



Instrument Number: 202204050052141
Recorded Date: 04/05/2022 9:21:47 AM



Daniel J. O'Connor Jr.
 Franklin County Recorder
 373 South High Street, 18th Floor
 Columbus, OH 43215
 (614) 525-3930
<http://Recorder.FranklinCountyOhio.gov>
Recorder@FranklinCountyOhio.gov

Transaction Number: T20220037666
Document Type: PLAT
Document Page Count: 3

Submitted By:
 EMH & T: RECORDINGS ONLY

Mail

Return To:
 EMH & T BOX

Box

Developer:
 NEW ALBANY COUNTRY CLUB COMMUNITY ASSN INC

Plat:
 NEW ALBANY COUNTRY CLUB SECTION 30

Recording Fees:

Plat Recording Fee:	\$259.20
Total Fees:	\$259.20
Amount Paid:	\$259.20
Amount Due:	\$0.00

Instrument Number: 202204050052141
Volume/Page: PB 132 086
Recorded Date: 04/05/2022 9:21:47 AM

OFFICIAL RECORDING COVER PAGE

DO NOT DETACH

THIS PAGE IS NOW PART OF THIS RECORDED DOCUMENT

NOTE: If the document data differs from this cover sheet, please first check the document on our website to ensure it has been corrected. The document data always supersedes the cover page.

If an error on the cover sheet appears on our website after review please let our office know.

COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.

NEW ALBANY COUNTRY CLUB SECTION 30

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 29.521 acres of land, more or less, said 29.521 acres being comprised of a resubdivision of Reserve "C" of the subdivision entitled "The New Albany Country Club Section 11", of record in Plat Book 82, Page 72, said Reserve being conveyed to THE NEW ALBANY COUNTRY CLUB COMMUNITY ASSOCIATION, INC. by deed of record in Instrument Number 200406080131113, and part of that tract of land conveyed to THE NEW ALBANY COMPANY LLC by deed of record Instrument Number 201009020114195, Recorder's Office, Franklin County, Ohio.

The undersigned, THE NEW ALBANY COUNTRY CLUB COMMUNITY ASSOCIATION, INC. an Ohio not-for-profit corporation, by BRENT B. BRADBURY, Treasurer, and THE NEW ALBANY COMPANY LLC, a Delaware limited liability company, by BRENT B. BRADBURY, Chief Financial Officer, owners of the lands platted herein, duly authorized in the premises, do hereby certify that this plat correctly represents their "NEW ALBANY COUNTRY CLUB SECTION 30", a subdivision containing Lots numbered 1 to 36, both inclusive, and areas designated as Reserve "A", Reserve "B", Reserve "C", Reserve "D" and Reserve "E", do hereby accept this plat of same and dedicate to public use, as such, all of Baughman Grant, Head of Pond Court and Head of Pond Road 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. No building shall be constructed in any area over which easements are hereby reserved. 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 City of New Albany Engineer. 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.

In Witness Whereof, BRENT B. BRADBURY, Treasurer of THE NEW ALBANY COUNTRY CLUB COMMUNITY ASSOCIATION, INC. has hereunto set his hand this 21st day of March, 2022.

Signed and Acknowledged In the presence of: Megan Bohren and Maria Doren by Brent B. Bradbury BRENT B. BRADBURY, Treasurer

STATE OF OHIO COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared BRENT B. BRADBURY, Treasurer of THE NEW ALBANY COUNTRY CLUB COMMUNITY ASSOCIATION, INC. 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 COUNTRY CLUB COMMUNITY ASSOCIATION, INC. for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this 21st day of March, 2022.

My commission expires no expiration Maria Doren Notary Public, State of Ohio



In Witness Whereof, BRENT B. BRADBURY, Chief Financial Officer of THE NEW ALBANY COMPANY LLC, has hereunto set his hand this 21st day of March, 2022.

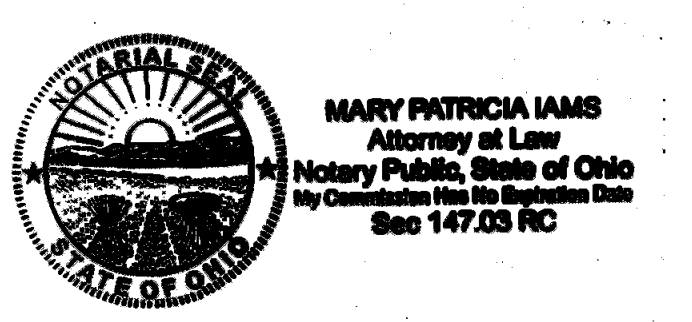
Signed and Acknowledged In the presence of: Megan Bohren and Maria Doren by Brent B. Bradbury BRENT B. BRADBURY, Chief Financial Officer

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 hereunto set my hand and affixed my official seal this 21st day of March, 2022.

