NEW ALBANY COUNTRY CLUB SECTION 28 PART 1 PLATBOOK 119

 said Lot 14 being conveyed to TUCKERMAN DEVELOPMENT COMPANY by deed of record in Instrument Number 201505260068529

** and TUCKERMAN DEVELOPMENT COMPANY, an Ohio corporation, by STEVEN A. TUCKERMAN, President, owners

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 27 843 acres of Ind., mace or less, and 27 843 eres being comprised of a resubdivision of Lot 14 of the subdivision entitled "New Albany Country Club Section 25 Pat 2", of record in Plat Book 114, Pages 96 and 97; a part of those tracts of land conveyed to THE NEW ALBANY COMFANY LLC by deeds of record in Instrument Numbers 20021018056522. 200210180365222, 201008260118039 and 201080540110402, and part of that tract of land conveyed to THE NEW ALBANY Company of the Country of the Country

The undersigned, THE NEW ALBANY COMPANY LLC, a Delaware limited liability company, successor to THE NEW ALBANY COMPANY LIMITED PARTNERSHIP, a Delaware intended patternship, successor to THE NEW ALBANY COMPANY, and Ohio general partnership (see deed of record in Official Record 2125600) and Affidavi in Aud of Title of record in Instrument Number 199811102305007), by and Affidavi in Aud of Title of record in Instrument Number 199811102305007, by an advantage of the Affidavi in Aud of Title of record in Instrument Number 199811102305007), by an advantage of Affidavi in Aud of Title of record in Instrument Number 199811102305007, by an attended in the premises, does hereby certify that this plat correctly represents their "NEW ALBANY COUNTRY CLUB SECTION 28 PART 17, a subdivision containing Loss numbered 1 to 32, both inclusive, and areas designated as Reserve "A", Reserve "B", Reserve "C", and Reserve "D", does bereity accept this plat of sme and declinates to public use, as such, all or part of Hunby's Loop, Eberngton Road, Brington Road, Nash's Crescut, Coldent Leys and Southfield Road, shown hereon and not hereofore declinate.

Crescent, Coldicott Leys and Southfield Road, shown horeon and not herefolore declered. Easements are hereby reserved in over and under areas designated on this plat as "Easement," "Leisure Trail Easement" or "Drainage Easement". Each of the forementioned 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 surface connections to where necessary, or the construction, operation and maintenance of surface connections to the propose of constructing, operation, operation and maintenance of surface construction, and maintenance on the plants are designated. "Drainage Easement" on this plat, an additional easement is bretby reserved for the purpose of constructing, operating and maintaining major storm water drainage subsects and or other above; ground storm water defrainage facilities imports some water drainage subsects and the surface of the proposed of constructing operating and maintaining major storm water drainage subsects and the surface of the surface of the surface of the surface of the surface and the surface of the surface of the surface of the surface and the surface of the surface of the surface and the surface of the surface of the surface and the surface of the surface of the surface and the surface of the surface and the surface of the surface and the surface surface of the surface surface of the surface surface surface. The surface surface

Signed and Acknowledged In the presence of: THE NEW ALBANY COMPANY LLC

BRENT B. BRADBURY,

STATE OF OHIO

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 hereunto set my day of 2015.

My commission expires N/A

Notary Public, State of Ohio



(INCLUDING A RESUBDIVISION OF ALL OF LOT 14 OF NEW ALBANY COUNTRY CLUB SECTION 25 PART 2, P.B. 114, PP. 96 AND 97)

Approved this 2 Day of MAY

Approved this 2 Day of MAY

Approved this 2 Day of MAY

Approved and accepted by Resolution No. 8-45-2016, passed July 124

Approved and accepted by Resolution No. 8-45-2016, passed July 124

Approved and accepted by Resolution No. 8-45-2016, passed July 124

Approved and accepted by Resolution No. 8-45-2016, passed July 124

Approved and accepted by Resolution No. 8-45-2016, passed July 124

Approved and accepted by Resolution No. 8-45-2016, passed July 124

Approved and accepted by Resolution No. R. 45-201a. passed July 1st.

