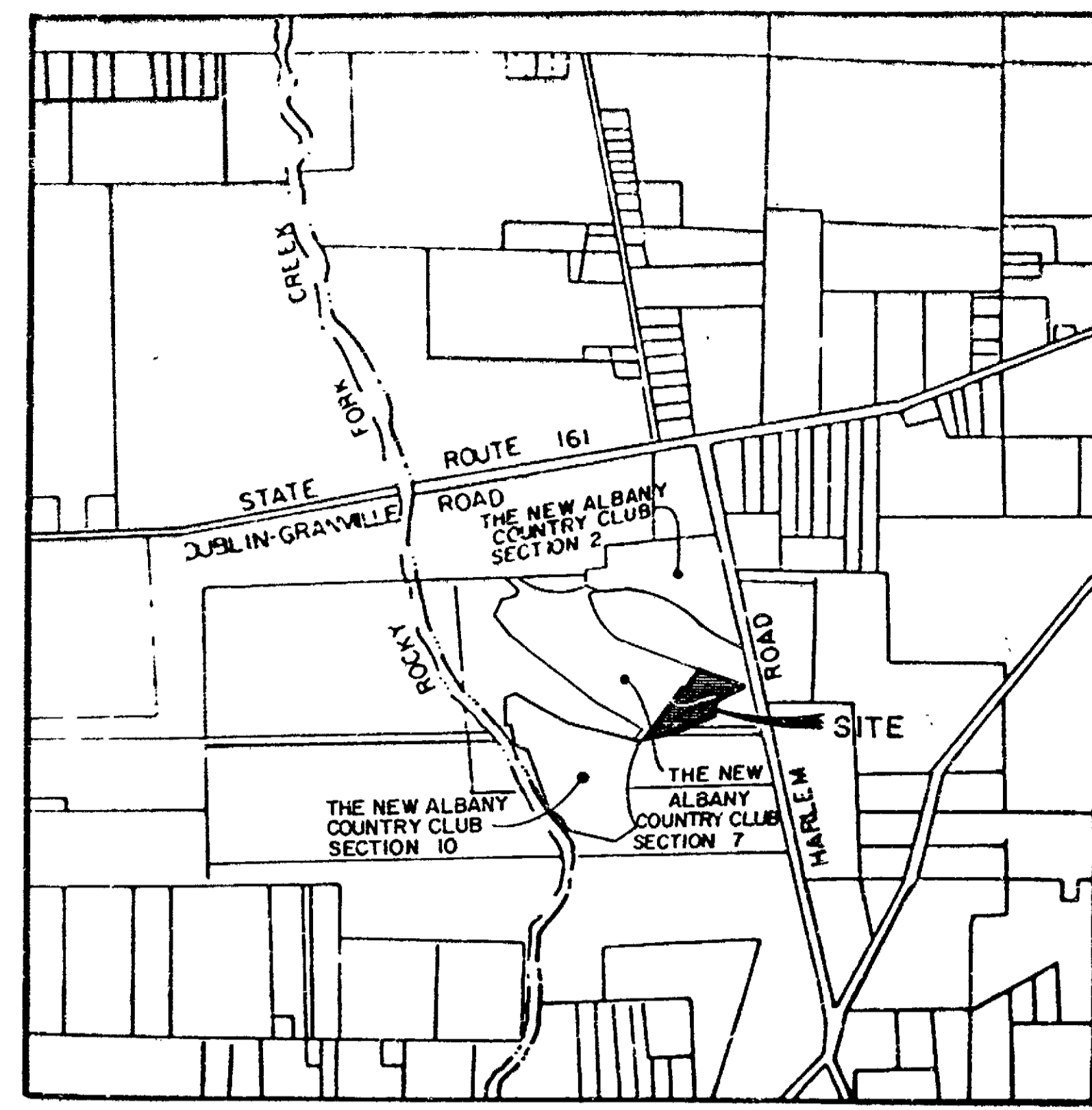
