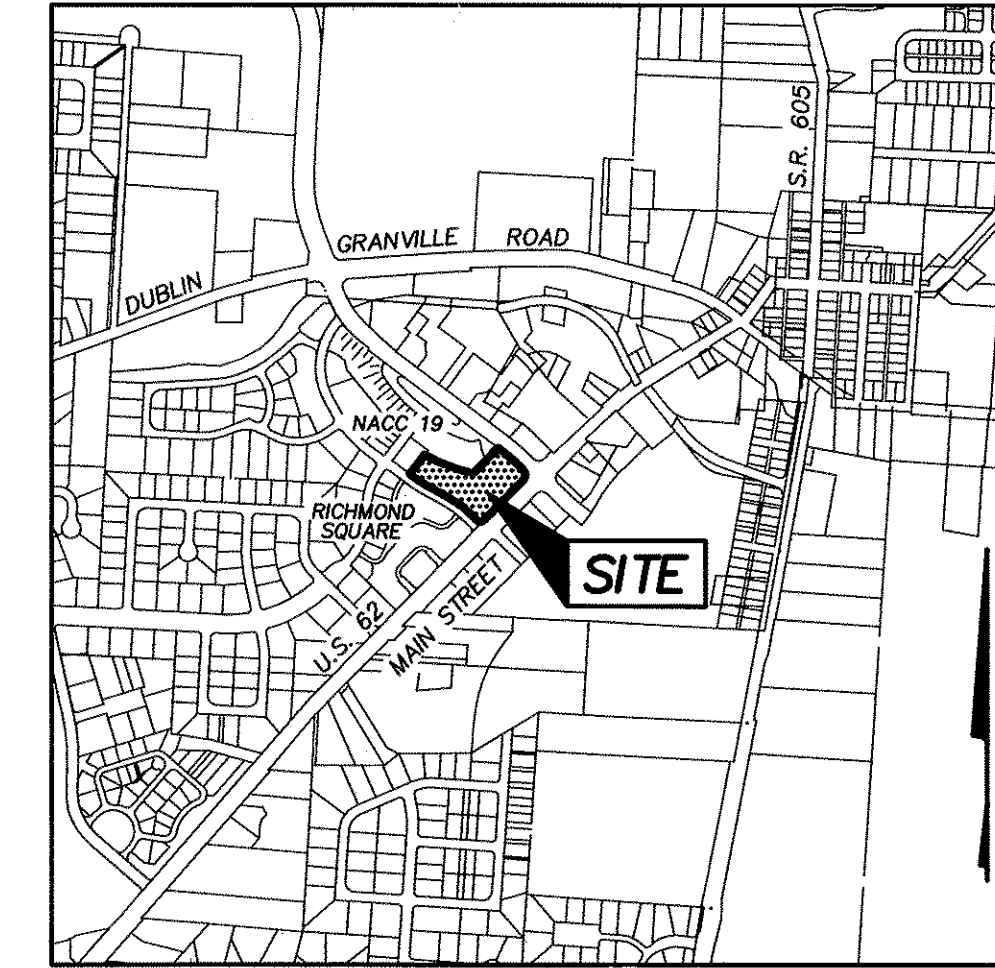


# NEW ALBANY COUNTRY CLUB SECTION 19 A

(INCLUDING A RESUBDIVISION OF PART OF LOTS 2 AND 6 AND ALL OF LOTS 3, 4 AND 5 OF RUSSELL LEE MANOR (P.B. 24, P. 41))



LOCATION MAP AND BACKGROUND DRAWING  
SCALE: 1" = 1000'

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 District, containing 2.547 acres of land more or less, part of said 2.547 acres being comprised of a part of Lots 2 and 6 and all of Lots 3, 4 and 5 as the same are numbered and delineated upon the subdivision plat entitled "Russell Lee Manor" and shown of record in Plat Book 24, Page 41, said Lot 2 having been conveyed to THE NEW ALBANY COMPANY LIMITED PARTNERSHIP by deed of record in Instrument Number 199803020046252 and said Lots 3, 4, 5 and 6 having been conveyed, respectively to THE NEW ALBANY COMPANY LLC by deeds of record in Instrument Numbers 200312120393449, 200601250015800, 200207240181444, 200205310134955, and the remaining part of said 2.547 acres being out of that tract of land conveyed to MARKET STREET SOUTH, LLC, by deed of record in Instrument Number 200207190177915, all references being to those of record in the Recorders Office, Franklin County, Ohio.

