

THE NEW ALBANY COUNTRY CLUB SECTION 4

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 63.908 acres of land more or less, said 63.908 acres being comprised of parts of those tracts of land conveyed to THE NEW ALBANY COMPANY by deeds of record in Official Records 12772107, 12772113, 12772115, 12773A05, 12786J05, 14554B14, 14548H16 and 17289F18, all being of record in the 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 4", a subdivision containing Lots numbered 1 to 102, both inclusive, and areas designated Reserve "A" and Reserve "B", does hereby accept this plat of same and dedicates to public use, as such, all or parts of Brema Recess, Carter's Grove, Columbus-Millersburg Road, Evelyton Road, Harlem Road, James River Road, Lower Brema Lane, Morse Road, Prince George Lane, Tuckahoe Court, Upper Brema Lane, Wilton House Court and Weston Manor 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 structure, 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 Village Engineer. Easement areas shown hereon outside of the platted area are within lands owned by the undersigned and easements are reserved therein 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 10th day of July, 1991.

Signed and acknowledged
In the presence of:

THE NEW ALBANY COMPANY
BY: ROCKY FORK DEVELOPMENT CORPORATION

[Signature]
[Signature]

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 NEW ALBANY COMPANY, for the uses and purposes expressed therein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 10th day of July, 1991.

My Commission Expires February 13, 1996

[Signature]
Notary Public, State of Ohio

Approved this 16th day of JULY 1991

[Signature]
Village Engineer, New Albany, Ohio

Approved this 7th day of May 1991

[Signature]
Chairman, Village Planning Commission, New Albany, Ohio

Approved and accepted by motion dated May 7, 1991 wherein all of Brema Recess, Carter's Grove, Columbus-Millersburg Road, Evelyton Road, Harlem Road, James River Road, Lower Brema Lane, Morse Road, Prince George Lane, Tuckahoe Court, Upper Brema Lane, Wilton House Court and Weston Manor 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 October 2, 1991.

[Signature]
Mayor, New Albany, Ohio

[Signature]
Clerk, New Albany, Ohio

Accepted for platting this 13th day of August 1991

[Signature]
Auditor, Franklin County, Ohio

Filed for record this 13th day of AUGUST 1991

[Signature]
Deputy Auditor, Franklin County, Ohio

at 3:30 P.M. Fee \$129.60 File No. 2379102

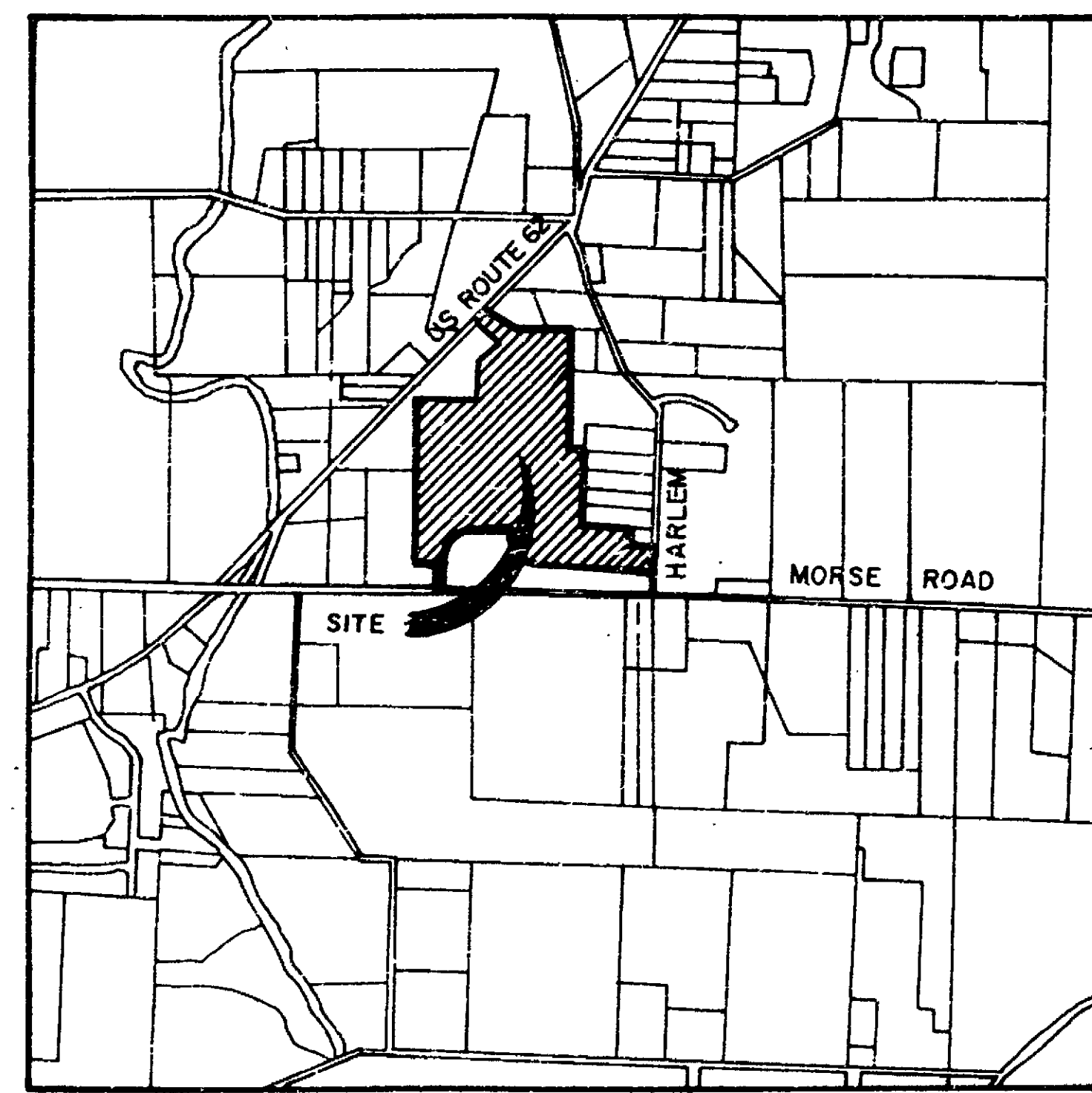
[Signature]
Recorder, Franklin County, Ohio

