

NEW ALBANY COUNTRY CLUB SECTION 28 PART 1

(INCLUDING A RESUBDIVISION OF ALL OF LOT 14 OF NEW ALBANY COUNTRY CLUB SECTION 25 PART 2, P.B. 114, PP. 96 AND 97)

PLAT BOOK 119 PAGE 10

* said Lot 14 being conveyed to TUCKERMAN DEVELOPMENT COMPANY by deed of record in Instrument Number 201505260068529
** and TUCKERMAN DEVELOPMENT COMPANY, an Ohio corporation, by STEVEN A. TUCKERMAN, President, owners

Situated in the State of Ohio, County of Franklin, City of New Albany, and in Quarter Township 3, Township 2, Range 16, United States Military Lands, containing 27.843 acres of land, more or less, said 27.843 acres being comprised of a resubdivision of Lot 14 of the subdivision entitled "New Albany Country Club Section 25 Part 2", of record in Plat Book 114, Pages 96 and 97, a part of those tracts of land conveyed to THE NEW ALBANY COMPANY LLC by deeds of record in Instrument Numbers 200210180263222, 200210180263228, 201008260110397 and 201008260110402, and part of that tract of land conveyed to THE NEW ALBANY COMPANY by deed of record in Official Record 14554, Page B14, 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 19981120289607), by BRENT B. BRADBURY, Chief Financial Officer, ** of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents their "NEW ALBANY COUNTRY CLUB SECTION 28 PART 1", a subdivision containing Lots numbered 1 to 32, both inclusive, and areas designated as Reserve "A", Reserve "B", Reserve "C" and Reserve "D", does hereby accept this plat of same and dedicates to public use, as such, all or part of Hanby's Loop, Ebrington Road, Ebrington Round, Nash's Crescent, Coldicott Leys and Southfield Road, shown hereon and not heretofore dedicated.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement", "Leisure Trail 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 "Leisure Trail Easement" on this plat, an additional easement is hereby reserved for the construction and maintenance of a leisure trail for use by the public. 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 above ground 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 expressed herein.

Approved this 21 Day of MAY 2015
Nancy Szymora
Mayor, New Albany, Ohio

Approved this 21 Day of MAY 2015
Erin Ferris
City Engineer, New Albany, Ohio

Approved this 22 Day of May 2015
Scott Spatz
Council Representative to Planning Commission, New Albany, Ohio

Approved this 22 Day of MAY 2015
Nick Korman
Chairperson, Planning Commission, New Albany, Ohio

Approved this 26 Day of May 2015
Chris Fulkner
Finance Director, New Albany, Ohio

Approved and accepted by Resolution No. R-45-2014, passed July 1st, 2014, wherein all of Hanby's Loop, Ebrington Road, Ebrington Round, Nash's Crescent, Coldicott Leys and Southfield Road 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 void unless recorded prior to July 1st, 2015.

Transferred this 26 day of JUNE 2015.
Clarence E. Mingo II
Auditor, Franklin County, Ohio

Michael D. Dorson
Deputy Auditor, Franklin County, Ohio

Filed for record this 26 day of JUNE 2015 at 11:59 A.M. Fee \$ 432-.
Terry J. Brown
Recorder, Franklin County, Ohio

File No. 201506260085866
Recorded this 26th day of June 2015
Margaret A. Cumberland
Deputy Recorder, Franklin County, Ohio

Plat Book 119, Pages 10-14

In Witness Whereof, STEVEN A. TUCKERMAN, President of TUCKERMAN DEVELOPMENT COMPANY, has hereunto set his hand this 22nd day of June, 2015.

Signed and Acknowledged In the presence of:
J. J. Roy
Marjorie Bell
By STEVEN A. TUCKERMAN
President
TUCKERMAN DEVELOPMENT COMPANY

STATE OF OHIO COUNTY OF FRANKLIN ss:
Before me, a Notary Public in and for said State, personally appeared STEVEN A. TUCKERMAN, President of TUCKERMAN DEVELOPMENT COMPANY, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said TUCKERMAN DEVELOPMENT COMPANY for the uses and purposes expressed herein.
In Witness Thereof, I have hereunto set my hand and affixed my official seal this 22nd day of June, 2015
My commission expires 5/17/17
Monica D. Bickel
Notary Public, State of Ohio

