

# THE NEW ALBANY COUNTRY CLUB SECTION 13

PLAT BOOK 83 PAGE 28

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 27.627 acres of land, more or less, said 27.627 acres being comprised of all of that tract of land conveyed to THE NEW ALBANY COMPANY by deed of record in Official Record 17378F14 and parts of those tracts of land conveyed to THE NEW ALBANY COMPANY by deeds of record in Official Records 12773A05, 1445CH16, 14548H08, and 17378F17, said THE NEW ALBANY COMPANY now being THE NEW ALBANY COMPANY LIMITED PARTNERSHIP, see instrument of record in Official Record 21256E01, all being records of the Recorder's Office, Franklin County, Ohio.

The undersigned, THE NEW ALBANY COMPANY LIMITED PARTNERSHIP, a 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 13", a subdivision containing Lots numbered 1 to 25, both inclusive, and an area designated "Reserve 'A'", does hereby accept this plat of same and dedicates to public use, as such, all of Farley Court, Johnstown Road (U.S. Route 62), Morse Road, Prestwold Close and Roswell Lane shown hereon and not heretofore dedicated.

Easements are hereby 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. Within those areas designated "Pedestrian Easement" on this plat, a non exclusive easement is hereby reserved for use by the public for persons entering and exiting vehicles located in public rights-of-way adjacent to said easement areas. No building shall be constructed in any area over which easements are hereby reserved. Easement areas shown hereon outside of the platted area are within lands owned by The New Albany Company Limited Partnership and easements are hereby reserved therein for the uses and purposes expressed herein.

In Witness Whereof, GARY R. KERNEY, Chief Executive Officer of THE NEW ALBANY COMPANY LIMITED PARTNERSHIP, has hereunto set his hand this 4th day of Nov. 1994.

Signed and acknowledged in the presence of:

THE NEW ALBANY COMPANY LIMITED PARTNERSHIP

Thomas D. Sibbalds  
Mark S. Ward

By Gary Kerney  
GARY R. KERNEY,  
Chief Executive Officer

STATE OF OHIO  
COUNTY OF FRANKLIN ss:

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.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this 4th day of November 1994.

My Commission Expires Feb. 13, 1996

Thomas D. Sibbalds  
Notary Public, State of Ohio

### 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 170 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 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.

SURVEYED & PLATTED BY  
**E.M.H.T.**  
CONSULTING ENGINEERS & SURVEYORS  
GAHANNA, OHIO 43230

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. = 30480m

By E. E. Maddy 4 Nov. 1994  
Professional Surveyor No. 4966 Date



Approved this 30 day of Oct 1995  
Ed J. Ferris  
Village Engineer, New Albany, Ohio

Approved this 31st day of Oct 1995  
Cathy S. Kardules  
Council Representative to Planning & Zoning Board  
New Albany, Ohio

Approved and accepted by Ordinance No. 10-95 passed February 21, 1995 wherein all of Farley Court, Johnstown Road (U.S. Route 62), Morse Road, Prestwold Close and Roswell Lane shown 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 \_\_\_\_\_, 1995.

Ellen Walker  
Administrator, New Albany, Ohio

Fred W. E.  
Clerk, New Albany, Ohio

Accepted for plating this 8th day of Nov 1995

Joseph W. Zest  
Auditor, Franklin County, Ohio

John E. Jennings  
Deputy Auditor, Franklin County, Ohio

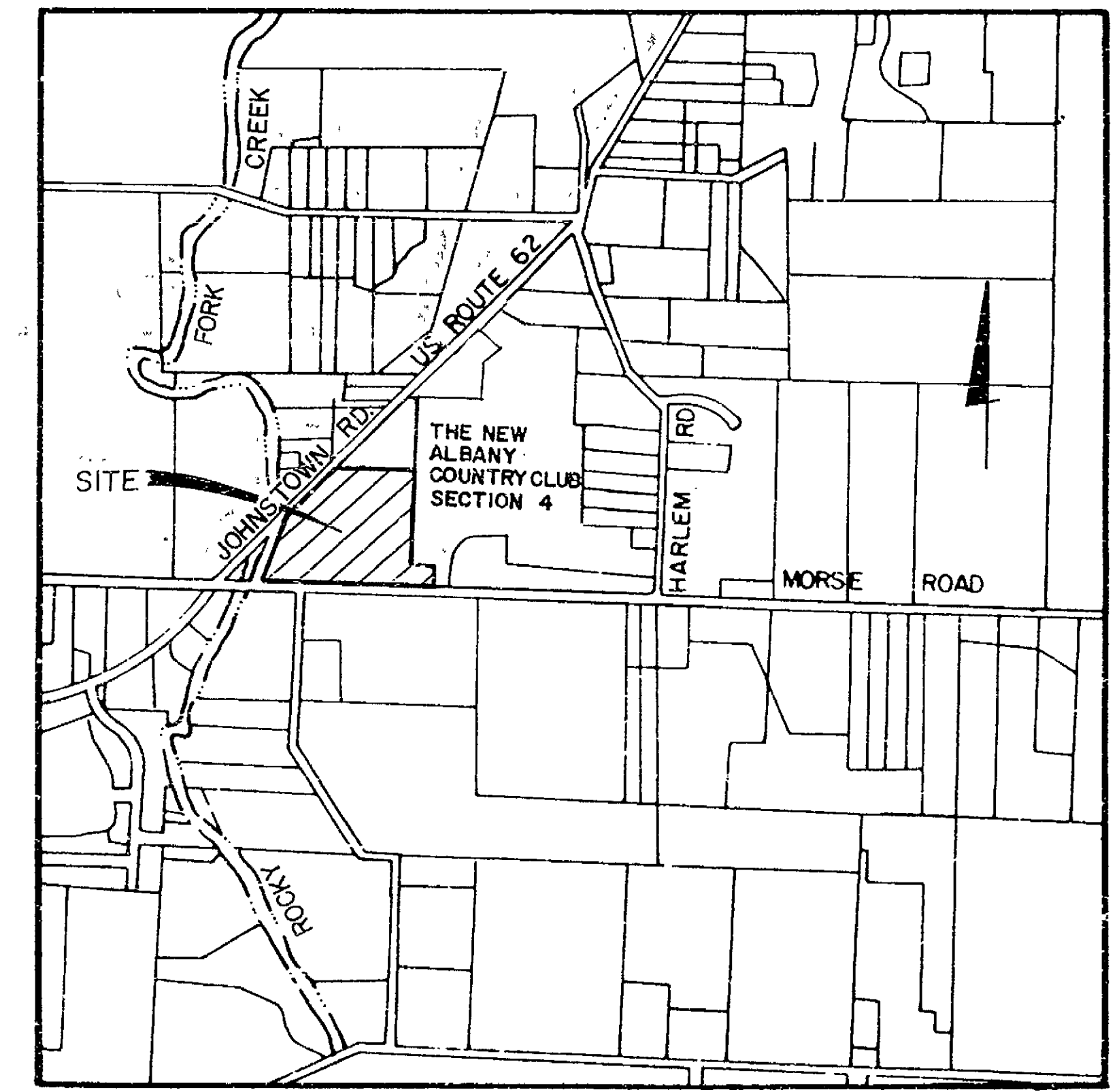
Filed for record this 8th day of Nov 1995 at 11:30 AM. Fee \$86.40  
File No. 41521

