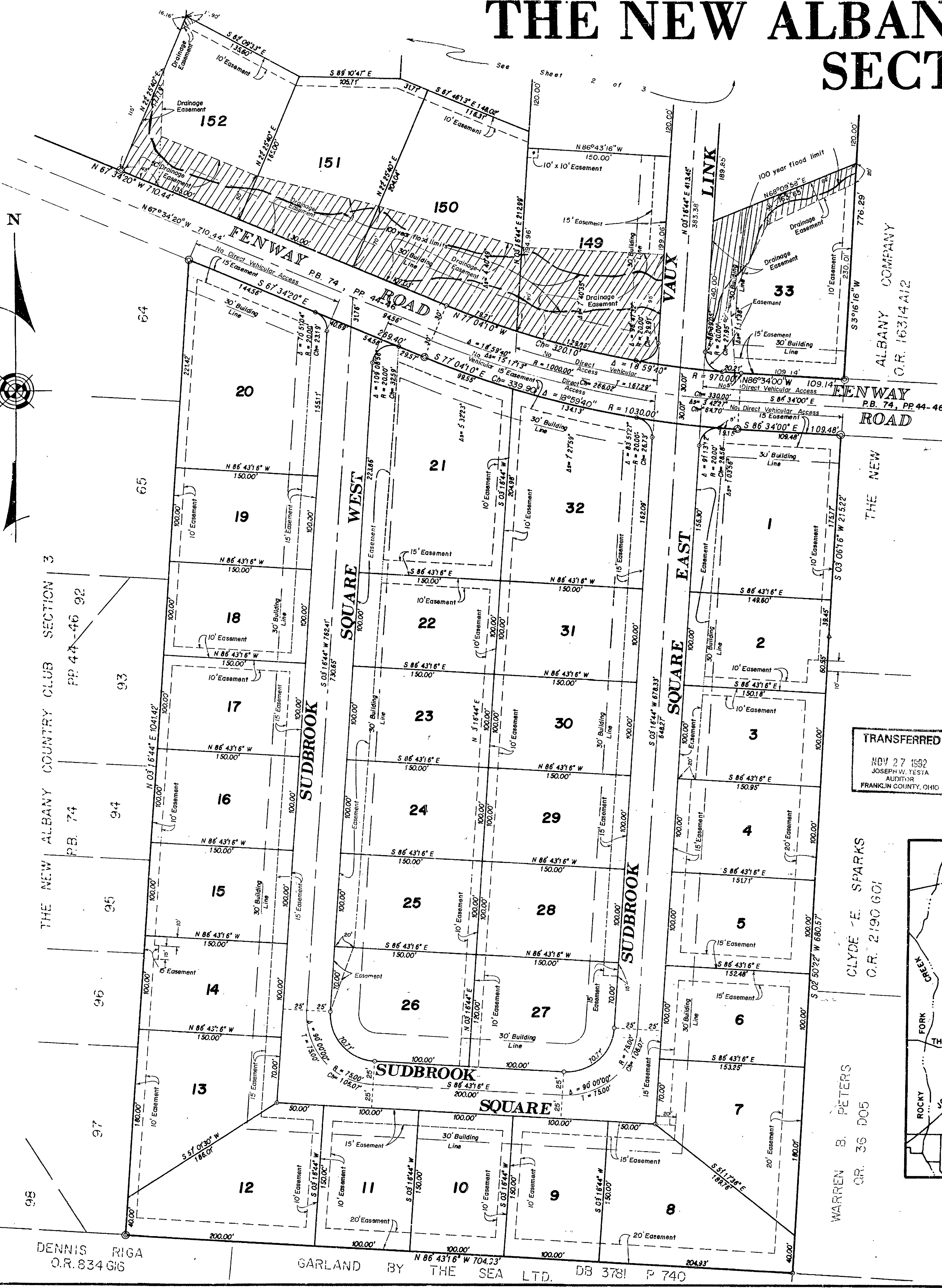


# THE NEW ALBANY COUNTRY CLUB SECTION 5

13



**NOTE "A" - OWNERSHIP AND MAINTENANCE OF RESERVE "A" AND RESERVE "B":** Reserve "A" and Reserve "B" in The New Albany Country Club Section 5 shall be owned and maintained by The New Albany Country Club Community Homeowners Association, Inc. 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, unless otherwise agreed to by the Owner and the Village of New Albany.

