

NOTE "G" - LOTS 2, 3, 4 AND 5: On Each of Lots 2, 3, 4 and 5, no building shall be constructed which has an opening, unprotected from flooding, in its foundation wall which is lower than the flood protection elevation for that lot given in the following table:

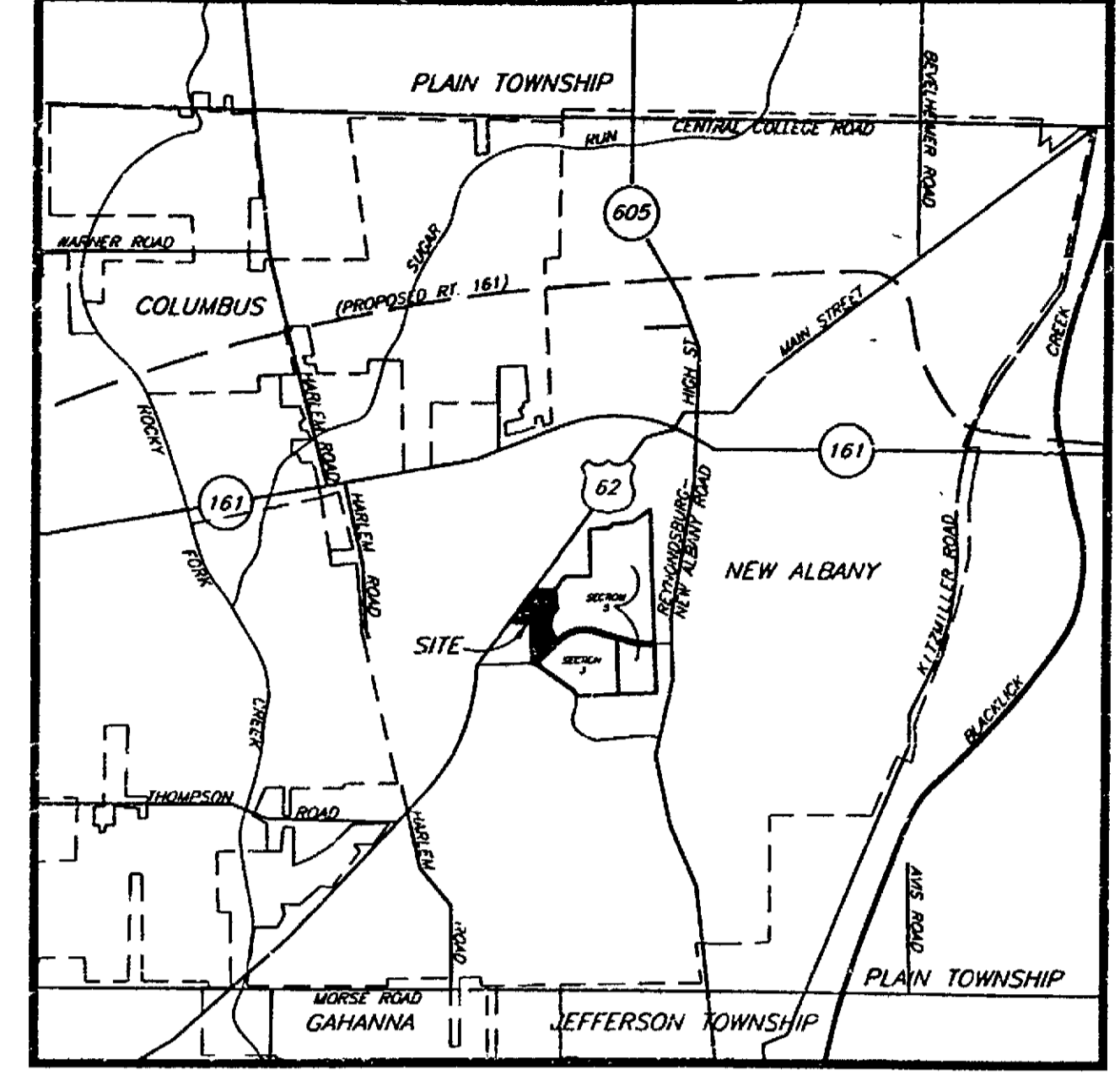
Lot No.	Flood Protection Elevation (USGS Datum)
2	988.0
3	989.5
4	989.5
5	988.1

The foregoing flood protection elevations are approximately 2.0 feet above the 100-year design flood elevations as calculated by EMH&T.

NOTE "H" - FOUNDATION WALLS, LOTS 2, 3, 4 AND 5: The foundation walls of the buildings to be constructed on Lots 2, 3, 4 and 5 shall be designed by a Registered Engineer and submitted to the Village Engineer of New Albany for approval.

