

# THE NEW ALBANY COUNTRY CLUB SECTION 15AA

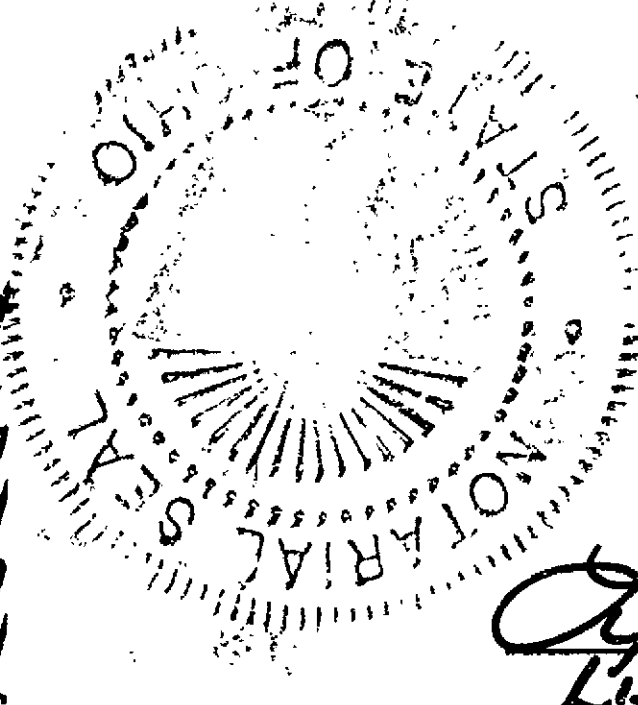
PLAT BOOK 95 PAGE 68

(THE NEW ALBANY COUNTRY CLUB SECTION 15AA  
INCLUDES AND IS A RESUBDIVISION OF PART OF THE  
NEW ALBANY COUNTRY CLUB SECTION 15A)

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 9.577 acres of land, more or less, part of said 9.577 acres being comprised of a part each of Lot No. 7 and Lot No. 8 as the same are numbered and delineated on the subdivision plat entitled "Plat of Subdivision of Estate of Ruben Baughman Decd" and shown of record in Plat Book 5, Pages 162 and 163, said 9.577 acres also 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" and shown of record in Plat Book 32, Page 56, said part of Sleepy Hollow Drive located within said 9.577 acres having been vacated by the Village of New Albany, Ohio, in part, by Ordinance 57-91 and, in part, by Ordinance 0-14-98, 2) a part each of those tracts of land conveyed to THE NEW ALBANY COMPANY by deeds of record in Official Records 12850104 (PARCEL TWO), 13119E17, 14554B14 (PARCEL 1) and 16769B11, 3) a part each of those tracts of land conveyed to THE NEW ALBANY COMPANY LIMITED PARTNERSHIP by deeds of record in Official Records 23001B18, 23016G11 and 30123I09, 4) all of Lots 74, 75, 76 and 84 as the same are numbered and delineated on the subdivision plat entitled "The New Albany Country Club Section 15A" and shown of record in Plat Book 86, Pages 67 and 68, said lots being parts of those portions of said The New Albany Country Club Section 15A that are comprised of A) parts of those tracts of land conveyed to THE NEW ALBANY COMPANY by said deeds of record in Official Records 12850104 (PARCEL TWO), 13119E17, 14554B14 (PARCEL 1) and 16769B11, and B) part of said vacated Sleepy Hollow Drive, 5) all of Roundhead Green (0.211 acre) as the same is designated and delineated on said plat of The New Albany Country Club Section 15A, said Roundhead Green having been vacated by Village of New Albany, Ohio, Ordinance 20-2000, said Roundhead Green being part of that portion of said The New Albany Country Club Section 15A that is out of that tract of land conveyed to THE NEW ALBANY COMPANY by said deed of record in Official Record 13119E17, all record references, except as noted otherwise, being to records of the Recorder's Office, Franklin County, Ohio.

The undersigned, **THE NEW ALBANY COMPANY LLC**, a Delaware limited liability company, successor to THE NEW ALBANY COMPANY LIMITED PARTNERSHIP, a Delaware limited partnership, successor to THE NEW ALBANY COMPANY, an Ohio general partnership (see deed of record in Official Record 21256E01 and Affidavit in Aid of Title of record in Instrument No. 199811120289607, both being of record in the Recorder's Office, Franklin County, Ohio) by **BRENT B. BRADBURY**, Chief Financial 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 15AA", a subdivision containing Lots numbered 1AA, 2AA, 3AA, 4AA, 5AA, 6AA, 7AA and 8AA, does hereby accept this plat of same and dedicates to public use, as such, all of Molland shown hereon.