**NOTE "B" - PEDESTRIAN EASEMENT:** A non-exclusive easement is hereby reserved in and over areas designated herein 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 "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 5 shall be maintained by The New Albany Country Club Community Homeowners Association, Inc. 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. Said planting islands shall be designed and maintained so as not to obstruct the view of persons operating motor vehicles in, entering or exiting the public streets adjacent to said islands.

**NOTE "D" - PARKING:** Parking will not be allowed in cul-de-sac sections of Tarrytown Court, Billmore Court, Riverway Court, Charlotte Hull Court, Arnold Arboretum and the 75 foot radii sections of Sudbrook Square and Aspinwall South. Parking will be allowed on one side only of Olmsted Road. The owners of the fee simple titles to all the lots in The New Albany Country Club Section 5, their heirs, successors and assigns hereby waive any and all objections to said parking restrictions.

**NOTE "E" - OWNERSHIP AND MAINTENANCE OF RESERVE "C":** Until combined with other property, Reserve "C" in The New Albany Country Club Section 5 shall be owned and maintained by The New Albany Company. At the time the property to the north of Reserve "C" is developed, Reserve "C" will be combined with a portion of said property to create a lot.

**NOTE "F" - LOT 107:** The driveway curb cut for Lot 107 will be located along Aspinwall North and not along Olmsted Road.

**NOTE "G" - HIKING TRAILS:** Any hiking trails located within the limits of The New Albany Country Club Section 5 shall be open for the use of the general public, subject to reasonable rules and regulations imposed by the Owner thereof.

**NOTE "H" - DRIVEWAY CONSTRUCTION ON LOTS 149, 150, 151 AND 152:** No driveway shall be constructed within the Drainage Easement area shown hereon in Lots 149, 150, 151 and 152 unless and until a plan for a driveway is submitted to and approved by the New Albany Village Engineer. This driveway plan shall include a plan and profile drawing of the proposed driveway and of proposed piping or other structures to allow for the proper flow of storm water runoff along the front of said lots in said Drainage Easement area. Further, the facilities shown on this driveway plan together with the over lot grading for same shall be designed so that the 100-year design flood does not extend beyond the northern boundary of the Drainage Easement area shown hereon in said Lots 149, 150, 151 and 152.

**NOTE "I" - DEPRESSED DRIVEWAYS:** Depressed driveways are hereby prohibited on all lots in The New Albany Country Club Section 5. Nothing herein, however, shall prohibit the construction and use of, if otherwise permitted, a driveway alongside or to the rear of a residential structure.

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 a total of 88.235 acres of land, more or less, said 88.235 acres being comprised of parts of those tracts of land conveyed to THE NEW ALBANY COMPANY by deeds of record in Official Records 13005F17, 14554B14 (Parcel 8 Tract II), 16314A12 and 15348E06, 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 5", a subdivision containing Lots numbered 152, both inclusive, and areas designated "Reserve A", "Reserve B", and "Reserve C", does hereby accept this plat of same and dedicates to public use, as such, all or parts of Ackerly Farm Road, Arnold Arboretum, Aspinwall North, Aspinwall South, Billmore Court, Charlotte Hull Court, Levereit Park, Middle Aspinwall, Olmsted Road, Riverway Court, Rolandson Road, Sudbrook Square, Sudbrook Square East, Sudbrook Square West, Tarrytown Court and Vaux Link 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 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 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. No building shall be constructed in areas over which easements are hereby reserved.

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 23<sup>rd</sup> day of June, 1992.

Signed and acknowledged in the presence of:  
*David A. Lusney*  
*Gary Henry*

THE NEW ALBANY COMPANY  
 BY: ROCKY FORK DEVELOPMENT CORPORATION  
 Partner  
 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 24<sup>th</sup> day of June, 1992.

