## THE NEW ALBANY COUNTRY CIUB SECTION 8A

RON GUZZO CUSTOM THE NEW ALBANY HOMES, INC. ROBERT E. & COMPANY ALAN R. B OR. 27025 GIZ JILL D. RUDLER CR. 22780 G/3 PL. DUMAIN O.R. 26451 J06 O.R. 24545 DI2 Existing 17' Easement P.B. 76 , P.54-57 THE NEW ALBANY COUNTRY CLUB SECTION 1PB. 76, PP 54-57 86°58′ 22″ 122.41' 10'Easement OCCA INC. JOANNA I. CURRAN O.R. 24166 AOI 96 97 P.B. 76, P. 54-57 . 76, P. 59-60 ; NOTE "G" - LOTS 6 AND 7: The proposed site plan for each of Lots 6 and 7 shall be submitted to the New Albany Village Engineer for his approval prior to the issuance of a building permit by the Village of New Albany. Each plan shall include the proposed overlot grading plan for that lot. The Village Engineer shall approve each plan if it mee's his requirements for the continuation of the proper flow of storm water runoff in the existing east to west swale located in the approximate center of Lots 6 and 7. F. G. & IZADOŘÝ NOTE "H": No determination has been made by the Village CABAKOFF\_ RESERVE "A" of New Albany as to whether the area proposed to be platted contains area(s) that could be classified as Wetlands by the 0.164 Ac. Army Corps of Engineers. It is the developer's responsibility O.R. 27811013 to determine whether Wellands exist on the site. The Village of New Albany approval of the final plat of The Reserve at New Albany subdivision does not imply any approval for the development of the site as it may pertain to Wetlands. SURVEY DATA: SURVEYED & PLATTED 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, 10 Easement P. 59-60 including Frank 78 and Frank 178 and is based on the Ohio S 27°59' 27" W GAHANNA, OHIO 43230 State Plane Coordinate System, South Zone as per NAD 83. **SOURCE OF DATA**: The sources of recorded survey data GRAPHIC SCALE: 1"= 50' are the records of the Franklin County, Ohio, Recorder We do hereby certify that we have surveyed the above premises.

referenced in the plan and text of this plat.

bearing the initials E.M.H.T. INC.

markers are in place.

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

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. The markers shall be set immediately following the completion of the pavement and utility construction work.

at which time the Village Engineer shall be notified that the

BOULEVARD

G OGDEN

JAMES R. & M.K.

BANNISTER

O.R. 23514 JO5

NOTE "A" - PARKING: Parking will not be allowed in the 75 foot radii sections of Phelps Close. The owners of the fee simple titles to all the lots in The New Albany Country Club Section 8A, their heirs, successors and assigns, hereby waive any and all objections to said parking restrictions.

NOTE "B" - DEPRESSED DRIVEWAYS: Depressed driveways are hereby prohibited on all lots in The New Albany Country Club Section 8A. Nothing herein, however, shall prohibit the construction and use of, if otherwise permitted, a driveway alongside or to the rear of a residential structure.

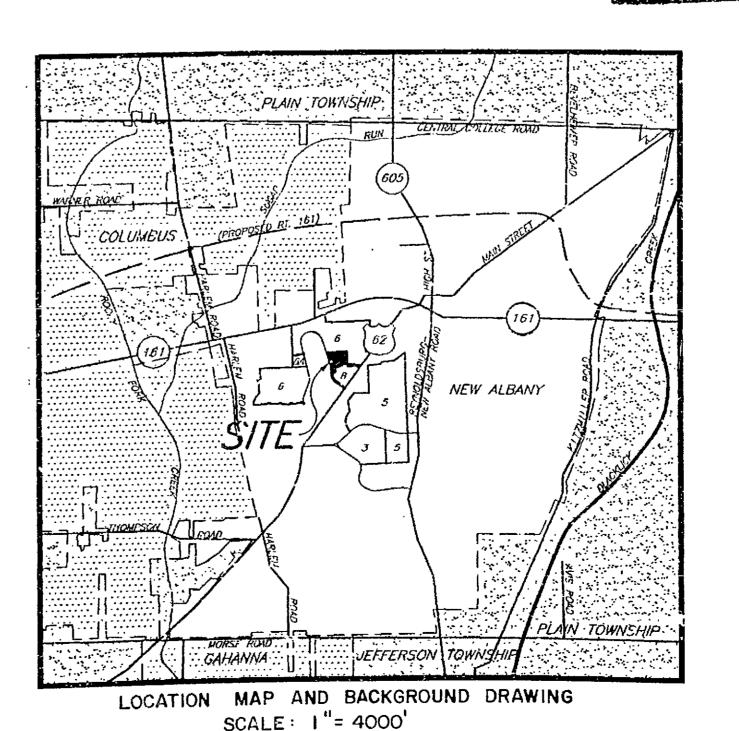
NOTE "C" - RESERVE "A": Reserve "A" in The New Albany Country Club Section 8A shall be owned and maintained by The New Albany Country Club Community Association, Inc. Reserve "A" shall be maintained by said association at its own cost and at its own risk and said association shall hold The Village of New Albany harmless from actions resulting from said ownership and maintenance.

