

1
2

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, containing 9.169 acres of land, more or less, said 9.169 acres being comprised of parts of those tracts of land conveyed to THE NEW ALBANY COMPANY by deeds of record in Official Record 12773C11 and 16586H17; 2.574 acres of said 9.169 acres being all of Lot 118 is the same is numbered and delineated upon the subdivision plat entitled "THE NEW ALBANY COUNTRY CLUB SECTION 8" and shown of record in Plat Book 76, Pages 54, 55, 56 and 57, all 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 8", a subdivision containing Lots numbered 1 to 33, both inclusive, and areas designated "Reserve 'A'", "Reserve 'B'", "Reserve 'C'", "Reserve 'D'" and "Reserve 'E'", does hereby accept this plat of same and dedicates to public use, as such, all or parts of Ashton Green, King George Drive and Queen Ann Street 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, 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 reserved therein for the uses and purposes as expressed herein. No building shall be constructed in any area over which easements are hereby reserved, except that steps appurtenant to buildings shall be permitted in said easement areas. Maintenance of these steps shall be the responsibility of the property owner. In case of required maintenance for water lines, sanitary lines and storm sewers, the property owners shall be responsible for replacement of walks, steps and walls.

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 5th day of August, 1992.

Signed and acknowledged in the presence of:

Felix R. Borowitz
Felix R. Borowitz
Thomas D. Sibille

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 5th day of August, 1992.

My Commission Expires February 13, 1996

Thomas D. Sibille
Notary Public, State of Ohio

Approved this 2nd day of OCTOBER 1992

Edward J. Frenis
Village Engineer, New Albany, Ohio

Approved this 2nd day of OCTOBER 1992

William A. Resch
Council Representative to Planning and Zoning Board, New Albany, Ohio

Approved and accepted by motion dated 6/9/92 wherein all of Ashton Green, King George Drive and Queen Ann Street 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 June 9, 1993.

