

THE NEW ALBANY COUNTRY CLUB SECTION 11A

PLAT BOOK 94 PAGE 64



NOTE "A" - DEPRESSED DRIVEWAYS: Depressed driveways are hereby prohibited on all lots in The New Albany Country Club Section 11A. 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 "B" - MAJOR STORM WATER DRAINAGE SWALES IN LOTS 7, 8, 19, 26 AND 27: Major storm water drainage swales are to be constructed within the limits of the Drainage Easement areas shown in Lots 7, 8, 19, 26 and 27. These Drainage Easement area limits are in locations that anticipate the finished ground surface in certain areas in said lots being in accordance with the grading plan for said areas as shown on the approved master grading plan for The New Albany Country Club Section 11A. The swales referred to hereinabove shall remain open and enclosure by pipe structure or any other structure in the future is hereby prohibited unless otherwise approved by the New Albany Municipal Engineer.

NOTE "C" - LOTS 7, 8, 19, 26 AND 27: On each of Lots 7, 8, 19, 26 and 27, 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)
7	995.5
8	995.5
19	995.3
26	1002.0
27	1002.0

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

NOTE "D" - FOUNDATION WALLS, LOTS 7, 8, 19, 26 AND 27: The foundation walls of the buildings to be constructed on Lots 7, 8, 19, 26 and 27 shall be designed by a Registered Engineer and that design shall be submitted to the Municipal Engineer of New Albany for approval.

NOTE "E": No determination has been made by the Village of New Albany as to whether the areas proposed to be platted contain 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, Ohio, approval of the final plat of The New Albany Country Club Section 11A subdivision does not imply any approval for the development of the site as it may pertain to Wetlands.

NOTE "F": All of The New Albany Country Club Section 11A is within Zone X (area determined to be outside 500-year floodplain) as shown on Federal Emergency Management Agency Flood Insurance Rate Map for Franklin County, Ohio and incorporated areas map number 39049C0183 G with effective date of August 2, 1995.

NOTE "G": Within the land hereby being platted (17.706 acres), all rights and easements within areas designated "Easement", "Drainage Easement", "Sidewalk Easement", "Hiking/Biking Trail Easement" and "Pedestrian Easement" on and reserved by the plat of The New Albany Country Club Section 11, of record in Plat Book 82, Pages 72, 73, 74, 75 and 76 and all rights and easements within areas designated "Easement" on and reserved by the plat of The New Albany Country Club Section 16A, of record in Plat Book 87, Pages 81, 82 and 83, Recorder's Office, Franklin County, Ohio, are hereby released and rendered null and void.

NOTE "H": Any hiking/biking trails located within the limits of The New Albany Country Club Section 11A shall be open for the use of the general public.

NOTE "I" - EXISTING THE OHIO POWER COMPANY EASEMENTS: The deeds of easement to The Ohio Power Company of record in Deed Book 1712, Page 509, and Deed Book 1773, Page 206, contain the provision that "...no building or structure shall be placed...under or within fifty (50) feet (measured horizontally) of any tower or wire...."

