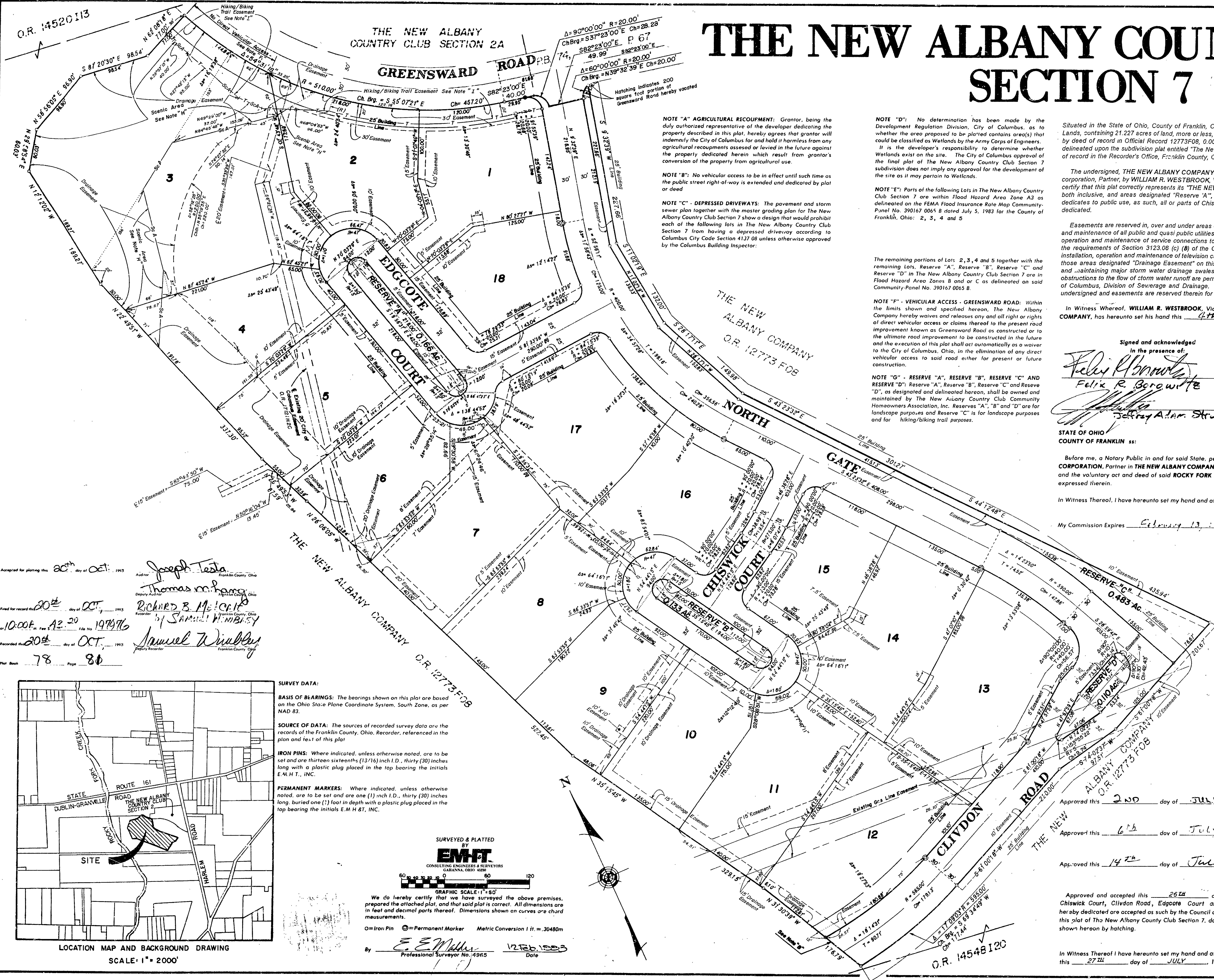


THE NEW ALBANY COUNTRY CLUB

SECTION 7

PLAT BOOK 78 PAGE 81



NOTE "A" - AGRICULTURAL RECOUPMENT: Grantor, being the duly authorized representative of the developer dedicating the property described in this plat, hereby agrees that grantor will indemnify the City of Columbus 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 "B": 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 "C" - DEPRESSED DRIVEWAYS: The pavement and storm sewer plan together with the master grading plan for The New Albany Country Club Section 7 show a design that would prohibit each of the following lots in The New Albany Country Club Section 7 from having a depressed driveway according to Columbus City Code Section 4137.08 unless otherwise approved by the Columbus Building Inspector:

NOTE "D": No determination has been made by the Development Regulation Division, City of Columbus, as to whether the area proposed to be platted contains area(s) 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 site. The City of Columbus approval of the final plat of The New Albany Country Club Section 7 subdivision does not imply any approval for the development of the site as it may pertain to Wetlands.

