

# NEW ALBANY COUNTRY CLUB SECTION 28 PART 3

PLAT BOOK 119 PG 58

201511180163005  
 Part 2 of 2  
 11/19/2015 12:00PM  
 Terry J. Brown  
 Franklin County Recorder

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 2.037 acres of land, more or less, said 2.037 acres being a resubdivision of Lots 16, 17 and 18 of the subdivision entitled "New Albany Country Club Section 28 Part 1", of record in Plat Book 119, Pages 10, 11, 12, 13 and 14, said lots originally being conveyed to THE NEW ALBANY COMPANY LLC by deed of record in Instrument Number 200210180263222, 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 28 PART 3", a subdivision containing Lots numbered 16A and 18A, does hereby accept this plat of same.

Easements are hereby reserved in, over and under areas designated on this plat as "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. No building shall be constructed in any area over which easements are hereby reserved.

In Witness Whereof, BRENT B. BRADBURY, Chief Financial Officer of THE NEW ALBANY COMPANY LLC, has hereunto set his hand this 29<sup>th</sup> day of OCTOBER, 2015.

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

*Melissa D. Bickford*  
*JLH Key*  
 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 Whereof, I have hereunto set my hand and affixed my official seal this 28<sup>th</sup> day of October, 2015.

My commission expires 5/17/17  
*Melissa D. Bickford*  
 Notary Public, State of Ohio

Approved this 5<sup>th</sup> Day of Nov  
 2015

*Nancy J. Ferguson*  
 Mayor, New Albany, Ohio

Approved this 5<sup>th</sup> Day of Nov  
 2015

*Ed D. Ferris*  
 City Engineer, New Albany, Ohio

Approved this 9<sup>th</sup> Day of Nov  
 2015

*Sean T. Spatz*  
 Council Representative to Planning  
 Commission, New Albany, Ohio

Approved this 9<sup>th</sup> Day of Nov  
 2015

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

Approved this 9<sup>th</sup> Day of Nov  
 2015

*Chris Zullo*  
 Finance Director, New Albany, Ohio

Approved and accepted by Resolution No. R-47-2015, passed Nov. 3<sup>rd</sup> 2015, by the Council for the City of New Albany, Ohio. Approval of this plat shall become null and void unless recorded prior to November 3<sup>rd</sup>, 2016.

Transferred this 18<sup>th</sup> day of Nov  
 2015.

*Clarence E. Mingo II*  
 Auditor, Franklin County, Ohio

*Michael Dorson*  
 Deputy Auditor, Franklin County, Ohio

Filed for record this 18<sup>th</sup> day of Nov  
 2015 at 12:00 P.M. Fee \$ 172.80

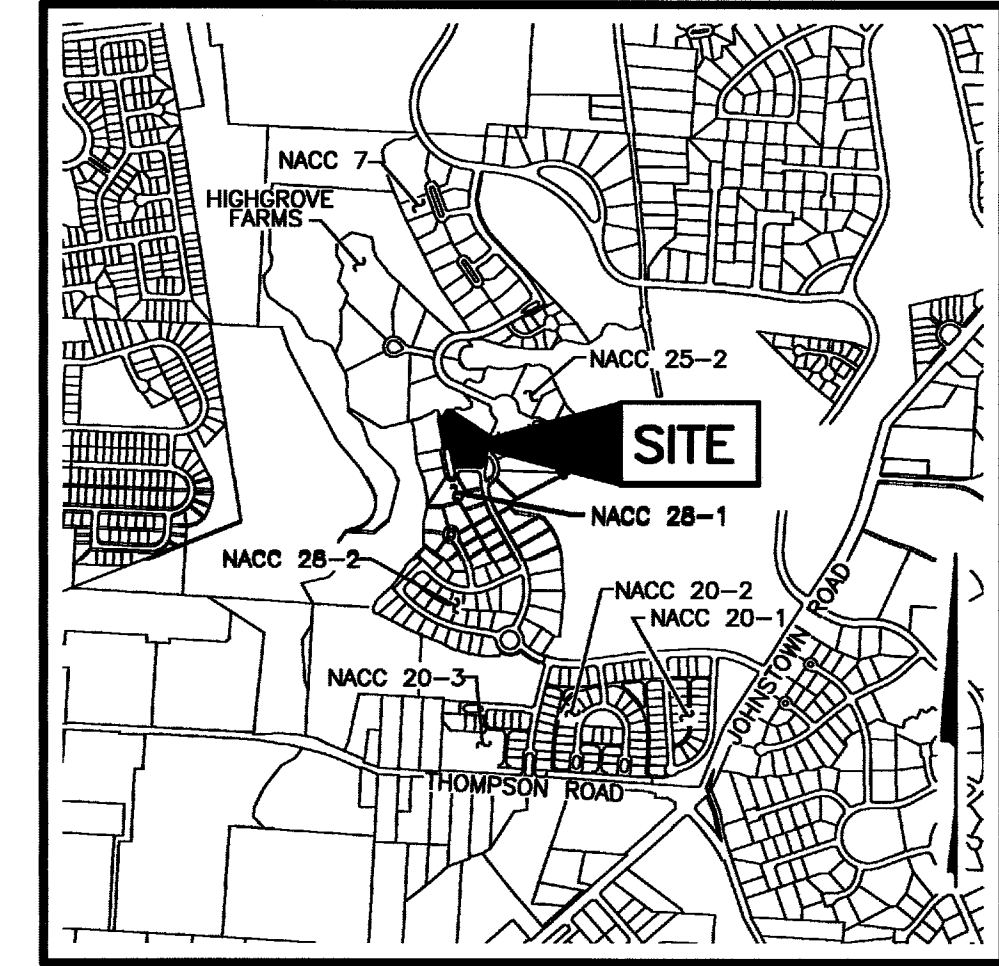
*Terry J. Brown*  
 Recorder, Franklin County, Ohio

File No. 201511180163005

Recorded this 18<sup>th</sup> day of Nov  
 2015.