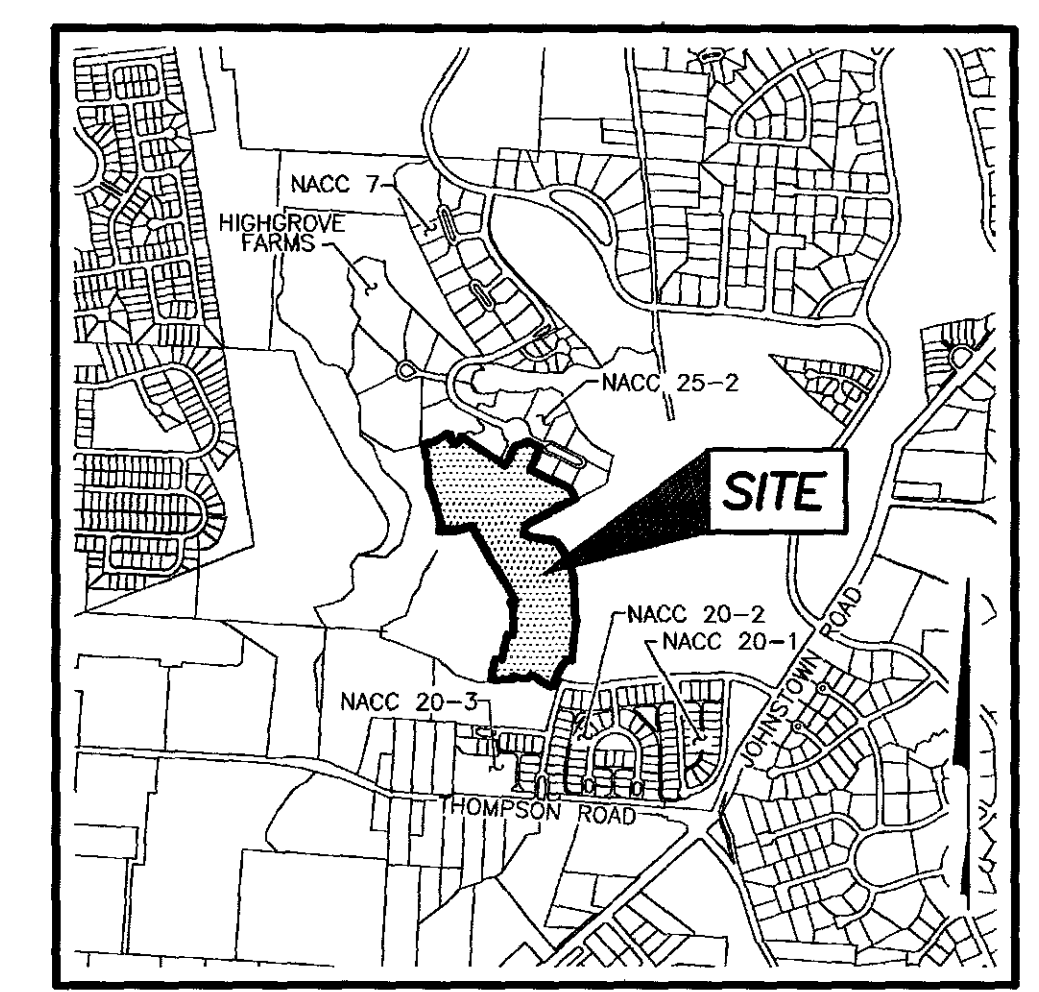
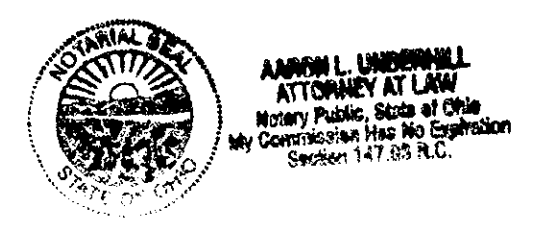
In Witness Whereof, BRENT B. BRADBURY, Chief Financial Officer of THE NEW ALBANY COMPANY LLC, has hereunto set his hand this 8th day of MAY, 2015.

