

NEW ALBANY COUNTRY CLUB SECTION 28 PART 2

PLAT BOOK 119 PG 34

201509030124315
 09/03/2015 11:58AM DEXP PER115
 Terry J. Brown
 Franklin County Recorder

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 16.180 acres of land, more or less, said 16.180 acres being comprised of a part of each of those tracts of land conveyed to THE NEW ALBANY COMPANY LLC by deeds of record in Instrument Numbers 200210180263228 and 201008260110397, 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), by BRENT B. BRADBURY, Chief Financial Officer, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "NEW ALBANY COUNTRY CLUB SECTION 28 PART 2", a subdivision containing Lots numbered 33 to 67, both inclusive, and areas designated as Reserve "E", Reserve "F" and Reserve "G", does hereby accept this plat of same and dedicates to public use, as such, all of Hanby's Loop and Armscote End 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 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.

Approved this 19th Day of August
2015

Nancy J. Scrymgeour
Mayor, New Albany, Ohio

Approved this 18th Day of Aug
2015

T. J. Ferris
City Engineer, New Albany, Ohio

Approved this 26 Day of Aug
2015

Scott J. Bazz
Council Representative to Planning Commission, New Albany, Ohio

Approved this 26 Day of Aug
2015

Neil King
Chairperson, Planning Commission, New Albany, Ohio

Approved this 20th Day of Aug
2015

Chris Fisher
Finance Director, New Albany, Ohio

Approved and accepted by Resolution No. R-28-2015, passed 06-02, 2015, wherein all of Hanby's Loop and Armscote End 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 June 2nd, 2016.

Transferred this 3 day of Sept.
2015.

Clarence E. Mingo II
Auditor, Franklin County, Ohio

Michael Datsan
Deputy Auditor, Franklin County, Ohio

Filed for record this 3 day of Sept.
2015 at 11:58 A M. Fee \$ 172.80

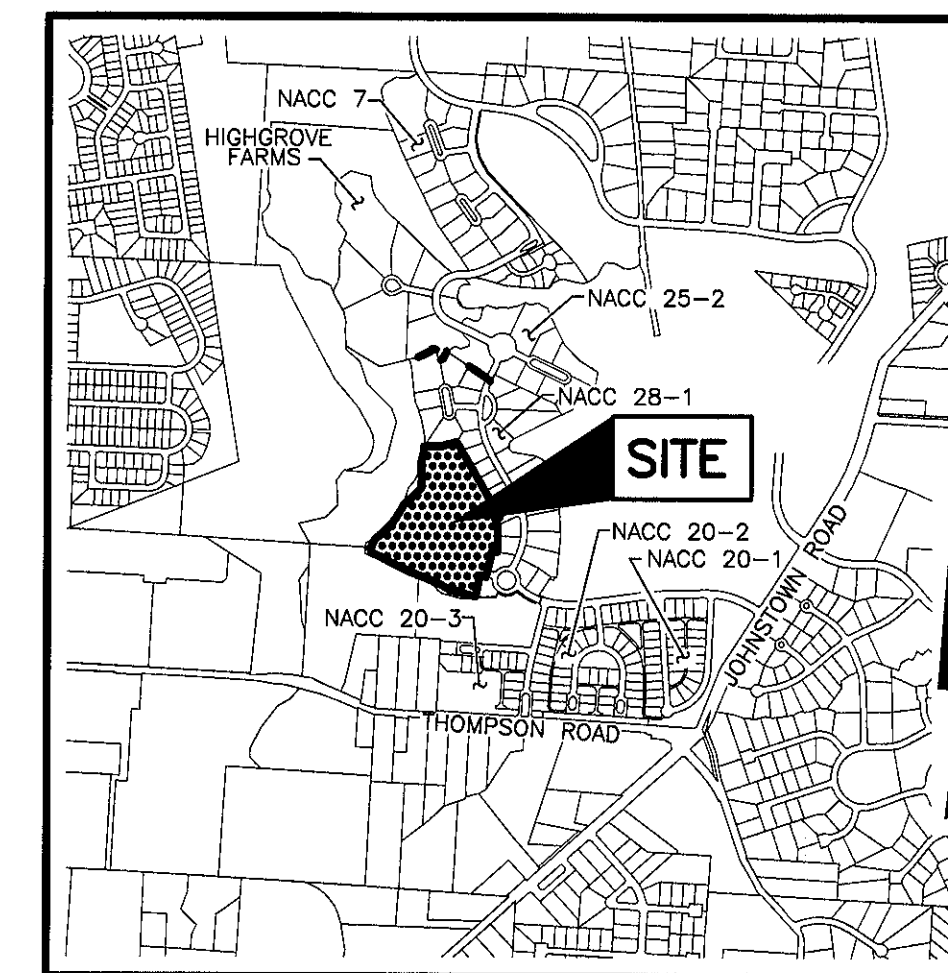
Terry G. Brown, M.E.
Recorder, Franklin County, Ohio

File No. 201509030124315

Recorded this 3 day of Sept.
2015

Marci Egan
Deputy Recorder, Franklin County, Ohio

Plat Book 119, Pages 34-35



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, Recorder's 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 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.