*Margaret A. Cumberland*  
 Deputy Recorder, Franklin County, Ohio

Plat Book 119, Pages 58-59



LOCATION MAP AND BACKGROUND DRAWING

SCALE: 1" = 150'

**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 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 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



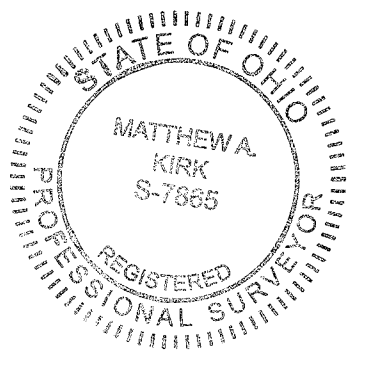
Evans, Mechwart, Hamilton & Tilton, Inc.  
 Engineers • Surveyors • Planners • Scientists  
 5500 New Albany Road, Columbus, OH 43054  
 Phone: 614.775.6500 | Cell: 614.775.5446  
 emht.com

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.

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

By *Matthew A. Kirk*  
 Professional Surveyor No. 7865

27 Oct 15  
 Date



# NEW ALBANY COUNTRY CLUB SECTION 28 PART 3

PLAT BOOK 119 PG 59

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

3A

NEW ALBANY COUNTRY CLUB  
SECTION 25 PART 2  
P.B. 114, PP. 96 & 97

NEW ALBANY COUNTRY CLUB  
SECTION 28 PART 1  
P.B. 119, PP. 10-14

15

16

16A  
1.333 AC.

17

18  
0.704 AC.

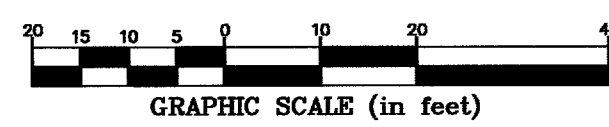
ABINGDON  
P.B. 114, PP. 96 & 97

ERRINGTON ROAD  
P.B. 119, PP. 10-14

COLDICOTT LEYS  
P.B. 119, PP. 10-14

RESERVE "C"

SCALE: 1" = 20'



| CURVE NO. | DELTA     | RADIUS  | LENGTH  | CHORD BEARING | CHORD DISTANCE |
|-----------|-----------|---------|---------|---------------|----------------|
| C1        | 5°03'41"  | 665.00' | 58.74'  | S 22°50'38" W | 58.73'         |
| C2        | 11°55'02" | 665.00' | 138.32' | S 14°21'18" W | 138.07'        |
| C3        | 16°46'13" | 50.00'  | 14.63'  | N 18°58'54" W | 14.58'         |
| C4        | 73°13'47" | 50.00'  | 63.90'  | N 63°58'54" W | 59.64'         |

= Easement released P.B. 119, P. 10 See Note "c"

**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 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 28 Part 3" does not imply any approval of the site as it may pertain to wetlands.

**NOTE "B":** At the time of platting, part of Lot 16A is in Zone AE (Floodway)(The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increase in flood heights), part of Lot 16A is in Zone X (Shaded)(Areas of 0.2% annual chance flood; areas of 1% annual 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). The remaining land being platted as NEW ALBANY COUNTRY CLUB SECTION 28 PART 3 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 3. 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 "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 agricultural use.

**NOTE "E" - ACREAGE BREAKDOWN:** New Albany Country Club Section 28 Part 3 is comprised of the following Franklin County Parcel Numbers:

|            |           |
|------------|-----------|
| 222-004768 | 0.896 Ac. |
| 222-004769 | 0.561 Ac. |
| 222-004770 | 0.580 Ac. |

**NOTE "F" - LOT 16A:** On Lot 16A, 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. | USGS Datum 1929(1988 Datum) | Flood Protection Elevation |
|---------|-----------------------------|----------------------------|
| 16A     |                             | 948.5 (949.1)              |

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

**NOTE "G" - RELEASE OF CERTAIN EASEMENTS:** All rights and easements granted to the City of New Albany, Ohio by the subdivision plat "New Albany Country Club Section 28 Part 1", of record in Plat Book 119, Page 10, in over and under the areas indicated hereon by hatching are hereby released and rendered null and void.

**NOTE "H" - 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:

1. No dumping or burning of refuse.
2. No hunting or trapping.
3. Natural resources of the zones shall remain undisturbed and no topsoil, sand, gravel, or rock shall be excavated, removed or graded.
4. Nothing shall be permitted to occur within the 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 Zone 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 permitted.

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 "I":** 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 3 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.