Signed and Acknowledged In the presence of:
Marjorie Bell
By Brent B. Bradbury
Chief Financial Officer
THE NEW ALBANY COMPANY LLC

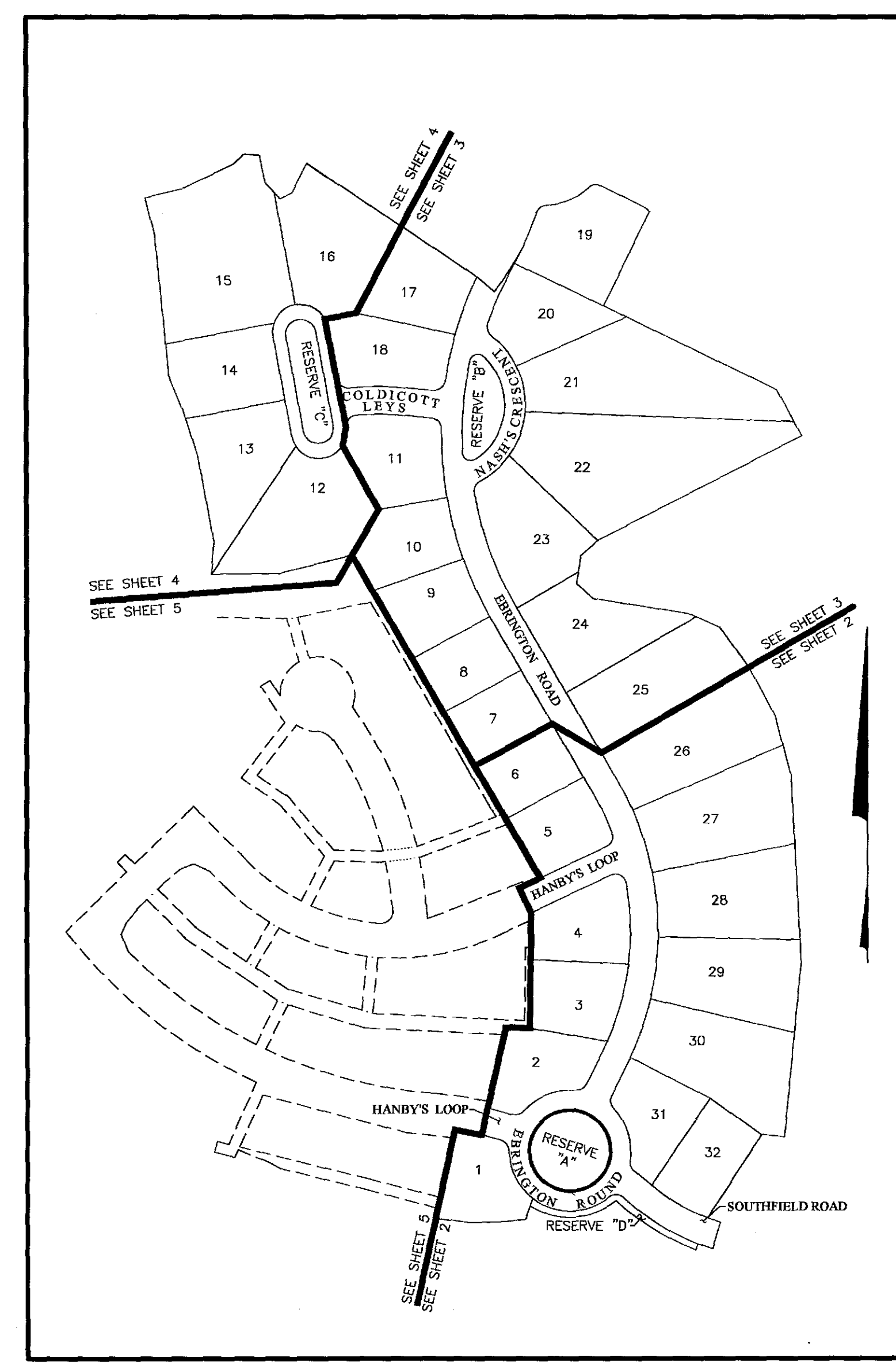
STATE OF OHIO COUNTY OF FRANKLIN ss:

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 voluntary act and deed and the voluntary act and deed of said THE NEW ALBANY COMPANY LLC for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this 8th day of MAY, 2015.
My commission expires N/A
Ann L. Underhill
Notary Public, State of Ohio



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



INDEX MAP
SCALE: 1" = 200'

SURVEY DATA:
BASIS OF BEARINGS: The bearings shown hereon are based on the same meridian as the bearings shown on the subdivision plat entitled "New Albany Country Club Section 20 Part 1", of record in Plat Book 103, Pages 84 and 85, Recorder's Office, Franklin County, Ohio. On said plat of record, a portion of the centerline of Thompson Road is shown as having a bearing of North 86°19' 35" West.

