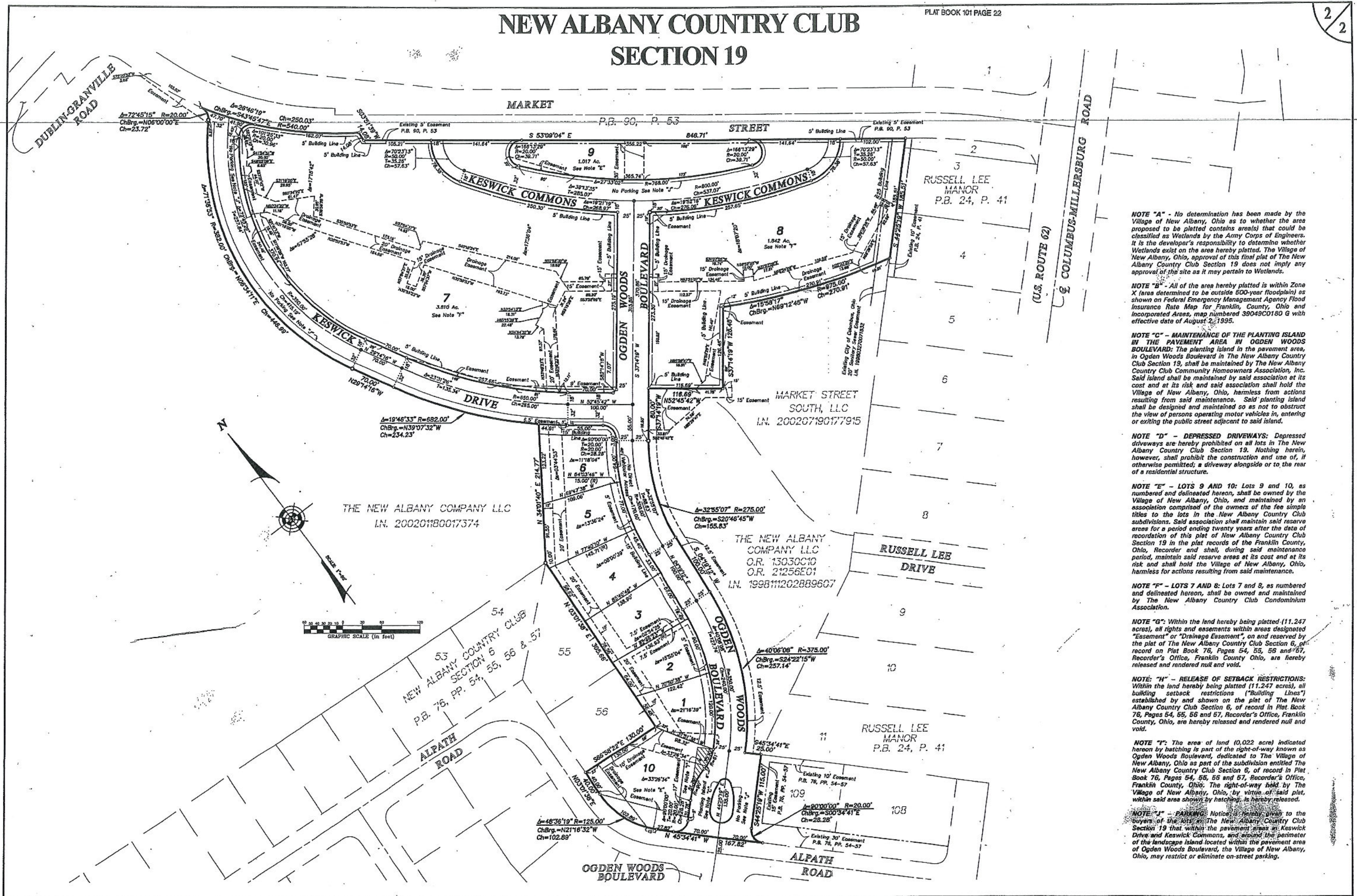


NEW ALBANY COUNTRY CLUB SECTION 19

PLAT BOOK 101 PAGE 22

2
2



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 The New Albany Country Club Section 19 does not imply any approval of the site as it may pertain to Wetlands.

NOTE "B" - All of the area hereby platted 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 numbered 39049C0180 G with effective date of August 2, 1995.

