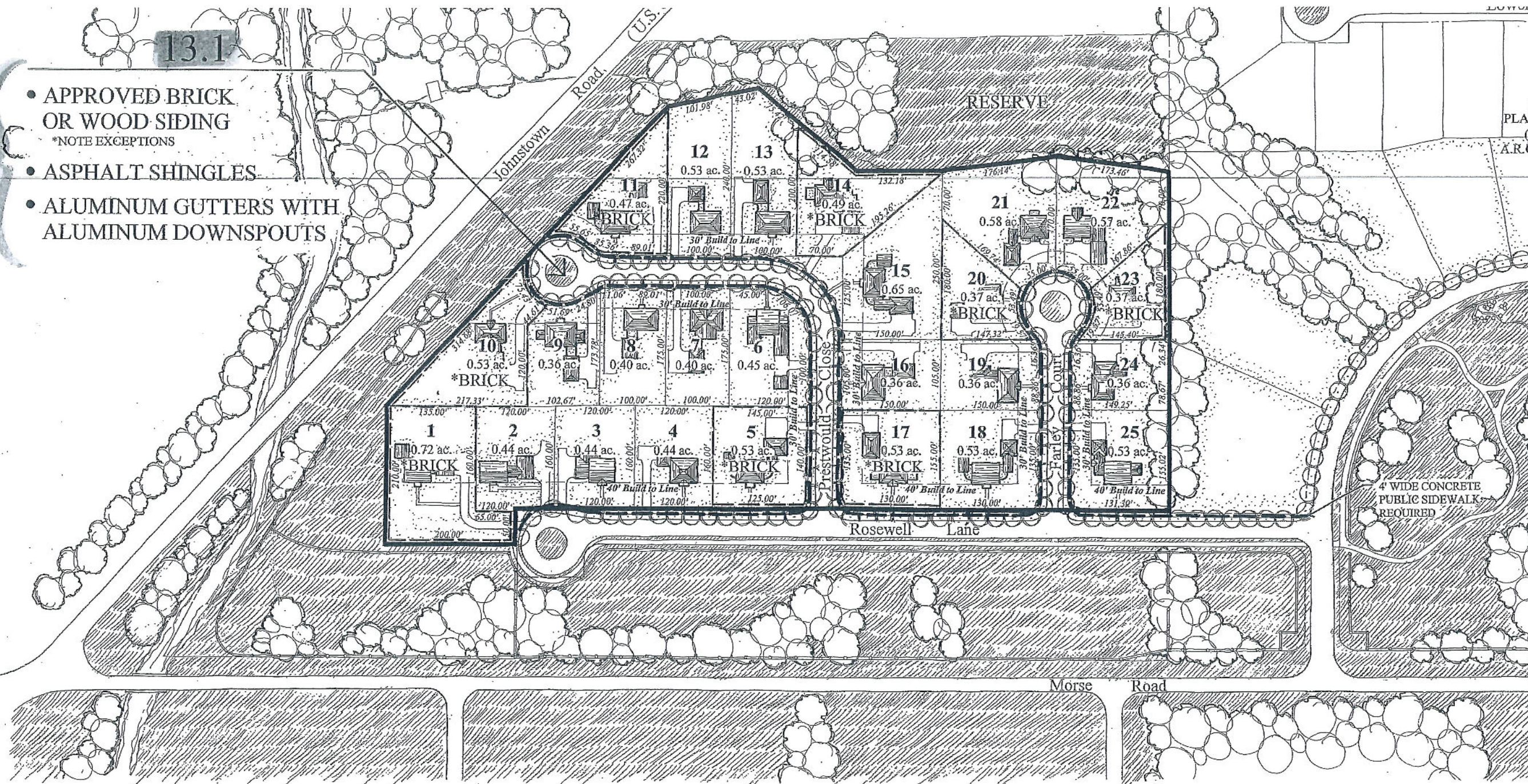


13.1

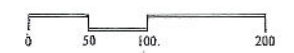
- APPROVED BRICK OR WOOD SIDING
*NOTE EXCEPTIONS
- ASPHALT SHINGLES
- ALUMINUM GUTTERS WITH ALUMINUM DOWNSPOUTS



