SECTION 28 PART 1

said Lot 14 being conveyed to TUCKERMAN DEVELOPMENT COMPANY by deed of record in Instrument Number 201505260068529

and TUCKERMAN DEVELOPMENT COMPANY, an Ohio corporation, by STEVEN A. TUCKERMAN, President, owners

Situated in the State of Ohio, County of Franklin, City of New Albany, and in Quarter Township 3, Township 2, Range 16, United States Military Lands, containing 27.843 acres of land, more or less, said 27.843 acres being comprised of a resubdivision of Lot 14 of the subdivision entitled "New Albany Country Club Section 25 Part 2", of record in Plat Book 114, Pages 96 and 97,\* a part of those tracts of land conveyed to THE NEW ALBANY COMPANY LLC by deeds of record in Instrument Numbers 200210180263222, 200210180263228, 201008260110397 and 201008260110402, and part of that tract of land conveyed to THE NEW ALBANY COMPANY by deed of record in Official Record 14554, Page B14, 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 21256E01 and Affidavit in Aid of Title of record in Instrument Number 199811120289607), b BRENT B. BRADBURY, Chief Financial Officer, \*\* of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents their "NEW ALBANY COUNTRY CLUB SECTION 28 PART 1", a subdivision containing Lots numbered 1 to 32, both inclusive, and areas designated as Reserve "A", Reserve "B", Reserve "C" and Reserve "D", does hereby accept this plat of same and dedicates to public use, as such, all or part of Hanby's Loop, Ebrington Round, Ebrington Road, Nash's Crescent, Coldicott Leys and Southfield Road, shown hereon and not heretofore dedicated.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement", "Leisure Trail 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 "Leisure Trail Easement" on this plat, an additional easement is hereby reserved for the construction and maintenance of a leisure trail for use by the public. 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 above ground 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. 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 \_\_\_\_\_ day of MAY, 2015.

Signed and Acknowledged

In the presence of:

THE NEW ALBANY COMPANY LLC

Chief Financial Officer

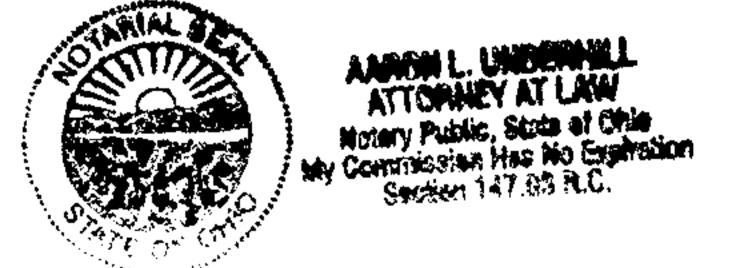
STATE OF OHIO COUNTY OF FRANKLIN ss:

Marjore Boll

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 voluntary act and deed and the voluntary act and deed of said THE NEW ALBANY COMPANY LLC for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this day of \_\_\_\_\_\_\_, 2015.

My commission expires NA



ALBANY COUNTRY CLUB PLAT BOOK 119 PAGE 10

INCLUDING A RESUBDIVISION OF ALL OF LOT 14 OF NEW ALBANY COUNTRY CLUB SECTION 25 PART 2, P.B. 114, PP. 96 AND 97)

nancy Jungen Approved this 2 Day of MAU New Albany, Ohio Approved this 21 Day of MAY San Span Approved this Ha Day of Man Council Representative to Planning New Albany, Ohio Approved this 22 Day of 11 AY Chairperson, New Albany, Ohio Approved this 26 Day of Man

Approved and accepted by Resolution No. <u>R-45-2014</u>, passed <u>July 184</u>, 2014, wherein all of Hanby's Loop, Ebrington Road, Ebrington Round, Nash's Crescent, Coldicott Levs and Southfield Road shown dedicated hereon are accepted, as such, by the Council for the City of New Albany, Ohio. Approval of this plat shall become null and void unless recorded prior to July 1 st 2015

Transferred this 26 day of JUNE

Deputy Auditor, Franklin County, Ohio

Filed for record this 26 day of JUNE 20 15 at 11:50 A M. Fee \$ 432-

Jerry Brown
Franklin County, Ohio

File No. 2015062660B 5866

Recorded this 26th day of Uvve\_\_\_, 20\_15.

Margarit & Cunboland

Deputy Recorder, Franklin County, Ohio

Plat Book 119 Pages 10-14

In Witness Whereof, STEVEN A. TUCKERMAN, President of TUCKERMAN DEVELOPMENT COMPANY, has hereunto set his hand this \_\_\_\_\_\_\_ day of hne, 2015.

