

THE NEW ALBANY COUNTRY CLUB SECTION 5A

Situated in the State of Ohio, County of Franklin, Village of New Albany and in Farm Lots 35 and 36 of Quarter Township 4, Township 2, Range 16, United States Military Lands, containing 29.543 acres of land, more or less, said 29.543 acres being comprised of part of a tract of land (Parcel 7 - PARCEL TWO) described in the deed to THE NEW ALBANY COMPANY of record in Official Record 16314A12, said THE NEW ALBANY COMPANY now being THE NEW ALBANY COMPANY LIMITED PARTNERSHIP (see instrument of record in Official Record 21256E01), all of that tract of land conveyed to THE NEW ALBANY COMPANY LIMITED PARTNERSHIP by deed of record in Official Record 21570H05, and part of that tract of land conveyed to THE NEW ALBANY COMPANY LIMITED PARTNERSHIP by deed of record in Official Record 26380C03, all references being to records of the Recorder's Office, Franklin County, Ohio.

The undersigned, THE NEW ALBANY COMPANY LIMITED PARTNERSHIP, a Delaware limited partnership, by GARY R. KERNEY, Chief Executive Officer, 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 5A", a subdivision containing Lots numbered 1 to 31, both inclusive, and an area designated "Reserve 'A'", does hereby accept this plat of same and dedicates to public use, as such, all or parts of Belmont Place, Brompton Court and Reynoldsburg-New Albany Road shown hereon and not heretofore dedicated.

Easements are hereby 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, 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. No building shall be constructed in any area over which easements are hereby reserved.

In Witness Whereof, GARY R. KERNEY, Chief Executive Officer of THE NEW ALBANY COMPANY LIMITED PARTNERSHIP, has hereunto set his hand this 17th day of June, 1996.

Signed and acknowledged in the presence of:

 GARY R. KERNEY, Chief Executive Officer

STATE OF OHIO
 COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared GARY R. KERNEY, Chief Executive Officer of THE NEW ALBANY COMPANY LIMITED PARTNERSHIP, who acknowledged the signing of the foregoing instrument to be voluntary act and deed and the voluntary act and deed of said THE NEW ALBANY COMPANY LIMITED PARTNERSHIP, for the uses and purposes expressed therein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 17th day of June, 1996.

My Commission Expires Dec. 23, 1997

Approved this 21 day of June, 1996

Approved this ___ day of ___, 1996

Approved and accepted by Ordinance No. 010-96, passed February 20th, 1996, wherein all of Belmont Place, Brompton Court and Reynoldsburg-New Albany Road 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 March 20th, 1997.

