

# THE NEW ALBANY COUNTRY CLUB SECTION 14

PLAT BOOK 83 PAGE 21

Situated in the State of Ohio, County of Franklin, Village of New Albany, and in Quarter Township 3, and Farm Lot 35 of Quarter Township 4, of Township 2, Range 16, United States Military Lands containing 45.755 acres of land, more or less, said 45.755 acres being comprised of parts of those tracts of land described in the deeds to THE NEW ALBANY COMPANY in Official Records 12808F10, 13606F11, 14854B14 and 15504I13, said THE NEW ALBANY COMPANY now being THE NEW ALBANY COMPANY LIMITED PARTNERSHIP see instrument of record in Official Record 21256E01, 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 14", a subdivision containing Lots numbered 1 to 50 both inclusive, and areas designated Reserve "A", Reserve "B", Reserve "C" and Reserve "D", does hereby accept this plat of same and dedicates to public use, as such, all or parts of Baughman Grant, Brandon Road, Farber Court, Lower Brandon Road and Redford Court 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, 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 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 14th day of May, 1995.

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 Thereof, I have hereunto set my hand and affixed my official seal this 4th day of May, 1995.

My Commission Expires 12/22/97. Notary Public, State of Ohio.

Approved this 30th day of OCT. 1995. Village Engineer, New Albany, Ohio.

Approved this 31st day of Oct. 1995. Council Representative to Planning & Zoning Board, New Albany, Ohio.

Approved and accepted by Ordinance No. 22-95, passed July 11, 1995, wherein all of Baughman Grant, Brandon Road, Farber Court, Lower Brandon Road and Redford 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 1995.

Administrator, New Albany, Ohio. Clerk, New Albany, Ohio.

Accepted for plating this 3rd day of NOV. 1995. Auditor, Franklin County, Ohio.

Filed for record this 3rd day of NOV. 1995 at 1:45 P.M. Fee \$ 174.80. Recorder, Franklin County, Ohio.

Recorded this 3rd day of NOV. 1995. Deputy Recorder, Franklin County, Ohio.

Plat Book 83 Pages 21-24.

NOTE "A": No vehicular access to be in effect until such time as the public street right-of-way is extended and dedicated by plat or deed.

NOTE "B" - HIKING/BIKING TRAIL EASEMENT: Within those areas designated hereon as "Hiking/Biking Trail Easement", The New Albany Company Limited Partnership 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 14 shall be open for the use of the general public.

NOTE "C" - MAINTENANCE OF PLANTING ISLANDS IN THE PAVEMENT AREAS IN PUBLIC STREETS: The planting islands in the pavement areas of the public streets in The New Albany Country Club Section 14 shall be maintained by The New Albany Country Club Community Homeowners Association, Inc. Said islands shall be maintained by said association at its own cost and at its own risk and said association shall hold The Village of New Albany 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 streets adjacent to said islands.

NOTE "D" - PARKING: Notice is hereby given to the buyers of the lots in The New Albany Country Club Section 14, 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 "E" - DEPRESSED DRIVEWAYS: Depressed driveways are hereby prohibited on all lots in The New Albany Country Club Section 14. 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 "F" - 100-YEAR DESIGN FLOOD DRAINAGE EASEMENT AREAS IN LOTS 32, 33, 34, 42, 43 AND 44: The boundaries of the 100-year design flood shown in Lots 32, 33, 34, 42, 43 and 44, 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 14 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 watercourses referred to herein above 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 Village Engineer, provided that nothing herein shall prohibit the construction, use and maintenance of a driveway and appurtenances thereto in and over the Drainage Easement area in Lot 42 and a driveway and appurtenances thereto in and over the watercourse and Drainage Easement area in Lot 43, said appurtenances in Lot 43 to include a pipe structure or other structure to conduct storm water under the driveway on Lot 43.