Richard B. Moteally  
Recorder, Franklin County, Ohio

Recorded this 8th day of Nov 1995

Christy Baker  
Deputy Recorder, Franklin County, Ohio

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LOCATION MAP AND BACKGROUND DRAWING  
SCALE: 1" = 1600'



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NOTE "G": No determination has been made by the Village of New Albany, as to whether the area proposed to be platted contains areas 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 approval of the final plat of The New Albany Country Club Section 13 subdivision does not imply any approval for the development of the site as it may pertain to Wetlands.

NOTE "A" - DEPRESSED DRIVEWAYS: Depressed driveways are hereby prohibited on all lots in The New Albany Country Club Section 13. 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" - RESERVE "A": Following the recording of this plat of The New Albany Country Club Section 13 in the plat records of the Franklin County, Ohio, Recorder, the fee simple title to Reserve "A" shall be conveyed to the Village of New Albany, Ohio.

Said Reserve "A" shall be maintained by The New Albany Country Club Community 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 maintenance.

NOTE "C" - 100-YEAR DESIGN FLOOD DRAINAGE EASEMENT AREAS IN LOTS 10, 11, 12, 13, 14, 15, 21 AND 22, AND RESERVE "A": The boundaries of the 100-year design flood shown in Lots 10, 11, 12, 13, 14, 15, 21 and 22, and Reserve "A" which boundaries are designated "100-Year Flood Limits" herein, are intended to be coincident with the elevations of the 100-year design flood for the watercourses in said Lots and Reserve.

NOTE "D" - LOTS 11, 12, 13, 14, 15, 21 AND 22: On each of Lots 11, 12, 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 (USGS Datum)
11	941.5
12	941.6
13	941.7
14	943.5
15	943.5
21	944.0
22	945.0

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

NOTE "E" - FOUNDATION WALLS, LOTS 11, 12, 13, 14, 15, 21 AND 22: The foundation walls of the buildings to be constructed on Lots 11, 12, 13, 14, 15, 21 and 22, shall be designed by a Registered Engineer and submitted to the Village Engineer of New Albany for approval.

NOTE "F" - FEMA ZONES: Part of Reserve "A" (being a part of that portion of Reserve "A" along the Rocky Fork Creek and Johnstown Road within the Drainage Easement area shown hereon) is within Flood Hazard Zone AE as the same is designated and delineated on FEMA Flood Insurance Rate Map for Franklin County, Ohio and Incorporated Areas, map number 39049C0190 G with effective date of August 2, 1995. Part of Lot 10 along Rocky Fork Creek, part of each of Lots 11, 12, 13, 14, 15, 21 and 22 along Swickard Run (the watercourse at the rear of lots 11, 12, 13, 14, 15, 21 and 22) and parts of Reserve "A" along Rocky Fork Creek and Swickard Run are within Zone X (Areas of 500-year flood...), as designated and delineated on said map number 39049C0190 G. The remaining parts of said Lots 10, 11, 12, 13, 14, 15, 21 and 22, the remaining parts of said Reserve "A" and all of the other Lots in The New Albany Country Club Section 13 are within Zone X (Areas determined to be outside 500-year flood plain) as designated and delineated on said map number 39049C0190 G.

NOTE "H" - 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 13 shall be maintained by The New Albany Country Club 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 "I" - HIKING/BIKING TRAILS: Any hiking/biking trails located within the limits of The New Albany Country Club Section 13 shall be open for the use of the general public.