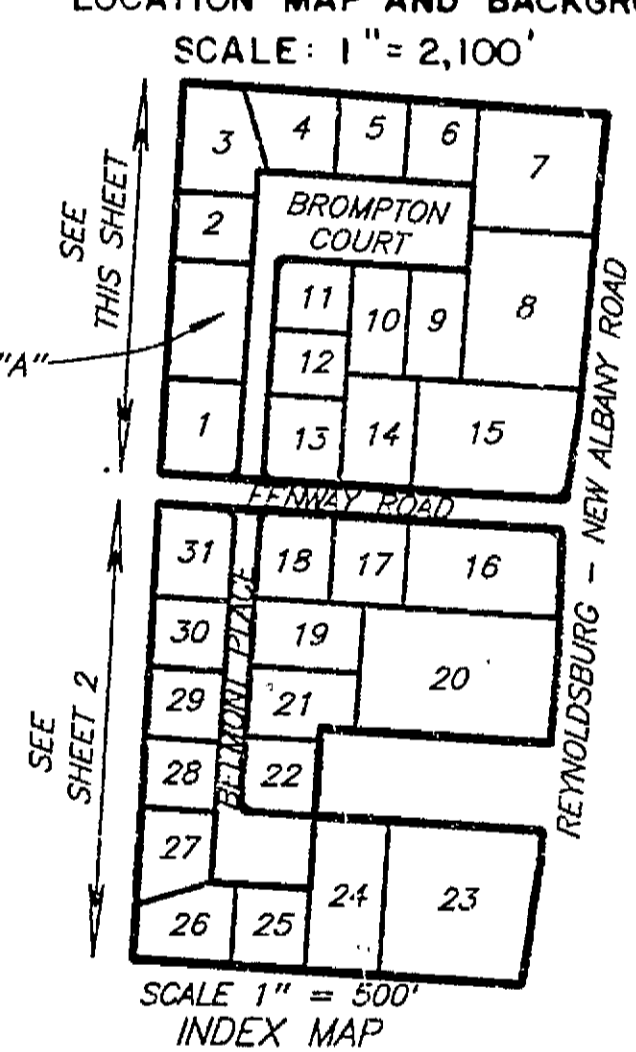
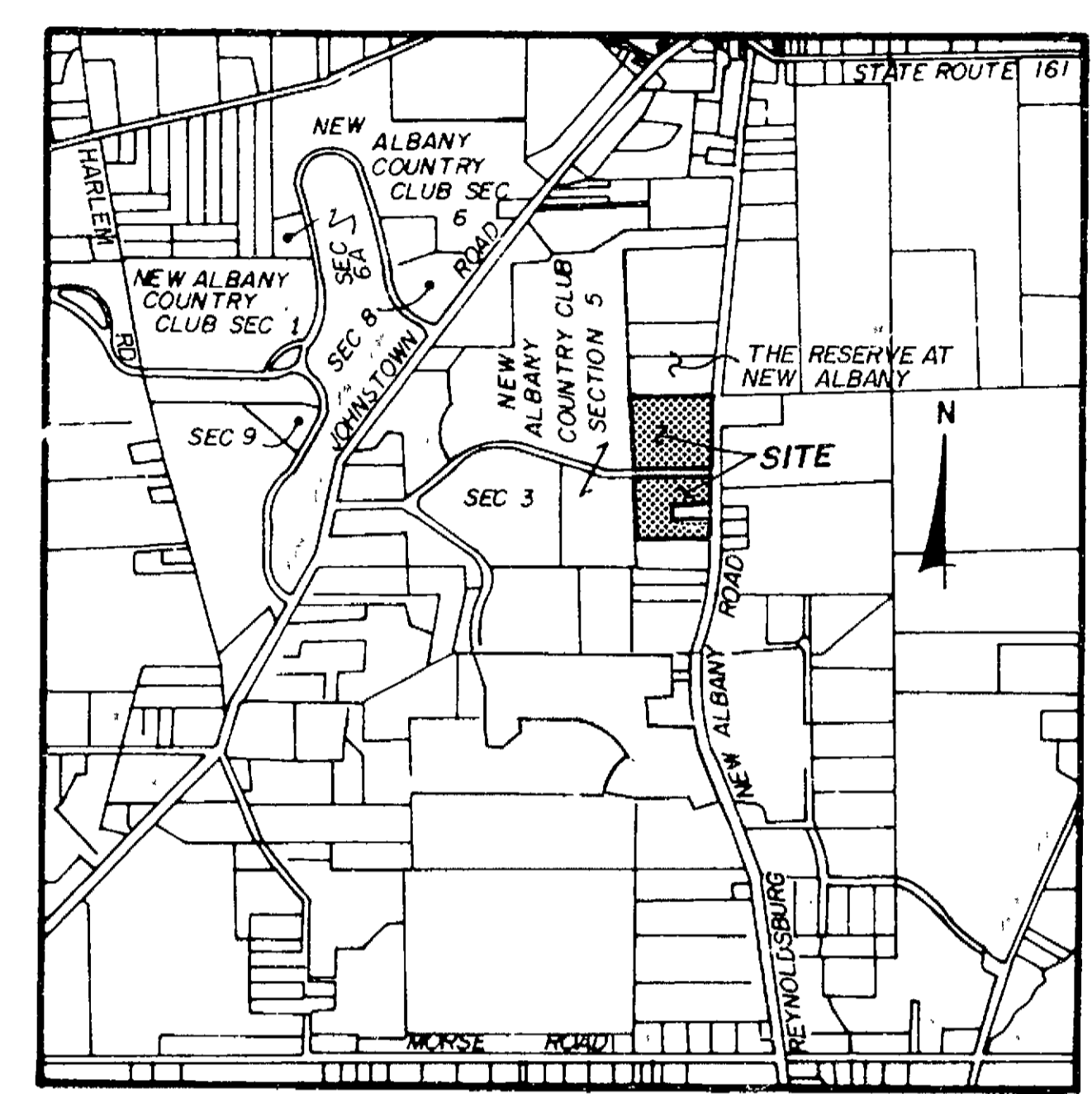
Robert Shavelle, Administrator, New Albany, Ohio
 Debra J. Baske, Clerk, New Albany, Ohio