SOURCE OF DATA: The sources of recorded survey data referenced in the plan and text of this plat are the records of the Recorder's Office, Franklin County, Ohio.

IRON PINS: Iron pins, where indicated hereon, 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 EMHT INC.

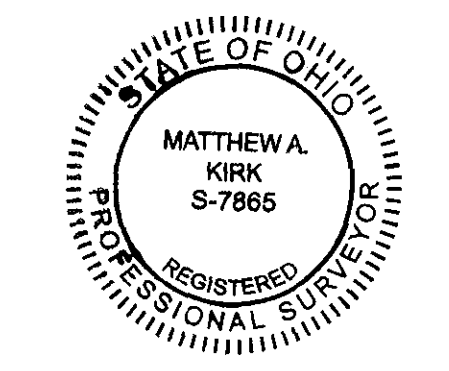
PERMANENT MARKERS: Permanent markers, where indicated hereon, are to be one-inch diameter, thirty-inch long, solid iron pins, are to be set to monument the points indicated and are to be set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped EMHT INC. Once 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 City of New Albany, Ohio's acceptance of these infrastructure improvements. The New Albany, Ohio, Municipal Engineer shall be notified in writing when the markers are in place.

SURVEYED & PLATTED BY
EMHT
Evans, Mechwart, Hamilton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43254
Phone: 614.775.4200 Toll Free: 888.775.2648
emht.com

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)