The undersigned, THE NEW ALBANY COMPANY LLC, a Delaware limited liability company, successor to THE NEW ALBANY COMPANY 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 in Aid of Title of record in Instrument Number 199811120289607, both being of record in the Recorder's Office, Franklin County, Ohio), by BRENT B. BRADBURY, Chief Financial Officer, and by MARKET STREET SOUTH, LLC, an Ohio limited liability company, by DUFFY COMMUNITIES, LLC, an Ohio limited liability company, Authorized Member, by THOMAS MARKWORTH, Secretary, owners of the lands platted herein, duly authorized in the premises, do hereby certify that this plat correctly represents their "NEW ALBANY COUNTRY CLUB SECTION 19 A", a new subdivision containing Lots numbered 1A and 2A, do hereby accept this plat of same and dedicates to public use, as such, all or part of Keswick Alley and Market Street shown hereon, and not heretofore dedicated.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement" or "Drainage Easement". Each of the aforementioned designated easements permit the construction, operation and maintenance of all public and quasi-public utilities above, beneath and on 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. No building shall be constructed in any area over which easements are hereby reserved.

Easements are hereby reserved in, over and under areas designated on this plat as "Private Utility (PU) Easement" for the construction, operation and maintenance of storm water runoff drains, facilities and mainline waterline facilities. Such facilities shall be owned and maintained by one or more condominium associations as will be established subsequent to the recordation of this plat. Said facilities will not be dedicated to the Village of New Albany, Ohio and the Village of New Albany, Ohio will not be responsible for the maintenance of said facilities. 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 expressed herein.

In Witness Whereof, BRENT B. BRADBURY, Chief Financial Officer of THE NEW ALBANY COMPANY LLC, has hereunto set his hand this 19<sup>th</sup> day of March, 2008.

Signed and acknowledged in the presence of:  
 THE NEW ALBANY COMPANY LLC  
 By Brent B. Bradbury  
 BRENT B. BRADBURY,  
 Chief Financial Officer

Theresa L. Williamson  
 Theresa L. Williamson

STATE OF OHIO  
 COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared BRENT B. BRADBURY, Chief Financial Officer, and by MARKET STREET SOUTH, LLC, an Ohio limited liability company, by DUFFY COMMUNITIES, LLC, an Ohio limited liability company, Authorized Member, by THOMAS MARKWORTH, Secretary, owners of the lands platted herein, duly authorized in the premises, do hereby certify that this plat correctly represents their "NEW ALBANY COUNTRY CLUB SECTION 19 A", a new subdivision containing Lots numbered 1A and 2A, do hereby accept this plat of same and dedicates to public use, as such, all or part of Keswick Alley and Market Street shown hereon, and not heretofore dedicated.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this 19<sup>th</sup> day of March, 2008.

My commission expires 9-26-2011  
 Notary Public, State of Ohio  
Lisa J. Dinger  
 LISA J. DINGER  
 Notary Public, State of Ohio  
 My Commission Expires 9-26-2011

In Witness Whereof, THOMAS MARKWORTH, Secretary of DUFFY COMMUNITIES, LLC, Authorized Member of MARKET STREET SOUTH, LLC, has hereunto set his hand this 5<sup>th</sup> day of March, 2008.