My Commission Expires May 19, 1993  
 Approved this 19<sup>th</sup> day of NOVEMBER, 1992  
 Approved this 24<sup>th</sup> day of NOVEMBER, 1992

*David P. Benninger*  
 Notary Public, State of Ohio  
*Edward P. Fieris*  
 Village Engineer, New Albany, Ohio  
*William H. Roach*  
 Council Representative to Planning and Zoning Board, New Albany, Ohio

Approved and accepted by motion dated 6-23-92 wherein all of Ackerly Farm Road, Arnold Arboretum, Aspinwall North, Aspinwall South, Billmore Court, Charlotte Hull Court, Levereit Park, Middle Aspinwall, Olmsted Road, Riverway Court, Rolandson Road, Sudbrook Square, Sudbrook Square East, Sudbrook Square West, Tarrytown Court and Vaux Link shown designated 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 6-23-93, 1993

*Cathy S. Kardules* 11-20-92  
 Mayor, New Albany, Ohio

*Shelli S.*  
 Clerk, New Albany, Ohio

Accepted for plotting this 27<sup>th</sup> day of Nov, 1992

*Joseph Testa*  
 Auditor, Franklin County, Ohio

Filed for record this 27<sup>th</sup> day of NOV, 1992

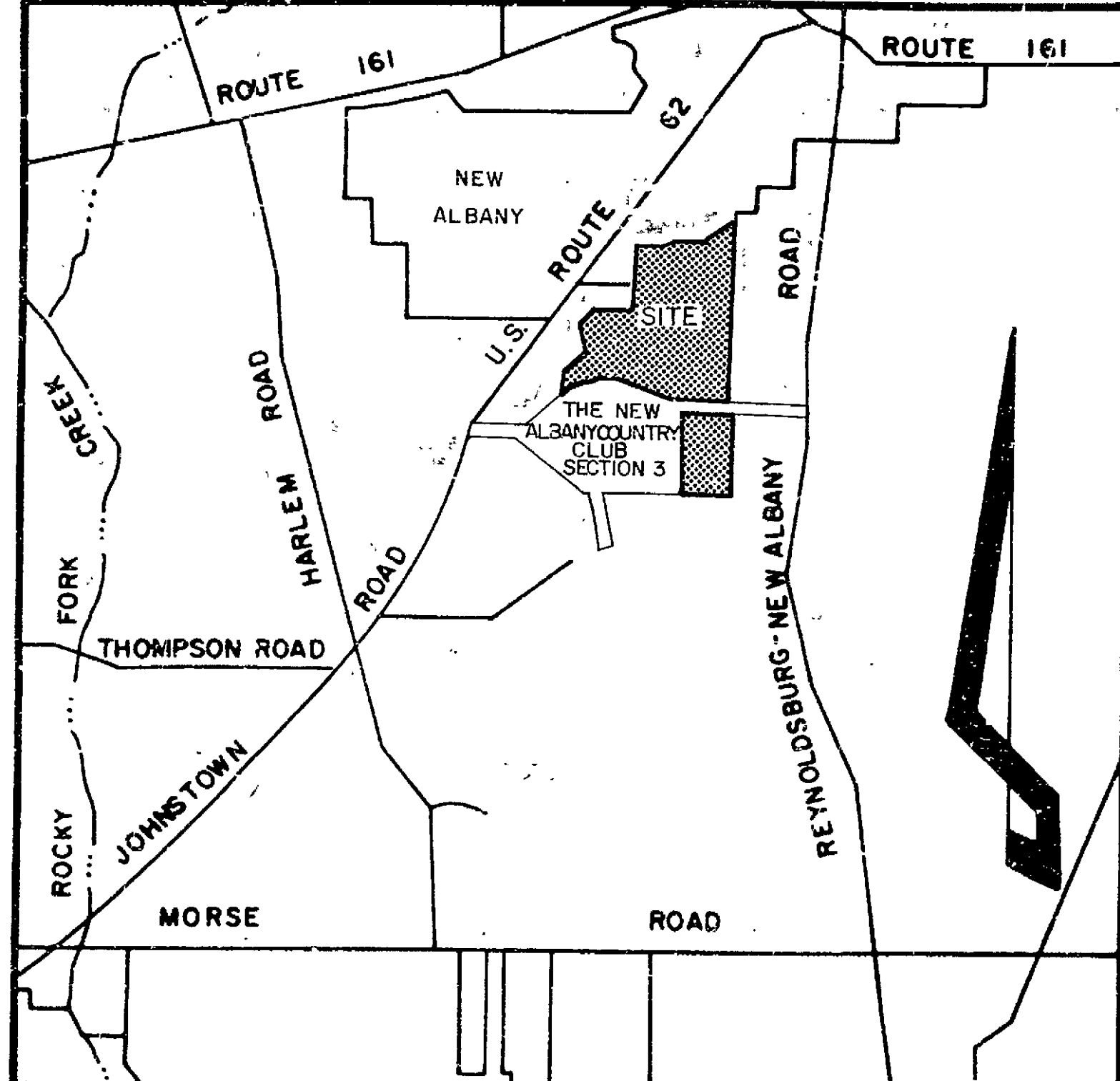
*Thomas M. Lang*  
 Deputy Auditor, Franklin County, Ohio