By Matthew A. Kirk S MAY 15
Professional Surveyor No. 7865 Date

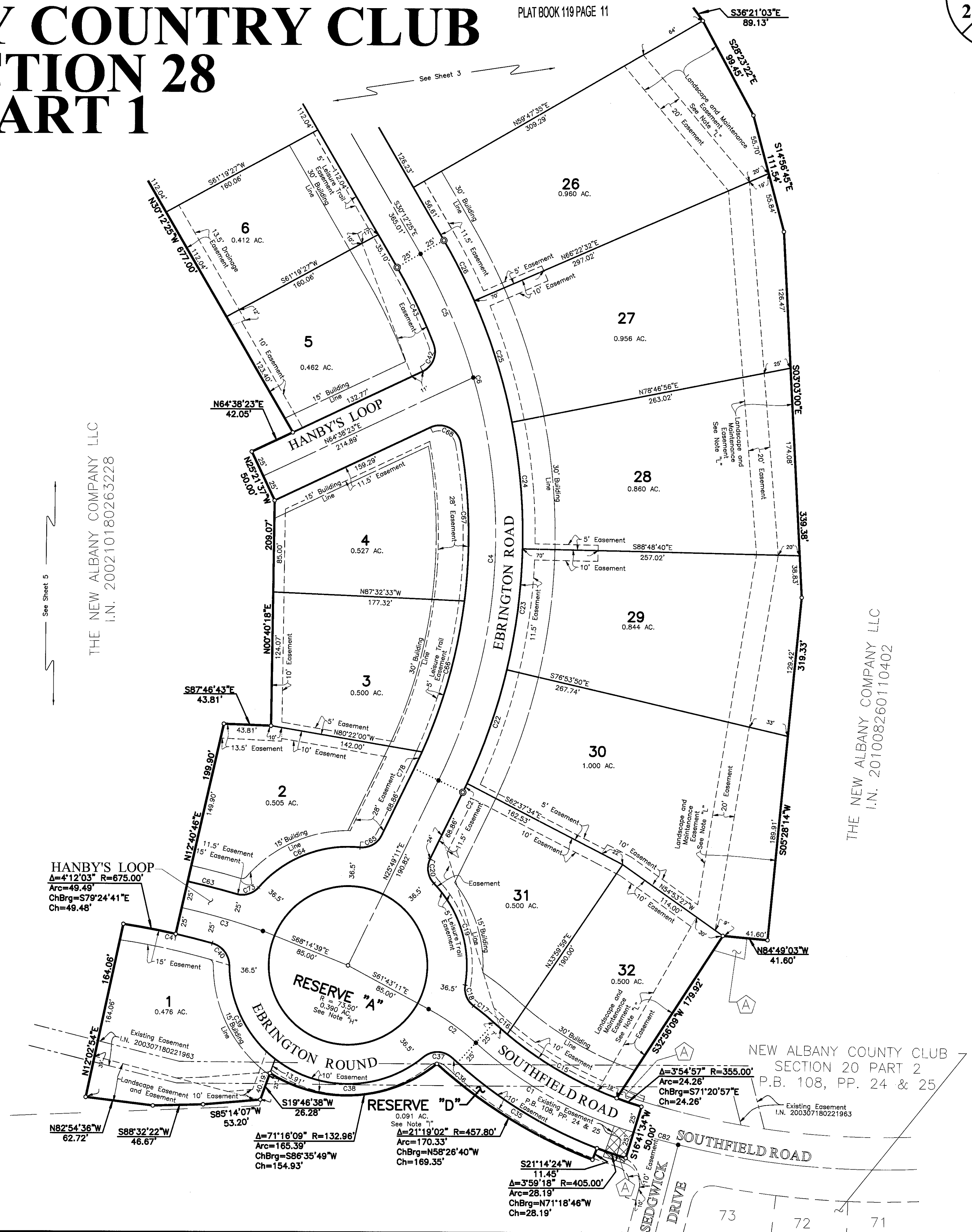


NEW ALBANY COUNTRY CLUB SECTION 28 PART 1

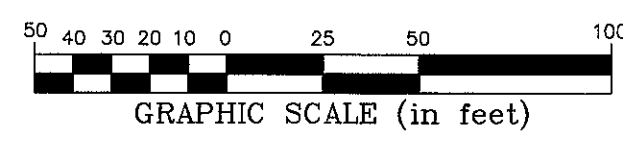
PLAT BOOK 119 PAGE 11

2
5

△ = THE NEW ALBANY COMPANY LLC
I.N. 200210180263228



▨ = Easement released
P.B. 108, P. 24
See Note "M"



THE NEW ALBANY COMPANY LLC
I.N. 200210180263228

THE NEW ALBANY COMPANY LLC
I.N. 201008260110402

NEW ALBANY COUNTY CLUB
SECTION 20 PART 2
P.B. 108, PP. 24 & 25

Existing Easement
I.N. 200307180221963

△=3°54'57" R=355.00'
Arc=24.26'
ChBrg=S71°20'57"E
Ch=24.26'

△=3°59'18" R=405.00'
Arc=28.19'
ChBrg=N71°18'46"W
Ch=28.19'

△=71°18'09" R=132.98'
Arc=165.39'
ChBrg=S86°35'49"W
Ch=154.93'

△=21°19'02" R=457.80'
Arc=170.33'
ChBrg=N58°26'40"W
Ch=169.35'

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NEW ALBANY COUNTRY CLUB SECTION 28 PART 1

