

# NEW ALBANY COUNTRY CLUB SECTION 25 PART 2

Situated in the State of Ohio, County of Franklin, City of New Albany, and in Quarter Township 3, Township 2, Range 16, United States Military Lands, containing 12.596 acres of land, more or less, said 12.596 acres being part of those tracts of land conveyed to THE NEW ALBANY COMPANY, LLC by deeds of record in Instrument Number 200210180263224, Instrument Number 200210180263222, and Instrument Number 201008260110402, Recorder's Office, Franklin County, Ohio.

The undersigned, THE NEW ALBANY COMPANY, LLC, a Delaware limited liability company, 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 "NEW ALBANY COUNTRY CLUB SECTION 25 PART 2", a new subdivision containing Lots 7 to 15, both inclusive and areas designated as Reserve "A" and Reserve "B", does hereby accept this plat of same and dedicate to public use, as such, all of North Gate, Club Circle, Abingdon and Club Boulevard shown hereon and not heretofore dedicated.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement" or "Drainage Easement". Each of the aforementioned designated easements permit the construction, operation and maintenance of all public and quasi-public utilities above, beneath, and on 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 above ground 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. 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 expressed herein.

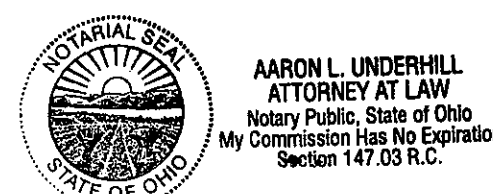
In Witness Whereof, BRENT B. BRADBURY, Chief Financial Officer of THE NEW ALBANY COMPANY, LLC, has herunto set his hand this 18<sup>th</sup> day of November, 2011.

Signed and Acknowledged  
In the presence of:  
*Melvin D. Beckford*  
By *Brent B. Bradbury*  
BRENT B. BRADBURY,  
Chief Financial Officer

STATE OF OHIO  
COUNTY OF FRANKLIN ss:

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 voluntary act and deed and the voluntary act and deed of said THE NEW ALBANY COMPANY, LLC for the uses and purposes expressed herein.

In Witness Thereof, I have herunto set my hand and affixed my official seal this 18<sup>th</sup> day of November, 2011.  
My commission expires N/A  
*Aaron L. Underhill*  
Notary Public, State of Ohio



Approved this 22<sup>nd</sup> Day of NOV 2011

*Nancy Ferguson*  
Mayor, New Albany, Ohio

Approved this 28<sup>th</sup> Day of NOV 2011

*Ed Pittman*  
City Engineer, New Albany, Ohio

Approved this 27<sup>th</sup> Day of NOV 2011

*[Signature]*  
Council Representative to Planning Commission, New Albany, Ohio

Approved this 30<sup>th</sup> Day of NOV 2011

*Neil King*  
Chairperson, Planning Commission, New Albany, Ohio

Approved this 29<sup>th</sup> Day of NOV 2011

*[Signature]*  
Finance Director, New Albany, Ohio

Approved and accepted by Resolution No. R-65-2011, passed 11-15, 2011, wherein all of North Gate, Club Circle, Abingdon and Club Boulevard shown dedicated hereon is accepted, as such, by the Council for the City of New Albany, Ohio. Approval of this plat shall become null and void unless recorded prior to Nov 15, 2012.

Transferred this 23<sup>rd</sup> day of Dec 2011.

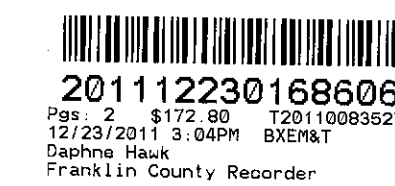
*Clarence C. Mingo*  
Auditor, Franklin County, Ohio

