

THE NEW ALBANY COUNTRY CLUB SECTION 11A

(THE NEW ALBANY COUNTRY CLUB SECTION 11A IS A
RESUBDIVISION OF A PART EACH OF THE NEW ALBANY
COUNTRY CLUB SECTIONS 11 AND 16A)

PLAT BOOK 94 PAGE 63

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 a total of 17.706 acres of land, more or less, said 17.706 acres being comprised of 1) all of Lots 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94 and 95, and part of Reserve "B" as the same are designated and delineated upon the subdivision plat entitled "The New Albany Country Club Section 11" and shown of record in Plat Book 82, Pages 72, 73, 74, 75 and 76, said lots and reserve area together being part of that portion of said The New Albany Country Club Section 11 that is out of those tracts of land conveyed to THE NEW ALBANY COMPANY by deed of record in Official Record 12773C02 2) 0.160 acre and 0.160 acre portions of Eyre Hall North, 0.107 acre and 0.107 acre portions of Eyre Hall South, a 0.076 acre portion of James River Road and a 0.504 acre portion of Shirley Lane as said public street rights-of-way are designated and delineated upon said subdivision plat of The New Albany Country Club Section 11, said James River Road now being James River Road East by virtue of Village of New Albany, Ohio, Ordinance No. 46-95, passed November 14, 1995, and 3) all of Lot 50 as the same is designated and delineated upon the subdivision plat entitled "The New Albany Country Club Section 16A" and shown of record in Plat Book 87, Pages 81, 82 and 83, said lot being part of that portion of said The New Albany Country Club Section 16A that is out of that tract of land designated "TRACT TWO" and conveyed to THE NEW ALBANY COMPANY by said deed of record in Official Record 12773C02, all references being to records of the Recorder's Office, Franklin County, Ohio.

The undersigned, THE NEW ALBANY COMPANY LLC, a Delaware limited liability company, successor to THE NEW ALBANY COMPANY LIMITED PARTNERSHIP, a Delaware limited partnership, successor to THE NEW ALBANY COMPANY, an Ohio general partnership (see deed of record in Official Record 21256E01 and Affidavit in Aid of Title of record in Instrument No. 19981120289607, both being of record in the Recorder's Office, Franklin County, Ohio) by STEVEN A. MINICK, Treasurer, 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 11A", a subdivision containing Lots numbered 1 to 29, both inclusive, and areas designated "Reserve B1" and "Reserve B2", does hereby accept this plat of same and dedicates to public use, as such, the parts of Eyre Hall Pass, James River Close and Shirley Court shown hereon and not heretofore dedicated.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement", "Drainage Easement" or "Sidewalk 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, 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 Municipal Engineer. Within those areas designated "Sidewalk Easement" on this plat, an additional easement is hereby reserved for the construction and maintenance of a sidewalk for use by the public. The owner of the fee simple title to each lot shall maintain, in a manner consistent with public policy regarding maintenance of sidewalks in the public right-of-way, the sidewalk, all or part of which is within said sidewalk easement area that adjoins his lot. No building shall be constructed in any area over which easements are hereby reserved.

In Witness Whereof, STEVEN A. MINICK, Treasurer, of THE NEW ALBANY COMPANY LLC, has hereunto set his hand this 6th day of December, 1999.

Signed and acknowledged in the presence of: THE NEW ALBANY COMPANY LLC

By Pamela J. Morris
Pamela J. Morris
Robert A. Labar Jr.
STEVEN A. MINICK, Treasurer

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared STEVEN A. MINICK, Treasurer, of THE NEW ALBANY COMPANY LLC, who acknowledged the signing of the foregoing instrument to be his free and voluntary act and deed and the free and voluntary act and deed of said THE NEW ALBANY COMPANY LLC for the uses and purposes expressed therein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this 6th day of December, 1999.

My commission expires 03-26-02
Pamela J. Morris
Notary Public, State of Ohio
PAMELA J. MORRIS

Approved this 7 day of March 2000

[Signature]
Mayor, New Albany, Ohio

Approved this 7 day of MARCH 2000

[Signature]
Municipal Engineer, New Albany, Ohio

Approved this 7 day of MARCH 2000

[Signature]
Council Representative to Planning Commission, New Albany, Ohio

Approved this 7 day of March 2000

[Signature]
Finance Director, New Albany, Ohio

Approved and accepted by Resolution No. 49-99, passed July 20, 1999, wherein all of Eyre Hall Pass, James River Close and Shirley Court dedicated hereon are accepted as such by the Council for the Village of New Albany, Ohio. The Village of New Albany, Ohio, by its approval and acceptance of this plat of The New Albany Country Club Section 11A, does hereby vacate the 0.160 acre and 0.160 acre portions of Eyre Hall North, the 0.107 acre and 0.107 acre portions of Eyre Hall South, the 0.076 acre portion of James River Road East and the 0.504 acre portion of Shirley Lane all shown by hatching hereon, does hereby rename, to Eyre Hall Pass, all of both Eyre Hall North and Eyre Hall South not hereby vacated, does hereby rename, to James River Close, all of James River Road East that is east of Eyre Hall Pass and not hereby vacated and does hereby rename, to Shirley Court, all of Shirley Lane that is northeast of Lot 27. The Village of New Albany, Ohio, approval of this plat shall become null and void unless recorded prior to JULY 20, 2000

