

# NEW ALBANY COUNTRY CLUB SECTION 24

(INCLUDING A RESUBDIVISION OF PART OF LOTS 6, 7, 8, 9, AND ALL OF LOT 10 OF OYER ESTATES (P.B. 24, P. 98), PART OF LOT 65 AND ALL OF LOTS 66 AND 67, AND RESERVE "C" OF THE NEW ALBANY COUNTRY CLUB SECTION 5 (P.B. 76, PP. 82, 83 AND 84))

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 District, containing 14.710 acres of land, more or less, said 14.710 acres being comprised of 1) a part of Lots 6, 7, 8, and 9, and all of Lot 10 as the same are numbered and delineated upon the subdivision plat entitled "Oyer Estates" and shown of record in Plat Book 24, Page 98, said Lots 6, 7, 8, 9, and 10 having been conveyed, respectively to THE NEW ALBANY COMPANY LLC by deeds of record in Instrument Numbers 200310230340614, 200401090006732, 200401090006730, 200406040128903 and 200402040026123, 2) part of Kohn Avenue (0.014 Ac.), as vacated by Village Ordinance 0-14-2008 and vacation of record in Instrument Number 200810230156993, 3) part of those tracts of land conveyed to THE NEW ALBANY COMPANY LLC by deeds of record in Instrument Numbers 200808070120641, 200808070120639, 200807030103217, 200602080025475 and 200310270343612, 4) part of those tracts of land conveyed to THE NEW ALBANY COMPANY by deeds of record in Official Records 13237C20, and 15519C14 5) part of Lot 65 and all of Lots 66 and 67, and Reserve "C" and including a release of certain easements as the same are numbered and delineated upon the subdivision plat entitled "The New Albany Country Club Section 5" and shown of record in Plat Book 76, Pages 82, 83 and 84, said lots being a part of that tract of land conveyed to THE NEW ALBANY COMPANY by deed of record in Official Record 13005F17, and said Reserve "C" as conveyed to THE NEW ALBANY COMPANY LLC by deed of record in Instrument Number 200801240011668, and 6) part of that tract of land conveyed to NEW ALBANY COMPANY LIMITED PARTNERSHIP by deed of record in Official Record 23501A14, all deed and plat references being to those of record in the Recorder's Office, Franklin County, Ohio.

The undersigned, THE NEW ALBANY COMPANY LLC, a Delaware limited liability company, successor to THE NEW ALBANY COMPANY LIMITED PARTNERSHIP, a Delaware limited partnership, successor to THE NEW ALBANY COMPANY, an Ohio general partnership (see deed of record in Official Record 21256E01 and Affidavit in Aid of Title of record in Instrument Number 199811120289607, both being of record in the Recorder's Office, Franklin County, Ohio), by BRENT B. BRADBURY, Chief Financial Officer, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "NEW ALBANY COUNTRY CLUB SECTION 24", a new subdivision containing Lots numbered 1 thru 28, both inclusive, and areas designated as Reserve "A", Reserve "B" and Reserve "C", does hereby accept this plat of same and dedicates to public use, as such, all or part of Columbus-Millersburg Road (U.S. Route 62), Ackerly Farm Road, Ackerly Loop, Straits Lane and Market Street 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. 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 Municipal Engineer. No building shall be constructed in any area over which easements are hereby reserved. 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 expressed herein.

In Witness Whereof, BRENT B. BRADBURY, Chief Financial Officer of THE NEW ALBANY COMPANY LLC, has hereunto set his hand this 5th day of June, 2009.

Signed and acknowledged in the presence of: THE NEW ALBANY COMPANY LLC

*[Signature]*  
BRENT B. BRADBURY  
Chief Financial Officer

*[Signature]*  
THOMAS J. BRUBAY

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 free and voluntary act and deed and the free and voluntary act and deed of said THE NEW ALBANY COMPANY LLC for the uses and purposes expressed therein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this 5th day of June, 2009.

