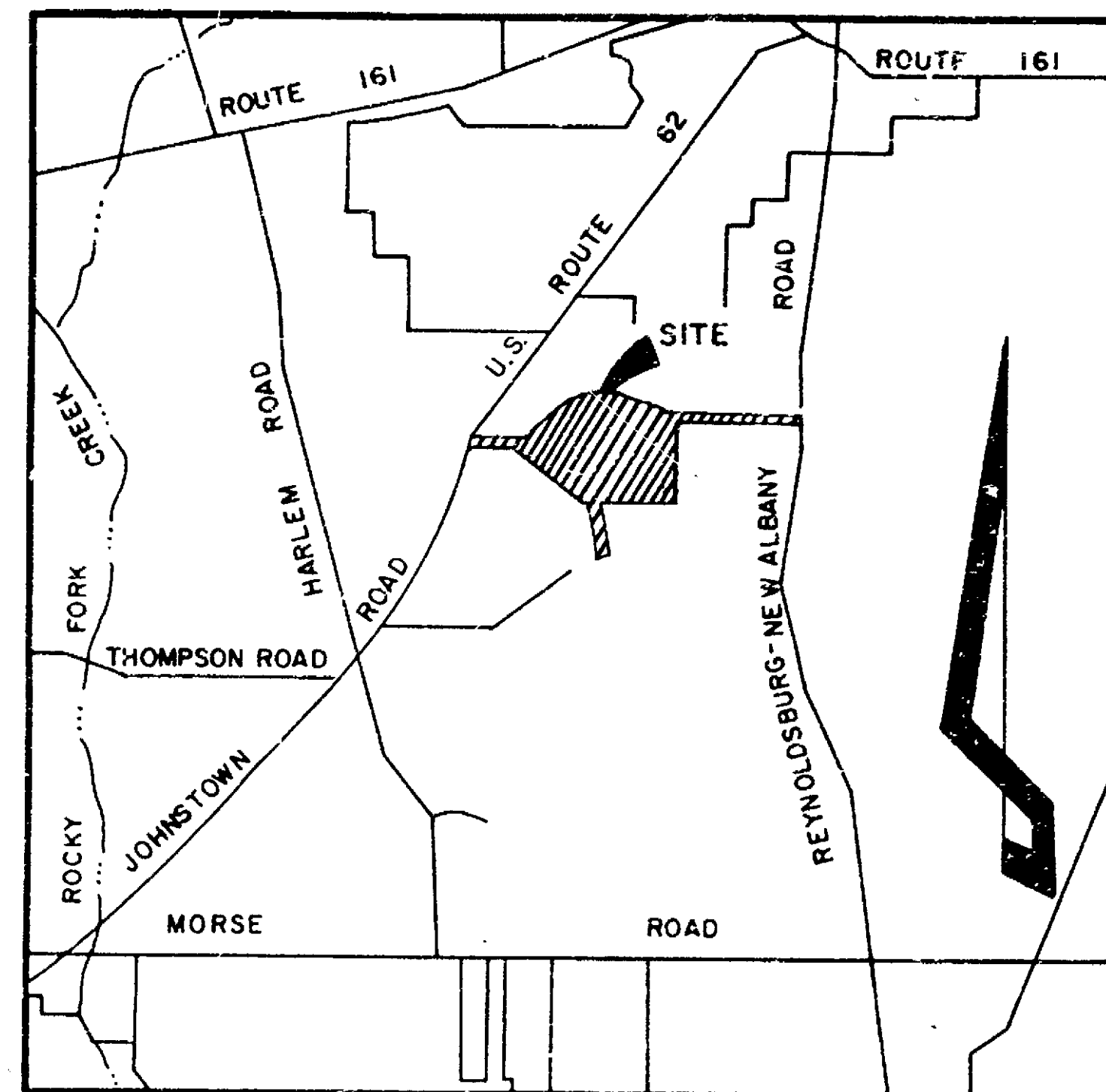


# THE NEW ALBANY COUNTRY CLUB SECTION 3



LOCATION MAP AND BACKGROUND DRAWING  
SCALE: 1" = 200'

**SURVEY DATA:**

**BASIS OF BEARINGS:** The bearings shown on this plat are 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, unless otherwise noted, are to be set and are thirteen sixteenths (13/16) inch I.D., thirty (30) inches long with a plastic plug placed in the top bearing the initials E.M.H.T., INC.