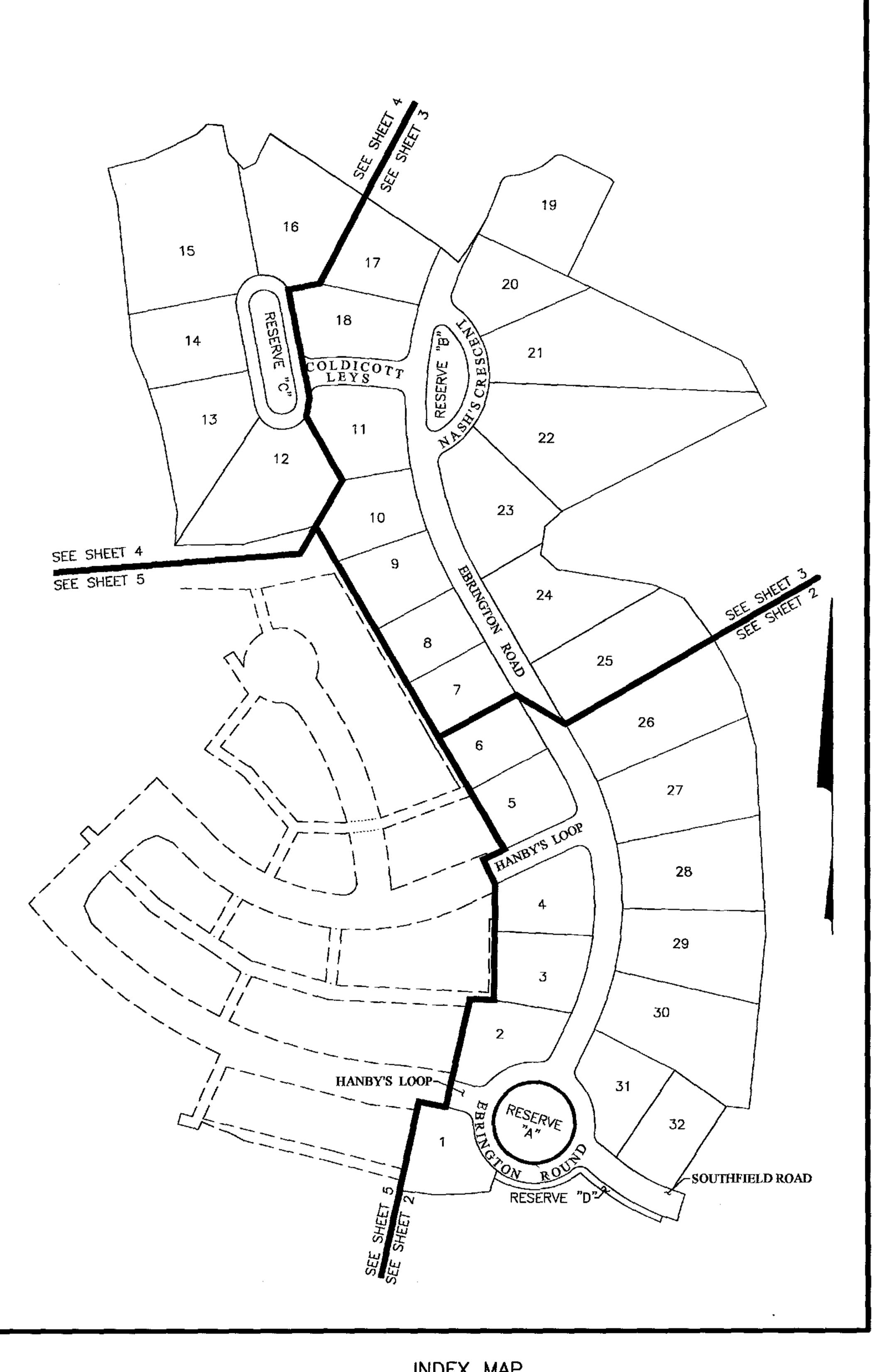
Signed and Acknowledged In the presence of:

Jayou Bill

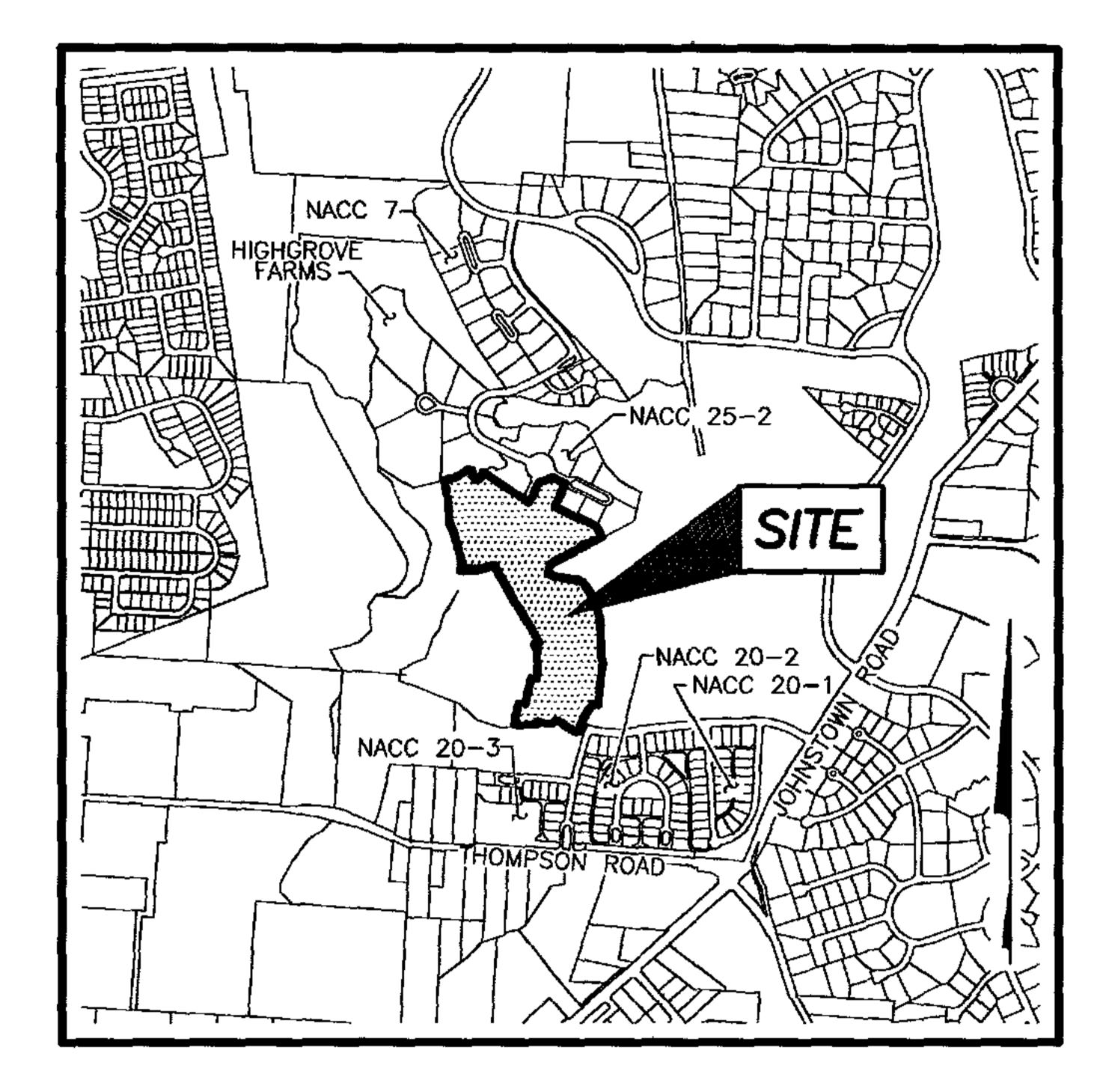
STATE OF OHIO COUNTY OF FRANKLIN ss: TUCKERMAN DEVELOPMENT COMPANY

Before me, a Notary Public in and for said State, personally appeared STEVEN A. TUCKERMAN, President of TUCKERMAN DEVELOPMENT COMPANY, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said TUCKERMAN DEVELOPMENT COMPANY for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this



INDEX MAP SCALE: 1" = 200'



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

# **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 20 Part 1", of record in Plat Book 103, Pages 84 and 85, Recorders Office, Franklin County, Ohio. On said plat of record, a portion of the centerline of Thompson Road is shown as having a bearing of North 86°19' 35" West.

**SOURCE OF DATA**: The sources of recorded survey data referenced in the plan and text of this plat are the records of the 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, 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 City of New Albany, Ohio's acceptance of these infrastructure improvements. The New Albany, Ohio, Municipal Engineer shall be notified in writing when the markers are in place.

