

Situated in the State of Ohio, County of Franklin, Village of New Albany and in Quarter Townships 3 and 4, Township 2, Range 16, United States Military lands, containing 32.671 acres of land, more or less, said 32.671 acres being comprised of 1) all of Lots 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81 and 82 as the same are numbered and delineated upon the subdivision plat entitled "The New Albany Country Club Section 11" and shown of record in Plat Book 82, Pages 72, 73, 74, 75 and 76, said lots being part of that portion of said The New Albany Country Club Section 11 that is out of that tract of land described in the deed to THE NEW ALBANY COMPANY of record in Official Record 12773C02, said THE NEW ALBANY COMPANY now being THE NEW ALBANY COMPANY LIMITED PARTNERSHIP (see instrument of record in Official Record 21256E01), 2) 0.003, 0.003 and 0.170 acre portions of Willow Grove as said public street right-of-way is designated and delineated upon said subdivision plat of The New Albany Country Club Section 11, 3) part of Lot 50 as the same is numbered and delineated upon the subdivision plat entitled "The New Albany Country Club Section 14" and shown of record in Plat Book 83, Pages 21, 22, 23 and 24, said lot being part of that portion of said The New Albany Country Club Section 14 that is out of that tract of land (Parcel 1) described in the deed to THE NEW ALBANY COMPANY of record in Official Record 14554B14, 4) part of that tract of land described in the deed to THE NEW ALBANY COMPANY of record in Official Record 14548I10, 5) a part of each of those tracts of land described in the deeds to THE NEW ALBANY COMPANY LIMITED PARTNERSHIP of record in Official Records 27993C15 and 30779H14, and 6) all of that tract of land conveyed to THE NEW ALBANY COMPANY LIMITED PARTNERSHIP by deed of record in Official Record 28049C05, all being of record in the Recorder's Office, Franklin County, Ohio.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement", "Drainage Easement" or "Sidewalk 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 Village Engineer. Within those areas designated "Sidewalk Easement" on this plat, an additional easement is hereby reserved for the construction and maintenance of a sidewalk for use by the public. The owner of the fee simple title to each lot shall maintain, in a manner consistent with public policy regarding maintenance of sidewalks in the public right-of-way, the sidewalk, all or part of which is within said sidewalk easement area that adjoins his lot. 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 undersigned and easements are hereby reserved therein for the uses and purposes as expressed herein.

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 16A", a subdivision containing Lots numbered 1 to 50, both inclusive, and areas designated Reserve "A" and Reserve "B", does hereby accept this plat of same and dedicates to public use, as such, the parts of Lambton Park Road, Roxton Court, Somerly Court, Sutton Place and Willow Grove shown hereon and not heretofore dedicated.

In Witness Whereof, STEVEN A. MINICK, Chief Financial Officer, of THE NEW ALBANY COMPANY LIMITED PARTNERSHIP, has hereunto set his hand this 10th day of November 1997.

Signed and acknowledged in the presence of: **THE NEW ALBANY COMPANY LIMITED PARTNERSHIP**
 By Steven A. Minick
 STEVEN A. MINICK, Chief Financial Officer
Marvin T. Warren
 Marvin T. Warren

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 free and voluntary act and deed and the free 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 10th day of November 1997.

My commission expires 8-26-2002 Pamela S. Morris
 Notary Public, State of Ohio
 PAMELA S. MORRIS

Approved this 24 day of Nov. 1997

Ed P. Fumis
 Village Engineer, New Albany, Ohio

Approved this 19 day of Nov. 1997

[Signature]
 Council Representative to Planning and Zoning Board, New Albany, Ohio

Approved and accepted by Ordinance No. 36-97, passed 9-2-97, wherein all of Lambton Park Road, Roxton Court, Somerly Court, Sutton Place and Willow Grove shown dedicated hereon are accepted as such by the Council for the Village of New Albany, Ohio. The Village of New Albany, Ohio, by its approval and acceptance of this plat of The New Albany Country Club Section 16A, does thereby vacate the 0.003 acre, 0.003 acre and 0.170 acre portions of Willow Grove shown by hatching hereon and does thereby release and render null and void all rights and easements in the areas specified in Note "I" and shown by crosshatching hereon. Approval of this plat shall become null and void unless recorded prior to 9-2, 1998.

Dennis J. White
 Administrator, New Albany, Ohio

Betty J. Books
 Clerk, New Albany, Ohio

Transferred this 26th day of Nov. 1997

Joseph W. Yeste
 Auditor, Franklin County, Ohio

129.60

11:06 A.M.