Recorded this 13th day of AUGUST 1991

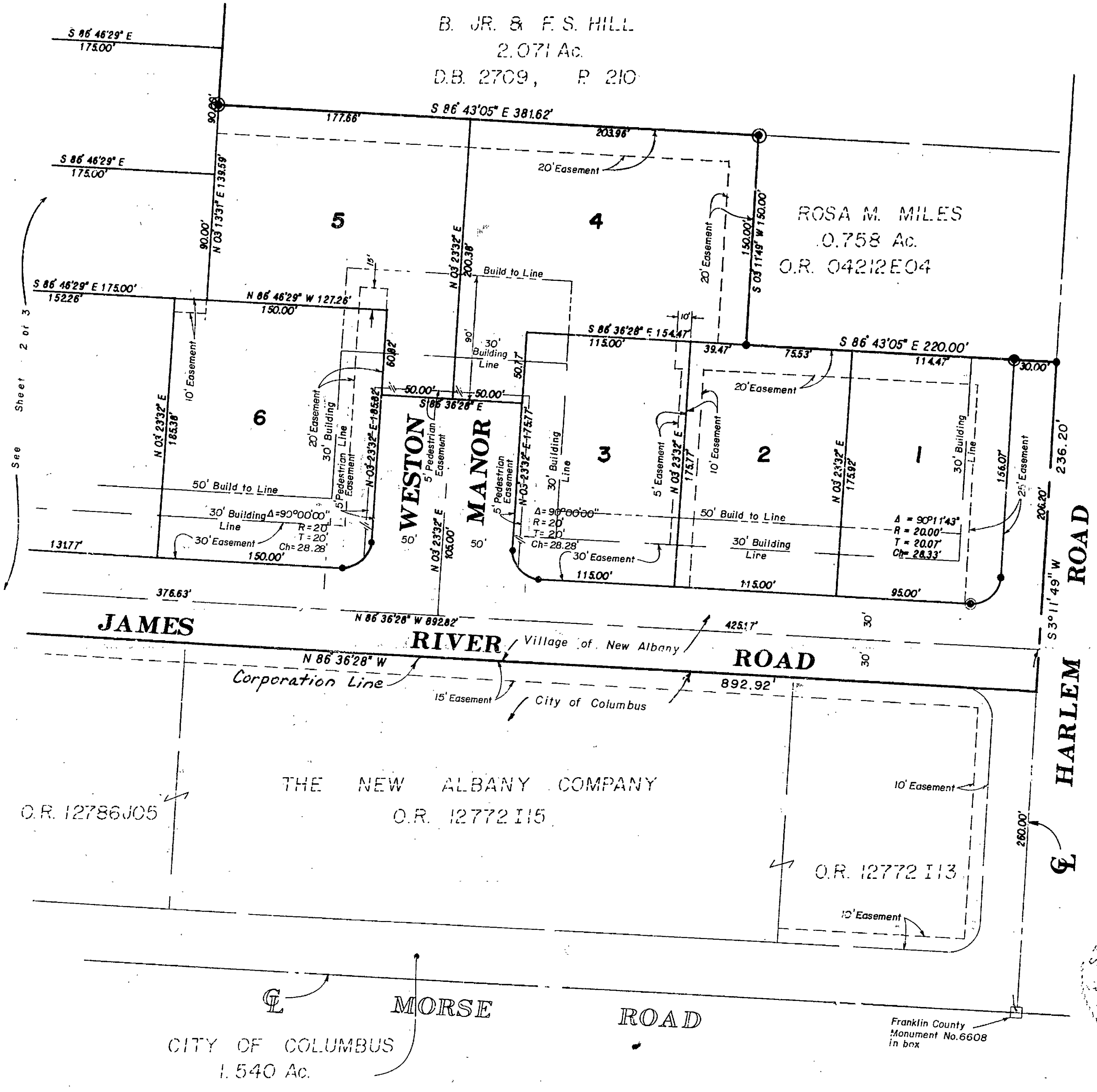
[Signature]
Deputy Recorder, Franklin County, Ohio

