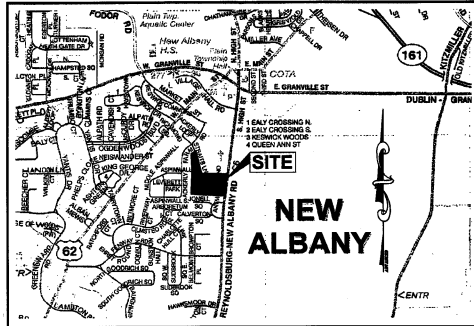


Final Plat New Albany Country Club Section 27



City of New Albany, Franklin County, Ohio, Quarter Township 4, Township 2, Range 16, United States Military Lands



LOCATION MAP
1"=100'

SURVEY DATA:

BASIS OF BEARINGS: Bearings are based on the Ohio State Plane Coordinate System, Ohio South Zone per NAD83 COR896. As established from a GPS survey of Franklin County Monuments FCGS 9915B and FCGS 9916A with the bearing between said monuments being N11° 09' 33"E

SOURCE OF DATA: The sources of recorded survey data are the records of Franklin County, Ohio.

IRON PINS SET, where indicated, are iron pipes, 3/4" diameter, 30" long with a plastic cap placed in the top bearing the inscription **ADVANCED 7861.**

PERMANENT MARKERS SET, where indicated, are 1" diameter solid iron rods, 30" long, set with the top and flush with the surface of the ground, capped with an aluminum cap stamped **ADVANCED.** 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 subdivision improvements. The New Albany, Ohio Municipal Engineer shall be notified when markers are in place.

- = Iron Pin Set
- = Permanent Marker Set
- = PK Nail Set
- ✕ = PK Nail Found
- = Iron Pipe Found
- ☒ = Mon. Box Found
- ⊙ = Mon. Found

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. Measurement, to be set, will be set when the subdivision is completed and prior to the sale of its lots.

We further certify that this plat is a correct representation of "New Albany Country Club Section 27 as surveyed in April 2013.

By John A. Robinson 09/30/2013
 Professional Surveyor Date

Situated in the State of Ohio, County of Franklin, City of New Albany, Quarter Township 4, Township 2, Range 16, United States Military Lands containing 18.628 acres of land, more or less, said 18.628 acres being all of 16.796 acres deeded to The New Albany Company, LLC, a Delaware limited liability company in Instrument Number 200602000025475, and part of (1.832 acres) those tracts deeded to The New Albany Company, LLC in Instrument Number 200608070120639 being of record in 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 21258501 and Affidavit in Aid of Title record in Instrument Number 190611120289687, both being of record in the Recorder's Office, Franklin County, Ohio), by The New Albany Company LLC 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 27", a subdivision containing Lots Numbered 1 to 51, inclusive, Reserves A to I, inclusive, does hereby accept this plat of the same and dedicates to public use forever, as such, all or parts of Straits Lane, Straits Link, Cole Park North, Cole Park Loop, Straits Farm North and Straits Farm South 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 drainages. Within those areas designated as "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. No building shall be constructed in any area over which easements are hereby reserved.

In Witness Whereof 2009 State Union President The New Albany Company, LLC, a Delaware limited liability company, hereunto set their hand this 15th day of October 2013.

Signed and acknowledged The New Albany Company, LLC
in the presence of: a Delaware limited liability company

Philip Pollock By JLGR
Burt B. Sanders

STATE OF OHIO
COUNTY OF FRANKLIN ss:
Before me, a Notary Public in and for said State, personally appeared Philip Pollock and Burt Sanders of The New Albany Company, LLC, a Delaware limited liability company, who acknowledged the signing of the foregoing instrument to be their free and voluntary act and deed and the free and voluntary act and deed of The New Albany Company, LLC, a Delaware limited liability company, for the uses and purposes expressed therein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 1 day of October, 2013.

My Commission expires 5/17/17
Matthew A. Beckford
Notary Public, State of Ohio

Approved this 1st day of October 2013.

Nancy Ferguson
Mayor, New Albany, Ohio

Approved this 1 day of Oct 2013.

Ed D. Stein
Municipal Engineer, New Albany, Ohio

Approved this 1 day of Oct 2013.

John
Council Representative to Planning Commission, New Albany, Ohio

Approved this 7 day of Oct 2013.

Mark
Chairperson, Planning Commission, New Albany, Ohio

Approved this 1 day of Oct 2013.

Chad Fuller
Finance Director, New Albany, Ohio

Approved and accepted by Resolution No. 27-2013, passed 8-8-13, wherein Straits Lane, Straits Link, Cole Park North, Cole Park Loop, Straits Farm North and Straits Farm South, shown dedicated hereon, are accepted, as such, by the Council for the City of New Albany, Ohio. Approval of this plat shall become null and unless recorded prior to 8-9-2016.

Transferred this 16th day of October, 2013

Clarence E. Mingo II
Auditor, Franklin County, Ohio

Michael D. Desser
Deputy Auditor, Franklin County, Ohio

Filed for record this 16 day of October, 2013 at 10:16 A.M.