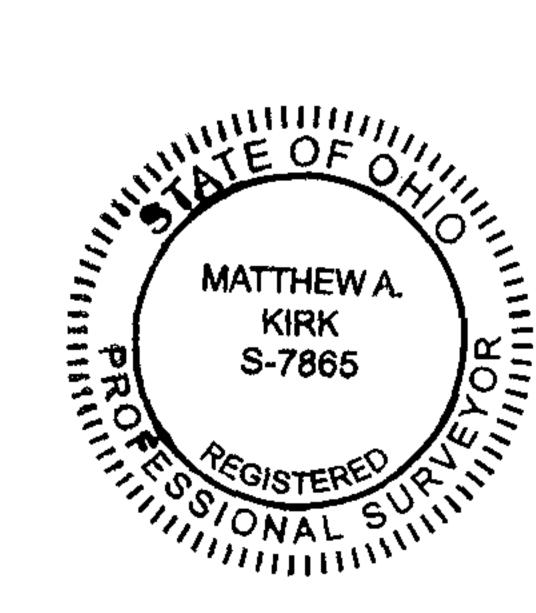
SURVEYED & PLATTED




We do hereby certify that we have surveyed the above premises, sprepared 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

By Mattha 91-12 Professional Surveyor No. 7865 5 MAY 15





		CU	RVE TABLE		
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	25*33'49"	380.00'	169.54	S 60°31'31" E	168.14
C2	13'58'39"	220.50'	53.79'	N 54°43'56" W	53.66
С3	6*25'26"	700.00	78.48'	N 74°05'59" W	78.44
C4	42*16'57"	520.00'	383.74	N 04'40'43" E	375.10
C5	13'44'39"	520.00'	124.74	N 23'20'06" W	124.44
C6	56'01'36"	520.00'	508.48	N 02*11'37" W	488.47
C7	23'37'48"	640.00'	263.95	S 18'23'31" E	262.08
C8	34*50'10"	640.00'	389.12	S 12°47'20" E	383.16
C9	11'12'23"	640.00'	125.18	S 00'58'26" E	124.98
C10	11'12'23"	640.00'	125.18'	S 10'13'56" W	124.98
C11	8'59'37"	640.00'	100.46	S 20'19'56" W	100.36
C12	20'12'00"	640.00'	225.64	S 14°43'45" W	224.47
C13	2'13'18"	640.00'	24.82	S 25°56'24" W	24.82
C14	140'52'16"	132.00'	324.54	N 04'37'45" E	248.76
C15	19'03'57"	355.00'	118.13	N 59'51'30" W	117.59
C16	2*34'55"	355.00'	16.00	N 49°02'04" W	16.00
C17	5'45'47"	245.50'	24.69'	N 50°37'30" W	24.68
C18	62'48'31"	20.00'	21.92	N 22°06'08" W	20.84
C19	53'13'49"	110.00'	102.19	N 17'18'47" W	20.84 98.56'
C20	69°44'52"	20.00'	24.35		
C21				N 09*03'15" W	22.87'
	0.56,46"	545.00'	9.00'	N 25'20'48" E	9.00'
C22	11'46'15"	545.00'	111.96'	N 18'59'18" E	111.77'
C23	11'54'51"	545.00'	113.33'	N 07'08'45" E	113.12
C24	12.24,24	545.00'	118.01'	N 05'00'52" W	117.78
C25	12'24'24"	545.00'	118.01	N 17°25'16" W	117.78'
C26	6'34'57"	545.00'	62.61	N 26'54'57" W	62.58'
C27	20'13'04"	615.00'	217.01	N 20'05'53" W	215.89
C28	71*20'55"	22.00'	27.40'	N 25'41'06" E	25.66
C29	25'40'21"	157.00'	70.35	N 48'31'23" E	69.76
C30	31'07'36"	157.00'	85.29	N 20'07'24" E	84.25
C31	31*04'56"	157.00'	85,17	N 10'58'51" W	84.13
C32	25*34'44"	157.00'	70.09'	N 39'18'41" W	69.51
C33	71'20'55"	22.00'	27.40'	N 16°25'36" W	25.66'
C34	7*48'12"	615.00'	83.76'	N 23'08'57" E	83.70
C35	21'34'30"	405.00'	152.51'	S 58'31'52" E	151.61'
C36	2*17'17"	195.50'	7.81'	S 48'53'16" E	7.81
C37	79'42'59"	20.00'	27.83'	S 89'53'24" E	25.64'
C38	77'25'49"	110.00'	148.66	N 88'58'01" E	137.60'
C39	51*50'02"	110.00'	99.51'	S 26'24'04" E	96.15
C40	73'52'00"	22.00'	28.36'	S 37°25'03" E	26.44
C41	7'09'40"	675.00'	84.36'	S 77'55'53" E	84.31
C42	85*43'21"	20.00'	29.92'	S 21°46'42" W	27.21'
C43	9*07'27"	495.00'	78.83'	S 25'38'42" E	78.74
C44	0"33'24"	665.00'	6.46'	S 29'55'43" E	6.46
C45	9'54'51"	665.00'	115.07'	S 24'41'36" E	114.92
C46	9*52'05"	665.00'	114.53'	S 14'48'08" E	114.39'
C47	10'43'51"	665.00'	124.55'	S 04'30'10" E	124.36'
C48	86'14'00"	20.00'	30.10'	S 42'15'15" E	27.34