at 2:30 P.M. Fee \$ 129.00 File No. 191466

Recorded this 27<sup>th</sup> day of NOV, 1992

*Richard Metcalf*  
 Recorder, Franklin County, Ohio

Plat Book 76 Pages 82, 83, 84



SURVEYED & PLATTED BY  
**EMT**  
 CONSULTING ENGINEERS & SURVEYORS  
 COLUMBUS, OHIO 43220  
 GRAPHIC SCALE 1" = 160'  
 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.  
 By *E.E. Mally* 6-23-92  
 Professional Surveyor No. 4965 Date

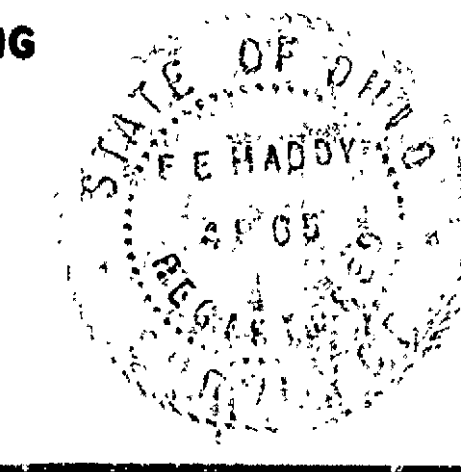
**SURVEY DATA:**  
**BASIS OF BEARINGS:** The bearings shown on this plat are based on the Ohio State Plane Coordinate System, South Zone as per NAD 83  
**SOURCE OF DATA:** The sources of recorded survey data are the records of the Franklin County, Ohio, Recorder referenced in the plan and text of this 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. The markers shall be set immediately following the completion of the pavement and utility construction work, at which time the Village Engineer shall be notified that the markers are in place.