Recorded this 16 day of October, 2013

Plat Book 116, Pages 51-52

Terry Braun
Recorder, Franklin County, Ohio

Matthew Swain
Deputy Recorder, Franklin County, Ohio

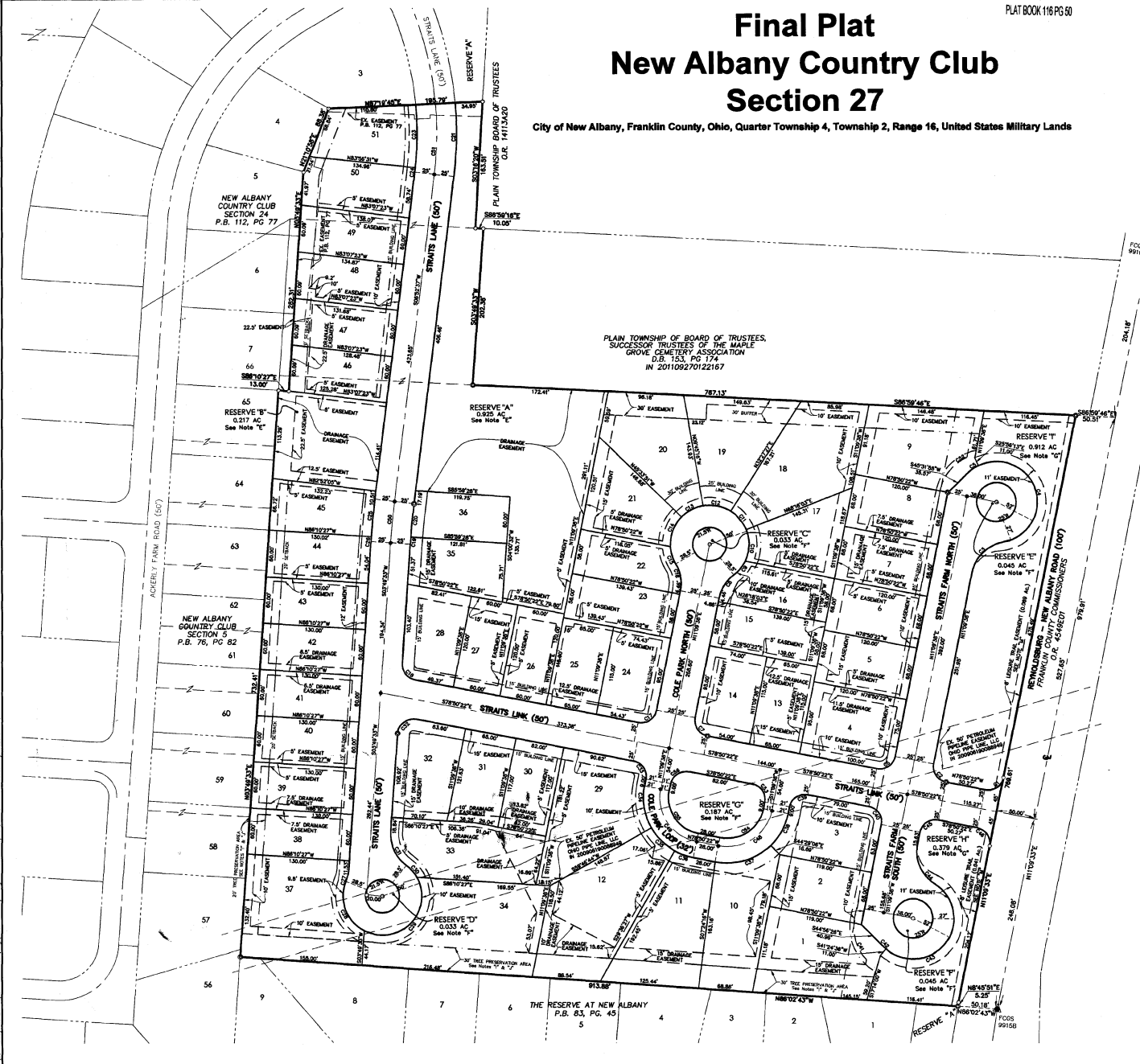
ADVANCED CIVIL DIVISION SURVEYORS
 422 Brecker Road
 Columbus, Ohio 43250
 ph 614.428.7750
 fax 614.428.7755

SCALE: 1" = 60'
 DATE: September 27, 2013 SHEET 1 / 2

C:\Users\patterson\Documents\2008\13-0002-402-New Albany-402-94-Part 1 - 11-11-13.mxd Sheet 1 of 30, 2013, 11:41:10am patterson

Final Plat New Albany Country Club Section 27

City of New Albany, Franklin County, Ohio, Quarter Township 4, Township 2, Range 16, United States Military Lands



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NOTE "F": Reserves "C", "D", "E", "F" and Reserve "G" shall be owned by the City of New Albany, Ohio and maintained by an association comprised of the fee simple lots in New Albany Country Club, Section 27 for the purpose of open space and park space, and any uses allowed by the then current zoning.

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NOTE "J": Buffer Zones: No structure or building shall be constructed or placed upon, in or under the areas in Lots 9, 16-20 designated as "Buffer" hereon, nor shall any work be performed thereon. Additional landscaping and a common continuous fence may be placed within areas designated as "Buffer" hereon.

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The foregoing flood protection elevation is approximately 2.5 feet above the 100-year design flood elevation as calculated by Advanced Civil Design. Flood elevation is based on NGVD 1929 Datum.

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PARCEL NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C01	000000.00	30.00	21.42	N85°00'00"W	28.28
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C03	004332.00	30.00	36.88	S45°31'24"W	36.45
C04	125181.00	30.00	173.72	N11°00'00"W	133.00
C05	193152.00	30.00	18.62	S84°57'34"W	18.72
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C07	212428.00	30.00	36.14	S33°00'00"W	36.25
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Parcel Number 223-000322 16.796 Ac.
Parcel Number 223-000169 1.822 Ac.

Total Acreage: 18.628 Ac.

Subject to the following easement ROW:
Acreage in Public Leisure Trail Easement: 0.130 Ac.

Reserve "A": 0.8252 AC
Reserve "B": 0.2171 AC
Reserve "C": 0.0323 AC
Reserve "D": 0.0323 AC
Reserve "E": 0.045 AC
Reserve "F": 0.045 AC
Reserve "G": 5.22 AC

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