Plat Book 74 Pages 58-60

* Drainage Easement areas, in addition to being designated as such, are shown hereon by hatching.

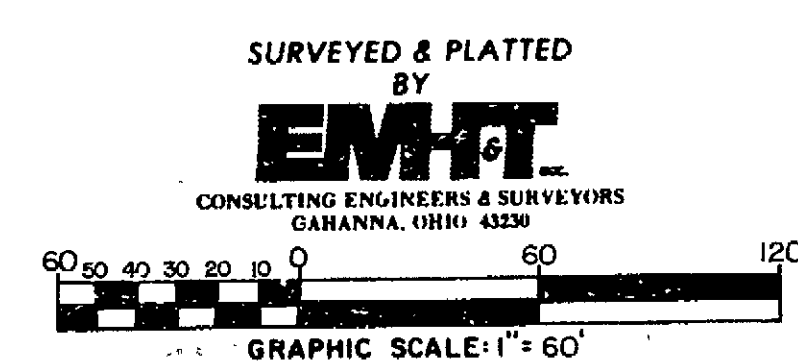


LOCATION MAP & BACKGROUND DRAWING
SCALE: 1" = 1600'

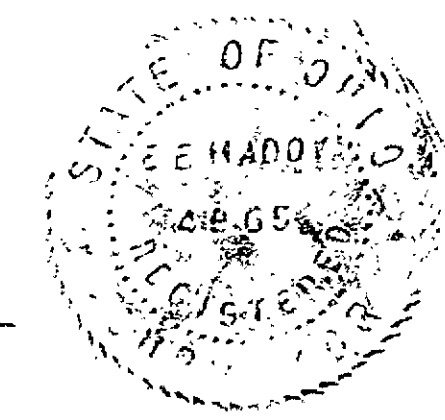


SURVEY DATA:
BASIS OF BEARINGS: The bearings shown on this plat are based on the Ohio State Plane Coordinate System, South Zone as per NAD 83
SOURCE OF DATA: The sources of recorded survey data are the records of the Franklin County, Ohio, Recorder referenced in the plan and text of this plat.
IRON PINS: 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.

TRANSFERRED
AUG 3 1991
PALMER C. McNEAL
AUDITOR
FRANKLIN COUNTY, OHIO



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.
Metric Conversion 1 ft. = 304.80 mm
By *[Signature]* Professional Surveyor No. 4965



JANET A. STONE
1.785 AC.
O.R. 14773 H 01

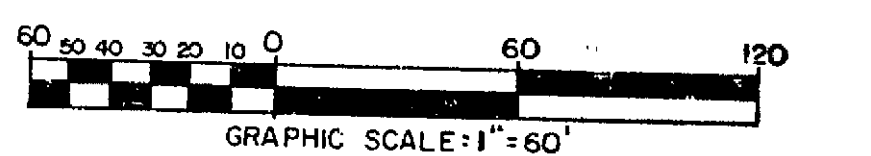
THE NEW ALBANY COUNTRY CLUB SECTION 4

RUTH TURNER
2.333 Ac.
O.R. 00221J09

JO ANN AULT
2.071 Ac.
D.B. 3086, P. 90

R.L. & L.M. SCHMIDT
2.071 Ac.