Transferred this 12th day of July, 1996

Filed for record this 12th day of July, 1996 at 4:40 P.M. Fee \$ 86.40
 File No. 118330

Recorded this 12th day of July, 1996

Plat Book 84 Pages 63-64

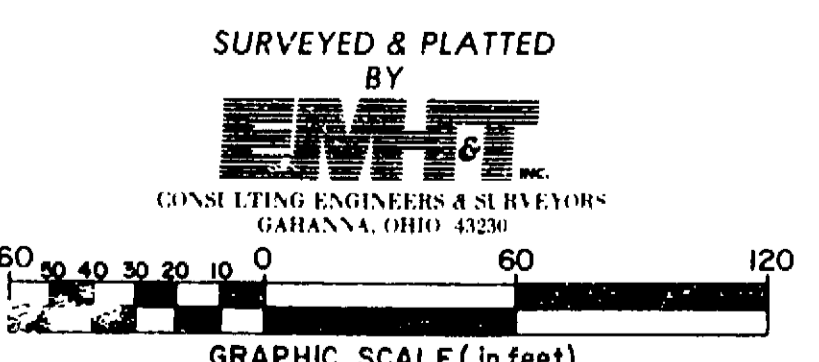


SURVEY DATA:
BASIS OF BEARINGS: The bearings shown on this plat were transferred from a field traverse originating from and tying to Franklin County Survey Control Monuments, including Frank 78 and Frank 178 and is based on the Ohio State Plane Coordinate System, South Zone as per NAD 83.

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.

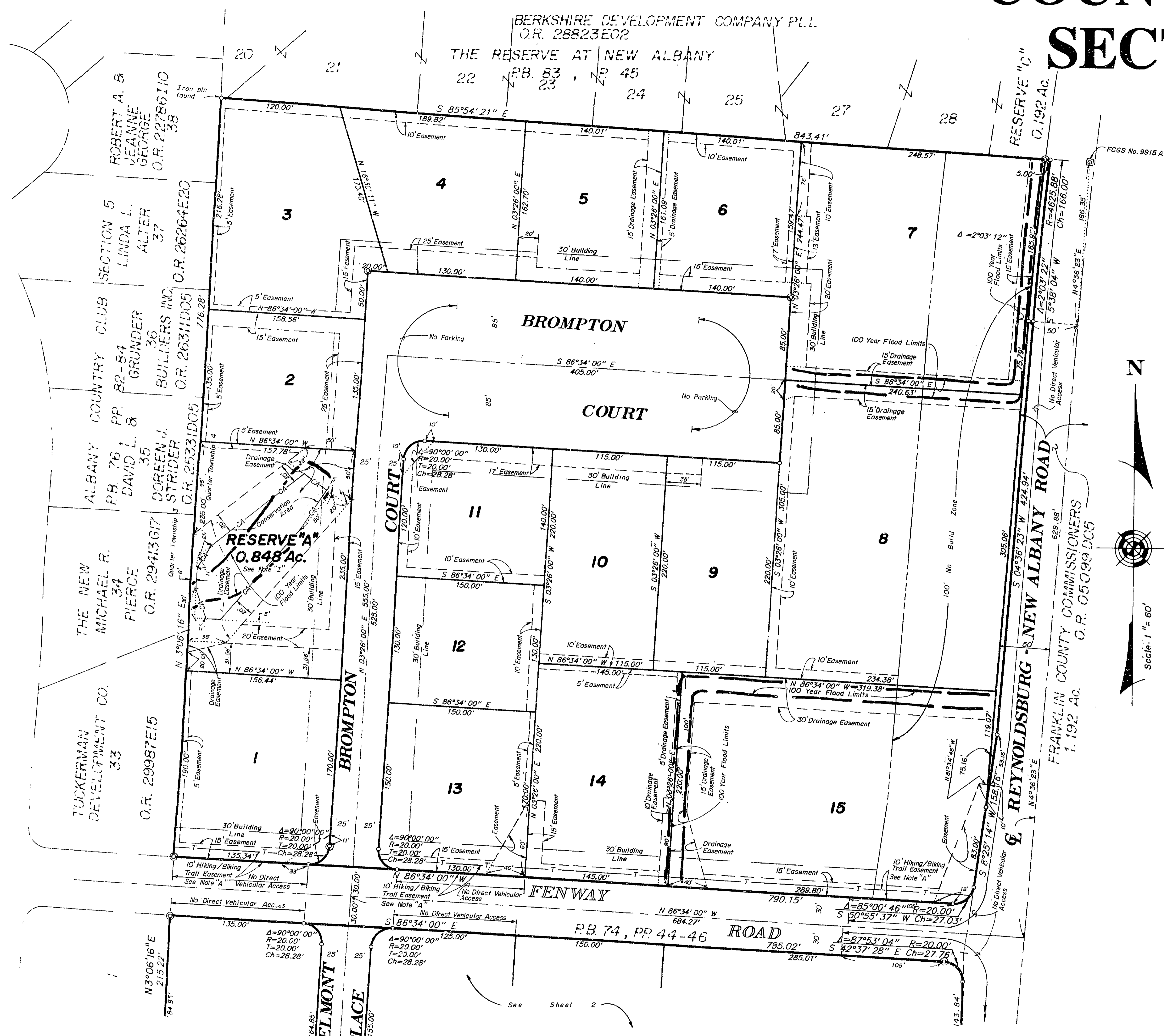
IRON PINS: where indicated, unless otherwise noted, are to be set and are iron pipes thirteen sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials E.M.H.T. INC.