The Village of New Albany, Ohio, by Ordinance No. 09-2000, passed May 2, 2000, vacated the 0.160 acre and 0.160 acre portions of Eyre Hall North, the 0.107 acre and 0.107 acre portions of Eyre Hall South, the 0.076 acre portion of James River Road East and the 0.504 acre portion of Shirley Lane shown by hatching hereon and renamed, to Eyre Hall Pass, all of both Eyre Hall North and Eyre Hall South not thereby vacated, renamed, to James River Close, all of James River Road East that is east of Eyre Hall Pass and not thereby vacated and renamed, to Shirley Court, all of Shirley Lane that is northeast of Lot 27.

Transferred this 17th day of May 2000

[Signature]
Auditor, Franklin County, Ohio

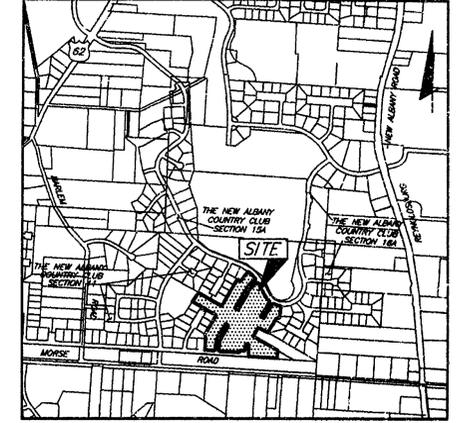
Filed for record this 17th day of May 2000 at 10:12 A.M. Fee \$129.42
File No. 20005170076827

[Signature]
Recorder, Franklin County, Ohio

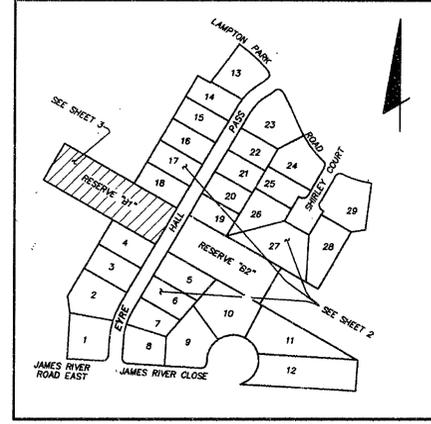
Recorded this 17th day of May 2000

[Signature]
Deputy Recorder, Franklin County, Ohio

Plat Book 94, Pages 63-65



LOCATION MAP AND BACKGROUND DRAWING
SCALE: 1"=1200'



PLAT SHEET INDEX MAP
SCALE: 1"=300'

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown on this plat were transferred from a field traverse originating from and tying to Franklin County Survey Control Monuments, including Frank 78 and Frank 178 and is 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 iron pipes, thirteen-sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials E.M.H.T. INC.

PERMANENT MARKERS, where indicated, unless otherwise noted, are to be set and are iron pipes one inch inside diameter, thirty inches long, buried one foot in depth with a plastic plug placed in the top end bearing the initials E.M.H.T., INC. The markers shall be set immediately following the completion of the pavement and utility construction work and prior to the acceptance of those improvements. The New Albany Village Engineer shall be notified when the markers are in place.

SURVEYED & PLATTED

BY
EMT
CONSULTING ENGINEERS & SURVEYORS
COLUMBIA, OHIO 43001

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.

• = P.K. Nail to be set Metric Conversion 111.0=30480m
o = Iron Pin (See Survey Data) ⊗ = Permanent Marker (See Survey Data)

By E. E. Malley
Professional Surveyor No. 4965
DATE 6 Dec 99

THE NEW ALBANY COUNTRY CLUB SECTION 11A

PLAT BOOK 94 PAGE 64



NOTE "A" - DEPRESSED DRIVEWAYS: Depressed driveways are hereby prohibited on all lots in The New Albany Country Club Section 11A. 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 "B" - MAJOR STORM WATER DRAINAGE SWALES IN LOTS 7, 8, 19, 26 AND 27: Major storm water drainage swales are to be constructed within the limits of the Drainage Easement areas shown in Lots 7, 8, 19, 26 and 27. These Drainage Easement area limits are in locations that anticipate the finished ground surface in certain areas in said lots being in accordance with the grading plan for said areas as shown on the approved master grading plan for The New Albany Country Club Section 11A. The swales referred to hereinabove shall remain open and enclosed by pipe structure or any other structure in the future is hereby prohibited unless otherwise approved by the New Albany Municipal Engineer.