Approved and accepted by Resolution No. R. 45-201a. passed July 1st.

Coldicate Lyaw and Southfield Koad Shirington Round, Nash's Creacent, Coldicate Lyaw and Southfield Koad Shiring Law 2st. passed by the Council for the City of New Albany, Ohio, Approval of this plat shall become null and void utuless recorded prior to __july 1 st_2 __2016.

Transferred this 26 day of JONE.

Auditor, Franklin County, Ohio

Deputy Auditor, Franklin County, Ohio

Filed for record this 26 day of 000E. 20 15 at 11:58 A.M. Fee \$ 432Terry J Brown
Recorder Franklin County, Ohio

File No. 2015062650B 5866

Recorded this 26 day of June,

Margard & Cuntonland Deputy Recorder, Franklin County, Ohio

TUCKERMAN DEVELOPMENT

Plat Book 19 Pages 10-14

In Witness Whereof, STEVEN A. TUCKERMAN, President of TUCKERMAN DEVELOPMENT COMPANY, has hereunto set his hand this 2016 day of 1, no. 2016.

Signed and Acknowledged In the presence of:

By TUCKERBAN, Presi

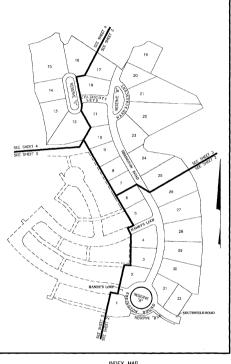
STATE OF OHIO COUNTY OF FRANKLIN SS:

Before mc, a Notary Public in and for said State, personally appeared STEVEN A. TUCKERMAN, President of TUCKERMAN DEVELOPMENT COMPANY, who acknowledged the signing of the foreogenig instrument to be his voluntary act and deed and the voluntary act and deed of said TUCKERMAN DEVELOPMENT COMPANY for the uses and purposes expressed herein.

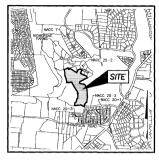
In Witness Thereof, I have hereunto set my hand and affixed my official seal this day of June, 2015

My commission expires 5/17/17

Notary Public, Bichford State of Ohio



INDEX MAP



LOCATION MAP AND BACKGROUND DRAWING

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown hereon are based on the same meridian as the bearings shown on the subdivision plate artifled "New Albary Country Club Section 20 Part 1", of record in Plat Book 103, Pages 84 and 85, Recorders Office, Franklin Country, Olito. On said plat of record, a portion of the centerline of Thompson Road is shown as having a bearing of North 86719 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 the Recorder's Office, Franklin County, Ohio.

IRON PINS: Iron pins, where indicated hereon, 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 hereor, are to be one-inch diameter, thirty-inch long, solid from pins, are to be set to menament the points indicated and are to be set with the top end that with the strine of the ground and then capped with an aluminant cap stamped 12MHT INC. Once installed, the top of the cap 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, Manicipal Engineer shall be notified in writing when the