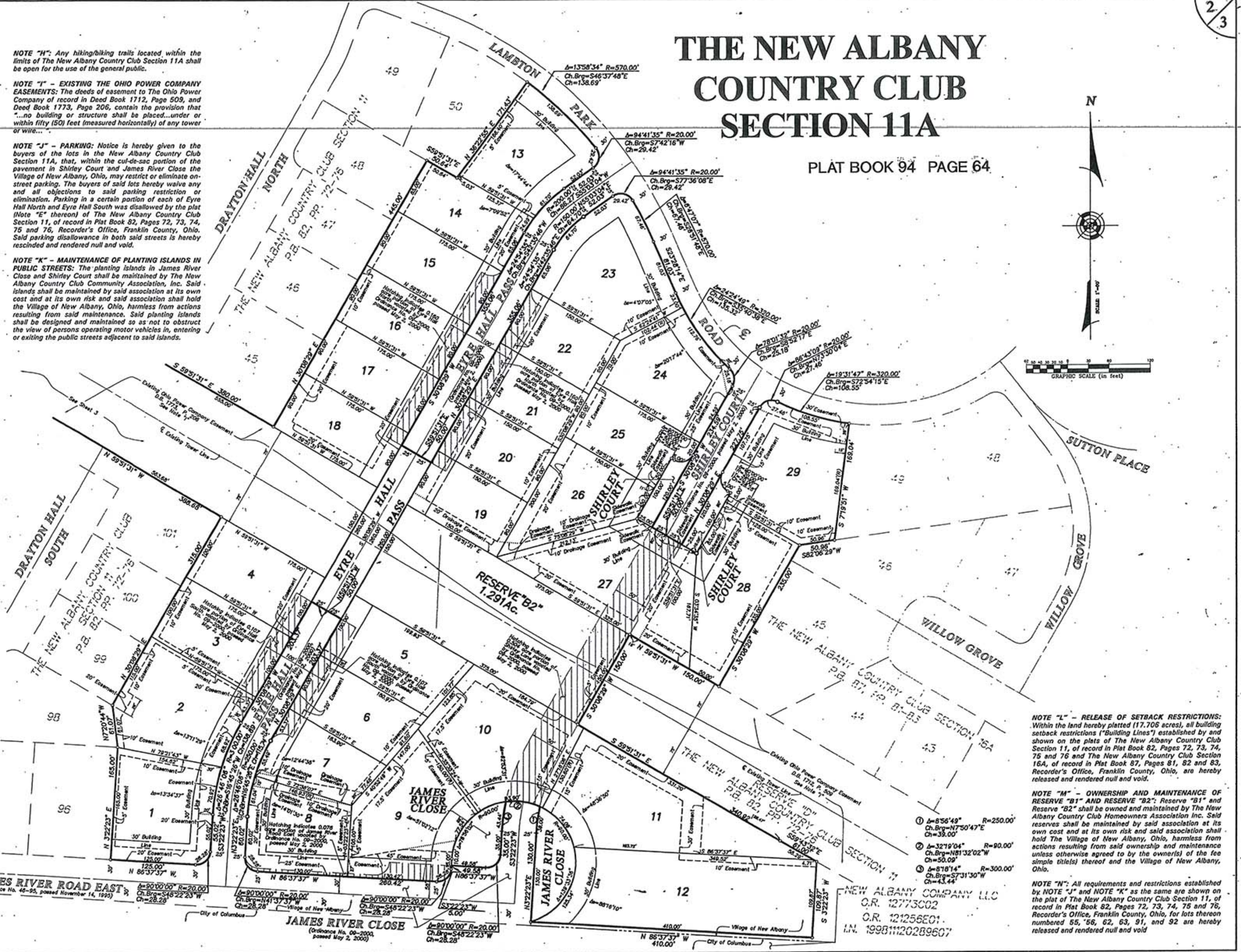
NOTE "J" - PARKING: Notice is hereby given to the buyers of the lots in the New Albany Country Club Section 11A, that, within the cul-de-sac portion of the pavement in Shirley Court and James River Close the Village of New Albany, Ohio, may restrict or eliminate on-street parking. The buyers of said lots hereby waive any and all objections to said parking restriction or elimination. Parking in a certain portion of each of Eyre Hall North and Eyre Hall South was disallowed by the plat (Note "E" thereof) of The New Albany Country Club Section 11, of record in Plat Book 82, Pages 72, 73, 74, 75 and 76, Recorder's Office, Franklin County, Ohio. Said parking disallowance in both said streets is hereby rescinded and rendered null and void.

NOTE "K" - MAINTENANCE OF PLANTING ISLANDS IN PUBLIC STREETS: The planting islands in James River Close and Shirley Court shall be maintained by The New Albany Country Club Community 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, Ohio, 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 "L" - RELEASE OF SETBACK RESTRICTIONS: Within the land hereby platted (17.706 acres), all building setback restrictions ("Building Lines") established by and shown on the plats of The New Albany Country Club Section 11, of record in Plat Book 82, Pages 72, 73, 74, 75 and 76 and The New Albany Country Club Section 16A, of record in Plat Book 87, Pages 81, 82 and 83, Recorder's Office, Franklin County, Ohio, are hereby released and rendered null and void.

