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Daniel J. O'Connor Jr.
Franklin County Recorder
373 South High Street, 18th Floor
Columbus, OH 43215
(614) 525-3930

http://Recorder.FranklinCountyOhio.gov Recorder@FranklinCountyOhio.gov

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NEW ALBANY COUNTRY CLUB COMMUNITY ASSN INC

Recording Fees:

Developer:

Plat Recording Fee: \$259.20

Total Fees:

Amount Paid:

Amount Due:

Plat:

NEW ALBANY COUNTRY CLUB SECTION 30

Instrument Number: 202204050052141

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OFFICIAL RECORDING COVER PAGE

DO NOT DETACH

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NEW ALBANY COUNTRY CLUB SECTION 30

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 29.521 acres of land, more or less, said 29.521 acres being comprised of a resubdivision of Reserve "C" of the subdivision entitled "The New Albany Country Club Section 11", of record in Plat Book 82, Page 72, said Reserve being conveyed to THE NEW ALBANY COUNTRY CLUB COMMUNITY ASSOCIATION, INC. by deed of record in Instrument Number 200406080131113, and part of that tract of land conveyed to THE NEW ALBANY COMPANY LLC by deed of record Instrument Number 201009020114195, Recorder's Office, Franklin County, Ohio.

The undersigned, THE NEW ALBANY COUNTRY CLUB COMMUNITY ASSOCIATION, INC. an Ohio not-for-profit corporation, by BRENT B. BRADBURY. Treasurer, and THE NEW ALBANY COMPANY LLC, a Delaware limited liability company, by BRENT B. BRADBURY, Chief Financial Officer, owners of the lands platted herein, duly authorized in the premises, do hereby certify that this plat correctly represents their "NEW ALBANY COUNTRY CLUB SECTION 30", a subdivision containing Lots numbered 1 to 36, both inclusive, and areas designated as Reserve "A", Reserve "B", Reserve "C", Reserve "D" and Reserve "E", do hereby accept this plat of same and dedicate to public use, as such, all of Baughman Grant, Head of Pond Court and Head of Pond 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. No building shall be constructed in any area over which easements are hereby reserved. 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 City of New Albany Engineer. 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 as expressed herein.

In Witness Whereof, BRENT B. BRADBURY, Treasurer of THE NEW ALBANY COUNTRY CLUB COMMUNITY ASSOCIATION, INC. has hereunto set his hand this 21³⁴ day of March , 2022.

Signed and Acknowledged In the presence of:

THE NEW ALBANY COUNTRY CLUB COMMUNITY ASSOCIATION, INC.

STATE OF OHIO COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared BRENT B. BRADBURY, Treasurer of THE NEW ALBANY COUNTRY CLUB COMMUNITY ASSOCIATION, INC. 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 COUNTRY CLUB COMMUNITY ASSOCIATION, INC. for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this 21⁵⁷ day of **March** , 2022.

My commission expires No sugiration Mulium

State of Ohio

In Witness Whereof, BRENT B. BRADBURY, Chief Financial Officer of THE NEW ALBANY COMPANY LLC, has hereunto set his hand this 2100 day of March , 2022.

Signed and Acknowledged In the presence of:

THE NEW ALBANY COMPANY LLC

Marlandore

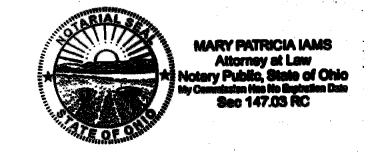
STATE OF OHIO COUNTY OF FRANKLIN ss:

