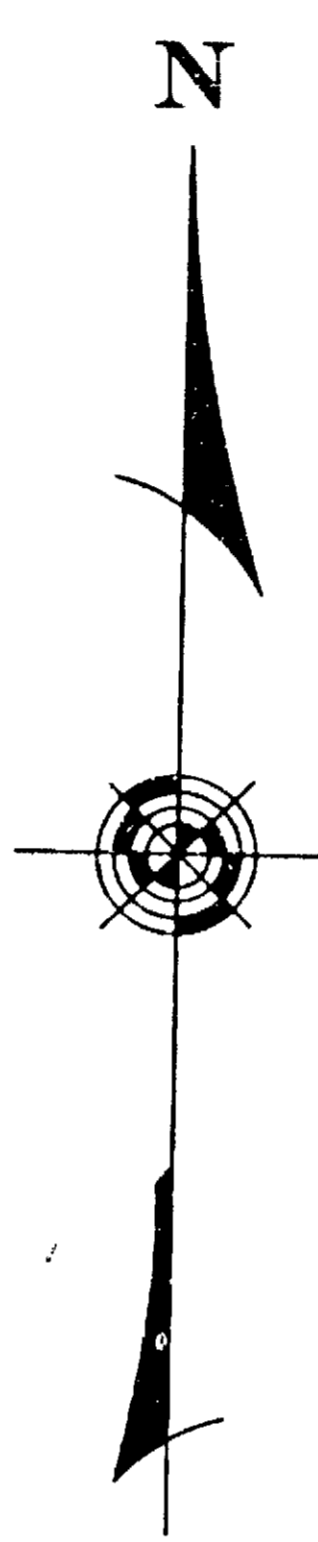
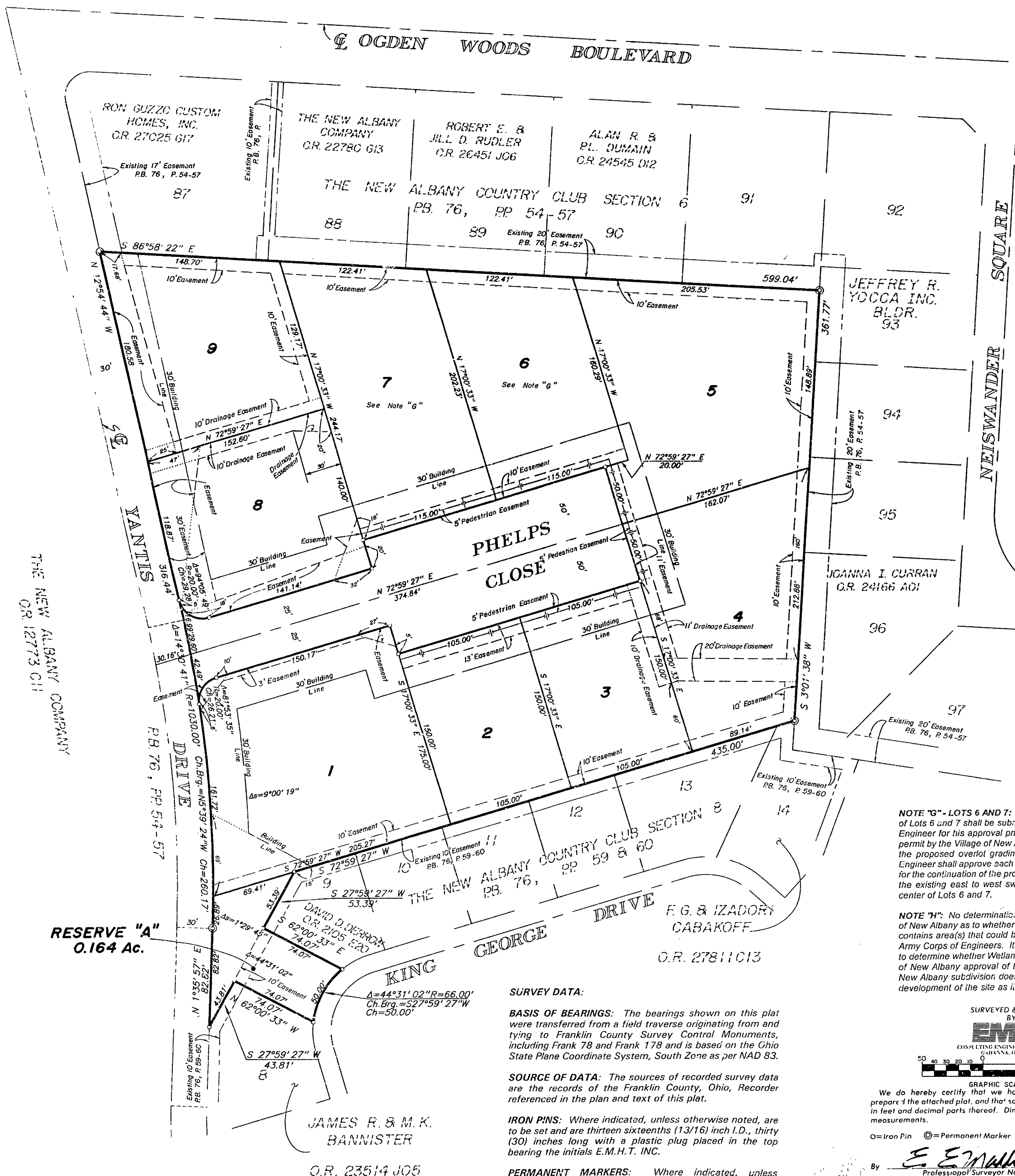


