B. L. HARVEY O. R. 1937 FO4 NOTE "G" - LOTS 2, 3, 4 AND 5: On Each of Lots 2, 3, 4 and 5, no building shall be constructed which has an opening, unprotected from flooding, in its foundation wall THE NEW ALBANY COUNTRY CLUB which is lower than the flood protection elevation for that COMPANY lot given in the following table: PB. 76, PP 82-84 Flood Protection Elevation (USGS Datum) SECTION 12 989.5 989.5 988.1 PLAT BOOK 82 PAGE 7 The foregoing flood protection elevations are approximately 2.0 feet above the 100-year design flood elevations as PLAIN TOWNSHIP calculated by EMH&T. NOTE "H" - FOUNDATION WALLS, LOTS 2, 3, 4 AND 5: The foundation walls of the buildings to be constructed on Lots 2, 3, 4 and 5 shall be designed by a Registered Engineer and submitted to the Village Engineer of New Albany for approval. records of the Recorder's Office, Franken County, Ohio. V 86°55' 51" BUILDERS INC. O.R. 24084 F18 ... JEFFERSON KOWNSHIP LOCATION MAP SCALE: 1'' = 4000'area over which easements are hereby reserved. NOTE "A" - PEDESTRIAN EASEMENT: A nonexclusive easement is hereby reserved in and over areas designated hereon as "Pedestrian Easement" for use by the public for day of July 1994. persons entering and exiting vehicles located in public street THE NEW rights-of-way adjacent to said easement areas. ALBANY COMPANY [=194.9], T=99.43' |N76°30'29"W 83.71'R) Signed and acknowledged NOTE "B" - MAINTENANCE OF PLANTING ISLAND IN THE in the presence of: O.R. 14554 B14 PAVEMENT AREAS IN PUBLIC STREET: The planting island in the pavement area of the public street in The New Albany Country Club Section 12 shall be maintained by The New 134 Albany Country Club Community Homeowners Association, HILTABIOPLE Inc. 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 LORGITA S. COUCHER resulting from said maintenance. Said planting island shall be designed and maintained so as not to obstruct the view STATE OF OHIO of persons operating motor vehicles in, entering or exiting COUNTY, OF FRANKLIN ss: the public street adjacent to said island. As= 17°33'11" NOTE "C" - PARKING: Parking will not be allowed in the 75 foot radii sections of Ratchford Court. The owners of the fee simple titles to all the lots in The New Albany The undersigned, FRANK R. MARKIN and BARBARA A. MARKIN, Country Club Section 12, their heirs, successors and husband and wife, successors in title from The New Albany Company assigns, hereby waive any and ail objections to said parking Limited Partnership, to a 1.380 acres tract of land by virtue of the deed of record in Official Record 28042120, Recorder's Office, Franklin County, Ohio, which 1.380 acres are being platted hereon as all of Lot 3 and which NOTE "D" - DEPRESSED DRIVEWAYS: Depressed 45' -5 86°17' 28" W. 279.40' 1.380 acres are a portion of the total 13.260 acres being platted hereen driveways are hereby prohibited on all lots in The New as "The New Albany Country Club Section 12", do nereby affirm and ratify, Albany Country Club Section 12. Nothing herein, however, to the extent of their ownership of said 1.380 acres tract, the execution of shall prohibit the construction and use of, if otherwise 133 this plat of The New Albany Country Club Section 12. AGNES M. CAMPBELL Approved this 16 day of MAY, 1995 permitted, a driveway alongside or to the rear of a D.B. 2627, P. 296 In Witness Whereof, FRANK R. MARKIN and BARBARA A. MARKIN, residential structure. have hereunto set their hands this 3 day of 7 or: 1, 1995. Approved this Landay of Aug. 1994. SURVEY DATA: AGNES M. CAMPBELL BASIS OF BEARINGS: The bearings shown on this plat Signed and acknowledged in the presence of: were transferred from a field traverse originating from and tying to Franklin County Survey Control Monuments, Ruanna A. Klaiber Frank R. Well including Frank 78 and Frank 178 and is based on the Ohio State Plane Coordinate System, South Zone as per NAD 83. 1.380 Ac. SOURCE OF DATA: The sources of recorded survey data are the records of the Franklin County, Ohio, Recorder U₁ (as to both) / referenced in the plan and text of this plat. IVOR E. & AGNES M. CAMPBELL D.B. 3400, P. 385 IRON PINS: Where indicated, unless otherwise noted, are STATE OF OHIO. COUNTY OF THAKLIA S.S. to be set and are thirteen sixteenths (13/16) inch I.D., thirty (30) inches long with a plastic plug placed in the top THE RESERVE THE PARTY OF THE PA NOTE "E" - HIKING/BIKING TRAIL EASEMENT: Within bearing the initials E.M.H.T. INC. TRANSFERRED New Albany, Ohio those areas designated hereon as "Hiking/Biking Trail Before me, a Notary Public in and for said state, personally appeared Easement", The New Albany Company hereby reserves unto PERMANENT MARKERS: Where indicated, unless FRANK R. MARKIN and BARBARA A. MARKIN, who acknowledged the MAY 19 1995 itself, its successors and assigns, the right and easement to signing of the foregoing instrument to be their free and voluntary act and otherwise noted, are to be set and are one (1) inch I.D., Accepted for platting this 19 day of construct, install, operate, maintain, repair and replace a tnirty (30) inches long, buried one (1) foot in depth with a deed for the uses and purposes expressed therein. paved hiking/biking trail for use by the public. plastic plug placed in the top bearing the initials E.M.H.&T., PRANKEN COUNTY, OHO INOL 1995 In Witness Thereof, I have hereunto set my hand and affixed my INC. The markers shall be set immediately following the official seal this 25th day of Port Any hiking/biking trails located within the limits of The New completion of the pavement and utility construction work, Albany Country Club Section 12 shall be open for the use at which time the Village Engineer shall be notified that the of the general public. markers are in place. NOTE "F" - 100-YEAR DESIGN FLOOD DRAINAGE Filed for record this 1945 day of MAY EASEMENT AREAS IN LOTS 2, 3, 4 AND 5: The boundaries of the 100-year design flood shown in Lots 2. 3, 4, and 5 which boundaries are designated "100-Year at 4.05 M. Fee \$43.20 File No. 18594 Flood Limits" hereon, are intended to be coincident with the elevations of the 100-year design flood for the watercourses in said Lots. Portions of these boundaries are Recorded this 19th day of MAY, 1995 in locations that anticipate the filling and grading of certain areas in said lots in accordance with the grading plan for The New Albany Country Club Section 12 to raise the ground surface of those areas above the elevation of the We do hereby certify that we have surveyed the above premises Piat Book 82 Page 7 prepared the attached plat, and that said plat is correct. All dimensions are 100-year design flood. Correspondingly, certain boundaries in feet and decimal parts thereof. Dimensions shown on curves are chord of the Drainage Easement areas shown hereon were also set in anticipation of the filling and grading being in accordance THE NEW ALBANY COUNTRY CLUB SECTION 3 PB. 74, P.P. 44-46 NOTE "I": The New Albany Country Club agrees that additional with said grading plan. The water courses referred to increase in discharge from The New Albany Country Club Section 12 herein above shall remain open and enclosure by pipe will occur in the stream flowing through golf holes 1 and 6 of the north structure or any other structure in the future is prohibited nine holes of the golf course. Offsite detention is being provided in unless otherwise approved by the New Albany Village the stream by the existing weirs. Therefore the New Albany Country Engineer. Club agrees that these weirs will not be altered without prior written forward of the Village Engineer.

