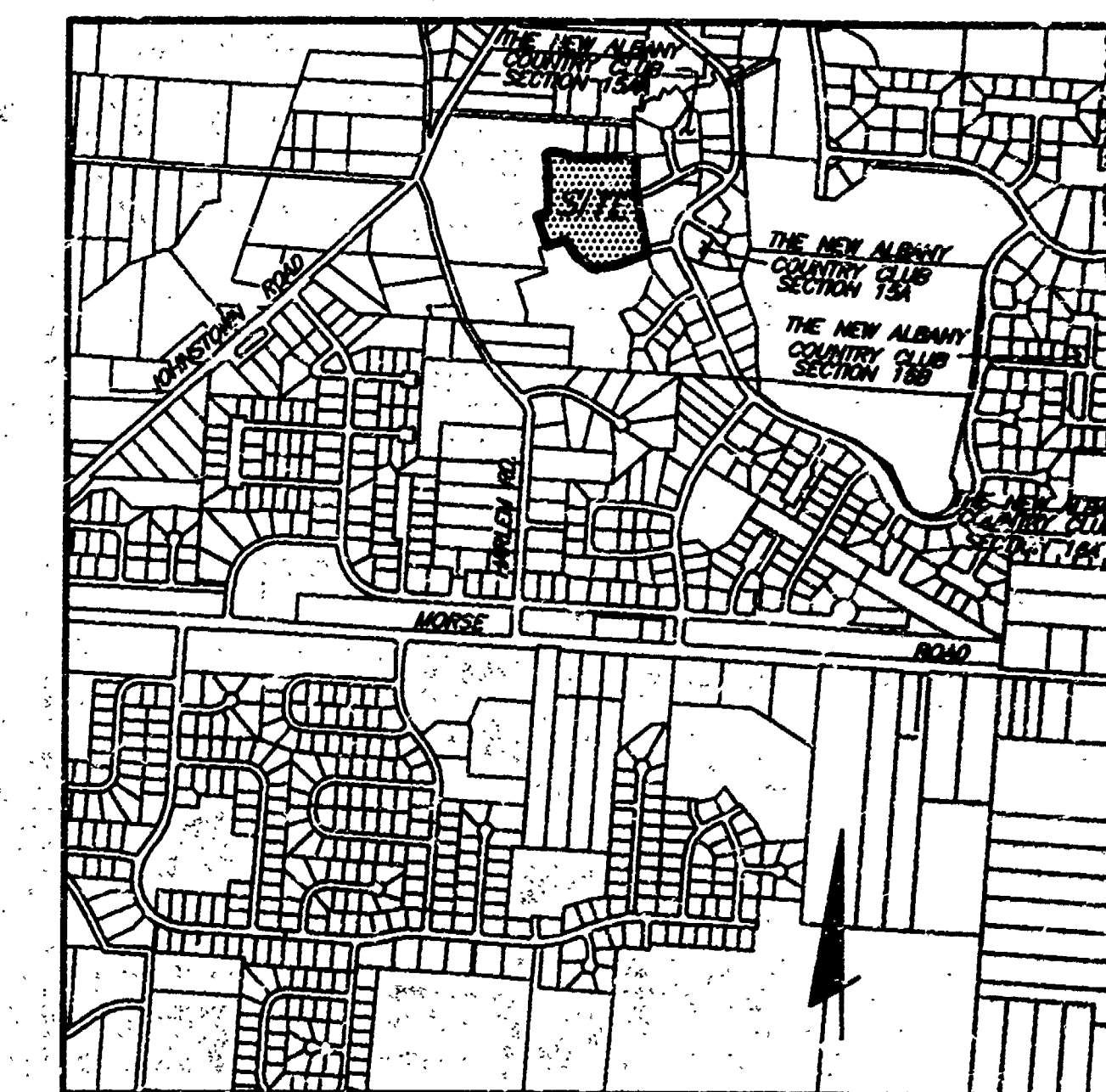


# THE NEW ALBANY COUNTRY CLUB SECTION 15B



LOCATION MAP AND BACKGROUND DRAWING  
SCALE: 1"=1500'