SURVEYED & PLATTED



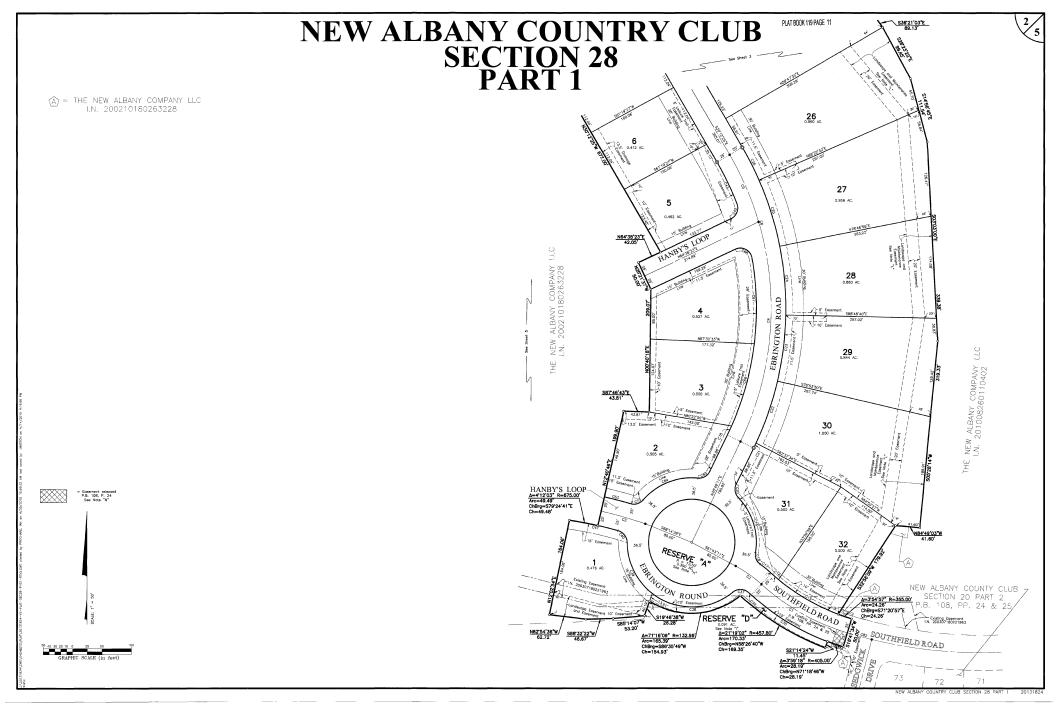
whitcom
We do hereby certify that we have surveyed the above premises, prepared the attached plot, and that said plot is correct. All dimensions are in feet and decimal ports thereof.

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

Professional Surveyor No. 7865







		CU	RVE TABLE	_			-
CURVE NO.	DELTA	RADIUS	LENGTH		CHORD BEARING	CHORD DISTANCE	CURVI NO.
C1	25'33'49"	380.00'	169.54"	s	60'31'31" E	168.14"	C50
C2	13'58'39"	220.50"	53.79*	N	5¢'43'56" W	53.66'	C51
C3	6'25'26"	700.00"	78.46	N	74'05'59" W	78.44	C52
C4	42"16"57"	520.00	383.74	N	04°40°43° E	375.10	C53
C5	13'44'39"	520.00	124.74	N	23'20'06" W	124.44	C54
C6	56"01"36"	520.00"	508.48	N	02'11'37" W	488.47	C55
C7	23"37"48"	640.00"	263.95"	s	18"23"31" E	262.08"	C56
C8	34"50"10"	640.00	389.12	s	12'47'20" E	383.16'	C57
C9	11'12'23"	640.00"	125.18	s	00'58'26" E	124.98	C58
C10	11'12'23"	640.00*	125.18	s	10°13'56" W	124.98	C59
011	8'59'37"	640.00	100.46"	s	20'19'56" W	100.36	060
C12	20"12"00"	640.00"	225.64	s	14"43"45" W	224.47	061
C13	2"13"18"	640.00"	24.82	\$	25'56'24" W	24.82	C62
C14	140'52'16"	132.00	324.54	N	04'37'45" E	248.76	063
C15	19'03'57"	355.00	118.13	N	59'51'30" W	117.59	C64
C16	2'34'55"	355.00"	16.00"	N	49"02"04" W	16.00"	C65
C17	5'45'47"	245.50"	24.69"	N	50'37'30" W	24.68	C66
C18	62'48'31"	20.00	21.92"	N	22'06'08" W	20.84	C67
C19	53"13"49"	110.00*	102.19	N	17'18'47" W	98.56	C68
C20	69"44"52"	20.00	24.35"	N	09°03'15" W	22.87*	C59
C21	0'56'46"	545.00"	9.00"	N	25°20'48" E	9.00*	C70
C22	11'46'15"	545.00"	111.96	N	18*59*18* E	111.77	071
C23	11'54'51"	545.00	113.33	N	07'08'45" E	113.12	C72
C24	12'24'24"	545.00	118.01"	N	05'00'52" W	117.78	C73
C25	12'24'24"	545.00	118.01	N	1725'16" W	117.78	C74
C26	6'34'57"	545.00"	62.61	N	26'54'57" W	62.58"	C75
C27	20"13"04"	615.00	217.01	N	20"05"53" W	215.89	C76
C28	71"20"55"	22.00	27.40"	N	25'41'06" E	25.86	077
C29	25'40'21"	157.00"	70.35	N	48'31'23" E	69,76	C78
C30	31'07'36"	157.00"	85.29	N	20'07'24" E	84,25	C79
C31	31'04'56"	157,00"	85.17"	N	10'58'51" W	84,13	CBO
C32	25'34'44"	157.00*	70.09	N	39"18"41" W	69,51	C81
C33	71"20"55"	22.00"	27,40	N	16'25'36" W	25.66	C82
C34	7'48'12"	615.00	83.76	N	23'08'57" ε	83.70	_
C35	21'34'30"	405.00	152.51	s	58'31'52" E	151.61	
C36	2*17*17*	195,50"	7.81	s	48'53'16" E	7,81	
C37	79"42"59"	20,00"	27.83	s	89'53'24" E	25.64	
C38	77"25"49"	110,00	148.66	N	86'58'01" E	137.60	
C39	51*50'02*	110,00°	99.51	s	26'24'04" E	96.15	
C40	73"52"00"	22.00*	28.36	s	37*25'03" E	26.44	
C41	7'09'40"	675.00	84.36	S	77°55'53" E	84.31	NOT
C42	85'43'21"	20.00	29.92	s	21'46'42" W	27.21	
C43	9'07'27"	495.00*	78.83	s	25'38'42' E	78.74	
C44	0'33'24"	665.00	6.46	S	29'55'43" E	6.46	
C45	9'54'51"	665.00'	115.07	S	24'41'36" E	114.92	
C46	9"52"05"	665.00	114.53	s	14'48'08" E	114.39	NOT
C47	10'43'51"	665.00	124.55	S	04'30'10" E	124.36	Coun
C48	86"14"00"	20.00	30,10	s	42"15"15" E	27.34	Frank
040	401707577	20.00	50.10	H		57.07	