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 Municipal 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 said owner's 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.



Signed and acknowledged  
in the presence of:

*Lisa J. Dinger*  
Lisa J. Dinger

*Thomas J. Ruby*  
Thomas J. Ruby  
STATE OF OHIO  
COUNTY OF FRANKLIN ss:

THE NEW ALBANY COMPANY LLC

By *Brent B. Bradbury*  
BRENT B. BRADBURY,  
Chief Financial Officer

Before me, a Notary Public in and for said State, personally appeared **BRENT B. BRADBURY**, Chief Financial Officer, of **THE NEW ALBANY COMPANY LLC**, 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 LLC** for the uses and purposes expressed therein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this  
18<sup>th</sup> day of August, 2000.

My commission expires 9/26/2001

*Lisa J. Dinger*  
Notary Public, State of Ohio

Approved this 22 day of SEPT.,  
2000

*[Signature]*  
Mayor, New Albany, Ohio

Approved this 22 day of SEPT.,  
2000

*Ed P. Funes*  
Municipal Engineer, New Albany, Ohio

Approved this 28 day of Sept.,  
2000

*Nancy J. Ferguson*  
Council Representative to Planning  
Commission, New Albany, Ohio

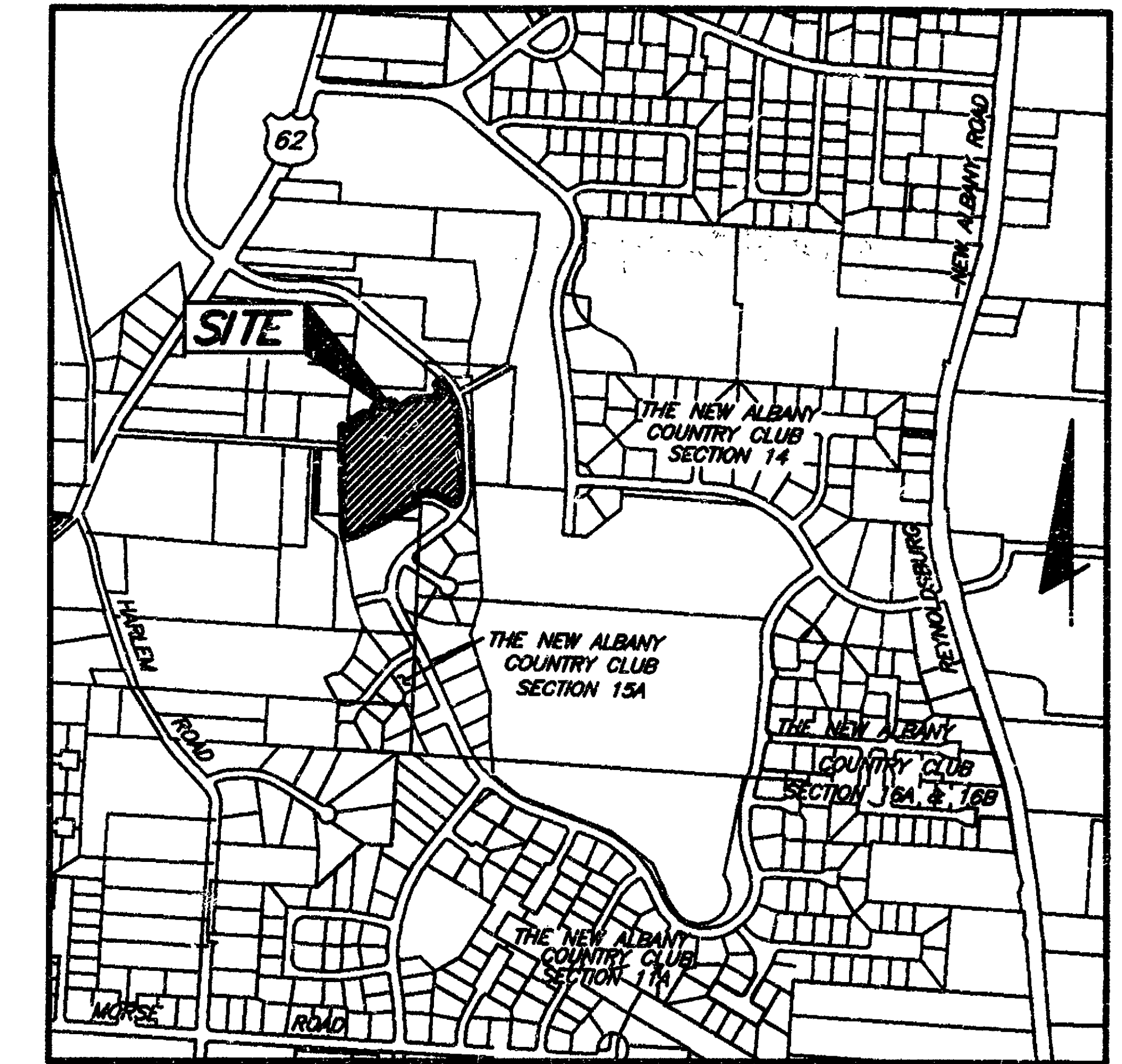
Approved this 28 day of Sept.,  
2000

*[Signature]*  
Chairperson, Planning Commission,  
New Albany, Ohio

Approved this 28 day of Sept.,  
2000

*Debra M. Meroxi*  
Finance Director, New Albany, Ohio

Approved and accepted by Resolution No. 11-2000, passed May 2, 2000, wherein all of Molland shown dedicated hereon is accepted, as such, by the Council for the Village of New Albany, Ohio. The Village of New Albany, Ohio, by its approval and acceptance of this plat of the The New Albany Country Club Section 15AA, does thereby release and render null and void all rights and easements in the areas specified in Note "G" on this plat. The Village of New Albany, Ohio, approval of this plat shall become null and void unless recorded prior to May 2, 2001.