Signed and acknowledged in the presence of:  
 MARKET STREET SOUTH, LLC  
 By: Thomas Markworth  
 THOMAS MARKWORTH, Secretary

Susan Wilgus  
 Susan Wilgus

STATE OF OHIO  
 COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared THOMAS MARKWORTH, Secretary of DUFFY COMMUNITIES, LLC, Authorized Member of MARKET STREET SOUTH, 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 MARKET STREET SOUTH, LLC for the uses and purposes expressed therein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this 5<sup>th</sup> day of March, 2008.

My commission expires 10-25-2010  
 Notary Public, State of Ohio  
Susan Wilgus  
 SUSAN WILGUS  
 Notary Public, State of Ohio  
 My Commission Expires 10-25-2010



Approved this 19<sup>th</sup> day of April, 2008

Nancy I. Ferguson  
 Mayor, New Albany, Ohio

Approved this 17<sup>th</sup> day of April, 2008

Ed P. Ferris  
 Municipal Engineer, New Albany, Ohio

Approved this 21<sup>st</sup> day of April, 2008

Paul  
 Council Representative to Planning Commission, New Albany, Ohio

Approved this 21<sup>st</sup> day of April, 2008

Michelle  
 Chairperson, Planning Commission, New Albany, Ohio

Approved this 18<sup>th</sup> day of April, 2008

Joseph W. Testa  
 Finance Director, New Albany, Ohio

Approved and accepted by Resolution No. R-16-2008, passed 04-08, 2008, wherein all of Keswick Alley and Market Street 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 April 8<sup>th</sup>, 2009.

Transferred this 30<sup>th</sup> day of April, 2008

Joseph W. Testa  
 Auditor, Franklin County, Ohio

John E. Jennings  
 Deputy Auditor, Franklin County, Ohio

Filed for record this 30<sup>th</sup> day of April, 2008 at 1:53 PM.  
 Fee \$ 172.80

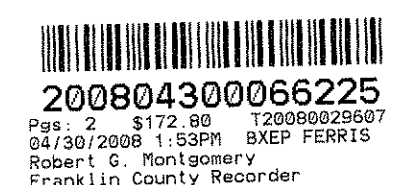
Robert W. Montgomery, Jr.  
 Recorder, Franklin County, Ohio

File No. 200804300066225

Recorded this 20<sup>th</sup> day of April, 2008

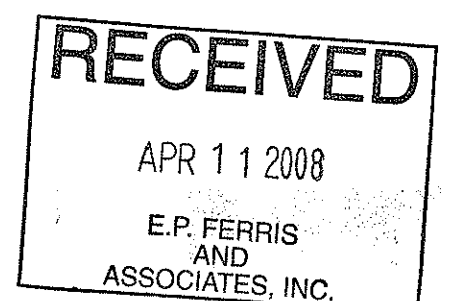
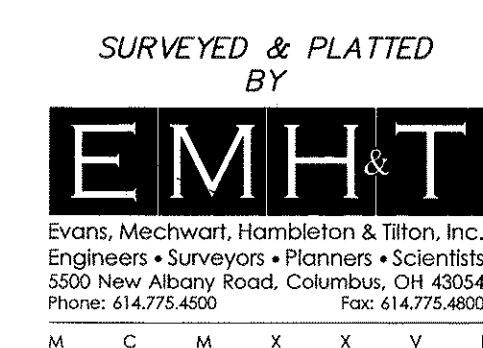
Mamuel H. McCull  
 Deputy Recorder, Franklin County, Ohio