NOTE "A": No determination has been made by the City of New Albany, Ohio as to whether the area proposed to be platted contains areas 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 City of New Albany, Ohio approval of this plat of "New Albany Country Club Section 28 Part 1 does not imply any approval of the site as it may pertain to

NOTE "B": At the time of platting, part of Lots 15 and 16 are in Zone AE(Floodway)(The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increase in flood heights), part of Lots 15 and 16 are in Zone X (Shaded)(Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less

The forgoing flood protection elevation is approximately 2.0 feet above the 100 year flood elevation. than 1 square mile; and areas protected by levees from 1% NEW ALBANY COUNTRY CLUB SECTION 28 PART 1 is in Zone X (areas determined to be outside of the 0.2% annual Franklin County, Ohio, and Incorporated areas map number the lots in New Albany Country Club subdivisions. 39049C0204K with effective date of June 17, 2008.

NOTE "C" - DEPRESSED DRIVEWAYS: Depressed Country Club Section 28 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

NOTE "D" - AGRICULTURAL RECOUPMENT: Grantor, being the duly authorized representative of the developer dedicating the property described in this plat, hereby agrees to indemnify the City of New Albany for, and hold it harmless from, any agricultural recoupments assessed or levied in the future against the property dedicated herein, agricultural use.

		CUI	RVE TABLE		
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C50	91*05'51"	20.00'	31.80	S 38'24'49" W	28.55
C51	38'35'41"	50.00'	33.68'	N 12'09'45" E	33.05
C52	115*03'50"	50.00'	100.41	N 88'59'31" E	84.37
C53	22'54'47"	50.00'	20.00'	S 22'01'11" E	19.86
C54	29*00'55"	50.00'	25.32'	S 03'56'40" W	25.05
C55	60'59'05"	50.00'	53.22	S 48*56'40" W	50.74
C56	73'13'47"	50.00'	63.90	N 63*56'54" W	59.64
C57	16*46'14"	50.00'	14.64'	N 18'56'54" W	14.58
C58	86'24'13"	20.00'	30.16	S 53°45'53" E	27.38
C59	11'35'45"	405.00'	81.97	S 88'49'53" W	81.83
C60	86*14'00"	20.00'	30.10'	S 51°30'45" W	27.34
C61	7*23'47"	665.00'	85.84	S 12*05'38" W	85.79
C62	9*34'57"	665.00'	111.22'	S 20'35'00" W	111.09
C63	3'39'48"	725.00'	46.35	N 75°28'48" W	46.35'
C64	54*45'38"	110.00'	105.13'	S 68'11'14" W	101.18'
C65	69*44'52"	20.00'	24.35	S 60°41'37" W	22.87'
C66	16'53'46"	495.00'	145.97	S 15'23'39" W	145.44'
C67	16*59'44"	495.00'	146.83'	S 01°33'06" E	146.29
C68	105*18'40"	20.00'	36.76'	S 62*42'18" E	31.80'
C69	179*59'46"	38.00'	119.38'	N 79°26'12" E	76.00'
C70	180'00'00"	27.50'	86.39	S 79*26'13" W	55.00'
C71	175*45'23"	27.52'	84.41	N 79°26'13" E	55.00'
C72	179*59'45"	38.00'	119.38'	S 79'26'13" W	76.00'
C73	65'32'41"	20.00'	22.88'	S 73'34'45" W	21.65
C74	121°20′53″	15.50'	32.83'	N 72'53'54" E	27.03
C75	102'06'50"	119.50'	212.98'	S 04°37'45" W	185.89
C76	121°20'53"	15.50'	32.83'	N 63°38′24″ W	27.03'
C77	15*11'24"	627.50'	166.36'	N 04'37'45" E	165.87
C78	1*58'39"	495.00'	17.08'	S 24°49′51" W	17.08'
C79	15'11'32"	380.00'	100.76	S 87'01'59" W	100.46
C80	12'00'06"	425.00'	89.02'	N 33'03'07" E	88.86
C81	7*46′51"	425.00'	57.72'	N 23'09'38" E	57.67
C82	3'04'13"	800.00'	42.87'	S 74'50'32" E	42.86'

# NOTE "E" - ACREAGE BREAKDOWN:

Total acreage:	27.843 Ac.
Acreage in rights-of-way:	3.555 Ac.
Acreage in Reserves:	1.007 Ac.
Acreage in remaining lots:	23.281 Ac.