NOTE "C" - LOTS 7, 8, 19, 26 AND 27: On each of Lots 7, 8, 19, 26 and 27, 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 (USGS Datum)
7	995.5
8	995.5
19	998.3
26	1002.0
27	1002.0

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

NOTE "D" - FOUNDATION WALLS, LOTS 7, 8, 19, 26 AND 27: The foundation walls of the buildings to be constructed on Lots 7, 8, 19, 26 and 27 shall be designed by a Registered Engineer and that design shall be submitted to the Municipal Engineer of New Albany for approval.

NOTE "E": No determination has been made by the Village of New Albany as to whether the areas proposed to be platted contain area(s) 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 site. The Village of New Albany, Ohio, approval of the final plat of The New Albany Country Club Section 11A subdivision does not imply any approval for the development of the site as it may pertain to Wetlands.

NOTE "F": All of The New Albany Country Club Section 11A is within Zone X (area determined to be outside 500-year floodplain) as shown on Federal Emergency Management Agency Flood Insurance Rate Map for Franklin County, Ohio and Incorporated areas map number 39049C0183 G with effective date of August 2, 1995.

NOTE "G": Within the land hereby being platted (17,706 acres), all rights and easements within areas designated "Easement", "Drainage Easement", "Sidewalk Easement", "Hiking/Biking Trail Easement", and "Pedestrian Easement" on and reserved by the plat of The New Albany Country Club Section 11, of record in Plat Book 82, Pages 72, 73, 74, 75 and 76 and all rights and easements within areas designated "Easement" on and reserved by the plat of The New Albany Country Club Section 16A, of record in Plat Book 87, Pages 81, 82 and 83, Recorder's Office, Franklin County, Ohio, are hereby released and rendered null and void.

NOTE "H": Any hiking/biking trails located within the limits of The New Albany Country Club Section 11A shall be open for the use of the general public.

NOTE "I" - EXISTING THE OHIO POWER COMPANY EASEMENTS: The deeds of easement to The Ohio Power Company of record in Deed Book 1712, Page 509, and Deed Book 1773, Page 206, contain the provision that "...no building or structure shall be placed...under or within fifty (50) feet (measured horizontally) of any tower or wire..."

