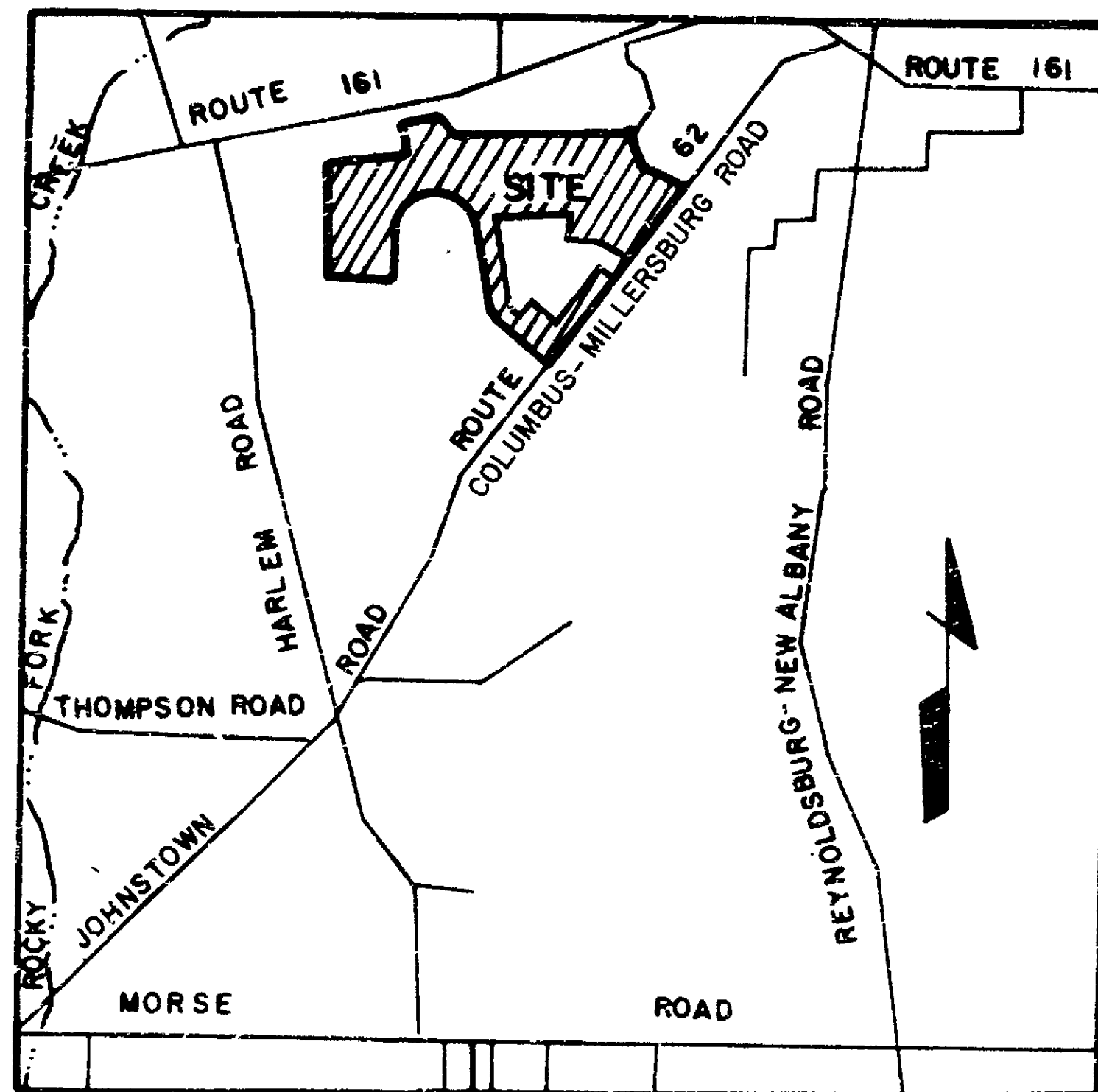


THE NEW ALBANY COUNTRY CLUB SECTION 6



LOCATION MAP AND BACKGROUND DRAWING
SCALE: 1"=2000'

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown on this plat are based on the Ohio State Plane Coordinate System, South Zone as per NAD 83

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

IRON PINS: Where indicated, unless otherwise noted, are to be set and are thirteen sixteenths (13/16) inch I.D., thirty (30) inches long with a plastic plug placed in the top bearing the initials E.M.H.T., INC.

