

NEW ALBANY COUNTRY CLUB SECTION 19

(THE NEW ALBANY COUNTRY CLUB SECTION 19
INCLUDES AND IS A RESUBDIVISION OF PART
OF THE NEW ALBANY COUNTRY CLUB SECTION 6)

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 11.247 acres of land, more or less, said 11.247 acres being comprised of a part of each of those tracts of land conveyed to THE NEW ALBANY COMPANY by deeds of record in Official Records 12772105 and 13030C10, part of that tract of land conveyed to THE NEW ALBANY COMPANY LLC by deed of record in Instrument Number 200201180017374, and part of that tract of land conveyed to MARKET STREET SOUTH, LLC by deed of record in Instrument Number 200207190177915, 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 Number 199811120289607, both being of record in the Recorder's Office, Franklin County, Ohio), by BRENT B. BRADBURY, Chief Financial Officer, and MARKET STREET SOUTH, LLC, an Ohio limited liability company, by JEFFREY W. EDWARDS, General Manager, owners of the lands platted herein, duly authorized in the premises, do hereby certify that this plat correctly represents their "THE NEW ALBANY COUNTRY CLUB SECTION 19", a subdivision containing Lots numbered 1 to 10, both inclusive, do hereby accept this plat of same and dedicate to public use, as such, all of Keswick Commons, Keswick Drive and Ogden Woods Boulevard shown hereon and not heretofore dedicated.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement" or "Drainage 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 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 Municipal Engineer. No building shall be constructed in any area over which easements are hereby reserved. 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.

In Witness Whereof, BRENT T. BRADBURY, Chief Financial Officer of THE NEW ALBANY COMPANY LLC has hereunto set his hand this 2nd day of Dec., 2002.

Signed and acknowledged in the presence of:

 BRENT B. BRADBURY,
 Chief Financial Officer

STATE OF OHIO
 COUNTY OF FRANKLIN ss:
 Before me, a Notary Public in and for said State, personally appeared BRENT B. BRADBURY, Chief Financial Officer 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 Whereof, I have hereunto set my hand and affixed my official seal this 2nd day of December, 2002.
 My commission expires 9/24/2006

 Notary Public, State of Ohio

Approved this 5 day of Dec, 2002

 Mayor, New Albany, Ohio

Approved this 5 day of DEC, 2002

 Municipal Engineer, New Albany, Ohio

Approved this 5 day of Dec, 2002

 Council Representative to Planning Commission, New Albany, Ohio

Approved this 6 day of DEC, 2002

 Chairperson, Planning Commission, New Albany, Ohio

Approved this 2 day of Dec, 2002

 Finance Director, New Albany, Ohio

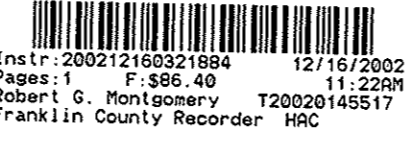
Approved and accepted by Resolution No. R-34-2002, passed 07-09, 2002, wherein all of Keswick Commons, Keswick Drive and Ogden Woods Boulevard shown dedicated hereon are accepted, as such, by the Council for the Village of New Albany, Ohio. Approval of this plat shall become null and void unless recorded prior to 07-09, 2003

Transferred this 16th day of Dec, 2002

 Auditor, Franklin County, Ohio

 Deputy Auditor, Franklin County, Ohio

 Recorder, Franklin County, Ohio



Filed for record this 16th day of December, 2002 at 11:22 A.M.
 Fee \$ 86.40
 File No. 200211100321824

Recorded this 16th day of December, 2002

 Deputy Recorder, Franklin County, Ohio

Plat Book 101, Pages 21-22

In Witness Whereof, JEFFREY W. EDWARDS, General Manager of DUFFY COMMUNITIES, LLC, Managing Member of MARKET STREET SOUTH, LLC has hereunto set his hand this 3rd day of Dec, 2002.

