noted, are to be set and are iron pipes one inch inside diameter, thirty inches long, buried one foot in depth with a plastic plug placed in the top end bearing the initials E.M.H.&T., INC. The markers shall be set immediately following the completion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

SURVEYED & PLATTED  
BY  
**EMH**  
CONSULTING ENGINEERS & SURVEYORS  
GAHANNA, OHIO 43030

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 Metric Conversion 1ft.=0.30480m

By Felix R. Brown Sept 11, 1997  
Professional Surveyor No. 5561 Date

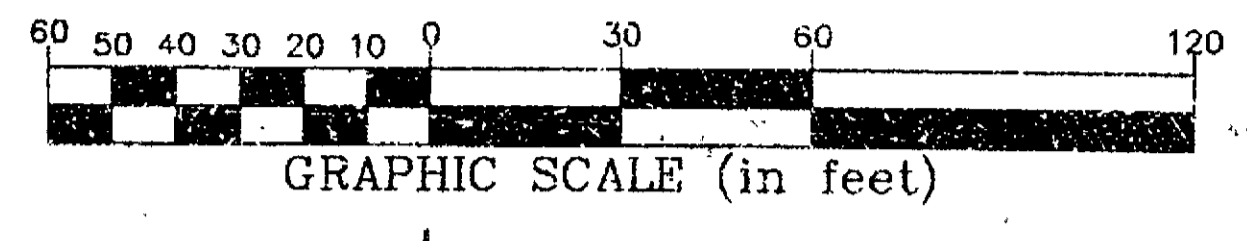


# THE NEW ALBANY COUNTRY CLUB SECTION 5C

N

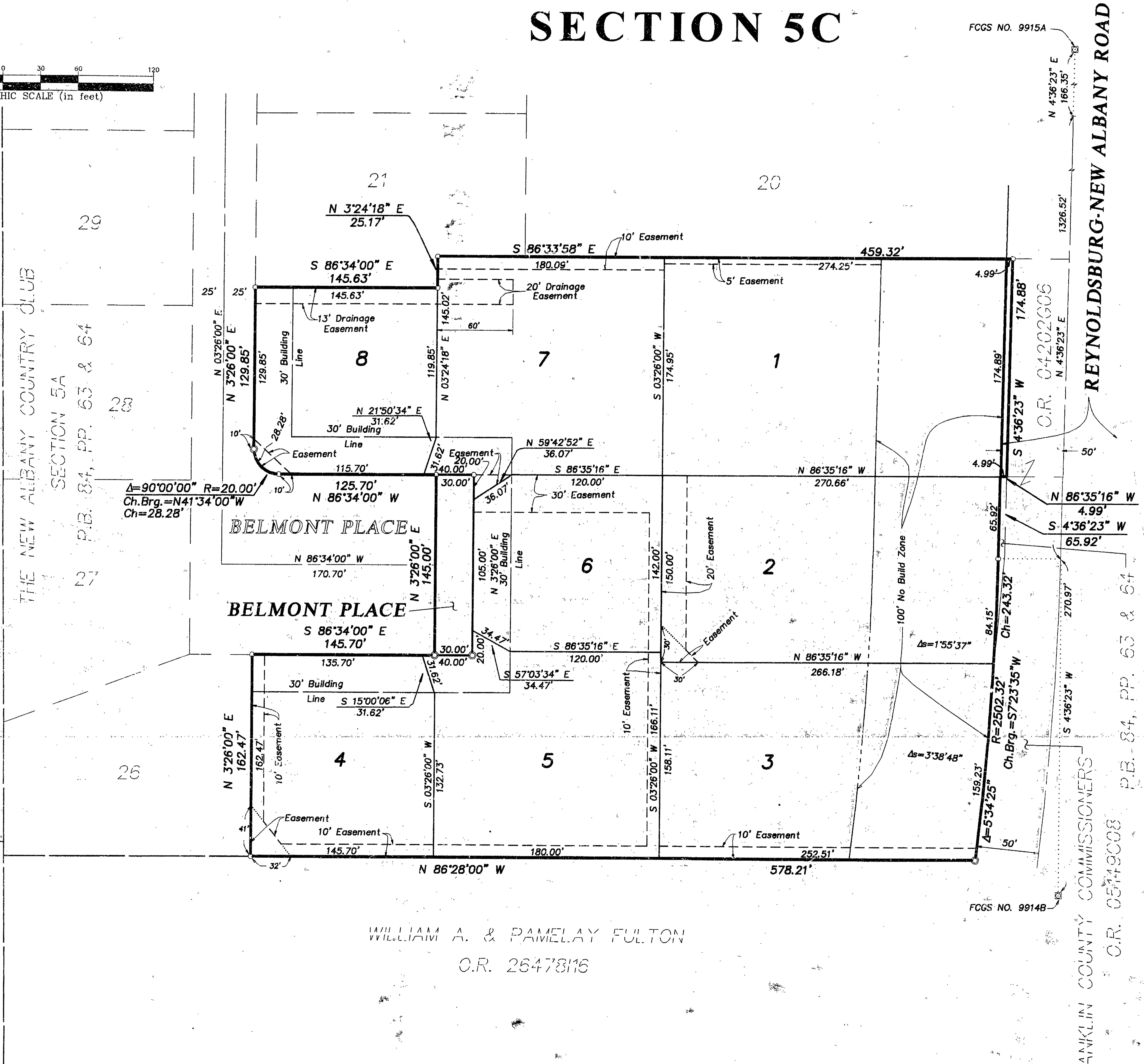


SCALE: 1"=60'



THE NEW ALBANY COUNTRY CLUB  
SECTION 5  
P.B. 76, PP. 82-84

THE NEW ALBANY COUNTRY CLUB  
SECTION 5A  
P.B. 84, PP. 63 & 64



FCCS NO. 9915A

FCCS NO. 9914B

REYNOLDSBURG-NEW ALBANY ROAD  
FRANKLIN COUNTY COMMISSIONERS  
O.R. 05149008  
P.B. 84, PP. 63 & 64

WILLIAM A. & PAMELAY FULTON  
O.R. 2647816

**NOTE "A" - DEPRESSED DRIVEWAYS:** Depressed driveways are hereby prohibited on all lots in The New Albany Country Club Section 5C. 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 "B" -** No determination has been made by the Village of New Albany 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 Village of New Albany approval of this final plat of The New Albany Country Club Section 5C does not imply any approval of the site as it may pertain to Wetlands.

**NOTE "C" -** All of the area hereby platted 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, maps numbered 39049C0180 G and 39049C0183 G, both with effective date of August 2, 1995.

**NOTE "D" - NO BUILD ZONE:** No building shall be constructed or placed within any portion of a lot designated hereon as "No Build Zone." Nothing herein shall prohibit overlot grading, the construction/installation, maintenance, enhancement and replacement of landscaping and landscaping features and the construction/installation, use, maintenance, repair and replacement of utility lines and utility structures within said No Build Zone area. Further, nothing herein shall prohibit the construction/installation, use, maintenance, repair and replacement of paved driveways within those portions of Lots 1, 2 and 3 that are within said No Build Zone area.

**NOTE "E" - RELEASE OF ACCESS EASEMENT:** All provisions of Note "L"-Access Easement For Lot 23, as shown on the plat of The New Albany Country Club Section 5A, of record in Plat Book 84, Pages 63 and 64, Recorder's Office, Franklin County, Ohio, are hereby rendered null and void.