PLANTERS GROVE

PHASE II

A New Albany Country Club Community



THE NEW ALBANY COUNTRY CLUB SECTION 4

JANET A. STONE
1.785 AC.
O.R. 14773 H 01

RUTH TURNER
2.333 Ac.
O.R. 00221J09

JO ANN AULT
2.071 Ac.
D.B. 3086, P. 90

R.L. & L.M. SCHMIDT
2.071 Ac.

B. Jr. & F.S. HILL
2.071 Ac.
D.B. 2709, P. 210

WILLIAM H. RESCH
PARCEL 2
D.B. 3242, P. 313

O.R. 12773 A 05

THE NEW ALBANY COMPANY
O.R. 12772 I 07

O.R. 12786 J 05

CITY OF COLUMBUS
1.540 Ac.

THE NEW ALBANY COMPANY
O.R. 14548 H 16

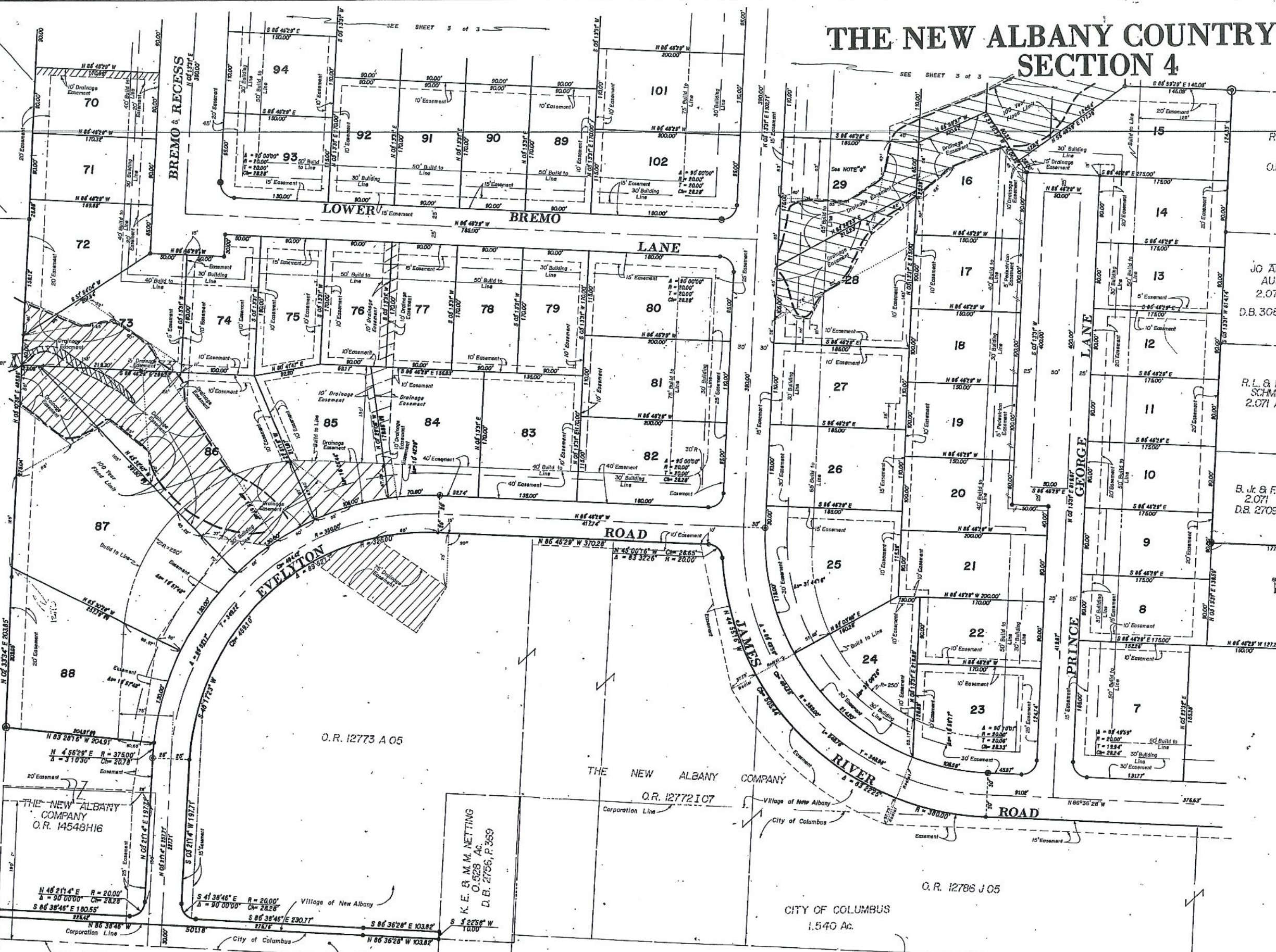
K. E. & M. M. NETTING
0.528 Ac.
D.B. 2756, P. 369

