



LOCATION MAP AND BACKGROUND DRAWING
SCALE: 1"=1500'

Situated in the State of Ohio, County of Franklin, Village of New Albany and in Quarter Township 3 and Farm Lots 33 and 34, Quarter Township 4, Township 2, Range 16, United States Military lands, containing 27.255 acres of land, more or less, said 27.255 acres being comprised of 1) a part of each of Lots 48 and 50 as the same are numbered and delineated upon the subdivision plat entitled "The New Albany Country Club Section 14" and shown of record in Plat Book 83, Pages 21, 22, 23 and 24, said lots being part of that portion of said the New Albany Country Club Section 14 that is out of that tract of land (Parcel 1) described in the deed to THE NEW ALBANY COMPANY of record in Official Record 14554B14, 2) a part of each of those tracts of land described in the deeds to THE NEW ALBANY COMPANY of record in Official Records 1454B10 and 14554B14 (Parcel 1), 3) a part of each of those tracts of land described in the deeds to THE NEW ALBANY COMPANY LIMITED PARTNERSHIP of record in Official Records 27998C15 and 30779H14, and 4) all of that tract of land described in the deed to THE NEW ALBANY COMPANY LIMITED PARTNERSHIP of record in Official Record 32261A17, all being of record in the Recorder's Office, Franklin County, Ohio.

The undersigned, THE NEW ALBANY COMPANY LLC, a Delaware limited liability company, successor to THE NEW ALBANY COMPANY LIMITED PARTNERSHIP, a Delaware limited partnership, successor to THE NEW ALBANY COMPANY, an Ohio general partnership (see deed of record in Official Record 21256E01 and Affidavit in Aid of Title of record in Instrument No. 199811120289607, both being of record in the Recorder's Office, Franklin County, Ohio) by STEVEN A. MINICK, Treasurer, 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 16B", a subdivision containing Lots numbered 51 to 97, both inclusive, and an area designated "Reserve 'C'", does hereby accept this plat of same and dedicates to public use, as such, all of Chetwood Close, Cromwell End, Pembroke End, Pembroke Green East, Pembroke Green West, Pembroke Pass and Reynoldsburg-New Albany Road shown hereon and not heretofore dedicated.

Easements are hereby 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, 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 construction and maintenance of a sidewalk for use by the public. The owner of 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. No building shall be constructed in any area over which easements are hereby reserved.

In Witness Whereof, STEVEN A. MINICK, Treasurer, of THE NEW ALBANY COMPANY LLC, has hereunto set his hand this 13th day of October, 1999.

Signed and acknowledged in the presence of:
THE NEW ALBANY COMPANY LLC
By Steven A. Minick
STEVEN A. MINICK, Treasurer

STATE OF OHIO
COUNTY OF FRANKLIN ss:
Before me, a Notary Public in and for said State, personally appeared STEVEN A. MINICK, Treasurer, of THE NEW ALBANY COMPANY LLC, who acknowledged the signing of the foregoing instrument to be his free and voluntary act and deed and the free and voluntary act and deed of said THE NEW ALBANY COMPANY LLC for the uses and purposes expressed therein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this 10th day of October, 1999.

My commission expires 9-26-2001
Lisa J. Dinger
Notary Public, State of Ohio

Approved this 13 day of OCT 1999

Ed P. Piterino
Village Engineer, New Albany, Ohio

Approved this 17 day of OCT 1999

Nancy J. Ferguson
Council Representative to Planning and Zoning Board, New Albany, Ohio

RESOLUTION 02-99, passed 1-12-99
Approved and accepted by Ordinance No. 02-99, passed 1-12-99, wherein all of Chetwood Close, Cromwell End, Pembroke End, Pembroke Green East, Pembroke Green West, Pembroke Pass and Reynoldsburg-New Albany Road shown dedicated hereon are accepted as such by the Council for the Village of New Albany, Ohio. The Village of New Albany, Ohio, by its approval and acceptance of this plat of The New Albany Country Club Section 16B, does hereby release and render null and void all rights and easements in the areas specified in Note "G" hereon. Approval of this plat shall become null and void unless recorded prior to 1-12-2000.