Janet Seaning
 Deputy Auditor, Franklin County, Ohio

Richard B. Motzall (Mrs)
 Recorder, Franklin County, Ohio

Recorded this 26th day of Nov. 1997

Michelle VanDyke
 Deputy Recorder, Franklin County, Ohio

Plat Book 87, Pages 81-83

TRANSFERRED
 NOV 26 1997
 JOSEPH W. YESTE
 AUDITOR
 FRANKLIN COUNTY, OHIO

SURVEYED & PLATTED

By **EMHT**
 CONSULTING ENGINEERS & SURVEYORS
 COLUMBUS, OHIO 43260

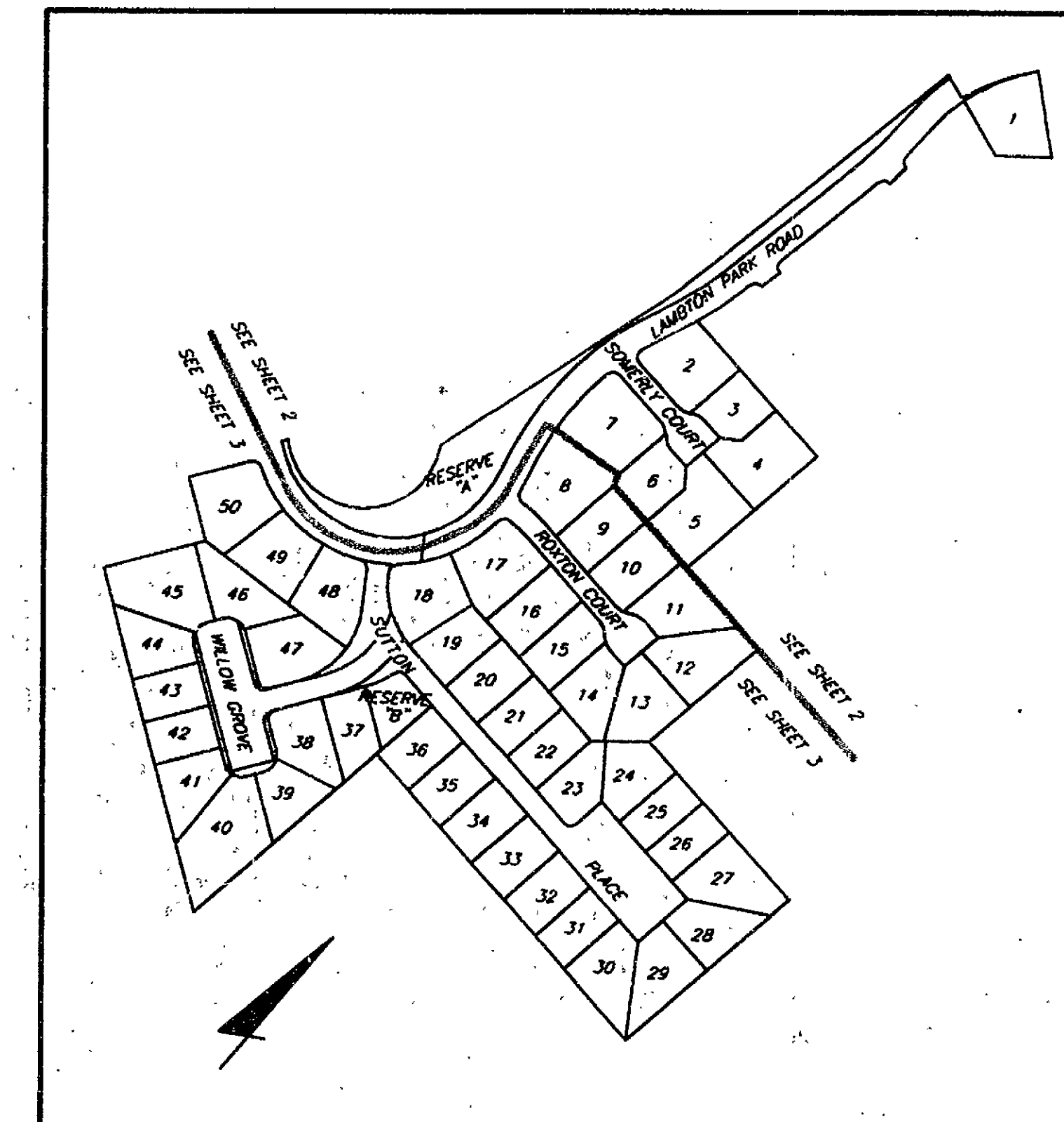
We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof. Dimensions shown on curves are chord measurements.