My commission expires 9-24-2011

*[Signature]*  
Notary Public, State of Ohio

Approved this 9 day of June 2009

*[Signature]*  
Mayor, New Albany, Ohio

Approved this 8 day of JUNE 2009

*[Signature]*  
Municipal Engineer, New Albany, Ohio

Approved this 9 day of June 2009

*[Signature]*  
Council Representative to Planning Commission, New Albany, Ohio

Approved this 16 day of June 2009

*[Signature]*  
Chairperson, Planning Commission, New Albany, Ohio

Approved this 8 day of JUNE 2009

*[Signature]*  
Finance Director, New Albany, Ohio

2009 Approved and accepted by Resolution No. R-69-2009, passed 09-01-2009, wherein all of Columbus-Millersburg Road (U.S. 62), Ackerly Farm Road, Ackerly Loop, Straits Lane and Market Street shown 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 Sept. 1st, 2009.

Transferred this 5th day of Oct 2009

*[Signature]*  
Auditor, Franklin County, Ohio

*[Signature]*  
Deputy Auditor, Franklin County, Ohio

Filed for record this 5th day of October, 2009 at 12:48 P.M.  
Fee \$

*[Signature]*  
Recorder, Franklin County, Ohio

File No. 200910050143683

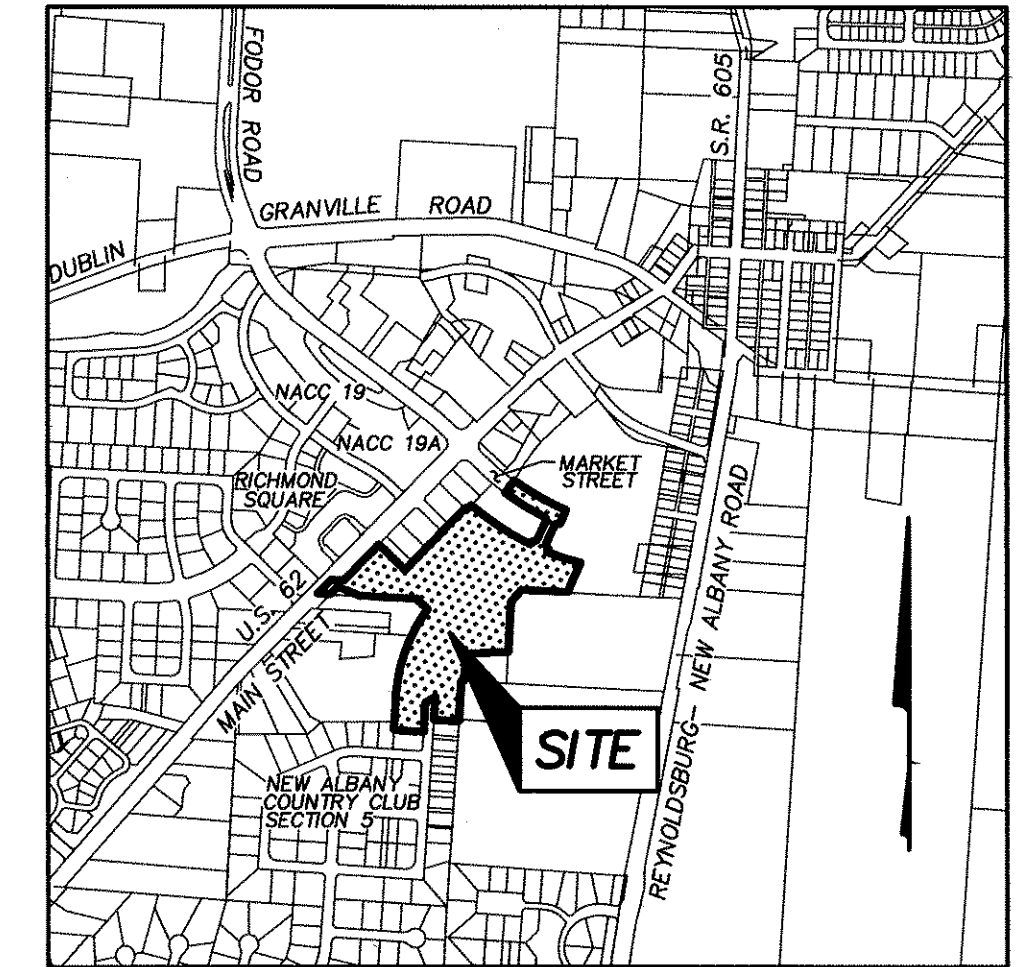
Recorded this 5th day of October 2009

*[Signature]*  
Deputy Recorder, Franklin County, Ohio

Plat Book 112, Pages 77-78

PLAT BOOK 112 PAGE 77

200910050143683  
Pgs: 2 \$172.00 200908054921  
10/05/2009 12:48PM BKE P. FERRELL  
Robert S. Montgomery  
Franklin County Recorder