Et. Jr. & F.S. HILL
2.071 Ac.
D.B. 2709, P. 210



SEE SHEET 1 of 3

SEE SHEET 3 of 3

SEE SHEET 3 of 3

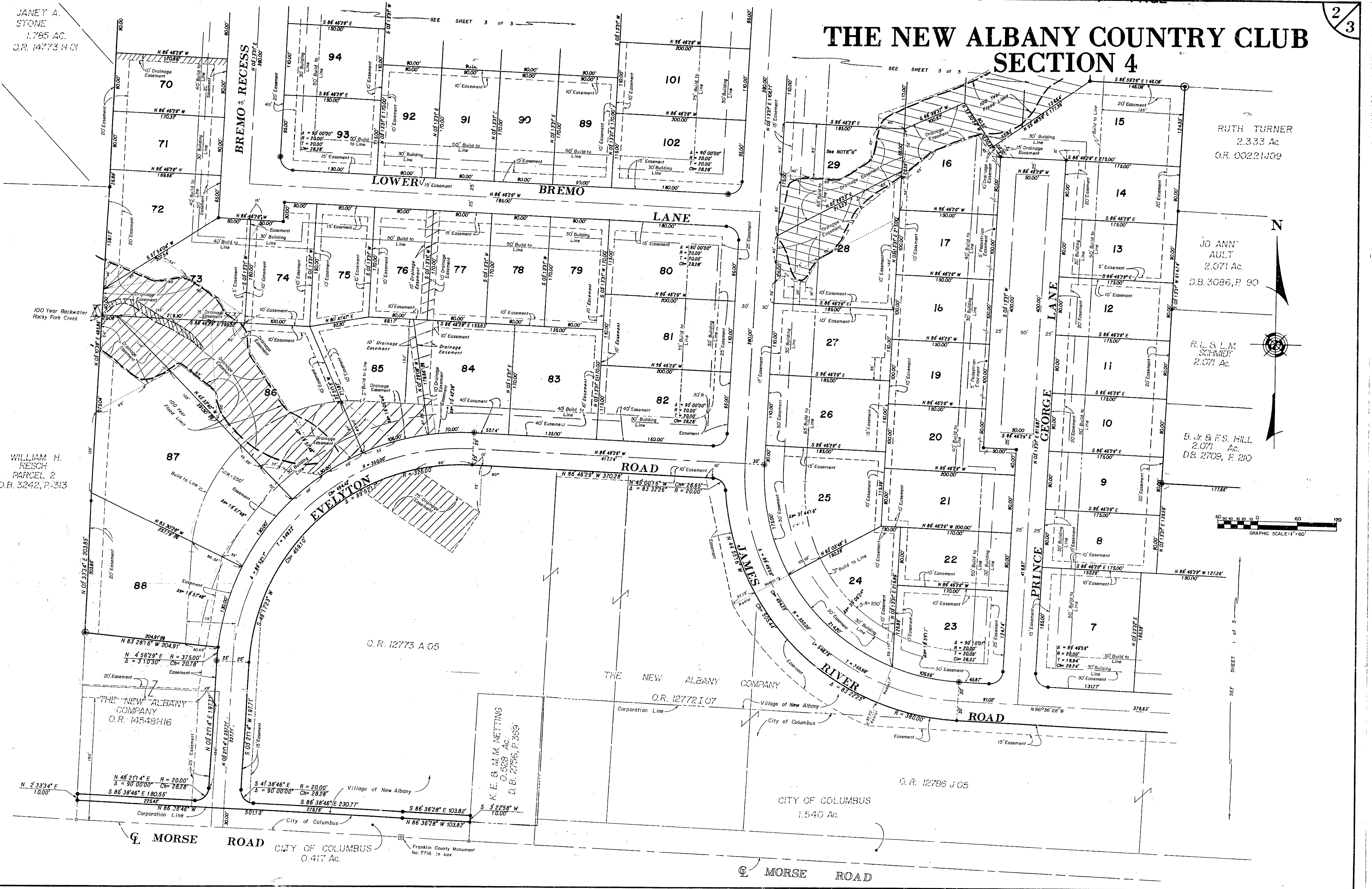
WILLIAM H. RESCH
PARCEL 2
D.B. 3242, P. 313