# THE NEW ALBANY COUNTRY CLUB SECTION 8A



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 5.688 acres of land, more or less, said 5.688 acres being part of a tract of land conveyed to THE NEW ALBANY COMPANY by deed of record in Official Record 12773C11, said THE NEW ALBANY COMPANY now being THE NEW ALBANY COMPANY LIMITED PARTNERSHIP, see instrument of record in Official Record 21256E01, both being records of the Recorder's Office, Franklin County, Ohio.

The undersigned, THE NEW ALBANY COMPANY LIMITED PARTNERSHIP, a Delaware limited partnership, by STEVEN A. MINICK, Chief Financial Officer, 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 8A", a subdivision containing Lots numbered 1 to 9, both inclusive, and an area designated "Reserve "A"", does hereby accept this plat of same and dedicates to public use, as such, all of Phelps Close shown hereon and not heretofore dedicated.

Easements are hereby 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. Within those areas designated "Pedestrian Easement" on this plat, a non exclusive easement is hereby reserved for use by the public for persons entering and exiting vehicles located in public rights-of-way adjacent to said easement areas.

No building shall be constructed in any area over which easements are hereby reserved. See Note "F".

In Witness Whereof, STEVEN A. MINICK, Chief Financial Officer of THE NEW ALBANY COMPANY LIMITED PARTNERSHIP, has hereunto set his hand this 23<sup>rd</sup> day of September, 1994.

Signed and acknowledged in the presence of:  
 THE NEW ALBANY COMPANY LIMITED PARTNERSHIP  
 By Steven A. Minick  
 STEVEN A. MINICK, Chief Financial Officer

STATE OF OHIO  
 COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared STEVEN A. MINICK, Chief Financial 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 23<sup>rd</sup> day of September, 1994.

My Commission Expires 7-20-99  
George A. Tondra  
 Notary Public, State of Ohio  
Edw. P. Terjes  
 Village Engineer, New Albany, Ohio  
Collis S. Kardules  
 Council Representative to Planning & Zoning Board, New Albany, Ohio

Approved and accepted by Ordinance 5594, 11-1-94 wherein all of Phelps Close, shown dedicated hereon is 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 Walker  
 Administrator, New Albany, Ohio  
Frederick E.  
 Clerk, New Albany, Ohio  
Joseph Testa  
 Auditor, Franklin County, Ohio  
Thomas M. Lang  
 Deputy Auditor, Franklin County, Ohio  
Richard B. Metcalf  
 Recorder, Franklin County, Ohio

Accepted for platting this 19<sup>th</sup> day of May, 1995  
 Filed for record this 19<sup>th</sup> day of May, 1995  
 at 4:06 PM. Fee \$ 43.<sup>20</sup> File No. 68595  
 Recorded this 19<sup>th</sup> day of May, 1995  
 Plat Book 82 Page 8  
Michelle Lawther  
 Deputy Recorder, Franklin County, Ohio

NOTE "A" - PARKING: Parking will not be allowed in the 75 foot radii sections of Phelps Close. The owners of the fee simple titles to all the lots in The New Albany Country Club Section 8A, their heirs, successors and assigns, hereby waive any and all objections to said parking restrictions.

NOTE "B" - DEPRESSED DRIVEWAYS: Depressed driveways are hereby prohibited on all lots in The New Albany Country Club Section 8A. 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 "C" - RESERVE "A": Reserve "A" in The New Albany Country Club Section 8A shall be owned and maintained by The New Albany Country Club Community Association, Inc. Reserve "A" 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 "D" - 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 8A shall be maintained by The New Albany Country Club Homeowners Association, Inc. 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. Said planting islands shall be designed and maintained so as not to obstruct the view of persons operating motor vehicles in, entering or exiting the public streets adjacent to said islands.