LOCATION MAP AND BACKGROUND DRAWING

SCALE: 1" = 1000'

**SURVEY DATA:**

**BASIS OF BEARINGS:** The bearings shown hereon are based on the same meridian as the bearings shown on the subdivision plat entitled "Market Street Dedication and Easements" of record in Plat Book 96, Pages 9 and 10, Recorder's Office, Franklin County Ohio. On said plat of record a portion of the centerline of Market Street has a bearing of South 45°34'41" East.

**SOURCE OF DATA:** The sources of recorded survey data referenced in the plan and text of this plat are the records of 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. 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 Village of New Albany, Ohio's acceptance of these subdivision improvements. The New Albany, Ohio, Municipal Engineer shall be notified when the markers are in place.

TRANSFERRED

OCT 05 2009

AUDITOR  
FRANKLIN COUNTY, OHIO

SURVEYED & PLATTED BY



Evans, Mechwart, Hambleton & Tilton, Inc.  
Engineers • Surveyors • Planners • Scientists  
5500 New Albany Road, Columbus, OH 43254  
Phone: 614.775.4800 Fax: 614.775.4800

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 *[Signature]*  
Professional Surveyor No. 8250

6/5/09  
Date



# NEW ALBANY COUNTRY CLUB SECTION 24

**Easement Dimensions**

1	N87°13'37"W	30.83'	2	N88°32'44"E	32.82'
3	S68°48'26"W	34.72'	4	S64°09'06"E	34.72'
5	S32°02'27"W	33.65'	6	S42°07'16"E	32.25'
7	S81°23'37"W	22.90'	8	S23°29'57"E	27.91'
9	S08°34'19"E	13.79'	10	S37°32'03"E	21.26'
11	S32°41'50"E	12.63'	12	S88°13'27"E	15.49'
13	S15°23'29"E	10.49'	14	N68°48'28"E	10.49'
15	S07°33'09"E	10.79'	16	S87°13'37"E	7.34'
17	S30°13'50"W	10.43'	18	N44°25'19"E	25.63'
19	S88°39'59"W	26.49'	20	S13°20'27"W	15.20'
21	S17°09'08"E	17.63'			

**NOTE "A"** - No determination has been made by the Village of New Albany, Ohio 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 area hereby platted. The Village of New Albany, Ohio, approval of this final plat of New Albany Country Club Section 24, does not imply any approval of the site as it may pertain to Wetlands.

**NOTE "B" - 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 Village of New Albany, Ohio 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.

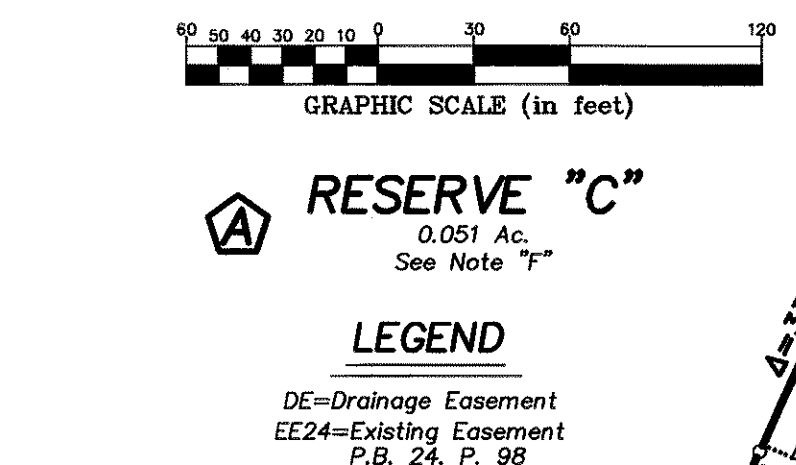
**NOTE "C"** - All of the area hereby platted is within Zone X (area determined to be outside 0.2% chance annual floodplain) as shown on Federal Emergency Management Agency Flood Insurance Rate Map for Franklin County, Ohio and Incorporated Areas, maps numbered 39049C0204 K and 39049C0208 K, both with an effective date of June 17, 2008.