DENNIS RIGA  
 O.R. 834 G16

GARLAND BY THE SEA LTD. DB 3781 P 740

WARREN B. PETERS  
 O.R. 36 D05

TRANSFERRED  
 NOV 27 1992  
 JOSEPH W. YESIA  
 ALDITOR  
 FRANKLIN COUNTY, OHIO



# THE NEW ALBANY COUNTRY CLUB SECTION 5

FLORENCE I. & ROBERT D.  
DICKENDESHER  
O.R. 16348 E10

See Sheet 3 of 3

2  
3

B.E. & E.C. CLARK  
D.B. 3322 P. 324

B.L. HARVEY  
O.R. 1937 F04

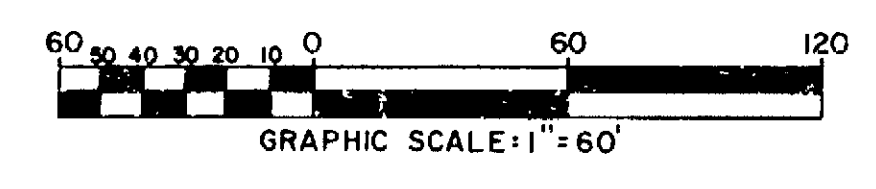
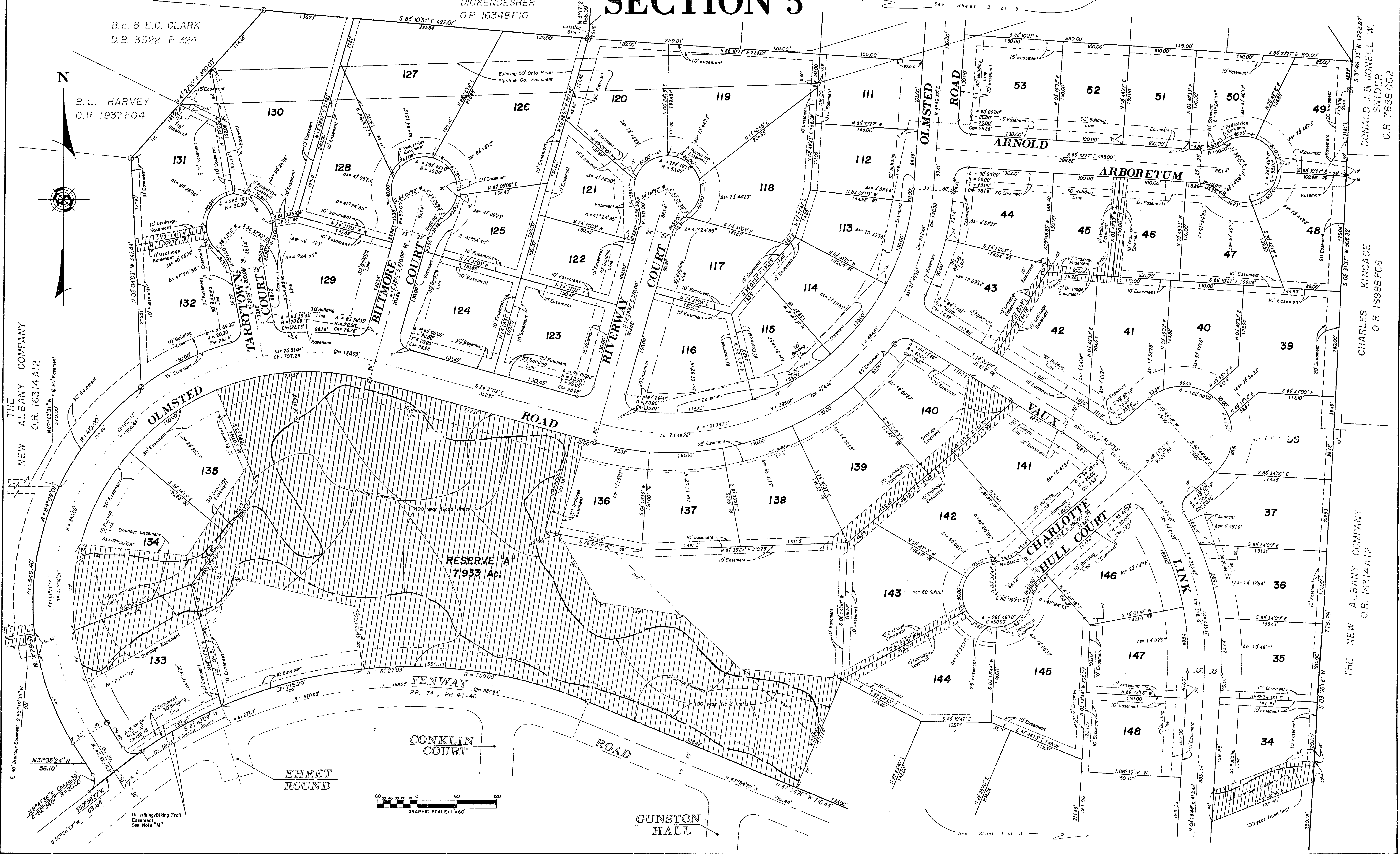
DONALD J. & JONELL W.  
SWIDER  
O.R. 7888 C02