NOTE "G" - OWNERSHIP AND MAINTENANCE OF RESERVE "A" AND RESERVE "B": It is the intention of The New Albany Company Limited Partnership to convey the fee simple title to Reserve "A" of The New Albany Country Club Section 14 to the owner of the fee simple title to the tract of land abutting the northerly boundary line of said Reserve "A", to convey the fee simple title to Reserve "B" of The New Albany Country Club Section 14 to the owner of the fee simple title to the tract of land abutting the southerly boundary line of said Reserve "B", or to convey said titles to both reserve areas to one or the other of said abutting title owners.

NOTE "H" - LOTS 32, 33, 34, 42, 43 AND 44: On each of Lots 32, 33, 34, 42, 43 and 44, 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)
32	1006.9
33	1011.3
34	1011.3
42	1010.9
43	1013.8
44	1015.1

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

NOTE "I" - FOUNDATION WALLS, LOTS 32, 33, 34, 42, 43 AND 44: The foundation walls of the buildings to be constructed on Lots 32, 33, 34, 42, 43 and 44 shall be designed by a Registered Engineer and submitted to the Village Engineer of New Albany for approval.

NOTE "J": 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 site. The Village of New Albany approval of the final plat of The New Albany Country Club Section 14 subdivision does not imply any approval for the development of the site as it may pertain to Wetlands.

NOTE "K": All of The New Albany Country Club Section 14 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 number 39049C0180 G, 39049C0190 G and 39049C0195 G all with effective date of August 2, 1995.

NOTE "L" - OWNERSHIP AND MAINTENANCE OF RESERVE "C" AND RESERVE "D": Reserve "C" and Reserve "D" in The New Albany Country Club Section 14 shall be owned and maintained by The New Albany Country Club Community Home Owners Association, Inc. Reserve "C" and Reserve "D" shall be maintained by said association at its own cost and at its own risk and said association shall hold The Village of New Albany harmless from actions resulting from said ownership and maintenance.

