

THE NEW ALBANY COUNTRY CLUB SECTION 9

THE NEW ALBANY COMPANY (PARCEL 9, TRACT 1), O.R. 14554 B14

G YANTES DRIVE

Situated in the State of Ohio, County of Franklin, Village of New Albany and in Quarter Township 3, Township 2, Range 16, United States Military Lands, containing 5.190 acres of land, more or less, said 5.190 acres being out of that tract of land designated "Parcel 9 Tract 1" and described in the deed to THE NEW ALBANY COMPANY of record in Official Record 14554B14, Recorder's Office, Franklin County, Ohio.

The undersigned, THE NEW ALBANY COMPANY, an Ohio general partnership, by ROCKY FORK DEVELOPMENT CORPORATION, an Ohio corporation, Partner, by WILLIAM R. WESTBROOK, Vice-President, 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 9", a subdivision containing Lots numbered 1 to 15, both inclusive, areas designated "Reserve A", "Reserve B", "Reserve C", "Reserve D" and "Reserve E" and a private street right-of-way encompassing 0.786 acre of land, more or less, and designated hereon as "Edge of Woods" and does hereby accept this plat of same.

Within those areas designated "Easement", "Drainage Easement" and "Edge of Woods" 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 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. Easement areas shown hereon outside of the platted area are within land owned by the undersigned and easements are hereby reserved therefor for the uses and purposes expressed herein. No building shall be constructed in any area over which easements are hereby reserved. In case of required maintenance for water lines, sanitary lines and storm sewers, the property owners shall be responsible for replacement of walks, steps and walls.

The owners, their heirs, successors and assigns, of the fee simple titles to said Lots 1 to 15, both inclusive, Reserve "A", Reserve "B", Reserve "C", Reserve "D", Reserve "E" and Edge of Woods shall have and are hereby granted a non exclusive right-of-way and easement for ingress and egress to and from Greensward Road, a public street, in and over said Edge of Woods to be shared with the owners of the fee simple titles to each other of said Lots 1 to 15, both inclusive, Reserve "A", Reserve "B", Reserve "C", Reserve "D", Reserve "E" and Edge of Woods.

Edge of Woods, the private street right-of-way (0.786 acre) shall be owned and maintained by an association comprised of the owners of the fee simple titles to Lots 1 to 15, both inclusive, of The New Albany Country Club Section 9. Within said area designated "Edge of Woods" (0.786 acre) on this plat, easements are hereby granted to the Village of New Albany, Ohio to permit access to such area by Village 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, WILLIAM R. WESTBROOK, Vice-President of ROCKY FORK DEVELOPMENT CORPORATION, Partner in THE NEW ALBANY COMPANY, has hereunto set his hand this _____ day of _____, 1992.

Signed and acknowledged in the presence of:

THE NEW ALBANY COMPANY BY: ROCKY FORK DEVELOPMENT COMPANY

JEFFREY ADAM STEINKE

WILLIAM R. WESTBROOK, Vice-President

STATE OF OHIO COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared WILLIAM R. WESTBROOK, Vice-President of ROCKY FORK DEVELOPMENT CORPORATION, Partner in THE NEW ALBANY COMPANY, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said ROCKY FORK DEVELOPMENT COMPANY for the uses and purposes expressed therein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 3rd day of June, 1992.

My Commission Expires February 13, 1996

Notary Public, State of Ohio

Approved this 2nd day of OCTOBER, 1992

Edward P. Ferris, Village Engineer, New Albany, Ohio

Approved this 2nd day of October, 1992

William H. Bush, Council Representative to Planning and Zoning Board, New Albany, Ohio

Approved and accepted by motion dated July 1, 1992

Approval of this plat shall become null and void unless recorded prior to July 3, 1992

