

LOCATION MAP AND BACKGROUND DRAWING SCALE: 1" = 2000'

Situated in the State of Ohio, County of Franklin, City of Columbus and in Quarter Township 3, Township 2, Range 16, United States Military Lands, containing 18.253 acres of land, more or less, said 18.253 acres being out of tracts of land conveyed to THE NEW ALBANY COMPANY by deeds of record in Official Records 12773F08 and 14520113 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 2", a subdivision containing lots numbered 52 to 62, both inclusive, and an area designated Reserve "A", does hereby accept this plat of same and dedicates to public use, as such, all or parts of Greensward Road and Tensweep Road shown hereon and not heretofore dedicated.

Easements are 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, 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, 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 Columbus City Engineer. Easement areas shown hereon outside of the platted area are within lands owned by the undersigned and easements are reserved therefor for the uses and purposes as expressed herein.

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 20th day of May, 1991.

Signed and acknowledged in the presence of: Felix K. ... David D. ... THE NEW ALBANY COMPANY BY 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 CORPORATION for the uses and purposes expressed therein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 20th day of May, 1991.

My Commission Expires February 12, 1996. Approved this 22 day of May 1991. Approved this 23 day of May 1991. Approved this 30th day of May 1991.

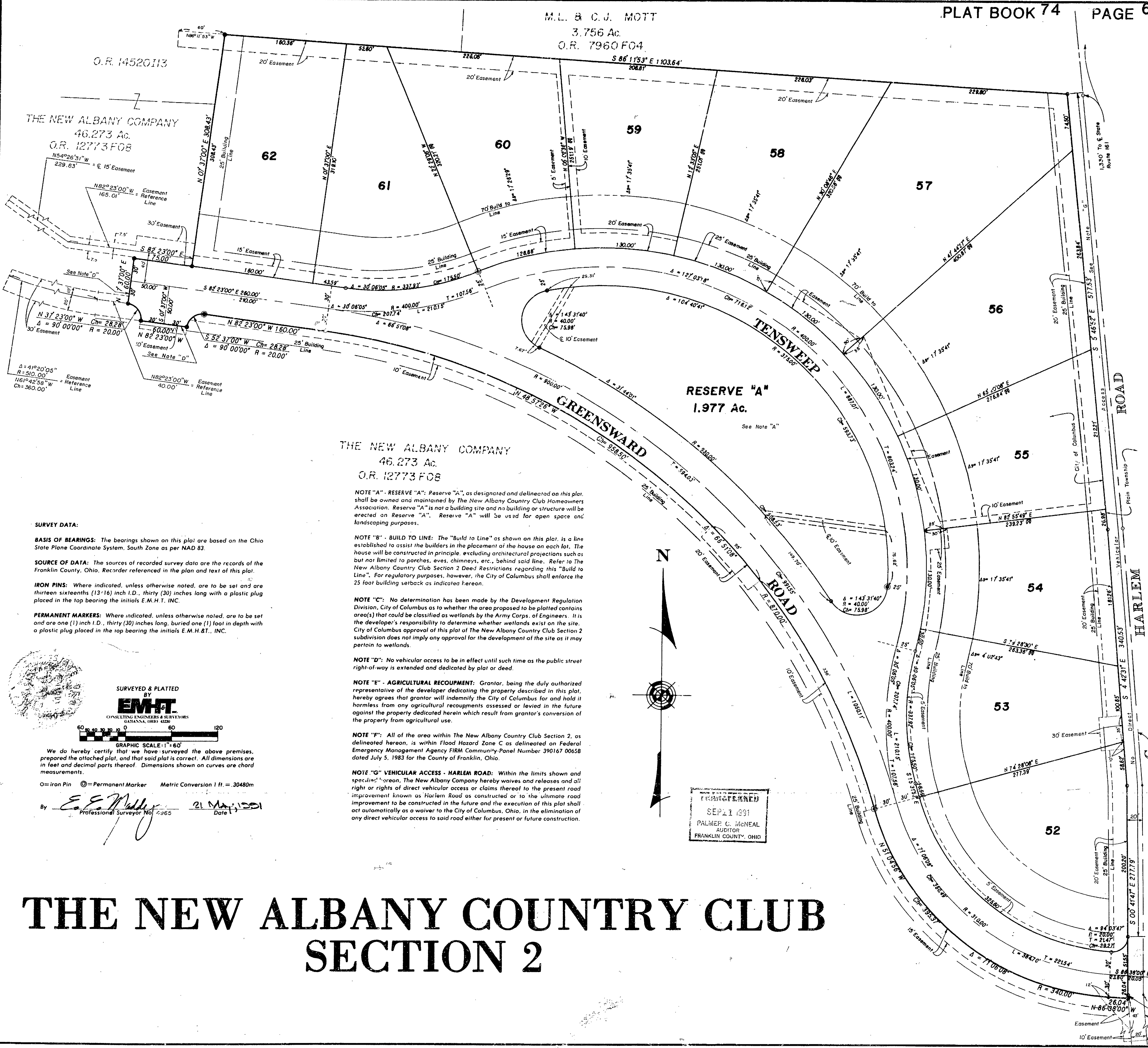
Approved and accepted this 10th day of JUNE 1991 by Ordinance No. 1325-91 wherein all or parts of Greensward Road and Tensweep Road hereby dedicated are accepted as such by the Council of the City of Columbus, Ohio.