NOTE "F" - ACREAGE BREAKDOWN: New Albany Country Club Section 28 Part 1 is comprised of the following Franklin County Parcel Number(s):

222-000479	0.650 Ac
222-000568	1.494 Ac
222-002948	11.895 Ac
222-002952	13.082 Ac
222-004496	0.722 Ac

NOTE "G" - LOTS 15 and 16: On each of Lots 15 and 16 no building shall be constructed which has an opening unprotected from flooding, in its foundation wall which lower than the flood protection elevation for that lot given in the following table:

T . T . T	Flood Protection Elevation
Lot No.	USGS Datum 1929(1988 Datum)
15	948.5 (949.1)
16	948 5 (949 1)

annual chance flood). The remaining land being platted as NOTE "H" - RESERVE "A", RESERVE "B" AND RESERVE "C": Reserve "A", Reserve "B" and Reserve "C", as designated and delineated hereon, shall be owned by chance floodplain). As said Zones are designated and the City of New Albany, Ohio and maintained by an delineated on the FEMA Flood insurance rate map for association comprised of the owners of the fee simple title to

NOTE "I" - RESERVE "D": Reserve "D", as designated and delineated hereon, shall be owned and maintained by an driveways are hereby prohibited on all lots in New Albany association comprised of the owners of the fee simple title to the lots in New Albany Country Club subdivisions.

NOTE "J": 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 28 Part 1 or any part thereof can be acquired by a which result from grantor's conversion of the property from competent examination of the then current public records, including those in the Recorder's Office, Franklin County,

 $\Delta = 19.46'58$  R=425.00' Arc=146.74 ChBrg=N29'09'41"E Ch=146.01'

NOTE "K" - STREAM/WETLAND PRESERVATION The "Stream/Wetland Preservation Zone" shall forever be restricted from development with buildings, structures, and uses and the natural state of said zone shall remain undisturbed. It is also the intent and purpose of the Stream/Wetland Preservation Zone to restrict and forbid any activity or use which would as a natural consequence of such, impede or make more difficult the accomplishment of the purpose of which the said zone was created.

NOT TO SCALE

## Additional restrictions include:

- No dumping or burning of refuse.
- No hunting or trapping. Natural resources of the zones shall remain undisturbed

and no topsoil, sand, gravel, or rock shall be excavated, removed or graded.

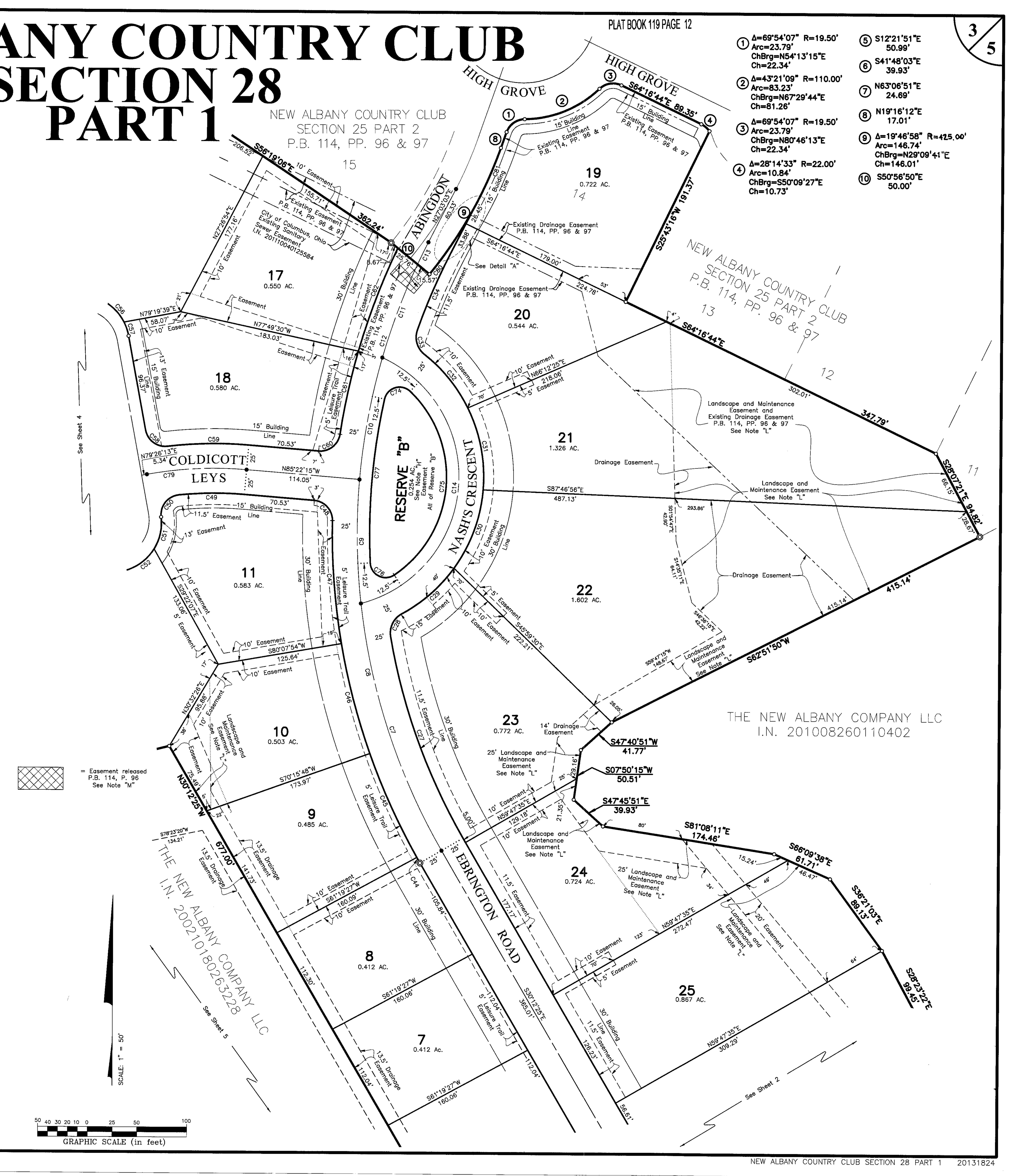
Nothing shall be permitted to occur within the Stream/Wetland Preservation Zone which would contribute to the erosion of the land and no trees shall be cut or removed, except for the removal of such dead diseased, noxious, or decayed trees or vegetation which may be required for conservation or scenic purposes, or for reasons of public safety. Any and all alterations to the Stream/Wetland Preservation Zone require the approval of the city of New Albany Community Development Department.