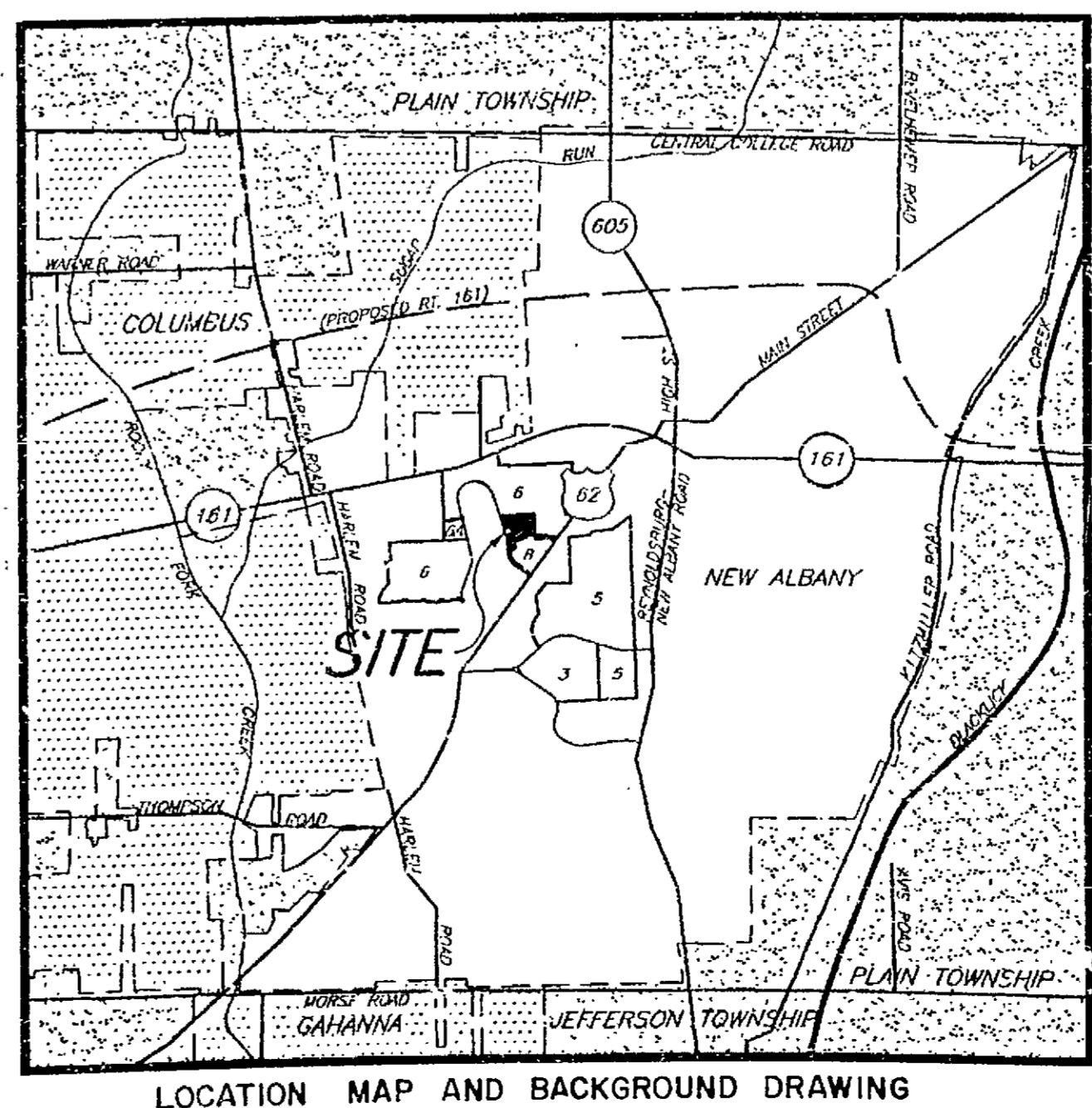
NOTE "E" - SIDEWALKS NOT REQUIRED: In accordance with Section 2(d) of Village of New Albany Subdivision Regulations, Ordinance No. 77-91, and Board of Zoning Appeals Variance No. V 1-95, passed February 27, 1995, sidewalks will not be required in The New Albany Country Club Section 8A.

NOTE "F": The City of Columbus Division of Water and the Village of New Albany shall be held harmless from any damages to any special private pavement finish such as brick pavers or landscaping resulting from maintenance work and/or water flow that could be associated with any water lines located in easement areas outside of the right-of-way of public streets.

NOTE "G" - LOTS 6 AND 7: The proposed site plan for each of Lots 6 and 7 shall be submitted to the New Albany Village Engineer for his approval prior to the issuance of a building permit by the Village of New Albany. Each plan shall include the proposed overlot grading plan for that lot. The Village Engineer shall approve each plan if it meets his requirements for the continuation of the proper flow of storm water runoff in the existing east to west swale located in the approximate center of Lots 6 and 7.

NOTE "H": No determination has been made by the Village of New Albany 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 Village of New Albany approval of the final plat of The Reserve at New Albany subdivision does not imply any approval for the development of the site as it may pertain to Wetlands.

SURVEYED & PLATTED BY  
**E.M.T.**  
 CONSULTING ENGINEERS & SURVEYORS  
 COLUMBUS, OHIO 43220  
 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 ft. = .30480m  
 By E. E. Minick Professional Surveyor No. 4965 Date 9/23/94



TRANSFERRED  
 MAY 19 1995  
 JOSEPH W. TESTA  
 AUDITOR  
 FRANKLIN COUNTY, OHIO

THE NEW ALBANY COMPANY  
 O.R. 12773 C11

NOTE "I" - OFFSITE FLOOD ROUTING: The New Albany Country Club Section 8A flood routing occurs offsite to the west through golf holes 3 and 4 of the north 9 holes of the golf course. The New Albany Country Club agrees that grading on the golf course for the above referenced holes will not be altered without prior written approval of the Village Engineer.