*Sharon Chittick*  
Deputy Auditor, Franklin County, Ohio

Filed for record this 13<sup>th</sup> day of Dec 2011 at 3:04 P.M. Fee \$172.80

*Raymond Hank*  
Recorder, Franklin County, Ohio

File No. 20112230168600

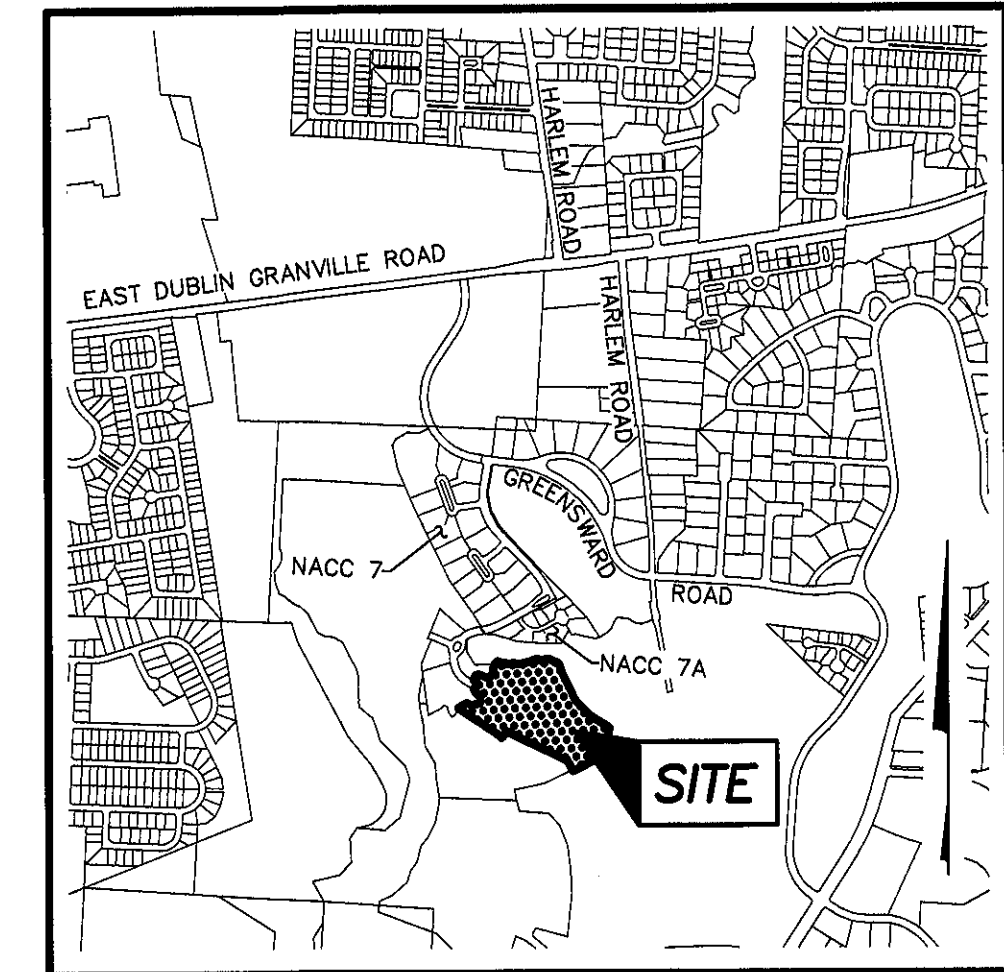


Recorded this 23<sup>rd</sup> day of Dec 2011.

*Don Wesley*  
Deputy Recorder, Franklin County, Ohio

Plat Book 114, Pages 96-97

TRANSFERRED  
DEC 23 2011  
AUDITOR  
FRANKLIN COUNTY, OHIO



LOCATION MAP AND BACKGROUND DRAWING  
SCALE: 1" = 1500'

### SURVEY DATA:

**BASIS OF BEARINGS:** The bearings shown hereon are based on the same meridian as the bearings shown on the subdivision plat entitled "New Albany Country Club Section 20 Part 1" of record in Plat Book 103, Pages 84 and 85, Recorder's Office, Franklin County, Ohio. On said plat of record, a portion of the centerline of Thompson Road is shown as having a bearing of North 86°19' 35" West.

**SOURCE OF DATA:** The sources of recorded survey data referenced in the plan and text of this plat are the records of the Recorder's Office, Franklin County, Ohio.

**IRON PINS:** 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 EMHT INC.

**PERMANENT MARKERS:** Permanent markers, where indicated hereon, are to be one-inch diameter, thirty-inch long, solid iron pins, are to be set to monument the points indicated and are to be set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped EMHT INC. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point. These markers shall be set following the completion of the construction/installation of the street pavement and utilities and prior to the City of New Albany, Ohio's acceptance of these infrastructure improvements. The New Albany, Ohio, Municipal Engineer shall be notified in writing when the markers are in place.

SURVEYED & PLATTED BY



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.

- o = Iron Pin (See Survey Data)
- = MAG Nail to be set
- ⊗ = Permanent Marker (See Survey Data)

By *[Signature]*  
Professional Surveyor No. 8250

Date



# NEW ALBANY COUNTRY CLUB SECTION 25 PART 2

**NOTE "A" - RESERVE "A" AND RESERVE "B":** Reserve "A" and Reserve "B" as designated and delineated hereon, shall be owned by the City of New Albany, Ohio and maintained by an association comprised of the owners of the fee simple title to the lots in New Albany Country Club subdivisions.