LOCATION MAP AND BACKGROUND DRAWING

SCALE: 1"=1200'

**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 Municipal Engineer shall be notified when the markers are in place.

SURVEYED & PLATTED  
BY  
**EMH.T.**  
CONSULTING ENGINEERS & SURVEYORS  
GAHANNA, OHIO 43020

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.

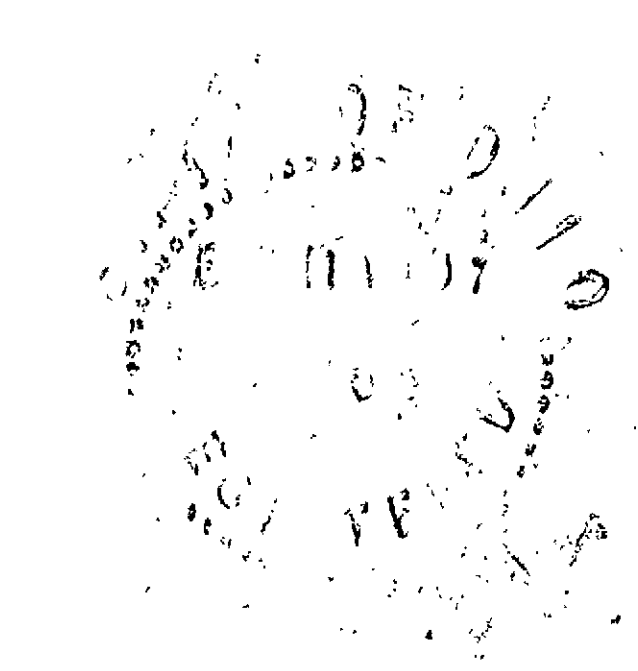
● = MAG. Nail to be set Metric Conversion 1ft.=0.30480m  
○ = Iron Pin (See Survey Data) ⊙ = Permanent Marker (See Survey Data)

By *E. E. Mally* 30 Aug 00  
Professional Surveyor No. 4965 Date

TRANSFERRED

OCT 12 2000

JOSEPH W. TESTA  
AUDITOR  
FRANKLIN COUNTY, OHIO





# THE NEW ALBANY COUNTRY CLUB

## SECTION 15AA

PLAT BOOK 95 PAGE 69

**NOTE "A" - DEPRESSED DRIVEWAYS:** Depressed driveways are hereby prohibited on all lots in The New Albany Country Club Section 15AA. 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" - 100-YEAR DESIGN FLOOD IN LOTS 2AA, 3AA AND 8AA:** The boundary of the 100-year design flood in Lots 2AA, 3AA and 8AA, which boundary is shown hereon and designated "100-year flood limit", is intended to be in a location that is coincident with the locations of the elevations of the 100-year design flood along the watercourse located along the northerly sides of said lots. Portions of this boundary are in locations that anticipate the finished ground surface in the applicable areas of said lots being in accordance with the grading plan for said area as shown on the approved master grading plan for The New Albany Country Club Section 15AA. Correspondingly, portions of the boundary of the Drainage Easement area shown hereon adjacent to said 100-year flood limit boundary were set in anticipation of said finished ground surface being in accordance with said grading plan. The watercourse referred to hereinabove 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, Ohio, Municipal Engineer.