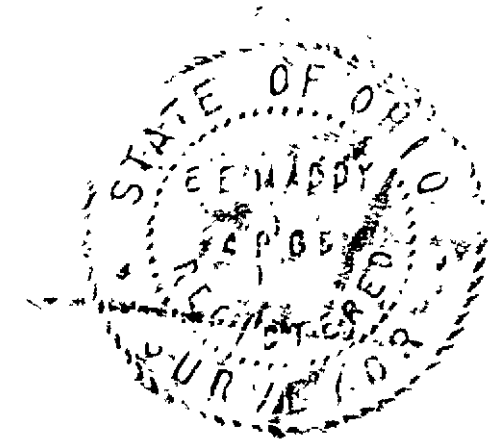
**PERMANENT MARKERS:** Where indicated, unless otherwise noted, are to be set and are one (1) inch I.D., thirty (30) inches long, buried one (1) foot in depth with a plastic plug placed in the top bearing the initials E.M.H.T., INC.

**TRANSFERRED**  
JUL 22 1991  
PALMER C. McNEAL  
AUDITOR  
FRANKLIN COUNTY, OHIO

SURVEYED & PLATTED  
BY  
**EMHT**  
CONSULTING ENGINEERS & SURVEYORS  
GABRIEL, OHIO 43230

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.

●=Iron Pin    ⊙=Permanent Marker    Metric Conversion 1 ft. = .30480m  
By E.E. Madley 28 June 1991  
Professional Surveyor No. 4965 Date



Situated in the State of Ohio, County of Franklin, Village of New Albany and in Quarter Townships 3 and 4, Township 2, Range 16, United States Military Lands, containing 40.127 acres of land, more or less, said 40.127 acres being comprised of parts of those tracts of land conveyed to THE NEW ALBANY COMPANY by deeds of record in Official Records 12808 F10, 13066 G10, 13066 G11, 14554 B14 ( Parcel 8, Tracts II and III ) and 16314 A12 all being of record in the Recorder's Office, Franklin County, Ohio.

The undersigned, THE NEW ALBANY COMPANY, an Ohio general partnership, by ROCKY FORK DEVELOPMENT CORPORATION, an Ohio corporation, Partner, by WILLIAM R. WESTBROOK, Vice-President, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "THE NEW ALBANY COUNTRY CLUB SECTION 3", a subdivision containing Lots numbered 64 to 115, both inclusive, and areas designated Reserve "A" and Reserve "B", does hereby accept this plat of same and dedicates to public use, as such, all or parts of Baughman Grant, Conklin Court, Ehret Round, Fenway Road, Gunston Hall, North Goodrich Square, South Goodrich Square and Columbus-Millersburg Road shown hereon and not heretofore dedicated.

Easements are reserved in, over and under areas designated on this plat as "Easement" or "Drainage 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, are 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 Village Engineer. Easement areas shown hereon outside of the platted area are within lands owned by the undersigned and easements are reserved therein for the uses and purposes as expressed herein.

In Witness Whereof, WILLIAM R. WESTBROOK, Vice-President of ROCKY FORK DEVELOPMENT CORPORATION, Partner in THE NEW ALBANY COMPANY, has hereunto set his hand this 2nd day of April, 1991.

Signed and acknowledged  
in the presence of:

[Signature]

THE NEW ALBANY COMPANY  
BY: ROCKY FORK DEVELOPMENT CORPORATION

By [Signature]  
WILLIAM R. WESTBROOK Vice-President

[Signature]

STATE OF OHIO  
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared WILLIAM R. WESTBROOK, Vice-President of ROCKY FORK DEVELOPMENT CORPORATION, Partner in THE NEW ALBANY COMPANY, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said ROCKY FORK DEVELOPMENT CORPORATION for THE NEW ALBANY COMPANY, for the uses and purposes expressed therein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this 2nd day of April, 1991.

My Commission Expires February 13, 1996

[Signature]  
Notary Public, State of Ohio

Approved this 15th day of JULY, 1991

[Signature]  
Village Engineer, New Albany, Ohio

Approved this 2nd day of April, 1991

[Signature]  
Chairman, Village Planning Commission, New Albany, Ohio

Approved and accepted by motion dated April 2, 1991 wherein all of Baughman Grant, Conklin Court, Ehret Round, Fenway Road, Gunston Hall, North Goodrich Square, South Goodrich Square and Columbus-Millersburg Road 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 October 2, 1991.