Debra Almon
Administrator, New Albany, Ohio

Shirley H. Ober
Finance Dir., New Albany, Ohio

Transferred this 29th day of Oct. 1999

Joseph W. Smith
Auditor, Franklin County, Ohio

Tom E. Lanning
Deputy Auditor, Franklin County, Ohio

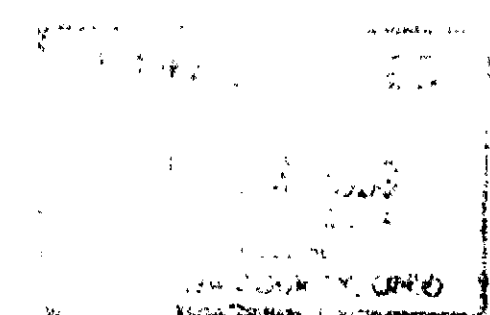
Filed for record this 29th day of Oct. 1999 at 10:17 A.M. Fee \$ 36.40
File No. 1999.10.29.0272059

Richard B. Melick
Recorder, Franklin County, Ohio

Recorded this 29th day of OCT 1999

Shirley
Deputy Recorder, Franklin County, Ohio

Plat Book 92, Pages 78-79



THE NEW ALBANY COUNTRY CLUB SECTION 16B

(THE NEW ALBANY COUNTRY CLUB SECTION 16B INCLUDES AND IS A RESUBDIVISION OF PART OF THE NEW ALBANY COUNTRY CLUB SECTION 14)

SURVEY DATA:
BASIS OF BEARINGS: The bearings shown on this plat were transferred from a field traverse originating from and tying to Franklin County Survey Control Monuments, including Frank 78 and Frank 178 and is 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 iron pipes, thirteen-sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials E.M.H.T. INC.

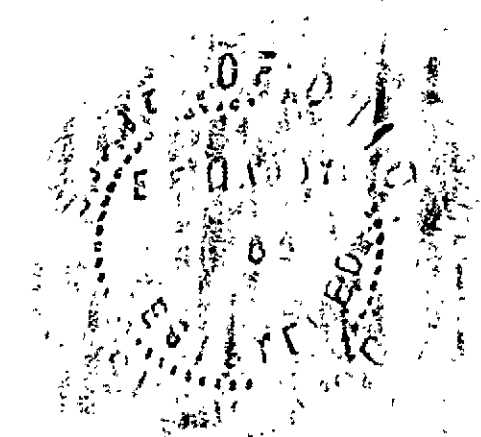
PERMANENT MARKERS, where indicated, unless otherwise noted, are to be set and are iron pipes one inch inside diameter, thirty inches long, buried one foot in depth with a plastic plug placed in the top end bearing the initials E.M.H.&T., INC. The markers shall be set immediately following the completion of the pavement and utility construction work and prior to the acceptance of those improvements. The New Albany Village Engineer shall be notified when the markers are in place.



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.

• = P.K. Nail to be set Metric Conversion 1ft.=0.30480m
○ = Iron Pin (See Survey Data) ⊙ = Permanent Marker (See Survey Data)

By E. E. Madley 6 Oct 99
Professional Surveyor No. 4985 Date



NOTE "A" : No determination has been made by the Village of New Albany, Ohio as to whether the area proposed to be platted contains 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 area hereby platted. The Village of New Albany, Ohio approval of this final plat of The New Albany Country Club Section 16B does not imply any approval of the site as it may pertain to Wetlands.

NOTE "F" - RESERVE "C": Reserve "C", as designated and delineated hereon, shall be owned and maintained by the New Albany Country Club Community Association, Inc. Said reserve area 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 ownership and maintenance.