NOTE "D" - 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 8A shall be maintained by The New Albany Country Club Community 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

NOTE "E" - SIDEWALKS NOT REQUIRED: In accordance with Section 2(d) of Village of New Albany Subdivision Regulations, Ordinance No. 77-91, and Board of Zoning Appeals Variance No. V 1-95, passed February 27, 1995, sidewalks will not be required in The New Albany Country Club Section 8A.

NOTE "F": The City of Columbus Division of Water and the Village of New Albany shall be held harmless from any damages to any special private pavernent finish such as brick pavers or landscaping resulting from maintenance work and/or water flow that could be associated with any water lines located in easement areas outside of the rightof-way of public streets.

> TRANSFERRED MAY 19 1995 JOSEPH W. TESTA FRANKLIN COUNTY, OHIO



prepare I the attached plat, and that said plat is correct. All dimensions are

in feet and decimal parts thereof. Dimensions shown on curves are chord

By E EMALL 73 Sept. SA.

Professional Surveyor No. 14965 Date

## PLAT BOOK 82 PAGE 8

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 5.688 acres of land, more or less, said 5.688 acres being part of a tract of land conveyed to THE NEW ALBANY COMPANY by deed of record in Official Record 12773C11, said THE NEW ALBANY COMPANY now being THE NEW ALBANY COMPANY LIMITED PARTNERSHIP, see instrument of record in Official Record 21256E01, both being records of the Recorder's Office, Franklin County, Ohio.

The undersigned, THE NEW ALBANY COMPANY LIMITED PARTNERSHIP, a Delaware limited partnership, by STEVEN A. MINICK, 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 8A" a subdivision containing Lots numbered 1 to 9, both inclusive, and an area designated "Reserve 'A'", does hereby accept this plat of same and dedicates to public use, as such, all of Phelps Close 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 piat, an additional easement is hereby reserved for the purpose of constructing, uperating and maintaining major storm water drainage swales and/or other storm water drainage facilities. No above grade structures, dams or other chstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat unless approved by the New Albany Viliage 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-ofway adjacent to said easement areas.

constructed in any area over which easements are hereby reserved. See Note "F".

STEVEN A. MINICK, Steven A. Maniel

Chief Financial Officer

THE NEW ALBANY COMPANY

LIMITED PARTNERSHIP

In Witness Whereof, STEVEN A. MINICK, Chief Financial Officer of THE NEW ALBANY COMPANY LIMITED PARTNERSHIP, has hereunto set his hand this 23 rd day of Sentember 1994.

Signed and acknowledged in the presence of:

STATE OF OHIO COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared STEVEN A. MINICK, Chief Financial 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 25 Pa day of September 1994.

My Commission Expires 7-20-49

Approved this 16 day of MAY, 1995

Approved this 15 day of Nov 1994-

New Albany, Ohio

Approved and accepted by Ordinance 5594, II - I - 94 wherein all of Phelps Close, shown dedicated hereon is 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 June, 1995.

New Albany, Ohio

May 1995

Accepted for platting this 10th day of

Deputy Auditor, Franklin County, Ohio

Filed for record this 19th day of MAY, 1995

at 4:06 M. Fee \$ 43.20 File No. 68595

NOTE "I" - OFFSITE FLOOD ROUTING: The New Albany Country Club Section 8A floed routing occurs offsite to the west through golf holes 3 and 4 of the north 9 holes of the golf course. The New Albany Country Club agrees that grading on the golf course for the above referenced holes will not be altered without prior written approval of the Village Engineer.

THE NEW ALBANY COUNTRY CLUB SECTION P. A P- 1704