NOTE "A": No determination has been made by the City of NOTE "A": 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 wellands by the Army Corps of Engineers. It is the developer's responsibility to determine whether wellands exist on the area hereby platted. The City of New Albany, Ohio approval of this plat of "New Albany Country Chief Section 28 Part 11 does not timply any approval of the site as it may pertain to

C49 10'38'57" 355.00' 65.98' N 89'18'16" E 65.89'

NOTE "B": At the time of platting, part of Lots 15 and 16 are in Zone AE(Floodway)(The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of eneroachment so that the 19% annual chance flood can be carried without substantial increase in flood heights), part of Lots 15 and 16 are in Zone X (Shaded)(Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than I foot or with drainage areas less than I square mile; and areas protected by levees from 1% annual chance flood). The remaining land being platted as NEW ALBANY COUNTRY CLUB SECTION 28 PART 1 is in Zone X (areas determined to be outside of the 0.2% annual chance floodplain). As said Zones are designated and delineated on the FEMA Flood insurance rate map for Franklin County, Ohio, and Incorporated areas map number 39049C0204K with effective date of June 17, 2008.

NOTE "C" - DEPRESSED DRIVEWAYS: Depressed driveways are hereby prohibited on all lots in New Albany Country Club Section 28 Part 1. Nothing herein, however, shall prohibit the construction and use of, if otherwise permitted, a driveway alongside or to the rear of a residential