**NOTE "C" - LOTS 2AA, 3AA AND 8AA:** On each of Lots 2AA, 3AA and 8AA, no building shall be constructed which has an opening, unprotected from flooding, in its foundation wall, the lowest point of which opening is lower than the flood protection elevation for that lot given in the following table:

Lot No.	Flood Protection Elevation (NGVD 1929)
2AA	977.5
3AA	977.5
8AA	982.2

Each of the foregoing flood protection elevations is approximately 2.0 feet above the applicable 100-year design flood elevation as calculated by EMH&T.

**NOTE "D" - FOUNDATION WALLS, LOTS 2AA, 3AA AND 8AA:** The foundation wall of the building to be constructed on each of Lots 2AA, 3AA and 8AA shall be designed by a Registered Engineer and submitted to the Municipal Engineer of New Albany, Ohio, for approval.

**NOTE "E":** No determination has been made by the Village of New Albany, Ohio, as to whether the area proposed to be platted contain 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, Ohio, approval of the final plat of The New Albany Country Club Section 15AA subdivision does not imply any approval for the development of the site as it may pertain to Wetlands.

**NOTE "F":** All of The New Albany Country Club Section 15AA 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 39049C0190 G, with effective date of August 2, 1995.

**NOTE "G" -** Within the land hereby being platted (9.577 acres), all rights and easements within areas designated "Easement" and "Drainage Easement" on and reserved by the subdivision plat of The New Albany Country Club 15A of record in Plat Book 86, Pages 67 and 68, Recorder's Office, Franklin County, Ohio, are hereby released and rendered null and void.

**NOTE "H" - MUNICIPAL ENGINEER APPROVAL OF LANDSCAPING REQUIRED - PART OF LOT 6AA:** Prior to the construction/installation of landscaping within a certain portion of Lot 6AA, a landscaping plan for such area shall be submitted to and approved by the New Albany, Ohio, Municipal Engineer for the purpose of determining that adequate sight distance for vehicle drivers in the public streets adjacent to said lot is maintained for the posted speed limits. Said plan approval shall be required only for the portion of said Lot 6AA located between the front setback line ("30' Building Line") along Lambton Park Road and the westerly right-of-way line of Lambton Park Road.

**NOTE "I" - PARKING:** Notice is hereby given to the buyers of the lots in The New Albany Country Club Section 15AA, that, within the cul-de-sac portion of the pavement in Molland, the Village of New Albany, Ohio, may restrict or eliminate on-street parking. The buyers of said lots waive any and all objections to said parking restriction or elimination.

**NOTE "J" - RELEASE OF SETBACK RESTRICTIONS:** Within the land hereby being platted (9.577 acres), all building setback restrictions (Building Lines) established by and shown on the subdivision plat of The New Albany Country Club Section 15A, of record in Plat Book 86, Pages 67 and 68, Recorder's Office, Franklin County, Ohio, are hereby released and rendered null and void.

**NOTE "K":** Within the land hereby being platted (9.577 acres), all requirements and restrictions established by NOTE "D", NOTE "E", NOTE "F", NOTE "G" and NOTE "L" as the same are shown on the subdivision plat of The New Albany Country Club Section 15A, of record in Plat Book 86, Pages 67 and 68, Recorder's Office, Franklin County, Ohio, are hereby released and rendered null and void.

**NOTE "L" - MAJOR STORM WATER DRAINAGE SWALE IN LOTS 2AA AND 3AA:** A major storm water drainage swale is to be constructed within the limits of the Drainage Easement areas shown hereon along the boundary line between Lots 2AA and 3AA and within the limits of the Drainage Easement area shown hereon in the westerly portion of said Lot 2AA. These Drainage Easement area limits are in locations that anticipate the finished ground surface in certain areas in said lots being in accordance with the grading plan for said areas as shown on the approved master grading plan for the New Albany Country Club Section 15AA. The swale referred to hereinabove shall remain open and enclosure by pipe structure or any other structure in the future is hereby prohibited unless otherwise approved by the Village of New Albany, Ohio, Municipal Engineer.

