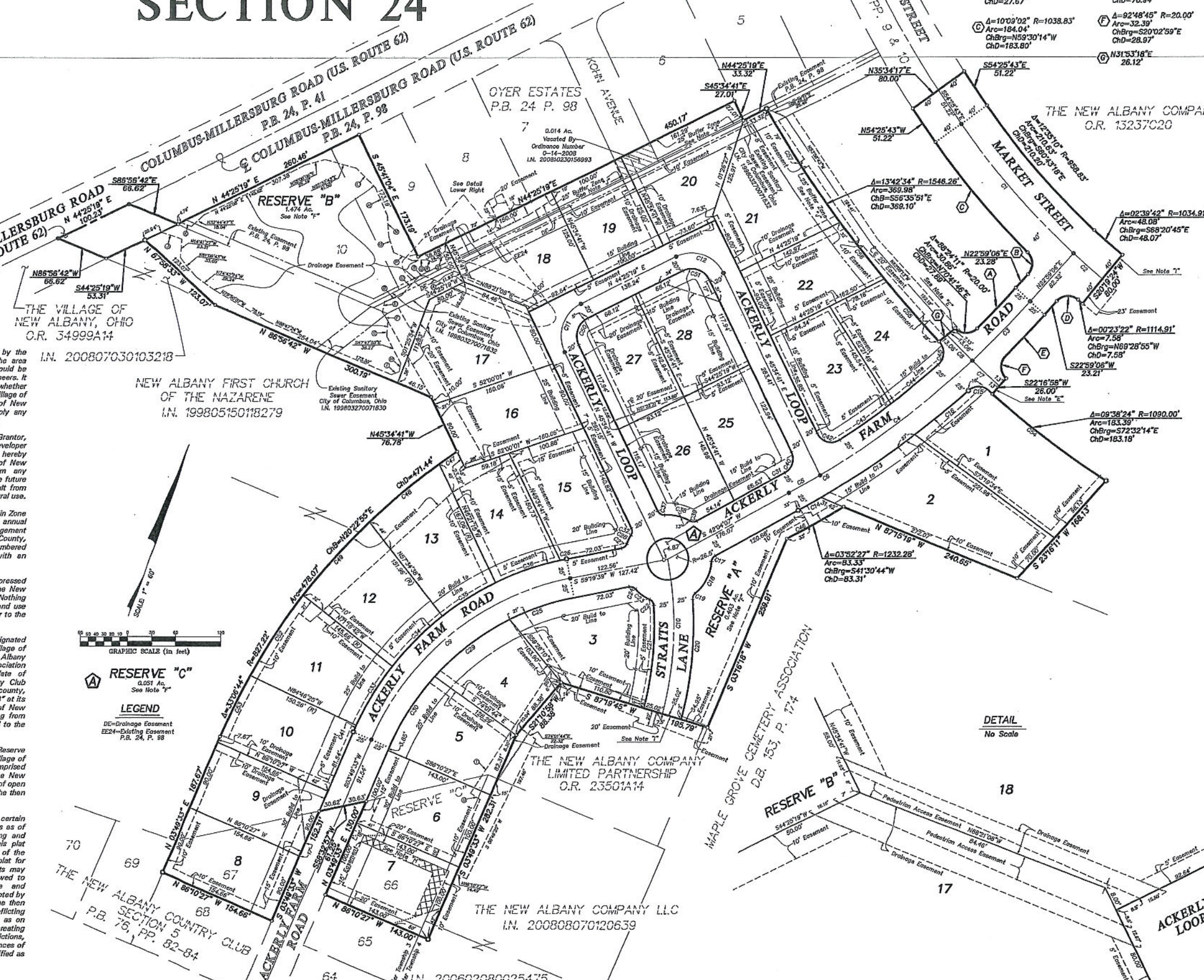


# NEW ALBANY COUNTRY CLUB SECTION 24

**Easement Dimensions**

1	N 87°13'37" W	15.20'
2	S 88°56'42" E	66.62'
3	N 44°25'19" E	100.23'
4	N 85°58'42" W	66.62'
5	S 44°25'19" W	53.31'
6	N 87°13'37" W	15.20'
7	S 88°56'42" E	66.62'
8	N 44°25'19" E	100.23'
9	N 85°58'42" W	66.62'
10	S 44°25'19" W	53.31'
11	N 87°13'37" W	15.20'
12	S 88°56'42" E	66.62'
13	N 44°25'19" E	100.23'
14	N 85°58'42" W	66.62'
15	S 44°25'19" W	53.31'
16	N 87°13'37" W	15.20'
17	S 88°56'42" E	66.62'
18	N 44°25'19" E	100.23'
19	N 85°58'42" W	66.62'
20	S 44°25'19" W	53.31'
21	N 87°13'37" W	15.20'
22	S 88°56'42" E	66.62'
23	N 44°25'19" E	100.23'
24	N 85°58'42" W	66.62'
25	S 44°25'19" W	53.31'
26	N 87°13'37" W	15.20'
27	S 88°56'42" E	66.62'
28	N 44°25'19" E	100.23'
29	N 85°58'42" W	66.62'
30	S 44°25'19" W	53.31'