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 Maps for Franklin, County, Ohio and incorporated areas, map numbered 39049C0190 G and 39049C0135 G with effective date of August 2, 1995.

NOTE "G" - RELEASE OF CERTAIN EASEMENTS: All rights and easements, within the limits of Lots 48 and 50, as said lots are numbered and delineated upon the subdivision plat entitled "The New Albany Country Club Section 14" and that are within the limits of The New Albany Country Club Section 16B, are hereby released and rendered null and void.

NOTE "C" - MAINTENANCE OF PLANTING ISLANDS IN PUBLIC STREETS: The planting islands in Chetwood Close, Cromwell End, Pembroke End and Pembroke Green East shall be maintained by the New Albany Country Club Community Association, Inc. Said islands 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 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 "H" - MAJOR STORM WATER DRAINAGE SWALES IN LOTS 57, 58, 70, 71, 76, 77, 90 AND 91: Major storm water drainage swales are to be constructed within the limits of the Drainage Easement areas shown in lots 57, 58, 70, 71, 76, 77, 90 and 91. 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 16B. 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 Village Engineer.

NOTE "D" - PARKING: Notice is hereby given to the buyers of the lots in The New Albany Country Club Section 16B, that, within the cul-de-sac portions of the pavements in Chetwood Close, Cromwell End and Pembroke End and along those portions of those sides of the pavements in Pembroke Green East and Pembroke Green West indicated hereon by the notation "No Parking", 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.

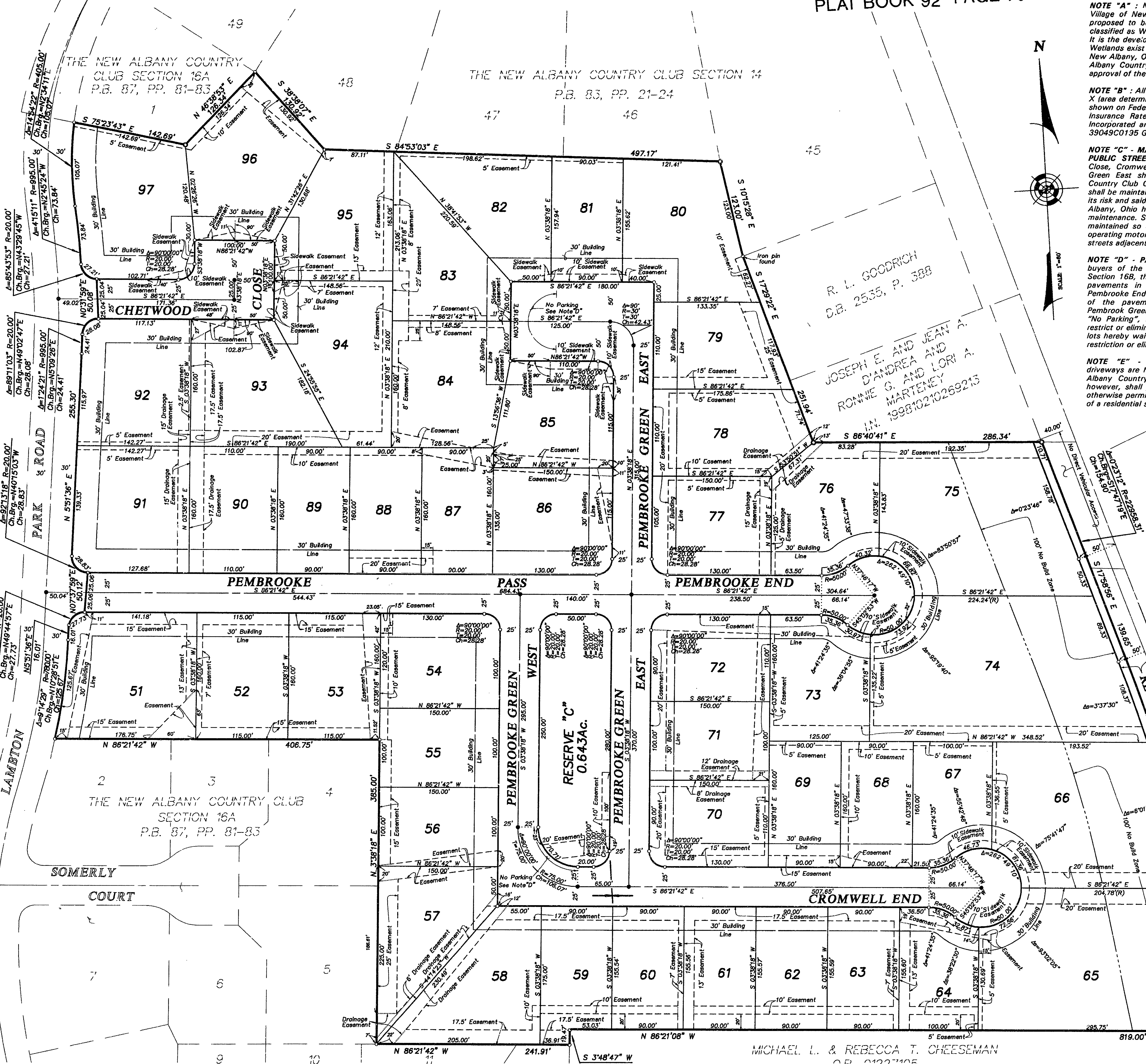
NOTE "I" - LOTS 57, 58, 70, 71, 76, 77, 90 AND 91: On each of Lots 57, 58, 70, 71, 76, 77, 90 and 91, no building shall be constructed which has an opening, unprotected from flooding, in its foundation wall, the lowest point of which opening is lower than the flood protection elevation for that lot given in the following table:

Lot No.	Flood Protection Elevation (USGS-1929 Datum)
57	1018.0
58	1018.0
70	1020.2
71	1020.2
76	1026.0
77	1026.0
90	1017.5
91	1017.5

The foregoing flood protection elevations are approximately 2.0 feet above the 100-year design flood as calculated by EMH&T.

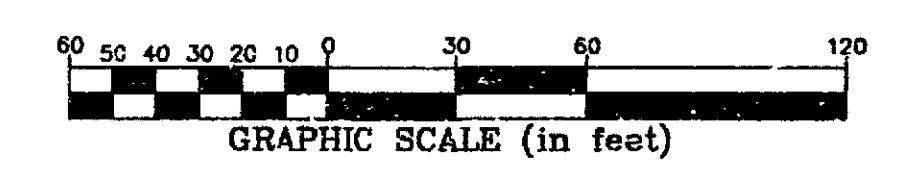
NOTE "J" - FOUNDATION WALLS, LOTS 57, 58, 70, 71, 76, 77, 90 AND 91: The foundation walls of the buildings to be constructed on Lots 57, 58, 70, 71, 76, 77, 90 and 91, shall be designed by a Registered Engineer and that design shall be submitted to the Village Engineer of New Albany for approval.

NOTE "K" - NO BUILD ZONE: No building shall be constructed or placed within that portion of each of Lots 65, 66, 74 and 75 designated hereon as "No Build Zone". Nothing herein shall prohibit overlot grading, the construction/installation, maintenance, enhancement and replacement of landscaping and landscaping features and the construction/installation, use, maintenance, repair and replacement of utility lines and utility structures within said No Build Zone area.



R. L. GOODRICH
D.B. 2535, P. 388
JOSEPH E. AND JEAN A.
D'ANDREA AND
RONNIE G. AND LORI A.
MARTENEY
D.B. 199810210258213

THE NEW ALBANY COUNTRY CLUB SECTION 16B



MICHAEL L. & REBECCA T. CHEESEMAN
O.R. 01227105