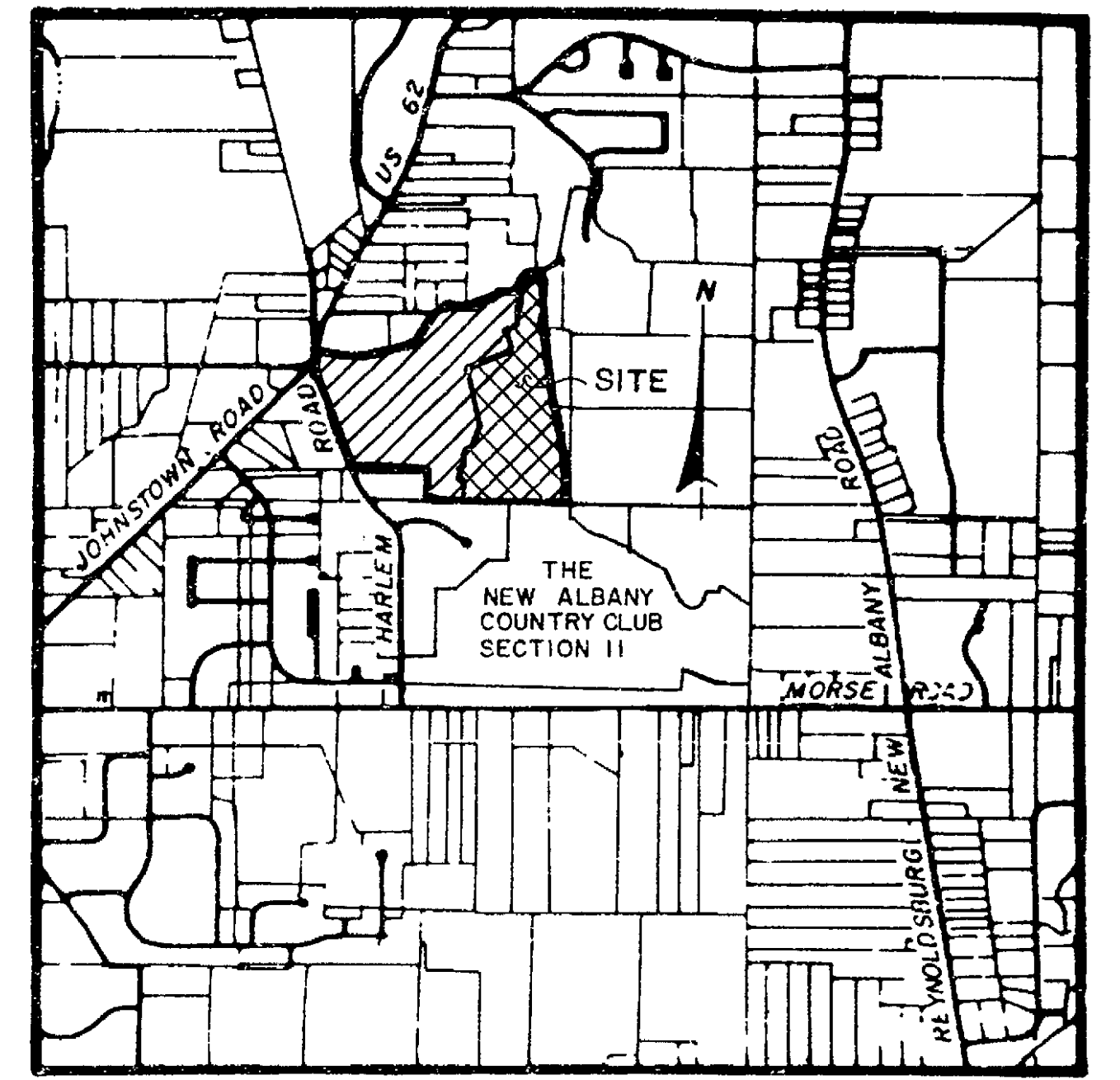


# THE NEW ALBANY COUNTRY CLUB SECTION 15A

PLAT BOOK 86 PAGE 67



LOCATION MAP AND BACKGROUND DRAWING  
SCALE: 1" = 200'