**NOTE "B":** No determination has been made by the City of New Albany, Ohio as to whether the area proposed to be platted contains areas 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 area hereby platted. The City of New Albany, Ohio approval of this plat of NEW ALBANY COUNTRY CLUB SECTION 25 PART 2 does not imply any approval of the site as it may pertain to wetlands.

**NOTE "C":** At the time of platting, part of Lots 7 and 15 hereby being platted as NEW ALBANY COUNTRY CLUB SECTION 25 PART 2 are in Zone AE (areas subject to flooding by the 1% annual chance flood, base flood elevation determined), Zone X (Shaded) (Areas of 0.2% annual chance flood; areas of 1% chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood), and the remaining land being platted as NEW ALBANY COUNTRY CLUB SECTION 25 PART 2 is in Zone X (areas determined to be outside of the 0.2% annual chance floodplain). As said, Zone AE, Zone X (Shaded) and Zone X are designated and delineated on the FEMA Flood insurance rate map for Franklin County, Ohio, and incorporated areas map number 39049C0204 K with effective date of June 17, 2008.

**NOTE "D" - DEPRESSED DRIVEWAYS:** Depressed driveways are hereby prohibited on all lots in New Albany Country Club Section 25 Part 2. 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" - AGRICULTURAL RECOUPMENT:** Grantor, being the duly authorized representative of the developer dedicating the property described in this plat, hereby agrees to indemnify the City of New Albany for, and hold it harmless from, any agricultural recoupments assessed or levied in the future against the property dedicated herein, which result from grantor's conversion of the property from agricultural use.

**NOTE "F" - ACREAGE BREAKDOWN:**

Total acreage:	12.596 Ac.
Acres in rights-of-way:	1.522 Ac.
Acres in Reserve "A" and Reserve "B"	0.797 Ac.
Acres in remaining lots:	10.277 Ac.

**NOTE "G" - ACREAGE BREAKDOWN:** New Albany Country Club Section 25 Part 2 is comprised of the following Franklin County Parcel Numbers:

Parcel Number 222-002955	5.595 Ac.
Parcel Number 222-002948	6.246 Ac.
Parcel Number 222-000568	0.755 Ac.

**NOTE "H" - VEHICULAR ACCESS:** No vehicular access is to be in effect until such time as the public right-of-way is extended by plat or deed.

**NOTE "I" - LOTS 7 AND 15:** On each of Lots 7 and 15, 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 1929)
7	953.24
15	950.8

The forgoing flood protection elevation is approximately 0.5 feet above the 100 year blocked flood elevation.

The forgoing flood protection elevation is approximately 2.0 feet above the 100 year flood elevation.

**NOTE "J":** Access to a public roadway system will be provided to Abingdon from the south.

**NOTE "K" - STREAM/WETLAND PRESERVATION ZONE:** The "Stream/Wetland Preservation Zone" shall forever be restricted from development with buildings, structures, and uses and the natural state of said zone shall remain undisturbed. It is also the intent and purpose of the Stream/Wetland Preservation Zone to restrict and forbid any activity or use which would as a natural consequence of such, impede or make more difficult the accomplishment of the purpose of which the said zone was created.

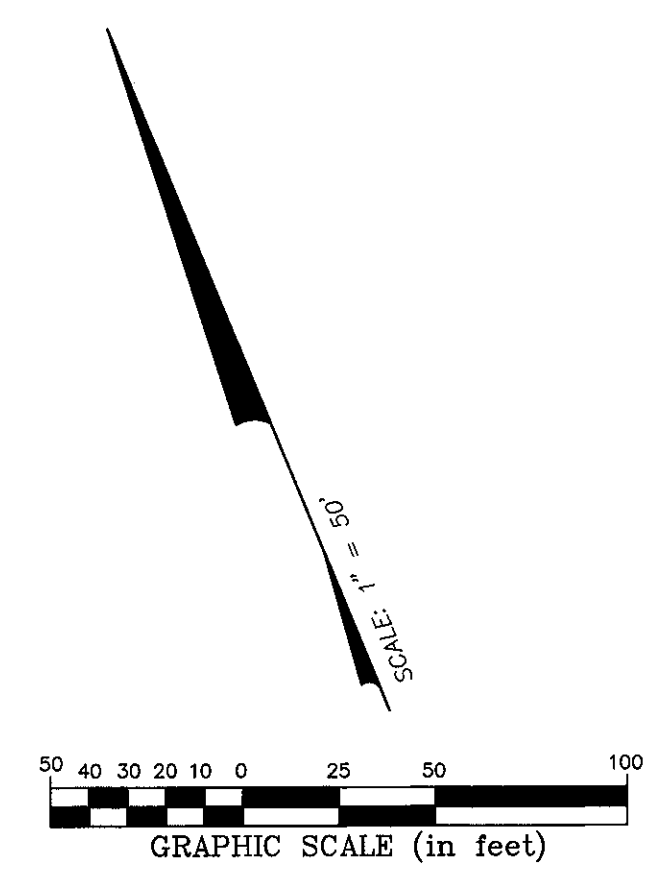
Additional restrictions include:

- No dumping or burning of refuse.
- No hunting or trapping.
- Natural resources of the zones shall remain undisturbed and no topsoil, sand, gravel, or rock shall be excavated, removed or graded.
- Nothing shall be permitted to occur on the premises which would contribute to the erosion of the land and no trees shall be cut or removed, except for the removal of such dead diseased, noxious, or decayed trees or vegetation which may be required for conservation or scenic purposes, or for reasons of public safety.
- No private encroachment shall be permitted, such as, but not limited to, planting of flowers, shrubs, garden material, etc., dumping of trash or debris, or the installation of any type of recreation or other facility or convenience.

No roadway or any facility of any public utility other than existing roadways and public utility facilities or those outlined in the original plan shall be permitted to be constructed or installed in the premises.

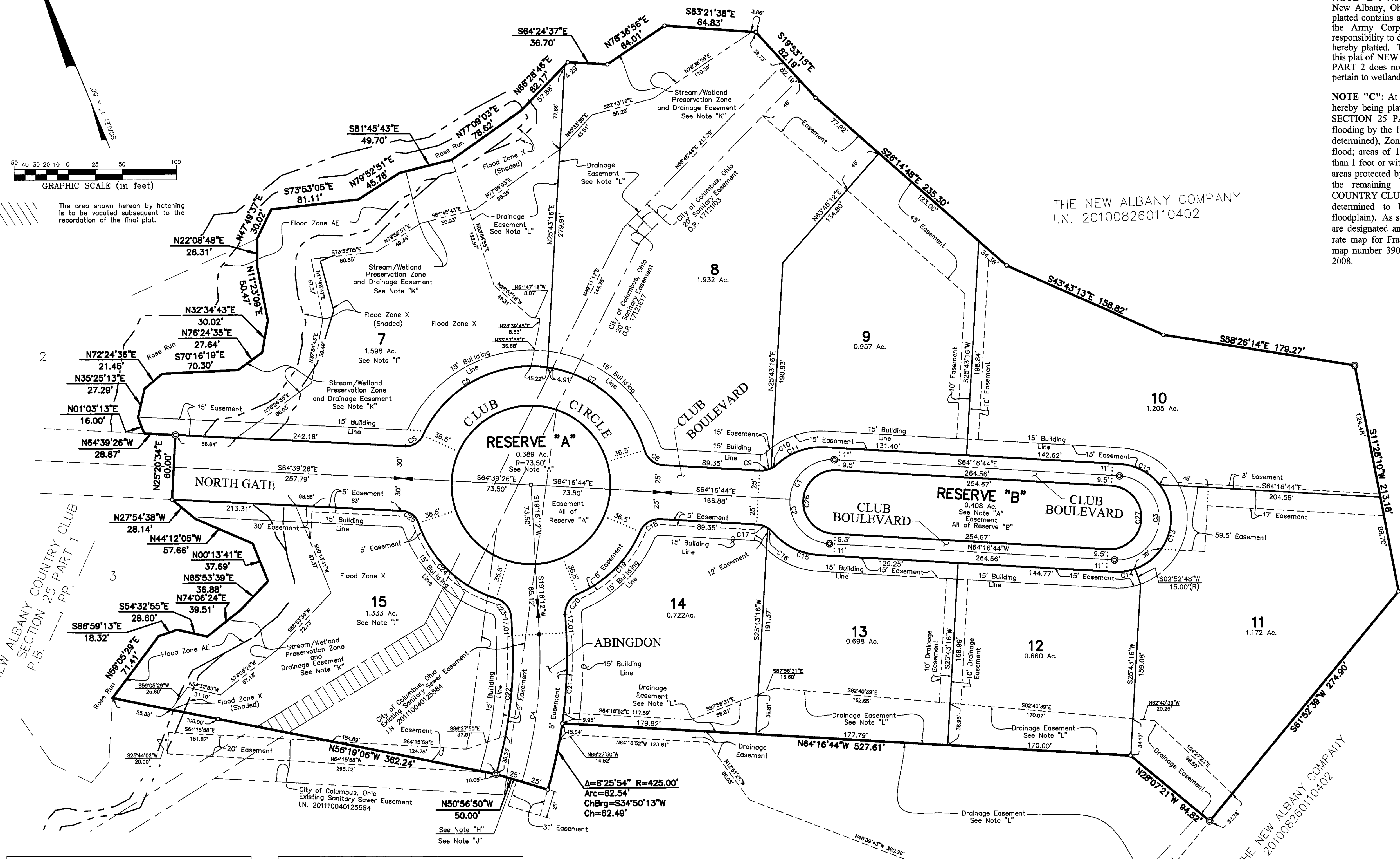
**NOTE "L":** The basin within the Drainage Easement located on Lots 7 and 8 and the basin within the Drainage Easement located at the rear of Lots 11 thru 14 and south of said Lots 11 thru 14 shall be maintained by the New Albany Country Club Master Association, Inc. Said association shall maintain said basin areas after the date of recordation of this plat of New Albany Country Club Section 25, Part 2 in the plat records of the Recorder's Office, Franklin County, Ohio, and shall maintain said basin at its cost and at the cost and shall hold the City of New Albany, Ohio, harmless from the actions resulting from said maintenance.