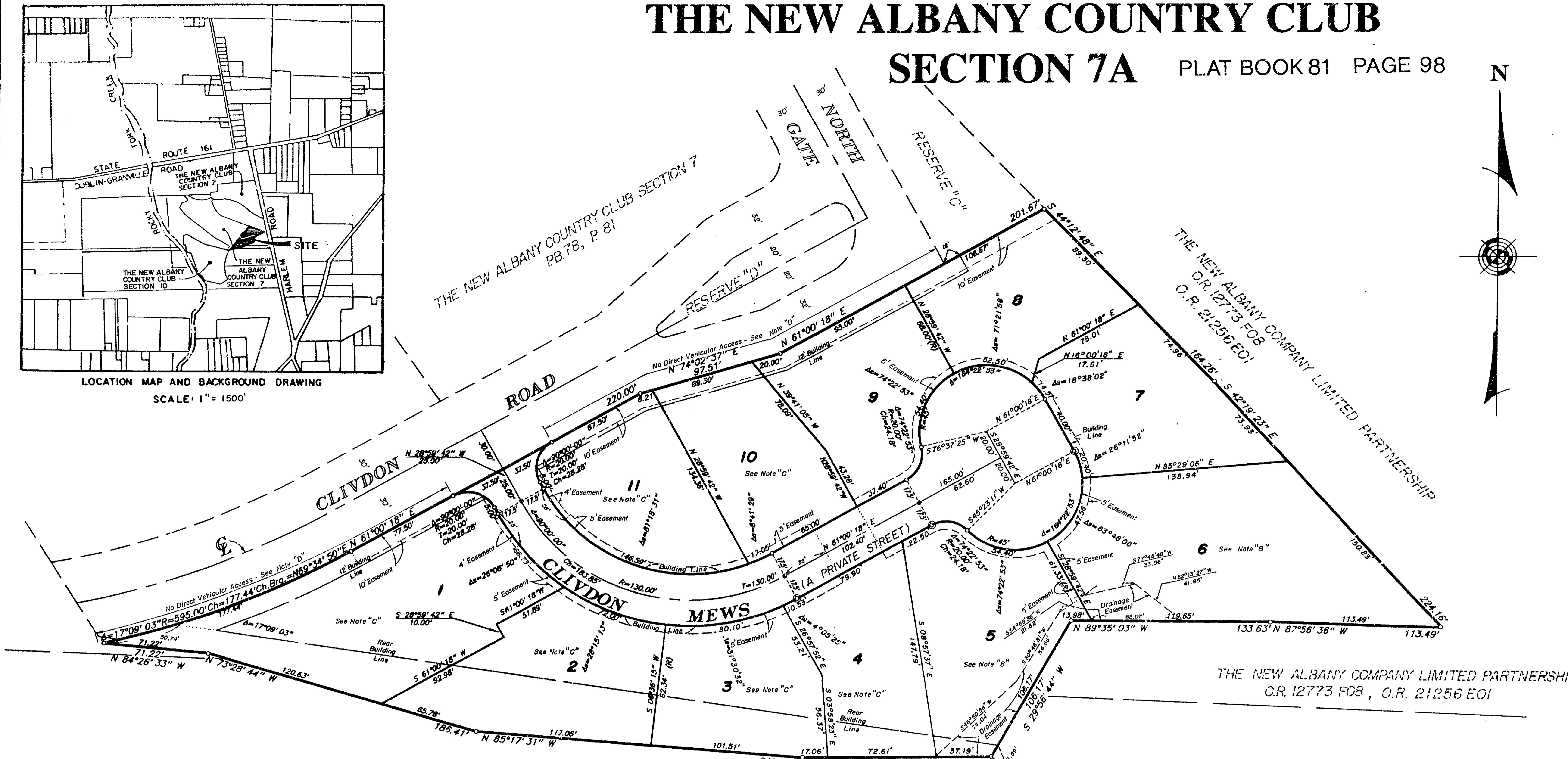


