

NEW ALBANY COUNTRY CLUB SECTION 20 PART 1

PLAT BOOK 103 PG 84

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 18.209 acres of land, more or less, said 18.209 acres being comprised of a part of each of those tracts of land conveyed to THE NEW ALBANY COMPANY by deeds of record in Official Records 12773008, 12773F17, 13015J15, 14554B14, 14626F01, 16448H17 and 20542A01, all of that tract conveyed to NEW ALBANY COMPANY LIMITED PARTNERSHIP by deed of record in Instrument Number 199707110045402, and part of those tracts conveyed to THE NEW ALBANY COMPANY LIMITED PARTNERSHIP by deed of record in Official Record 33387117, and Instrument Number 199707110045400, Recorder's 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 21252E01 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, owner of the lands platted herein, duly authorized in the premises, do hereby certify that this plat correctly represents its "THE NEW ALBANY COUNTRY CLUB SECTION 20", a subdivision containing Lots numbered 1 to 35, both inclusive, and areas designated as "Reserve 'A'", "Reserve 'B'" and "Reserve 'C'", do hereby accept this plat of same and dedicate to public use, as such, all of Holkham, Johnstown Road, Southfield Road, Thompson Road and Westbury.

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 Municipal 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 expressed herein.

In Witness Whereof, BRENT B. BRADBURY, Chief Financial Officer of THE NEW ALBANY COMPANY LLC, has hereunto set his hand this 9th day of JANUARY, 2004.

Signed and acknowledged in the presence of:

THE NEW ALBANY COMPANY LLC

Lisa J. Dinger
Lisa J. Dinger
Notary Public

By *Brent B. Bradbury*
BRENT B. BRADBURY,
Chief Financial Officer

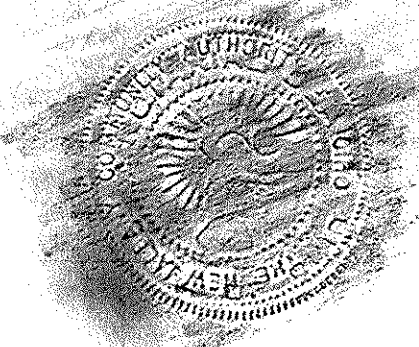
STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared BRENT B. BRADBURY, Chief Financial Officer 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 Thereof, I have hereunto set my hand and affixed my official seal this 9th day of JANUARY, 2004.

My commission expires 9/16/2006

Lisa J. Dinger
Notary Public, State of Ohio



Approved this 13 day of JAN 2004

Nancy J. Ferguson
Mayor, New Albany, Ohio

Approved this 13 day of JAN 2004

Ed P. Fennis
Municipal Engineer, New Albany, Ohio

Approved this 13 day of JAN 2004

Nancy J. Ferguson
Council Representative to Planning Commission, New Albany, Ohio

Approved this 15 day of JAN 2004

Mike Kelly
Chairperson, Planning Commission, New Albany, Ohio

Approved this 13 day of JAN 2004

Charles B. Bruy
Finance Director, New Albany, Ohio

Approved and accepted by Resolution No. R-40-03, passed 8-05-03, 2003, wherein all of Holkham, Johnstown Road, Southfield Road, Thompson Road and Westbury 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 8-05-2004.