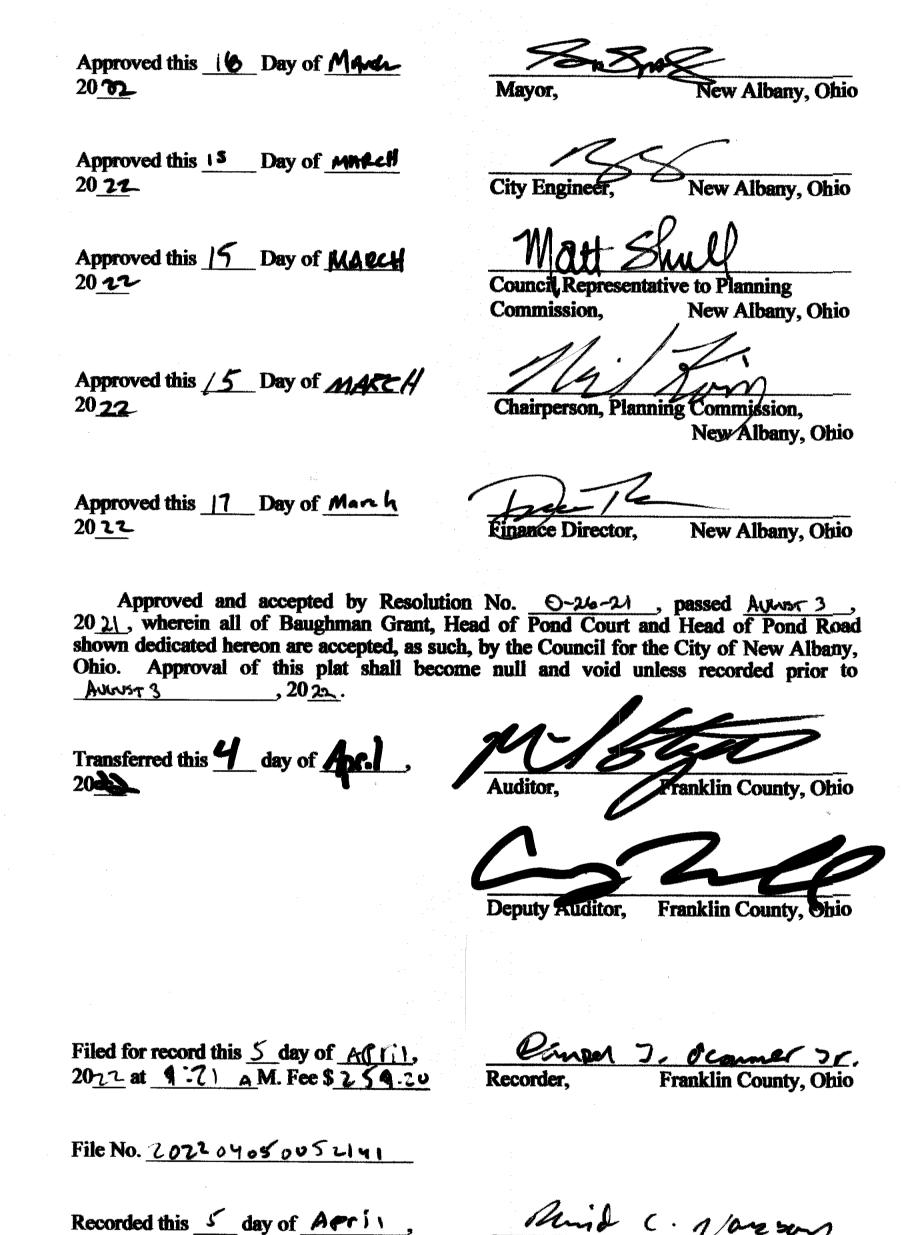
Before me, a Notary Public in and for said State, personally appeared BRENT B. BRADBURY, Chief Financial Officer of THE NEW ALBANY COMPANY LLC. who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said THE NEW ALBANY COMPANY LLC for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this 2134 day of March , 2022.

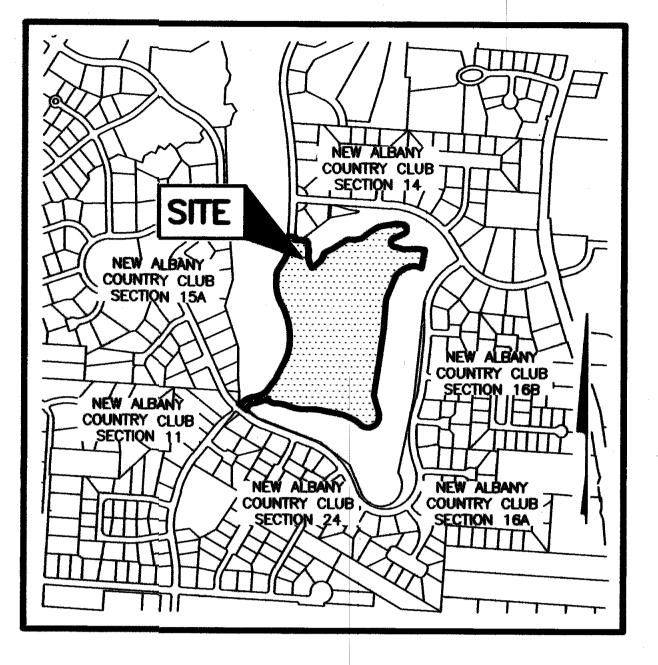
My commission expires No expiration Mulus

State of Ohio





Plat Book 132, Pages 86-89



LOCATION MAP AND BACKGROUND DRAWING

NOT TO SCALE

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 6", of record in Plat Book 76, Page 54, Recorders Office, Franklin County, Ohio. On said plat of record, a portion of the centerline of Yantis Drive is shown as having a bearing of South 12°54' 44" East.