[Signature]  
Mayor, New Albany, Ohio

[Signature]  
Clerk, New Albany, Ohio

Accepted for platting this 22nd day of July, 1991

[Signature]  
Auditor, Franklin County, Ohio

Filed for record this 22nd day of JULY, 1991

[Signature]  
Deputy Auditor, Franklin County, Ohio

at 400P M. Fee \$ 129.60 File No. 226839

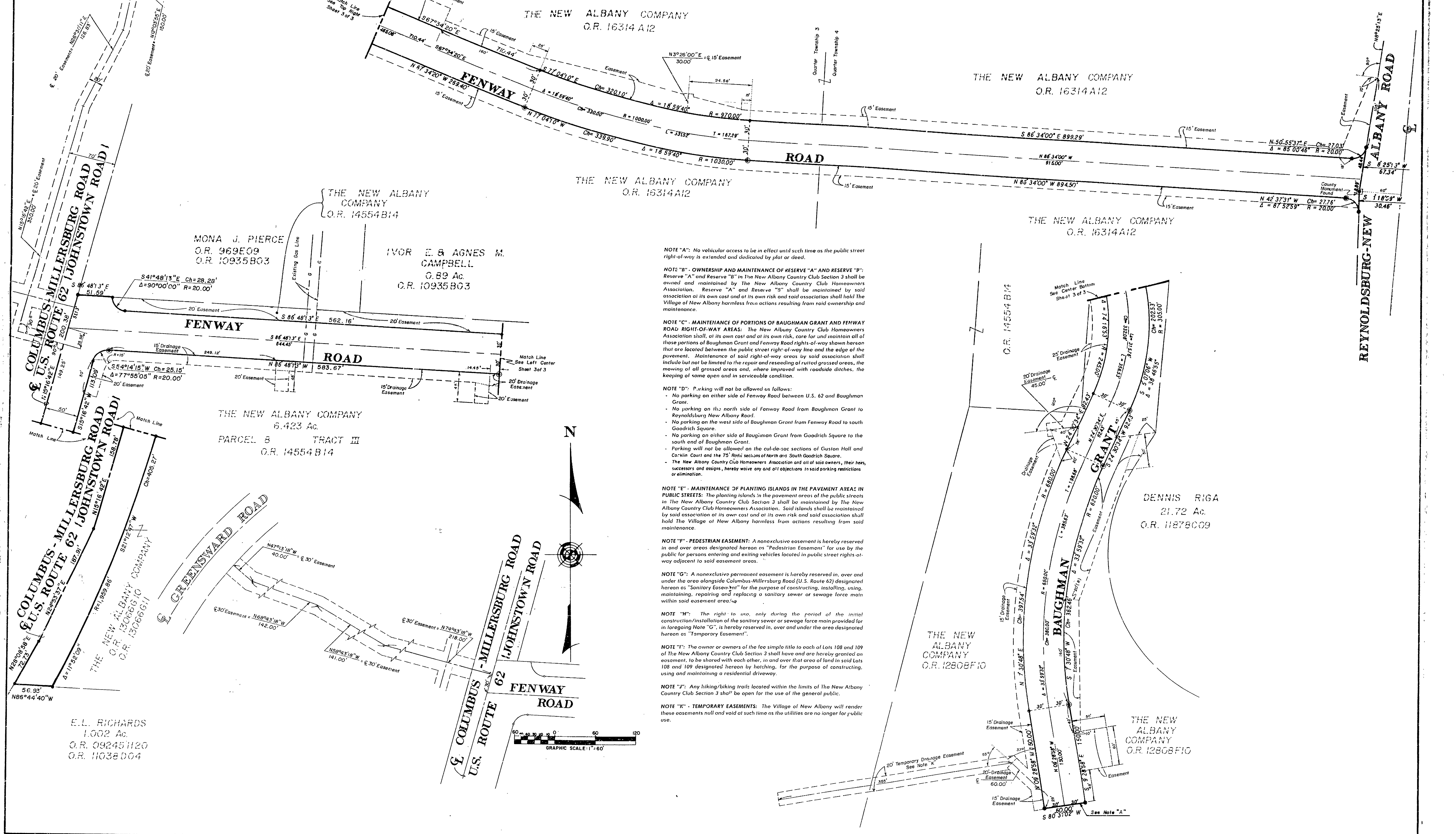
[Signature]  
Recorder, Franklin County, Ohio

Recorded this 22nd day of JULY, 1991

[Signature]  
Deputy Recorder, Franklin County, Ohio

Plat Book 74 Pages 44-46

# THE NEW ALBANY COUNTRY CLUB SECTION 3



**NOTE "A":** No vehicular access to be in effect until such time as the public street right-of-way is extended and dedicated by plat or deed.