Transferred this 2 day of Feb 2004

Joseph W. Testa
Auditor, Franklin County, Ohio

Janet Keating
Deputy Auditor, Franklin County, Ohio

Filed for record this 9th day of February 2004 at 11:59 A.M. Fee \$ 110.50

Robert B. Montgomery
Recorder, Franklin County, Ohio

File No. 200402020022814

Recorded this 2nd day of February 2004

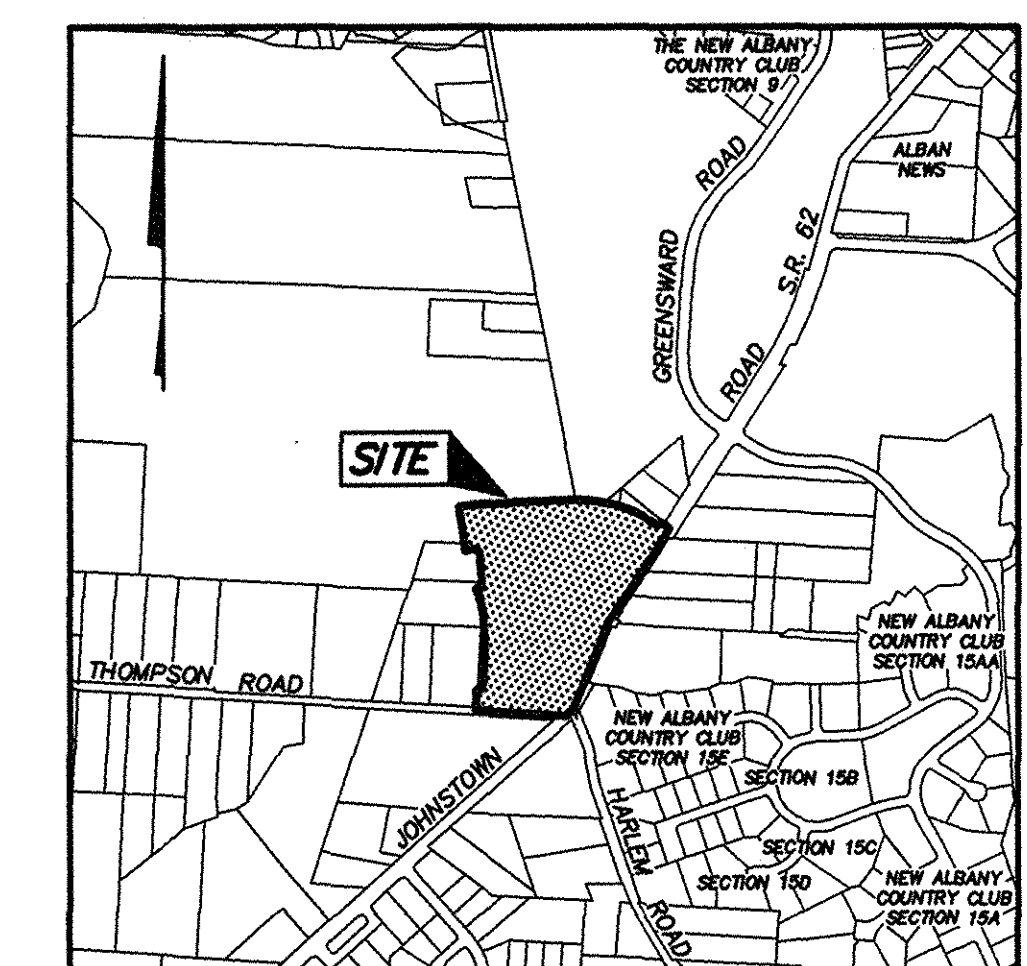
Scott Bowman
Deputy Recorder, Franklin County, Ohio

Plat Book 103, Pages 84-85

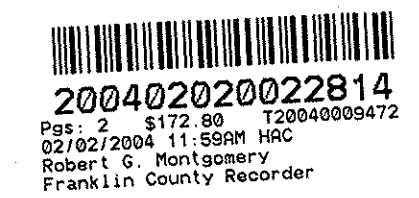
TRANSFERRED

FEB 02 2004

JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO



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



SURVEY DATA:

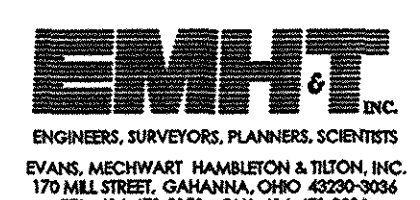
BASIS OF BEARINGS: The bearings shown on this plat were transferred from a field traverse originating from and tying to Franklin County Survey Control Monuments, including Frank 78 and Frank 178, and is based on the Ohio State Plane Coordinate System, South Zone as per NAD 83.

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 hereon, unless otherwise noted, 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, 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.

SURVEYED & PLATTED BY



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.