# THE NEW ALBANY COUNTRY CLUB

## SECTION 7A PLAT BOOK 81 PAGE 98



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



THE NEW ALBANY COMPANY LIMITED PARTNERSHIP  
O.R. 14548 102  
O.R. 21256 E01

THE NEW ALBANY COMPANY LIMITED PARTNERSHIP  
O.R. 12773 F08, O.R. 21256 E01

**NOTE "A":** No determination has been made by the Development Regulations Division, City of Columbus, as to whether The New Albany Country Club Section 7A 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. City of Columbus approval of the final plat of The New Albany Country Club Section 7A subdivision does not imply any approval for the development of the site as it may pertain to Wetlands.

**NOTE "B":** Portions of the following Lots in The New Albany Country Club Section 7A are within Flood Hazard Area Zone A3 as delineated on the FEMA Flood Insurance Rate Map Community-Panel No. 390167 0065B dated July 5, 1983 for Franklin County, Ohio: 5 and 6

The remaining portions of the Lots listed above together with the remaining Lots in The New Albany Country Club Section 7A are in Flood Hazard Zones Band or C as delineated on said Community-Panel.

**NOTE "C" - DEPRESSED DRIVEWAYS:** The pavement and storm sewer plan together with the master grading plan for The New Albany Country Club Section 7A show a design that would prohibit the following lots in The New Albany Country Club Section 7A from having a depressed driveway according to Columbus City Code Section 4137.08 unless otherwise approved by the Columbus Building Inspector: 1, 2, 3, 4, 10 and 11

**NOTE "D" - VEHICULAR ACCESS - CLIVDON ROAD:** Within the limits shown and specified hereon, The New Albany Company Limited Partnership, hereby waives and releases all right or rights of direct vehicular access or claims thereof to the present road improvement known as Clivdon Road as constructed or to the ultimate road improvement to be constructed in the future and the execution of this plat shall act automatically as a waiver to the City of Columbus, Ohio, in the elimination of any direct vehicular access to said road either for present or future construction.

**NOTE "E":** At the time of platting, the land hereby being platted as The New Albany Country Club Section 7A is subject to certain requirements of City of Columbus, Ohio Rezoning Ordinance No. 2361-93 (293-031), passed November 15, 1993. See said ordinance or subsequent ordinance(s) applicable to said land for the complete requirements.

**NOTE "F":** At the time of platting, the land hereby being platted as The New Albany Country Club Section 7A is subject to a Board Order passed on July 26, 1994 by the Board of Zoning Adjustment, City of Columbus, Ohio. Said Board Order includes the following:

- Variations to Section(s):
- 3332.19, Fronting, which Section requires dwellings to front a public street, while applicant proposes a single-family residential subdivision fronting a private drive.
  - 3332.21B, Building Lines, which Section requires a minimum 25 foot building setback line from the Clivdon Road street property line, while applicant proposes a twelve (12) foot building setback line parallel the south Clivdon Road right-of-way.
  - 3332.25(B), Maximum Side Yards Required, which Section requires the sum of the widths of each side yard to equal or exceed twenty percent (20%) of the lot's width, being a calculated twelve (12) feet, while applicant proposes a maximum combined side yard totaling only six (6) feet.
  - 3332.26(B), Minimum Side Yard Permitted, which Section requires a minimum side yard of five (5) feet, while applicant proposes a minimum side yards of only three (3) feet.
  - 3332.27, Rear Yard, which Section requires a minimum twenty-five percent (25%) of a lot's total area to be provided as rear yard, while applicant proposes to establish only eighteen percent (18%) of any lot as rear yard area.

**CONDITIONS:** Street width is subject to final approval by both the Fire Division and Traffic Engineering and Parking Division; Applicant is to file an amendment to the existing PUD (Subarea 8) incorporating the above variances as new PUD standards. Rezone Subarea 8.

**NOTE "G" - SIDEWALK EASEMENT:** A nonexclusive easement for sidewalk purposes is hereby reserved in and over a strip of land, 0.50 foot in width, located within: Lots 1 to 11, both inclusive, of The New Albany Country Club Section 7A, and along and abutting the boundary lines of the 0.516 acre Clivdon Mews private street area. This easement area is not shown graphically hereon.

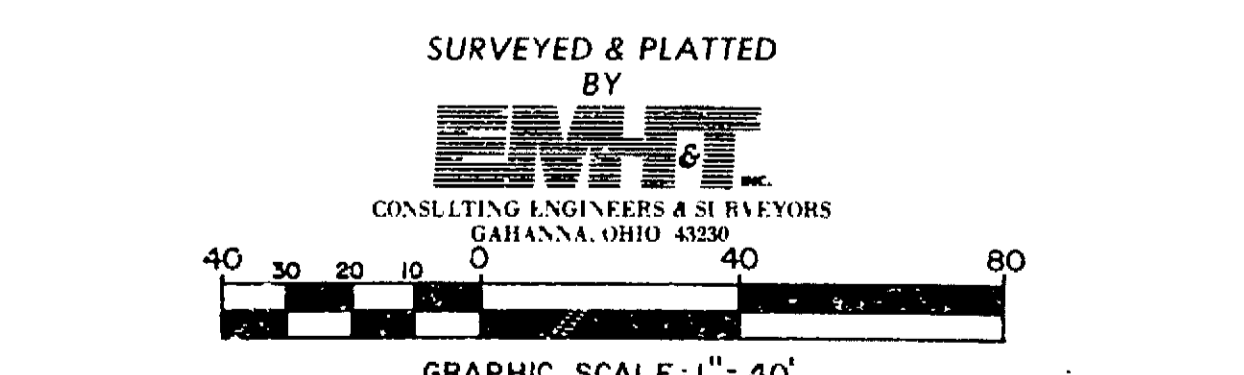
### SURVEY DATA:

**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 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.

○=Iron Pin    ⊙=Permanent Marker    Metric Conversion 1 ft. = .30480m

By E. E. Mally Professional Surveyor No. 1965    13 Feb 95 Date

● = P.K. nail to be set  
○ = Iron Pin (See Survey Data)  
⊙ = Permanent Marker (See Survey Data)

Situated in the State of Ohio, County of Franklin, City of Columbus and in Quarter Township 3, Township 2, Range 16, United States Military Lands containing 3.603 acres of land, more or less, said 3.603 acres being comprised of parts of tracts of land described in the deeds to THE NEW ALBANY COMPANY, of record in Official Records 12773F08 and 14548I02, 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, its 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 7A", a subdivision containing Lots numbered 1 to 11, both inclusive and a private street right-of-way encompassing 0.516 acre of land, more or less, designated "Clivdon Mews (a private street)", and does hereby accept this plat of same.

Within those areas designated "Easement", "Drainage Easement" and "Clivdon Mews (a private street)" on this plat, easements are hereby reserved 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, and additional easement is hereby reserved for the purpose of constructing, operating and maintaining major storm water drainage swales and 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 City of Columbus, Division of Sewerage and Drainage provided that nothing herein shall prohibit the construction/installation of retaining walls along the northerly bank of the creek in Lots 5 and 6. Furthermore, in accordance with the terms and regulations of Section 3123.08(c)(d) of the Columbus City Codes, 1959, there is hereby offered an easement to the Cable T.V. Industry for the installation, operation and maintenance of T.V. cable and equipment.

The owners, their heirs, successors and assigns, of the fee simple titles to said Lot 1 to 11, both inclusive, and "Clivdon Mews (a private street)" shall have and are hereby granted a non exclusive right-of-way and easement for ingress and egress to and from Clivdon Road, a public street, in and over said "Clivdon Mews (a private street)" to be shared with the owners of the fee simple titles to each other of said Lots 1 to 11, both inclusive and "Clivdon Mews (a private street)".

Clivdon Mews (a private street), the private street right-of-way (0.516 acre) shall be owned and maintained by an association comprised of the owners of the fee simple titles to Lots 1 to 11, both inclusive, of The New Albany Country Club Section 7A. Within said area designated "Clivdon Mews (a private street)" on this plat, easements are hereby granted to the City of Columbus, Ohio to permit access to such area by the City of Columbus, Ohio, and other governmental employees or licensees in the course of providing police, fire or other governmental services to adjacent lots and lands.

In Witness Whereof, GARY R. KERNEY, Chief Executive Officer of THE NEW ALBANY COMPANY LIMITED PARTNERSHIP, has hereunto set his hand this 13th day of Feb., 1995.

Signed and acknowledged in the presence of:  
Thomas D. Sibbald  
Thomas D. Sibbald  
Mark S. Ward  
Mark S. Ward

THE NEW ALBANY COMPANY LIMITED PARTNERSHIP  
By Gary R. 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 Whereof, I have hereunto set my hand and affixed my official seal this 13th day of February, 1995.

My Commission Expires Feb. 13, 1996  
Thomas D. Sibbald  
Notary Public, State of Ohio

Approved this 13th day of Feb, 1995  
Robert C. Smith, Esq.  
City Engineer, Columbus, Ohio

Approved this 13th day of Feb, 1995  
Thomas B. Menitt, Esq.  
Director of Public Service, Columbus, Ohio

Approved and accepted this 13th day of Feb., 1995, by the Columbus City Council by Ordinance No. 2361-95.

In Witness Whereof, I have hereunto set my hand and affixed my seal this 13th day of Feb., 1995  
Joseph J. Tota  
City Clerk, Columbus, Ohio

Accepted for platting this 3rd day of April, 1995  
Joseph J. Tota  
Auditor, Franklin County, Ohio

Thomas M. Pava  
Deputy Auditor, Franklin County, Ohio

Filed for record this 3rd day of April, 1995 at 10:59 AM. Fee \$47.70  
File No. 41779  
Joseph J. Tota  
Recorder, Franklin County, Ohio

Recorded this 3rd day of April, 1995  
Joseph J. Tota  
Deputy Recorder, Franklin County, Ohio

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