NOTE "C" - MAINTENANCE OF THE PLANTING ISLAND IN THE PAVEMENT AREA IN OGDEN WOODS BOULEVARD: The planting island in the pavement area, in Ogdens Woods Boulevard in The New Albany Country Club Section 19, shall be maintained by The New Albany Country Club Homeowners Association, Inc. Said island shall be maintained by said association at its cost and at its risk and said association shall hold the Village of New Albany, Ohio, 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 "D" - DEPRESSED DRIVEWAYS: Depressed driveways are hereby prohibited on all lots in The New Albany Country Club Section 19. 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" - LOTS 9 AND 10: Lots 9 and 10, as numbered and delineated hereon, shall be owned by the Village of New Albany, Ohio, and maintained by an association comprised of the owners of the fee simple titles to the lots in the New Albany Country Club subdivisions. Said association shall maintain said reserve areas for a period ending twenty years after the date of recordation of this plat of New Albany Country Club Section 19 in the plat records of the Franklin County, Ohio, Recorder and shall, during said maintenance period, maintain said reserve areas at its cost and at its risk and shall hold the Village of New Albany, Ohio, harmless for actions resulting from said maintenance.

NOTE "F" - LOTS 7 AND 8: Lots 7 and 8, as numbered and delineated hereon, shall be owned and maintained by The New Albany Country Club Condominium Association.

NOTE "G" - Within the land hereby being platted (11.247 acres), all rights and easements within areas designated "Easement" or "Drainage Easement", on and reserved by the plat of The New Albany Country Club Section 6, of record on Plat Book 76, Pages 54, 55, 56 and 57, Recorder's Office, Franklin County, Ohio, are hereby released and rendered null and void.

NOTE "H" - RELEASE OF SETBACK RESTRICTIONS: Within the land hereby being platted (11.247 acres), all building setback restrictions ("Building Lines") established by and shown on the plat of The New Albany Country Club Section 6, of record in Plat Book 76, Pages 54, 55, 56 and 57, Recorder's Office, Franklin County, Ohio, are hereby released and rendered null and void.

NOTE "I" - The area of land (0.022 acre) indicated hereon by hatching is part of the right-of-way known as Ogdens Woods Boulevard, dedicated to The Village of New Albany, Ohio as part of the subdivision entitled The New Albany Country Club Section 6, of record in Plat Book 76, Pages 54, 55, 56 and 57, Recorder's Office, Franklin County, Ohio. The right-of-way held by The Village of New Albany, Ohio, by virtue of said plat, within said area shown by hatching, is hereby released.

NOTE "J" - PARKING: Notice is hereby given to the buyers of the lots in The New Albany Country Club Section 19 that within the pavement areas in Keswick Drive and Keswick Commons, and around the perimeter of the landscape island located within the pavement area of Ogdens Woods Boulevard, the Village of New Albany, Ohio, may restrict or eliminate on-street parking.

NEW ALBANY COUNTRY CLUB SECTION 19 A

PLAT BOOK 112 PG 19

2/2

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 19 A, 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 500-year floodplain) as shown on Federal Emergency Management Agency Flood Insurance Rate Map for Franklin County, Ohio and Incorporated Areas, map numbered 39049C0180 G with effective date of August 2, 1995.

NOTE "D" - DEPRESSED DRIVEWAYS: Depressed driveways are hereby prohibited on all lots in the New Albany Country Club Section 19 A 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.