PERMANENT MARKERS: where indicated, unless otherwise noted, are to be set and are iron pipes one inch inside diameter, thirty inches long, buried one foot in depth with a plastic plug placed in the top end bearing the initials E.M.H.&T., INC. The markers shall be set immediately following the completion of the pavement and utility construction work and prior to subdivision acceptance. The Village Engineer shall be notified when the markers are in place.



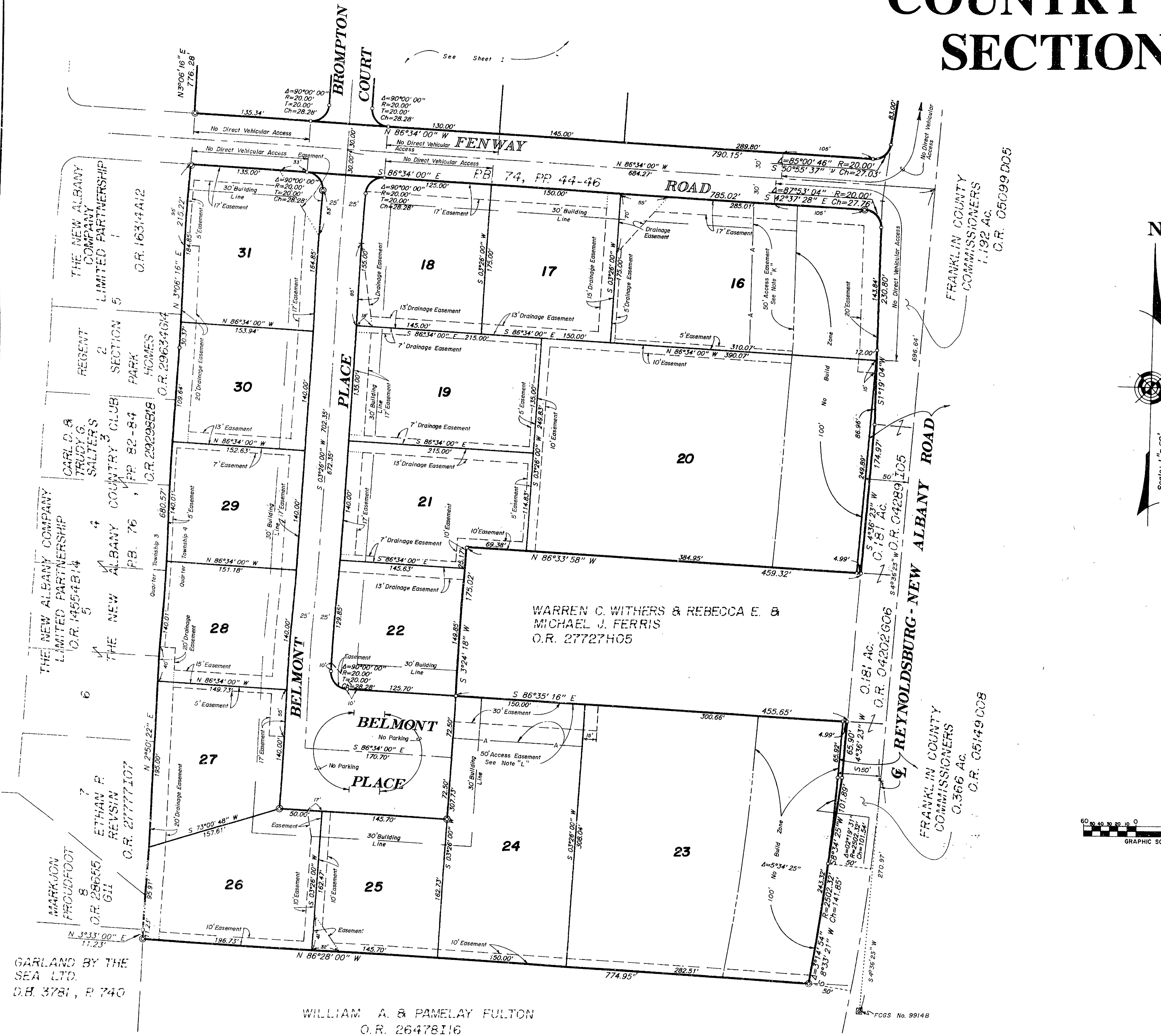
We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof. Dimensions shown on curves are chord measurements.