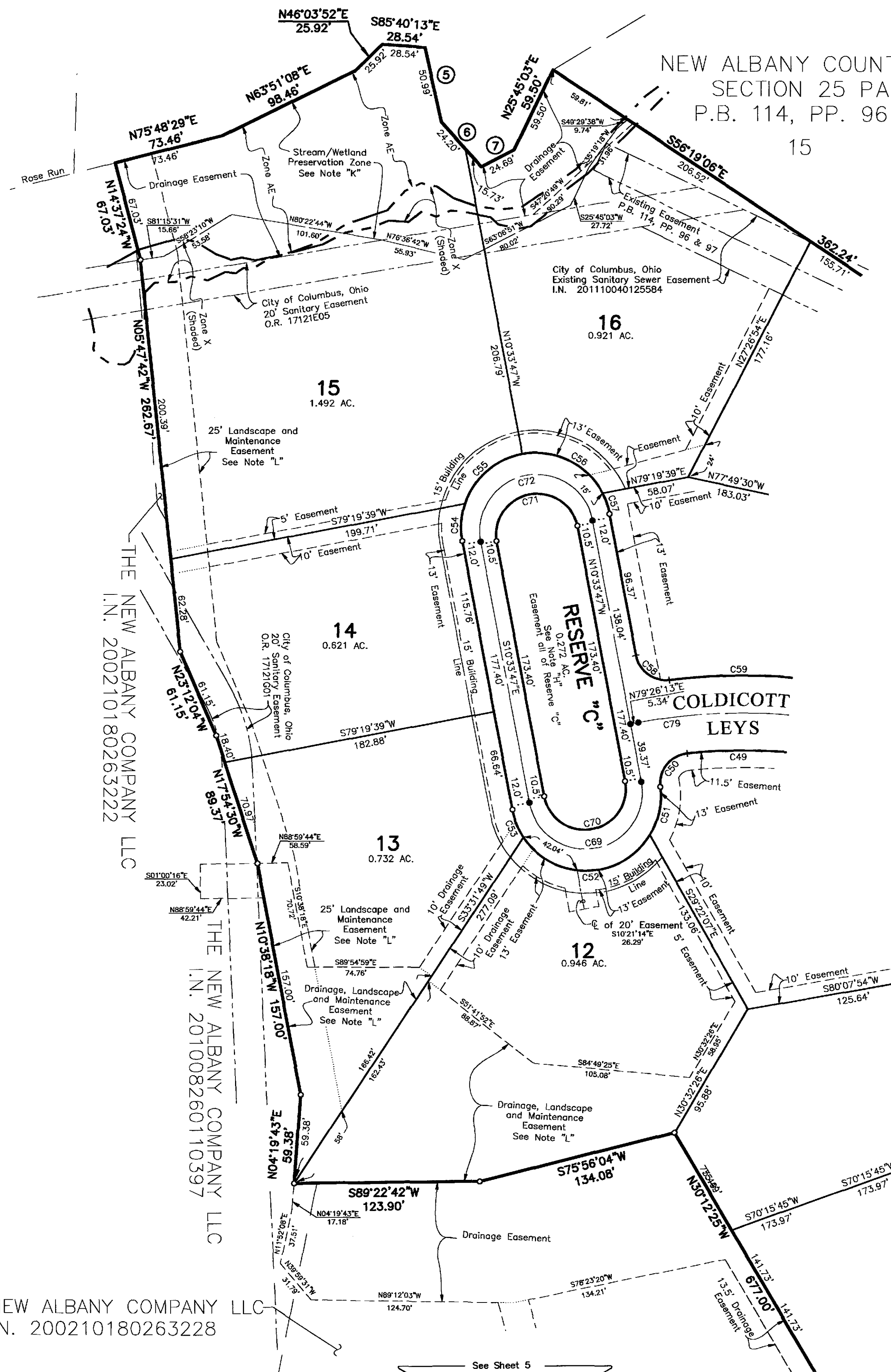
HIGHGROVE FARMS
P.B. 116, PP. 69 - 71

3A

NEW ALBANY COUNTRY CLUB
SECTION 25 PART 2
P.B. 114, PP. 96 & 97

15

- ① $\Delta=69^{\circ}54'07''$ R=19.50'
Arc=23.79'
ChBrg=N54°13'15"E
Ch=22.34'
- ② $\Delta=43^{\circ}21'09''$ R=110.00'
Arc=83.23'
ChBrg=N67°29'44"E
Ch=81.26'
- ③ $\Delta=69^{\circ}54'07''$ R=19.50'
Arc=23.79'
ChBrg=N80°46'13"E
Ch=22.34'
- ④ $\Delta=28^{\circ}14'33''$ R=22.00'
Arc=10.84'
ChBrg=S50°09'27"E
Ch=10.73'
- ⑤ S12°21'51"E
50.99'
- ⑥ S41°48'03"E
39.93'
- ⑦ N63°08'51"E
24.69'
- ⑧ N19°16'12"E
17.01'
- ⑨ $\Delta=19^{\circ}46'58''$ R=425.00'
Arc=146.74'
ChBrg=N29°09'41"E
Ch=146.01'
- ⑩ S50°56'50"E
50.00'