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



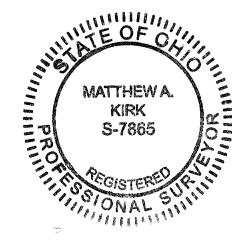
We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

O = Iron Pin (See Survey Data)

• = MAG Nail to be set

Permanent Marker (See Survey Data)

By Matthewa glich Professional Surveyor No. 7865



LINE TABLE

L21 S08'23'00"W 20.88'

L22 S07'07'03"E 87.93'

L23 S48'53'58"E 7.86'

L24 S02'07'20"E 13.67'

L25 S17"35'37"E 18.72"

L26 S36°24'20"E 15.66'

L27 S48'07'20"W 16.60'

L28 S49"21"27"E 46.08"

L29 S34'07'29"W 26.93'

L30 S00°27'52"W 24.57°

L31 S72'05'45"E 33.61'

L32 S36'32'59"E 13.55'

L33 S07'30'46"E 8.30'

L34 S26°39'56"E 10.91'

L35 S38'14'42"W 128.63'

L36 S47'55'31"W 29.57"

L37 S27'16'03"W 122.32"

L38 S21'01'10"W 146.57"

L39 N68'58'50"W 3.05'

L40 S31°21'12"W 30.33"

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

NOTE "B": At the time of platting, the land being platted as New Albany Country Club Section 30 is in Zone X (areas determined to be outside of the 0.2% annual chance floodplain). As said Zone is designated and delineated on the FEMA Flood insurance rate map for Franklin County, Ohio, and Incorporated areas map number 39049C0212K 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 30. 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: New Albany Country Club Section 30 is comprised of the following Franklin County Parcel Numbers:

222-001668 222-004458

0.016 Ac. 29.505Ac.

NOTE "F" - ACREAGE BREAKDOWN:

29.521 Ac. Acreage in right-of-way: 4.019 Ac. Acreage in lots: 19.646 Ac. Acreage in reserves: 5.856 Ac

NOTE "G"- RESERVES "A", "B", "C" & "E": Reserves "A", "B", "C", & "E", as designated and delineated hereon, shall be owned by the City of New Albany and maintained by an association comprised of the owners of the fee simple titles to the Lots in The New Albany County Club subdivisions.

NOTE "H" - RESERVE "D": Reserve "D", 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 The New Albany County Club subdivisions.

NOTE "I" - WETLAND PRESERVATION ZONE: The "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 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

Additional restrictions include:

- No dumping or burning of refuse. 2. 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 "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 30 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.

NOTE "K" - LANDSCAPE EASEMENT: Within those areas designated "Landscape Easement" hereon, an easement is hereby reserved to create a consistent landscape planting along the rear yards of all lots backing up to the golf course. All plantings within this area are the maintenance responsibility of each individual lot owner.