THE NEW ALBANY COUNTRY CLUB SECTION 12

PLAT BOOK 82 PAGE 7



LOCATION MAP
SCALE: 1"=4000'

Situated in the State of Ohio, County of Franklin, Village of New Albany, and in Quarter Township 3, Township 2, Range 16, United States Military Lands, containing 13,260 acres of land, more or less, said 13,260 acres being comprised of parts of certain tracts of land described in deeds to THE NEW ALBANY COMPANY of record in Official Records 14554B14 and 16314A12, all of said THE NEW ALBANY COMPANY TRACTS having been conveyed to THE NEW ALBANY COMPANY LIMITED PARTNERSHIP by deed of record in Official Record 21256E01, all references being to records of the Recorder's Office, Franklin County, Ohio.

The undersigned, THE NEW ALBANY COMPANY LIMITED PARTNERSHIP, a Delaware limited partnership, by GARY R. KERNEY, Chief Executive Officer, owner of the lands herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "THE NEW ALBANY COUNTRY CLUB SECTION 12", a subdivision containing Lots numbered 1 to 13, both inclusive, does hereby accept this plat of same and dedicates to public use, as such, all or parts of Columbus-Millersburg Road and Ratchford Court 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 hereby reserved therein for the uses and purposes as expressed herein. No building shall be constructed in any area over which easements are hereby reserved.

In Witness Whereof, GARY R. KERNEY, Chief Executive Officer of THE NEW ALBANY COMPANY LIMITED PARTNERSHIP, has hereunto set his hand this 15th day of July, 1994.

Signed and acknowledged in the presence of:
 THE NEW ALBANY COMPANY LIMITED PARTNERSHIP
 By Gary R. Kerney
 GARY R. KERNEY, Chief Executive Officer

STATE OF OHIO
 COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared GARY R. KERNEY, Chief Executive Officer of THE NEW ALBANY COMPANY LIMITED PARTNERSHIP, 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 LIMITED PARTNERSHIP, for the uses and purposes expressed therein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 15th day of July, 1994.

My Commission Expires June 13, 1995
 Approved this 16 day of MAY, 1995
 Approved this 16 day of Aug, 1994.

Approved and accepted by Ordinance 3894, 8-16-94 wherein all of Columbus-Millersburg Road and Ratchford Court, 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 June, 1995.

Ellen Walbr Administrator, New Albany, Ohio
Fred W. J. Clerk, New Albany, Ohio

Accepted for platting this 19th day of MAY, 1995
Joseph Testa Auditor, Franklin County, Ohio

Thomas Maloney Deputy Auditor, Franklin County, Ohio

Filed for record this 19th day of MAY, 1995
Richard B. Metcalfe Recorder, Franklin County, Ohio

at 4:05 PM, Fee \$ 43.20 File No. 68594

Recorded this 19th day of MAY, 1995
Michelle Lauther Deputy Recorder, Franklin County, Ohio

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NOTE "I": The New Albany Country Club agrees that additional increase in discharge from The New Albany Country Club Section 12 will occur in the stream flowing through golf holes 1 and 6 of the ninth nine holes of the golf course. Offsite detention is being provided in the stream by the existing weirs. Therefore the New Albany Country Club agrees that these weirs will not be altered without prior written approval of the Village Engineer.

NOTE "A" - 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 "B" - MAINTENANCE OF PLANTING ISLAND IN THE PAVEMENT AREAS IN PUBLIC STREET: The planting island in the pavement area of the public street in The New Albany Country Club Section 12 shall be maintained by The New Albany Country Club Community Homeowners Association, Inc. Said island 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. Said planting island shall be designed and maintained so as not to obstruct the view of persons operating motor vehicles in, entering or exiting the public street adjacent to said island.

NOTE "C" - PARKING: Parking will not be allowed in the 75 foot radii sections of Ratchford Court. The owners of the fee simple titles to all the lots in The New Albany Country Club Section 12, their heirs, successors and assigns, hereby waive any and all objections to said parking restrictions.

NOTE "D" - DEPRESSED DRIVEWAYS: Depressed driveways are hereby prohibited on all lots in The New Albany Country Club Section 12. Nothing herein, however, shall prohibit the construction and use of, if otherwise permitted, a driveway alongside or to the rear of a residential structure.

SURVEY DATA:
 BASIS OF BEARINGS: The bearings shown on this plat were transferred from a field traverse originating from and tying to Franklin County Survey Control Monuments, including Frank 78 and Frank 178 and is 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. & T., INC. The markers shall be set immediately following the completion of the pavement and utility construction work, at which time the Village Engineer shall be notified that the markers are in place.

SURVEYED & PLATTED BY
EMH&T
 CONSULTING ENGINEERS
 GAHANNA, OHIO 43030

Professional Surveyor No. 4965 Date 28 July 94

The undersigned, FRANK R. MARKIN and BARBARA A. MARKIN, husband and wife, successors in title from The New Albany Country Club Limited Partnership, to a 1,380 acre tract of land by virtue of the deed of record in Official Record 28042I20, Recorder's Office, Franklin County, Ohio, which 1,380 acres are being platted hereon as all of Lot 3 and which 1,380 acres are a portion of the total 13,260 acres being platted hereon as "The New Albany Country Club Section 12", do hereby affirm and ratify, to the extent of their ownership of said 1,380 acre tract, the execution of this plat of The New Albany Country Club Section 12.