Signed and acknowledged in the presence of:

 MICHELLE LARSEN

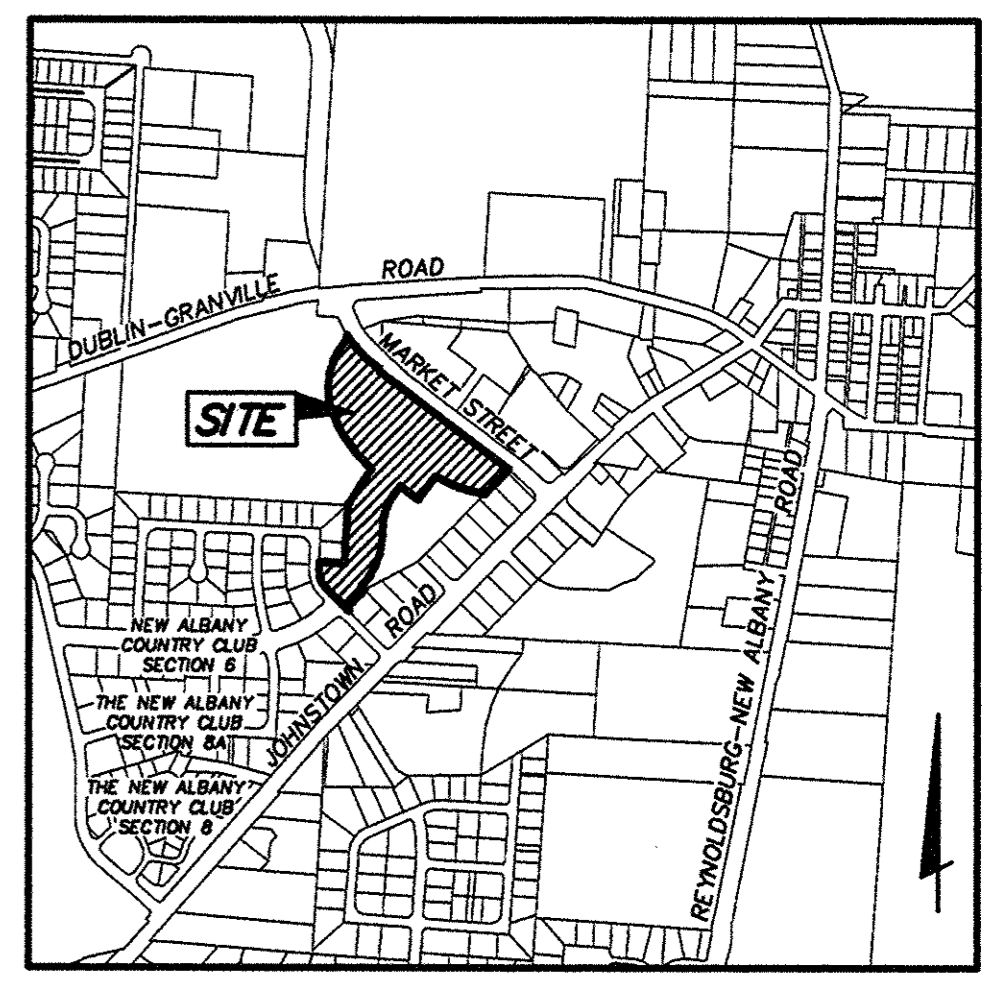
By _____
 JEFFREY W. EDWARDS,
 General Manager

STATE OF OHIO
 COUNTY OF FRANKLIN ss:
 Before me, a Notary Public in and for said State, personally appeared JEFFREY W. EDWARDS, General Manager of DUFFY COMMUNITIES, LLC, Managing Member of MARKET STREET SOUTH, 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 MARKET STREET SOUTH, LLC 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 December, 2002.

My commission expires 9/24/2006

 Notary Public, State of Ohio



LOCATION MAP AND BACKGROUND DRAWING
 SCALE: 1"=1000'

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.

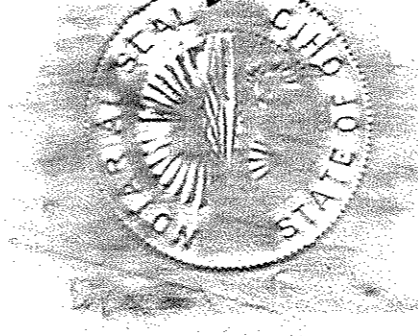
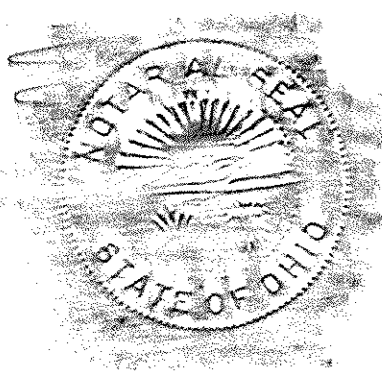
IRON PINS: where indicated hereon, unless otherwise noted, are iron pipes, thirteen-sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT INC.