Plat Book 112, Pages 18-19



TRANSFERRED  
 APR 30 2008  
 JOSEPH W. TESTA  
 AUDITOR  
 FRANKLIN COUNTY, OHIO

**SURVEY DATA:**  
**BASIS OF BEARINGS:** The bearings shown hereon are based on the same meridian as the bearings shown on the subdivision plat entitled "New Albany Country Club Section 19" of record in Plat Book 101, Pages 21 and 22, Recorders Office, Franklin County Ohio. On said plat of record a portion of the centerline of Ogden Woods Boulevard has a bearing of North 04°19'12" East.  
**SOURCE OF DATA:** The sources of recorded survey data referenced in the plan and text of this plat are the records of the Recorder's Office, Franklin County, Ohio.  
**IRON PINS:** Iron Pins, where indicated hereon, 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 EMHT INC.  
**PERMANENT MARKERS:** Permanent markers, where indicated hereon, are to be one-inch diameter, thirty-inch long, solid iron pins. Pins are to be set to monument the points indicated and are to be set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped EMHT INC. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point. These markers shall be set following the completion of the construction/installation of the street pavement and utilities and prior to the Village of New Albany, Ohio's acceptance of these subdivision improvements. The New Albany, Ohio, Municipal Engineer shall be notified when the markers are in place.

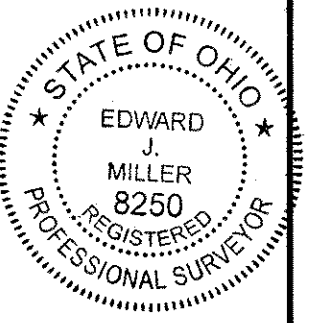


We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

- o = Iron Pin (See Survey Data)
- = MAG Nail to be set
- ⊙ = Permanent Marker (See Survey Data)

By [Signature]  
 Professional Surveyor No. 8250

Date 1/29/08



# NEW ALBANY COUNTRY CLUB SECTION 19 A

**NOTE "A":** 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 area hereby platted. The Village of New Albany, Ohio, approval of this final plat of New Albany Country Club Section 19 A, does not imply any approval of the site as it may pertain to Wetlands.

**NOTE "B" - AGRICULTURAL RECOUPMENT:** Grantor, being the duly authorized representative of the developer dedicating the property described in this plat, hereby agrees that grantor will indemnify the Village of New Albany, Ohio for and hold it harmless from any agricultural recoupments assessed or levied in the future against the property dedicated herein which result from grantor's conversion of the property from agricultural use.

**NOTE "C"** - 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 numbered 39049C0180 G with effective date of August 2, 1995.

**NOTE "D" - DEPRESSED DRIVEWAYS:** Depressed driveways are hereby prohibited on all lots in the New Albany Country Club Section 19 A subdivision. Nothing herein, however, shall prohibit the construction and use of, if otherwise permitted, a driveway alongside or to the rear of a residential structure.