In Witness Whereof, FRANK R. MARKIN and BARBARA A. MARKIN, have hereunto set their hands this 28 day of April, 1995.

Signed and acknowledged in the presence of:
Frank R. Markin
 FRANK R. MARKIN
Barbara A. Markin
 BARBARA A. MARKIN

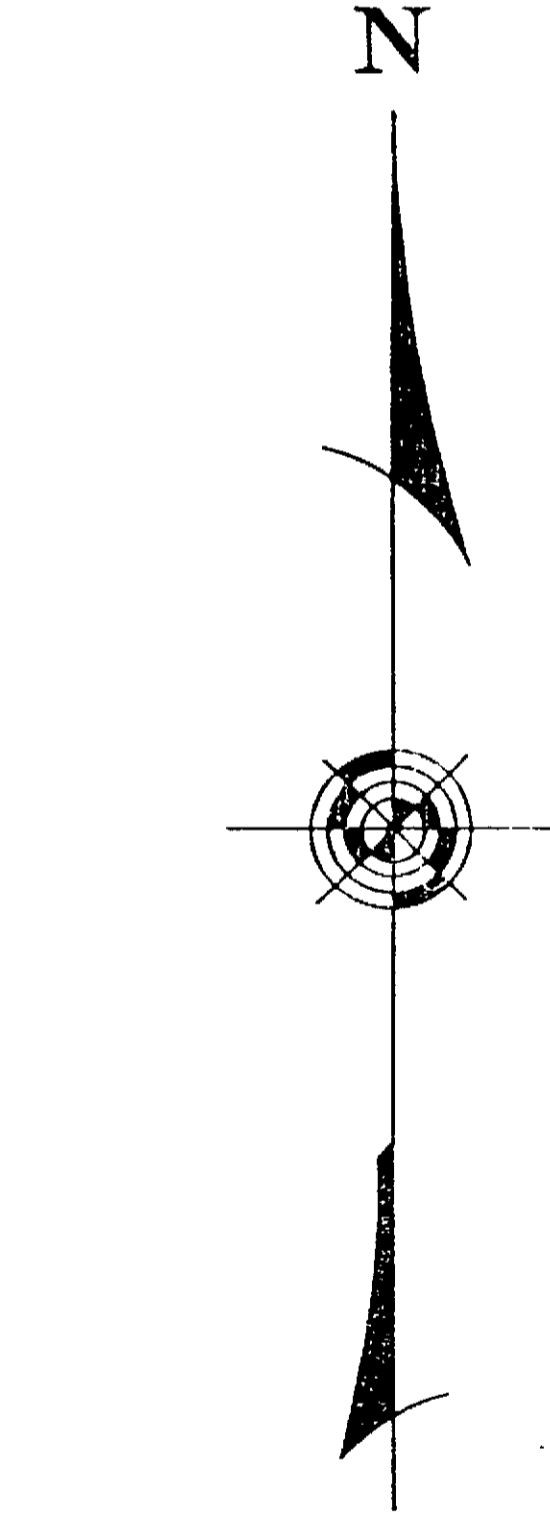
STATE OF OHIO
 COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said state, personally appeared FRANK R. MARKIN and BARBARA A. MARKIN, who acknowledged the signing of the foregoing instrument to be their free and voluntary act and deed for the uses and purposes expressed therein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 28th day of April, 1995.

My Commission Expires March 11, 1996
Suzanna D. Kluber
 Notary Public, State of Ohio

THE NEW ALBANY COUNTRY CLUB SECTION 3
 P.B. 74, P.P. 44-46



NOTE "E" - HIKING/BIKING TRAIL EASEMENT: Within those areas designated hereon as "Hiking/Biking Trail Easement", The New Albany Company hereby reserves unto itself, its successors and assigns, the right and easement to construct, install, operate, maintain, repair and replace a paved hiking/biking trail for use by the public.

Any hiking/biking trails located within the limits of The New Albany Country Club Section 12 shall be open for the use of the general public.

NOTE "F" - 100-YEAR DESIGN FLOOD DRAINAGE EASEMENT AREAS IN LOTS 2, 3, 4 AND 5: The boundaries of the 100-year design flood shown in Lots 2, 3, 4, and 5 which boundaries are designated "100-Year Flood Limits" hereon, are intended to be coincident with the elevations of the 100-year design flood for the watercourses in said Lots. Portions of these boundaries are in locations that anticipate the filling and grading of certain areas in said lots in accordance with the grading plan for The New Albany Country Club Section 12 to raise the ground surface of those areas above the elevation of the 100-year design flood. Correspondingly, certain boundaries of the Drainage Easement areas shown hereon were also set in anticipation of the filling and grading being in accordance with said grading plan. The water courses referred to herein above shall remain open and enclosure by pipe structure or any other structure in the future is prohibited unless otherwise approved by the New Albany Village Engineer.

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

AGNES M. CAMPBELL
 O.R.

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