Cathy J. Kardules 10/2/92
Mayor, New Albany, Ohio

Eric W. S.
Clerk, New Albany, Ohio

Accepted for platting this 7th day of Oct. 1992

Joseph Testa
Auditor, Franklin County, Ohio

Thomas M. Lang
Deputy Auditor, Franklin County, Ohio

Filed for record this 7th day of OCT, 1992

Richard B. McCreary
Recorder, Franklin County, Ohio

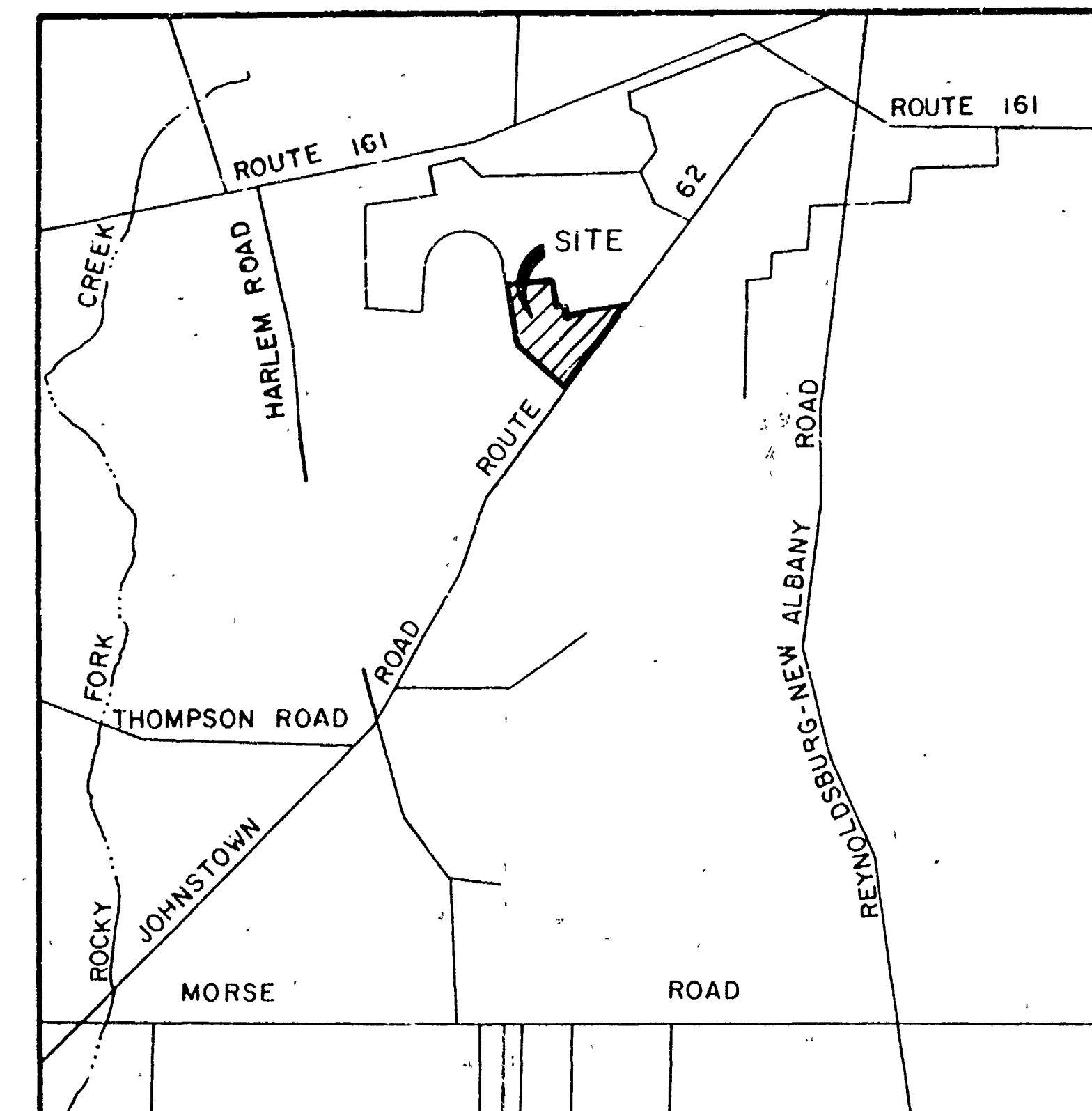
at 1:20 P.M. Fee \$ 86.00 File No. 159328

Recorded this 7th day of OCT, 1992

Severly Wallace
Deputy Recorder, Franklin County, Ohio

Plat Book 76 Pages 59-60

THE NEW ALBANY COUNTRY CLUB SECTION 8



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

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 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 markers shall be set immediately following the completion of the pavement and utility construction work at which time the Village shall be notified that the markers are in place.

SURVEYED & PLATTED BY E.M.H.T. CONSULTING ENGINEERS & SURVEYORS GAHANNA, OHIO 43030

TRANSFERRED OCT 07 1992 JOSEPH W. TESTA 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. Dimensions shown on curves are chord measurements.