PERMANENT MARKERS: Where indicated, unless otherwise noted, are to be set and are one (1) inch I.D., thirty (30) inches long, buried one (1) foot in depth with a plastic plug placed in the top bearing the initials E.M.H.T., INC. The markers shall be set immediately following the completion of the pavement and utility construction work, at which time the Village Engineer shall be notified that the markers are in place.

SURVEYED & PLATTED



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. Dimensions shown on curves are chord measurements.

⊙=Iron Pin ⊕=Permanent Marker Metric Conversion 1 ft. = 30480mm

By E. E. Maddy 3 Aug 1992
Professional Surveyor No. 19965



NOTE "A" - MAINTENANCE OF PORTIONS OF YANTES DRIVE RIGHT-OF-WAY AREA: The New Albany Country Club Community Homeowners Association, Inc. shall, at its own cost and at its own risk, care for and maintain all of those portions of Yantes Drive right-of-way shown hereon that are located between the public street right-of-way line and the edge of the pavement. Maintenance of said right-of-way areas by said association shall include, but not be limited to, the repair and reseeding of rutted grassed areas, the mowing of all grassed areas and, where improved with roadside ditches, the keeping of same open and in serviceable condition.

NOTE "B" - PARKING: Parking will not be allowed on the cul-de-sac sections of Byington Lane, Cummins Court, Ealy Court, Trumbo Court, Cavendish Court and the 75' radii sections of Neiswander Square and Alpath Road. There will be no parking on Yantes Drive and Alberly Loop. Parking will be allowed on Ogden Woods Boulevard on one side with one-way, one lane traffic on each side of the median. The owners of the fee simple titles to all the lots in The New Albany Country Club Section 6, their heirs, successors and assigns hereby waive any and all objections to said parking restrictions or elimination.

NOTE "C" - DRAINAGE EASEMENT AREA AND 100-YEAR DESIGN FLOOD AREA IN LOTS 10, 11, 13, 14, 15, 21 AND 22: The southerly boundary of the area designated "Drainage Easement" in Lots 10, 11, 13, 14, 15, 21 and 22 of The New Albany Country Club Section 6 is intended to be approximately coincident with the elevation of the southerly boundary of the 100-year design flood for the watercourse along the northerly portions of said lots. A portion of this southerly boundary is in a location that anticipates the filling and grading of certain areas of said lots 10, 14, 21 and 22, in accordance with the Grading Plan for The New Albany Country Club Section 6, to raise the ground surface of those areas above the elevation of the 100-year design flood.

NOTE "D" - RESERVE "A": Reserve "A" in The New Albany Country Club Section 6 shall be owned and maintained by The New Albany Country Club Community Homeowners Association, Inc. Reserve "A" shall be maintained by said association at its own cost and at its own risk and said association shall hold The Village of New Albany harmless from actions resulting from said ownership and maintenance.

NOTE "E" - PEDESTRIAN EASEMENT: A nonexclusive easement is hereby reserved in and over areas designated hereon as "Pedestrian Easement" for use by the public for persons entering and exiting vehicles located in public street rights-of-way adjacent to said easement areas.

NOTE "F" - MAINTENANCE OF PLANTING ISLANDS IN THE PAVEMENT AREAS IN PUBLIC STREETS: The planting islands in the pavement areas of the public streets in The New Albany Country Club Section 6 shall be maintained by The New Albany Country Club Community Homeowners Association, Inc. Said islands shall be maintained by said association at its own cost and at its own risk and said association shall hold The Village of New Albany harmless from actions resulting from said maintenance. Said planting islands shall be designed and maintained so as not to obstruct the view of persons operating motor vehicles in, entering or exiting the public streets adjacent to said islands.

NOTE "G": The New Albany Company hereby reserves unto itself and its successors and assigns the right and easement to construct, install, operate, maintain, repair and replace a paved hiking/biking trail for use by the public, within a strip of land 10' in width, the center of which is coincident with the line between Lots 21 and 22 of The New Albany Country Club Section 6. This 10' wide strip of land is designated hereon as "Hiking/Biking Trail Easement."

Any hiking/biking trails located within the limits of The New Albany Country Club Section 6 shall be open for the use of the general public.

NOTE "H" - SCENIC EASEMENT: Within those portions of Lots 100, 101, 102, 107, 108 and 118 designated hereon as "Scenic Easement", no structures, except for permitted signs, fences, hiking/biking trails and those utility lines and utility structures necessary or incidental to the development and use of The New Albany Country Club Section 6 and other New Albany Company lands, shall be constructed or placed.

Existing woody vegetation in said easement area shall be maintained in accordance with accepted forest management practices.