NOTE "M" - OWNERSHIP AND MAINTENANCE OF RESERVE "B1" AND RESERVE "B2": Reserve "B1" and Reserve "B2" shall be owned and maintained by The New Albany Country Club Homeowners Association Inc. Said reserves 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, Ohio, harmless from actions resulting from said ownership and maintenance unless otherwise agreed to by the owner(s) of the fee simple title(s) thereof and the Village of New Albany, Ohio.

NOTE "N": All requirements and restrictions established by NOTE "J" and NOTE "K" as the same are shown on the plat of The New Albany Country Club Section 11, of record in Plat Book 82, Pages 72, 73, 74, 75 and 76, Recorder's Office, Franklin County, Ohio, for lots thereon numbered 55, 56, 62, 63, 91, and 92 are hereby released and rendered null and void.



- ① Δ=8°56'49" R=250.00'
Ch.Brg=N75°0'47"E
Ch=39.00'
- ② Δ=32°19'04" R=90.00'
Ch.Brg=N81°32'02"W
Ch=50.00'
- ③ Δ=8°18'14" R=300.00'
Ch.Brg=S73°31'30"W
Ch=43.44'

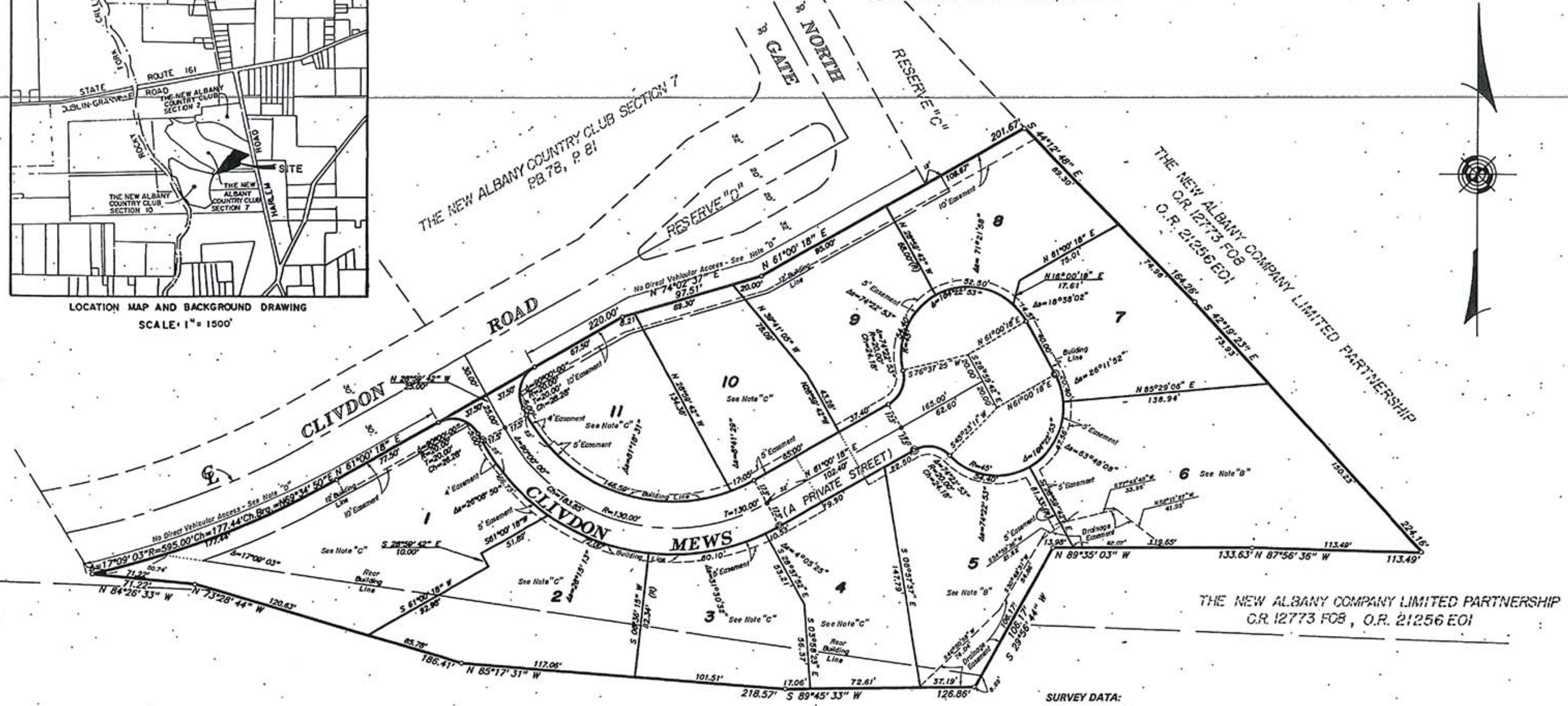
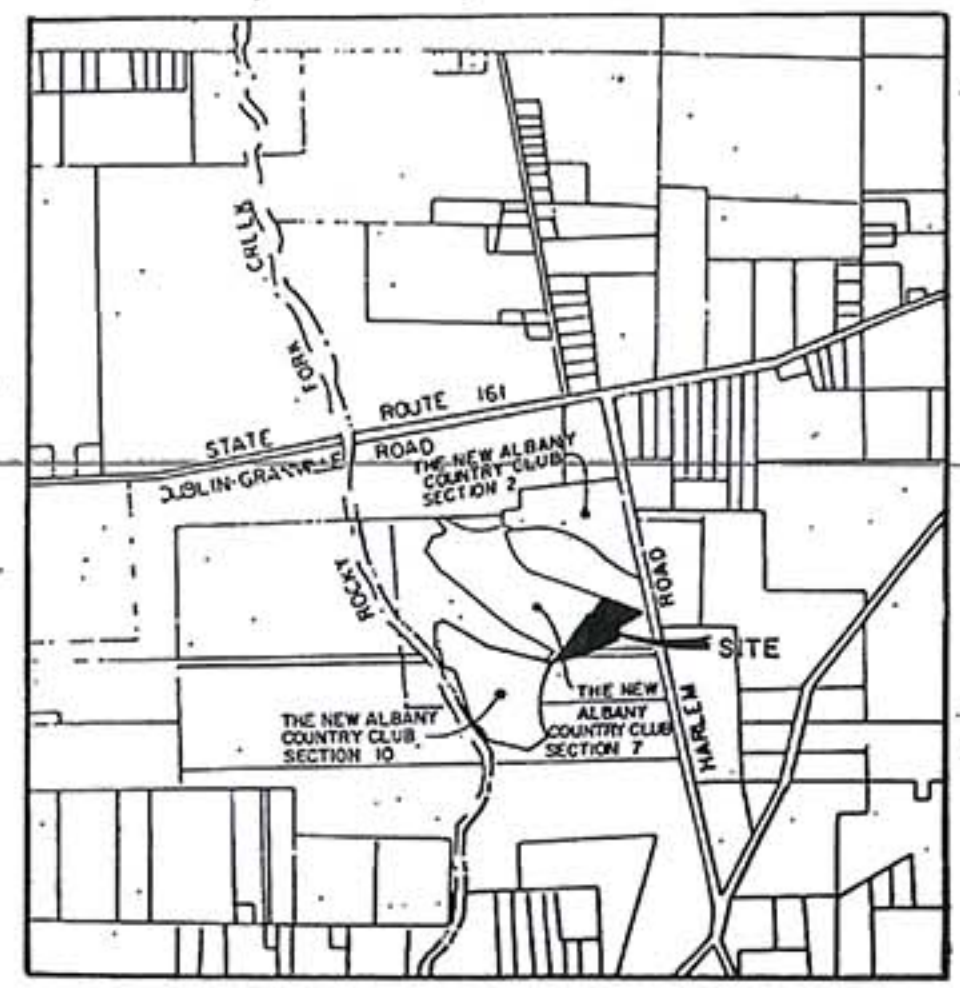
JAMES RIVER ROAD EAST
(Ordinance No. 44-95, passed November 14, 1995)