NEW ALBANY COUNTRY CLUB SECTION 30

		CL	IRVE TABLE		
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	106'55'31"	400.00*	746.48	S 48"20"52" E	642.77
C2	58"17"38"	100.00*	101.74	N 72'39'48" W	97.41
C3	62"01"34"	100.00*	108.26	N 12'30'12" W	103.05
C4	120"19"12"	100.00	210.00	N 41"39"01" W	173.48
C5	18'56'46"	300.00*	99.20	N 37'00'37" E	98.75
C6	34"13'21"	168.63	100.72	N 10'25'34" E	99.23'
C7	248"26"41"	35.31	153.11	N 62'27'46" W	58.39
C8	34"13'21"	168.63	100.72	S 44"38"55" W	99.23'
C9	14"20"41"	540.00'	135.20	S 11°20'14" W	134.84
C10	27'58 '50"	100.00'	48.84	N 18'09'19" E	48.35'
C11	44"40"03"	100.00	77.96'	N 54°28'45" E	76.00
C12	32'19'51"	100.00*	56.43	S 87'01'18" E	55.68'
C13	104'58'44"	100.00*	183.22'	N 56'39'16" E	158.65'
C14	180'00'00"	38.00"	119.38	N 54'28'46" E	76.00'
C15	14"08"00"	1080.00*	266.41	N 77"55'22" W	265.73
C16	54"54'43"	160.00*	153.34	S 67"33"16" W	147.54
C17	6'40'37"	560.00*	65.26	S 36'45'36" W	65.22
C18	43"14"24"	150.00*	113.20'	N 55'02'30" E	110.53
C19	25°14 '29 "	150.00*	66.08	S 64°02'28" W	65.55'
C20	10'32'42"	179.63	33.06	S 56°29'14" W	33.01'
C21	51°31 '54 "	185.00*	166.39	S 69'14'40" W	160.84
C22	2'16'00"	1105.00'	43.71	N 83"51"22" W	43.71
C23	7'05'12"	1105.00"	136.67	N 79"10"47" W	136.58'
C24	4*46*48*	1105.00°	92.19	N 73°14'46" W	92.16'
C25	104"58'44"	75.00	137.42'	N 56'39'16" E	118.99
C26	4"55'45"	565.00*	48.61	S 06'37'47" W	48.59
C27	9°24'55°	565.00*	92.85*	S 13"48"07" W	92.74
C28	120'19'12"	75.00'	157.50	N 41°39'01" W	130.11
C29	22"24"51"	425.00'	166.26	N 89'23'48" E	165.20'
C30	16'34'19"	425.00'	122.92	S 71°06'37" E	122.50'
C31	18'35'18"	425.00"	137.88	S 53'31'48" E	137.28'
C32	15'32'30"	425.00	115.28	S 36'27'54" E	114.93'
C33	33°48'33°	425.00"	250.79*	S 11°47°23" E	247.16
C34	1'39'48"	375.00'	10.89'	S 04°17'00" W	10.89*
C35	27'09'15"	375.00'	177.72	S 10'07'31" E	176.06
C36	21'11'16"	375.00°	138.67	S 34°17'47" E	137.89
C37	21°33′32"	375.00'	141.10'	S 55'40'11" E	140.27
C38	19°44'40°	375.00'	129.23'	S 76'19'18" E	128.59
C39	15'36'59"	375.00'	102.21	N 85'59'53" E	101.89
C40	8"15'30"	125.00'	18.02'	S 82'19'08" W	18.00
C41	31°57′20″	125.00'	69.72'	N 77'34'27" W	68.82
C42	71°55′12″	20.00'	25.10'	N 82'26'37" E	23.49'
C43	18'56'46"	275.00	90.94	N 37'00'37" E	90.52
C44	20'06'36"	100.00'	35.10'	N 1728'56" E	34.92'
C45	17"35"52"	100.00'	30.71	N 01°22'18" W	30.59
C46	56"34'11"	58.00*	57.27	S 18'06'51" W	54.97'
C47	82"31'32"	58.00'	83.54'	S 8739'43" W	76.50
C48	22'12'20"	58.00'	22.48'	N 39'58'21" W	
C49	15'39'58"	100.00*	27.34		22.34'
C50	18"56'41"	325.00	107.46'	S 35'22'13" W	27.26'
C51	71°55'12"	20.00		N 37'00'40" E	106.97'
C52	29"03'04"		25.10'	S 10"31"25" W	23.49'
		125.00'		N 10'54'39" W	62.70'
C53	14°53'42"	125.00	32.50*	N 11'03'44" E	32.40'