CITY OF COLUMBUS
0.417 Ac.

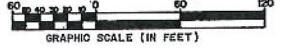
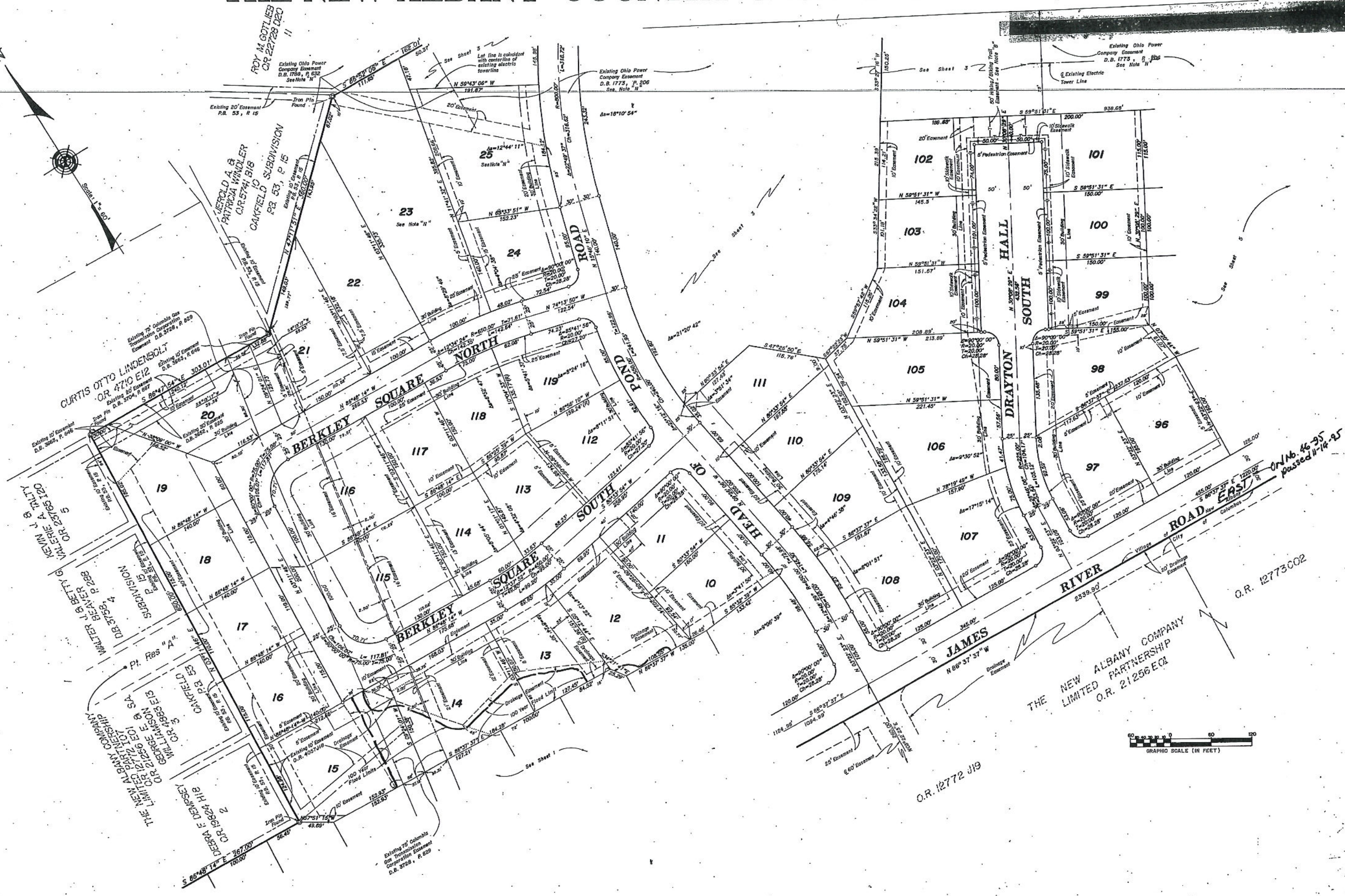
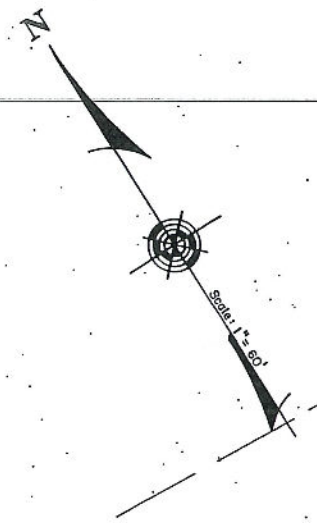
MORSE ROAD