©=Iron Pin @=Permanent Marker Metric Conversion 1ft.=.30480m

By E. E. Maddy 10 Nov. 97
 Professional Surveyor No. 4965 Date



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



PLAT SHEET INDEX MAP
 SCALE: 1"=400'

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 one 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 Village Engineer shall be notified when the markers are in place.

THE NEW ALBANY COUNTRY CLUB SECTION 16A

(THE NEW ALBANY COUNTRY CLUB SECTION 16A INCLUDES AND IS A RESUBDIVISION OF PARTS OF THE NEW ALBANY COUNTRY CLUB SECTIONS 11 AND 14)

NOTE "A" - No determination has been made by the Village of New Albany 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 area hereby platted. The Village of New Albany approval of this final plat of The New Albany Country Club Section 16A does not imply any approval of the site as it may pertain to Wetlands.

NOTE "B" - All of the area hereby platted 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, map number 39049C0183 G with effective date of August 2, 1995.

NOTE "C": 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 "D" - MAINTENANCE OF PLANTING ISLANDS IN PUBLIC STREETS: The planting islands in Roxton Court, Somerly Court, Sutton Place and Willow Grove shall be maintained by the New Albany Country Club Community 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 "E" - PARKING: Notice is hereby given to the buyers of the lots in The New Albany Country Club Section 16A, that, within the cul-de-sac portions of the pavements in Roxton Court and Somerly Court, along those portions of those sides of the pavements in Sutton Place and Willow Grove indicated hereon by the notation "No Parking" and along the westerly side of the pavement in Lambton Park Road, the Village of New Albany, Ohio, may restrict or eliminate on-street parking. The buyers of said lots hereby waive any and all objections to said parking restriction or elimination.

NOTE "F" - DEPRESSED DRIVEWAYS: Depressed driveways are hereby prohibited on all lots in The New Albany Country Club Section 16A. 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 "G" - HIKING/BIKING TRAIL: Within that area designated hereon as "Hiking/Biking Trail Easement", the New Albany Country Club Community Association, Inc., its successors and assigns, shall have and is hereby granted a nonexclusive easement for the purpose of constructing/installing, operating, maintaining, repairing and replacing a paved hiking/biking trail for use by the public. Paved hiking/biking trails located within said Hiking/Biking Trail Easement area and or within the limits of The New Albany Country Club Section 16A shall be open for use by the general public. Said trails shall be maintained by the New Albany Country Club Community Association, Inc. and said association shall hold the Village of New Albany, Ohio, harmless from actions resulting from said maintenance.

NOTE "H" - RESERVE "A" AND RESERVE "E": Reserve "A", as designated and delineated hereon, shall be owned and maintained by The New Albany Country Club Limited Partnership, its successors and assigns. Reserve "E", as designated and delineated hereon, shall be owned and maintained by the New Albany Country Club Community 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 ownership and maintenance.

NOTE "I" - RELEASE OF CERTAIN EASEMENTS: All rights and easements granted to the Village of New Albany, Ohio, by instrument of record in Official Record 19155114, Recorder's Office, Franklin County, Ohio, in, over and under the areas indicated hereon by crosshatching are hereby released and rendered null and void, all rights and easements reserved by the plat of The New Albany Country Club Section 11, of record in Plat Book 82, Pages 72-76, Recorder's Office, Franklin County, Ohio, within the limits of Lots 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81 and 82 as the same are numbered and delineated thereon, are hereby released and rendered null and void and all rights and easements reserved by the plat of The New Albany Country Club Section 14, of record in Plat Book 83, Pages 21-24, Recorder's Office, Franklin County, Ohio, within the limits of Lot 50 as the same is numbered and delineated thereon, are hereby released and rendered null and void.

NOTE "J" - EXISTING THE OHIO POWER COMPANY EASEMENT: The deed of easement to The Ohio Power Company of record in Deed Book 1712, Page 509, contains the provision that "...no building or structure shall be placed ...under or within fifty (50) feet (measured horizontally) of any tower or wire..."