My commission expires no expiration Maria Doren Notary Public, State of Ohio



Approved this 16 Day of March 2022 [Signature] Mayor, New Albany, Ohio

Approved this 13 Day of MARCH 2022 [Signature] City Engineer, New Albany, Ohio

Approved this 15 Day of MARCH 2022 [Signature] Council Representative to Planning Commission, New Albany, Ohio

Approved this 15 Day of MARCH 2022 [Signature] Chairperson, Planning Commission, New Albany, Ohio

Approved this 17 Day of March 2022 [Signature] Finance Director, New Albany, Ohio

Approved and accepted by Resolution No. 0-26-21, passed August 3, 2021, wherein all of Baughman Grant, Head of Pond Court and Head of Pond Road 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 void unless recorded prior to August 3, 2022.

Transferred this 4 day of April 2022 [Signature] Auditor, Franklin County, Ohio

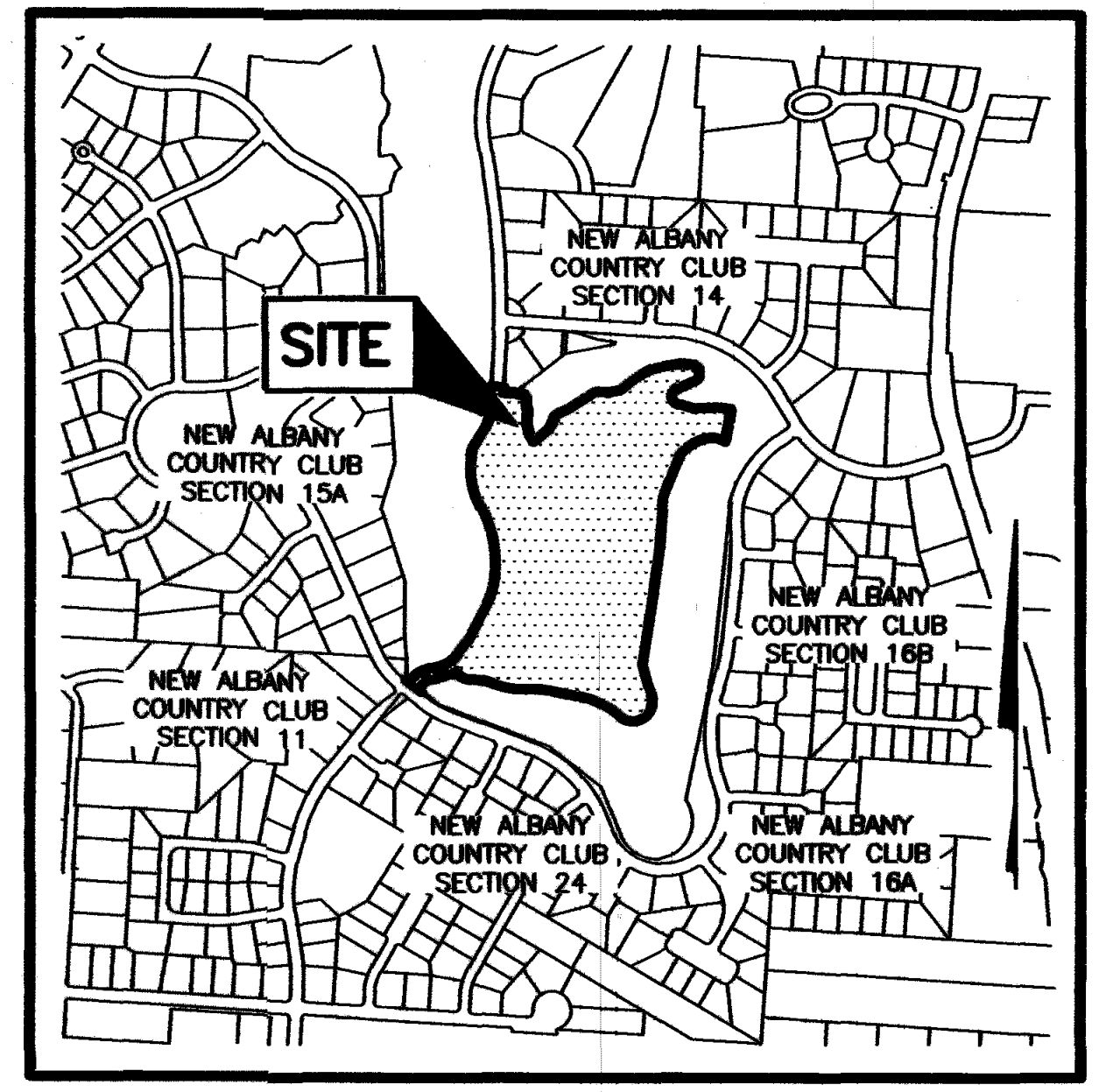
[Signature] Deputy Auditor, Franklin County, Ohio