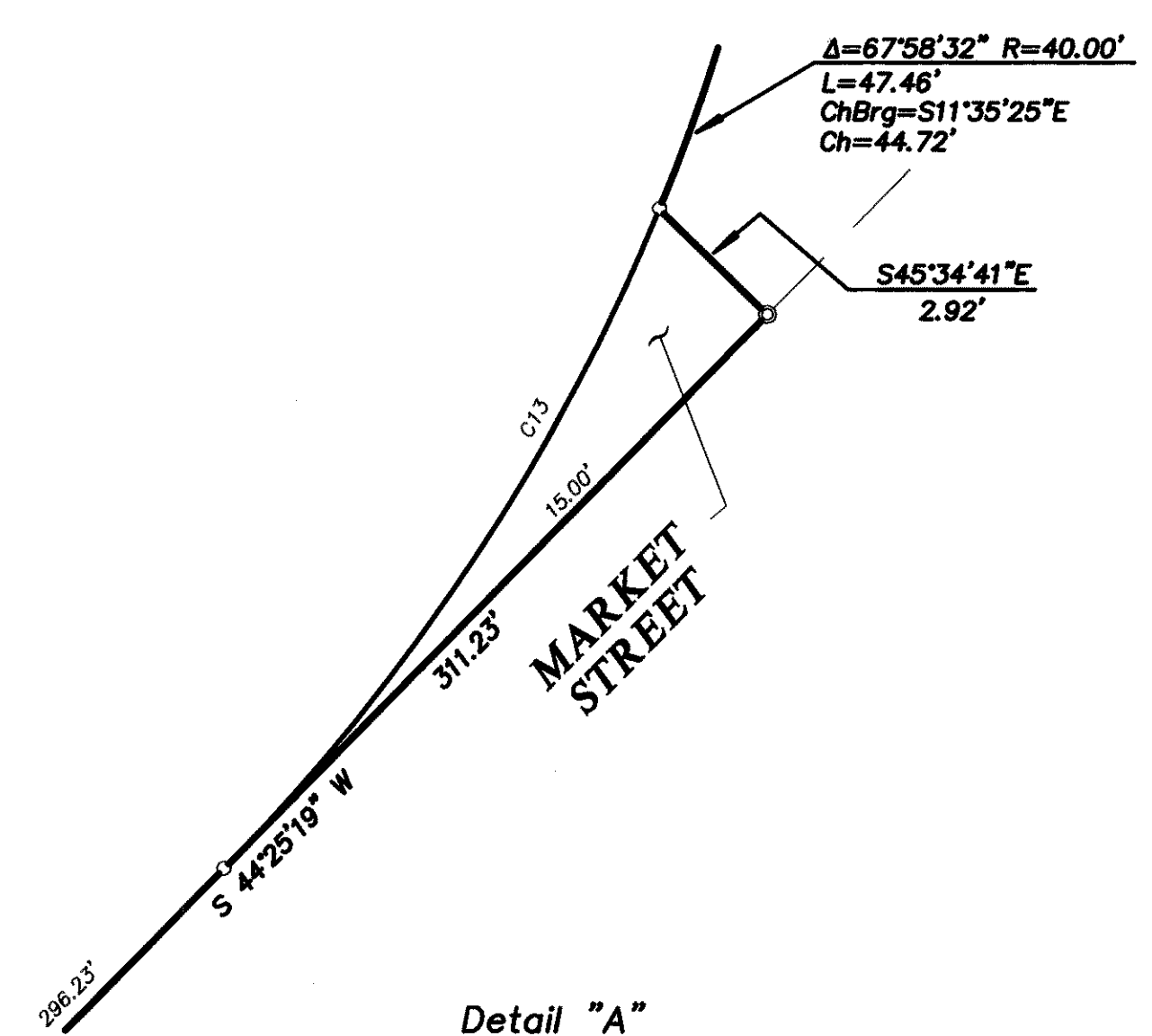
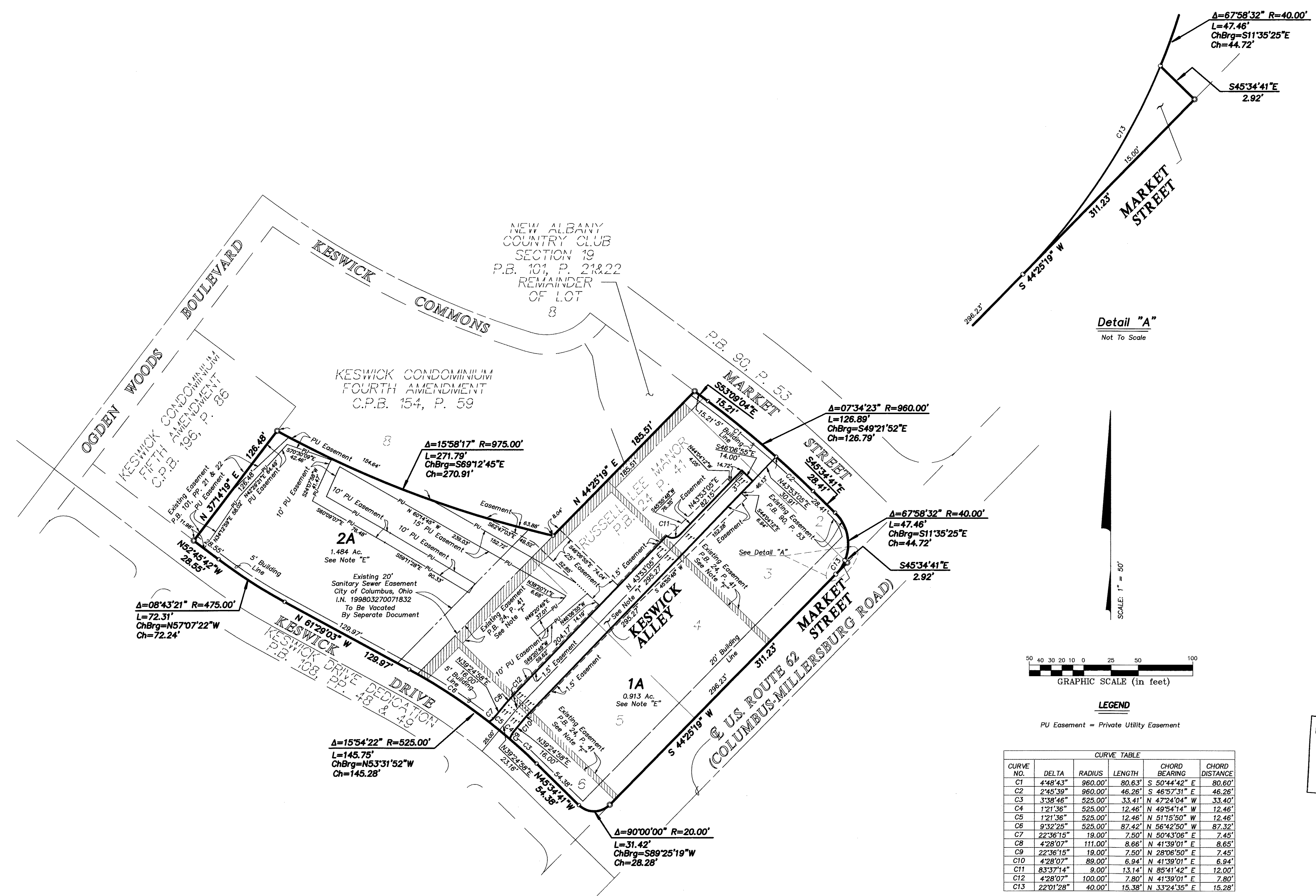
**NOTE "E" - LOTS 1A AND 2A:** Lots 1A and 2A, as numbered and delineated hereon, shall be owned and maintained by The Developer, their successors, and/or their assigns.

