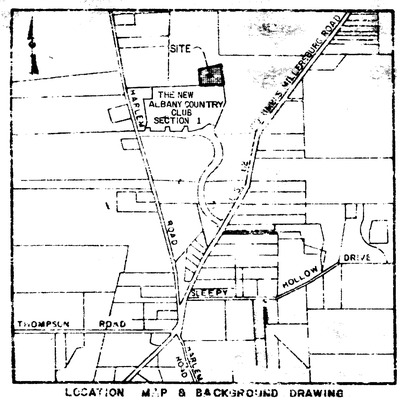
THE NEW ALBANY COUNTRY CLUB SECTION 6-A



LOCATION MAP & BACKGROUND DRAWING
SCALE: 1" = 2,000'

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NOTE "A" - MAINTENANCE OF PORTIONS OF YANTES DRIVE RIGHT-OF-WAY AREA. *This New Albany Country Club Community Homeowners Association, Inc. shall, at its own cost and at its own risk, care for and maintain all of those portions of Yantes Drive right-of-way shown hereon that are located between the public street right-of-way line and the edge of the pavement. Maintenance of said right-of-way areas by said association shall include but not be limited to the periodic cutting and reseeding of turfed grassed areas, the mowing of all grassed areas and, where improved with roadside ditches, the keeping of same open and in a neat and orderly condition.*

NOTE "B" - RESTRICTION OF PARKING IN YANTES DRIVE: *Notice is hereby given to all owners, their heirs, successors and assigns, of fee simple title to the lots in The New Albany Country Club Section 6-A that the Village of New Albany may restrict or eliminate any street parking in Yantes Drive and all of said owners, their heirs, successors and assigns, hereby waive any and all objections to said parking restriction or elimination.*

NOTE "C": *Any hiking/biking trails located within the limits of The New Albany Country Club Section 6-A shall be open for the use of the general public.*

Situated in the State of Ohio, County of Franklin, Village of New Albany, in Quarter Township 3, Township 2, Range 16, United States Military Lands, containing 3.834 acres of land, more or less, said 3.834 acres being comprised of parts of those tracts of land conveyed to **THE NEW ALBANY COMPANY**, by deeds of record in Official Records 12773C11 and 14554B14, both being of record in the Recorder's Office, Franklin County, Ohio.

The undersigned, **THE NEW ALBANY COMPANY**, an Ohio general partnership, by **ROCKY FORK DEVELOPMENT CORPORATION**, an Ohio corporation, Partner, by **WILLIAM R. WESTBROOK**, Vice-President, 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 6-A"**, a subdivision containing Lots numbered 1, 2 and 3, does hereby accept this plat of same and dedicates to public use, as such, all of Yantes Drive, shown hereon and not heretofore dedicated.

Easements are 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, also 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 reserved therein for the uses and purposes as expressed herein.

In Witness Whereof, **WILLIAM R. WESTBROOK**, Vice-President of **ROCKY FORK DEVELOPMENT CORPORATION**, Partner in **THE NEW ALBANY COMPANY**, has hereunto set his hand this 17th day of July, 1991.

Signed and acknowledged in the presence of:

Carol L. Wilcox

Kimberley J. Harper

THE NEW ALBANY COMPANY
BY: ROCKY FORK DEVELOPMENT CORPORATION

By _____
WILLIAM R. WESTBROOK Vice-President

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **WILLIAM R. WESTBROOK**, Vice President of **ROCKY FORK DEVELOPMENT CORPORATION**, Partner in **THE NEW ALBANY COMPANY**, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **ROCKY FORK DEVELOPMENT CORPORATION** for the **NEW ALBANY COMPANY**, 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 July, 1991.

My Commission Expires February 13, 1996 — Notary Public, State of Ohio

Approved this 7th day of JAN, 1992 — Village Engineer, New Albany, Ohio

Approved this 16th day of July, 1991 — Chairman, Village Planning Commission, New Albany, Ohio

Approved and accepted by resolution dated July 2, 1991 wherein all of Yantes Drive shown dedicated hereon is 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 July 2, 1992.

Mayor, New Albany, Ohio — 7/16/91

Clerk, New Albany, Ohio

Accepted for platting this 4th day of March, 1992 — Auditor, Franklin County, Ohio

Deputy Auditor, Franklin County, Ohio

Filed for record this 4th day of MARCH, 1992 — Recorder, Franklin County, Ohio

at 1:12 P.M. Fee $43.20 File No. 030766

Recorded this 4th day of MARCH, 1992 — Deputy Recorder, Franklin County, Ohio

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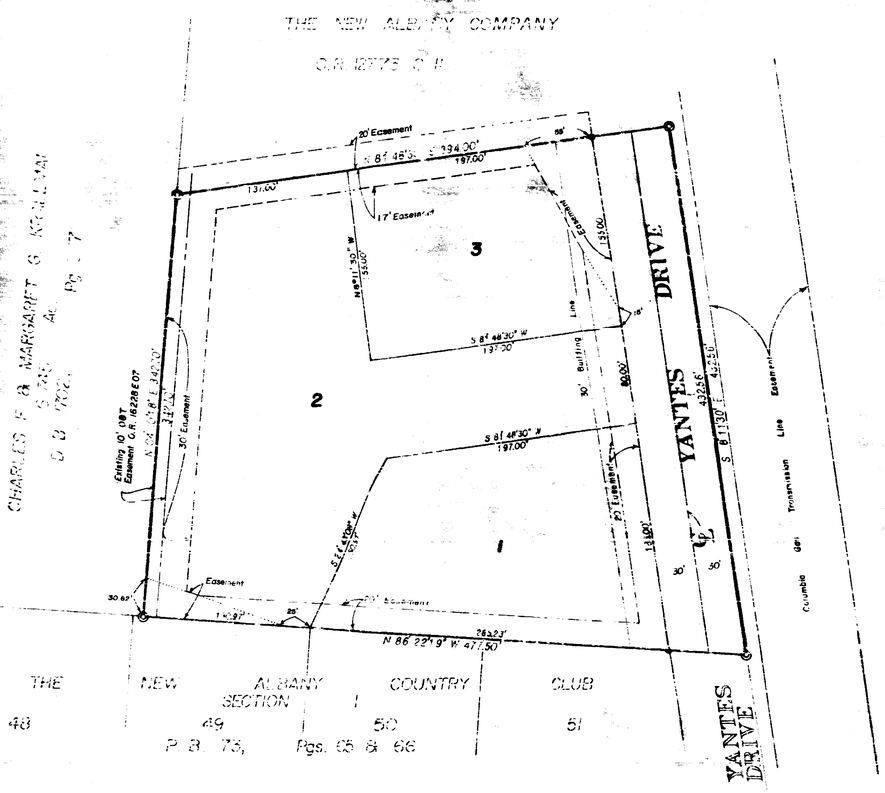

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown on this plat are 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 immediately after pavement construction 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. The surveyor shall notify the Village Engineer in writing that the permanent markers have been set.

TRANSFERRED
MAR 04 1992
PALMER C. McNEAL
AUDITOR
FRANKLIN COUNTY, OHIO

SURVEYED & PLATTED BY
EMHT
CONSULTING ENGINEERS & SURVEYORS
GAHANNA, OHIO 43230

GRAPHIC SCALE 1" = 60'

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. = .30480m

By E. E. Kelley 17 Dec 1991
Professional Surveyor No. 4865 Date