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, also, in part, being in Lots No. 6, 7 and 8 as the same are numbered and delineated on the subdivision plat entitled "Plat of Subdivision of Estate of Ruben Baughman Deed." of record in Plat Book 5, Page 162, containing 28.905 acres of land, more or less, said 28.905 acres being comprised of 1) part of Sleepy Hollow Drive as the same is designated and delineated on the plat entitled "Dedication of Sleepy Hollow Drive" of record in Plat Book 32, Page 56, said part of Sleepy Hollow Drive having been vacated by Village of New Albany Ordinance Number 67-91; 2) part of each of those tracts of land described in the deeds to THE NEW ALBANY COMPANY of record in Official Records 12850104 (Parcel One and Parcel Two), 13119E17, 13123I20, 13258B13, 14554B14 (Parcel 1) and 16769B11, said THE NEW ALBANY COMPANY now being THE NEW ALBANY COMPANY LIMITED PARTNERSHIP (see instrument of record in Official Record 21256E01), and 3) part of each of those tracts of land conveyed to THE NEW ALBANY COMPANY LIMITED PARTNERSHIP by deeds of record in Official Records 24749D15 and 27830B03, 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 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 15A", a subdivision containing Lots numbered 1 to 20, both inclusive, 23, 24, 25, 26, 74, 75, 76 and 84 and areas designated "Reserve A", "Reserve B" and "Reserve C", does hereby accept this plat of same and dedicates to public use, as such, all or parts of Helmsley Green, Lambton Green North, Lambton Green South, Lambton Park Road, Luton Hoo, Milton and Roundhead Green 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 Village 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 as expressed herein.

In Witness Whereof, WILLIAM W. VAUGHAN, III, Counsel of THE NEW ALBANY COMPANY LIMITED PARTNERSHIP, has hereunto set his hand this 22nd day of May, 1997.

Signed and acknowledged in the presence of:  
*William W. Vaughan, III*  
By *William W. Vaughan, III*  
WILLIAM W. VAUGHAN, III  
Counsel  
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 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 22nd day of May, 1997.

My Commission Expires Feb 15, 2001  
*Thomas D. Seibler*  
Notary Public, State of Ohio

Approved this 30 day of MAY, 1997  
*Ed A. Terwin*  
Village Engineer, New Albany, Ohio

Approved this 24 day of May, 1997  
*Richard B. Metcalf*  
Council Representative to Planning & Zoning Board, New Albany, Ohio

Approved and accepted by Ordinance No. 112-97, passed 4-22-97 wherein all of Helmsley Green, Lambton Green North, Lambton Green South, Lambton Park Road, Luton Hoo, Milton and Roundhead Green, 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 5:00 a.m., 7/9/97.

*Thomas D. Seibler*  
Administrator, New Albany, Ohio  
*John J. Pastor*  
Clerk, New Albany, Ohio

Transferred this 9th day of July, 1997  
*Joseph W. Testa*  
Auditor, Franklin County, Ohio

*Thomas D. Seibler*  
Deputy Auditor, Franklin County, Ohio

Filed for record this 9th day of July, 1997 at 9:01 A.M. Fee \$ 30.40  
File No. 199707090042872  
*Richard B. Metcalf*  
Recorder, Franklin County, Ohio

Recorded this 9th day of July, 1997  
*Marion E. Cameron*  
Deputy Recorder, Franklin County, Ohio

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TRANSFERRED  
JUL 07 1997  
JOSEPH W. TESTA  
AUDITOR  
FRANKLIN COUNTY, OHIO

199707090042872  
Pages: 2 Fee \$36.40  
Richard B. Metcalf  
Franklin County Recorder

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" - 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 15A 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 "C" - PARKING: Notice is hereby given to the buyers of the lots in The New Albany Country Club Section 15A, that, within the cul-de-sac portions of Helmsley Green, Milton and Luton Hoo and along one side of Lambton Park Road, 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 "D" - DEPRESSED DRIVEWAYS: Depressed driveways are hereby prohibited on all lots in The New Albany Country Club Section 15A. 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 "E" - 100-YEAR DESIGN FLOOD DRAINAGE EASEMENT AREAS IN LOTS 4, 5, 6, 7, 23, 24, 25, 26 AND 84: The boundaries of the 100-year design flood shown in Lots 4, 5, 6, 7, 23, 24, 25, 26 and 84, 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 15A 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.

NOTE "F" - LOTS 4, 5, 6, 7, 23, 24, 25, 26 AND 84: On each of Lots 4, 5, 6, 7, 23, 24, 25, 26 and 84, 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)
4	992.7
5	992.7
6	991.8
7	993.5
23	974.9
24	980.3
25	990.3
26	980.2
84	982.2

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

NOTE "G" - FOUNDATION WALLS, LOTS 4, 5, 6, 7, 23, 24, 25, 26 AND 84: The foundation walls of the buildings to be constructed on Lots 4, 5, 6, 7, 23, 24, 25, 26 and 84 shall be designed by a Registered Engineer and submitted to the Village Engineer of New Albany for approval.