NOTE "D" - 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

		CU	RVE TABLE		
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C50	91'05'51"	20.00	31.80	S 38'24'49" W	28.55
C51	38'35'41"	50.00	33.68'	N 12'09'45" E	33.05
C52	115°03'50°	50.00	100.41	N 88'59'31" E	84.3
C53	22'54'47"	50.00'	20.00	S 22'01'11" E	19.88
C54	29'00'55"	50.00	25.32	S 03'56'40" W	25.05
C55	60'59'05"	50.00"	53.22	S 48"56'40" W	50.74
C56	73'13'47"	50.00	63.90	N 63'56'54" W	59.64
C57	16"46"14"	50.00	14.64	N 18'56'54" W	14.58
C58	86'24'13"	20.00	30.16	S 53"45"53" E	27.3
C59	11'35'45"	405.00	81.97	S 88'49'53" W	81.83
C60	86'14'00"	20.00	30.10	S 51'30'45" W	27.3
C61	7"23"47"	665.00"	85.84	S 12'05'38" W	85.71
C62	9"34"57"	665.00"	111.22	S 20'35'00" W	111.0
C63	3"39"48"	725.00	46.35	N 75'28'48" W	46.35
C54	54'45'38"	110.00"	105.13	S 68"11"14" W	101.18
C55	69'44'52"	20.00	24.35	S 60°41'37" W	22.8
C66	16"53"46"	495.00	145.97	S 15'23'39" W	145.44
C67	16"59"44"	495.00"	146.83	S 01'33'06" E	146.29
C68	105"18"40"	20.00	36.76	S 62"42"18" E	31.80
C59	179°59'46°	38.00	119.38	N 79°26'12" E	76.00
C70	180'00'00"	27.50	86.39	S 79°26'13" W	55.00
C71	175°45'23"	27.52	84.41	N 79'26'13" E	55.00
C72	179"59"45"	38.00"	119.38	S 79'26'13" W	76.00
C73	65'32'41"	20.00	22.88	S 73'34'45" W	21.65
C74	121'20'53"	15.50"	32.83	N 72'53'54" E	27.0
C75	102'06'50"	119.50	212.98	S 04'37'45" W	185.8
C76	121°20'53"	15.50"	32.83	N 63'38'24" W	27.0
C77	15"11"24"	627.50"	166.36	N 04'37'45" E	165.8
C78	1'58'39"	495.00	17.08	S 24'49'51" W	17.0
C79	15"11"32"	380.00	100.76	S 87'01'59" W	100.4
C80	12'00'05"	425.00	89.02	N 33'03'07" E	88.8
C81	7'46'51"	425.00	57.72	N 23'09'38" E	57.6
C82	3'04'13"	800.00	42.87	S 74'50'32" E	42.88

E "E" - ACREAGE BREAKDOWN:

Total acreage:	27,843 Ac.
Acreage in rights-of-way:	3.555 Ac.
Acreage in Reserves:	1.007 Ac.
Acreage in remaining lots:	23.281 Ac.

E "F" - ACREAGE BREAKDOWN: New Albany stry Club Section 28 Part 1 is comprised of the following lin County Parcel Number(s):

222-000479	0.650 Ac.
222-000568	1.494 Ac.
222-002948	11.895 Ac.
222-002952	13.082 Ac.
222-004496	0.722 Ac.

NOTE "G" - LOTS 15 and 16: On each of Lots 15 and 16, 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

	Flood Protection Elevation
Lot No.	USGS Datum 1929(1988 Datum)
15	948.5 (949.1)
16	948.5 (949.1)

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

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

NOTE "J": 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 28 Part 1 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,

ChBrg=N29'09'41"E Ch=146.01'

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.

Stream/Wetland Preservation Zone 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.