JAMES RIVER CLOSE
(Ordinance No. 00-2000, passed May 2, 2000)

NEW ALBANY COMPANY LLC
O.R. 12773002
O.R. 121256E01
I.N. 19981120289607

THE NEW ALBANY COUNTRY CLUB

SECTION 7A PLAT BOOK 81 PAGE 98



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 3.603 acres of land, more or less, said 3.603 acres being comprised of parts of tracts of land described in the deeds to THE NEW ALBANY COMPANY, of record in Official Records 12773F08 and 14548I02, said THE NEW ALBANY COMPANY now being THE NEW ALBANY COMPANY LIMITED PARTNERSHIP (see instrument of record in Official Record 21256E01), all being 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, its Chief Executive 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 7A", a subdivision containing Lots numbered 1 to 11, both inclusive and a private street right-of-way encompassing 0.516 acre of land, more or less, designated "Clivdon Mews (a private street)", and does hereby accept this plat of same.

Within those areas designated "Easement", "Drainage Easement" and "Clivdon Mews (a private street)" on this plat, easements are hereby reserved 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, and additional easement is hereby reserved for the purpose of constructing, operating and maintaining major storm water drainage swales and 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 provided that nothing herein shall prohibit the construction/installation of retaining walls along the northerly bank of the creek in Lots 5 and 6. Furthermore, in accordance with the terms and regulations of Section 3123.09(c)(8) of the Columbus City Codes, 1959, there is hereby offered an easement to the Cable T.V. Industry for the installation, operation and maintenance of T.V. cable and equipment.

The owners, their heirs, successors and assigns, of the fee simple titles to said Lots 1 to 11, both inclusive, and "Clivdon Mews (a private street)" shall have and are hereby granted a non exclusive right-of-way and easement for ingress and egress to and from Clivdon Road, a public street, in and over said "Clivdon Mews (a private street)" to be shared with the owners of the fee simple titles to each other of said Lots 1 to 11, both inclusive and "Clivdon Mews (a private street)".

Clivdon Mews (a private street), the private street right-of-way (0.516 acre) shall be owned and maintained by an association comprised of the owners of the fee simple titles to Lots 1 to 11, both inclusive, of The New Albany Country Club Section 7A. Within said area designated "Clivdon Mews (a private street)" on this plat, easements are hereby granted to the City of Columbus, Ohio to permit access to such area by the City of Columbus, Ohio, and other governmental employees or licensees in the course of providing police, fire or other governmental services to adjacent lots and lands.

In Witness Whereof, GARY R. KERNEY, Chief Executive Officer of THE NEW ALBANY COMPANY LIMITED PARTNERSHIP, has hereunto set his hand this 13th day of Feb., 1995.

Signed and acknowledged in the presence of:

THE NEW ALBANY COMPANY LIMITED PARTNERSHIP

Thomas D. Sibbald
Thomas D. Sibbald
Mark S. Ward

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 13th day of February, 1995.

My Commission Expires Feb. 13, 1996

Approved this 11th day of Feb., 1995
Richard R. ...
Development Director, Columbus, Ohio

Approved this 1st day of Mar., 1995
Richard ...
City Engineer, Columbus, Ohio

Approved this 1st day of Mar., 1995
Thomas B. ...
Director of Public Service, Columbus, Ohio

Approved and accepted this 28th day of Mar., 1995, by the Columbus City Council by Ordinance No. 2-28-95

In Witness Whereof, I have hereunto set my hand and affixed my seal this 29th day of Mar., 1995

Accepted for platting this 3rd day of April 1995
Auditor, Frankl. County, Ohio

Deputy Auditor, Frankl. County, Ohio

Recorder, Frankl. County, Ohio

Deputy Recorder, Frankl. County, Ohio

Plat Book 81 Page 98

NOTE "A": No determination has been made by the Development Regulations Division, City of Columbus, as to whether The New Albany Country Club Section 7A contains areas that could be classified as Wetlands by the Army Corps of Engineers. It is the developers responsibility to determine whether Wetlands exist on the site. City of Columbus approval of the final plat of The New Albany Country Club Section 7A subdivision does not imply any approval for the development of the site as it may pertain to Wetlands.

