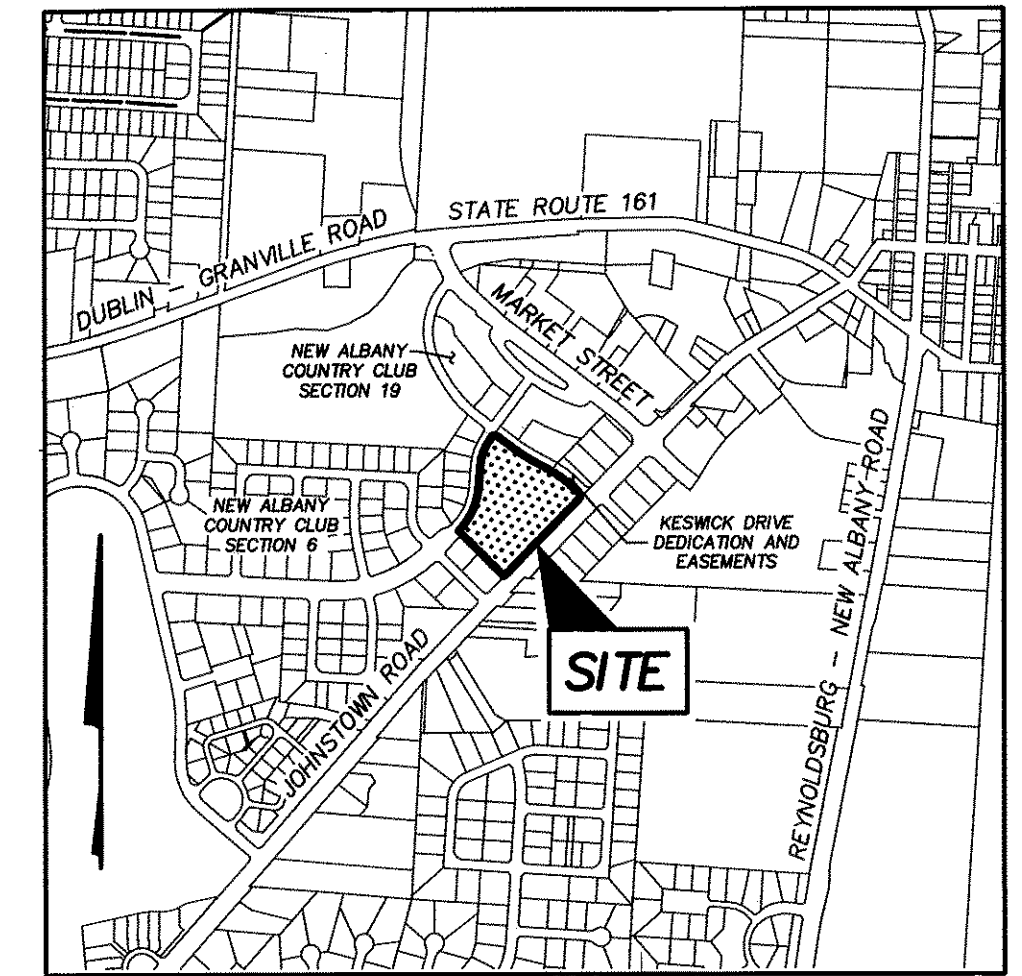


NEW ALBANY COUNTRY CLUB SECTION 21 RICHMOND SQUARE

(INCLUDING A RESUBDIVISION OF PART OF LOTS 6 AND 7 AND
ALL OF LOTS 8, 9, 10 AND 11 OF RUSSELL LEE MANOR (P.B. 24, P. 41))

200603170050194
 Plat 2, 172.80 1206020062
 03/17/2006 9:58AM OKE P FERRIS
 Robert S. Montgomery
 Franklin County Recorder