**NOTE "D" - DEPRESSED DRIVEWAYS:** Depressed driveways are hereby prohibited on all lots in the New Albany Country Club Section 24 subdivision. 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 "E" - RESERVE "B":** Reserve "B", as designated and delineated hereon shall be owned by the Village of New Albany, Ohio, and maintained by the New Albany Country Club Master Association, Inc. Said association shall maintain said reserve area after the date of recordation of this plat of New Albany Country Club Section 24 in the plat records of the Franklin County, Ohio, Recorder, and shall maintain said Reserve "B" at its cost and at its risk and shall hold the Village of New Albany, Ohio, harmless from the actions resulting from said maintenance. Reserve "B" is to be dedicated to the Village of New Albany at the time of Recordation.

**NOTE "F" - RESERVE "A" AND RESERVE "C":** Reserve "A", AND Reserve "C" shall be owned by the Village of New Albany and maintained by an association comprised of the title holders to the fee simple lots in the New Albany Country Club subdivisions for the purpose of open space and park space, and any uses allowed by the then current zoning.

**NOTE "G":** The purpose of this plat is to show certain property, rights of way, and easement boundaries as of the time of platting. At the request of zoning and planning authorities at the time of platting, this plat shows some of the limitations and requirements of the zoning code in effect on the date of filing this plat for reference only. The limitations and requirements may change from time to time and should be reviewed to determine the then current applicable use and development limitations of the zoning code as adopted by the government authority having jurisdiction. The then applicable zoning code shall have control over conflicting limitations and requirements that may be shown as on this plat. This note should not be construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, except to the extent specifically identified as such.



**NOTE "H" - RELEASE OF CERTAIN EASEMENTS:** All rights and easements reserved by plat of The New Albany Country Club Section 5 of record in Plat Book 76, Pages 82, 83 and 84, Recorders Office, Franklin County Ohio in, over and under the areas indicated hereon by cross hatching are hereby released and rendered null and void.

**NOTE "I" -** No vehicular access to be in effect until such time as the public street right-of-way is extended and dedicated by the state.

**NOTE "J" - BUFFER ZONE:** No structure or building shall be constructed or placed upon, in or under the area in Lots 18, 19, 20, 21 and 22 designated "Buffer Zone" hereon, nor shall any work be performed thereon which would damage any of the existing trees thereon provided, however, that there shall be such construction areas as may be required for the installation, operation and maintenance of utility and drainage facilities for the development as the developer may deem necessary for efficient development. Such maintenance within said Buffer Zone shall occur only in easement areas designated on this plat. Areas disturbed by such maintenance shall be restored as nearly as practical to their original condition. Notwithstanding the foregoing, trees which are dead or diseased may be removed therefrom.

**NOTE "K" - LOTS 5, 6, 7, 17, 18 and 19:** On each of Lots 5, 6, 7, 17, 18 and 19 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:

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING		CHORD DISTANCE
				N	E	
C1	12°35'10"	988.82'	219.41'	S 60°43'18"	E 218.97'	
C2	2°39'42"	1074.91'	49.94'	S 68°20'45"	E 49.93'	
C3	5°04'37"	1182.28'	104.76'	N 25°31'26"	E 104.73'	
C4	11°47'30"	1182.28'	243.32'	N 33°57'28"	E 242.89'	
C5	21°2'54"	1182.28'	45.70'	N 40°57'40"	E 45.70'	
C6	14°00'24"	1182.28'	289.02'	S 32°03'55"	E 288.30'	
C7	2°31'35"	1077.00'	47.48'	S 68°20'45"	E 47.48'	
C8	1°41'25"	1533.26'	45.23'	S 64°20'35"	E 45.23'	
C9	55°30'06"	350.00'	339.04'	S 31°34'36"	E 325.94'	
C10	25°38'10"	442.48'	197.98'	S 17°51'15"	E 196.34'	
C11	90°00'00"	45.00'	70.69'	N 00°34'41"	E 63.64'	
C12	90°00'00"	45.00'	70.69'	N 00°34'41"	E 63.64'	
C13	6°50'24"	1207.28'	144.13'	S 37°02'56"	E 144.04'	
C14	1°35'59"	1207.28'	33.71'	S 41°16'07"	E 33.71'	
C15	83°08'49"	20.00'	29.02'	S 71°01'17"	E 26.54'	
C16	41°01'51"	1207.28'	88.09'	N 31°32'18"	E 88.07'	
C17	58°27'40"	9.00'	9.18'	S 12°50'17"	E 8.79'	
C18	47°42'13"	56.00'	46.62'	S 07°27'34"	E 45.29'	
C19	55°04'00"	9.00'	6.65'	N 03°46'40"	E 8.32'	
C20	18°50'45"	467.28'	133.77'	S 41°10'57"	E 133.07'	
C21	18°01'24"	417.48'	131.33'	S 41°11'22"	E 130.79'	
C22	62°16'17"	9.00'	9.78'	S 54°20'13"	E 9.31'	
C23	23°15'41"	56.00'	22.74'	S 73°50'31"	E 22.58'	
C24	58°27'40"	9.00'	9.18'	S 12°50'17"	E 8.79'	
C25	15°21'12"	325.00'	87.09'	S 51°39'03"	E 86.83'	
C26	13°15'38"	375.00'	6.25'	N 03°46'40"	E 6.32'	
C27	58°27'40"	9.00'	9.18'	S 12°50'17"	E 8.79'	
C28	12°19'29"	56.00'	12.05'	S 07°01'44"	E 12.02'	
C29	21°12'58"	325.00'	120.35'	S 33°21'58"	E 119.66'	
C30	18°55'56"	325.00'	107.39'	S 13°17'31"	E 106.90'	
C31	02°22'35"	1157.28'	7.60'	N 41°52'49"	E 7.60'	
C32	58°48'09"	9.00'	9.23'	N 16°11'36"	E 8.83'	
C33	13°28'43"	375.00'	88.00'	S 11°50'56"	E 87.80'	
C34	13°45'04"	375.00'	90.00'	S 25°32'50"	E 89.78'	
C35	12°13'23"	375.00'	80.00'	S 38°32'03"	E 79.85'	
C36	13°25'16"	375.00'	87.84'	S 51°21'23"	E 87.64'	
C37	68°02'55"	9.00'	10.69'	S 78°36'08"	E 10.07'	
C38	34°09'23"	56.00'	33.56'	S 83°27'06"	E 32.89'	
C39	58°27'40"	9.00'	9.18'	N 71°11'57"	E 8.79'	
C40	87°16'12"	30.00'	30.46'	N 01°56'36"	E 27.60'	
C41	12°42'02"	375.00'	9.17'	S 04°31'34"	E 9.17'	
C42	96°46'30"	20.00'	33.78'	S 86°02'04"	E 29.91'	
C43	3°58'00"	1157.28'	80.12'	N 35°39'49"	E 80.11'	
C44	3°51'31"	1157.28'	77.94'	N 31°45'03"	E 77.92'	
C45	93°16'28"	20.00'	32.56'	N 16°48'55"	E 29.08'	
C46	82°27'40"	123.28'	98.33'	N 41°30'44"	E 83.31'	
C47	1°56'19"	827.22'	27.98'	S 35°58'07"	E 27.99'	
C48	7°57'28"	827.22'	114.89'	S 31°01'14"	E 114.80'	
C49	84°22'00"	827.22'	125.69'	S 22°41'20"	E 125.57'	
C50	90°00'00"	25.00'	39.27'	S 00°34'41"	E 35.36'	
C51	90°00'00"	25.00'	39.27'	S 89°25'19"	E 35.36'	
C52	82°39'39"	827.22'	122.84'	S 14°05'20"	E 122.53'	
C53	8°00'58"	827.22'	96.86'	S 06°50'00"	E 86.82'	
C54	9°57'08"	1090.00'	189.33'	S 72°22'52"	E 189.09'	
C55	3°55'42"	1546.26'	106.01'	S 61°29'14"	E 105.99'	
C56	3°24'47"	1546.26'	92.11'	S 57°48'03"	E 92.10'	
C57	6°22'06"	1546.26'	171.86'	S 52°55'37"	E 171.77'	

**NOTE "L" - ACREAGE BREAKDOWN:**

Total acreage	14.710
Acreage in Reserve A, Reserve B and Reserve C	1.928
Acreage in remaining lots	9.723
Acreage in rights-of-way	3.059

**NOTE "M" -** The Buffer Zone shall be improved, by the developer of The New Albany Country Club Section 24, with mounding, landscaping, and landscaping features. After said improvement, the Buffer Zone and the mounding, landscaping and landscaping features thereon shall be cared for, maintained, enhanced and replaced by The New Albany Country Club Community Homeowners Association, Inc. The New Albany Country Club Community Homeowners Association, Inc., its successors and assigns, shall have and is hereby granted a nonexclusive easement in and over said Buffer Zone for said purposes.