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 10.377 acres of land, said 10.377 acres being comprised of a part each of Lot No. 4, Lot No. 5 and Lot No. 7 as the same are numbered and delineated upon the subdivision plat entitled "Plat of Subdivision of Estate of Ruben Baughman Decd" and shown of record in Plat Book 5, Pages 162 and 163, said 10.377 acres also being comprised of part of Parcel 5 as the same is designated and described in the deed to THE NEW ALBANY COMPANY of record in Official Record 14554B14 and a part of each of those tracts of land conveyed to THE NEW ALBANY COMPANY LIMITED PARTNERSHIP by deeds of record in Official Records 23016G11, 24749D15 (a part each of both PARCEL ONE and PARCEL TWO), 27320A16, 27934119 and 30123109, all being 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 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 of Aid of Title of record in Instrument Number 19981120289607, both being of record in the Recorder's Office, Franklin County, Ohio), by BRENT B. BRADBURY, Chief Financial 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 15B", a subdivision containing Lots numbered 1B, 2B, 3B, 4B and 5B and an area designated "Reserve 'D'", does hereby accept this plat of same and dedicates to public use, as such, all of Ashcombe, Biddick, Lambton Green North, Lambton Green South and Stannage Pass 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, 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. 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 area over which easements are hereby reserved.

In Witness Whereof, BRENT B. BRADBURY, Chief Financial Officer of THE NEW ALBANY COMPANY LLC, has hereto set his hand this 12<sup>th</sup> day of Sept., 2000.

Signe and acknowledged in the presence of:  
 THE NEW ALBANY COMPANY LLC  
 BY BRENT B. BRADBURY, Chief Financial Officer

J. A. Robey  
 Notary Public  
 STATE OF OHIO  
 COUNTY OF FRANKLIN

Before me, a Notary Public in and for said State, personally appeared BRENT B. BRADBURY, Chief Financial Officer 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 Whereof, I have hereunto set my hand and affixed my official seal this 12<sup>th</sup> day of Sept., 2000.

My commission expires 9-28-2001  
 Notary Public, State of Ohio

Approved this 14<sup>th</sup> day of Sept., 2000

Mayor, New Albany, Ohio

Approved this 26<sup>th</sup> day of Sept., 2000

Municipal Engineer, New Albany, Ohio

Approved this \_\_\_ day of \_\_\_, 2000

Council Representative to Planning Commission, New Albany, Ohio

Approved this 28<sup>th</sup> day of Sept., 2000

Finance Director, New Albany, Ohio

Approved and accepted by Resolution No. 30, passed 8-1, 2000, wherein all of Ashcombe, Biddick, Lambton Green North, Lambton Green South and Stannage Pass 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 8-3, 2001.

Transferred this 12<sup>th</sup> day of Oct., 2000

Auditor, Franklin County, Ohio

Deputy Auditor, Franklin County, Ohio

Filed for record this 12<sup>th</sup> day of Oct., 2000 at 11:57 A.M. Fee \$ 86.40  
 File No. 200012020BDD3

Recorder, Franklin County, Ohio

Recorded this 12<sup>th</sup> day of Oct., 2000

Deputy Recorder, Franklin County, Ohio

Plat Book 95 Pages 71-72

TRANSFERRED

OCT 12 2000

JOSEPH W. TESTA  
 AUDITOR  
 FRANKLIN COUNTY, 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 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.