NOTE "E": Parts of the following Lots in The New Albany Country Club Section 7 are within Flood Hazard Area Zone A3 as delineated on the FEMA Flood Insurance Rate Map Community Panel No. 390167 0065 B dated July 5, 1983 for the County of Franklin, Ohio: 2, 3, 4 and 5.

The remaining portions of Lots 2, 3, 4 and 5 together with the remaining Lots, Reserve "A", Reserve "B", Reserve "C" and Reserve "D" in The New Albany Country Club Section 7 are in Flood Hazard Area Zones B and C as delineated on said Community Panel No. 390167 0065 B.

NOTE "F" - VEHICULAR ACCESS - GREENSWARD ROAD: Within the limits shown and specified hereon, The New Albany Company hereby waives and releases any and all right or rights of direct vehicular access or claims thereof to the present road improvement known as Greensward Road as constructed or to the ultimate road improvement to be constructed in the future and the execution of this plat shall act automatically as a waiver to the City of Columbus, Ohio, in the elimination of any direct vehicular access to said road either for present or future construction.

NOTE "G" - RESERVE "A", RESERVE "B", RESERVE "C" AND RESERVE "D": Reserve "A", Reserve "B", Reserve "C" and Reserve "D", as designated and delineated hereon, shall be owned and maintained by The New Albany Country Club Community Homeowners Association, Inc. Reserves "A", "B" and "D" are for landscape purposes and Reserve "C" is for landscape purposes and for hiking/biking trail purposes.

Situated in the State of Ohio, County of Franklin, City of Columbus and in Quarter Township 3, Township 2, Range 16, United States Military Lands, containing 21.227 acres of land, more or less, said 21.227 acres being out of that tract of land conveyed to THE NEW ALBANY COMPANY by deed of record in Official Record 12773F08, 0.003 acre of said 21.227 acres being part of Greensward Road as the same is designated as delineated upon the subdivision plat entitled "The New Albany Country Club Section 7" and shown of record in Plat Book 74, Page 67, both 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 7", a subdivision containing Lots numbered 1 to 18, both inclusive, and areas designated "Reserve A", "Reserve B", "Reserve C" and "Reserve D", does hereby accept this plat of same and dedicates to public use, as such, all or parts of Chiswick Court, Clivdon Road, Edgocote Court and North Gate 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 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. Furthermore, in accordance with the requirements of Section 3123.08 (c) (8) of the Columbus City Code, an easement is hereby offered to the cable television industry for the installation, operation and maintenance of television cable and equipment within said areas designated "Easement" or "Drainage Easement". 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 City of Columbus, Division of Sewerage and Drainage. 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 4th day of September, 1992.

Signed and acknowledged in the presence of:
 Felix R. Borowitz
 Felix R. Borowitz
 Jeffrey A. Adam Strong

THE NEW ALBANY COMPANY
 BY: ROCKY FORK DEVELOPMENT CORPORATION
 By: WILLIAM R. WESTBROOK Vice-President

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 4th day of September, 1992.
 My Commission Expires February 13, 1996
 Notary Public, State of Ohio

NOTE "H" - SCENIC AREA: The New Albany Company does hereby set aside portions of Lots 2, 3 and 4 of The New Albany Country Club Section 7 designated hereon as "Scenic Area" for conservation purposes as permanent woodland and open green space for the protection of unspoiled natural beauty as a covenant running with said Lots in perpetuity and with the duty of maintenance remaining solely with the owner or owners of the fee simple titles to said Lots 2, 3 and 4. No dumping or burning of refuse shall be permitted on said Scenic Area ("the premises"). Except for utility lines and utility structures, the natural resources of the premises shall remain undisturbed and to this end no topsoil, sand, gravel, rock, or mineral shall be excavated or removed therefrom and no trees shall be cut or removed except for the removal of such dead, diseased or decayed trees or vegetation which may be required for conservation or scenic purposes and nothing shall be permitted to occur on the premises which would contribute to the erosion of the land and no commercial lumbering operation shall be permitted.

NOTE "I" - HIKING/BIKING TRAIL EASEMENT - LOTS 1, 2 AND 3: A nonexclusive easement is hereby reserved for the purpose of constructing, installing, operating, maintaining and replacing a paved hiking/biking trail for use by the public in and over those portions of Lots 1, 2 and 3 of The New Albany Country Club Section 7 that are within the area designated hereon as "Hiking/Biking Trail Easement".