Situated in the State of Ohio, County of Franklin, Village of New Albany, and in Quarter Township 3, Township 2, Sange 16, United States Military Lands, containing 13.260 acres of land, more or less, said 13.260 acres being comprised of parts of certain tracts of land described in deeds to THE NEW ALBANY COMPANY of record in Official Records 14554B14 and 16314A12, all of said THE NEW ALBANY COMPANY tracts having been conveyed to THE NEW ALBANY COMPANY LIMITED PARTNERSHIP by deed of record in Official Record 21256E01, all references being to

The undersigned, THE NEW ALBANY COMPANY LIMITED PARTNERSHIP, Delaware limited partnership, by GARY R. KERNEY, Chief Executive Officer, 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 12", a subdivision containing Lots numbered 1 to 13, both inclusive, does hereby accept this plat of same and dedicates to public use, as such, all or parts of Columbus-Millersburg Road and Ratchford Court 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 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. No building shall be constructed in any

In Witness Whereof, GARY R. KERNEY, Chief Executive Officer of THE NEW ALBANY COMPANY LIMITED PARTNERSHIP, has hereunto set his hand this __!5

THE NEW ALBANY COMPANY LIMITED PARTNERSHIP GARY R. KERNEY, Chief Executive Officer

Before me, a Notary Public in and for said State, personally appeared GARY R. KERNEY, Chief Executive Officer of THE NEW ALBANY COMPANY LIMITED PARTNERSHIP, 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 LIMITED PARTNERSHIP, for the uses and purposes expressed therein.

My Commission Expires June 13, 1995 Antha S. Coulter Council Representative to Planning and Zoning Board New Albany, Ohio

Approved and accepted by Ordinance 3894, 8-16-94 wherein all of Columbus-Millersburg Road and Ratchford Court, shown dedicated hereon, are accepted as such by the Council for the Village of New Albany, Ohio. Approval of this

New Albany, Ohio

♦ Franklin County, Ohio

Thomas motang Deputy Auditor, Franklin County Ohio

Franklin County, Ohio