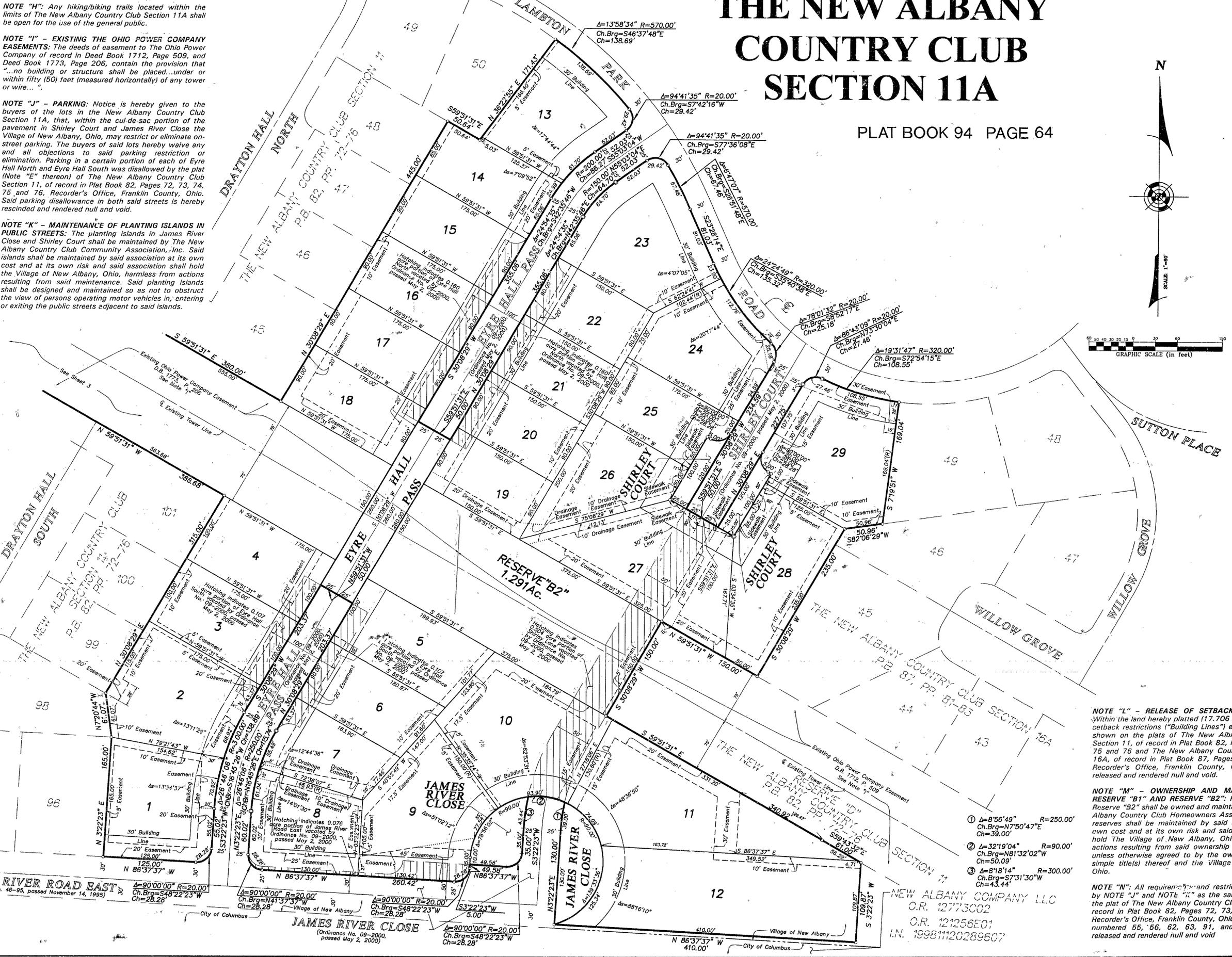
NOTE "J" - PARKING: Notice is hereby given to the buyers of the lots in the New Albany Country Club Section 11A, that, within the cul-de-sac portion of the pavement in Shirley Court and James River Close the Village of New Albany, Ohio, may restrict or eliminate on-street parking. The buyers of said lots hereby waive any and all objections to said parking restriction or elimination. Parking in a certain portion of each of Eyre Hall North and Eyre Hall South was disallowed by the plat (Note "E" thereon) of The New Albany Country Club Section 11, of record in Plat Book 82, Pages 72, 73, 74, 75 and 76, Recorder's Office, Franklin County, Ohio. Said parking disallowance in both said streets is hereby rescinded and rendered null and void.

NOTE "K" - MAINTENANCE OF PLANTING ISLANDS IN PUBLIC STREETS: The planting islands in James River Close and Shirley Court shall be maintained by The New Albany Country Club Community 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, Ohio, 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 "L" - RELEASE OF SETBACK RESTRICTIONS: Within the land hereby platted (17,706 acres), all building setback restrictions ("Building Lines") established by and shown on the plats of The New Albany Country Club Section 11, of record in Plat Book 82, Pages 72, 73, 74, 75 and 76 and The New Albany Country Club Section 16A, of record in Plat Book 87, Pages 81, 82 and 83, Recorder's Office, Franklin County, Ohio, are hereby released and rendered null and void.

NOTE "M" - OWNERSHIP AND MAINTENANCE OF RESERVE "B1" AND RESERVE "B2": Reserve "B1" and Reserve "B2" shall be owned and maintained by The New Albany Country Club Homeowners Association Inc. Said reserves 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, Ohio, harmless from actions resulting from said ownership and maintenance unless otherwise agreed to by the owner(s) of the fee simple title(s) thereof and the Village of New Albany, Ohio.

NOTE "N": All requirements and restrictions established by NOTE "J" and NOTE "K" as the same are shown on the plat of The New Albany Country Club Section 11, of record in Plat Book 82, Pages 72, 73, 74, 75 and 76, Recorder's Office, Franklin County, Ohio, for lots thereon numbered 55, 56, 62, 63, 91, and 92 are hereby released and rendered null and void.



- ① Δ=8°56'49" R=250.00'
Ch.Brq=N7°50'47"E
Ch=39.00'
- ② Δ=32°19'04" R=90.00'
Ch.Brq=N81°32'02"W
Ch=50.09'
- ③ Δ=8°18'14" R=300.00'
Ch.Brq=S73°31'30"W
Ch=43.44'

NEW ALBANY COMPANY LLC
O.R. 12773002
O.R. 121256E01
I.N. 19981120289607

THE NEW ALBANY COUNTRY CLUB SECTION 11A

PLAT BOOK 94 PAGE 65