NOTE "I" - DEPRESSED DRIVEWAYS: Depressed driveways are hereby prohibited on all lots in The New Albany Country Club Section 6. 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 "J" - LOTS 10, 11, 13, 14, 15, 21 and 22: On Lots 10, 11, 13, 14, 15, 21 and 22, 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 (U.S.G.S. Datum)
10	978.2
11	979.0
13	979.4
14	981.7
15	984.1
21	984.5
22	987.5

The foregoing flood protection elevations are approximately 2.0 feet above 100-year design flood elevations as calculated by EMH&T.

NOTE "K" - FOUNDATION WALLS, LOTS 10, 11, 14, 15, 21 and 22: The foundation walls of the buildings to be constructed on Lots 10, 11, 14, 15, 21 and 22 shall be designed by a Registered Professional Engineer and submitted to the Village Engineer of New Albany for approval.

NOTE "L": Within that 20' wide strip of land abutting the right-of-way boundary of Yantes Drive and designated hereon as "Hiking/Biking Trail Easement", the Village of New Albany, Ohio, is hereby granted the nonexclusive right and easement to construct, install, operate, maintain, repair and replace a paved hiking/biking trail for use by the public.

Situated in the State of Ohio, County of Franklin, Village of New Albany and in Quarter Township 3, Township 2, Range 16, United States Military Lands, containing 64.954 acres of land, more or less, 1.000 acre of said 64.954 acres being all of Lot 12 as the same is numbered and delineated upon the subdivision plat entitled "Russell Lee Manor" and shown of record in Plat Book 24, Page 41, said Lot 12 now being owned by THE NEW ALBANY COMPANY by deed of record in Official Record 12772J03 and 63.954 acres of said 64.954 acres being comprised of parts of those tracts of land conveyed to THE NEW ALBANY COMPANY by deeds of record in Official Records 12127E08, 12772I05, 12773C11, 14554B14 (Parcel 4), 15765F06 and 16586H17, all being of record in the Recorder's Office, Franklin County, Ohio.

The undersigned, THE NEW ALBANY COMPANY, an Ohio general partnership, by ROCKY FORK DEVELOPMENT CORPORATION, an Ohio corporation, Partner, by WILLIAM R. WESTBROOK, Vice-President, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "THE NEW ALBANY COUNTRY CLUB SECTION 6", a subdivision containing Lots numbered 4 to 118, both inclusive, and an area designated "Reserve "A"". Does hereby accept this plat of same and dedicates to public use, as such, all or parts of Alberly Loop, Alpath Road, Byington Lane, Columbus-Millersburg Road, Cavendish Court, Cummins Court, Ealy Court, McCurdy Drive, Neiswander Square, Ogden Woods Boulevard, Trumbo Court and Yantes Drive shown hereon and not heretofore dedicated.

Easements are reserved in, over and under areas designated on this plat as "Easement" or "Drainage Easement" for the construction, operation and maintenance of all public and quasi public utilities above and beneath the surface of the ground and, where necessary, are 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 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 Village Engineer. Easement areas shown hereon outside of the platted area are within lands owned by the undersigned and easements are reserved therein for the uses and purposes as expressed herein. No building shall be constructed in areas over which easements are hereby reserved.

In Witness Whereof, WILLIAM R. WESTBROOK, Vice-President of ROCKY FORK DEVELOPMENT CORPORATION, Partner in THE NEW ALBANY COMPANY, has hereunto set his hand this 3rd day of August, 1992.

Signed and acknowledged
in the presence of:

M. Kenney
Cory B. Conroy

THE NEW ALBANY COMPANY
BY: ROCKY FORK DEVELOPMENT CORPORATION

By William R. Westbrook Vice-President

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared WILLIAM R. WESTBROOK, Vice-President of ROCKY FORK DEVELOPMENT CORPORATION, Partner in THE NEW ALBANY COMPANY, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said ROCKY FORK DEVELOPMENT CORPORATION for THE NEW ALBANY COMPANY, for the uses and purposes expressed therein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 3rd day of August, 1992.

My Commission Expires February 13, 1996

Thomas D. Sibbald
Notary Public, State of Ohio

Approved this 1st day of OCTOBER, 1992

Edwin D. Ferris
Village Engineer, New Albany, Ohio

Approved this 1st day of October, 1992

William H. Beach
Council Representative to Planning and Zoning Board, New Albany, Ohio

Approved and accepted by motion dated Feb. 4, 1992 wherein all of Alberly Loop, Alpath Road, Byington Lane, Columbus-Millersburg Road, Cavendish Court, Cummins Court, Ealy Court, McCurdy Drive, Neiswander Square, Ogden Woods Boulevard, Trumbo Court and Yantes Drive shown dedicated hereon are accepted as such, by the Council for the Village of New Albany, Ohio. Approval of this plat shall become null and void unless recorded prior to Feb. 4, 1993.