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

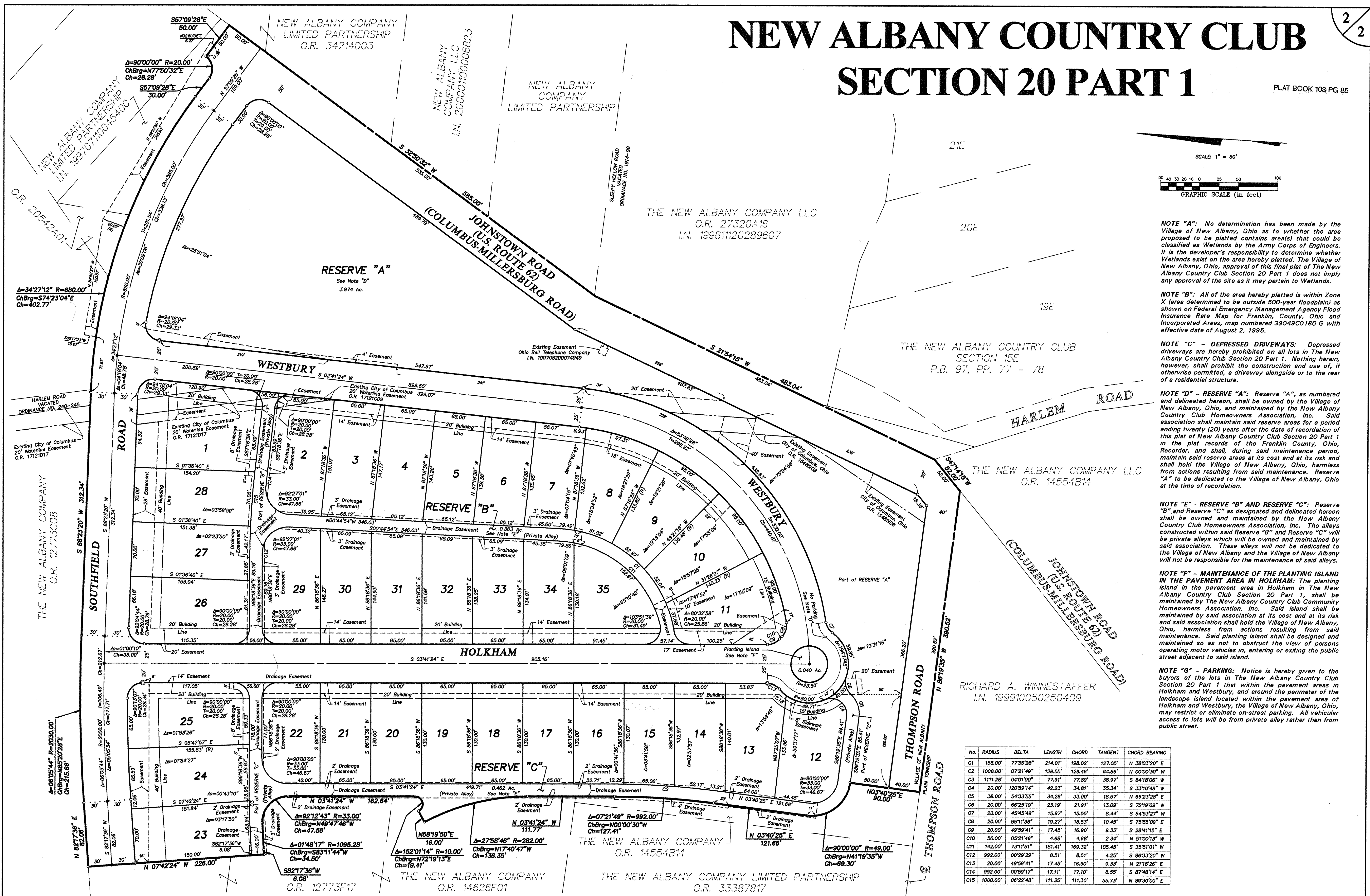
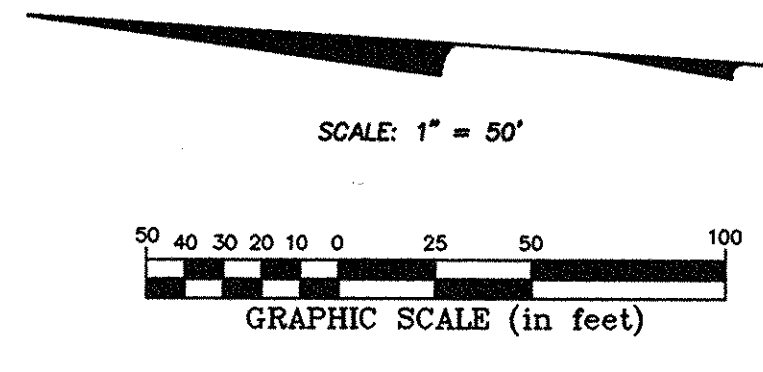


By *Jeffrey A. Miller*
Professional Surveyor No. 7211
Date 1-17-03

NEW ALBANY COUNTRY CLUB

SECTION 20 PART 1

PLAT BOOK 103 PG 85



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 The New Albany Country Club Section 20 Part 1 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 numbered 39049C0180 G with effective date of August 2, 1995.

