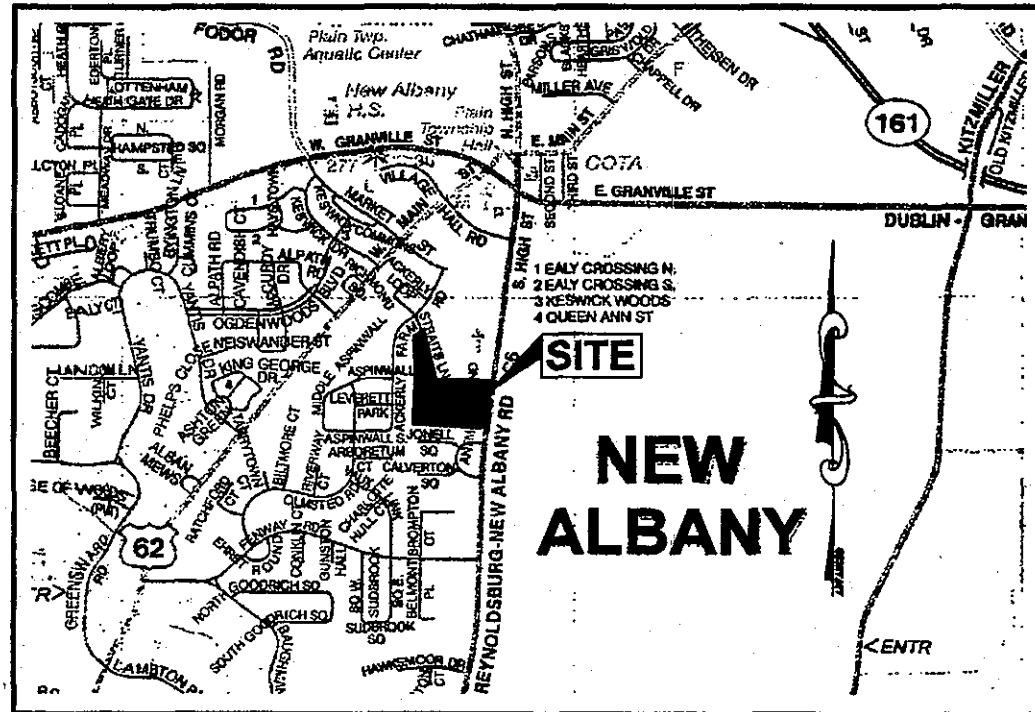


Final Plat New Albany Country Club Section 27

201310160174867
PLAT BOOK 116 PG 51
FRANKLIN COUNTY RECORDER



LOCATION MAP
1"=1500'

City of New Albany, Franklin County, Ohio, Quarter Township 4, Township 2, Range 16, United States Military Lands

Situated in the State of Ohio, County of Franklin, City of New Albany, Quarter Township 4, Township 2, Range 16, United States Military Lands containing 18.628 acres of land, more or less, said 18.628 acres being all of 16.796 acres deeded to The New Albany Company, LLC, a Delaware limited liability company in Instrument Number 200602000025475, and part of (1.832 acres) those tracts deeded to The New Albany Company, LLC in Instrument Number 200608070120639 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 21258E01 and Affidavit in Aid of This record in Instrument Number 199611120299067, both being of record in the Recorder's Office, Franklin County, Ohio), by The New Albany Company LLC, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "New Albany Country Club Section 27", a subdivision containing Lots Numbered 1 to 31, inclusive, Reserves A to I, inclusive, does hereby accept this plat of the same and dedicates to public use forever, as such, all or parts of Straits Lane, Straits Link, Cole Park North, Cole Park Loop, Straits Farm North and Straits Farm South 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 these areas designated as "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.

In Witness Whereof, Thomas H. Ryan, Vice President of The New Albany Company, LLC, a Delaware limited liability company, has hereunto set their hand this 1st day of October 2013.

Signed and acknowledged
In the presence of: The New Albany Company, LLC
a Delaware limited liability company

Phyllis Padden By J.L.G. Riley
Christine Sandberg



STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared Thomas H. Ryan, Vice President of The New Albany Company, LLC, a Delaware limited liability company, who acknowledged the signing of the foregoing instrument to be their free and voluntary act and deed and the free and voluntary act and deed of The New Albany Company, LLC, a Delaware limited liability company, for the uses and purposes expressed therein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 1 day of October, 2013.

My Commission expires 5/17/17
Melissa D. Smith
Notary Public, State of Ohio

Approved this 1st day of October 2013.