NOTE "H": 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 15A subdivision does not imply any approval for the development of the site as it may pertain to Wetlands.

NOTE "I": All of The New Albany Country Club Section 15A 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 and 39049C0190 G both with effective date of August 2, 1995.

NOTE "J" - RESERVE "A": Reserve "A", as designated and delineated hereon, shall be owned by The Village of New Albany, Ohio, and maintained by The New Albany Country Club Community Homeowners Association, Inc. Said reserve area 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, Ohio harmless from actions resulting from said maintenance.

NOTE "K" - RESERVE "B" AND RESERVE "C": Reserve "B" and Reserve "C", as designated and delineated hereon, shall be owned and maintained by The New Albany Country Club Community Homeowners Association, Inc. Said reserve areas 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, Ohio, harmless from actions resulting from said ownership and maintenance.

NOTE "L" - VILLAGE ENGINEER APPROVAL OF LANDSCAPING REQUIRED - PARTS OF LOTS 6 AND 75 AND PARTS OF LAMBTON PARK ROAD: Prior to the construction/installation of landscaping within portions of Lots 6 and 75 and within portions of the right-of-way of Lambton Park Road adjacent to said lots, a landscaping plan for each of such areas shall be submitted to and approved by the New Albany Village Engineer for the purpose of determining that adequate site distance for vehicle drivers in the public streets adjacent to said lots is maintained for the posted speed limit. Said plan approval shall be required only for 1) the portion of Lot 6 located between the front setback line ("30' Building Line") along Lambton Park Road and the easterly right-of-way line of Lambton Park Road; 2) the portion of Lambton Park Road right-of-way (easterly side) located along Lot 6; 3) the portion of Lot 75 located between the front setback line ("30' Building Line") along Lambton Park Road and the westerly right-of-way line of Lambton Park Road and 4) the portion of the Lambton Park right-of-way (westerly side) located along Lot 75.

NOTE "M" - CONSERVATION AREAS: No structure or building shall be placed upon, in or under the areas in Lots 4, 5 and 7 and Reserve "C" 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 areas or damage any of the trees or vegetation thereon provided that nothing herein shall prohibit the removal, using hand tool methods, of debris and dead woody vegetation from said Conservation Areas. The owner of the fee simple title to each of Lots 4, 5 and 7 shall require that his homebuilder install a temporary construction fence along the house side edge of the Conservation Area that is 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 4, 5 and 7 and Reserve "C" shall maintain, in accordance with the foregoing provision, that portion of a Conservation Area that falls within the limits of his lot.

NOTE "N" - BUFFER AREA: No structure or building shall be placed upon, in or under the area designated "Buffer Area" hereon, nor shall any work be performed thereon which would alter the natural state of such area or damage any of the trees or vegetation thereon provided, however, that there shall be such construction areas as may be required for the installation, operation and maintenance of utility and drainage facilities for the development as the developer may deem necessary for efficient development. Such maintenance within said "Buffer Area" shall occur only in easement areas designated on this plat unless otherwise approved by the Village of New Albany Engineer. Areas disturbed by such maintenance shall be restored as nearly as practical to their original condition. Notwithstanding the foregoing, trees and/or vegetation which are dead or diseased may be removed therefrom. The owner of the fee simple title to each lot that has within it a portion of said Buffer Area shall care for and maintain said portion of the Buffer Area that falls within the limits of his lot.

NOTE "O": Paved hiking/biking trails located within the limits of The New Albany Country Club Section 15A shall be open for the use of the general public. Said trails shall be maintained by The New Albany Country Club Community Association, Inc. and said association shall hold the Village of New Albany, Ohio, harmless from actions resulting from said 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 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 New Albany Village Engineer shall be notified when the markers are in place.

SURVEYED & PLATTED BY  
**EMH&T**  
CONSULTING ENGINEERS & SURVEYORS  
GARLAND, OHIO 43024

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.