Filed for record this 5 day of April, 2022 at 9:21 A.M. Fee \$259.20 [Signature] Recorder, Franklin County, Ohio

File No. 202204050052141

Recorded this 5 day of April, 2022 [Signature] Deputy Recorder, Franklin County, Ohio

Plat Book 132, Pages 86-89



LOCATION MAP AND BACKGROUND DRAWING NOT TO SCALE

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 6", of record in Plat Book 76, Page 54, Recorder's Office, Franklin County, Ohio. On said plat of record, a portion of the centerline of Yantis Drive is shown as having a bearing of South 12°54' 44" East.

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, Hambleton & Tibon, Inc. Engineers • Surveyors • Planners • Scientists 5800 New Albany Road, Columbus, OH 43254 Phone: 614.775.4500 Fax: 614.775.2646 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.

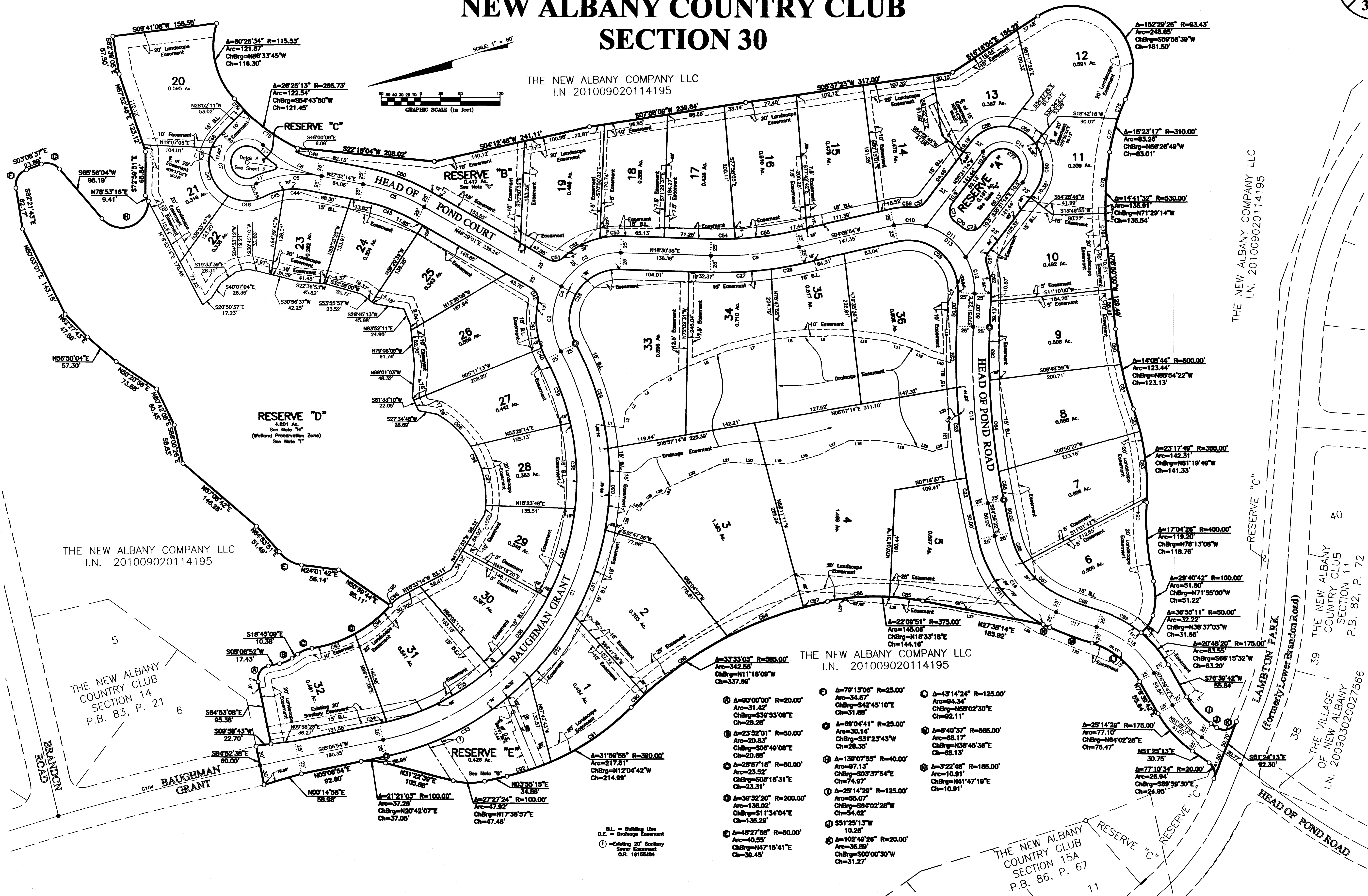
- = Iron Pin (See Survey Data)
- = MAG Nail to be set
- = Permanent Marker (See Survey Data)