**NOTE "N" -** The purpose of this plat is to show certain property, rights of way, and easement boundaries as of the time of platting. At the request of zoning and planning authorities at the time of platting, this plat shows some of the limitations and requirements of the zoning code in effect on the date of filing this plat for reference only. The limitations and requirements may change from time to time and should be reviewed to determine the then current applicable use and development limitations of the zoning code as adopted by the government authority having jurisdiction. The then applicable zoning code shall have control over conflicting limitations and requirements that may be shown as on this plat. This note should not be construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, except to the extent specifically identified as such.

**NOTE "O" -** The purpose of this plat is to show certain property, rights of way, and easement boundaries as of the time of platting. At the request of zoning and planning authorities at the time of platting, this plat shows some of the limitations and requirements of the zoning code in effect on the date of filing this plat for reference only. The limitations and requirements may change from time to time and should be reviewed to determine the then current applicable use and development limitations of the zoning code as adopted by the government authority having jurisdiction. The then applicable zoning code shall have control over conflicting limitations and requirements that may be shown as on this plat. This note should not be construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, except to the extent specifically identified as such.

**NOTE "P" -** The purpose of this plat is to show certain property, rights of way, and easement boundaries as of the time of platting. At the request of zoning and planning authorities at the time of platting, this plat shows some of the limitations and requirements of the zoning code in effect on the date of filing this plat for reference only. The limitations and requirements may change from time to time and should be reviewed to determine the then current applicable use and development limitations of the zoning code as adopted by the government authority having jurisdiction. The then applicable zoning code shall have control over conflicting limitations and requirements that may be shown as on this plat. This note should not be construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, except to the extent specifically identified as such.

**NOTE "Q" -** The purpose of this plat is to show certain property, rights of way, and easement boundaries as of the time of platting. At the request of zoning and planning authorities at the time of platting, this plat shows some of the limitations and requirements of the zoning code in effect on the date of filing this plat for reference only. The limitations and requirements may change from time to time and should be reviewed to determine the then current applicable use and development limitations of the zoning code as adopted by the government authority having jurisdiction. The then applicable zoning code shall have control over conflicting limitations and requirements that may be shown as on this plat. This note should not be construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, except to the extent specifically identified as such.

**NOTE "R" -** The purpose of this plat is to show certain property, rights of way, and easement boundaries as of the time of platting. At the request of zoning and planning authorities at the time of platting, this plat shows some of the limitations and requirements of the zoning code in effect on the date of filing this plat for reference only. The limitations and requirements may change from time to time and should be reviewed to determine the then current applicable use and development limitations of the zoning code as adopted by the government authority having jurisdiction. The then applicable zoning code shall have control over conflicting limitations and requirements that may be shown as on this plat. This note should not be construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, except to the extent specifically identified as such.

**NOTE "S" -** The purpose of this plat is to show certain property, rights of way, and easement boundaries as of the time of platting. At the request of zoning and planning authorities at the time of platting, this plat shows some of the limitations and requirements of the zoning code in effect on the date of filing this plat for reference only. The limitations and requirements may change from time to time and should be reviewed to determine the then current applicable use and development limitations of the zoning code as adopted by the government authority having jurisdiction. The then applicable zoning code shall have control over conflicting limitations and requirements that may be shown as on this plat. This note should not be construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, except to the extent specifically identified as such.

**NOTE "T" -** The purpose of this plat is to show certain property, rights of way, and easement boundaries as of the time of platting. At the request of zoning and planning authorities at the time of platting, this plat shows some of the limitations and requirements of the zoning code in effect on the date of filing this plat for reference only. The limitations and requirements may change from time to time and should be reviewed to determine the then current applicable use and development limitations of the zoning code as adopted by the government authority having jurisdiction. The then applicable zoning code shall have control over conflicting limitations and requirements that may be shown as on this plat. This note should not be construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, except to the extent specifically identified as such.