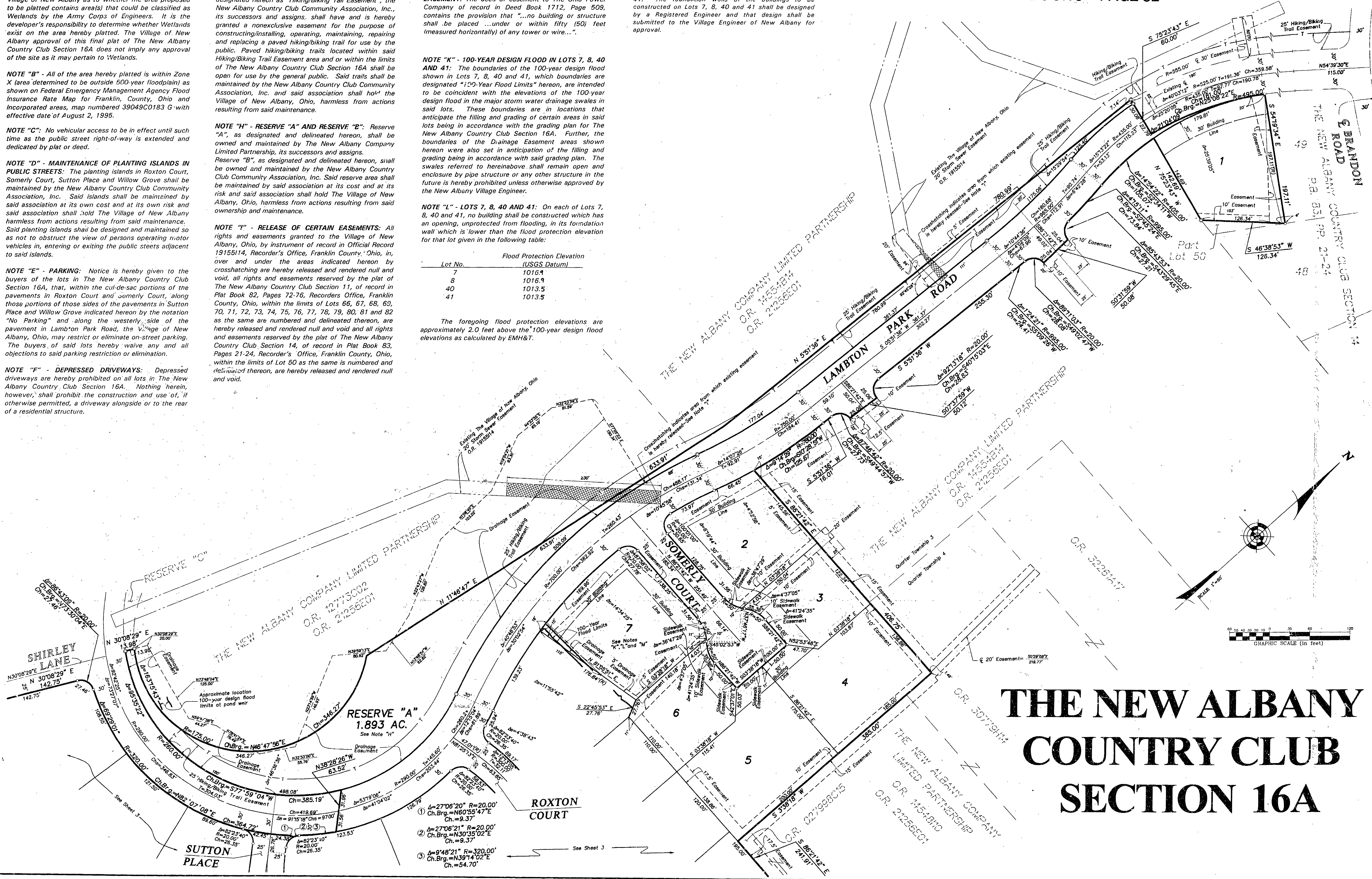
NOTE "K" - 100-YEAR DESIGN FLOOD IN LOTS 7, 8, 40 AND 41: The boundaries of the 100-year design flood shown in Lots 7, 8, 40 and 41, which boundaries are designated "100-Year Flood Limits" hereon, are intended to be coincident with the elevations of the 100-year design flood in the major storm water drainage swales in said lots. These boundaries are in locations that anticipate the filling and grading of certain areas in said lots being in accordance with the grading plan for The New Albany Country Club Section 16A. Further, the boundaries of the Drainage Easement areas shown hereon were also set in anticipation of the filling and grading being in accordance with said grading plan. The swales 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 Village Engineer.