NOTE "B": Portions of the following Lots in The New Albany Country Club Section 7A are within Flood Hazard Area Zone A3 as delineated on the FEMA Flood Insurance Rate Map Community-Panel No. 390167 00658 dated July 5, 1983 for Franklin County, Ohio: 5 and 6

The remaining portions of the Lots listed above together with the remaining Lots in The New Albany Country Club Section 7A are in Flood Hazard Zones B and C as delineated on said Community-Panel.

NOTE "C" - DEPRESSED DRIVEWAYS: The pavement and storm sewer plan together with the master grading plan for The New Albany Country Club Section 7A show a design that would prohibit the following lots in The New Albany Country Club Section 7A from having a depressed driveway according to Columbus City Code Section 4137.08 unless otherwise approved by the Columbus Building Inspector: 1, 2, 3, 4, 10 and 11

NOTE "D" - VEHICULAR ACCESS - CLIVDON ROAD: Within the limits shown and specified hereon, The New Albany Company Limited Partnership, hereby waives and releases all right or rights of direct vehicular access or claims thereof to the present road improvement known as Clivdon 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 "E": At the time of platting, the land hereby being platted as The New Albany Country Club Section 7A is subject to certain requirements of City of Columbus, Ohio Rezoning Ordinance No. 2361-93 (Z93-031), passed November 15, 1993. See said ordinance or subsequent ordinances applicable to said land for the complete requirements.

THE NEW ALBANY COMPANY LIMITED PARTNERSHIP
O.R. 14548 I02
O.R. 21256 E01

NOTE "F": At the time of platting, the land hereby being platted as The New Albany Country Club Section 7A is subject to a Board Order passed on July 26, 1994 by the Board of Zoning Adjustment, City of Columbus, Ohio. Said Board Order includes the following:

- Variance(s) to Section(s):
- 3332.19, Fronting, which Section requires dwellings to front a public street, while applicant proposes a single-family residential subdivision fronting a private drive.
 - 3332.21B, Building Lines, which Section requires a minimum 25 foot building setback line from the Clivdon Road street property line, while applicant proposes a twelve (12) foot building setback line parallel the south Clivdon Road right-of-way.
 - 3332.25(B), Maximum Side Yards Required, which Section requires the sum of the widths of each side yard to equal or exceed twenty percent (20%) of the lot's width, being a calculated twelve (12) feet, while applicant proposes a maximum combined side yard totaling only six (6) feet.
 - 3332.26(B), Minimum Side Yard Permitted, which Section requires a minimum side yard of five (5) feet, while applicant proposes a minimum side yards of only three (3) feet.
 - 3332.27, Rear Yard, which Section requires a minimum twenty-five percent (25%) of a lot's total area to be provided as rear yard, while applicant proposes to establish only eighteen percent (18%) of any lot as rear yard area.

CONDITIONS: Street width is subject to final approval by both the Fire Division and Traffic Engineering and Parking Division; Applicant is to file an amendment to the existing PUD (Subarea 8) incorporating the above variances as new PUD standards. Rezone Subarea 8.

NOTE "G" - SIDEWALK EASEMENT: A nonexclusive easement for sidewalk purposes is hereby reserved in and over a strip of land, 0.50 foot in width, located within Lots 1 to 11, both inclusive, of The New Albany Country Club Section 7A, and along and abutting the boundary lines of the 0.516 acre Clivdon Mews private street area. This easement area is not shown graphically hereon.

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., INC.



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.

By: [Signature] Professional Surveyor No. #565 Date: [Signature]

Professional Surveyor No. #565 Date: [Signature]

Professional Surveyor No. #565 Date: [Signature]