THE NEW ALBANY COMPANY
O.R. 14548H16

K. E. & M. M. NETTING
O. 528, Ac.
D.B. 2756, P. 359

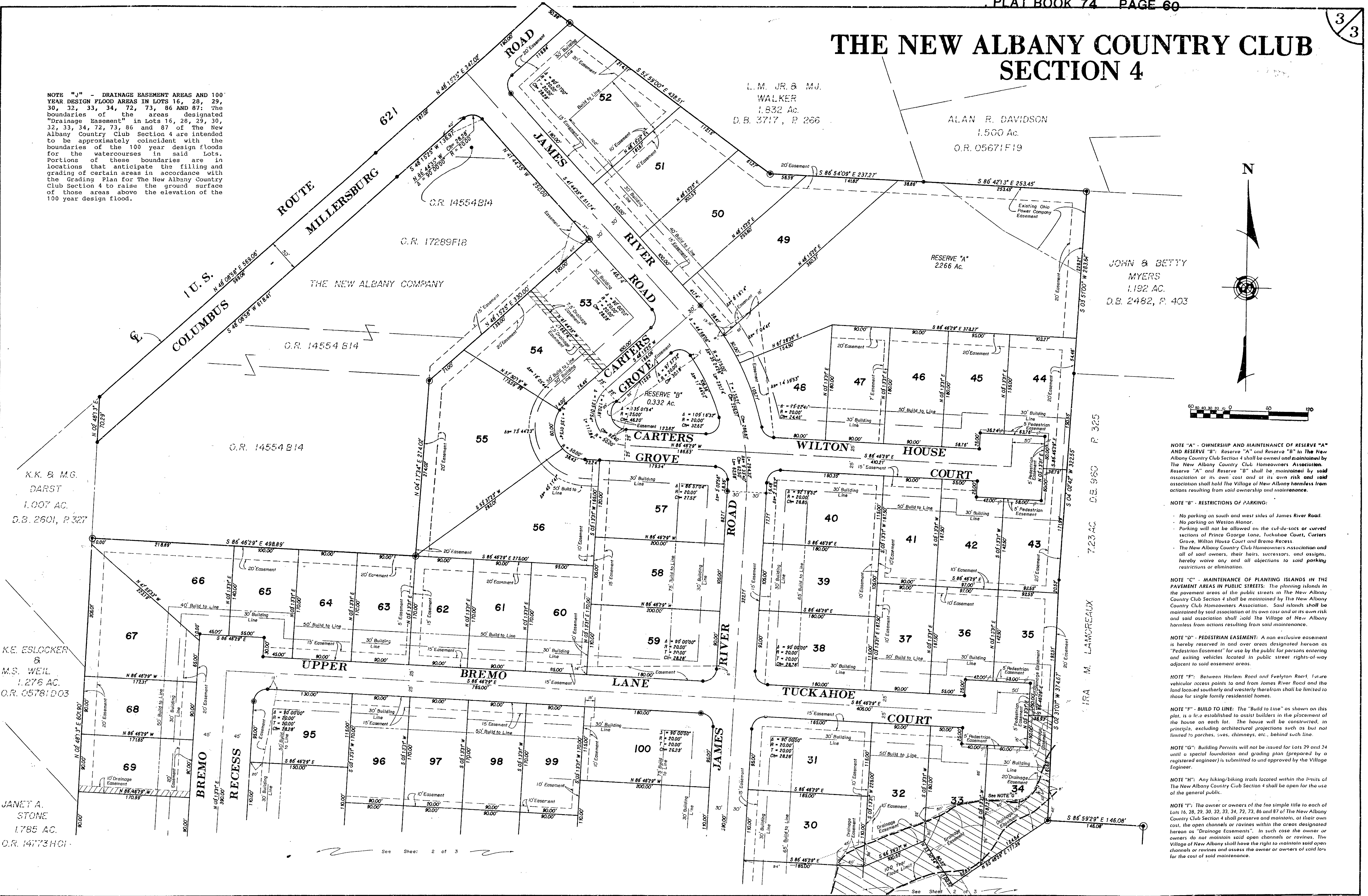
CITY OF COLUMBUS
1,540 Ac.