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

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 5.510 acres of land, more or less, said 5.510 acres being comprised of 1) part of Lots 6, 7, 10 and 11 and all of Lots 8 and 9 as the same are numbered and delineated on the subdivision plat entitled "Russell Lee Manor" and shown of record in Plat Book 24, Page 41, all of Russell Lee Drive as vacated by Ordinance Number 26-2004, as conveyed to RICHMOND SQUARE, LLC by deed of record in Instrument Number 200508120164256, 2) a part of Lots 10 and 11, also being part of those tracts of land conveyed to THE NEW ALBANY COMPANY LLC by deeds of record in Official Record 12772105, Instrument Number 200304030097387 and Instrument Number 200206060141439, 3) all of that tract of land conveyed to the NEW ALBANY COMPANY BY DEED OF RECORD IN Official Record 13030C10, 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 Number 199811120289607, both being of record in the Recorder's Office, Franklin County, Ohio), by BRENT B. BRADBURY, Chief Financial Officer, and RICHMOND SQUARE LLC, an Ohio limited liability company, by DUFFY HOMES INC., an Ohio corporation, Managing Partner, by VINCE KOLLAR, President, owners of the lands platted herein, duly authorized in the premises, do hereby certify that this plat correctly represents their "NEW ALBANY COUNTRY CLUB SECTION 21 RICHMOND SQUARE", a new subdivision containing Lots numbered 1 to 12, both inclusive, do hereby accept this plat of same, and dedicates to public use, as such, all of McDonald Lane and Richmond Square shown hereon and not heretofore dedicated.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement" or "Drainage Easement". Each of the aforementioned designated easements permit the construction, operation and maintenance of all public and quasi-public utilities above, beneath and on 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 Municipal Engineer. No building shall be constructed in any area over which easements are hereby reserved.

Easements are hereby reserved in, over and under areas designated hereon as "Private Utility (PU) Easement" for the construction, operation and maintenance of storm water runoff drainage facilities and main line waterline facilities. Such facilities shall be owned and maintained by the Master Association. Said facilities will not be dedicated to the Village of New Albany, Ohio and the Village Of New Albany, Ohio will not be responsible for the maintenance of said facilities.

In Witness Whereof, BRENT B. BRADBURY, Chief Financial Officer of THE NEW ALBANY COMPANY LLC, has hereunto set his hand this 20th day of October, 2005.

Signed and acknowledged
in the presence of:

THE NEW ALBANY COMPANY LLC

Lisa J. Dinger
Notary Public

By *Brent B. Bradbury*
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 Thereof, I have hereunto set my hand and affixed my official seal this 20th day of October, 2005.

My commission expires 9-30-2006

 LISA J. DINGER
 NOTARY PUBLIC, STATE OF OHIO
 MY COMMISSION EXPIRES SEPTEMBER 30, 2006

Lisa J. Dinger
Notary Public, State of Ohio

In Witness Whereof, VINCE KOLLAR, President of DUFFY HOMES, INC., Managing Partner of RICHMOND SQUARE LLC has hereunto set his hand this 20th day of October, 2005.

Signed and acknowledged
in the presence of:

RICHMOND SQUARE LLC
By: DUFFY HOMES, INC.
Managing Partner

Richard W. Dufresne
Wall J. J.

By *Vince Kollar*
VINCE KOLLAR, President

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared VINCE KOLLAR, President of DUFFY HOMES, INC., Managing Partner of RICHMOND SQUARE 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 RICHMOND SQUARE LLC for the uses and purposes expressed therein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this 20 day of October, 2005.

My commission expires May 18, 2008

Kim Millington, Notary Public
Notary Public, State of Ohio
State of Ohio

KIM MILLINGTON
 Notary Public, State of Ohio
 My Commission Expires 05-18-08

Approved this 21 day of Feb, 2006

Nancy Ferguson
Mayor, New Albany, Ohio

Approved this 24 day of FEB, 2006

Ed R. Trens
Municipal Engineer, New Albany, Ohio

Approved this 28 day of FEB, 2006

Del C. O.
Council Representative to Planning Commission, New Albany, Ohio

Approved this 27 day of FEB, 2006

Neil Kirk
Chairperson, Planning Commission, New Albany, Ohio

Approved this 27 day of FEB, 2006

Cheryl B. Bucy
Finance Director, New Albany, Ohio

2006 Approved and accepted by Resolution No. R-16-2006, passed 2-21, 2005, wherein all of McDonald Lane and Richmond Square 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 June 21, 2007.
Feb. 21, 2007.
 Transferred this 17 day of March, 2006

Joseph W. Festa
Auditor, Franklin County, Ohio

Jan C. ...
Deputy Auditor, Franklin County, Ohio

Filed for record this 17th day of March, 2006 at 9:58A M.
 Fee \$ 172.80

Robert S. Montgomery
Recorder, Franklin County, Ohio

File No. 200603170050194

Recorded this 17th day of MARCH, 2006

Margaret S. ...
Deputy Recorder, Franklin County, Ohio

Plat Book 109, Pages 5 & 6

TRANSFERRED

MAR 17 2006

JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO

SURVEYED & PLATTED
BY

 Evans, Mechwart, Hambleton & Tilton, Inc.
 Engineers • Surveyors • Planners • Scientists
 5500 New Albany Road, Columbus, OH 43254
 Phone: 614.775.4500 Fax: 614.775.4600
 M C M X X V I

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.