. No private encroachment, such as, but not limited to, dumping of trash or debris, or the installation of any type of recreation or other facility or convenience shall be permitted.

No roadway or any facility of any public utility other than existing roadways and public utility facilities or those outlined in the original plan shall be permitted to be constructed or installed in the premises.

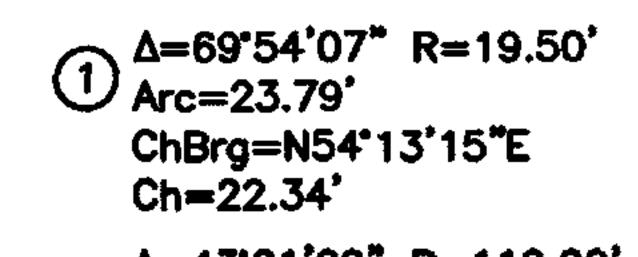
NOTE "L" - LANDSCAPE AND MAINTENANCE EASEMENT: A Landscape and Maintenance Easement is hereby created and provided in favor of the real property presently owned by The New Albany Company LLC which was acquired in Instrument Numbers 200210180263222, 201008260110397, and 201008260110402. The purpose of the easement is to allow current and future owner(s) of the benefited property and their designees to (a) install, maintain, repair, and replace fencing within the easement area, (b) install, operate, maintain, repair, and replace irrigation lines and related equipment and appurtenances within the easement area, and (c) mow and otherwise maintain grass and other landscaping located within this same area. Said owner(s) shall be permitted entry upon the area which is burdened by the easement as reasonably necessary from time-to-time in order to exercise the rights provided herein. The owner(s) of the benefited property shall maintain the fencing in a good state of repair and shall paint both sides of said fencing on a regular basis, and shall be permitted entry onto an additional 10 feet of those lots which are burdened by this easement as measured from the boundary of the easement area in order to install, maintain, repair and replace fencing. The owner(s) of the benefited property also shall regularly mow and maintain the easement area to the same standards and conditions as exist on the portion of the benefited property that is located adjacent to the easement area. Following entry upon the areas burdened by this easement, the entering party shall be required to restore damaged areas to a substantially similar condition as existed immediately prior to such entry. The owners of real property which is burdened by this easement shall be prohibited from painting any fencing located within the easement area, hanging any signs or other items from such fencing, and installing any temporary or permanent buildings, structures, landscaping, or other improvements of any kind whatsoever within the easement area. The owner(s) of the real property that is benefited by this easement shall be permitted to remove such items from the easement area without liability to the owners of the burdened property.

NOTE "M" - RELEASE OF CERTAIN EASEMENTS: All rights and easements granted to the City of New Albany, Ohio by the subdivision plats "New Albany Country Club Section 20 Part 2", of record in Plat Book 108, Pages 24 and 25 and "New Albany Country Club Section 25 Part 2", of record in Plat Book 114, Pages 96 and 97, in over and under the areas indicated hereon by hatching are hereby released and rendered null and void.