CITY OF COLUMBUS
0.417 Ac.



THE NEW ALBANY COUNTRY CLUB SECTION 4

NOTE "J" - DRAINAGE EASEMENT AREAS AND 100 YEAR DESIGN FLOOD AREAS IN LOTS 16, 28, 29, 30, 32, 33, 34, 72, 73, 86 AND 87: The boundaries of the areas designated "Drainage Easement" in Lots 16, 28, 29, 30, 32, 33, 34, 72, 73, 86 and 87 of The New Albany Country Club Section 4 are intended to be approximately coincident with the boundaries of the 100 year design floods for the watercourses in said Lots. Portions of these boundaries are in locations that anticipate the filling and grading of certain areas in accordance with the Grading Plan for The New Albany Country Club Section 4 to raise the ground surface of those areas above the elevation of the 100 year design flood.



NOTE "A" - OWNERSHIP AND MAINTENANCE OF RESERVE "A" AND RESERVE "B": Reserve "A" and Reserve "B" in The New Albany Country Club Section 4 shall be owned and maintained by The New Albany Country Club Homeowners Association. Reserve "A" and Reserve "B" shall be maintained by said association at its own cost and at its own risk and said association shall hold The Village of New Albany harmless from actions resulting from said ownership and maintenance.

NOTE "B" - RESTRICTIONS OF PARKING:

- No parking on south and west sides of James River Road.
- No parking on Weston Manor.
- Parking will not be allowed on the cul-de-sacs or curved sections of Prince George Lane, Tuckahoe Court, Carters Grove, Wilton House Court and Brema Lane.
- The New Albany Country Club Homeowners Association and all of said owners, their heirs, successors, and assigns, hereby waive any and all objections to said parking restrictions or elimination.

NOTE "C" - MAINTENANCE OF PLANTING ISLANDS IN THE PAVEMENT AREAS IN PUBLIC STREETS: The planting islands in the pavement areas of the public streets in The New Albany Country Club Section 4 shall be maintained by The New Albany Country Club Homeowners Association. Said islands shall be maintained by said association at its own cost and at its own risk and said association shall hold The Village of New Albany harmless from actions resulting from said maintenance.

NOTE "D" - PEDESTRIAN EASEMENT: A non exclusive easement is hereby reserved in and over areas designated hereon as "Pedestrian Easement" for use by the public for persons entering and exiting vehicles located in public street rights-of-way adjacent to said easement areas.

NOTE "E": Between Harlem Road and Evelyn Road, future vehicular access points to and from James River Road and the land located southerly and westerly therefrom shall be limited to those for single family residential homes.

NOTE "F" - BUILD TO LINE: The "Build to Line" as shown on this plat, is a line established to assist 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, awns, chimneys, etc., behind such line.

NOTE "G": Building Permits will not be issued for Lots 29 and 34 until a special foundation and grading plan (prepared by a registered engineer) is submitted to and approved by the Village Engineer.

NOTE "H": Any hiking/biking trails located within the limits of The New Albany Country Club Section 4 shall be open for the use of the general public.

NOTE "I": The owner or owners of the fee simple title to each of Lots 16, 28, 29, 30, 32, 33, 34, 72, 73, 86 and 87 of The New Albany Country Club Section 4 shall preserve and maintain, at their own cost, the open channels or ravines within the areas designated hereon as "Drainage Easements". In such case the owner or owners do not maintain said open channels or ravines, the Village of New Albany shall have the right to maintain said open channels or ravines and assess the owner or owners of said lots for the cost of said maintenance.

JANET A. STONE
1.785 AC.
O.R. 14773H01

K.E. ESLOCKER & M.S. WEIL
1.276 AC.
O.R. 05781D03

K.K. & M.G. DARST
1.007 AC.
D.B. 2601, P. 327

IRA M. LAMOREAUX
7.294 AC.
D.B. 960 P. 325

ALAN R. DAVIDSON
1.500 AC.
O.R. 05671F19

L.M. JR. & M.J. WALKER
1.832 AC.
D.B. 3717, P. 266

JOHN & BETTY MYERS
1.192 AC.
D.B. 2482, P. 403

THE NEW ALBANY COMPANY

C.R. 14554B14

ROUTE MILLERSBURG

U.S. COLUMBUS

See Sheet: 2 of 3

See Sheet: 2 of 3