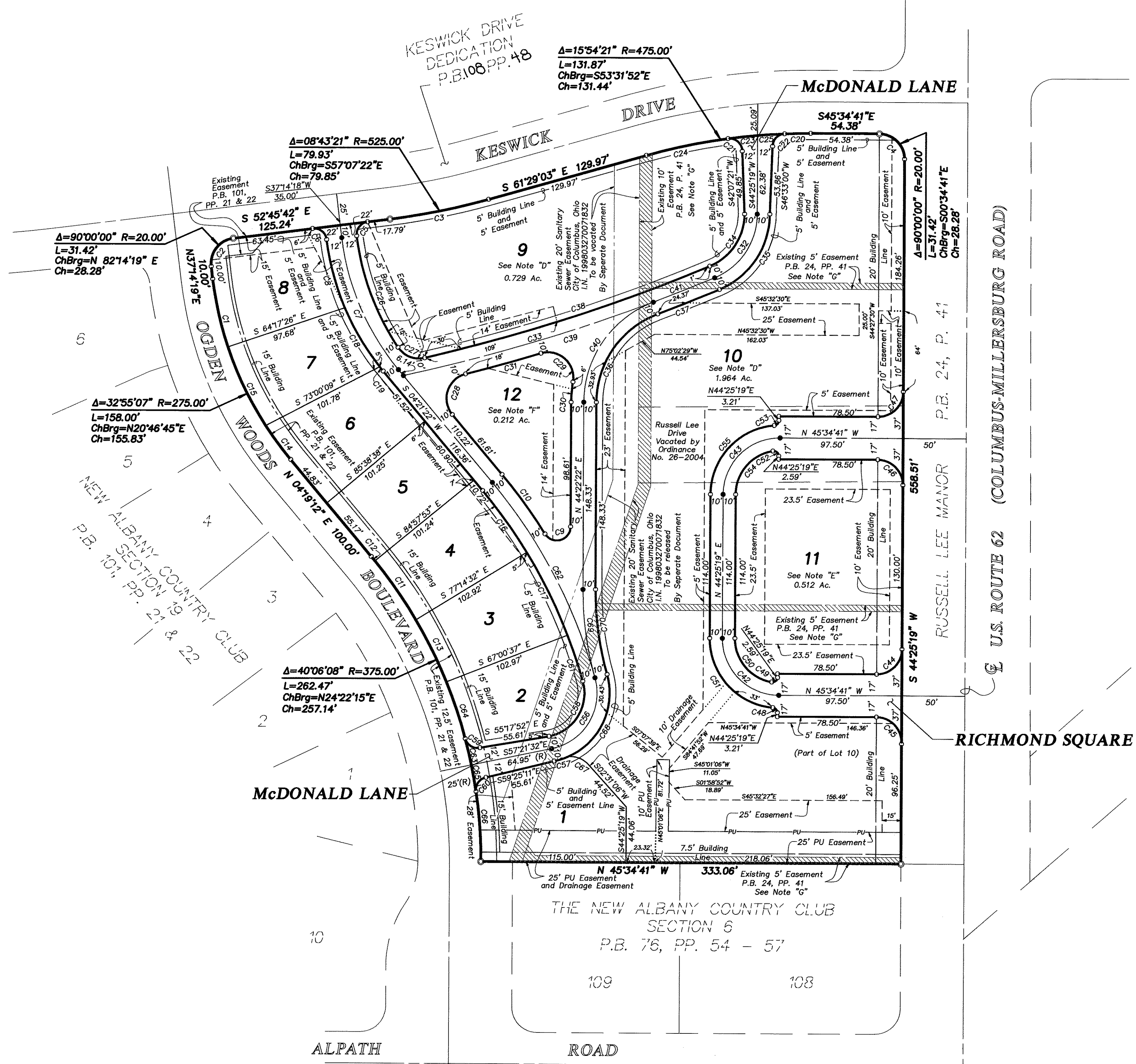
- o = Iron Pin (See Survey Data)
- = MAG Nail to be set
- ⊙ = Permanent Marker (See Survey Data)