# NEW ALBANY COUNTRY CLUB

HIGHGROVE FARMS P.B. 116, PP. 69 - 71



2 Δ=43'21'09" R=110.00' Arc=83.23' ChBrg=N67'29'44"E Ch=81.26'

Δ=69'54'07" R=19.50'

Arc=23.79'

ChBrg=N80'46'13"E

Ch=22.34'

Δ=28'14'33" R=22.00'
Arc=10.84'
ChBrg=S50'09'27"E
Ch=10.73'

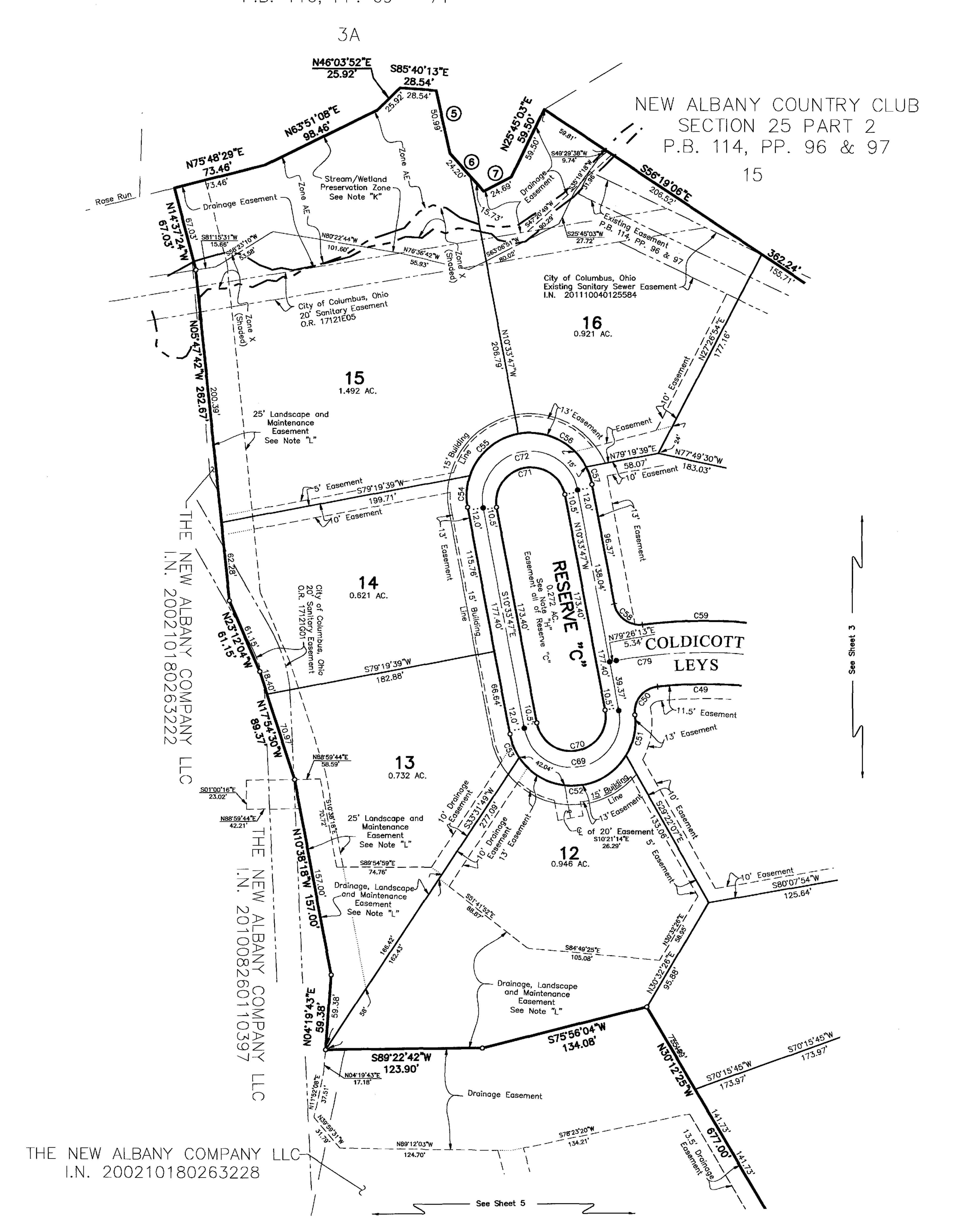
⑤ S12°21'51"E 50.99'

6 S41'48'03"E 39.93'

7 N63'06'51"E 24.69' 8 N19'16'12"E 17.01'

9 Δ=19'46'58" R=425.00' Arc=146.74' ChBrg=N29'09'41"E Ch=146.01'

① S50'56'50"E 50.00'



50 40 30 20 10 0 25 50

GRAPHIC SCALE (in feet)

NEW ALBANY COUNTRY CLUB SECTION 28 PART 1 20131824