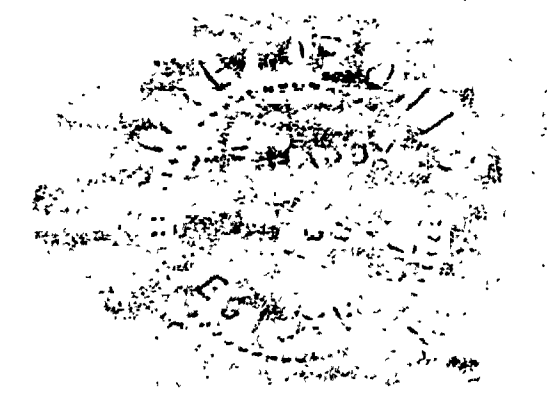
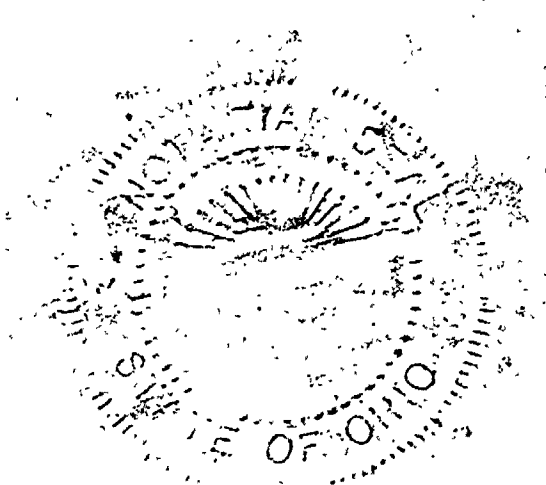
**PERMANENT MARKERS,** where indicated, unless otherwise noted, are to be set and are iron pipes one inch inside diameter, thirty inches long, buried one foot in depth with a plastic plug placed in the top end bearing the initials E.M.H.T. INC. The markers shall be set immediately following the completion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

SURVEYED & PLATTED BY  
**EMH.T.**  
 CONSULTING ENGINEERS & SURVEYORS  
 CLEVELAND, OHIO 44115

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.

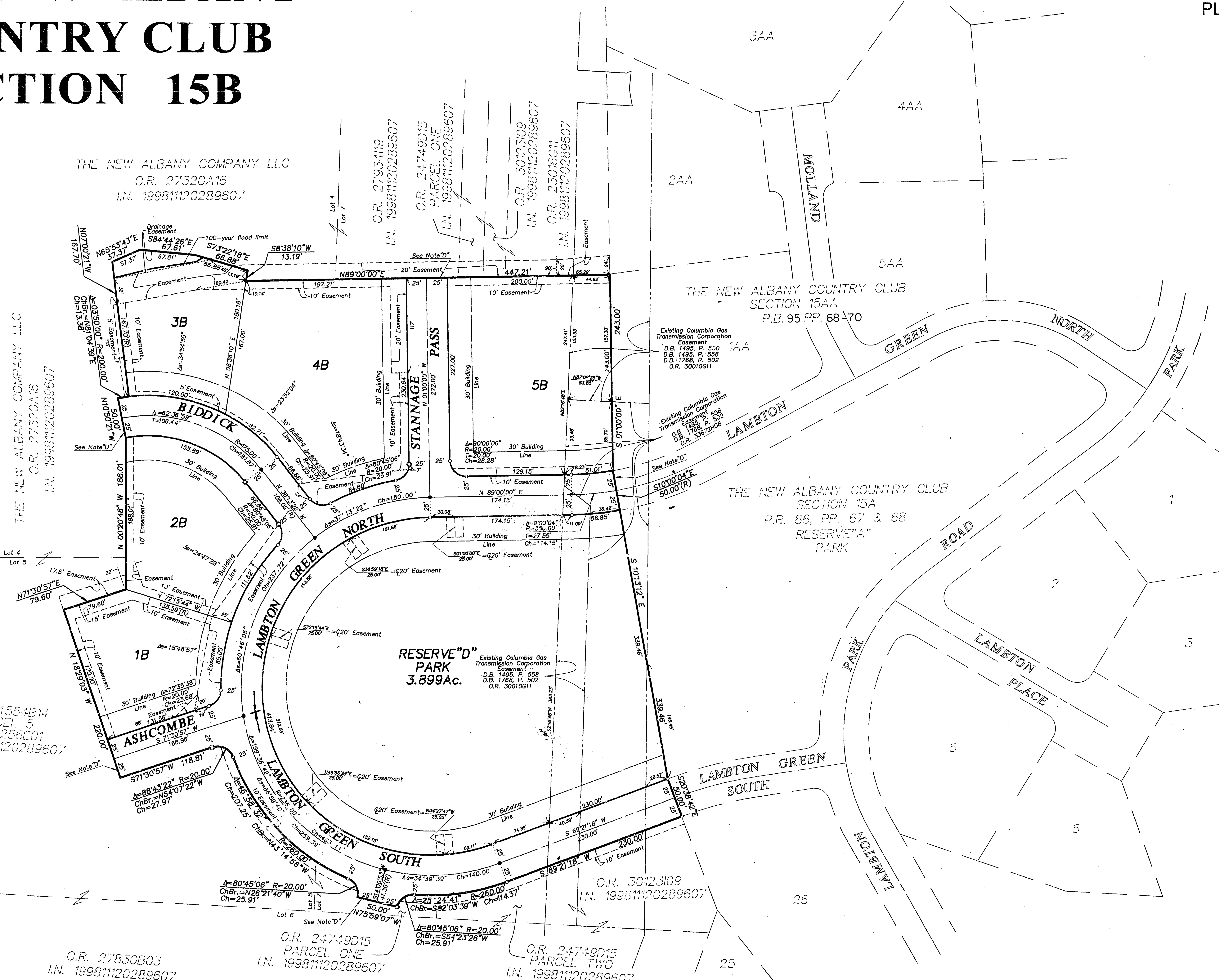
● = MAG Nail to be set Metric Conversion 1ft.=0.30480m  
 ○ = Iron Pin (See Survey Data) ⊙ = Permanent Marker (See Survey Data)