PERMANENT MARKERS: Permanent markers, where indicated hereon, are to be one-inch diameter, thirty-inch long, solid iron pins, are to be set to monument the points indicated and are to be set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped EMHT INC. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point. These markers shall be set following the completion of the construction/installation of the street pavement and utilities and prior to the Village of New Albany, Ohio's acceptance of these subdivision improvements. The New Albany, Ohio, Municipal Engineer shall be notified when the markers are in place.

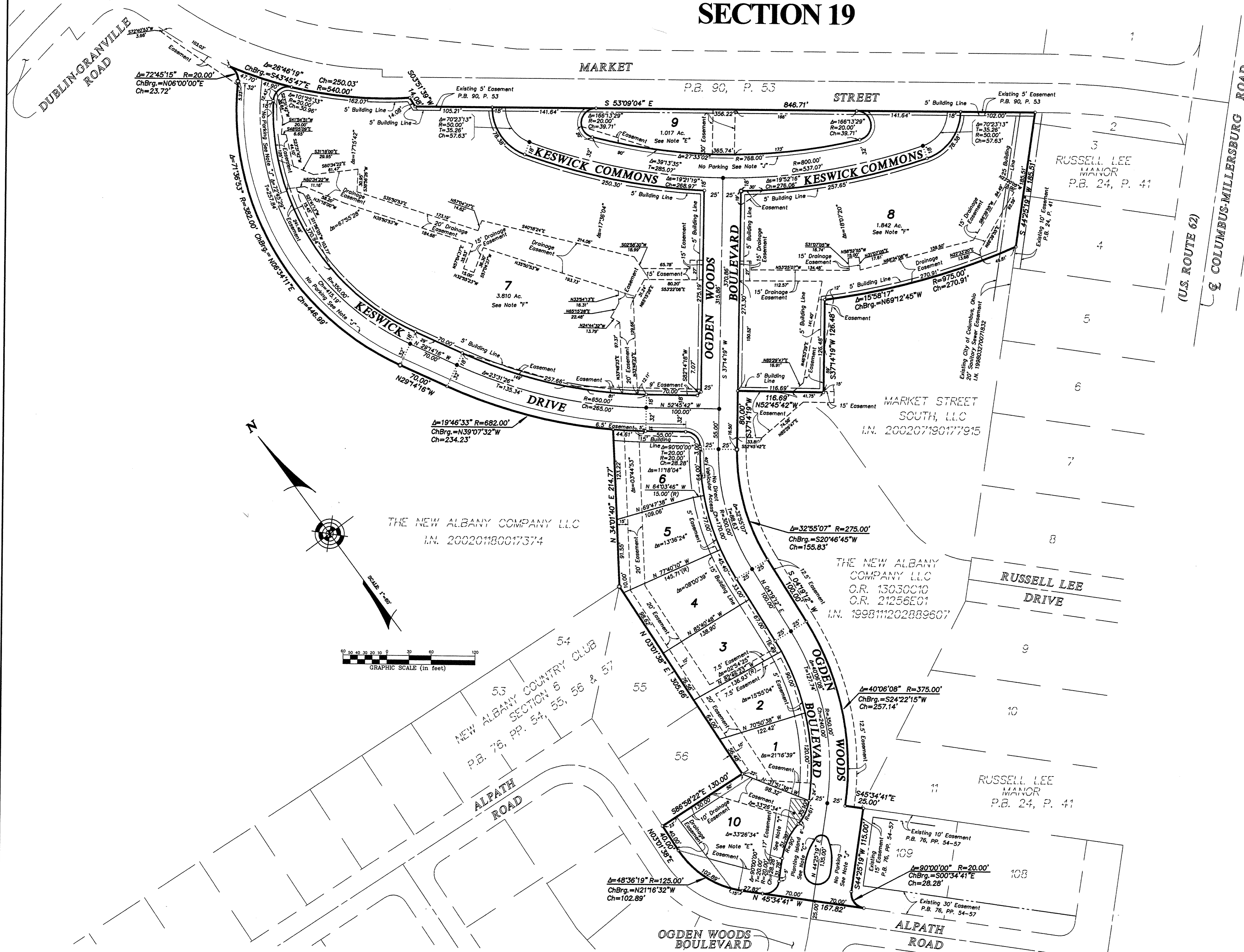
SURVEYED & PLATTED BY
EMHT
 CONSULTING ENGINEERS & SURVEYORS
 COLUMBUS, OHIO 43260