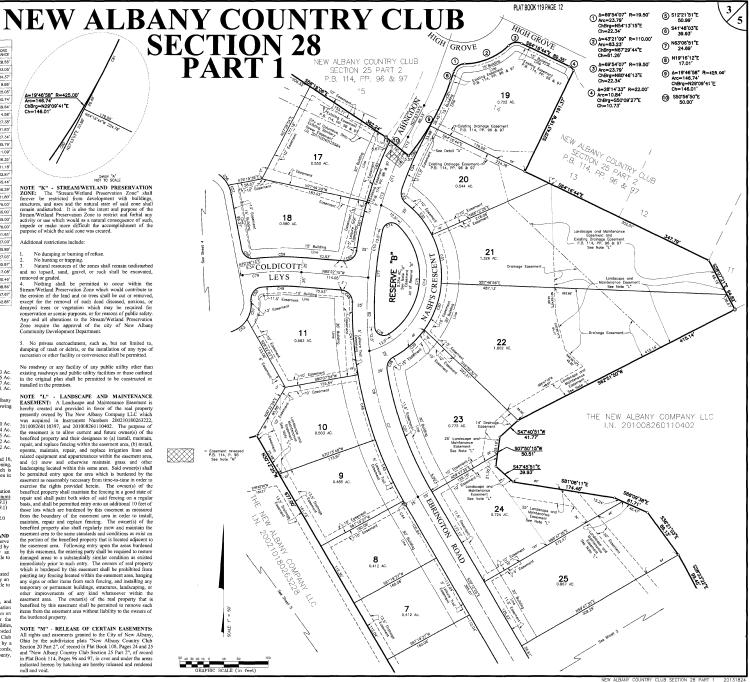
Any and all alterations to the Stream/Wetland Preservation require the approval of the city of New Albany Community Development Department.

5. No private encroachment, such as, but not limited to, dumping of trash or debris, or the installation of any type of recreation or other facility or convenience shall be normitted

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

NOTE "L" - LANDSCAPE AND MAINTENANCE EASEMENT: A Landscape and Maintenance Easement is hereby created and provided in favor of the real property presently owned by The New Albany Company LLC which was acquired in Instrument Numbers 200210180263222, 201008260110397, and 201008260110402. The purpose of the easement is to allow current and future owner(s) of the benefited property and their designees to (a) install, maintain, repair, and replace fencing within the easement area, (b) install, operate, maintain, repair, and replace irrigation lines and related equipment and appurtenances within the easement area, and (c) mow and otherwise maintain grass and other landscaping located within this same area. Said owner(s) shall be permitted entry upon the area which is burdened by the easement as reasonably necessary from time-to-time in order to exercise the rights provided herein. The owner(s) of the benefited property shall maintain the fencing in a good state of repair and shall paint both sides of said fencing on a regular basis, and shall be permitted entry onto an additional 10 feet of those lots which are burdened by this easement as measured from the boundary of the easement area in order to install, maintain, repair and replace fencing. The owner(s) of the benefited property also shall regularly mow and maintain the easement area to the same standards and conditions as exist on the portion of the benefited property that is located adjacent to easement area. Following entry upon the areas burdened by this easement, the entering party shall be required to restore damaged areas to a substantially similar condition as existed damaged areas to a sucstantially similar continuous as existen-immediately prior to such entry. The owners of real property which is burdened by this easement shall be prohibited from painting any fencing located within the easement area, hanging any signs or other items from such fencing, and installing any temporary or permanent buildings, structures, landscaping, or other improvements of any kind whatsoever within the casement area. The owner(s) of the real property that is benefited by this easement shall be permitted to remove such items from the easement area without liability to the owners of

NOTE "M" - RELEASE OF CERTAIN EASEMENTS: All rights and easements granted to the City of New Albany, Ohio by the subdivision plats "New Albany Country Club Section 20 Part 2", of record in Plat Book 108, Pages 24 and 25 and "New Albany Country Club Section 25 Part 2", of record in Plat Book 114, Pages 96 and 97, in over and under the areas indicated hereon by hatching are hereby released and rendered null and void.



NEW ALBANY COUNTRY CLUB SECTION 28 PART 1

HIGHGROVE FARMS P.B. 116, PP. 69 - 71



- ② A=43*21*09* R=110.00* Arc=83.23* ChBrg=N67*29*44*E Ch=81.26*
- (3) A=69'54'07" R=19.50' Arc=23.79' ChBrg=N80'46'13"E Ch=22.34'
- Δ=28'14'33" R=22.00'
 Arc=10.84'
 ChBrg=S50'09'27"E
 Ch=10.73'
- ⑤ S12'21'51'E 50.99'
- ⑦ N63'06'51"E 24.69'
- ® N19'16'12"E
- Δ=19'46'58" R=425.00'
 Arc=146.74'
 ChBrg=N29'09'41"E
 Ch=146.01'
- ⊚ \$50.56,20 E 50.00