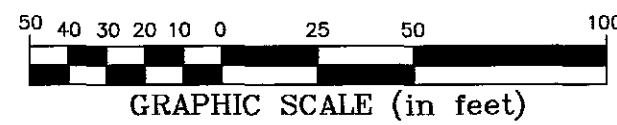


See Sheet 3

See Sheet 5

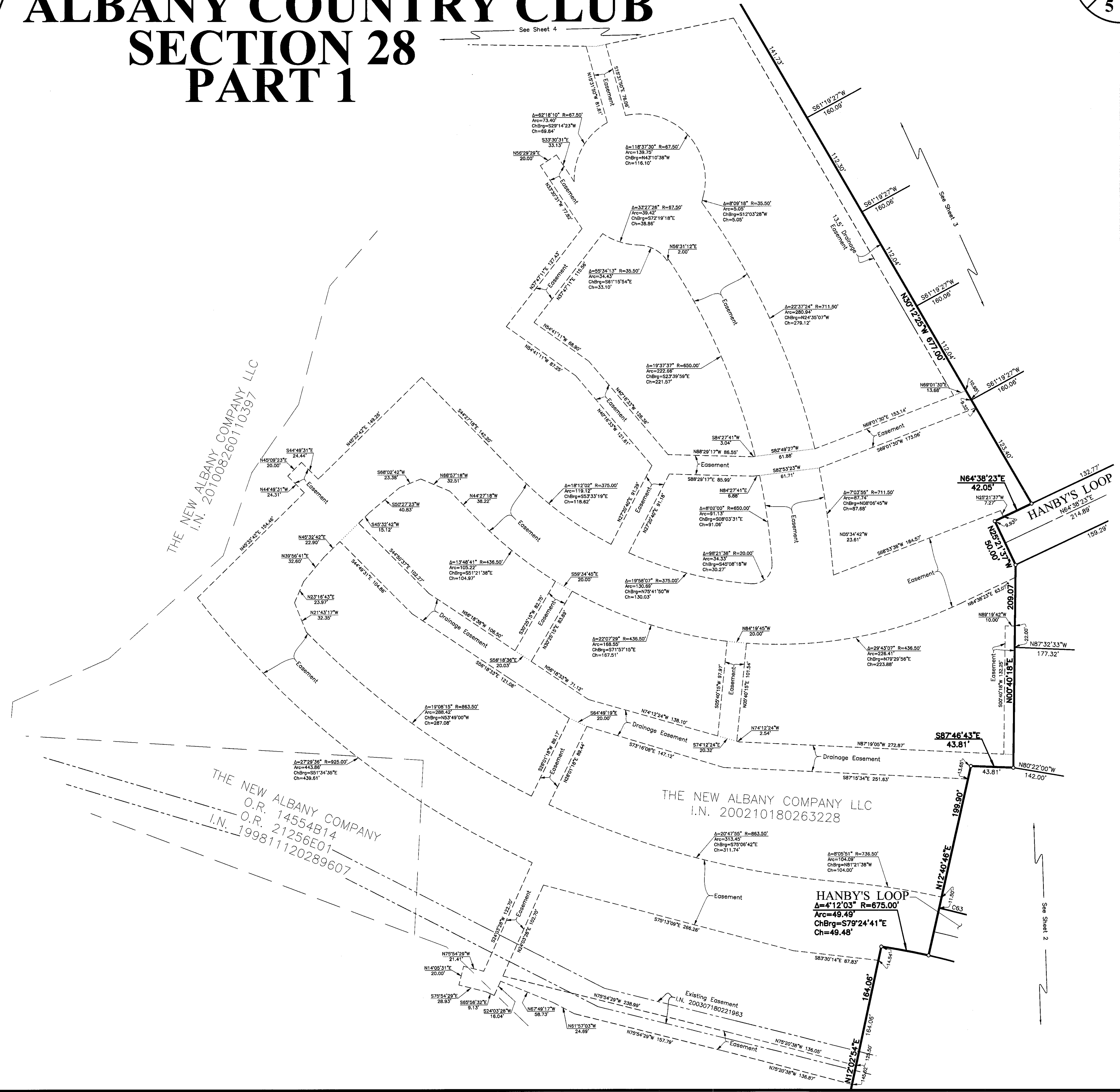
THE NEW ALBANY COMPANY LLC
I.N. 200210180263228

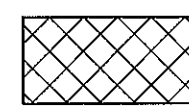
SCALE: 1" = 50'



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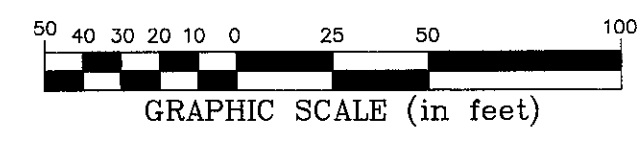
NEW ALBANY COUNTRY CLUB SECTION 28 PART 1



 = Easement released
P.S. 108, P. 24
See Note "M"



SCALE: 1" = 50'



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