○=Iron Pin ⊙=Permanent Marker Metric Conversion 1 ft. = .30480m

By *E. E. Mally* 205652 Date Professional Surveyor No. 4982



THE NEW ALBANY COUNTRY CLUB SECTION 8

THE NEW ALBANY COMPANY
O.R. 12773011

97 THE NEW ALBANY COUNTRY CLUB SECTION 6 99
98 P.B. , PP. 100
T. G. & C. J. CARR
D.B. 3798 0.696 Ac.

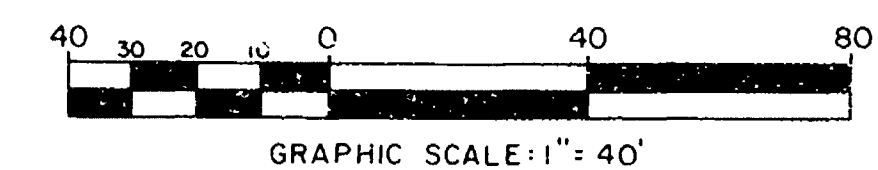
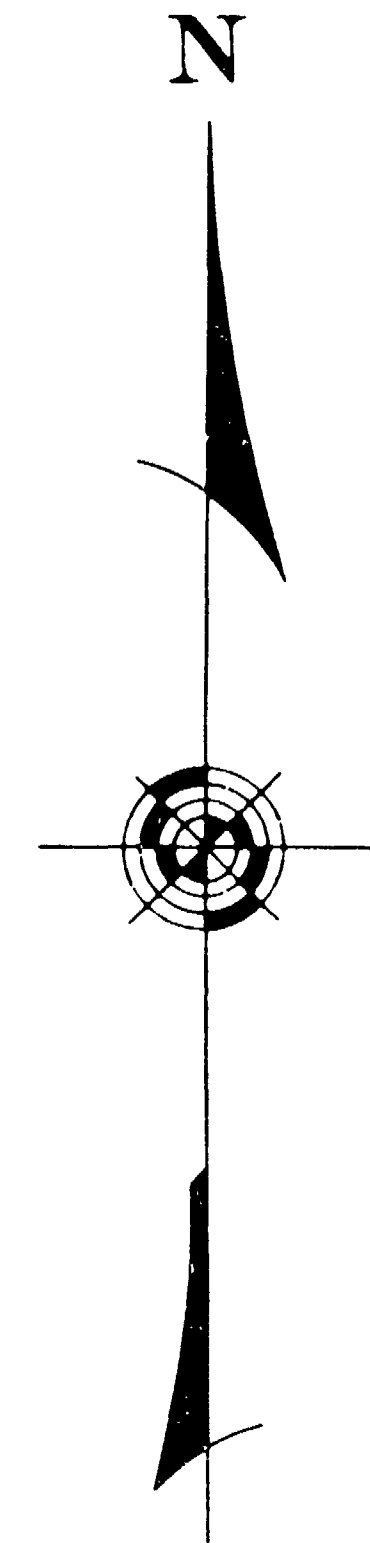
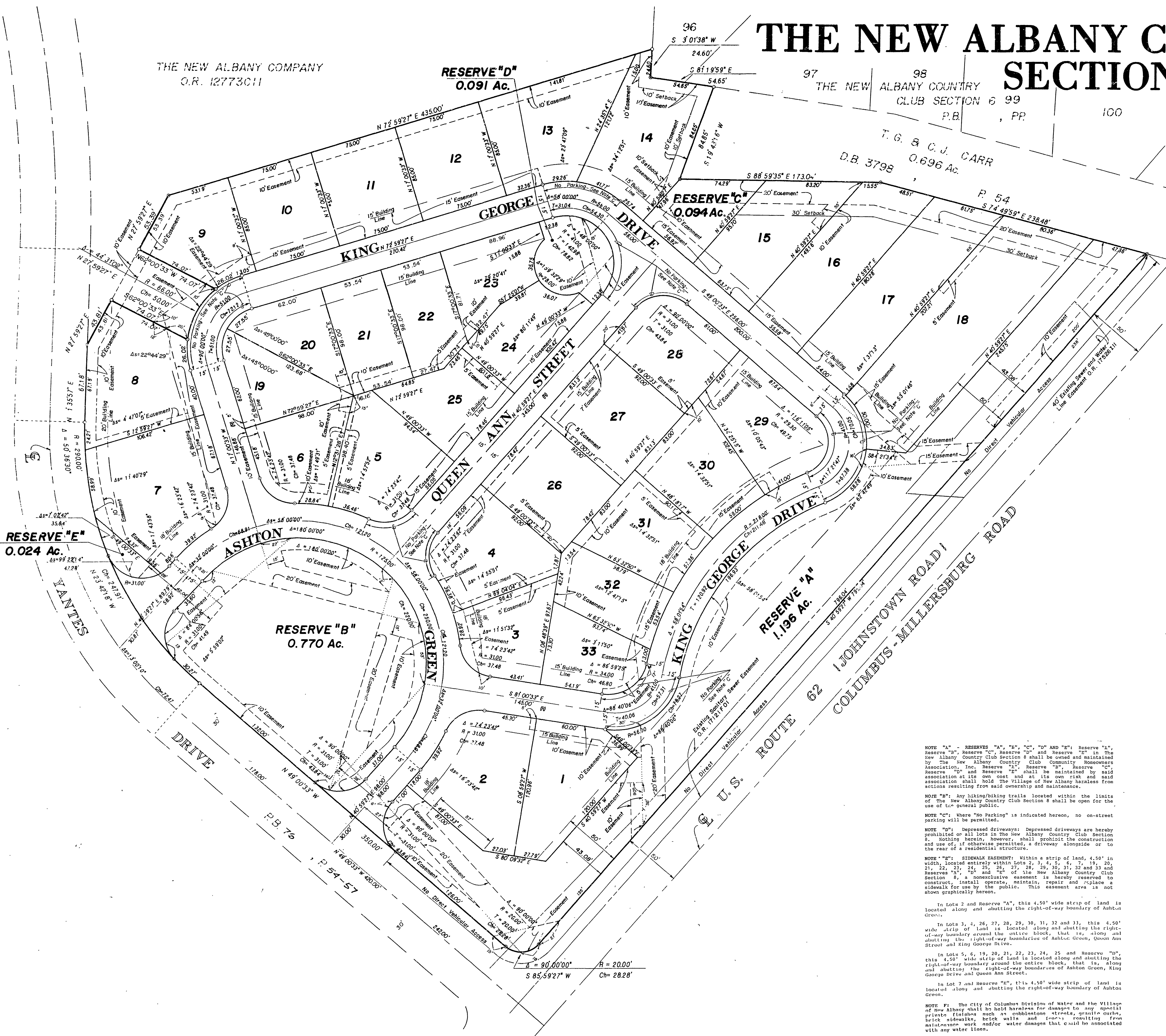
RESERVE "D"
0.091 Ac.