Cathy S. Kardules
Mayor, New Albany, Ohio

Erin W. ... 10-01-92
Clerk, New Albany, Ohio

Accepted for platting this 1st day of October, 1992

Joseph Testa
Auditor, Franklin County, Ohio

Thomas M. ...
Deputy Auditor, Franklin County, Ohio

Filed for record this 6th day of OCTOBER, 1992

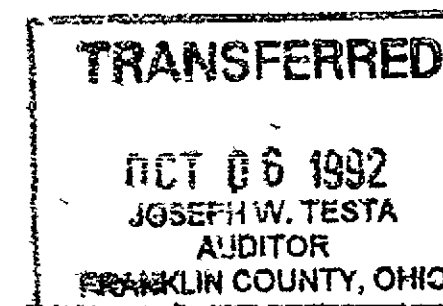
Richard B. ...
Recorder, Franklin County, Ohio

at 4:00 P.M. Fee \$ 172.80 File No. 158460

Recorded this 6th day of OCTOBER, 1992

Margie E. Hoodley
Deputy Recorder, Franklin County, Ohio

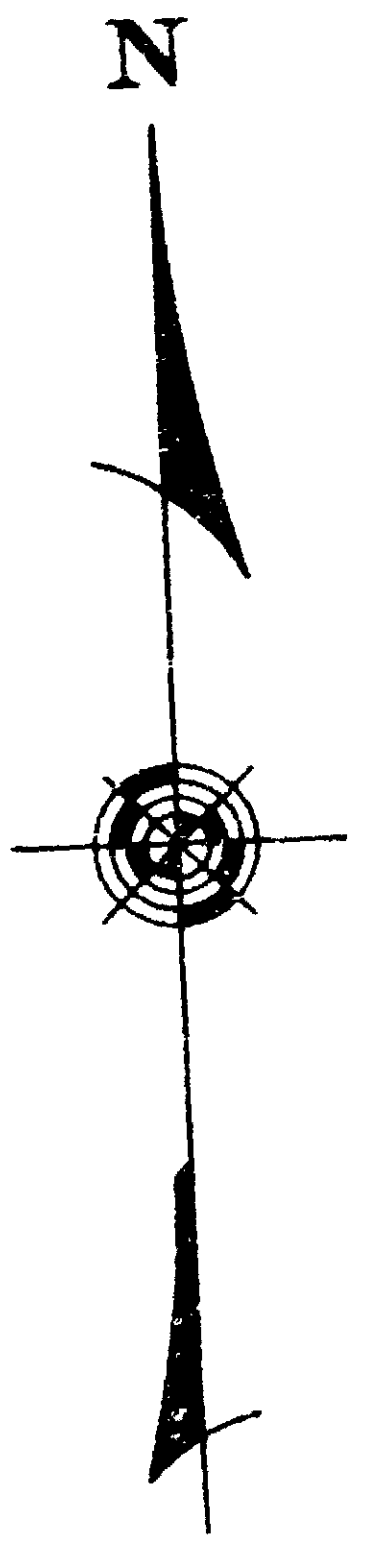
Plat Book 76 Pages 54, 55, 56, 57



THE NEW ALBANY COUNTRY CLUB SECTION 6

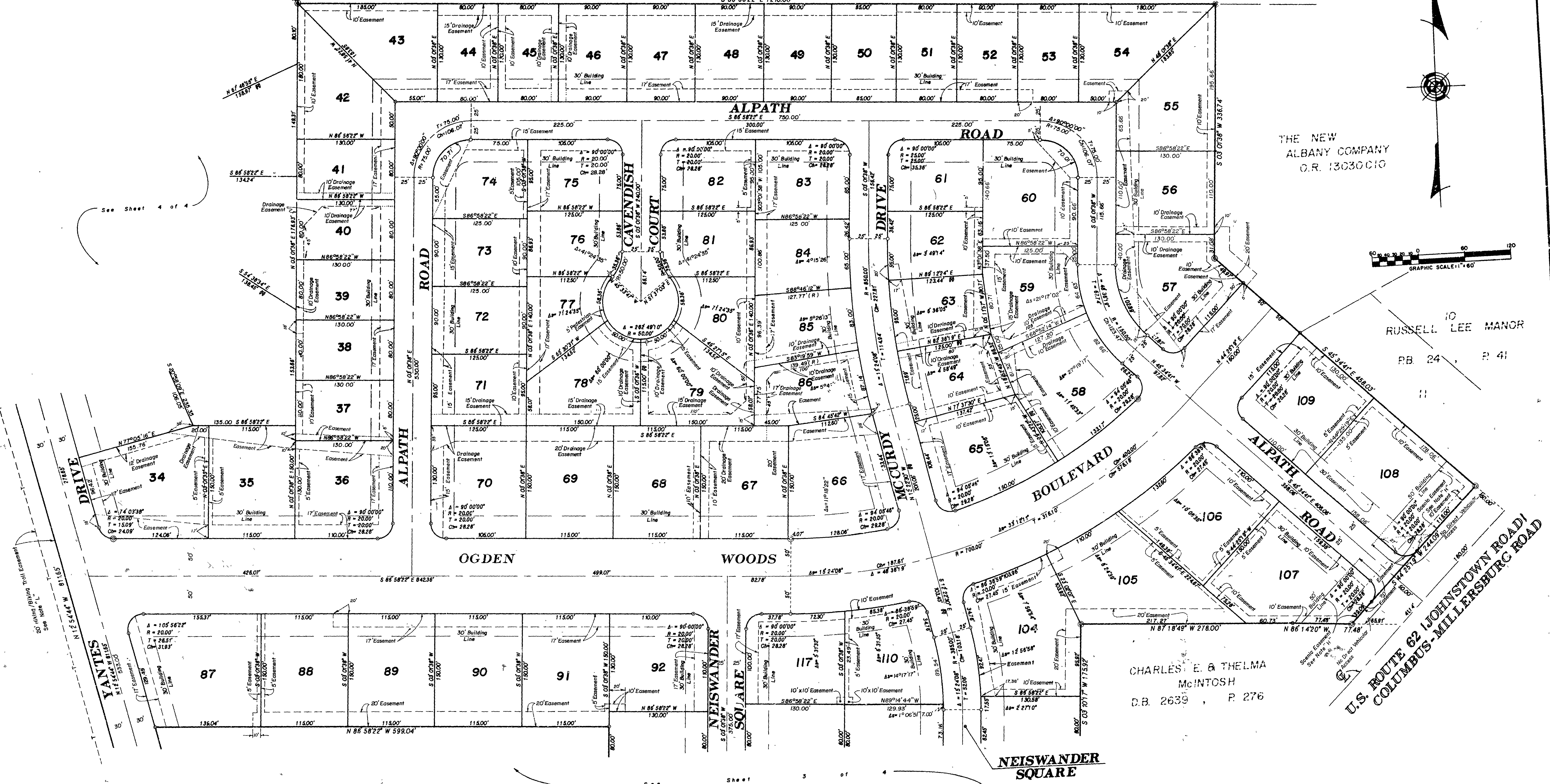
W. J. & J. R.
DOVELL
D.B. 3474,
P. 380

RUTH D. HILBERT
D.B. 1189, P. 613



S 87° 28' 44" E 184.93'
S 31° 44' W 23.30'

S 86° 58' 22" E 1210.00'