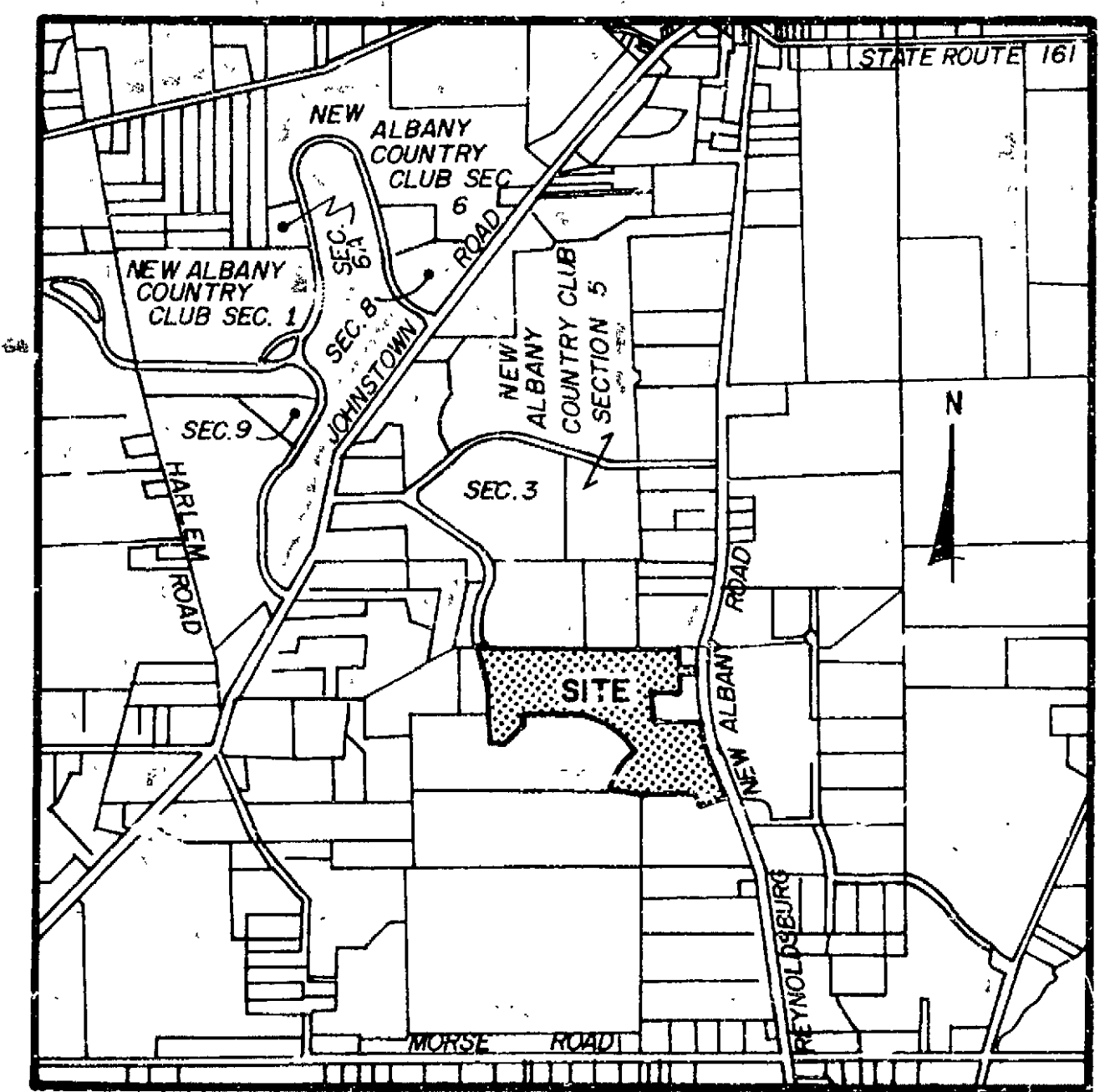