NOTE "L" - LOTS 7, 8, 40 AND 41: On each of Lots 7, 8, 40 and 41, 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:

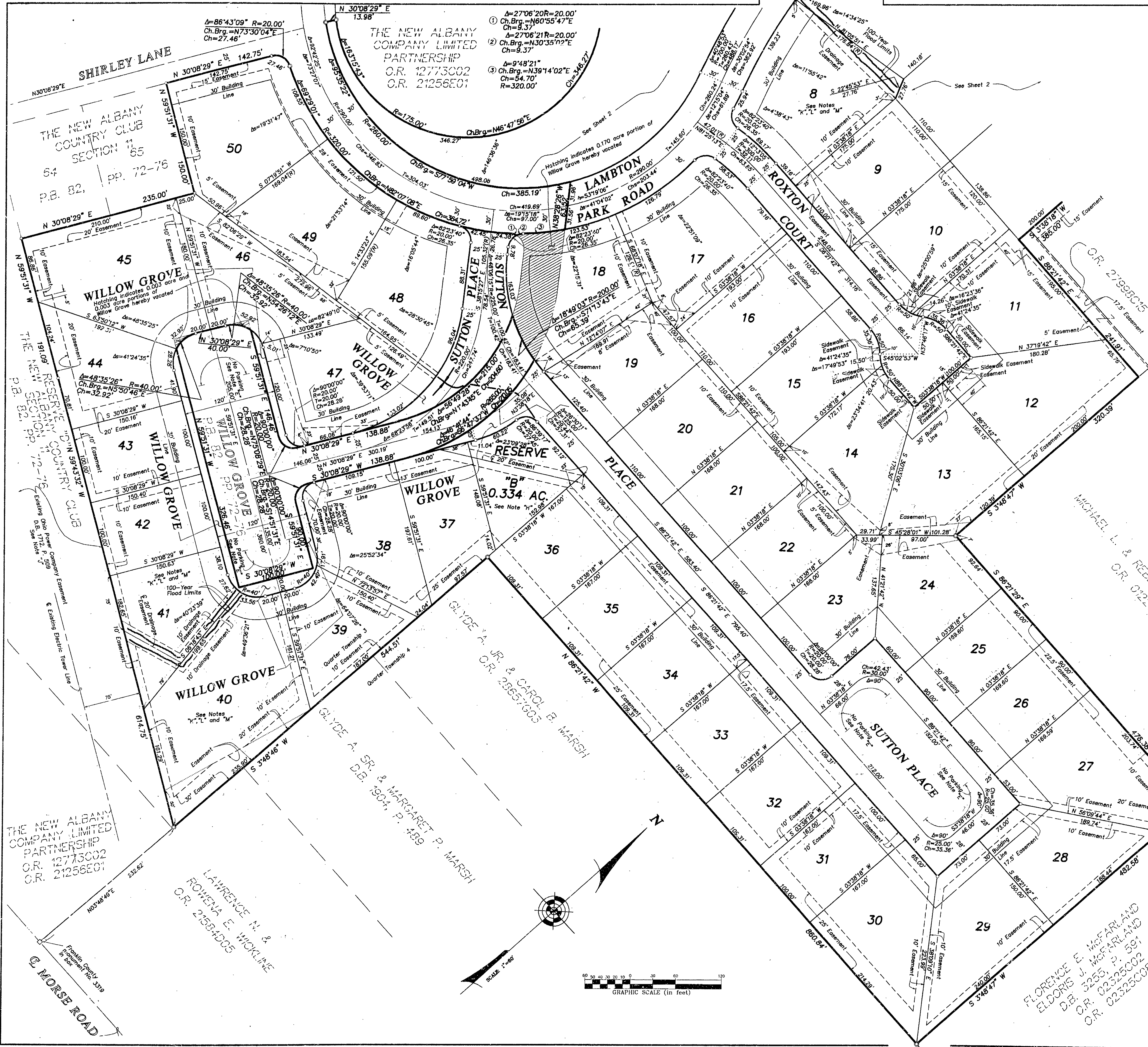
Lot No.	Flood Protection Elevation (USGS Datum)
7	1016.9
8	1016.9
40	1013.5
41	1013.5

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

NOTE "M" - FOUNDATION WALLS, LOTS 7, 8, 40 AND 41: The foundation walls of the buildings to be constructed on Lots 7, 8, 40 and 41 shall be designed by a Registered Engineer and that design shall be submitted to the Village Engineer of New Albany for approval.



THE NEW ALBANY COUNTRY CLUB SECTION 16A



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