Transferred this 12<sup>th</sup> day of Oct.  
2000

Joseph W. Lesta  
Auditor, Franklin County, Ohio

Frank J. Young  
Deputy Auditor, Franklin County, Ohio

Filed for record this 12<sup>th</sup> day of Oct.  
2000 at 11:56 AM. Fee \$ 64.80

Robert S. Montgomery by Kimberly Faust  
Recorder, Franklin County, Ohio

File No. 200010120208001

Recorded this 12<sup>th</sup> day of Oct.  
2000

Kimberly Faust  
Deputy Recorder,  
Franklin County, Ohio

Plat Book 95, Pages 68-70

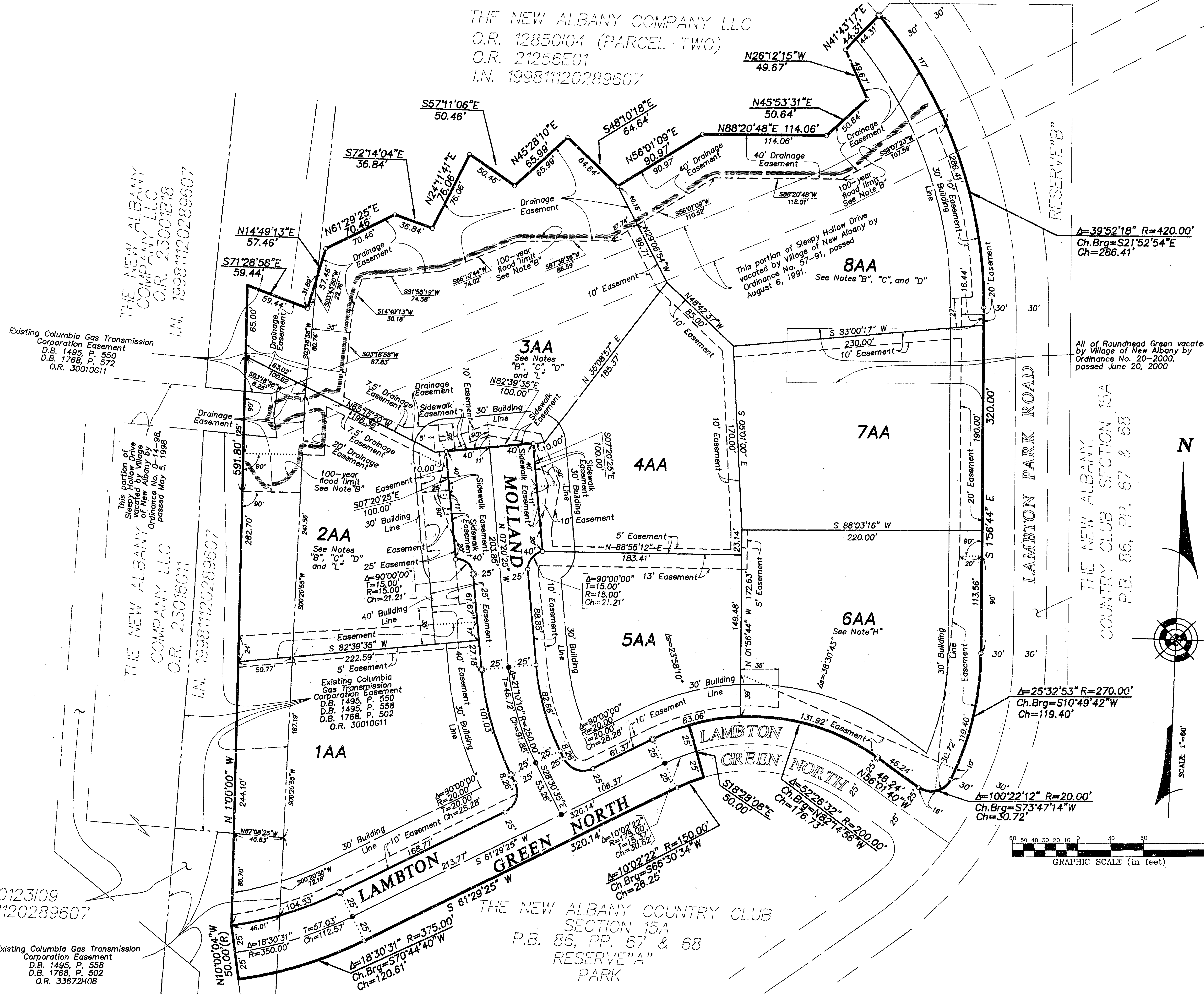


# THE NEW ALBANY COUNTRY CLUB

## SECTION 15AA

LAMBTON PARK ROAD  
P.B. 86, P. 83

THE NEW ALBANY COMPANY LLC  
O.R. 12850104 (PARCEL TWO)  
O.R. 21256E01  
I.N. 199811120289607



THE NEW ALBANY COMPANY LLC  
O.R. 23001B18  
I.N. 199811120289607

Existing Columbia Gas Transmission Corporation Easement  
D.B. 1495, P. 550  
D.B. 1768, P. 572  
O.R. 30010G11

THE NEW ALBANY COMPANY LLC  
O.R. 23016G11  
I.N. 199811120289607

This portion of Sleepy Hollow Drive vacated by Village of New Albany by Ordinance No. 0-14-98, passed May 5, 1998