O= Iron Pin    ⊙= Permanent Marker    Metric Conversion 1 ft. = 30480mm

By *E. E. Miller* 5 MAY 97  
Professional Surveyor No. 4963 Date



# THE NEW ALBANY COUNTRY CLUB SECTION 15A

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O.R. 12850104 Parcel One  
O.R. 21256 E01

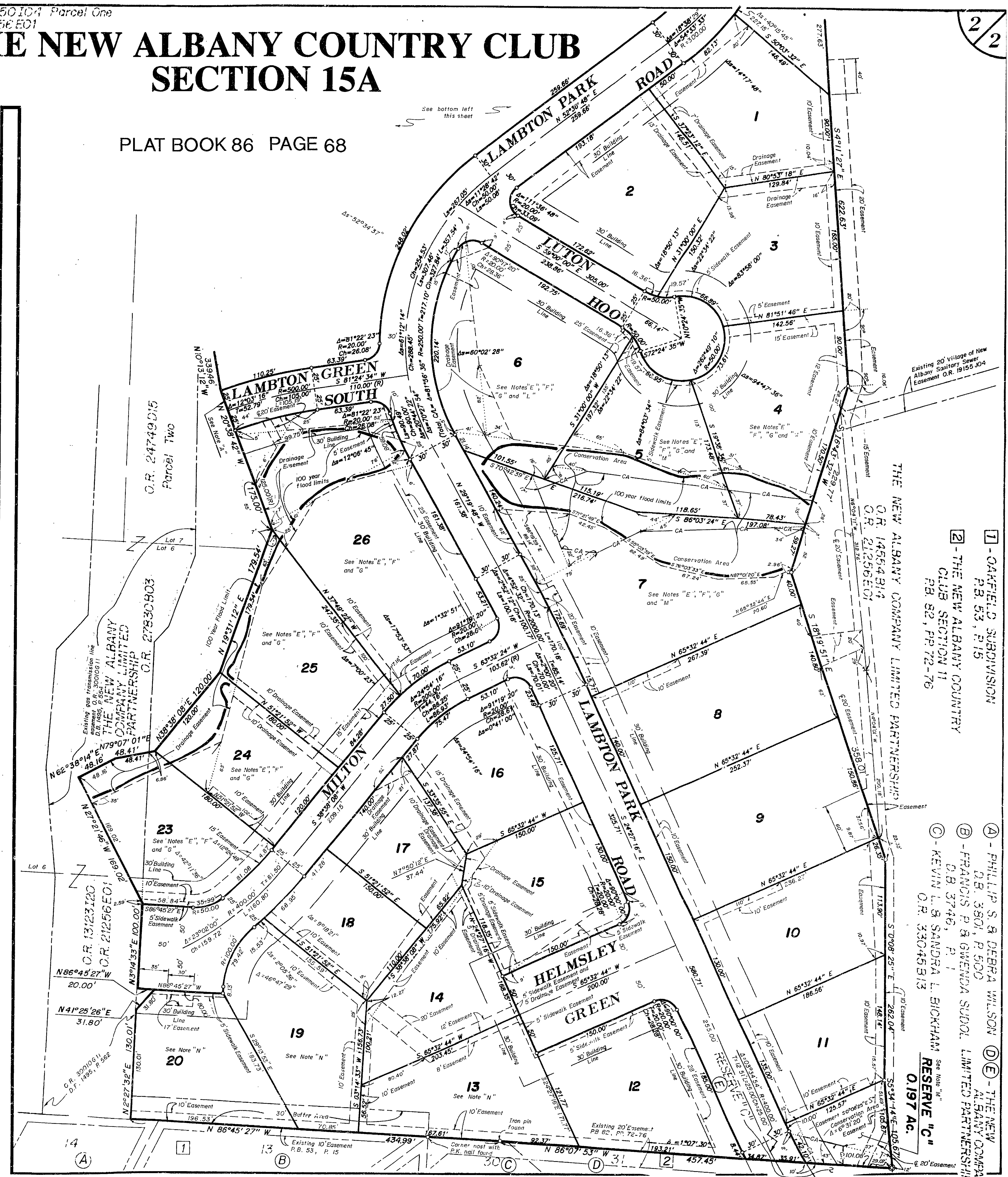
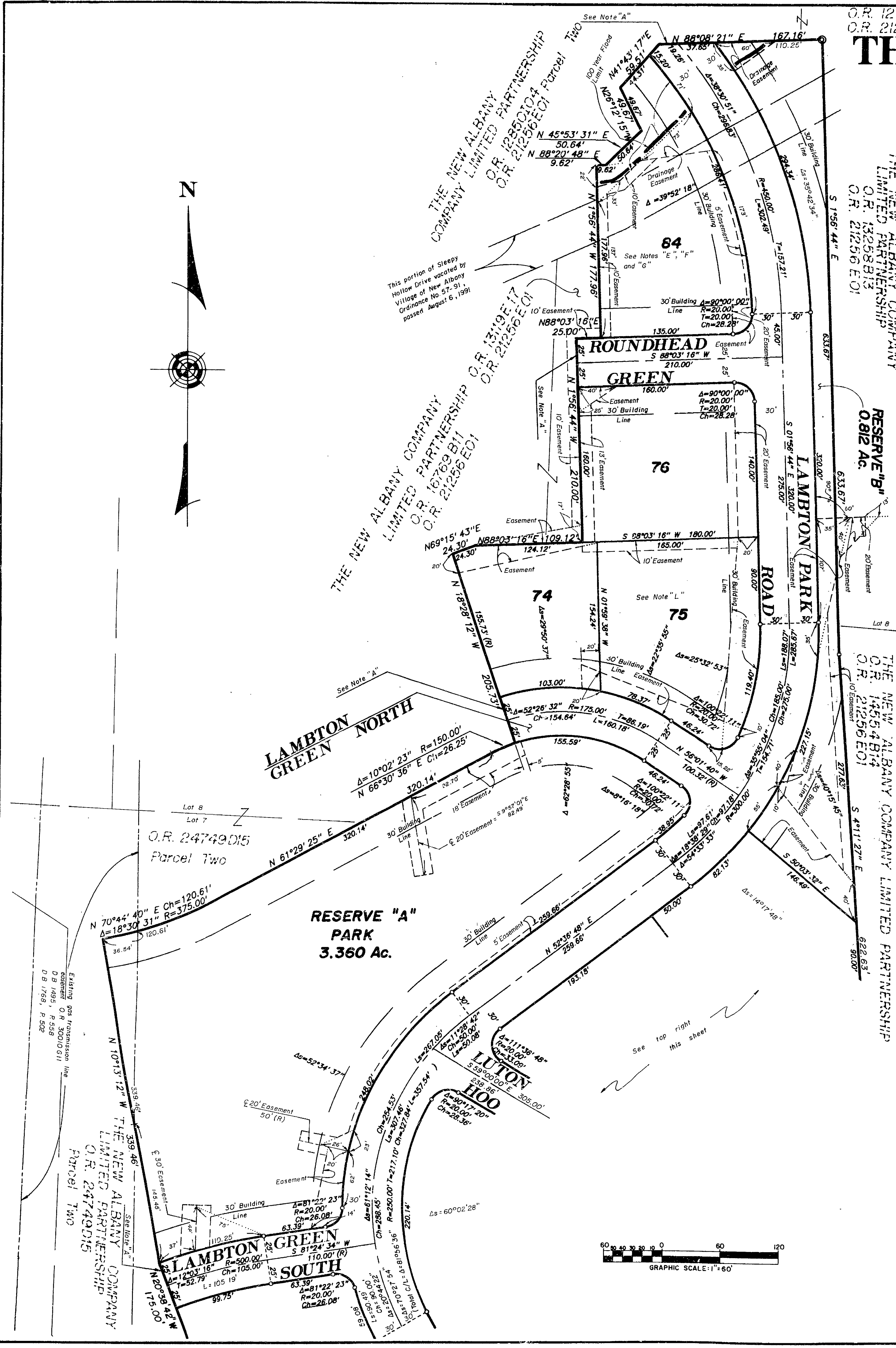
THE NEW ALBANY COMPANY  
LIMITED PARTNERSHIP  
O.R. 13258 B13  
O.R. 21256 E01

RESERVE "B"  
0.812 Ac.

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

THE NEW ALBANY COMPANY LIMITED PARTNERSHIP  
O.R. 13123 E01  
O.R. 21256 E01

O.R. 30010 G11  
O.R. 14554 B14  
O.R. 14554 B14



- 1 - OAKFIELD SUBDIVISION  
P.B. 53, P. 15
- 2 - THE NEW ALBANY COUNTRY CLUB SECTION 11  
P.B. 82, PP. 72-76

- A - PHILLIP S. & DEBRA WILSON
- B - FRANCIS P. & GWENDDA SUDOL
- C - KEVIN L. & SANDRA L. BICKHAM
- D - THE NEW ALBANY COMPANY LIMITED PARTNERSHIP
- E - RESERVE "C"