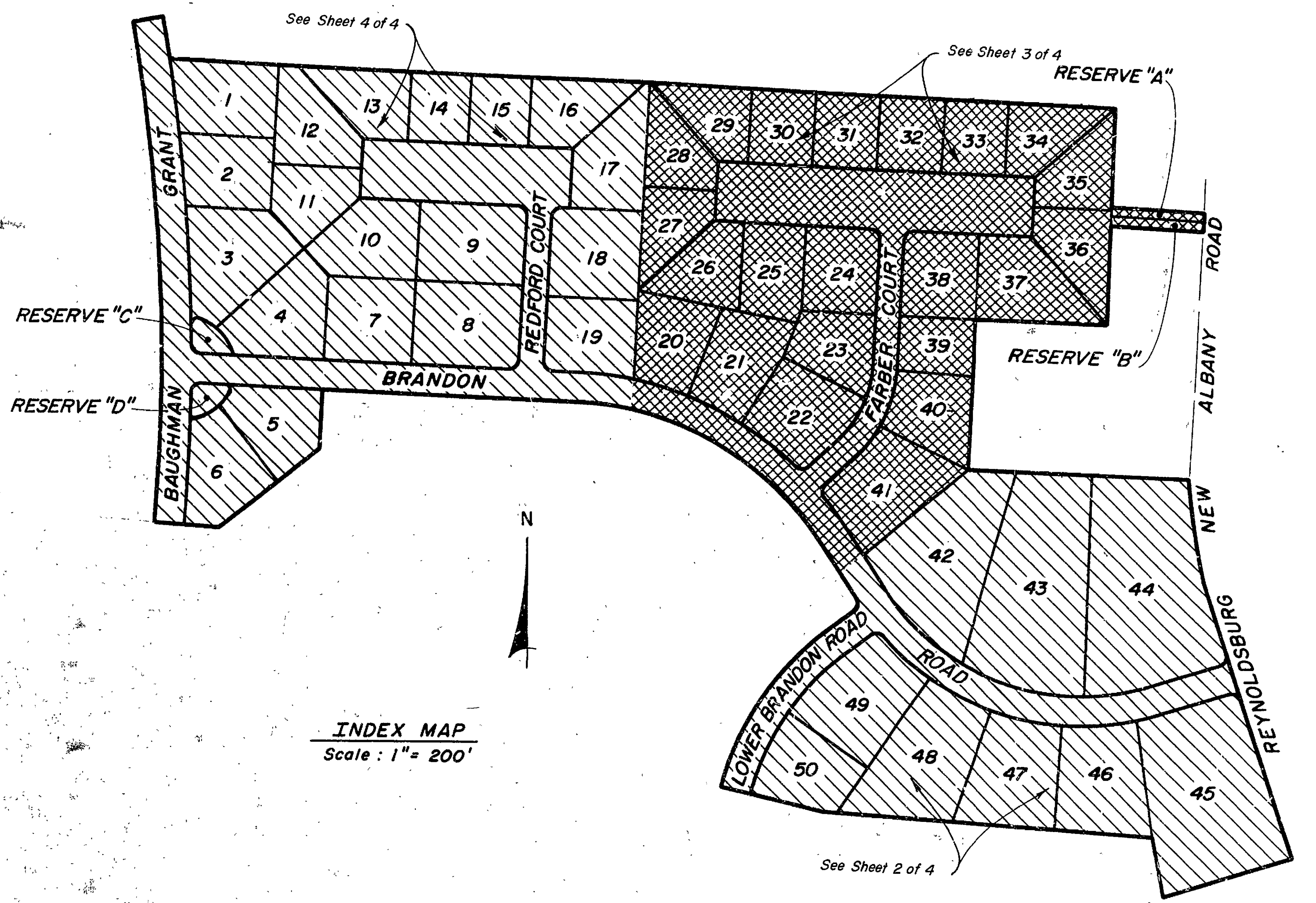
### SURVEY DATA:

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 thirteen sixteenths (13/16) inch I.D., thirty (30) inches long with a plastic plug placed in the top bearing the initials E.M.H.T. INC.

PERMANENT MARKERS: Where indicated, unless otherwise noted, are to be set and are one (1) inch I.D., thirty (30) inches long, buried one (1) foot in depth with a plastic plug placed in the top bearing the initials E.M.H.T. INC.



TRANSFERRED NOV 03 1995 JOSEPH W. TESTA AUDITOR FRANKLIN COUNTY, OHIO

SURVEYED & PLATTED BY EMH&T CONSULTING ENGINEERS & SURVEYORS COLUMBUS, OHIO 43220

We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are chord measurements.

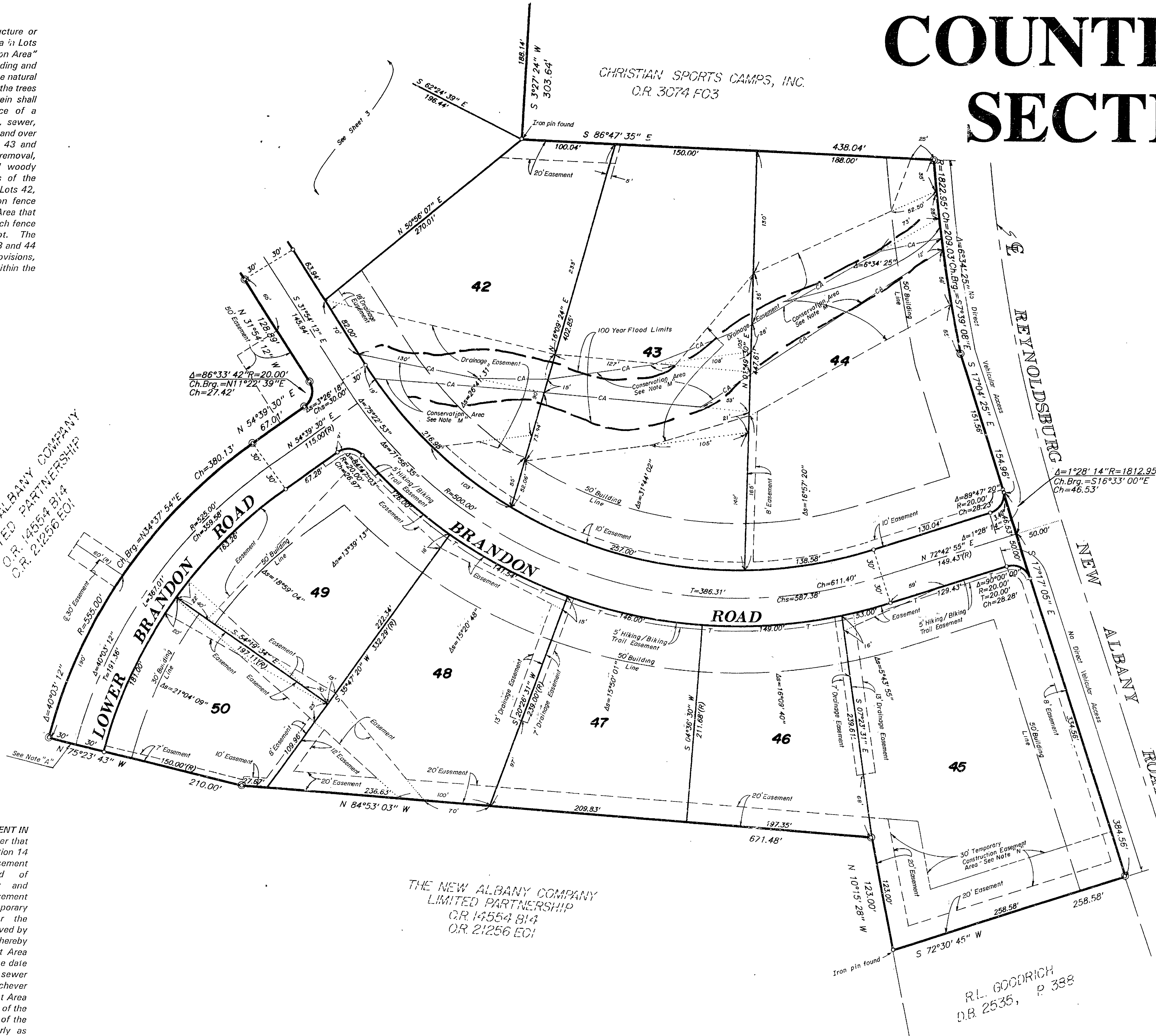
By: E. E. Mally Professional Surveyor No. 4965 Date: 11/15/95





# THE NEW ALBANY COUNTRY CLUB SECTION 14

**NOTE "M" - CONSERVATION AREA:** No structure or building shall be placed upon, in or under the area in Lots 42, 43 and 44 designated hereon as "Conservation Area" nor shall any work including but not limited to grading and clearing be performed thereon which would alter the natural state or topography of such area or damage any of the trees or vegetation thereon provided that nothing herein shall prohibit the construction, use and maintenance of a driveway and appurtenances thereto and water, sewer, electric, cable and telephone service lines in, under and over the Conservation Area in each of Lots 42 and 43 and provided that nothing herein shall prohibit the removal, using hand tool methods, of debris and dead woody vegetation from otherwise undisturbed portions of the Conservation Area. The homebuilder for each of Lots 42, 43 and 44 shall install a temporary construction fence around undisturbed portions of the Conservation Area that are within the limits of his lot and shall remove such fence upon completion of construction activity on his lot. The owner of the fee simple title to each of Lots 42, 43 and 44 shall maintain, in accordance with the foregoing provisions, that portion of the Conservation Area that falls within the limits of his lot.