By _____
 Professional Surveyor No. 4965



BERKSHIRE DEVELOPMENT COMPANY P.L.L.C. O.R. 28823E02
 THE RESERVE AT NEW ALBANY
 P.B. 83, P. 45
 ROBERT A. & JEANNE GEORGE O.R. 22756I10
 ALBANY COUNTRY CLUB SECTION 5 LINDA L. ALTER O.R. 22756I10
 GRUNDER BUILDERS INC. O.R. 26364E20
 GREEN V. STRIDER O.R. 25231D05
 DAVID L. & DAVID L. O.R. 25231D05
 MICHAEL R. PIERCE O.R. 29413G17
 TUCKERMAN DEVELOPMENT CO. O.R. 20087E15
 BELMONT PLACE
 BROMPTON COURT
 FENWAY
 REYNOLDSBURG-NEW ALBANY ROAD
 RESERVE "A" 0.848 Ac.

THE NEW ALBANY COUNTRY CLUB SECTION 5A



NOTE "A" - OWNERSHIP AND MAINTENANCE OF RESERVE "A": Reserve "A" in The New Albany Country Club Section 5A shall be owned and maintained by The New Albany Country Club Community Home Owners Association, Inc. Reserve "A" 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" - 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 5A shall be maintained by The New Albany Country Club Community Home Owners 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 "C" - PARKING: Notice is hereby given to the buyers of the lots in The New Albany Country Club Section 5A, that within those portions of the public streets shown hereon and designated "No Parking", The Village of New Albany, Ohio may restrict or eliminate on-street parking. The buyers of said lots hereby waive any and all objections to said parking restriction or elimination.

NOTE "D" - DEPRESSED DRIVEWAYS: Depressed driveways are hereby prohibited on all lots in The New Albany Country Club Section 5A. 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" - 100-YEAR DESIGN FLOOD DRAINAGE EASEMENT AREAS IN LOTS 7, 8, 14 AND 15: The boundaries of the 100-year design flood in Lots 7, 8, 14 and 15 are contained within the limits of the Drainage Easement areas shown on said Lots. These 100-year design flood boundaries are in locations that anticipate the grading of said lots being in accordance with the grading plan for The New Albany Country Club Section 5A. Correspondingly, the boundaries of the Drainage Easement areas shown hereon were set in anticipation of the grading being in accordance with said grading plan. The location of the limits of the 100-year design flood shown hereon across the northerly portion of Lot 15 is approximate. The swale carrying the 100-year design flood in this area has been or will be constructed within the 30 foot wide Drainage Easement area shown hereon but will be constructed in a location that attempts to minimize the effect on existing trees along its route.

NOTE "F" - LOTS 7, 8, 14 AND 15: On each of Lots 7, 8, 14 and 15, 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)
7	1024.0
8	1024.0
14	1018.7
15	1018.7

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

NOTE "G": No determination has been made by the Village of New Albany as to whether the area proposed to be platted contains areas 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 site. The Village of New Albany approval of the final plat of The New Albany Country Club Section 5A subdivision does not imply any approval for the development of the site as it may pertain to Wetlands.

NOTE "H": All of The New Albany Country Club Section 5A 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 maps numbered 39049C0180 G and 39049C0183 G, both with effective date of August 2, 1995.

GARLAND BY THE SEA LTD.
O.B. 3781, P. 740

WILLIAM A. & PAMELAY FULTON
O.R. 26478I16

PGS No. 9914B