JEFFREY A. MILLER
 7211
 REGISTERED PROFESSIONAL SURVEYOR

Jeffrey A. Miller
Professional Surveyor No. 7211
 Date 10-18-05

NEW ALBANY COUNTRY CLUB SECTION 21 RICHMOND SQUARE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	11°30'45"	275.00'	55.26'	S 31°28'56" W	55.16'
C2	90°00'00"	20.00'	31.42'	S 82°14'19" W	28.28'
C3	08°43'21"	525.00'	79.93'	S 57°07'22" E	79.85'
C4	90°00'00"	20.00'	31.42'	N 00°34'41" W	28.28'
C5	90°00'00"	10.00'	15.71'	S 82°14'19" W	14.14'
C6	90°00'00"	10.00'	15.71'	N 07°45'42" W	14.14'
C7	32°52'56"	200.97'	115.34'	S 20°47'50" W	113.76'
C8	16°01'47"	200.49'	56.09'	S 29°13'25" W	55.91'
C9	14°44'05"	11.00'	28.36'	S 61°45'36" E	21.13'
C10	07°45'04"	430.00'	58.17'	N 08°13'54" E	58.13'
C11	08°43'06"	375.00'	57.06'	N 09°22'17" E	57.01'
C12	00°41'33"	375.00'	4.53'	N 04°39'58" E	4.53'
C13	08°22'28"	375.00'	54.81'	N 17°55'04" E	54.76'
C14	06°58'39"	275.00'	33.49'	S 07°48'31" W	33.47'
C15	14°25'43"	275.00'	69.25'	S 18°30'42" W	69.07'
C16	08°24'06"	410.00'	60.12'	N 08°33'25" E	60.07'
C17	10°13'55"	410.00'	73.22'	N 17°52'26" E	73.12'
C18	15°34'55"	200.49'	54.52'	S 13°25'04" W	54.36'
C19	01°16'14"	200.49'	4.45'	S 04°59'29" W	4.45'
C20	02°29'12"	475.00'	20.62'	N 46°49'17" W	20.61'
C21	9°75'55"	10.00'	17.09'	N 04°32'40" W	15.09'
C22	87°30'48"	10.00'	15.27'	S 89°10'43" W	13.83'
C23	02°50'20"	475.00'	23.53'	N 52°05'29" W	23.53'
C24	07°58'23"	475.00'	66.10'	N 57°29'51" E	66.05'
C25	02°36'26"	475.00'	21.62'	N 49°22'06" W	21.61'
C26	27°02'39"	201.45'	95.09'	S 23°42'59" W	94.21'
C27	69°00'47"	20.00'	24.09'	S 24°18'44" E	22.66'
C28	115°39'48"	20.00'	40.37'	S 62°11'16" E	33.66'
C29	116°34'38"	20.00'	40.69'	N 04°11'51" W	34.03'
C30	09°43'07"	95.00'	16.11'	S 49°13'55" W	16.09'
C31	02°30'21"	1417.30'	61.98'	S 61°14'00" E	61.98'
C32	6°70'36"	55.00'	64.32'	N 77°55'37" E	60.72'
C33	08°24'58"	1407.30'	206.71'	S 62°13'48" E	206.53'
C34	6°70'36"	45.00'	52.63'	N 77°55'37" E	49.68'
C35	6°70'36"	55.00'	76.02'	N 77°55'37" E	71.76'
C36	69°11'21"	75.00'	90.57'	S 78°58'02" W	85.16'
C37	02°07'48"	1417.30'	52.69'	S 67°30'11" E	52.69'
C38	09°44'58"	1397.30'	237.76'	S 63°41'37" E	237.48'
C39	10°32'46"	1407.30'	259.04'	S 63°17'42" E	258.67'
C40	69°11'21"	85.00'	102.64'	S 78°58'02" W	96.52'
C41	02°07'48"	1407.30'	52.32'	S 67°30'11" E	52.32'
C42	90°00'00"	45.00'	70.69'	S 00°34'41" E	63.64'
C43	90°00'00"	45.00'	70.69'	S 89°25'19" E	63.64'
C44	90°00'00"	20.00'	31.42'	N 89°25'19" E	28.28'
C45	90°00'00"	20.00'	31.42'	N 00°34'41" W	28.28'
C46	90°00'00"	20.00'	31.42'	N 00°34'41" W	28.28'
C47	90°00'00"	20.00'	31.42'	N 89°25'19" E	28.28'
C48	85°08'19"	4.00'	5.94'	N 01°51'10" E	5.41'
C49	89°16'55"	4.00'	6.83'	S 85°56'14" E	6.10'
C50	80°43'06"	35.00'	49.31'	S 04°03'46" W	45.33'
C51	85°08'19"	55.00'	81.73'	S 01°51'10" W	74.41'
C52	89°16'55"	4.00'	6.93'	N 05°13'08" W	6.10'
C53	85°08'19"	4.00'	5.94'	N 86°59'29" E	5.41'
C54	80°43'06"	35.00'	49.31'	S 84°48'52" W	45.33'
C55	85°08'19"	55.00'	81.73'	S 86°59'29" W	74.41'
C56	94°16'02"	45.00'	74.04'	N 75°30'27" E	65.96'
C57	12°39'41"	55.00'	12.15'	S 63°41'22" E	12.13'
C58	94°16'02"	35.00'	57.58'	N 75°30'27" E	51.31'
C59	86°43'27"	10.00'	15.14'	S 13°59'48" E	13.73'
C60	86°43'27"	10.00'	15.14'	S 79°16'45" W	13.73'
C61	05°23'03"	410.00'	38.53'	N 25°40'55" E	38.51'
C62	24°01'04"	420.00'	176.06'	N 16°21'54" E	174.77'
C63	03°16'33"	375.00'	21.44'	N 31°00'12" E	21.44'
C64	07°15'38"	375.00'	47.52'	N 25°44'06" E	47.49'
C65	03°16'33"	375.00'	21.44'	N 34°16'45" E	21.44'
C66	08°30'18"	375.00'	55.66'	N 40°10'10" E	55.61'
C67	31°19'50"	20.00'	17.92'	N 23°08'49" W	17.32'
C68	81°35'21"	55.00'	78.34'	N 69°10'36" E	71.88'
C69	15°59'56"	253.77'	70.66'	S 36°22'24" W	70.63'
C70	15°59'56"	243.77'	68.07'	S 36°22'24" W	67.85'