NOTE "C" - DEPRESSED DRIVEWAYS: Depressed driveways are hereby prohibited on all lots in The New Albany Country Club Section 20 Part 1. 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 "D" - RESERVE "A": Reserve "A", as numbered and delineated hereon, shall be owned by the Village of New Albany, Ohio, and maintained by the New Albany Country Club Homeowners Association, Inc. Said association shall maintain said reserve areas for a period ending twenty (20) years after the date of recordation of this plat of New Albany Country Club Section 20 Part 1 in the plat records of the Franklin County, Ohio, Recorder, and shall, during said maintenance period, maintain said reserve areas at its cost and at its risk and shall hold the Village of New Albany, Ohio, harmless from actions resulting from said maintenance. Reserve "A" to be dedicated to the Village of New Albany, Ohio at the time of recordation.

NOTE "E" - RESERVE "B" AND RESERVE "C": Reserve "B" and Reserve "C" as designated and delineated hereon shall be owned and maintained by the New Albany Country Club Homeowners Association, Inc. The alleys constructed within said Reserve "B" and Reserve "C" will be private alleys which will be owned and maintained by said association. These alleys will not be dedicated to the Village of New Albany and the Village of New Albany will not be responsible for the maintenance of said alleys.

NOTE "F" - MAINTENANCE OF THE PLANTING ISLAND IN THE PAVEMENT AREA IN HOLKHAM: The planting island in the pavement area in Holkham in The New Albany Country Club Section 20 Part 1, shall be maintained by The New Albany Country Club Community Homeowners Association, Inc. Said island 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. Said planting island shall be designed and maintained so as not to obstruct the view of persons operating motor vehicles in, entering or exiting the public street adjacent to said island.

NOTE "G" - PARKING: Notice is hereby given to the buyers of the lots in The New Albany Country Club Section 20 Part 1 that within the pavement areas in Holkham and Westbury, and around the perimeter of the landscape island located within the pavement area of Holkham and Westbury, the Village of New Albany, Ohio, may restrict or eliminate on-street parking. All vehicular access to lots will be from private alley rather than from public street.

No.	RADIUS	DELTA	LENGTH	CHORD	TANGENT	CHORD BEARING
C1	158.00'	77°36'28"	214.01'	198.02'	127.05'	N 38°03'20" E
C2	1008.00'	07°21'49"	129.55'	129.46'	6.86'	N 00°00'30" W
C3	1111.28'	04°01'00"	77.91'	77.89'	38.97'	S 84°18'06" W
C4	20.00'	120°59'14"	42.23'	34.81'	35.34'	S 33°10'48" W
C5	36.00'	54°33'55"	34.28'	33.00'	18.57'	N 66°23'28" E
C6	20.00'	66°25'19"	23.19'	21.91'	13.09'	S 72°19'09" W
C7	20.00'	45°45'49"	15.97'	15.55'	8.44'	S 54°53'27" W
C8	20.00'	55°11'38"	19.27'	18.53'	10.45'	S 75°55'09" E
C9	20.00'	49°59'41"	17.45'	16.90'	9.33'	N 21°18'28" E
C10	50.00'	05°21'46"	4.68'	4.68'	2.34'	N 51°00'13" W
C11	142.00'	73°11'51"	181.41'	169.32'	105.45'	S 35°51'01" W
C12	992.00'	00°29'29"	8.51'	8.51'	4.25'	S 86°33'20" W
C13	20.00'	49°59'41"	17.45'	16.90'	9.33'	N 21°18'28" E
C14	992.00'	00°59'17"	17.11'	17.10'	8.55'	S 87°48'14" E
C15	1000.00'	06°22'48"	111.35'	111.30'	55.73'	N 89°30'00" E

AFFIDAVIT ON FACTS RELATING TO TITLE
(Sec. 5301.252, Ohio Revised Code)

200403230063262
Pgs: 2 \$28.00 T20040026206
03/23/2004 2:53PM BXEMH & T BOX
Robert G. Montgomery
Franklin County Recorder

STATE OF OHIO
COUNTY OF FRANKLIN, ss:

Jeffrey A. Miller, being first duly cautioned and sworn, deposes and says that he is employed by E.M.H.&T., Inc., 170 Mill Street, Gahanna, Ohio, as a Land Surveyor, that he is licensed to practice as such in the State of Ohio (Ohio Professional Surveyor registration number 7211), that E.M.H.&T., Inc. signed the subdivision plat entitled "New Albany Country Club Section 20 Part 1" and shown of record in Plat Book 103, Pages 84 and 85, Recorder's Office, Franklin County, Ohio, and that, as such surveyor, he has knowledge of the facts set forth herein, as contemplated by Section 5301.252 of the Ohio Revised Code.

