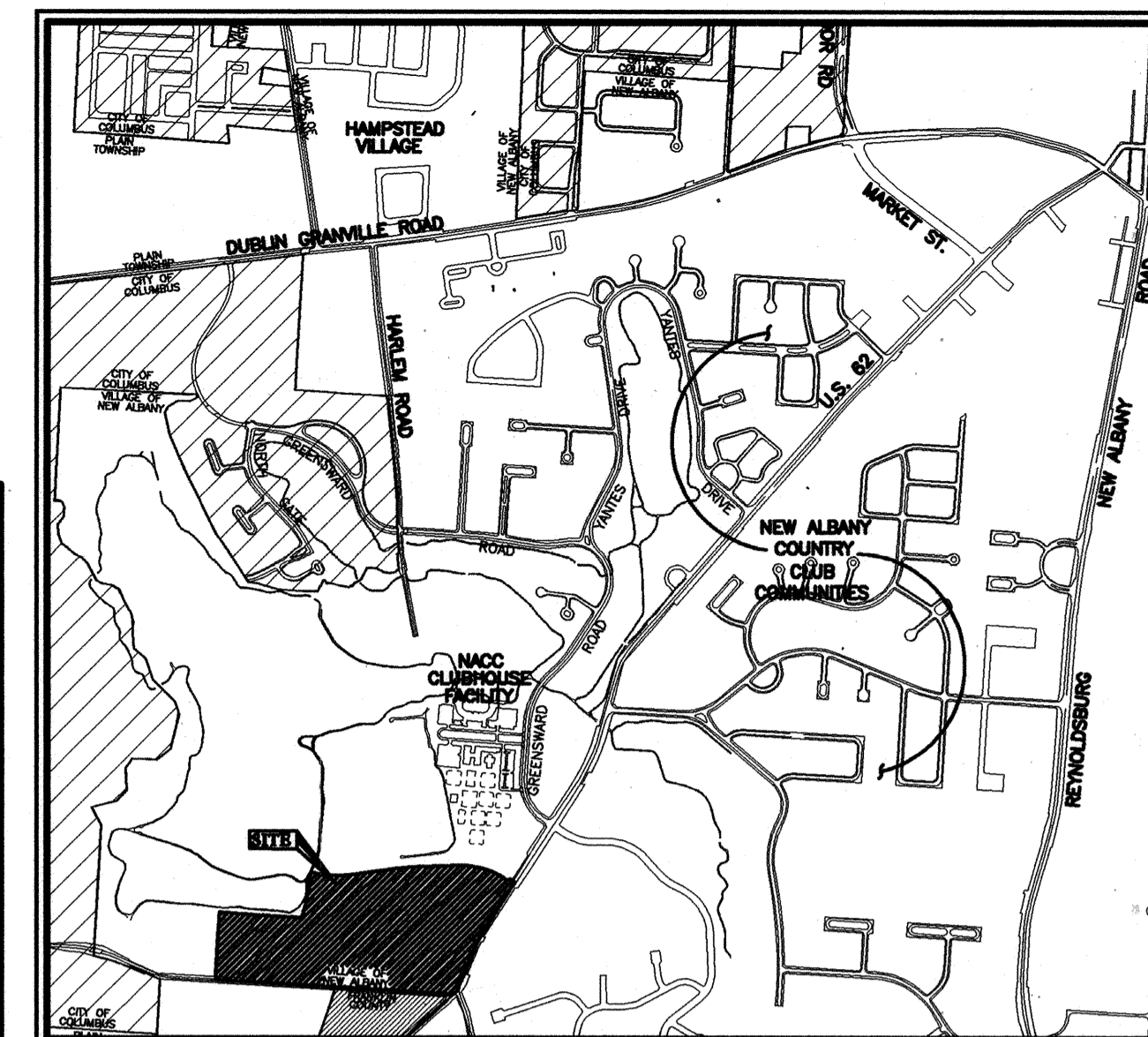


PRELIMINARY/FINAL DEVELOPMENT PLAN FOR:

THE NEW ALBANY COUNTRY CLUB SECTION 20

LOCATED IN:
QUARTER TOWNSHIP 3, TOWNSHIP 3, RANGE 16
UNITED STATES MILITARY LANDS
VILLAGE OF NEW ALBANY, COUNTY OF FRANKLIN, STATE OF OHIO



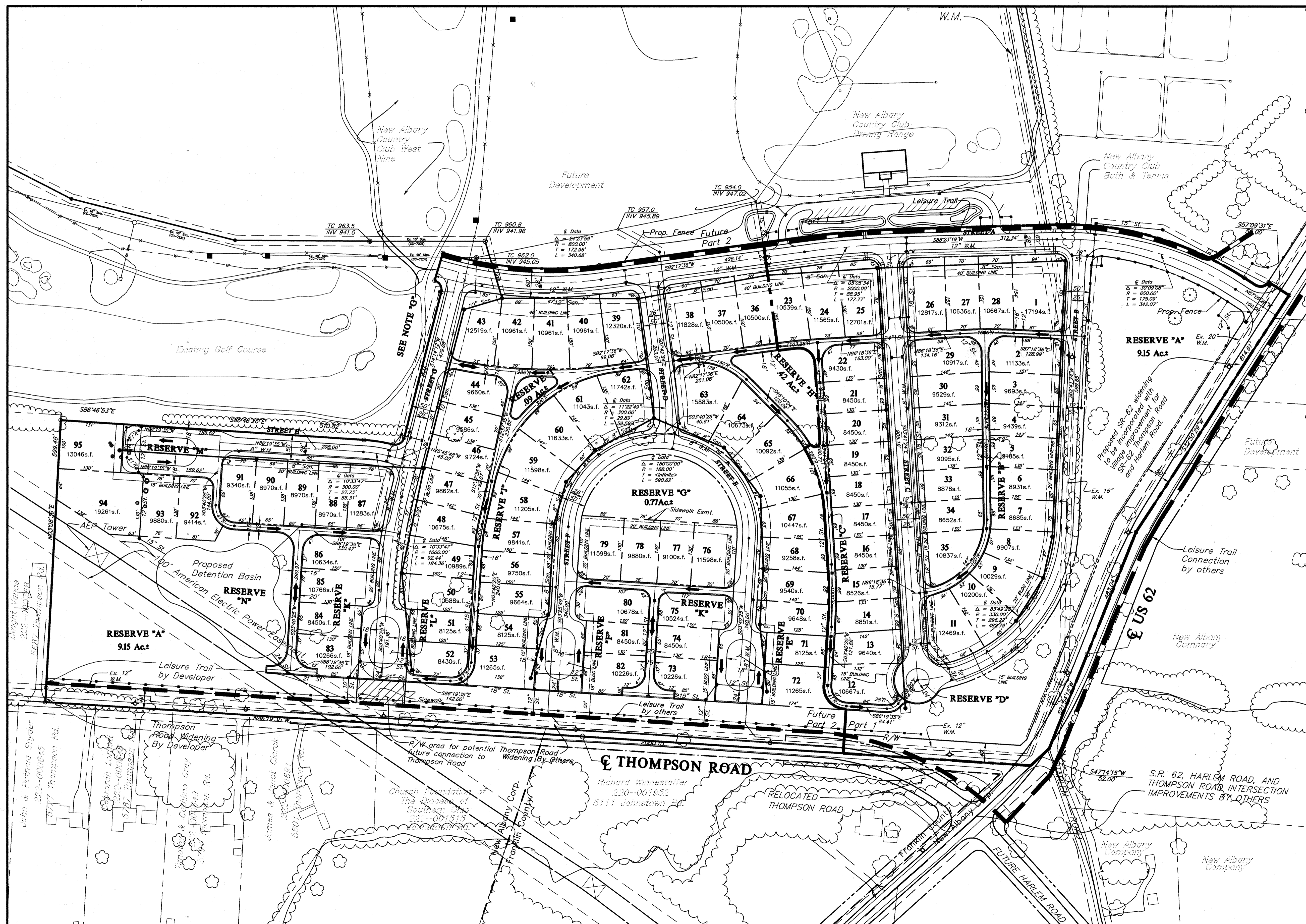
LOCATION MAP
NO SCALE

SITE STATISTICS:

TOTAL AREA: 47.089 Acres
Reserves: 13.17 ± Acres
Right-Of-Way: 8.90 ± Acres
Lot Areas: 25.02 ± Acres
95 Lots
Net Density: 2.02 Lots/Acre

LEGEND:

- Proposed Pavement
- Proposed Property Line
- Proposed Lotline
- Proposed Right-of-Way
- Proposed Setback
- Proposed C/L
- Proposed Monument
- Proposed Sanitary Sewer
- Proposed Storm Sewer
- Proposed Storm Sewer
- Existing Property Line
- Existing Right-of-Way
- Existing Pavement
- Existing Easement
- Existing Contour (High)
- Existing Corporation Line
- Existing Trees
- Existing Tree Line
- One Way Streets



Carl W. Johnson 7/8/03
Professional Engineer Date

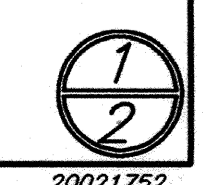
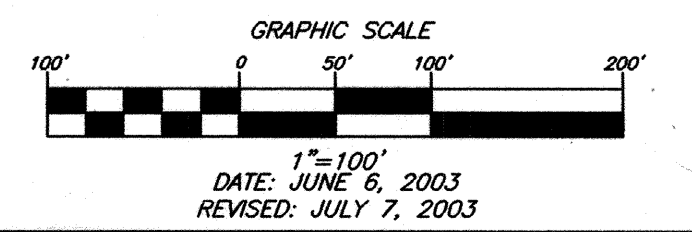
W. J. Hill 7/8/03
Professional Surveyor Date

Neil Park 7 Aug 2003
Planning Commission Chair Date

St. Anil 9/8/03
Vice Chair or Designee Date

PREPARED FOR:
THE NEW ALBANY COMPANY
5906 DUBLIN-GRANVILLE ROAD
NEW ALBANY, OHIO 43054

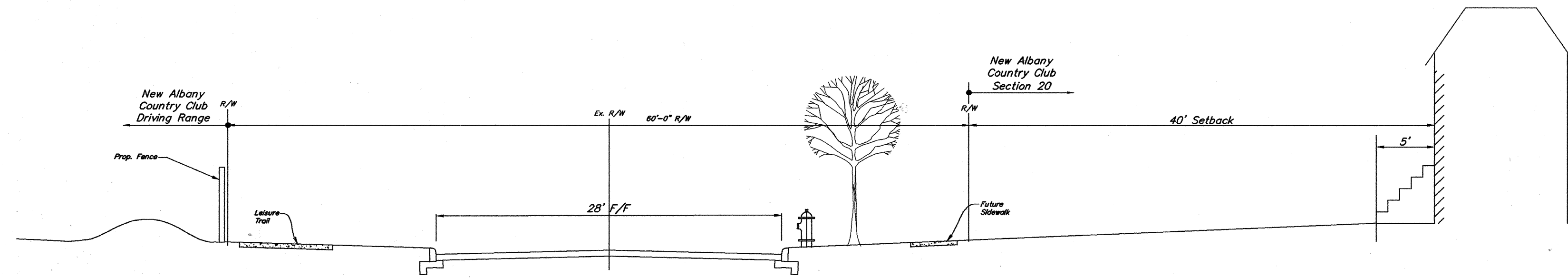
BY:
BMT
CONSULTING ENGINEERS, SURVEYORS
& LAND PLANNERS
170 HILL STREET
GARANHA, OHIO 43129
(614)471-3150