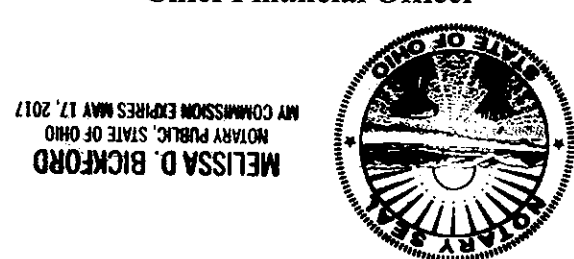
In Witness Whereof, BRENT B. BRADBURY, Chief Financial Officer of THE NEW ALBANY COMPANY LLC, has hereto set his hand this 30 day of July, 2015.

Signed and Acknowledged
In the presence of:

THE NEW ALBANY COMPANY LLC

J. L. Ray
Melissa D. Beckford

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 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 30th day of July, 2015.

My commission expires 5/17/17

Melissa D. Beckford
Notary Public,
State of Ohio

SURVEYED & PLATTED
BY

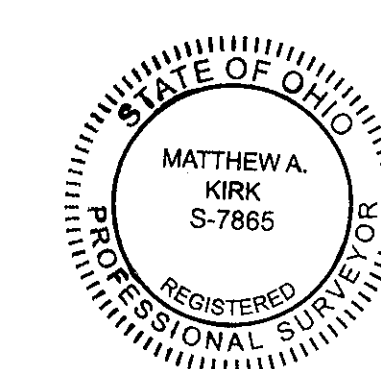


We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

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

By Matthew A. Kirk
Professional Surveyor No. 7865

9 JULY 15
Date



NEW ALBANY COUNTRY CLUB SECTION 28 PART 2

Curve Number	Delta	Radius	Length	Chord Bearing	Chord Distance
C1	105°02'32"	60.00'	110.00'	N59°09'04"W	95.23'
C2	60°59'48"	60.00'	63.88'	S37°49'46"W	60.90'
C3	53°47'07"	60.00'	56.32'	S19°33'42"E	54.28'
C4	20°42'17"	60.00'	21.68'	N03°43'21"E	21.56'
C5	41°03'49"	60.00'	43.00'	S66°59'10"E	42.09'
C6	53°17'13"	35.00'	32.55'	S60°52'28"E	31.39'
C7	48°42'46"	35.00'	29.76'	N10°16'54"W	28.87'
C8	4°34'17"	700.00'	55.85'	N32°21'08"W	55.84'
C9	6°09'02"	650.00'	69.78'	S31°09'21"E	69.74'
C10	8°28'38"	700.00'	103.16'	N25°50'40"W	103.07'
C11	8°18'35"	700.00'	101.52'	N17°28'04"W	101.43'
C12	15°10'25"	650.00'	172.14'	N20°29'37"W	171.64'
C13	34°27'23"	675.00'	405.93'	N20°12'34"W	399.84'
C14	9°24'20"	700.00'	114.91'	N08°36'36"W	114.78'
C15	8°51'54"	650.00'	100.57'	S08°28'28"E	100.47'
C16	18°12'02"	375.00'	119.12'	N53°33'19"W	118.62'
C17	23°01'33"	375.00'	150.70'	N74°10'07"W	149.69'
C18	98°21'38"	20.00'	34.33'	S45°08'18"W	30.27'
C19	96°20'29"	20.00'	33.63'	N52°04'40"W	29.81'
C20	15°06'43"	375.00'	98.91'	S72°11'44"W	98.82'
C21	22°22'46"	400.00'	156.24'	N75°49'45"E	155.24'
C22	48°31'35"	400.00'	338.78'	S68°43'05"E	328.74'
C23	6°43'28"	425.00'	49.87'	N68°00'05"E	49.85'
C24	12°11'43"	425.00'	90.46'	N77°27'40"E	90.29'
C25	12°06'44"	425.00'	89.84'	N89°36'53"E	89.68'
C26	11°42'01"	425.00'	86.79'	S78°28'45"E	86.64'
C27	13°03'00"	425.00'	96.80'	S66°06'15"E	96.59'