**CURVE TABLE**

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	123°51'00"	598.82'	218.41'	S 60°43'18" E	218.97'
C2	239°42'00"	1074.91'	48.94'	S 68°20'45" E	48.94'
C3	50°43'37"	1182.28'	104.78'	N 25°31'25" E	104.73'
C4	114°30'00"	1182.28'	243.32'	N 33°52'28" E	242.89'
C5	212°54'00"	1182.28'	48.70'	S 40°57'49" E	48.70'
C6	140°02'24"	1182.28'	288.02'	S 35°03'55" W	288.30'
C7	231°35'00"	1077.00'	47.49'	S 68°27'15" E	47.48'
C8	141°25'00"	1533.26'	45.23'	S 64°20'35" E	45.23'
C9	85°10'08"	350.00'	339.04'	S 31°34'36" W	325.84'
C10	253°52'00"	445.48'	182.88'	S 17°15'15" E	183.34'
C11	90°00'00"	45.00'	70.69'	N 00°54'41" W	63.64'
C12	80°00'00"	45.00'	70.69'	N 89°25'19" E	63.64'
C13	63°02'24"	1207.28'	144.13'	S 37°02'58" W	144.04'
C14	135°58'00"	1207.28'	33.71'	S 41°18'07" W	33.71'
C15	83°08'49"	20.00'	29.02'	S 71°01'12" W	26.54'
C16	47°02'00"	1202.28'	88.09'	S 10°32'18" E	88.07'
C17	58°27'40"	9.00'	8.18'	S 12°59'17" W	8.79'
C18	47°42'13"	56.00'	46.62'	S 07°27'34" W	45.29'
C19	58°04'00"	9.00'	8.65'	S 03°46'40" W	8.32'
C20	182°04'45"	487.48'	153.77'	S 14°59'57" E	153.07'
C21	180°02'24"	417.48'	131.33'	S 14°11'22" E	130.72'
C22	02°16'17"	9.00'	8.78'	S 54°20'13" E	9.31'
C23	231°54'00"	56.00'	22.74'	S 73°50'31" E	22.58'
C24	58°27'40"	9.00'	8.18'	S 68°33'29" W	8.79'
C25	152°17'24"	325.00'	87.09'	S 51°39'03" W	86.83'
C26	118°38'00"	375.00'	8.25'	S 04°51'54" W	8.25'
C27	58°27'40"	9.00'	8.18'	N 30°05'49" E	8.79'
C28	121°29'24"	56.00'	12.05'	S 07°01'44" W	12.02'
C29	212°58'00"	325.00'	120.35'	S 33°21'58" W	119.66'
C30	182°04'45"	325.00'	107.39'	S 13°17'31" W	106.80'
C31	02°26'35"	1152.28'	7.00'	N 41°32'43" E	7.60'
C32	82°00'00"	9.00'	8.23'	S 18°31'28" E	8.83'
C33	112°26'44"	375.00'	88.00'	S 11°58'56" W	87.80'
C34	134°54'00"	375.00'	90.00'	S 25°32'50" W	89.28'
C35	141°32'31"	375.00'	80.00'	S 36°32'03" W	78.80'
C36	152°16'36"	375.00'	87.84'	S 51°21'23" W	87.84'
C37	02°16'17"	9.00'	10.89'	S 73°35'08" E	10.97'
C38	340°29'24"	56.00'	33.38'	S 63°27'08" W	32.89'
C39	58°27'40"	9.00'	8.18'	N 71°07'52" E	8.79'
C40	87°18'12"	20.00'	30.46'	N 01°36'35" W	27.60'
C41	124°02'00"	375.00'	9.17'	S 04°51'54" W	9.17'
C42	02°16'17"	20.00'	33.78'	N 80°39'49" E	33.91'
C43	358°00'00"	1152.28'	80.12'	S 35°39'48" E	80.11'
C44	351°31'00"	1152.28'	77.94'	N 31°45'03" E	77.92'
C45	83°16'26"	20.00'	32.58'	N 18°48'55" W	29.08'
C46	152°27'00"	1232.28'	83.33'	N 41°30'44" E	83.31'
C47	158°19'00"	827.22'	27.89'	S 35°58'07" E	27.89'
C48	253°28'00"	827.22'	114.85'	S 31°01'14" W	114.80'
C49	84°22'00"	827.22'	125.69'	S 24°21'20" W	125.57'
C50	80°00'00"	25.00'	39.27'	S 00°34'41" E	35.38'
C51	80°00'00"	25.00'	38.27'	S 89°28'19" W	35.36'
C52	82°28'36"	827.22'	122.64'	S 14°05'20" W	122.53'
C53	03°00'00"	827.22'	88.81'	S 08°39'02" E	88.82'
C54	95°27'08"	1080.00'	188.33'	S 72°22'52" E	189.09'
C55	358°42'	1546.26'	106.01'	S 61°27'18" E	105.99'
C56	324°47'	1846.26'	92.11'	S 57°49'03" E	92.10'
C57	67°22'06"	1546.26'	171.86'	S 52°55'37" E	171.77'