MORSE ROAD

THE NEW ALBANY COUNTRY CLUB SECTION 4



THE NEW ALBANY COUNTRY CLUB SECTION 11



O.R. 12773002

THE NEW ALBANY COMPANY
LIMITED PARTNERSHIP
O.R. 21266E01

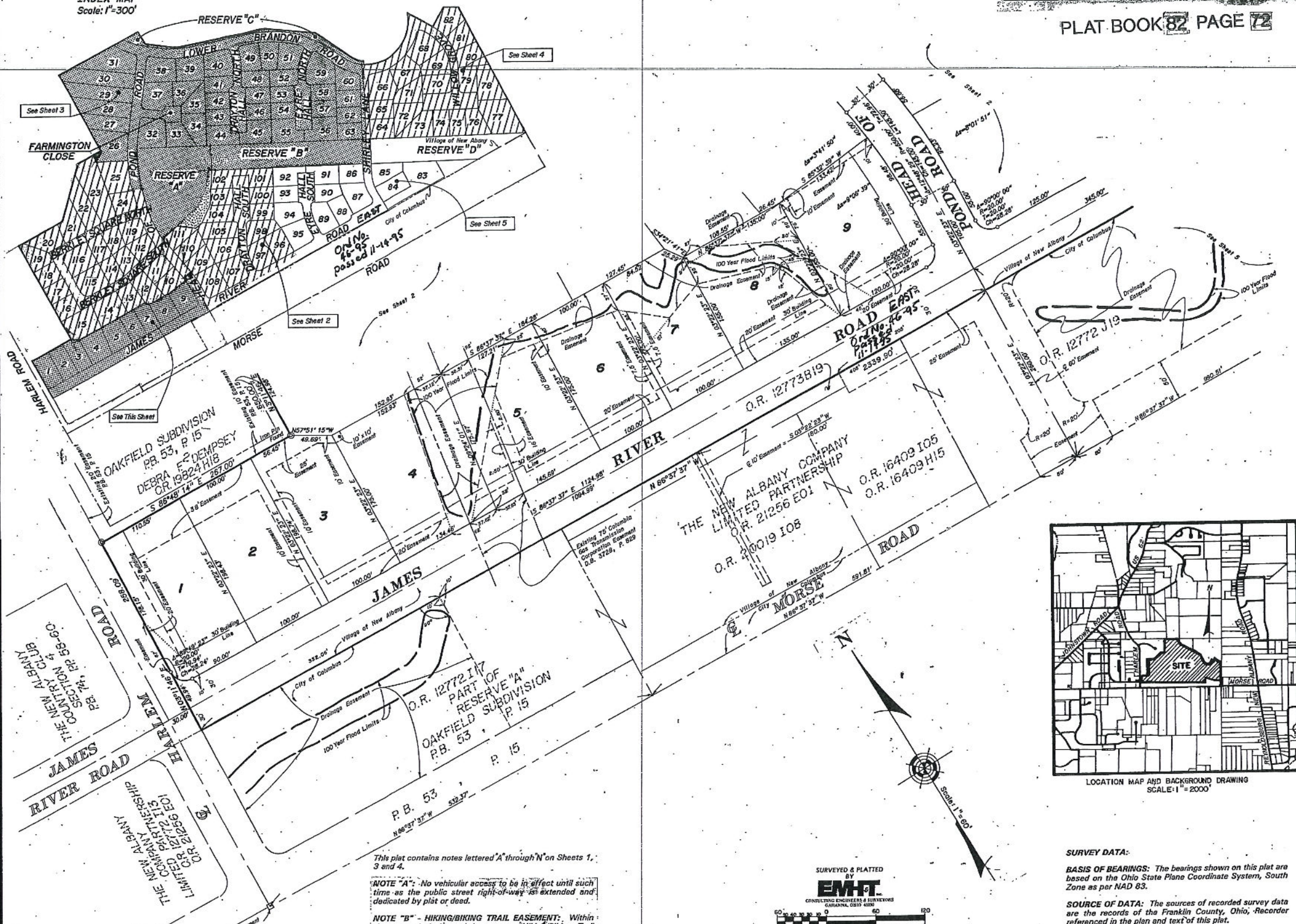
O.R. 12772 J19

Ord. No. 46-95
passed 11-14-95

THE NEW ALBANY COUNTRY CLUB SECTION 11

INDEX MAP
Scale: 1"=300'

PLAT BOOK 82 PAGE 72



Situated in the State of Ohio, County of Franklin, Village of New Albany, and containing 86.583 acres of land, more or less, said 86.583 acres being comprised of all of that tract of land described in the deed to THE NEW ALBANY COMPANY of record in Official Record 12773A15 and parts of those tracts of land described in the deeds to THE NEW ALBANY COMPANY of record in Official Records 12772117, 12772118, 12773B19 and 12773C02, 18.539 acres of said 86.583 acres being all of Lot 1 and part of Reserve "A" as the same are designated and delineated on the subdivision plat entitled "Oakfield Subdivision" and shown of record in Plat Book 53, NEW ALBANY COMPANY LIMITED PARTNERSHIP by deed of record in Official Record 21256E01, all references being to 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, Chief Executive Officer, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents the THE NEW ALBANY COUNTRY CLUB SECTION 11, a subdivision containing Lots numbered 1 to 119, 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 Berkeley Square North, Berkeley Square South, Dayton Hall North, Dayton Hall South, Eye Hall North, Eye Hall South, Farmington Close, Head of Pond Road, James River Road, Lower Brandon Road, Shirley Lane and Willow Grove shown hereon and not heretofore dedicated.

Easements are reserved in, over and under areas designated on this plat as "Easement", "Drainage Easement" or "Sidewalk 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 "Sidewalk Easement" on this plat, an additional easement is hereby reserved for the fee simple title to each lot shall maintain, in a manner consistent with public policy regarding maintenance of sidewalks in the public right-of-way, the sidewalk, all or part of which is within said sidewalk easement area, that adjoins his lot. 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 as expressed herein. No building shall be constructed in any area over which easements are hereby reserved.

