



**SURVEY DATA:**

**BASIS OF BEARINGS:** The bearings shown on this plat are based on The Ohio State Plane Coordination 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.



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.

O = Iron Pin      ⊙ = Permanent Marker      Metric Conversion 1 ft. = .30480m  
 By E. E. Mally      11-30-20  
    Professional Surveyor No. 8985      Date

**NOTE "A":** No vehicular access to be in effect until such time as the public street right-of-way is extended and dedicated by plat or deed.

**NOTE "B": OWNERSHIP AND MAINTENANCE OF RESERVE "A":** Reserve "A" in The New Albany Country Club Section 1 shall be owned and maintained by The New Albany Country Club Homeowners Association. 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 "C": MAINTENANCE OF PORTIONS OF GREENSWARD ROAD AND YANTES DRIVE RIGHT-OF-WAY AREAS:** The New Albany Country Club Homeowners Association shall, at its own cost and at its own risk, care for and maintain all those portions of Greensward Road and Yantes Drive rights-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 "D": RESTRICTION OF PARKING IN GREENSWARDS ROAD, YANTES DRIVE AND IN THE "TURN-AROUND" PORTIONS (ENDS) OF CUL-DE-SACS:** Notice is hereby given to all owners, their heirs, successors and assigns, of the fee simple titles to the lots in The New Albany Country Club Section 2 that the Village of New Albany may restrict or eliminate all on-stree parking in Greensward Road, Yantes Drive and in the "turn-around" portions (ends) of Beecher Court, Goodheart Court, Landon Lane and Wilkin Court and all of said owners, their heirs, successors and assigns, hereby waive any and all objections to said parking restriction or eliminations.

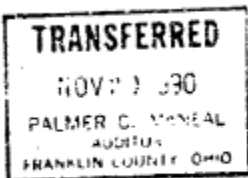
**NOTE "E": MAINTENANCE OF PLANTING ISLANDS IN THE PAVEMENT AREAS IN PUBLIC STREETS:** The planting islands in the pavement areas of the public streets in The New Albany Country Club Section 1 shall be maintained by The New Albany Country Club Homeowners Association. Said island shall be maintained by 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.

**NOTE "F": FLOOD PLAIN RESTRICTED AREAS:** With the exception of utility lines and utility structures necessary or incidental to the development and use of The Ne Albany Country Club Section 1 and other land, no fences, buildings, structures or accessory uses shall be constructed or installed within the area designated "Flood Plain Restricted Area" hereon. No other limitations or restrictions of the use of said Flood Plain Restricted Area is hereby intended or implied.

Except for portions of Lots 1 and 2, the easterly boundary line of the Flood Plain Restricted Area shown hereon is approximately coincident with the location of the easterly boundary of the 10 year design flood elevation for Rose Run at The New Albany Country Club Section 1. In Lots 1 and 2, the easterly boundary lines of the Flood Plain Restricted Area are in locations that anticipate the filling and grading of areas of Lots 1 and 2 to elevate those areas above the elevation of the 100-year design flood.

**NOTE "G": LOT 1:** The elevation of the lowest floor for any building to be constructed outside of the Flood Plain Restricted Area in Lot 1 shall be no lower than 961.5 (U.S.G.S datum). Not building with a basement shall be constructed on this lot.

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



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 41.107 acres of land, more or less, said 41.107 acres being comprised of parts of those tracts of land conveyed to THE NEW ALBANY COMPANY, by deeds of record in Official Records 12611J05, 12773C11, 12775E08, 13409A12 and 14554814 (Parcel 9, Tract I) and all of that tract of land conveyed to THE NEW ALBANY COMPANY by deed of record in Official 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 1", a subdivision containing Lots numbered 1 to 51, both inclusive, and an area designated Reserve "A", does hereby accept this plat of same and dedicates to public use, as such, all parts of Beecher Court, Bottomley Crescent, Goodheart Court, Landon Lane, Wilkin 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 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 Village Engineer. Easement area 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.

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 23<sup>rd</sup> day of August 1990

Signed and acknowledged  
in the presence of:

Gregory B. Smith  
Catherine E. Mirischka

THE NEW ALBANY COMPANY  
BY: ROCKY FORK DEVELOPMENT CORPORATION

By William R. Westbrook  
WILLIAM R. WESTBROOK Vice-President

STATE OF OHIO

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 Thereof, I have hereunto set my hand and affixed my official seal this 23<sup>rd</sup> day of August, 1990

My Commission Expires May 19, 1993

David D. Remington  
Notary Public, State of Ohio

Approved this 21 day of AUGUST, 1990

Edward J. Fierls  
Village Engineer, New Albany, Ohio

Approved this 13<sup>th</sup> day of AUGUST, 1990

Cecil K. Altman  
Chairman, Village Planning Commission, New Albany, Ohio

Approved and accepted by motion dated August 21, 1990 wherein all of Beecher Court, Bottomley Crescent Goodheart Court, Landon Lane, Wilkin Court and Yontes Drive shown depicted 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 February 2, 1991.

Earl Musgrave Aug. 21, 1990  
Mayor, New Albany, Ohio

Joe E. Burris  
Clerk, New Albany, Ohio

Accepted for platting this 30<sup>th</sup> day of Nov., 1990

Palmer C. McNeal  
Auditor, Franklin County, Ohio

Filed for record this 30<sup>th</sup> day of Nov., 1990

Thomas W. Long  
City Auditor, Franklin County, Ohio

at 3:00 P M. Fee \$ 86.40 File No. 132950

Joseph W. Testa  
Recorder, Franklin County, Ohio

Recorded this 30<sup>th</sup> day of NOVEMBER, 1990

Richard D. Burasteller  
Deputy Recorder, Franklin County, Ohio

Plat Book 73 Pages 65 & 66

# THE NEW ALBANY COUNTRY CLUB

## SECTION 1

R.A. & N.C. PICKETT  
O.R. 02445H04 2.196 Ac.

3.072 Ac.

R.A. & N.C. PICKETT  
O.R. 02445H04

O.F. & M.G. KRALLMAN  
D.B. 1702, P. 357  
6.243 Ac.

6.745 Ac.

THE NEW ALBANY COMPANY  
O.R. 12773CH

O.R. 14554B14

G.A. & M.R. JOHNS  
D.B. 1946, P. 312

S.D. & C.R. MOWREY  
1.158 Ac.  
D.B. 2394, P. 390

SYLVIA SNABL  
10 Ac.  
O.R. 08820L18

THE NEW ALBANY COMPANY  
O.R. 13409A12

O.R. 12775E08

O.R. 12611J05

HARLEM ROAD

GREENSWARD

GOODHEART COURT

BENNER COURT

COURT

LANDON LANE

WILKIN COURT

LANE

YANTES DRIVE

DRIVE

THE NEW ALBANY COMPANY  
O.R. 12773 CH

THE NEW ALBANY COMPANY  
O.R. 14554B14  
PARCEL 9 TRACT I  
101.049 Ac.

THE NEW ALBANY COMPANY  
O.R. 12611J05