By Matthew A. Kirk Professional Surveyor No. 7865 Date 14 MARCH 22



NEW ALBANY COUNTRY CLUB SECTION 30

THE NEW ALBANY COMPANY LLC
I.N. 201009020114195



THE NEW ALBANY COMPANY LLC
I.N. 201009020114195

THE NEW ALBANY COUNTRY CLUB SECTION 14
P.B. 83, P. 21

THE NEW ALBANY COMPANY LLC
I.N. 201009020114195

- ① A=33°33'03" R=585.00'
Arc=342.56'
ChBrg=N11°18'09"W
Ch=337.69'
- ② A=90°00'00" R=20.00'
Arc=31.42'
ChBrg=S39°53'08"E
Ch=28.28'
- ③ A=23°52'01" R=50.00'
Arc=20.83'
ChBrg=S08°40'08"E
Ch=20.68'
- ④ A=28°57'15" R=50.00'
Arc=23.52'
ChBrg=S05°16'31"E
Ch=23.31'
- ⑤ A=39°32'20" R=200.00'
Arc=138.02'
ChBrg=S11°34'04"E
Ch=135.29'
- ⑥ A=48°27'58" R=50.00'
Arc=40.55'
ChBrg=N47°15'41"E
Ch=39.45'
- ⑦ A=79°13'08" R=25.00'
Arc=34.57'
ChBrg=S42°45'10"E
Ch=31.88'
- ⑧ A=69°04'41" R=25.00'
Arc=30.14'
ChBrg=S31°23'43"W
Ch=28.35'
- ⑨ A=139°07'55" R=40.00'
Arc=97.13'
ChBrg=S03°37'54"E
Ch=74.97'
- ⑩ A=25°14'29" R=125.00'
Arc=55.07'
ChBrg=S84°02'28"W
Ch=54.82'
- ⑪ S51°25'13"W
10.28'
- ⑫ A=102°49'28" R=20.00'
Arc=35.89'
ChBrg=S00°00'30"W
Ch=31.27'
- ⑬ A=43°14'24" R=125.00'
Arc=94.34'
ChBrg=N55°02'30"E
Ch=92.11'
- ⑭ A=6°40'37" R=585.00'
Arc=88.17'
ChBrg=N36°45'38"E
Ch=85.13'
- ⑮ A=3°22'48" R=185.00'
Arc=10.91'
ChBrg=N41°47'19"E
Ch=10.91'
- ⑯ A=25°14'29" R=175.00'
Arc=77.10'
ChBrg=N64°02'28"E
Ch=76.47'
- ⑰ N51°25'13"E
30.75'
- ⑱ A=77°10'34" R=20.00'
Arc=26.94'
ChBrg=S89°59'30"E
Ch=24.95'
- ⑲ A=29°40'42" R=100.00'
Arc=51.80'
ChBrg=N71°55'00"W
Ch=51.22'
- ⑳ A=36°55'11" R=50.00'
Arc=32.22'
ChBrg=N38°37'03"W
Ch=31.66'
- ㉑ A=20°48'20" R=175.00'
Arc=63.55'
ChBrg=S86°15'32"W
Ch=63.20'
- ㉒ S76°39'42"W
55.84'
- ㉓ A=1704°26" R=400.00'
Arc=119.20'
ChBrg=N78°13'08"W
Ch=118.76'
- ㉔ A=23°17'49" R=350.00'
Arc=142.31'
ChBrg=N81°19'49"W
Ch=141.33'
- ㉕ A=14°08'44" R=500.00'
Arc=123.44'
ChBrg=N85°54'22"W
Ch=123.13'
- ㉖ A=15°23'17" R=310.00'
Arc=83.26'
ChBrg=N56°28'49"W
Ch=83.01'
- ㉗ A=14°41'32" R=530.00'
Arc=135.91'
ChBrg=N71°29'14"W
Ch=135.54'
- ㉘ A=152°29'25" R=93.43'
Arc=248.65'
ChBrg=S59°58'39"W
Ch=181.50'

B.L. = Building Line
D.E. = Drainage Easement
① = Existing 20' Sanitary Sewer Easement
O.R. 19190J04

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

THE NEW ALBANY COMPANY LLC
I.N. 201009020114195

THE NEW ALBANY COUNTRY CLUB SECTION 11
P.B. 82, P. 72

THE VILLAGE OF NEW ALBANY
I.N. 20090302027566