In Witness Whereof, GARY R. KERNEY, Chief Executive Officer of THE NEW ALBANY COMPANY LIMITED PARTNERSHIP, has hereunto set his hand this 11th day of JULY, 1994.

Signed and acknowledged in the presence of:
 THE NEW ALBANY COMPANY LIMITED PARTNERSHIP
 By: *Gary R. Kerney*
 GARY R. KERNEY, Chief Executive Officer
 Lorena S. Coulter
 LORENA S. COULTER

STATE OF OHIO
 COUNTY OF FRANKLIN ss:

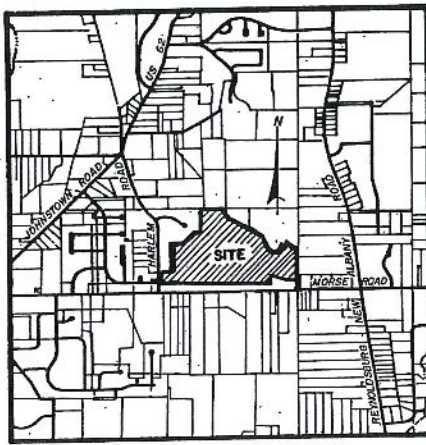
Before me, a Notary Public in and for said State, personally appeared GARY R. KERNEY, Chief Executive Officer of THE NEW ALBANY COMPANY LIMITED PARTNERSHIP, who acknowledged the signing of the foregoing instrument to be a voluntary act and deed and the voluntary act and deed of said THE NEW ALBANY COMPANY LIMITED PARTNERSHIP, for the uses and purposes expressed therein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 11th day of JULY, 1994.

My Commission Expires June 13, 1995
 Approved this 23rd day of AUGUST 1995
 Approved this 19th day of August 1995

Approved and accepted by Ordinance No. 037-94, passed August 16, 1994, wherein all of Berkeley Square North, Berkeley Square South, Dayton Hall North, Dayton Hall South, Eye Hall North, Eye Hall South, Farmington Close, Head of Pond Road, James River Road, Lower Brandon Road, Shirley Lane and Willow Grove shown indicated 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 9/15/94.

Ellen Walker Administrator, New Albany, Ohio
Paul E. ... Clerk, New Albany, Ohio



This plat contains notes lettered "A" through "N" on Sheets 1, 3 and 4.

NOTE "A" - 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 "B" - HIKING/BIKING TRAIL EASEMENT: Within those areas designated hereon as "Hiking/Biking Trail Easement", The New Albany Company hereby reserves unto itself, its successors and assigns, the right and easement to construct, install, operate, maintain, repair and replace a paved hiking/biking trail for use by the public.

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

NOTE "C" - PEDESTRIAN EASEMENT: A nonexclusive easement is hereby reserved in and over areas designated hereon as "Pedestrian Easement" for use by the public for persons entering and exiting vehicles located in public street rights-of-way adjacent to said easement areas.

SURVEYED & PLATTED BY
E.M.H.T.
 CONSULTING ENGINEERS & SURVEYORS
 COLUMBUS, OHIO 43260

GRAPHIC SCALE (IN FEET)
 0 30 60 90 120

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.

Professional Surveyor No. 4968
 Date: 13 July 94

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. The markers shall be set immediately following the completion of the pavement and utility construction work, at which time the Village Engineer shall be notified that the markers are in place.

TRANSFERRED
 AUG 29 1995
 JOSEPH R. TESTA
 AUDITOR
 FRANKLIN COUNTY, OHIO

Accepted for plating this 21st day of Aug 1995
 Audited: *Joseph R. Testa* Franklin County, Ohio
 Deputy Auditor: *Thomas ...* Franklin County, Ohio
 Recorder: *Richard B. Metcalf* Franklin County, Ohio

Filed for record this 30th day of Aug 1995
 at 8:58 AM, Fee \$216.00, File No. 125176
 Recorded this 30th day of Aug 1995
 Plat Book 82 Pages 72-76
 Deputy Recorder: *Christy Bracks* Franklin County, Ohio