**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 24, 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 0.2% chance annual floodplain) as shown on Federal Emergency Management Agency Flood Insurance Rate Map for Franklin County, Ohio and Incorporated Areas, maps numbered 39049C0204 K and 39049C0208 K, both with an effective date of June 17, 2008.**

**NOTE "D" - DEPRESSED DRIVEWAYS:** Depressed driveways are hereby prohibited on all lots in the New Albany Country Club Section 24 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" - RESERVE "B":** Reserve "B", as designated and delineated hereon shall be owned by the Village of New Albany, Ohio, and maintained by the New Albany Country Club Master Association, Inc. Said association shall maintain said reserve area after the date of recordation of this plat of New Albany Country Club Section 24 in the plat records of the Franklin county, Ohio, Recorder, and shall maintain said Reserve "B" at its cost and at its risk and shall hold the Village of New Albany, Ohio, harmless from the actions resulting from said maintenance. Reserve "B" is to be dedicated to the Village of New Albany at the time of Recordation.

**NOTE "F" - RESERVE "A" AND RESERVE "C":** Reserve "A", AND Reserve "C" shall be owned by the Village of New Albany and maintained by an association comprised of the title holders to the fee simple lots in the New Albany Country Club subdivisions for the purpose of open space and park space, and any uses allowed by the then current zoning.

**NOTE "G":** The purpose of this plat is to show certain property, rights of way, and easement boundaries as of the time of plating. At the request of zoning and planning authorities at the time of plating, 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": RELEASE OF CERTAIN EASEMENTS:** All rights and easements reserved by plat of The New Albany Country Club Section 5 of record in Plat Book 76, Pages 82, 83 and 84, Recorder's Office, Franklin County Ohio in, over and under the areas indicated hereon by cross hatching are hereby released and rendered null and void.

**NOTE "I":** 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 "J" - BUFFER ZONE:** No structure or building shall be constructed or placed upon, in or under the area in Lots 18, 19, 20, 21 and 22 designated "Buffer Zone" hereon, nor shall any work be performed thereon which would damage any of the existing trees thereon provided, however, that there shall be such construction areas as may be required for the installation, operation and maintenance of utility and drainage facilities for the development as the developer may deem necessary for efficient development. Such maintenance within said Buffer Zone shall occur only in easement areas designated on this plat. Areas disturbed by such maintenance shall be restored as nearly as practical to their original condition. Notwithstanding the foregoing, trees which are dead or diseased may be removed therefrom.

The Buffer Zone shall be improved by the developer of The New Albany Country Club Section 24, with mounding, landscaping, and landscaping features. After said improvement, the Buffer Zone and the mounding, landscaping and landscaping features therein shall be cared for, maintained, enhanced and replaced by The New Albany Country Club Community Homeowners Association, Inc. The New Albany Country Club Community Homeowners Association, Inc., its successors and assigns, shall have and is hereby granted a nonexclusive easement in and over said Buffer Zone for said purposes.

**NOTE "K" - LOTS 5, 6, 7, 17, 18 and 19:** On each of Lots 5, 6, 7, 17, 18 and 19 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 1929 Datum)
5	1019.3
6	1018.3
7	1018.3
17	1019.8
18	1019.8
19	1019.2

**NOTE "L" - ACREAGE BREAKDOWN:**

Total acreage	14.710
Acreage in Reserve A, Reserve B and Reserve C	1.928
Acreage in remaining lots	9.723
Acreage in rights-of-way	3.059