Curve Number	Delta	Radius	Length	Chord Bearing	Chord Distance
C28	70°54'20"	400.00'	495.01'	S79°54'28"E	464.02'
C29	13°12'37"	425.00'	97.99'	S52°58'26"E	97.77'
C30	1°54'50"	425.00'	14.20'	S45°24'43"E	14.20'
C31	90°00'00"	50.00'	78.54'	S89°27'18"E	70.71'
C32	90°00'00"	75.00'	117.81'	N89°27'18"W	106.07'
C33	7°49'46"	725.00'	99.07'	N81°13'35"W	98.99'
C34	0°19'23"	725.00'	4.09'	N85°18'10"W	4.09'
C35	6°12'47"	875.00'	94.88'	N82°21'28"W	94.84'
C36	7°36'05"	875.00'	116.09'	N75°27'02"W	116.00'
C37	7°36'05"	875.00'	116.09'	N67°50'57"W	116.00'
C38	7°36'05"	875.00'	116.09'	N60°14'52"W	116.00'
C39	7°36'05"	875.00'	116.09'	N52°38'47"W	116.00'
C40	4°51'28"	875.00'	74.18'	N46°25'01"W	74.18'
C41	89°31'59"	50.00'	78.13'	N00°46'42"E	70.42'
C42	89°31'59"	75.00'	117.20'	S00°46'42"W	105.63'
C43	4°21'48"	925.00'	70.44'	S40°00'41"E	70.43'
C44	5°10'39"	925.00'	83.59'	S44°46'54"E	83.56'
C45	5°10'39"	925.00'	83.59'	S49°57'33"E	83.56'
C46	6°41'50"	925.00'	108.12'	S55°53'47"E	108.06'
C47	6°41'50"	925.00'	108.12'	S62°35'37"E	108.06'
C48	6°05'22"	925.00'	98.31'	S68°59'13"E	98.27'
C49	5°47'08"	925.00'	93.40'	S74°55'29"E	93.36'
C50	5°16'27"	925.00'	85.15'	S80°27'17"E	85.12'
C51	2°22'21"	925.00'	38.30'	S84°16'41"E	38.30'
C52	3°57'09"	675.00'	46.56'	S83°29'17"E	46.55'
C53	41°28'34"	900.00'	651.51'	S84°43'34"E	637.37'
C54	8°09'10"	700.00'	99.61'	N81°23'16"W	99.52'

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 2" does not imply any approval of the site as it may pertain to wetlands.

NOTE "B": At the time of platting, part of Lots 38, 39, 40, 41, 42, 56, and Reserve "E" 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 than 1 square mile; and areas protected by levees from 1% annual chance flood). The remaining land being platted as "New Albany Country Club Section 28 Part 2" is in Zone X (areas determined to be outside of the 0.2% annual chance floodplain). As said zones are designated and delineated on the FEMA Flood Insurance Rate Map for Franklin County, Ohio, and Incorporated Areas map number 39049C0204K, with effective date of June 17, 2008.

NOTE "C" - DEPRESSED DRIVEWAYS: Depressed driveways are hereby prohibited on all lots in New Albany Country Club Section 28 Part 2. 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" - 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, which result from grantor's conversion of the property from agricultural use.

NOTE "E" - ACREAGE BREAKDOWN:

Total acreage:	16.180 Ac.
Acreage in rights-of-way:	2.718 Ac.
Acreage in Reserves:	0.765 Ac.
Acreage in remaining lots:	12.697 Ac.

NOTE "F" - ACREAGE BREAKDOWN: New Albany Country Club Section 28 Part 2 is comprised of the following Franklin County Parcel Numbers:

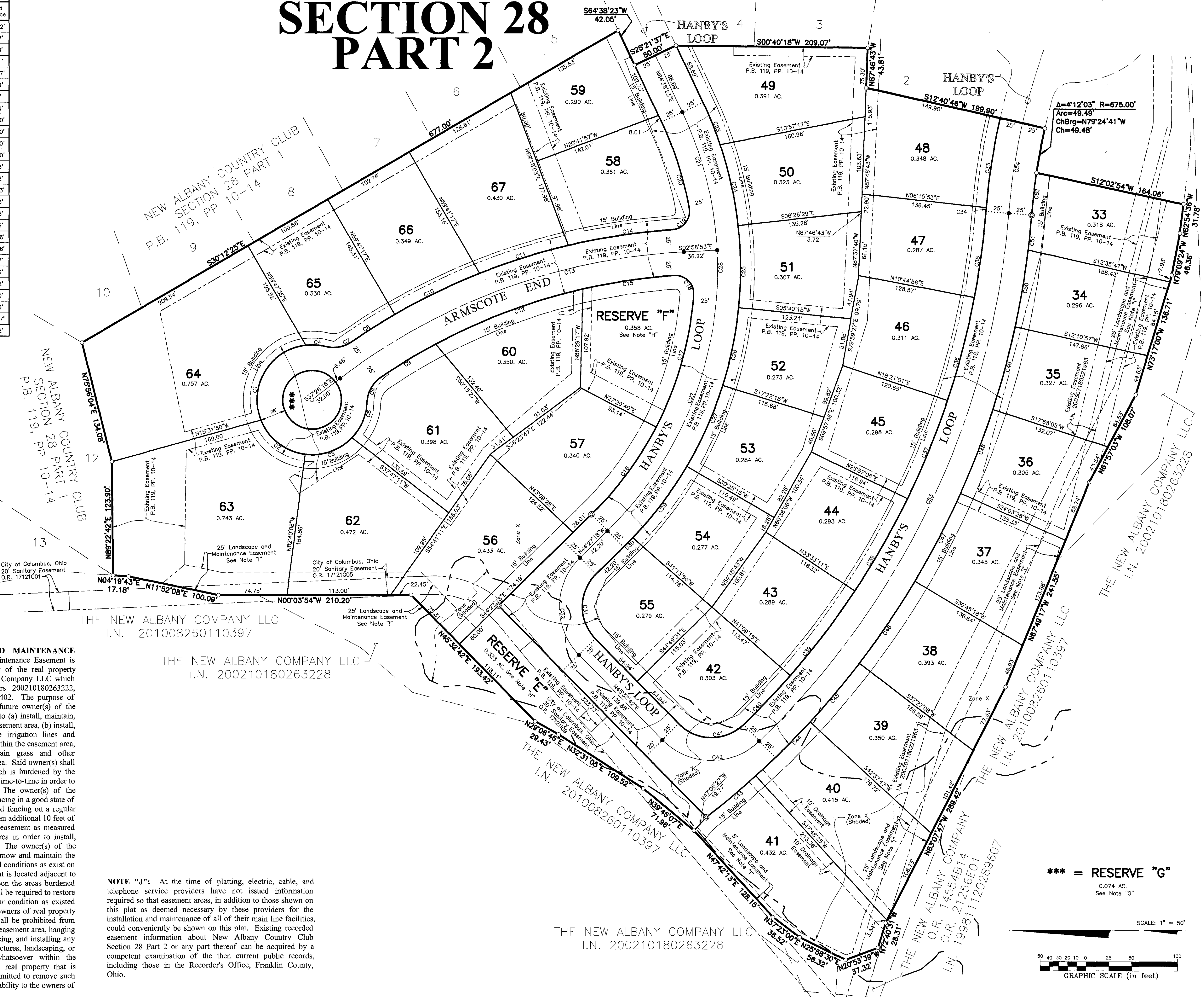
223-000002	0.027 Ac.
223-000001	0.993 Ac.
222-000479	0.084 Ac.
222-002952	15.076 Ac.

NOTE "G" - RESERVE "G": Reserve "G", as designated and delineated hereon, shall be owned by the City of New Albany, Ohio and maintained by an association comprised of the owners of the fee simple title to the lots in New Albany Country Club subdivisions for the purpose of open space.

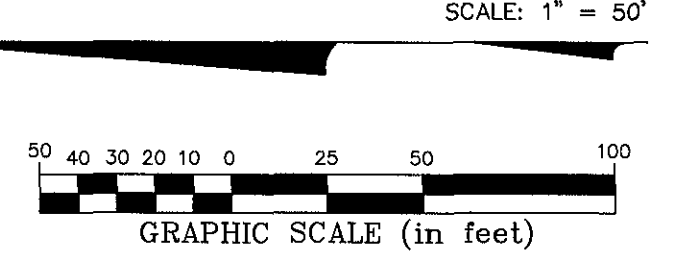
NOTE "H" - RESERVES "E" AND "F": Reserves "E" and "F", as designated and delineated hereon, shall be owned by the City of New Albany and shall be maintained by an association comprised of the owners of the fee simple title to the lots in New Albany Country Club subdivisions for purpose of open space. The developer reserves the right to construct and maintain, or cause to be maintained, landscaping, street trees, fencing and other amenities with public right-of-way. Landscaping in reserves shall not obstruct sight distance.

NOTE "I" - 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 "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 2 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.



*** = RESERVE "G"
0.074 Ac.
See Note "g"



S:\20131824\DWG\CADSET\PLAT\20131824-VS-SEC28-PLS2.DWG plotted by PRTCHARD on 7/8/2015 3:55:05 PM last saved by PRTCHARD on 7/8/2015 3:34:15 PM