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 20.776 acres of land, more or less, said 20.776 acres being comprised of all of those tracts of land conveyed to THE NEW ALBANY COMPANY LLC by deeds of record in Instrument Number 200602150030062. Instrument Number 200706070099856. Instrument Number 200711060193226, Instrument Number 201302190028630, Instrument Number 201302190028635 and Instrument Number 201402140019533, Recorder's Office, Franklin County, Ohio.

The undersigned, THE NEW ALBANY COMPANY LLC, a Delaware limited liability company 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 29", a subdivision containing Lots numbered 1 to 30, both inclusive, and areas designated as Reserve "A", Reserve "B", Reserve "C" and easements, does hereby accept this plat of same and dedicates to public use, as such, all or part of Oxford Loop North, Oxford Loop West, Oxford Loop South, Lewis Link and Johnstown Road 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.

In Witness Whereof, BRENT B. BRADBURY, Chief Financial Officer of THE NEW ALBANY COMPANY LLC, has hereunto set his hand this \_\_\_\_\_ day of Nov., 2014.

Signed and Acknowledged

In the presence of:

STATE OF OHIO COUNTY OF FRANKLIN ss: THE NEW ALBANY COMPANY LLC

Chief Financial Officer

MELISSA D. BICKFORD NOTARY PUBLIC, STATE OF OHIO MY COMMISSION EXPIRES MAY 17, 2017

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 November, 20 14.

My commission expires 5 717

Mayor, Janey Janey Www. Albany, Ohio Approved this **B** Day of **NOV** 

Approved and accepted by Resolution No. R-81-2014, passed Nov. 4+h, 2014, wherein all of Oxford Loop North, Oxford Loop West, Oxford Loop South, Lewis Link, Johnstown Road and easements 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 November 4th, 2015.

Deputy Auditor, Franklin County, Ohio

Filed for record this We day of Nov 2014 at 8:23 FTM. Fee \$ 172.80

File No. 2014 1124 0157687

Recorded this 26 day of 601

Plat Book 118, Pages 34-37

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

**SURVEY DATA:** 

BASIS OF BEARINGS: The bearings shown hereon are based on an assumed bearing of South 47°41'55" West for a portion of the centerline of Johnstown Road, as shown hereon.

**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.

SURVEYED & PLATTED




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

By Mother a 91h Professional Surveyor No. 7865



30 40 30 20 10

A 20' Landscape Buffer

B 10' Easement

© 25' Easement

[/////] See Note "L"

See Note "K"

GRAPHIC SCALE (in feet)

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

NOTE "C" - 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

39049C0212K, with effective date of June 17, 2008.

agricultural use.

driveway alongside or to the rear of a residential structure.

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

Section 29 or any part thereof can be acquired by a competent

those in the Recorder's Office, Franklin County, Ohio.

\Δ=0°11'40" R=5740.24'

ChBrg=S47'32'08"W

C61 96'18'52" 20.00' 33.62' S 00'27'19" E 29.80'

C62 7'35'17" 175.00' 23.18' N 52'24'24" W 23.16'

FRANKLIN COUNTY -

COMMISSIONERS

I.N. 200809230142520

I.N. 200810020147641

NOTE "J" - STREAM/WETLAND PRESERVATION ZONE: 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.

Additional restrictions include:

- 1. No dumping or burning of refuse.
- No hunting or trapping.
- 3. Natural resources of the zones shall remain undisturbed and no topsoil, sand, gravel, or rock shall be excavated, removed or graded.

4. 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.

5. 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 "K" - LANDSCAPE BUFFER: Within those areas designated "Landscape Buffer" on this plat (hereinafter Easement Premises), New Albany Company, LLC, hereby grant unto the City of New Albany, Ohio, the perpetual right and easement to hold and protect, for open space and conservation purposes, as permanent woodland and open green space for the protection of unspoiled natural beauty in, over and upon the Easement Premises, subject, however, to all easements of previous record and subject to the conditions hereinafter set forth (The Easement).

- 1. The Easement herein granted shall run with the land in perpetuity so that Easement Premises shall forever be restricted from development with commercial or residential buildings, structures, and uses, and it is the intent and purpose of both parties to this Easement 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 for which the Easement is granted as outlined herein.
- 2. No dumping or burning of refuse shall be permitted on the Easement Premises.
- 3. No hunting or trapping shall be permitted on the Easement Premises.
- 4. The Easement Premises shall be maintained in a natural state, but additional plantings shall be permitted, and shall remain free from all utilities, with the exception of the extension of storm and sanitary lines shown hereon. Additionally, the grantors and/or the homeowners' association (or their designees) may enter the Easement Premises to perform general clean-up. Dead or diseased trees and invasive/noxious plants may be removed in keeping with good forestry management practices.
- 5. No roadway, nor any facility of any public utility other than existing roadways and public utility facilities shall be permitted to be constructed or installed on the Easement Premises, and no existing roadway or public utility facility shall be enlarged or extended on the Easement Premises.

Grantors accept no liability for accidents or damages resulting from such public use of the Easement Premises as may result from the Village's ownership of Reserve "A".

This Easement, however, is not intended to interfere with or detract from the use of the Easement Premises by the Grantors and their successors and assigns for all purposes, present and future, not inconsistent with this grant, including such forest management practices envisaged by and consistent with the provisions of Ohio Revised Code Section 5713.22 et seq.

NOTE "L": This easement permits 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 for storm water drainage connections to all adjacent lots and lands including the current and future owners of the parcel conveyed to Timothy F. Timmons and Leslie B. Timmons by deed of record in Instrument Number 200003290060828 and the current and future owners of the parcel conveyed to Harold J. Breitfeller and Helen M. Breitfeller by deed of record in Instrument Number 199708070066144.