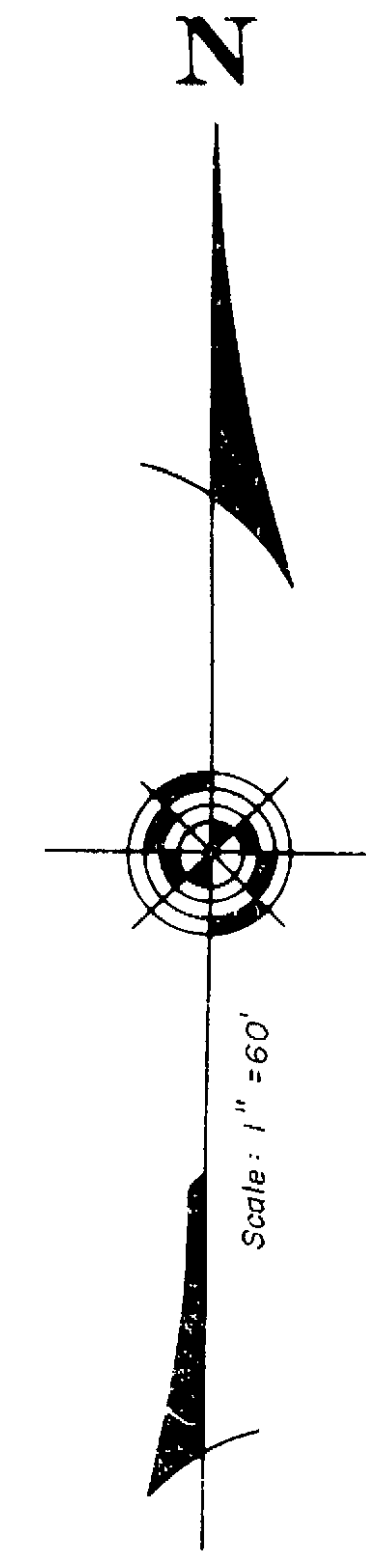
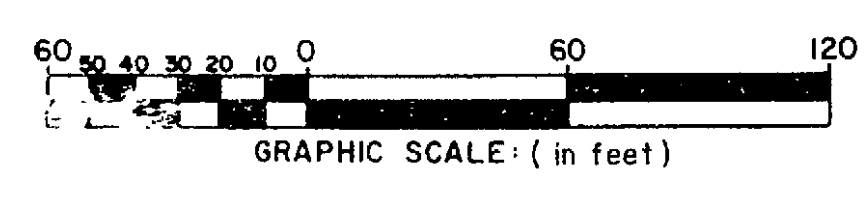