By E.E. Mally, Professional Surveyor No. 4985, 15 Sept. 00





# THE NEW ALBANY COUNTRY CLUB SECTION 15B



**NOTE "A" - DEPRESSED DRIVEWAYS:** Depressed driveways are hereby prohibited on all lots in The New Albany Country Club Section 15B. 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" - 100-YEAR DESIGN FLOOD IN LOT 3B:** The boundary of the 100-year design flood in Lot 3B, which boundary is designated "100-year flood limit" hereon, is intended to be coincident with the elevations of the 100-year design flood in the watercourse in said lot. Portions of this boundary are in locations that anticipate the ground surface in certain areas along said watercourse in said lot being in accordance with the grading plan for The New Albany Country Club Section 15B. Further, the boundary of the Drainage Easement areas shown hereon was also set in anticipation the ground surface in said certain areas along said watercourse being in accordance with said grading plan. The watercourse referred to hereinabove shall remain open and enclosure by pipe structure or any other structure in the future is hereby prohibited unless otherwise approved by the New Albany Municipal Engineer.

**NOTE "C" - LOT 3B:** On Lot 3B, no building shall be constructed which has an opening, unprotected from flooding, in its foundation wall, the lowest point of which opening is lower than the flood protection elevation for Lot 3B given in the following table:

Lot No.	Flood Protection Elevation (NGVD 1929)
3B	971.0

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

**NOTE "D":** 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.

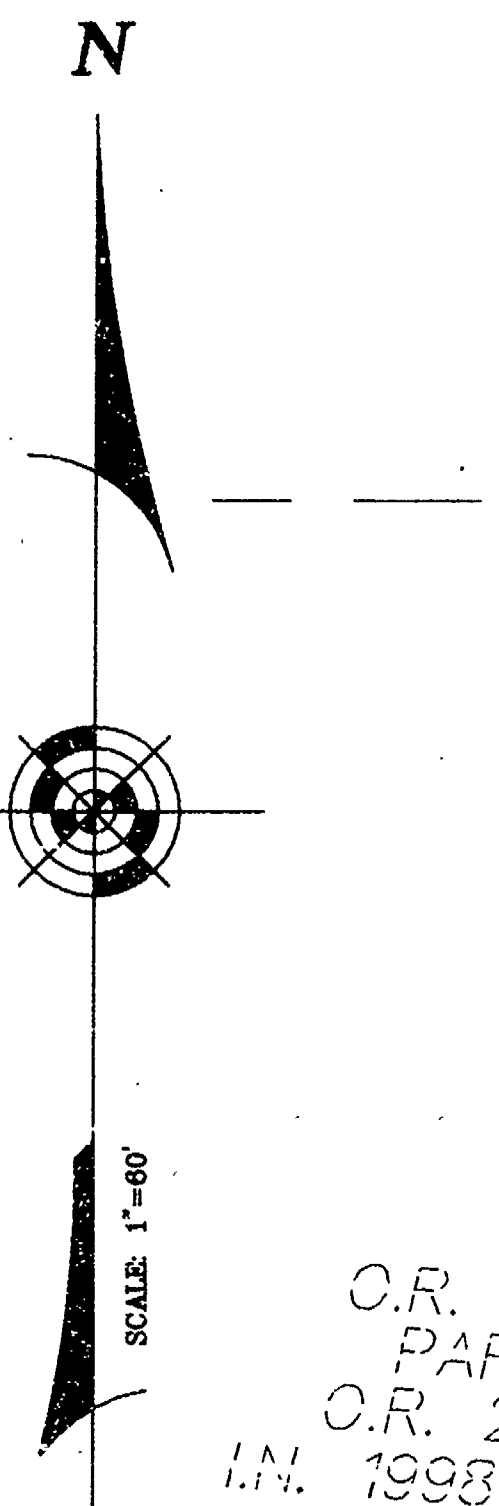
**NOTE "E" - HIKING/BIKING TRAILS:** Paved hiking/biking trails within the limits of The New Albany Country Club Section 15B shall be open for use by the general public. Said trails shall be maintained by the New Albany Country Club Community Homeowners Association, Inc. at its cost and at its risk and said association shall hold the Village of New Albany, Ohio, harmless from actions resulting from said maintenance.

**NOTE "F" - FOUNDATION WALLS, LOT 3B:** The foundation walls of the building to be constructed on Lot 3B shall be designed by a Registered Engineer and that design shall be submitted to the Municipal Engineer of New Albany for approval.

**NOTE "G":** No determination has been made by the Village of New Albany, Ohio, as to whether the area proposed to be platted contains 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 15B subdivision does not imply any approval for the development of the site as it may pertain to Wetlands.

**NOTE "H":** All of The New Albany Country Club Section 15B 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, maps numbered 39049C0180 G and 35049C0190 G, both with effective date of August 2, 1995.

**NOTE "I" - RESERVE "D":** Reserve "D", as designated and delineated hereon, shall be owned by the Village of New Albany, Ohio, and maintained by The New Albany Country Club Community Homeowners Association, Inc. Said reserve area shall be maintained by said association at its cost and at its risk and said association shall hold the Village of New Albany, Ohio, harmless from actions resulting from said maintenance.



THE NEW ALBANY COMPANY LLC  
O.R. 27320A15  
I.N. 19981120289607

THE NEW ALBANY COMPANY LLC  
O.R. 27320A15  
I.N. 19981120289607

O.R. 14554B14  
PARCEL ONE  
O.R. 21256E01  
I.N. 19981120289607

O.R. 27850B03  
I.N. 19981120289607

O.R. 24749D15  
PARCEL ONE  
I.N. 19981120289607

O.R. 24749D15  
PARCEL TWO  
I.N. 19981120289607

THE NEW ALBANY COUNTRY CLUB  
SECTION 15AA  
P.B. 95 PP. 68-70

THE NEW ALBANY COUNTRY CLUB  
SECTION 15A  
P.B. 86, PP. 67 & 68  
RESERVE "A" PARK

RESERVE "D"  
PARK  
3.899ac.

O.R. 30123I09  
I.N. 19981120289607