**NOTE "B" - OWNERSHIP AND MAINTENANCE OF RESERVE "A" AND RESERVE "B":** Reserve "A" and Reserve "B" in The New Albany Country Club Section 3 shall be owned and maintained by The New Albany Country Club Homeowners Association. Reserve "A" and Reserve "B" 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 harmless from actions resulting from said ownership and maintenance.

**NOTE "C" - MAINTENANCE OF PORTIONS OF BAUGHMAN GRANT AND FENWAY ROAD RIGHT-OF-WAY AREAS:** The New Albany Country Club Homeowners Association shall, at its own cost and at its own risk, care for and maintain all of those portions of Baughman Grant and Fenway Road rights-of-way shown hereon that are located between the public street right-of-way line and the edge of the pavement. Maintenance of said right-of-way areas by said association shall include but not be limited to the repair and reseeding of rutted grassed areas, the mowing of all grassed areas and, where improved with roadside ditches, the keeping of same open and in serviceable condition.

**NOTE "D":** Parking will not be allowed as follows:

- No parking on either side of Fenway Road between U.S. 62 and Baughman Grant.
- No parking on the north side of Fenway Road from Baughman Grant to Reynoldsburg New Albany Road.
- No parking on the west side of Baughman Grant from Fenway Road to south Goodrich Square.
- No parking on either side of Baughman Grant from Goodrich Square to the south end of Baughman Grant.
- Parking will not be allowed on the cul-de-sac sections of Guston Hall and Coxkin Court and the 75' Roth sections of North and South Goodrich Square.
- The New Albany Country Club Homeowners Association and all of said owners, their heirs, successors and assigns, hereby waive any and all objections to said parking restrictions or elimination.

**NOTE "E" - MAINTENANCE OF PLANTING ISLANDS IN THE PAVEMENT AREAS IN PUBLIC STREETS:** The planting islands in the pavement areas of the public streets in The New Albany Country Club Section 3 shall be maintained by The New Albany Country Club Homeowners Association. Said islands 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 harmless from actions resulting from said maintenance.

**NOTE "F" - PEDESTRIAN EASEMENT:** A nonexclusive easement is hereby reserved in and over areas designated hereon as "Pedestrian Easement" for use by the public for persons entering and exiting vehicles located in public street rights-of-way adjacent to said easement areas.

**NOTE "G":** A nonexclusive permanent easement is hereby reserved in, over and under the area alongside Columbus-Millersburg Road (U.S. Route 62) designated hereon as "Sanitary Easement" for the purpose of constructing, installing, using, maintaining, repairing and replacing a sanitary sewer or sewage force main within said easement area.

**NOTE "H":** The right to use, only during the period of the initial construction/installation of the sanitary sewer or sewage force main provided for in foregoing Note "G", is hereby reserved in, over and under the area designated hereon as "Temporary Easement".

**NOTE "I":** The owner or owners of the fee simple title to each of Lots 108 and 109 of The New Albany Country Club Section 3 shall have and are hereby granted an easement, to be shared with each other, in and over that area of land in said Lots 108 and 109 designated hereon by hatching, for the purpose of constructing, using and maintaining a residential driveway.

**NOTE "J":** Any hiking/biking trails located within the limits of The New Albany Country Club Section 3 shall be open for the use of the general public.