THE NEW ALBANY COMPANY  
LIMITED PARTNERSHIP  
O.R. 14554 B14  
O.R. 21256 E01

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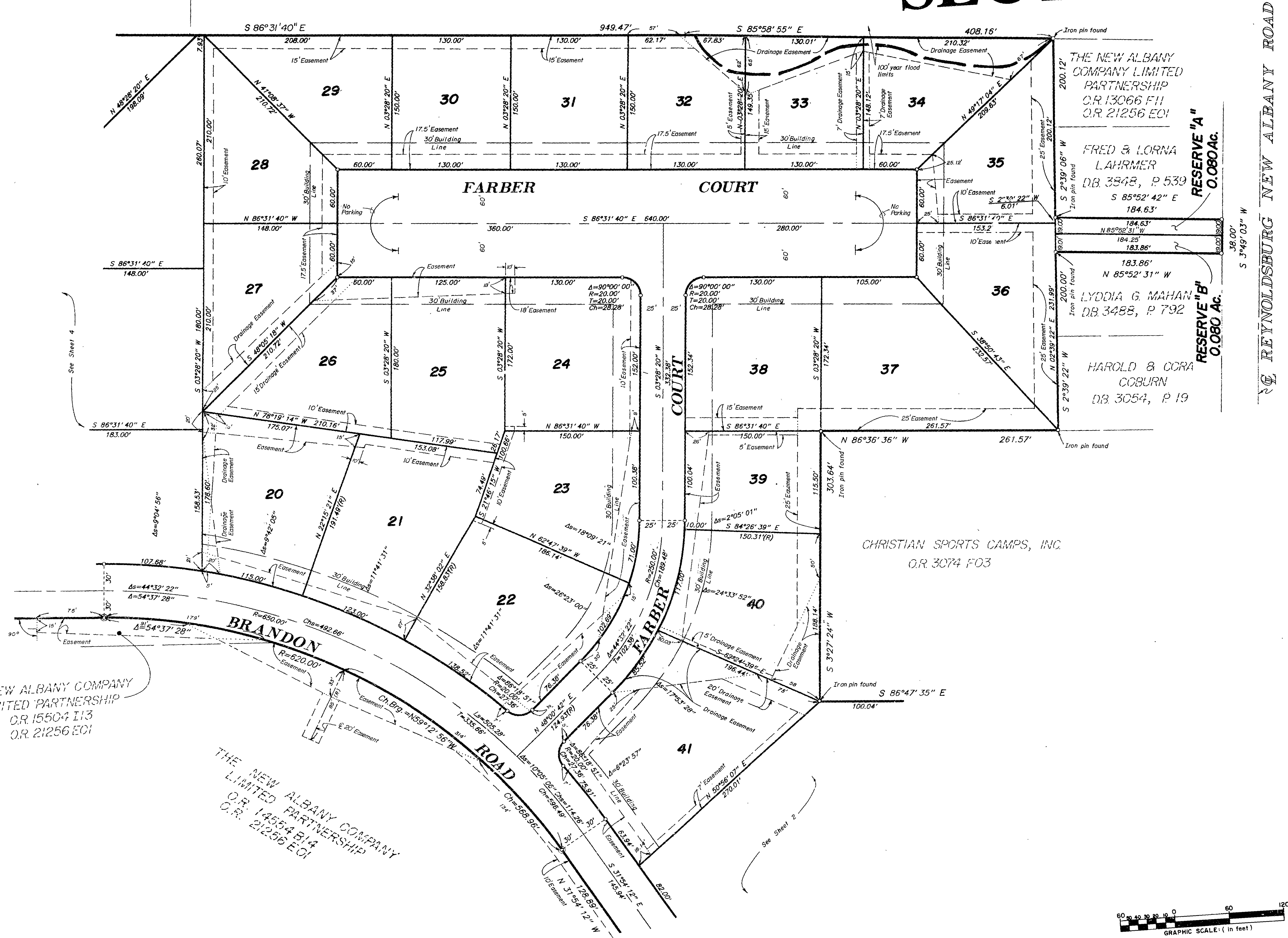
R.L. GOODRICH  
D.B. 2535, P. 388

**NOTE "N" - TEMPORARY CONSTRUCTION EASEMENT IN LOT 45:** An easement is hereby reserved in and over that area in Lot 45 of The New Albany Country Club Section 14 designated hereon as "Temporary Construction Easement Area" for use only during the period of construction/installation of a sanitary sewer and appurtenances thereto within the 20 foot wide easement area that is shown hereon and that abuts said Temporary Construction Easement Area. Any plan for the construction/installation of said sewer shall be approved by the New Albany Village Engineer. Any and all rights hereby reserved in said Temporary Construction Easement Area shall expire and be of no effect whatsoever upon the date of completion of construction/installation of the sewer herein provided for or on November 1, 1998, whichever occurs first. If the Temporary Construction Easement Area is used for the purposes described herein, the surface of the ground shall, following the construction/installation of the sewer herein provided for, be restored, as nearly as practical, to the condition existing prior to the start of construction of said sewer.



# THE NEW ALBANY COUNTRY CLUB SECTION 14

GARLAND BY THE SEA, LTD.  
D.B. 3781, P. 740



THE NEW ALBANY COMPANY LIMITED PARTNERSHIP  
O.R. 15504 I13  
O.R. 21256 E01

THE NEW ALBANY COMPANY LIMITED PARTNERSHIP  
O.R. 14554 B14  
O.R. 21256 E01