In Witness Whereof I have hereunto set my hand and affixed my seal this 12th day of JUNE 1991.

Accepted for plotting this 11th day of September 1991. Filed for record this 11th day of SEPT 1991. at 9:30 A.M. Fee \$ 43.20 File No. 250019.

Recorded this 11th day of SEPT 1991. Plat Book 74 Page 67.

GREENSWARD ROAD



THE NEW ALBANY COMPANY 46.273 Ac. O.R. 12773 F08

NOTE "A": RESERVE "A": Reserve "A", as designated and delineated on this plat, shall be owned and maintained by The New Albany Country Club Homeowners Association. Reserve "A" is not a building site and no building or structure will be erected on Reserve "A". Reserve "A" will be used for open space and landscaping purposes.

NOTE "B": BUILD TO LINE: The "Build to Line" as shown on this plat, is a line established to assist the builders in the placement of the house on each lot. The house will be constructed in principle, excluding architectural projections such as but not limited to porches, eaves, chimneys, etc., behind said line. Refer to The New Albany Country Club Section 2 Deed Restrictions regarding this "Build to Line". For regulatory purposes, however, the City of Columbus shall enforce the 25 foot building setback as indicated hereon.

NOTE "C": No determination has been made by the Development Regulation Division, City of Columbus 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 site. City of Columbus approval of this plat of The New Albany Country Club Section 2 subdivision does not imply any approval for the development of the site as it may pertain to wetlands.

NOTE "D": 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 "E": 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 City of Columbus 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 "F": All of the area within The New Albany Country Club Section 2, as delineated hereon, is within Flood Hazard Zone C as delineated on Federal Emergency Management Agency FIRM Community Panel Number 390167 00658 dated July 5, 1983 for the County of Franklin, Ohio.

NOTE "G": VEHICULAR ACCESS - HARLEM ROAD: Within the limits shown and specified hereon, The New Albany Company hereby waives and releases and all right or rights of direct vehicular access or claims thereof to the present road improvement known as Harlem Road as constructed or to the ultimate road improvement to be constructed in the future and the execution of this plat shall act automatically as a waiver to the City of Columbus, Ohio, in the elimination of any direct vehicular access to said road either for present or future construction.

SURVEY DATA: BASIS OF BEARINGS: The bearings shown on this plat are 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 thirteen sixteenths (13/16) inch I.D., thirty (30) inches long with a plastic plug placed in the top bearing the initials E.M.H.T. INC. PERMANENT MARKERS: Where indicated, unless otherwise noted, are to be set and are one (1) inch I.D., thirty (30) inches long, buried one (1) foot in depth with a plastic plug placed in the top bearing the initials E.M.H.T. INC.

SURVEYED & PLATTED BY EMH CONSULTING ENGINEERS & SURVEYORS GAYMAN, OHIO 43226. 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. O=Iron Pin P=Permanent Marker Metric Conversion 1 ft. = 304.80mm. By E.E. Mally Professional Surveyor No. 4965 21 MAY 1991 Date

REGISTERED SEP 21 1991 PALMER C. McNEAL AUDITOR FRANKLIN COUNTY, OHIO

THE NEW ALBANY COUNTRY CLUB SECTION 2