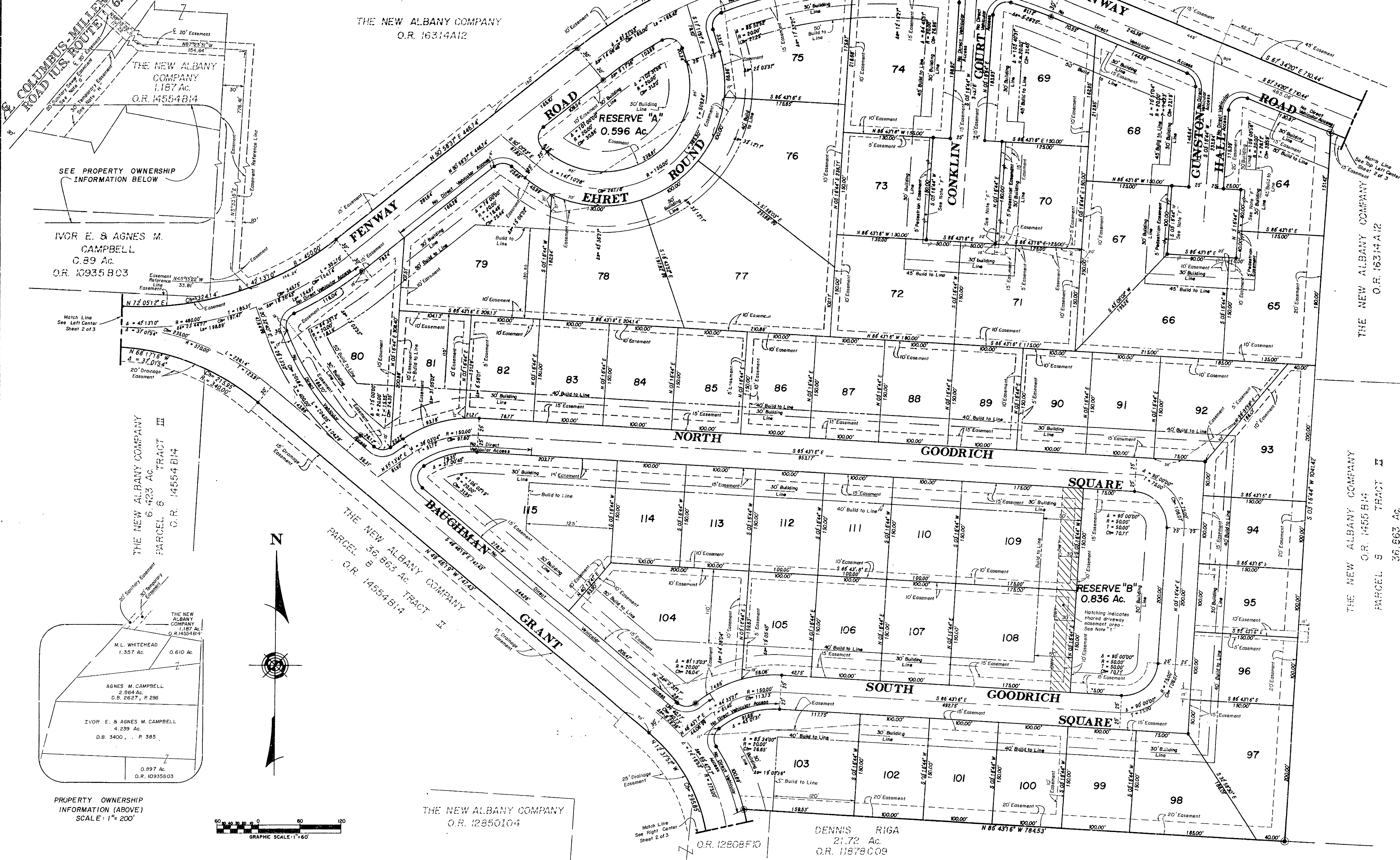
**NOTE "K" - TEMPORARY EASEMENTS:** The Village of New Albany will render these easements null and void at such time as the utilities are no longer for public use.

2  
3



# THE NEW ALBANY COUNTRY CLUB SECTION 3

THE NEW ALBANY COMPANY  
O.R. 16314A12



THE NEW ALBANY COMPANY  
1.187 Ac.  
O.R. 14554B14

SEE PROPERTY OWNERSHIP INFORMATION BELOW

IVOR E. & AGNES M. CAMPBELL  
0.89 Ac.  
O.R. 10935B03

THE NEW ALBANY COMPANY  
6.423 Ac.  
PARCEL 8 TRACT III  
O.R. 14554B14

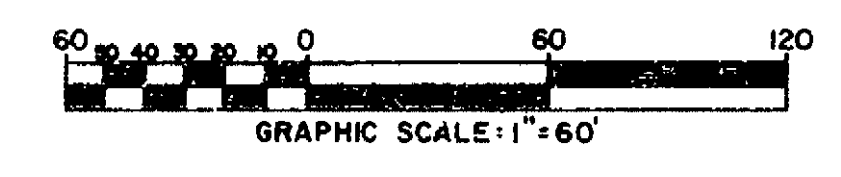
M.L. WHITEHEAD  
1.357 Ac.  
0.610 Ac.

AGNES M. CAMPBELL  
2.964 Ac.  
D.B. 2627, P. 296

IVOR E. & AGNES M. CAMPBELL  
4.239 Ac.  
D.B. 3400, P. 385

0.897 Ac.  
O.R. 10935B03

PROPERTY OWNERSHIP INFORMATION (ABOVE)  
SCALE: 1" = 200'



THE NEW ALBANY COMPANY  
O.R. 12850I04

DENNIS RIGA  
21.72 Ac.  
O.R. 11878C09

THE NEW ALBANY COMPANY  
O.R. 16314A12

THE NEW ALBANY COMPANY  
O.R. 14554B14  
PARCEL 8 TRACT II  
36.863 Ac.