RESERVE "C"
0.094 Ac.

RESERVE "E"
0.024 Ac.

RESERVE "B"
0.770 Ac.

RESERVE "A"
1.196 Ac.



NOTE "A" - RESERVES "A", "B", "C", "D" AND "E": Reserve "A", Reserve "B", Reserve "C", Reserve "D" and Reserve "E" in The New Albany Country Club Section 8 shall be owned and maintained by The New Albany Country Club Community Homeowners Association, Inc. Reserve "A", Reserve "B", Reserve "C", Reserve "D" and Reserve "E" 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.

NOTE "B": Any hiking/biking trails located within the limits of The New Albany Country Club Section 8 shall be open for the use of the general public.

NOTE "C": Where "No Parking" is indicated hereon, no on-street parking will be permitted.

NOTE "D": Depressed driveways: Depressed driveways are hereby prohibited on all lots in The New Albany Country Club Section 8. 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": SIDEWALK EASEMENT: Within a strip of land, 4.50' in width, located entirely within Lots 2, 3, 4, 5, 6, 7, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32 and 33 and Reserves "A", "B" and "E" of The New Albany Country Club Section 8, a nonexclusive easement is hereby reserved to construct, install, operate, maintain, repair and replace a sidewalk for use by the public. This easement area is not shown graphically hereon.

In Lots 2 and Reserve "A", this 4.50' wide strip of land is located along and abutting the right-of-way boundary of Ashton Green.

In Lots 3, 4, 26, 27, 28, 29, 30, 31, 32 and 33, this 4.50' wide strip of land is located along and abutting the right-of-way boundary around the entire block, that is, along and abutting the right-of-way boundaries of Ashton Green, Queen Ann Street and King George Drive.

In Lots 5, 6, 19, 20, 21, 22, 23, 24, 25 and Reserve "B", this 4.50' wide strip of land is located along and abutting the right-of-way boundary around the entire block, that is, along and abutting the right-of-way boundaries of Ashton Green, King George Drive and Queen Ann Street.

In Lot 7 and Reserve "E", this 4.50' wide strip of land is located along and abutting the right-of-way boundary of Ashton Green.

NOTE "F": The City of Columbus Division of Water and the Village of New Albany shall be held harmless for damages to any special private finishes such as cobblestone streets, granite curbs, brick sidewalks, brick walls and fountains resulting from maintenance work and/or water damages that could be associated with any water lines.