Nancy Ferguson
Mayor, New Albany, Ohio

Approved this 1 day of OCT 2013.

John D. Smith
Municipal Engineer, New Albany, Ohio

Approved this 1 day of OCT 2013.

John D. Smith
Council Representative to Planning Commission, New Albany, Ohio

Approved this 7 day of OCT 2013.

John D. Smith
Chairperson, Planning Commission New Albany, Ohio

Approved this 1 day of Oct 2013.

Charles Fuller
Finance Director, New Albany, Ohio

Approved and accepted by Resolution No 227-2013, passed, 8-6-13, wherein Straits Lane, Straits Link, Cole Park North, Cole Park Loop, Straits Farm North and Straits Farm South, shown dedicated hereon, are accepted, as such, by the Council for the City of New Albany, Ohio. Approval of this plat shall become null and unless recorded prior to 8-6-2014.

Transferred this 16th day of October, 2013

Clarence E. Mingo II
Auditor, Franklin County, Ohio

Michael D. Dutton
Deputy Auditor, Franklin County, Ohio

Filed for record this 16 day of October, 2013 at 10:16 A.M.

Recorded this 16 day of October 2013

Plat Book 116, Pages 51-52

Terry Brown
Recorder, Franklin County, Ohio

Matthew Swain
Deputy Recorder, Franklin County, Ohio

SURVEY DATA:

BASIS OF BEARINGS: Bearings are based on the Ohio State Plane Coordinate System, Ohio South Zone per NAD83 CORS96. As established from a GPS survey of Franklin County Monuments FCGS 9915B and FCGS 9916A with the bearing between said monuments being N11° 09' 33"E

SOURCE OF DATA: The sources of recorded survey data are the records of Franklin County, Ohio.

IRON PINS SET, where indicated, are iron pipes, 3/4" diameter, 30" long with a plastic cap placed in the top bearing the inscription ADVANCED 7861.

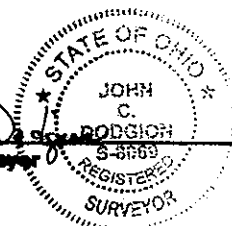
PERMANENT MARKERS SET, where indicated, are 1" diameter solid iron rods, 30" long, set with the top end flush with the surface of the ground, capped with an aluminum cap stamped ADVANCED. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point. These markers shall be set following the completion of the construction/installation of the street pavement and utilities and prior to the City of New Albany, Ohio's acceptance of these subdivision improvements. The New Albany, Ohio Municipal Engineer shall be notified when markers are in place.

- = Iron Pin Set
- ⊙ = Permanent Marker Set
- = PK Nail Set
- ✱ = PK Nail Found
- ⊖ = Iron Pipe Found
- ⊠ = Mon. Box Found
- ⊕ = Mon. Found

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. Monumentation, to be set, will be set when the subdivision is completed and prior to the sale of its lots.

We further certify that this plat is a correct representation of "New Albany Country Club Section 27 as surveyed in April 2013.

By John C. D. Robinson
Professional Surveyor
Date 09/30/2013



ADVANCED CIVIL DESIGN
422 Beecher Road
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7750

SCALE: 1" = 80'
DATE: September 27, 2013
SHEET 1 / 2

C:\land\Projects\2009\11-0002-402\Map\002-402-161.dwg Sheet 1 Sep 30, 2013 11:45:18am jhilitz

Final Plat New Albany Country Club Section 27

PLAT BOOK 116 PG 52

City of New Albany, Franklin County, Ohio, Quarter Township 4, Township 2, Range 16, United States Military Lands

PLAIN TOWNSHIP BOARD OF TRUSTEES,
SUCCESSOR TRUSTEES OF THE MAPLE
GROVE CEMETERY ASSOCIATION
D.B. 153, PG 174
IN 201109270122167

NOTE "A": No determination has been made by the City of New Albany, Ohio as to whether the area proposed contains area(s) that could be classified as Wetlands by the US Army Corps of Engineers. It is the Developer's responsibility to determine if Wetlands or other Jurisdictional Waterways exist on the site. The City of New Albany, Ohio approval of the Final Development Plan does not imply any approval of disturbance of wetlands or jurisdictional waterways.

NOTE "B": AGRICULTURAL RECOUPMENT: Grantor, being the duly authorized representative of the Developer dedicating the property described in this development plan, hereby agrees that grantor will indemnify the City of New Albany, Ohio for and hold harmless from and agricultural recoupments assessed or levied in the future against the property dedicated herein which result from grantor's conversion from agricultural use.