THE NEW
ALBANY COMPANY
O.R. 13030010

RUSSELL LEE MANOR
PB 24, P. 41

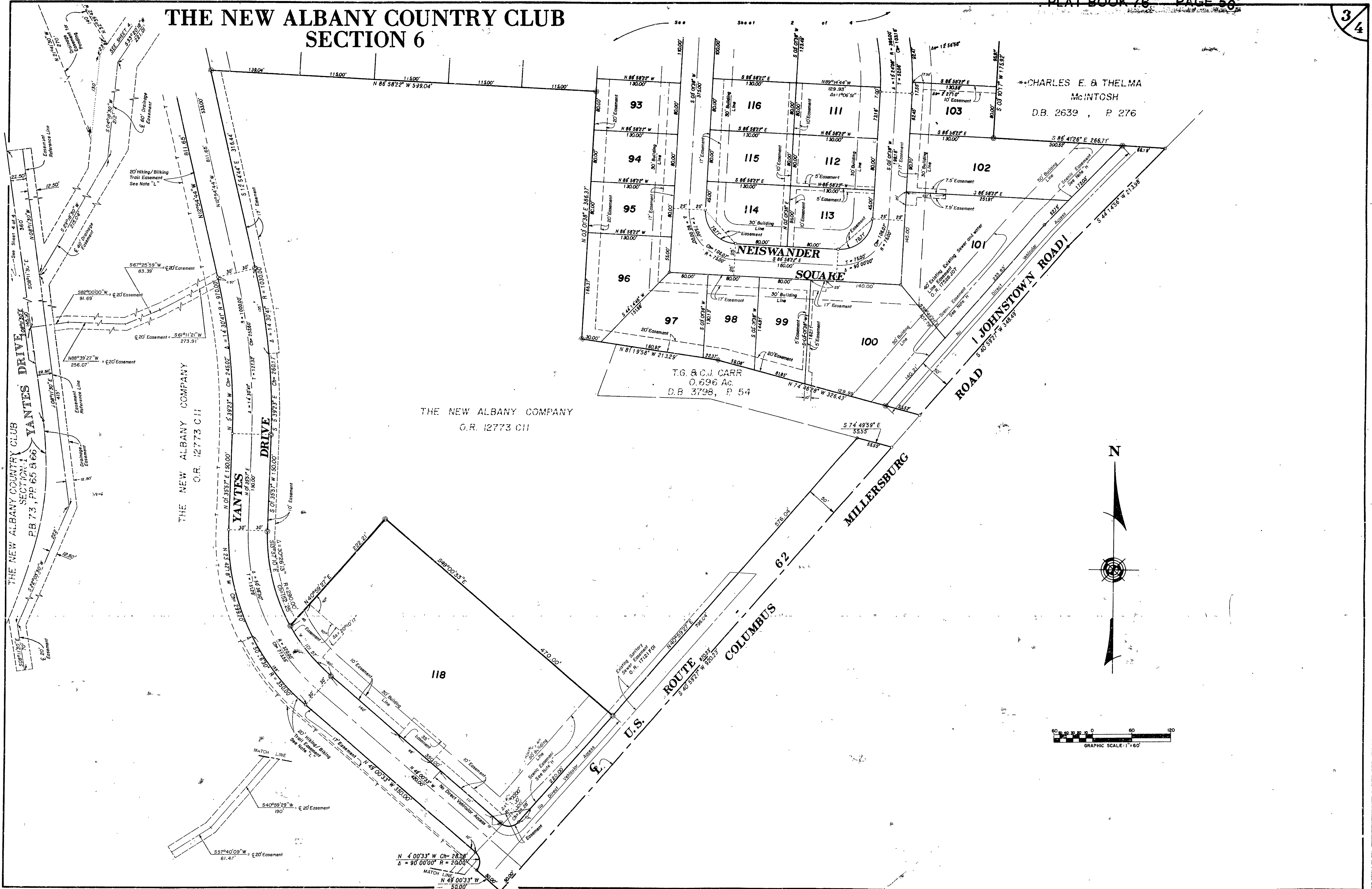
CHARLES E. & THELMA
McINTOSH
D.B. 2639, P. 276