C:\DATA\1\STRUC\PROJECT\20021752.DWG\1752PDP7.DWG - O.KREBS - PLOTTED BY TMC\INTOCK - JULY 08, 2003 - 11:27 AM

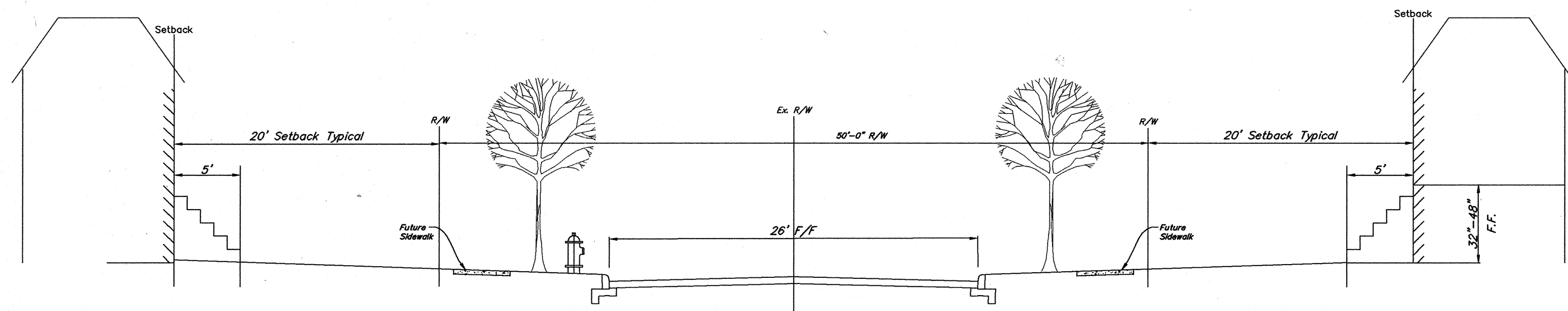
THE NEW ALBANY COUNTRY CLUB SECTION 20

LOCATED IN:
 QUARTER TOWNSHIP 3, TOWNSHIP 3, RANGE 16
 UNITED STATES MILITARY LANDS
 VILLAGE OF NEW ALBANY, COUNTY OF FRANKLIN, STATE OF OHIO



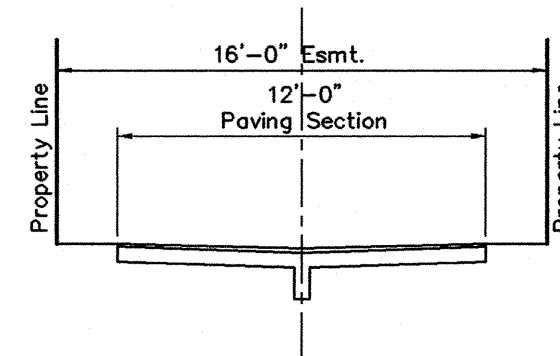
TYPICAL 28' SECTION (60' R/W)

NOT TO SCALE



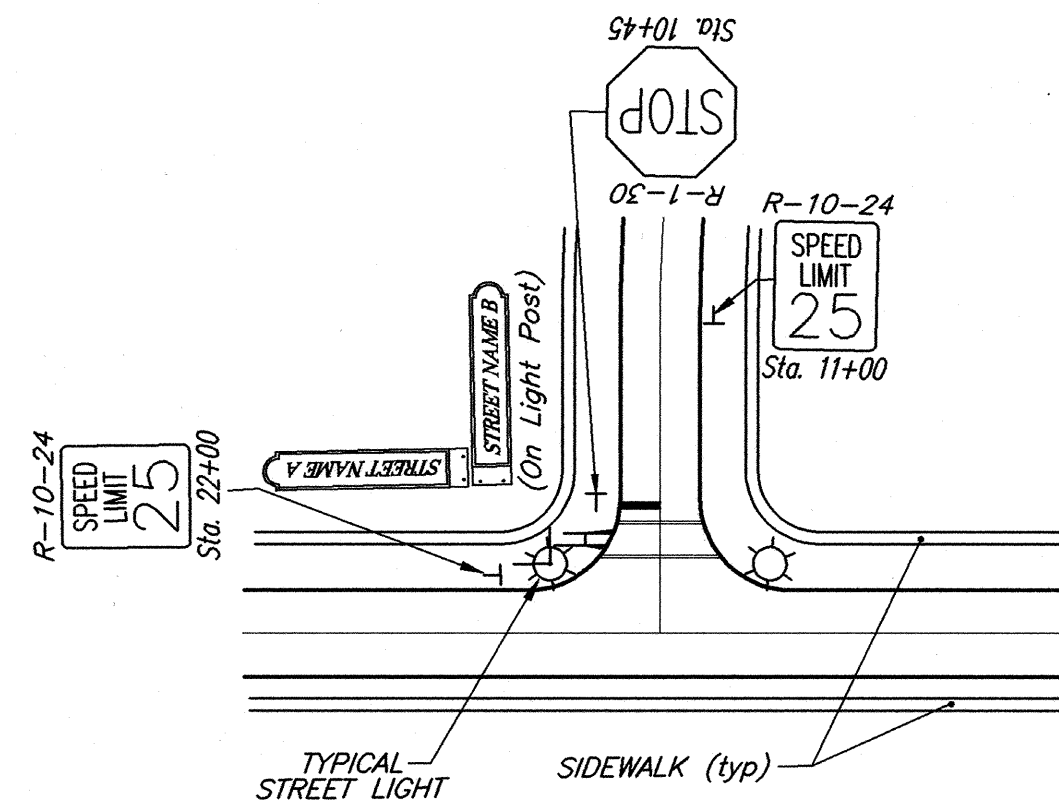
TYPICAL 26' SECTION (50' R/W)

