

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 areas 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.

NOTE "O": The plat of The New Albany Country Club Section 11A, of record in Plat Book 94, Page 64, is hereby released and rendered null and void.

NOTE "P": The plat of The New Albany Country Club Section 11A, of record in Plat Book 94, Page 64, is hereby released and rendered null and void.

NOTE "Q": The plat of The New Albany Country Club Section 11A, of record in Plat Book 94, Page 64, is hereby released and rendered null and void.

NOTE "R": The plat of The New Albany Country Club Section 11A, of record in Plat Book 94, Page 64, is hereby released and rendered null and void.

NOTE "S": The plat of The New Albany Country Club Section 11A, of record in Plat Book 94, Page 64, is hereby released and rendered null and void.

NOTE "T": The plat of The New Albany Country Club Section 11A, of record in Plat Book 94, Page 64, is hereby released and rendered null and void.

NOTE "U": The plat of The New Albany Country Club Section 11A, of record in Plat Book 94, Page 64, is hereby released and rendered null and void.

NOTE "V": The plat of The New Albany Country Club Section 11A, of record in Plat Book 94, Page 64, is hereby released and rendered null and void.

NOTE "W": The plat of The New Albany Country Club Section 11A, of record in Plat Book 94, Page 64, is hereby released and rendered null and void.

NOTE "X": The plat of The New Albany Country Club Section 11A, of record in Plat Book 94, Page 64, is hereby released and rendered null and void.

NOTE "Y": The plat of The New Albany Country Club Section 11A, of record in Plat Book 94, Page 64, is hereby released and rendered null and void.

NOTE "Z": The plat of The New Albany Country Club Section 11A, of record in Plat Book 94, Page 64, is hereby released and rendered null and void.

NOTE "AA": The plat of The New Albany Country Club Section 11A, of record in Plat Book 94, Page 64, is hereby released and rendered null and void.

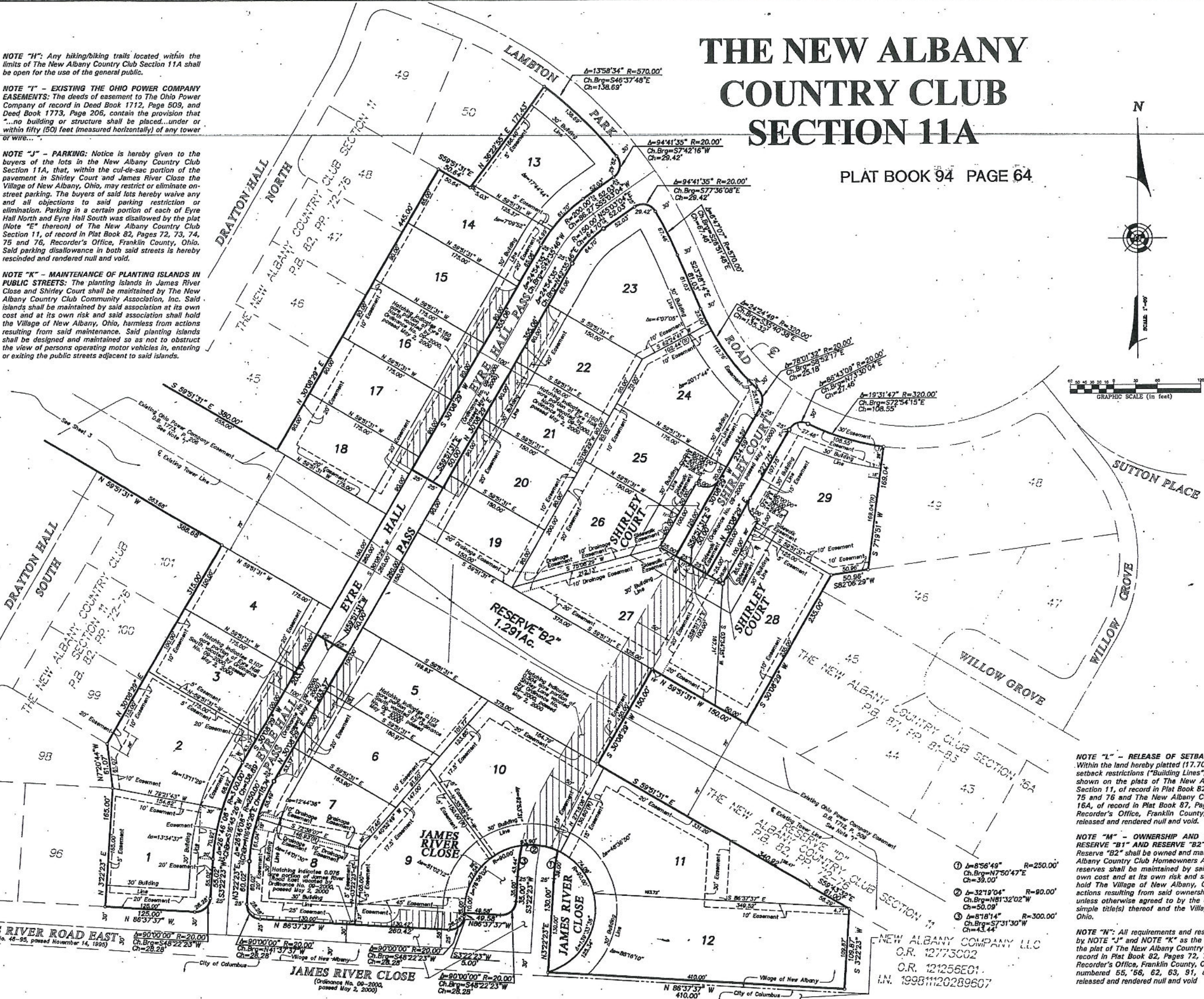
NOTE "AB": The plat of The New Albany Country Club Section 11A, of record in Plat Book 94, Page 64, is hereby released and rendered null and void.

NOTE "AC": The plat of The New Albany Country Club Section 11A, of record in Plat Book 94, Page 64, is hereby released and rendered null and void.

NOTE "AD": The plat of The New Albany Country Club Section 11A, of record in Plat Book 94, Page 64, is hereby released and rendered null and void.

NOTE "AE": The plat of The New Albany Country Club Section 11A, of record in Plat Book 94, Page 64, is hereby released and rendered null and void.

NOTE "AF": The plat of The New Albany Country Club Section 11A, of record in Plat Book 94, Page 64, is hereby released and rendered null and void.



- ① Δ=8°56'49" R=250.00'
Ch.Brg=N7°50'47"E
Ch=39.00'
- ② Δ=32°19'04" R=90.00'
Ch.Brg=N81°32'02"W
Ch=50.00'
- ③ Δ=81°18'14" R=300.00'
Ch.Brg=S7°31'30"W
Ch=43.44'

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