Affiant further state as follows:

1. Said plat of "New Albany Country Club Section 20 Part 1" contains Lots numbered 1 to 35, both inclusive and areas designated as Reserve "A", Reserve "B" and Reserve "C".
2. Said plat of "New Albany Country Club Section 20 Part 1" shows Note "D" and Note "E" as,

NOTE "D" - RESERVE "A": Reserve "A", as numbered and delineated hereon, shall be owned by the Village of New Albany, Ohio, and maintained by the New Albany Country Club Homeowners Association, Inc. Said association shall maintain said reserve areas for a period ending twenty (20) years after the date of recordation of this plat of New Albany Country Club Section 20 Part 1 in the plat records of the Franklin County, Ohio, Recorder, and shall, during said maintenance period, maintain said reserve areas at its cost and at its risk and shall hold the Village of New Albany, Ohio, harmless from actions resulting from said maintenance. Reserve "A" to be dedicated to the Village of New Albany, Ohio at the time of recordation.

NOTE "E" - RESERVE "B" AND RESERVE "C": Reserve "B" and Reserve "C" as designated and delineated hereon shall be owned and maintained by the New Albany Country Club Homeowners Association, Inc. The alleys constructed within said Reserve "B" and Reserve "C" will be private alleys which will be owned and maintained by said association. These alleys will not be dedicated to the Village of New Albany and the Village of New Albany will not be responsible for the maintenance of said alleys.

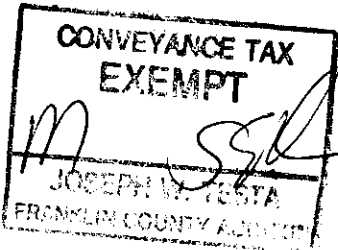
3. The correct language should be,

NOTE "D" - RESERVE "A": Reserve "A", as designated and delineated hereon, shall be owned by the Village of New Albany, Ohio, and maintained by the New Albany Communities Master Association, Inc. Said association shall maintain said reserve areas for a period ending twenty (20) years after the date of recordation of this plat of New Albany Country Club Section 20 Part 1 in the plat records of the Franklin County, Ohio, Recorder, and shall, during said maintenance period, maintain said Reserve "A" at its cost and at its risk and shall

TRANSFERRED
NOT NECESSARY

MAR 23 2004

JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO



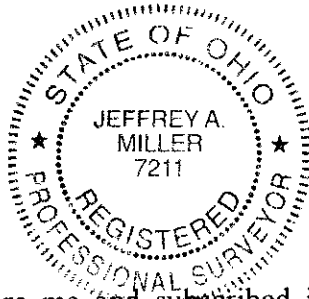
AFFIDAVIT ON FACTS RELATING TO TITLE
New Albany Country Club Section 20 Part 1

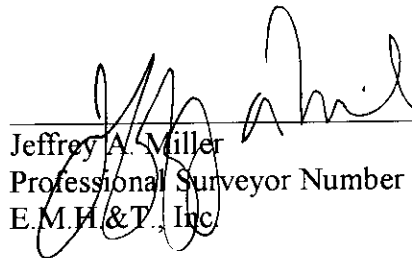
hold the Village of New Albany, Ohio, harmless from actions resulting from said maintenance. Reserve "A" is to be dedicated to the Village of New Albany, Ohio, at the time of recordation.

NOTE "E" – RESERVE "B" AND RESERVE "C": Reserve "B" and Reserve "C" as designated and delineated hereon shall be owned and maintained by an association comprised of the owners of the fee simple titles to the lots in all of the parts of New Albany Country Club Section 20, which association will be a separate entity not included within the New Albany Country Club Homeowners Association, Inc. The alleys constructed within said Reserve "B" and Reserve "C" will be private alleys which will be owned and maintained by said New Albany Country Club Section 20 association. These alleys will not be dedicated to the Village of New Albany and the Village of New Albany will not be responsible for the maintenance of said alleys.

The Recorder of Franklin County, Ohio, is hereby requested and directed to cross index the instrument number of the within instrument of the aforesaid Plat Book 103, Pages 84 and 85.

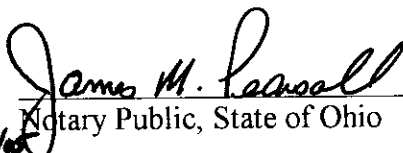
Further affiant saith not.



 3.22.04
Jeffrey A. Miller
Professional Surveyor Number 7211
E.M.H.&T., Inc.

Sworn to before me and subscribed in my presence by the above named Jeffrey A. Miller, Professional Surveyor of E.M.H.&T., Inc., this 22nd day of March, 2004.




James M. Peasall
Notary Public, State of Ohio
My Commission expires 1/26/05

This instrument
Prepared by the affiant