CHARLES KINCADE  
O.R. 16998 F06

THE NEW ALBANY COMPANY  
O.R. 16314 A12

THE NEW ALBANY COMPANY  
O.R. 16314 A12

THE NEW ALBANY COMPANY  
O.R. 16314 A12



See Sheet 1 of 3

# THE NEW ALBANY COUNTRY CLUB SECTION 5

THE DISTRICT ADVISORY BOARD OF THE CENTRAL OHIO  
DISTRICT OF THE CHURCH OF THE NAZARENE  
D.B. 3770 P. 61

BOARD OF TOWNSHIP  
TRUSTEES PLAIN  
TOWNSHIP  
D.B. 3022, P. 276

THE NEW ALBANY COMPANY  
O.R. 16348 E 06  
HELEN BAILEY

E. A. & D.B.  
BENNETT  
D.B. 3112, P. 563

R.C. & J.L.  
MORRIS  
D.B. 3720,  
P. 279

PATRICIA A. THISSEN

G. J. & D. E. OVERFIELD  
O.R. 11488B02

FLORENCE I. & ROBERT D.  
DICKENDESHER  
D.B. 3565, P. 692

O.R. 16348E10

DONALD J. & JONELL W.  
SNIDER  
O.R. 7888 002

NOTE "J" - LOTS 33, 34, 133, 134, 149, 150, 151 AND 152: On each of Lots 33, 34, 133, 134, 149, 150, 151 and 152, no building shall be constructed which has an opening, unprotected from flooding, in its foundation wall which is lower than the flood protection elevation for that lot given in the following table:

Lot No.	Flood Protection Elevation (USGS Datum)
33	1013.0
34	1013.0
133	992.2
134	993.1
149	1008.9
150	1008.3
151	1006.7
152	1006.0

The foregoing flood protection elevations are approximately 2.0 feet above the 100-year design flood elevations as calculated by EMHRT.

NOTE "K" - 100-YEAR DESIGN FLOOD DRAINAGE EASEMENT AREAS IN LOTS 33, 34, 133, 134, 149, 150, 151 AND 152 AND RESERVE "A": The boundaries of the 100-year design flood shown in said Lots 33, 34, 133, 134, 149, 150, 151 and 152 and Reserve "A", which boundaries are designated "100-Year Flood Limits" hereon, are intended to be coincident with the elevations of the 100-year design flood for the watercourse in said lots and the watercourse and pond in said Reserve "A". Portions of these boundaries are in locations that anticipate the filling and grading of certain areas in said lots and reserve area in accordance with the grading plan for The New Albany Country Club Section 5 to raise the ground surface of those areas above the elevation of the 100-year design flood. Correspondingly, certain boundaries of the Drainage Easement areas shown hereon were also set in anticipation of the filling and grading being in accordance with said grading plan.

In said Lots 149, 150, 151 and 152, the final ("as built") locations of the boundaries of the 100-year design flood may vary from those shown hereon subsequent to the construction of the driveways and related facilities provided for in Note "J" above.

NOTE "L" - FOUNDATION WALLS, LOTS 33, 34, 133, 134, 149, 150, 151 AND 152: The foundation walls of the buildings to be constructed on Lots 33, 34, 133, 134, 149, 150, 151 and 152 shall be designed by a Registered Professional Engineer and submitted to the Village Engineer of New Albany for approval.

NOTE "M": The New Albany Country Club Community Homeowners Association, Inc., its successors and assigns, shall have and is hereby granted a non-exclusive easement in and over that portion of Lot 133 designated hereon as "Hiking/Biking Trail Easement", for the purpose of constructing, installing, operating, maintaining, repairing and replacing a paved hiking/biking trail for use by the general public.