U.S. ROUTE 62 JOHNSTOWN ROAD
COLUMBUS-MILLERSBURG ROAD

See Sheet 4 of 4

Sheet 3 of 4

THE NEW ALBANY COUNTRY CLUB SECTION 6



CHARLES E. & THELMA
MCINTOSH
D.B. 2639, P. 276

T.G. & C.J. CARR
0.696 AC.
D.B. 3798, P. 54

THE NEW ALBANY COMPANY
O.R. 12773 CII

THE NEW ALBANY COMPANY
O.R. 12773 CII

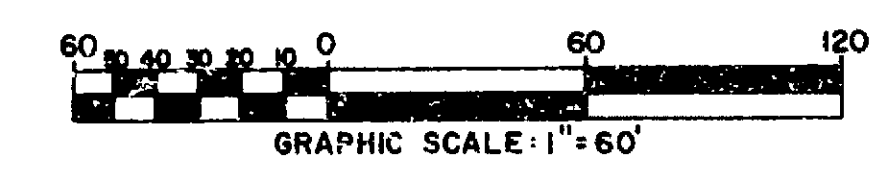
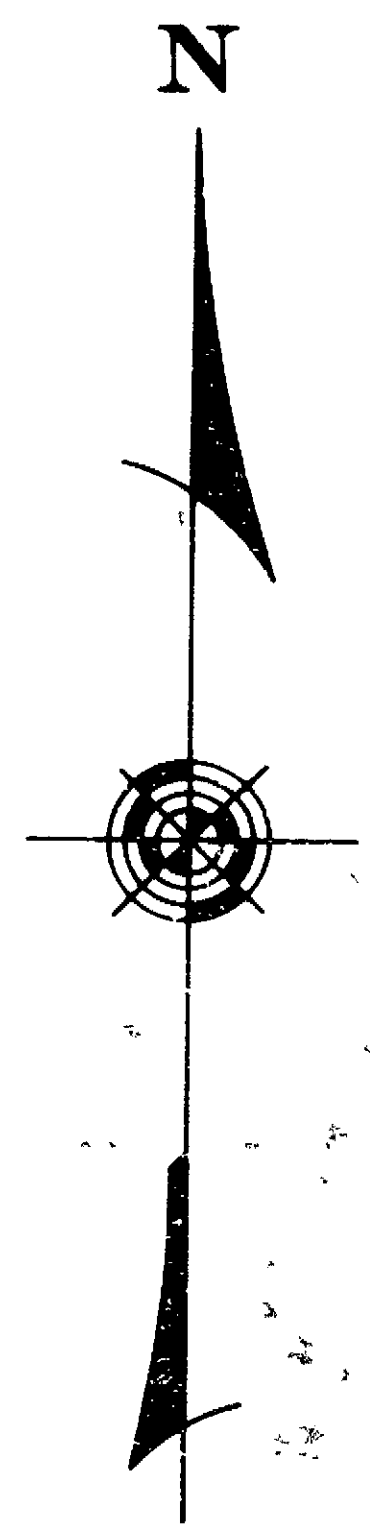
THE NEW ALBANY COUNTRY CLUB
SECTION 6
P.B. 73, P.P. 65 & 66
YANTES DRIVE