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.
 ● = MAG Nail to be set Metric Conversion 1ft.=0.30480m
 ○ = Iron Pin (See Survey Data)
 ⊕ = Permanent Marker (See Survey Data)

By _____
 Professional Surveyor No. 7211
 Date 12-2-02



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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 19 does not imply any approval of the site as it may pertain to Wetlands.

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 Map for Franklin, County, Ohio and Incorporated Areas, map numbered 39049C0180 G with effective date of August 2, 1995.

NOTE "C" - MAINTENANCE OF THE PLANTING ISLAND IN THE PAVEMENT AREA IN OGDENS WOODS BOULEVARD: The planting island in the pavement area, in Ogdens Woods Boulevard in The New Albany Country Club Section 19, shall be maintained by The New Albany Country Club Community Homeowners Association, Inc. Said island 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 island shall be designed and maintained so as not to obstruct the view of persons operating motor vehicles in, entering or exiting the public street adjacent to said island.

NOTE "D" - DEPRESSED DRIVEWAYS: Depressed driveways are hereby prohibited on all lots in The New Albany Country Club Section 19. 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" - LOTS 9 AND 10: Lots 9 and 10, as numbered and delineated hereon, shall be owned by the Village of New Albany, Ohio, and maintained by an association comprised of the owners of the fee simple titles to the lots in the New Albany Country Club subdivisions. Said association shall maintain said reserve areas for a period ending twenty years after the date of recordation of this plat of New Albany Country Club Section 19 in the plat records of the Franklin County, Ohio, Recorder and shall, during said maintenance period, maintain said reserve areas at its cost and at its risk and shall hold the Village of New Albany, Ohio, harmless from actions resulting from said maintenance.

NOTE "F" - LOTS 7 AND 8: Lots 7 and 8, as numbered and delineated hereon, shall be owned and maintained by The New Albany Country Club Condominium Association.

NOTE "G": Within the land hereby being platted (11.247 acres), all rights and easements within areas designated "Easement" or "Drainage Easement", on and reserved by the plat of The New Albany Country Club Section 6, of record on Plat Book 76, Pages 54, 55, 56 and 57, Recorder's Office, Franklin County, Ohio, are hereby released and rendered null and void.

NOTE "H" - RELEASE OF SETBACK RESTRICTIONS: Within the land hereby being platted (11.247 acres), all building setback restrictions ("Building Lines") established by and shown on the plat of The New Albany Country Club Section 6, of record in Plat Book 76, Pages 54, 55, 56 and 57, Recorder's Office, Franklin County, Ohio, are hereby released and rendered null and void.

NOTE "I": The area of land (0.022 acre) indicated hereon by hatching is part of the right-of-way known as Ogdens Woods Boulevard, dedicated to The Village of New Albany, Ohio as part of the subdivision entitled The New Albany Country Club Section 6, of record in Plat Book 76, Pages 54, 55, 56 and 57, Recorder's Office, Franklin County, Ohio. The right-of-way held by the Village of New Albany, Ohio, by virtue of said plat, within said area shown by hatching, is hereby released.

NOTE "J" - PARKING: Notice is hereby given to the buyers of the lots in The New Albany Country Club Section 19 that within the pavement areas in Keswick Drive and Keswick Commons, and around the perimeter of the landscape island located within the pavement area of Ogdens Woods Boulevard, the Village of New Albany, Ohio, may restrict or eliminate on-street parking.