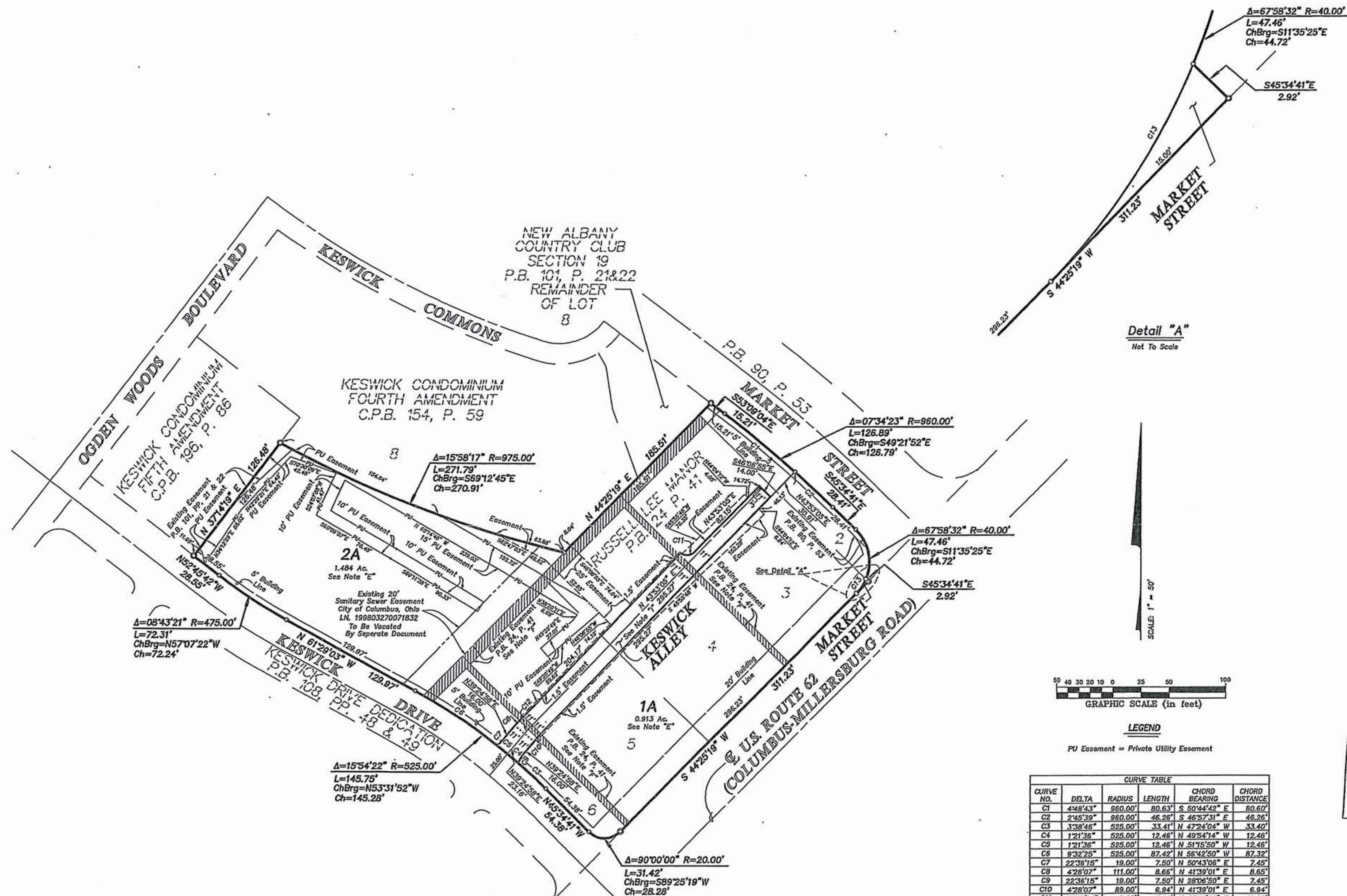
NOTE "E" - LOTS 1A AND 2A: Lots 1A and 2A, as numbered and delineated herein, shall be owned and maintained by The Developer, their successors, and/or their assigns.

NOTE "F" - RELEASE OF CERTAIN EASEMENTS: The area of land indicated herein by hatching and dedicated to the Village of New Albany, Ohio as part of the subdivision entitled "Russell Lee Manor" of record in Plat Book 24, Page 41, Records Office, Franklin County, Ohio. The easements held by the Village of New Albany, Ohio, by virtue of said plat, within said areas shown by hatching, are hereby released.

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": Keswick Alley shall be a publicly dedicated right-of-way that shall be maintained in perpetuity by a homeowners or condominium association comprised of the owners of the fee simple titles to the units in lot 1A. This right-of-way 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 such maintenance. Maintenance shall include repair and replacement of the roadway and all appurtenances located within publicly dedicated right-of-way. The Village of New Albany, Ohio shall have no maintenance responsibility with respect to this right-of-way.

NOTE "I": At the time of platting, electric, cable, and telephone service providers have not issued information required so that easement areas, in addition to those shown on this plat as deemed necessary by these providers for the installation and maintenance of all of their main line facilities, could conveniently be shown on this plat. Existing recorded easement information about New Albany Country Club Section 19 A or any part thereof can be acquired by a competent examination of the then current public records, including those in the Recorder's Office, Franklin County, Ohio.



CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD DISTANCE
C1	42°48'43"	960.00'	80.63'	S 50°44'49" E	80.60'
C2	2°45'39"	960.00'	46.26'	S 46°57'31" E	46.26'
C3	3°38'46"	525.00'	33.41'	N 47°24'04" W	33.40'
C4	12°1'36"	525.00'	12.46'	N 49°54'14" W	12.46'
C5	12°1'36"	525.00'	12.46'	N 51°15'50" W	12.46'
C6	9°32'25"	525.00'	87.42'	N 53°42'50" W	87.32'
C7	22°36'15"	19.00'	7.50'	N 50°43'06" E	7.45'
C8	42°28'07"	111.00'	8.66'	N 41°39'01" E	8.65'
C9	22°36'15"	19.00'	7.50'	N 28°06'50" E	7.45'
C10	42°28'07"	89.00'	6.84'	N 41°39'01" E	6.84'
C11	63°37'14"	9.00'	13.14'	N 89°41'42" E	12.00'
C12	42°28'07"	100.00'	7.80'	N 41°39'01" E	7.80'
C13	22°01'28"	40.00'	15.38'	N 33°24'35" E	15.28'

RECEIVED
APR 11 2008
E.P. FERRIS
AND
ASSOCIATES, INC.