Calypso Kardulias, Mayor, New Albany, Ohio

Fico, Clerk, New Albany, Ohio

Accepted for plotting this 7th day of Oct 1992

Joseph Testa, Auditor, Franklin County, Ohio

Filed for record this 7th day of OCT, 1992

Thomas M. Long, Deputy Auditor, Franklin County, Ohio

at 2:20 P.M. Fee \$ 13.20 File No. 159329

Recorded this 7th day of OCT, 1992

Deputy Recorder, Franklin County, Ohio

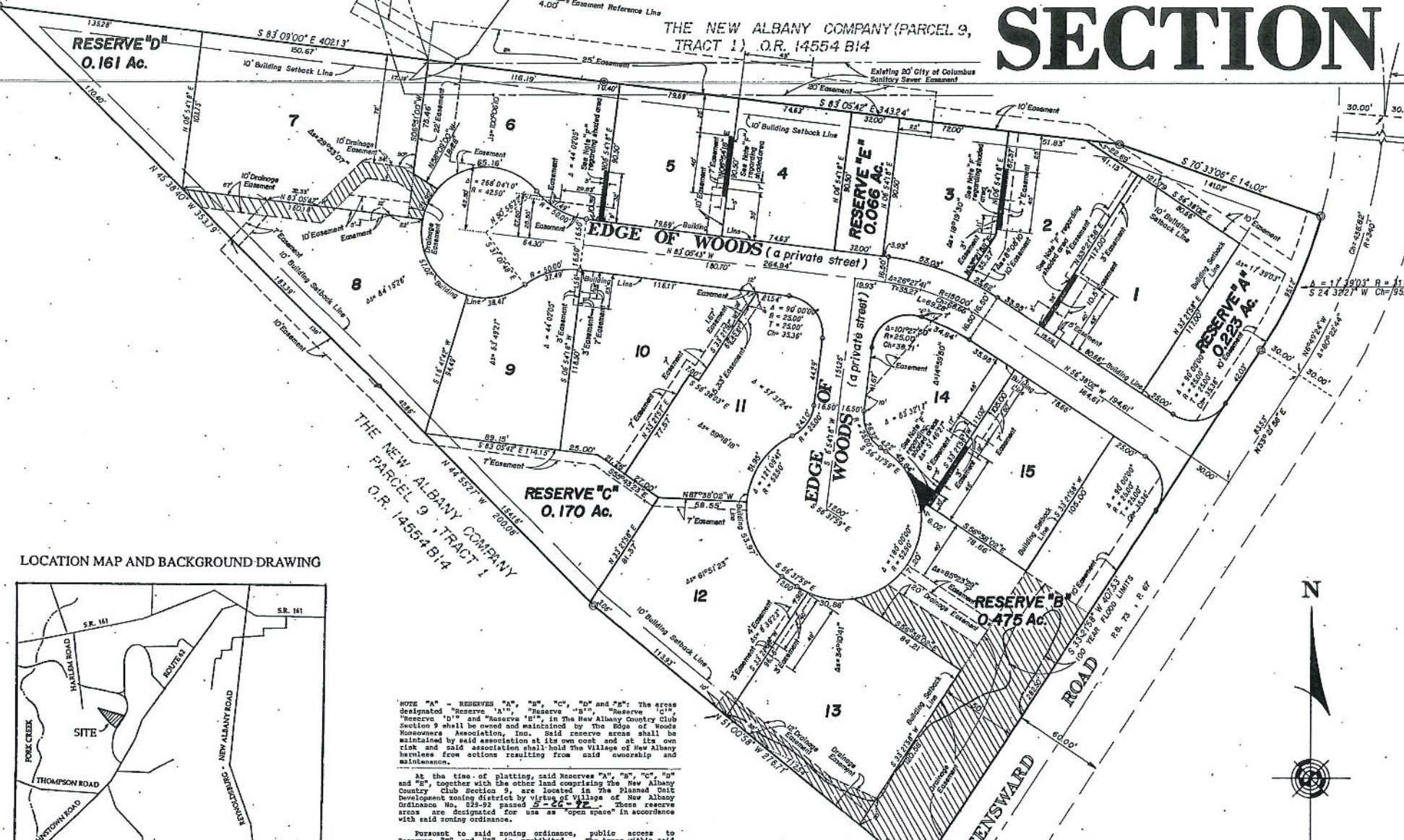
Recorded this 7th day of OCT, 1992

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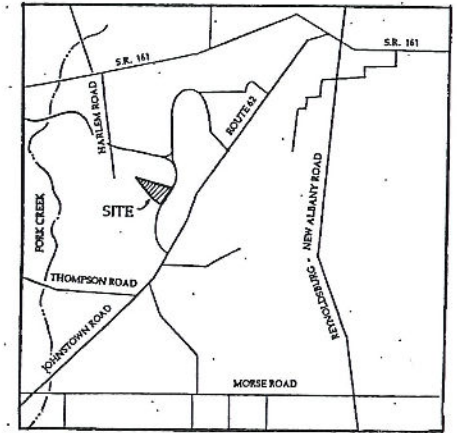
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LOCATION MAP AND BACKGROUND DRAWING



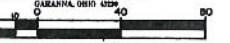
NOTE "A" - RESERVES "A", "B", "C", "D" and "E": The areas designated "Reserve A", "Reserve B", "Reserve C", "Reserve D", "Reserve E" and "Edge of Woods" are located in The Planned Unit Development zoning district by virtue of Village of New Albany Ordinance No. 225-92 passed 5-26-92. These reserve areas are designated for use as an "open space" in accordance with said zoning ordinance.

At the time of platting, said Reserves "A", "B", "C", "D" and "E", together with the other land comprising The New Albany Country Club Section 9, are located in The Planned Unit Development zoning district by virtue of Village of New Albany Ordinance No. 225-92 passed 5-26-92. These reserve areas are designated for use as an "open space" in accordance with said zoning ordinance.

Pursuant to said zoning ordinance, public access to Reserves "A" and "B" is prohibited. The areas within said Reserves "C" and "D" shall be maintained in accordance with accepted forest management practices.

NOTE "B" - 100-YEAR DESIGN FLOOD AREA AND DRAINAGE EASEMENT AREA IN LOTS 13 AND RESERVE "B": A portion of the boundary of the 100-year design flood area for the existing watercourse in Reserve "B" and adjacent to lot 13, which boundary is designated "100 Year Flood Limits" hereon, is in a location that anticipates the filling and grading of certain areas in said Lot 13 and Reserve "B" in accordance with the grading plan for The New Albany Country Club Section 9 to raise the ground surface of those areas above the elevation of the 100-year design flood. Correspondingly, the boundary of the drainage easement area enclosing said 100-year design flood area was also set in anticipation of the filling and grading being in accordance with said grading plan.

SURVEYED & PLATTED BY E.M.H.T. CONSULTING ENGINEERS & SURVEYORS



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 E.E. Wilby, Professional Surveyor No. 4985, Date 2 June 92

G MORSE ROAD, Plain Township, Quarter Township 3, Quarter Township 4, Jefferson Township