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 21 Richmond Square 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" - **DEPRESSED DRIVEWAYS:** Depressed driveways are hereby prohibited on all lots in the New Albany Country Club Section 21 Richmond Square 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 "D" - **LOTS 9 AND 10:** Lots 9 and 10, as numbered and delineated hereon, shall be owned and maintained by The Developer, their successors, and/or assigns.

NOTE "E" - **LOT 11:** Lot 11, 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 lot areas for a period ending twenty (20) years after the date of recordation of this plat of New Albany Country Club Section 21 Richmond Square in the plat records of the Franklin County, Ohio Recorder and shall, during said maintenance period, maintain said lot areas at its cost and at its risk and shall hold the Village of New Albany, Ohio harmless for actions resulting from said maintenance.

NOTE "F" - **LOT 12:** Lot 12, as numbered and delineated hereon, shall be owned and maintained by an association comprised of the owners of the fee simple titles to the lots in the New Albany Country Club subdivisions.

NOTE "G" - **RELEASE OF CERTAIN EASEMENTS:** The area of land indicated hereon by hatching and dedicated to the Village of New Albany, Ohio as part of the subdivision entitled "Russell Lee Manor" is of record in Plat Book 24, Page 41, Recorder's Office, Franklin County, Ohio. The easements held by the Village of New Albany, Ohio, in virtue of said plat, within said areas shown by hatching, are hereby released.

NOTE "H": At the time of platting, electric, cable, and telephone service providers have not issued information required so that easement areas, in addition to those shown on this plat as deemed necessary by these providers for the installation and maintenance of all of their main line facilities, could conveniently be shown on this plat. Existing recorded easement information about New Albany Country Club Section 21 Richmond Square or any part thereof can be acquired by a competent examination of the then current public records, including those in the Recorder's Office, Franklin County, Ohio.