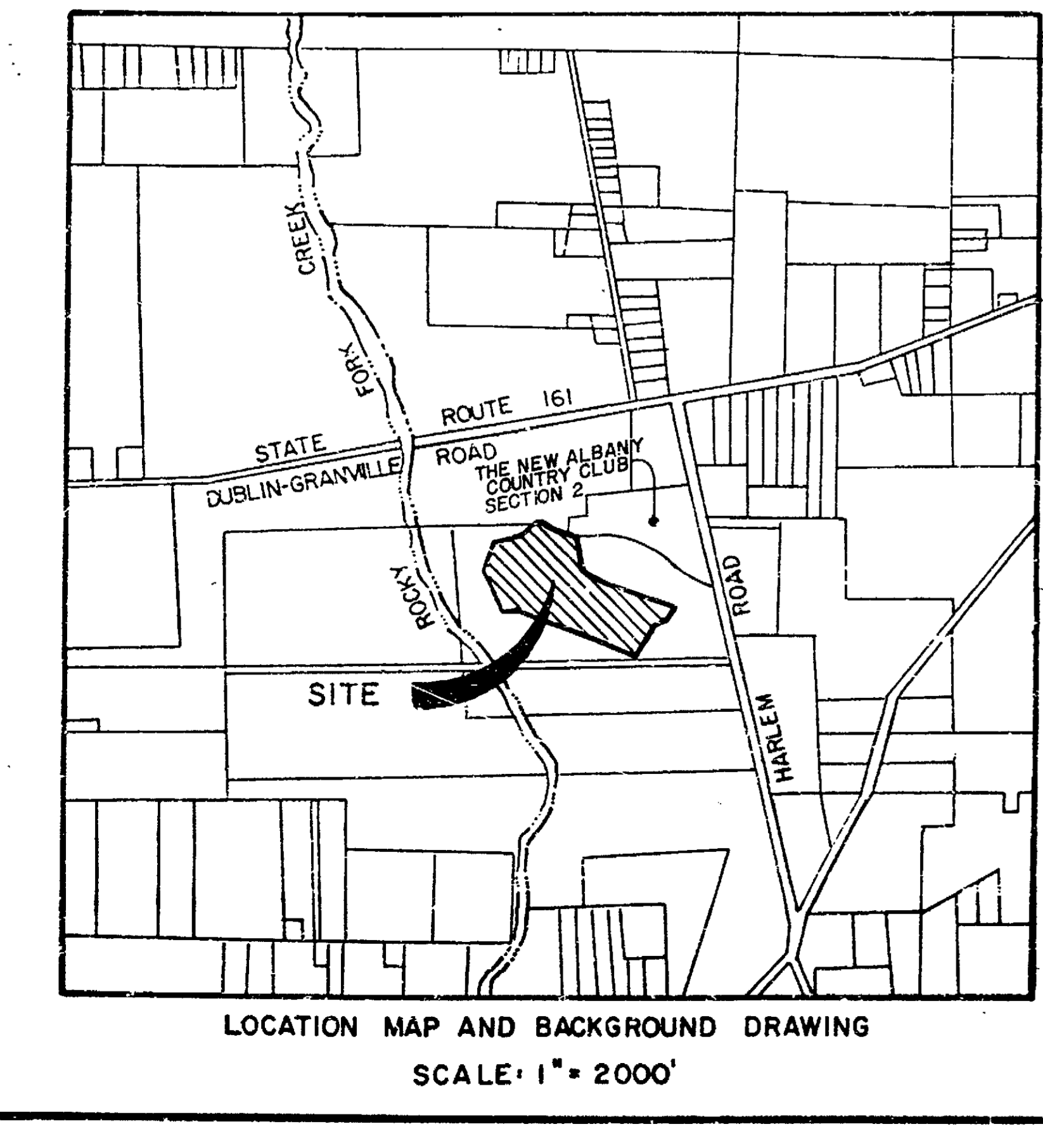
NOTE "J": At the time of platting, the platted area is part of a Planned Unit Development and is subject to the requirements of City of Columbus, Ohio rezoning Ordinance No. 1302-91, passed June 17, 1991 (Zoning Case No. Z90-168). See Ordinance 1302-91 for the complete requirements of the Planned Unit Development.

Approved this 2nd day of July, 1993
 Approved this 6th day of July, 1993
 Approved this 14th day of July, 1993

Approved and accepted this 26th day of JULY, 1993 by Ordinance No. 1735-93 wherein all or parts of Chiswick Court, Clivdon Road, Edgocote Court and North Gate hereby dedicated are accepted as such by the Council of the City of Columbus, Ohio. The City of Columbus, Ohio, by its approval and acceptance of this plat of The New Albany Country Club Section 7, does thereby vacate that 200 square foot (0.005 acre) portion of Greensward Road shown hereon by hatching.

In Witness Thereof I have hereunto set my hand and affixed my seal this 27th day of JULY, 1993.

Accepted for plotting this 20th day of Oct, 1993
 Recorder
 Recorder
 Recorder



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.

SURVEYED & PLATTED
EMHT
 CONSULTING ENGINEERS & SURVEYORS
 COLUMBUS, OHIO 43260

GRAPHIC SCALE: 1" = 50'
 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.
 O = Iron Pin P = Permanent Marker Metric Conversion 1 in. = .0254 m

By: E.E. Mally Professional Surveyor No. 4965 Date: 12/28/93