NOTE "C": All of the platted area is within Zone X (area determined to be outside the FEMA 500-year floodplain) as shown on Federal Emergency Management Agency Flood Rate Map for Franklin County, Ohio and incorporated areas, map numbered 39049C0204 K and 39049C0206 K with effective date June 17, 2008.

NOTE "D": DEPRESSED DRIVEWAYS: Depressed driveways are hereby prohibited on all lots in the New Albany Country Club Section 27 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": Reserves "A" and "B" shall be owned by the City of New Albany, Ohio and maintained by an association comprised of the title holders of the fee simple lots in New Albany Country Club, Section 27 for the purpose of storm water management. Said association shall maintain area after recordation of the Final Plat. Maintenance shall be at the cost of said association. Furthermore, said association shall assume maintenance risk and shall hold the City of New Albany, Ohio harmless from actions resulting from said maintenance.

NOTE "F": Reserves "C", "D", "E", "F" and Reserve "G" shall be owned by the City of New Albany, Ohio and maintained by an association comprised of the title holders of the fee simple lots in New Albany Country Club, Section 27 for the purpose of open space and park space, and any uses allowed by the then current zoning.

NOTE "G": Reserve "H" and "I" shall be owned by the City of New Albany, Ohio and maintained by the New Albany Country Club Master Association, Inc. for the purpose of open space and park space, and any uses allowed by the then current zoning including but not limited to landscaping and landscape amenity structures.

NOTE "H": Buffer Zones: No structure or building shall be constructed or placed upon, in or under the areas in Lots 9, 18-20 designated as "Buffer" herein, nor shall any work be performed thereon. Additional Landscaping and a common continuous fence may be placed within areas designated as "Buffer" herein.

NOTE "I": No structure or building shall be placed upon, in or under areas designated "Preservation Area" herein, nor shall any work be performed thereon which would alter the natural state of such areas or damage any of the trees or vegetation thereon. Trees and/or vegetation which are dead, evasive, noxious material or diseased may be removed therefrom.

NOTE "J": Areas along the western boundary, lots 37-45, inclusive and southern boundary, lots 1, 10, 11, 12, 34, 37 labeled as "Tree Preservation Area" shall be left in its natural state, there is no mowing, but storm water and sewer access shall be allowed.

NOTE "K": Preservation area markers are to be installed at the edge of the preservation areas along the southern and western boundaries. Preservation area markers will be maintained by the Homeowner's Association. Markers shall be obtained from the City of New Albany.

NOTE "L": LOTS 29-28, 35, 36, 45 and 46: On each of Lots 29-28, 35, 36, 45 and 46 no building shall be constructed which has an opening, unprotected from flooding, in its foundation wall which is lower than 1017.50.

The foregoing flood protection elevation is approximately 2.0 feet above the 100-year design flood elevation as calculated by Advanced Civil Design. Flood elevation is based on MGDV 1929 Datum.

NOTE "M": LEISURE TRAIL EASEMENT: The leisure trail easement as shown hereon is hereby reserved for the construction, operation and maintenance of a leisure trail. Said leisure trail shall be open for use by the general public.

NOTE "N": ACREAGE BREAKDOWNS: New Albany Country Club Section 27 is comprised of the following Franklin County Parcel Number(s) with the acreage being platted out of each:

Parcel Number 222-000322 16.736 AC.
Parcel Number 222-000169 1.832 AC.

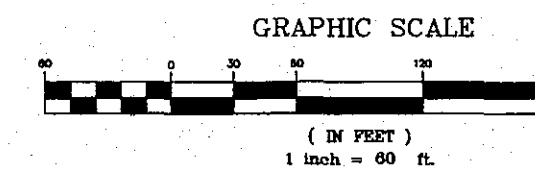
The Final Plat of New Albany Country Club Section 27 is comprised of the following components:

Acreage in Lots: 12.244 AC.
Acreage in Reserves: 2.776 AC.
Acreage in Right-of-Way: 3.668 AC.

Total Acreage: 18.688 AC.

Subject to the following easement ROW:
Acreage in Public Leisure Trail Easement: 0.130 AC.