	CURVE TABLE				
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C54	4'04'05"	515.00	36.57	' S 16'28'32" W	36.56
C55	10°16'36"	515.00'	92.37	' S 09"18'12" W	92.25
C56	16'21'14"	125.00'	35.68	N 12"20"31" E	35.56
C57	56'02'22"	20.00	19.56	' S 07'30'03" E	18.79
C58	59°47'24"	61.00	63.66	N 05'37'32" W	60.81
C59	47'01'11"	61.00	50.06	N 47'46'45" E	48.67
C60	73'11'25"	61.00	77.92	S 72'06'57" E	72.73
C61	56"02'22"	20.00	19.56	N 63"32"26" W	18.79
C62	20"42'15"	125.00'	45.17	S 81"12'30" E	44.92
C63	4"18'12"	1055.00	79.24	N 73'00'28" W	79.22
C64	7"29"32"	1055.00'	137.95	N 78'54'20" W	137.86
C65	2"20"17"	1055.00	43.05	N 83'49'14" W	43.05
C66	21'00'31"	135.00*	49.50	S 84"30'22" W	49.22
C67	33'54'12"	135.00'	79.88		78.72
C68	6°40'37"	535.00'	62.35		62.31
C69	22'26'04"	175.00'	68.52		68.08'
C70	5*55'47"	125.00°	12.94	N 54"28'46" E	12.93
C71	92'57'54"	20.00'	32.45		29.01
C72	180'00'00"	27.50'	86.39	N 54'28'46" E	
C73	92'57'54"	20.00'	32.45	S 10"57"42" W	55.00'
C74	4"50'23"	265.73'	22.45	S 65"31"15" W	29.01
C75	21"34"51"	265.73'	100.09		22.44
C76	5'48'34"	310.00'		S 52"18"39" W	99.50
C77	9*34'43"		31.43'	N 51°39'28" W	31.42
C78	10"01'37"	310.00'	51.83'	N 59"21"06" W	51.76'
C79		530.00'	92.75'	N 69'09'16" W	92.63*
C80	4'39'55"	530.00'	43.15'	N 76'30'03" W	43.14
C81	6"10'58"	500.00'	53.96'	N 81"55'29" W	53.93'
C82	7.57.46"	500.00'	69.49	N 88"59'51" W	69.43
C83	5'43'04"	350.00'	34.93	N 89'52'48" E	34.91
	16'20'16"	350.00'	99.80'	S 79"05'32" E	99.46'
C84	1 14 29"	350.00'	7.58	S 70"18'10" E	7.58'
C85	7"44'45"	375.00'	50.70	N 23"45'52" E	50.66
C86	14"25'07"	375.00'	94.37	N 12"40'56" E	94.12'
C87	3"39"34"	585.00*	37.36	N 03'38'36" E	37.36'
C88	12"04'43"	585.00'	123.33′	N 04°13′32″ W	123.10
C89	15'02'07"	585.00°	153.51	N 17'46'58" W	153.07
C90	2*46*38*	585.00*	28.36'	N 26'41'21" W	28.35*
C91	21'37'24"	390.00'	147.19'	S 17"15"58" E	146.31
C92	10°22'31"	390.00'	70.62	S 01°16'00" E	70.53
C93	19"46'10"	200.00'	69.01	S 01°40'59" E	68.67
C94	20'52'52"	200.00'	72.89'	S 22°00'30" E	72.49'
C95	1"06'42"	200.00'	3.88'	S 31"53'35" E	3.88'
C96	21"53"42"	50.00	19.11	N 21"30"05" W	18.99'
C97	36"52'12"	145.00*	93.31'	S 8724'40" E	91.71'
C98	27 57 18"	145.00'	70.75*	N 60'10'36" E	70.05
C99	70 10 04"	145.00'	177.58'	N 81"16'59" E	166.69*
C100	5'20'35"	145.00'	13.52	S 66"18'16" E	13.52
C101	132'38'42"	4.50'	10.42'	S 62'27'46" E	8.24
C102	10"32'42"	179.63'	33.06'	N 01*24'46" W	33.01
C103	248'26'41"	24.31	105.41	N 62°27'46" W	40.20
C104	4"30"55"	4000.00'	315.22	N 02'51'54" E	315.13'

<u>DETAIL A</u> N.T.S.
RESERVE "C" O.051 Ac. See Note "G" N27'32'14"E 45.25' COO N27'32'14"E 69.44' COURT
11' See Note "G"
N2732'14"E OND CO
N27'32'14"E COURT
C102
3.

I******	·	<u> </u>			
LINE TABLE					
LINE	BEARING	DISTANCE			
L1	S22'08'12"W	28.87			
L2	N66"28"58"W	23.73'			
L3	N36"34'29"W	28.51			
L4	N19"02'05"W	31.70'			
L5	N1 1"09"07"W	51.62'			
L6	N05"00"33"W	70.99'			
L7	N03"19"36"E	77.65			
LB	N11"48"12"E	39.78'			
L9	N16"18"59"E	60.391			
L10	N23"19'38"E	64.72'			
L11	N32"15'48"E	39.10*			
L12	N41"23'39"E	35.18'			
L13	N75'49'59"W	90.81			
L14	S44"35"02"E	30.63*			
L15	S25'24'00"W	59.78'			
L16	N15'21'29"E	41.46			
L17	S07'47'21"E	49.62			
L18	S00'30'14"W	43.40'			
L19	S13"07"52"W	39.90'			
L20	S20"55'35"W	48.62'			