YANTES DRIVE

JOHNSTOWN ROAD

U.S. ROUTE 62
COLUMBUS

MILLERSBURG



THE NEW ALBANY COUNTRY CLUB SECTION 6

THE NEW ALBANY COMPANY
O.R. 12773 C11

THE NEW ALBANY COMPANY
O.R. 17175E 08

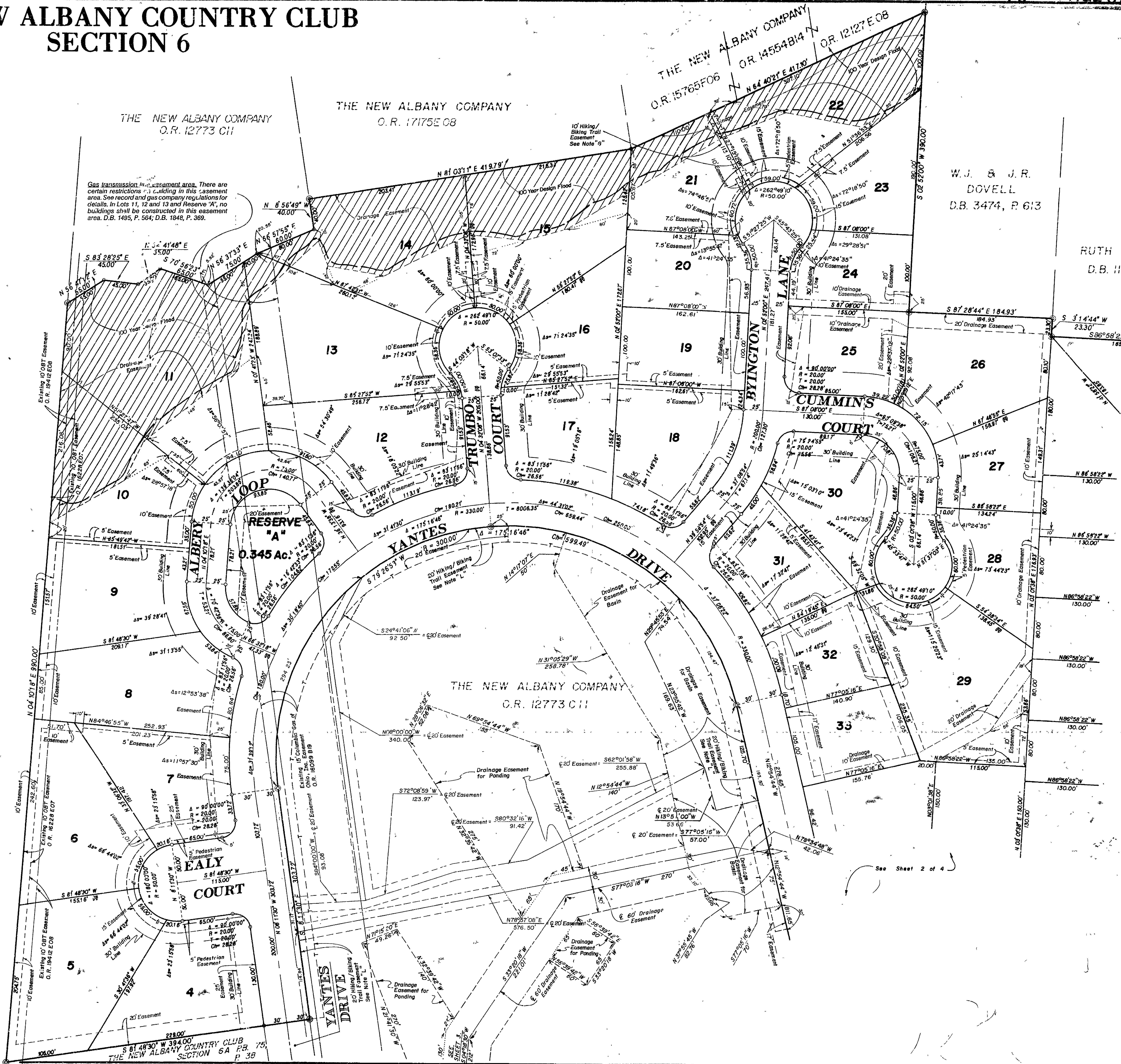
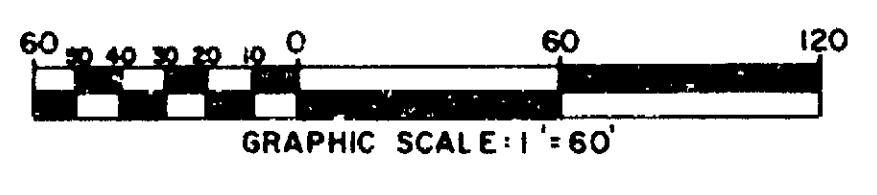
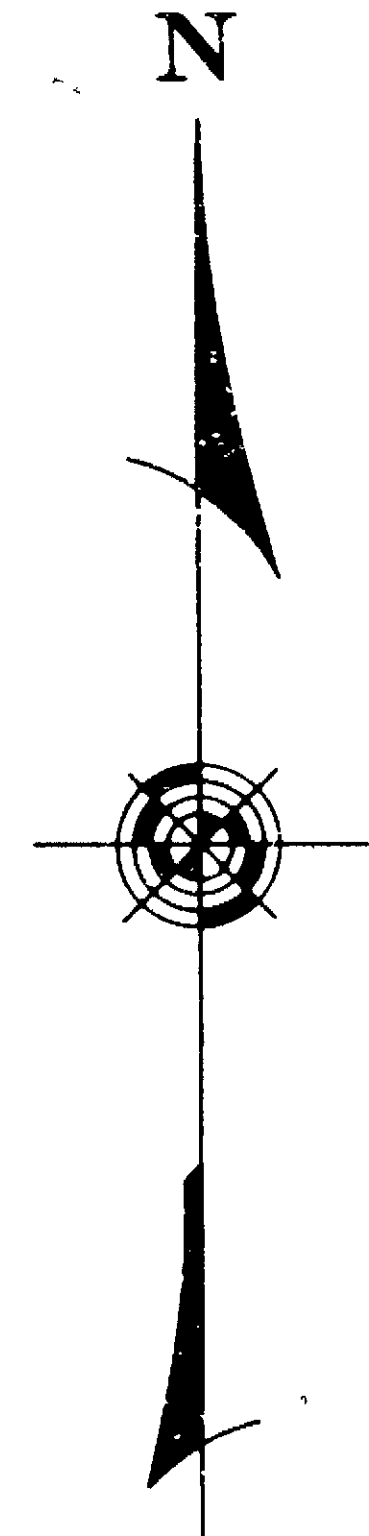
THE NEW ALBANY COMPANY
O.R. 15765F06
O.R. 14554B14
O.R. 12127E 08

W.J. & J.R.
DOVELL
D.B. 3474, P. 613

RUTH D. HILBERT
D.B. 189, P. 613

CHARLES F. & MARGARET G. KRALLMAN
D.B. 1702, P. 357

Gas transmission easement area. There are certain restrictions on building in this easement area. See record and gas company regulations for details. In Lots 11, 12 and 13 and Reserve 'A', no buildings shall be constructed in this easement area. D.B. 1485, P. 564; D.B. 1848, P. 368.



Sheet 2 of 4

See Sheet 2 of 4

THE NEW ALBANY COUNTRY CLUB
SECTION 6A P.B. 75
THE NEW ALBANY SECTION 6A P. 38