CURVE NO.	DELTA	RADIUS	LENGTH	BEARINGS	CHORD DISTANCE
C01	90.000000	20.00	31.42	N89°59'57.31"W	28.28
C02	90.000000	20.00	31.42	S33°59'22.12"E	28.28
C03	68°43'32"	50.00	36.86	S45°31'34"W	26.45
C04	189°49'43"	50.00	177.73	N180°0'0"W	103.01
C05	189°49'43"	50.00	177.73	S180°0'0"W	103.01
C06	90.000000	20.00	31.42	N89°59'57.31"W	28.28
C07	90.000000	20.00	31.42	S33°59'22.12"E	28.28
C08	41°24'38"	50.00	36.14	S11°15'57"W	23.85
C09	26°48'34"	50.00	23.40	N89°59'57.31"E	23.18
C10	47°28'38"	50.00	41.45	N89°59'57.31"E	40.27
C11	33°48'36"	50.00	31.22	N89°59'57.31"E	30.74
C12	42°12'43"	50.00	36.85	S11°15'57"W	23.85
C13	35°48'36"	50.00	31.22	S62°20'28"W	30.74
C14	47°28'38"	50.00	41.78	S62°20'28"W	40.27
C15	26°48'34"	50.00	23.40	S11°15'57"W	23.18
C16	41°24'38"	50.00	36.14	N89°59'57.31"E	35.95
C17	90.000000	20.00	31.42	N89°59'57.31"E	28.28
C18	90.000000	20.00	31.42	S33°59'22.12"E	28.28
C19	0°42'00"	875.00	9.00	S84°55'33"W	9.00
C20	2°31'04"	875.00	42.85	S85°27'08"W	42.85
C21	113°16'07"	477.45	28.15	N89°59'57.31"E	28.28
C22	113°16'07"	477.45	81.87	N89°59'57.31"E	81.73
C23	0°42'00"	417.45	5.97	N89°59'57.31"E	5.97
C24	2°31'04"	1025.00	48.33	S85°27'08"W	48.33
C25	0°42'00"	1025.00	122.66	S85°27'08"W	122.66
C26	181°14'28"	50.00	15.86	N17°32'24"E	15.81
C27	181°14'28"	50.00	15.86	N17°32'24"E	15.81
C28	84°32'00"	30.00	73.84	S89°17'10"E	87.31
C29	87°28'00"	20.00	13.86	S33°59'22"E	30.01
C30	43°33'18"	50.00	20.85	N40°51'47"W	20.70
C31	56°37'36"	50.00	48.42	S24°20'28"W	47.43
C32	87°28'00"	20.00	13.86	S33°59'22"E	28.28
C33	91°38'36"	18.72	31.84	N33°59'22"E	28.28
C34	49°40'18"	78.00	36.86	S08°10'32"E	34.91
C35	38°58'36"	78.00	42.74	S48°00'00"E	42.40
C36	189°49'43"	78.00	28.32	S84°00'00"E	28.19
C37	55°38'44"	78.00	78.72	N13°20'18"E	73.74
C38	34°21'18"	78.00	47.37	N82°20'18"E	48.68
C39	89°58'48"	20.00	31.41	S33°59'22"E	28.28
C40	90°00'00"	20.00	31.42	N33°59'22"E	28.28
C41	54°18'53"	50.00	56.88	S18°58'48"E	54.77
C42	33°58'36"	50.00	1.31	S45°58'36"E	3.21
C43	188°58'50"	50.00	171.51	N89°59'57.31"E	103.85
C44	88°43'24"	50.00	58.85	S21°12'18"E	56.45
C45	90°00'00"	20.00	31.42	S33°59'22"E	28.28
C46	90°00'00"	20.00	31.42	N33°59'22"E	28.28
C47	90°00'00"	58.00	91.11	N89°59'57.31"E	82.02
C48	90°00'00"	58.00	91.11	S33°59'22"E	82.02
C49	33°58'36"	29.00	53.23	N33°59'22"E	53.23
C50	11°34'45"	444.48	92.00	N00°55'14"E	91.83
C51	54°18'53"	60.00	36.88	S38°10'04"W	54.77
C52	90°00'00"	29.00	31.82	N33°59'22"E	28.28
C53	90°00'00"	47.00	73.83	S33°59'22"E	68.47
C54	90°00'00"	47.00	73.83	S33°59'22"E	68.47
C55	90°00'00"	20.00	31.42	S66°09'58"W	28.28



ADVANCED CIVIL DESIGN
ENGINEERS & SURVEYORS

422 Beecher Road
Gahanna, Ohio 43230
ph 614-428-7750
fax 614-428-7755

SCALE: 1" = 60'
DATE: September 27, 2013
SHEET 2 / 2

C:\Land Projects\2009\13-0002-402\Map\002-402-1p1.dwg Sheet 2 Sep 30, 2013 11:44:11am whitescr