**NOTE "F" - RELEASE OF CERTAIN EASEMENTS:** The area of land indicated hereon by hatching and dedicated to the Village of New Albany, Ohio as part of the subdivision entitled "Russell Lee Manor" of record in Plat Book 24, Page 41, Recorder's Office, Franklin County, Ohio. The easements held by the Village of New Albany, Ohio, by virtue of said plat, within said areas shown by hatching, are hereby released.

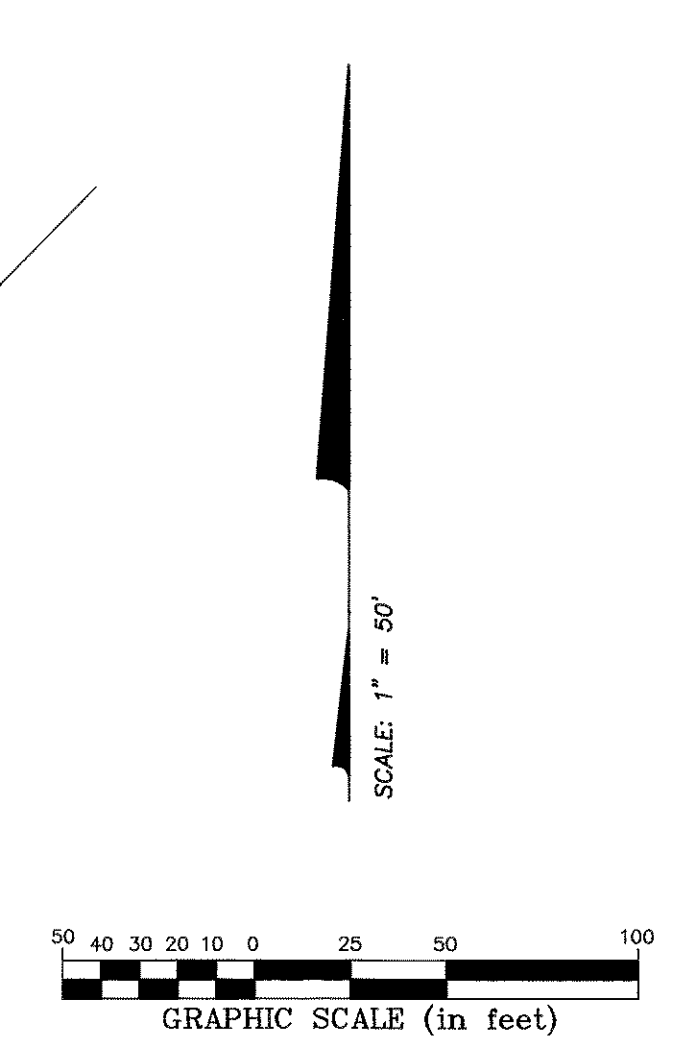
**NOTE "G":** The purpose of this plat is to show certain property, rights of way, and easement boundaries as of the time of platting. At the request of zoning and planning authorities at the time of platting, this plat shows some of the limitations and requirements of the zoning code in effect on the date of filing this plat for reference only. The limitations and requirements may change from time to time and should be reviewed to determine the then current applicable use and development limitations of the zoning code as adopted by the government authority having jurisdiction. The then applicable zoning code shall have control over conflicting limitations and requirements that may be shown as on this plat. This note should not be construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, except to the extent specifically identified as such.

**NOTE "H":** Keswick Alley shall be a publicly dedicated right-of-way that shall be maintained in perpetuity by a homeowners or condominium association comprised of the owners of the fee simple titles to the units in lot 1A. This right-of-way 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, Ohio harmless from actions resulting from such maintenance. Maintenance shall include repair and replacement of the roadway and all appurtenances located within publicly dedicated right-of-way. The Village of New Albany, Ohio shall have no maintenance responsibility with respect to this right-of-way.

**NOTE "I":** At the time of platting, electric, cable, and telephone service providers have not issued information required so that easement areas, in addition to those shown on this plat as deemed necessary by these providers for the installation and maintenance of all of their main line facilities, could conveniently be shown on this plat. Existing recorded easement information about New Albany Country Club Section 19 A or any part thereof can be acquired by a competent examination of the then current public records, including those in the Recorder's Office, Franklin County, Ohio.



**Detail "A"**  
Not To Scale



**LEGEND**

PU Easement = Private Utility Easement

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	4°48'43"	960.00'	80.63'	S 50°44'42" E	80.60'
C2	2°45'39"	960.00'	46.26'	S 46°57'31" E	46.26'
C3	3°38'46"	525.00'	33.41'	N 47°24'04" W	33.40'
C4	1°21'36"	525.00'	12.46'	N 49°54'14" W	12.46'
C5	1°21'36"	525.00'	12.46'	N 51°15'50" W	12.46'
C6	9°32'25"	525.00'	87.42'	N 56°42'50" W	87.32'
C7	22°36'15"	19.00'	7.50'	N 50°43'06" E	7.45'
C8	4°28'07"	111.00'	8.66'	N 41°39'01" E	8.65'
C9	22°36'15"	19.00'	7.50'	N 28°06'50" E	7.45'
C10	4°28'07"	89.00'	6.94'	N 41°39'01" E	6.94'
C11	8°33'14"	9.00'	13.14'	N 85°41'42" E	12.00'
C12	4°28'07"	100.00'	7.80'	N 41°39'01" E	7.80'
C13	22°01'28"	40.00'	15.38'	N 33°24'36" E	15.28'

**RECEIVED**  
APR 11 2008  
E.P. FERRIS  
ASSOCIATES, INC.