**NOTE "M":** At the time of platting, electric, cable, and telephone service providers have not issued information required so that easement areas, in addition to those shown on this plat as deemed necessary by these providers for the installation and maintenance of all of their main line facilities, could conveniently be shown on this plat. Existing recorded easement information about New Albany Country Club Section 25 Part 2 or any part thereof can be acquired by a competent examination of the then current public records, including those in the Recorder's Office, Franklin County, Ohio.



GRAPHIC SCALE (in feet)

The area shown herein by hatching is to be vacated subsequent to the recordation of the final plat.



CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	90°00'00"	39.00'	61.26'	S 70°43'16" W	55.15'
C2	90°00'00"	39.00'	61.26'	S 19°16'44" E	55.15'
C3	180°00'00"	39.00'	122.52'	N 25°43'16" E	78.00'
C4	19°46'58"	400.00'	138.11'	N 29°09'41" E	137.42'
C5	68°16'46"	17.00'	20.26'	S 81°12'10" W	19.08'
C6	73°19'39"	110.00'	140.78'	S 83°43'37" W	131.37'
C7	65°13'57"	110.00'	125.24'	N 26°59'36" W	118.58'
C8	69°54'07"	19.50'	23.79'	N 29°19'41" W	22.34'
C9	28°14'33"	22.00'	10.84'	N 78°24'01" W	10.73'
C10	17°43'14"	22.00'	6.80'	S 78°37'06" W	6.78'
C11	45°57'47"	60.00'	48.13'	N 87°15'37" W	46.85'
C12	48°42'00"	50.00'	42.50'	N 39°55'44" W	41.23'
C13	108°27'32"	50.00'	94.65'	N 38°39'02" E	81.14'
C14	22°50'28"	50.00'	19.93'	S 75°41'58" E	19.80'

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C15	45°57'47"	60.00'	48.13'	S 41°17'50" E	46.85'
C16	17°43'14"	22.00'	6.80'	S 27°10'34" E	6.78'
C17	28°14'33"	22.00'	10.84'	N 50°09'27" W	10.73'
C18	69°54'07"	19.50'	23.79'	N 80°46'13" E	22.34'
C19	43°21'09"	110.00'	83.23'	N 67°29'44" E	81.26'
C20	69°54'07"	19.50'	23.79'	N 54°13'15" E	22.34'
C21	11°21'04"	425.00'	84.20'	N 24°56'44" E	84.06'
C22	19°46'58"	375.00'	129.48'	S 29°09'41" W	128.84'
C23	69°54'07"	19.50'	23.79'	S 15°40'51" E	22.34'
C24	54°15'14"	110.00'	104.16'	S 23°30'17" E	100.31'
C25	68°16'46"	17.00'	20.26'	S 30°31'03" E	19.08'
C26	180°00'00"	29.50'	92.68'	S 25°43'16" W	59.00'
C27	180°00'00"	29.50'	92.68'	N 25°43'16" E	59.00'

THE NEW ALBANY COMPANY, LLC  
I.N. 200210180263222