This portion of Sleepy Hollow Drive vacated by Village of New Albany by Ordinance No. 57-91, passed August 6, 1991.

$A=39^{\circ}52'18''$   $R=420.00'$   
Ch.Brg= $S21^{\circ}52'54''E$   
Ch= $286.41'$

All of Roundhead Green vacated by Village of New Albany by Ordinance No. 20-2000, passed June 20, 2000

THE NEW ALBANY COUNTRY CLUB SECTION 15A  
P.B. 86, PP. 67 & 68

$A=25^{\circ}32'53''$   $R=270.00'$   
Ch.Brg= $S10^{\circ}49'42''W$   
Ch= $119.40'$

$A=100^{\circ}22'12''$   $R=20.00'$   
Ch.Brg= $S73^{\circ}47'14''W$   
Ch= $30.72'$

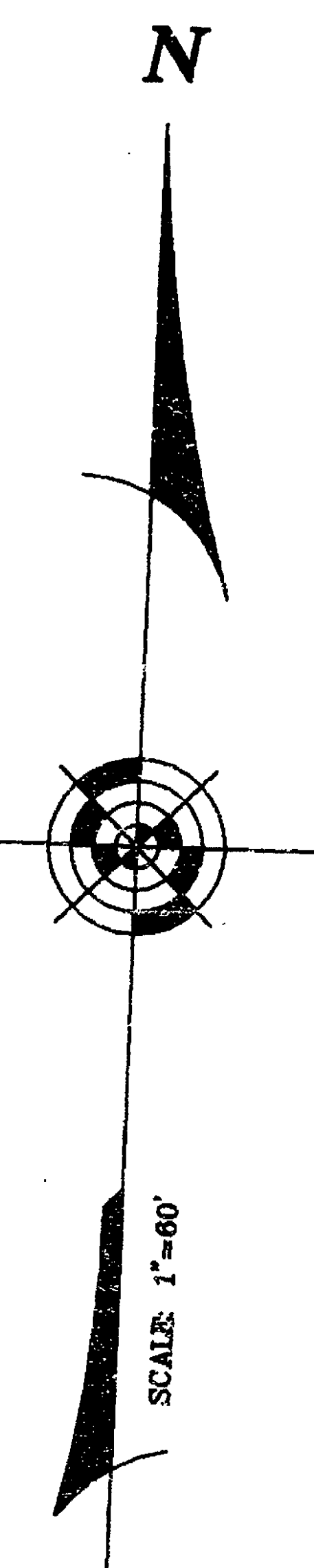
$A=10^{\circ}02'22''$   $R=150.00'$   
Ch.Brg= $S66^{\circ}30'34''W$   
Ch= $26.25'$

$A=18^{\circ}30'31''$   $R=375.00'$   
Ch.Brg= $S70^{\circ}44'40''W$   
Ch= $120.61'$

O.R. 30123109  
I.N. 199811120289607

Existing Columbia Gas Transmission Corporation Easement  
D.B. 1495, P. 558  
D.B. 1768, P. 502  
O.R. 33672H08

THE NEW ALBANY COUNTRY CLUB  
SECTION 15A  
P.B. 86, PP. 67 & 68  
RESERVE "A"  
PARK



GRAPHIC SCALE (in feet)