NOT TO SCALE



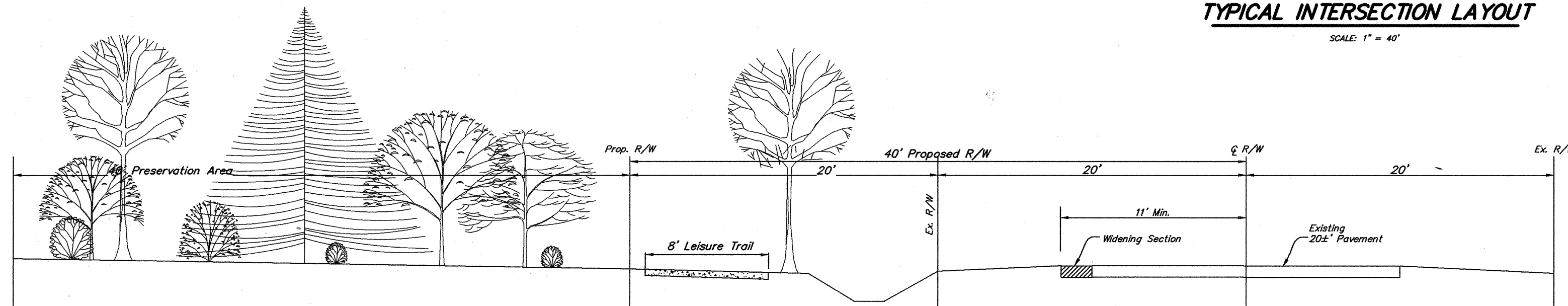
TYPICAL 12' ALLEY SECTION

NOT TO SCALE



TYPICAL INTERSECTION LAYOUT

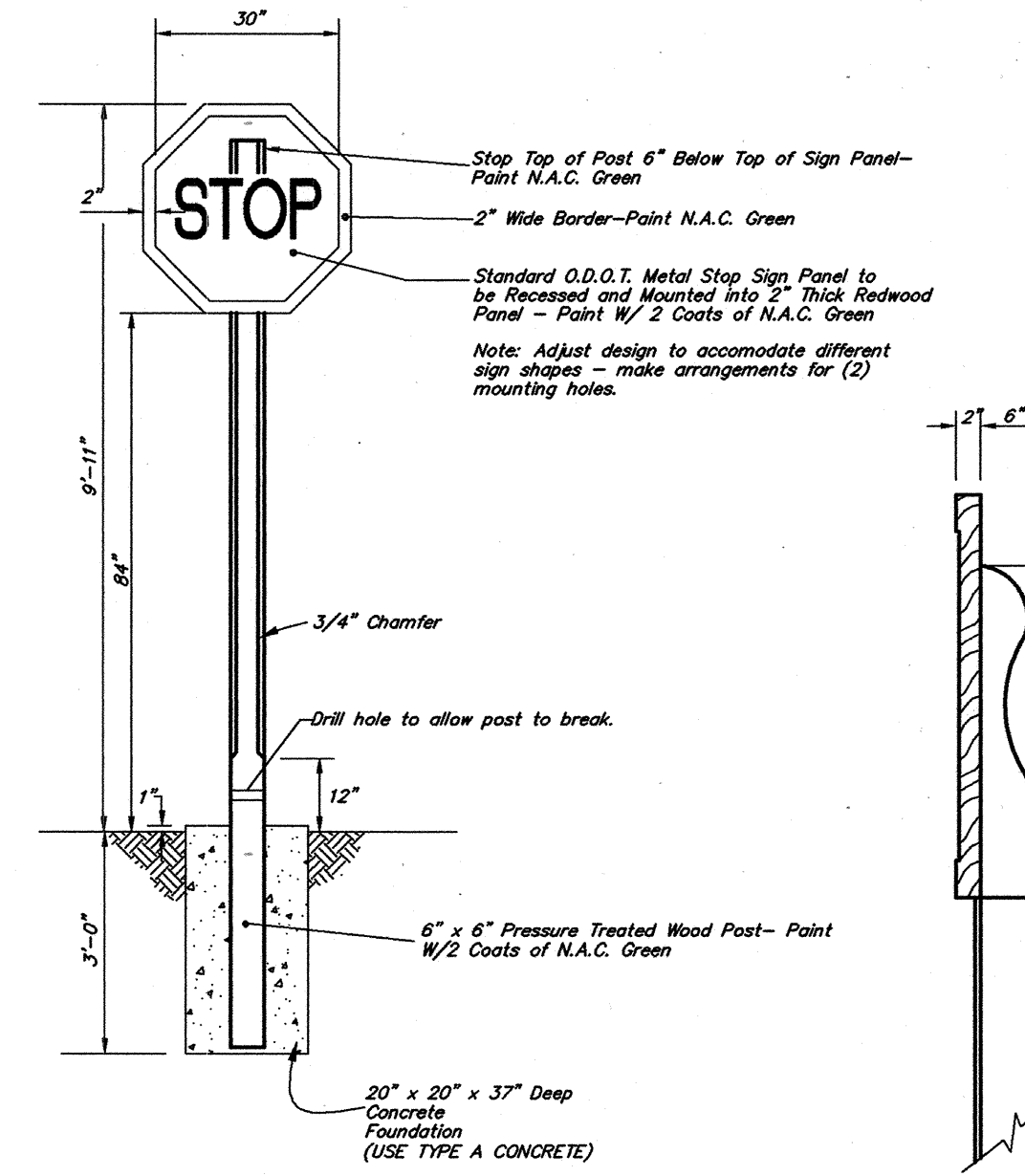
SCALE: 1" = 40'



THOMPSON ROAD - LOOKING EAST

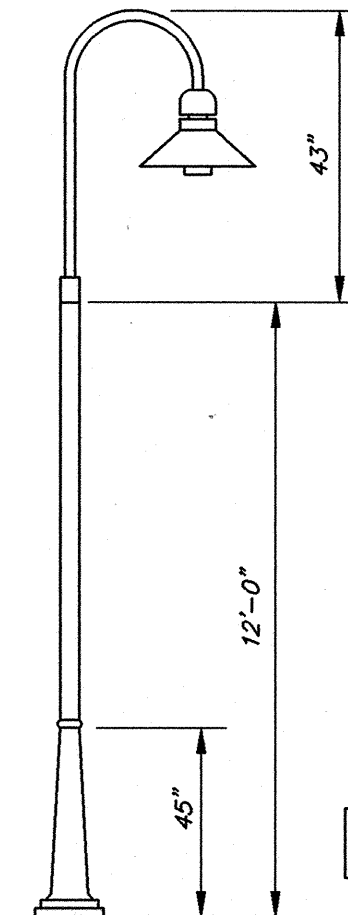
NOT TO SCALE

Note: See Landscape Plan For Final Tree Placement And Layout.



TRAFFIC CONTROL SIGNS

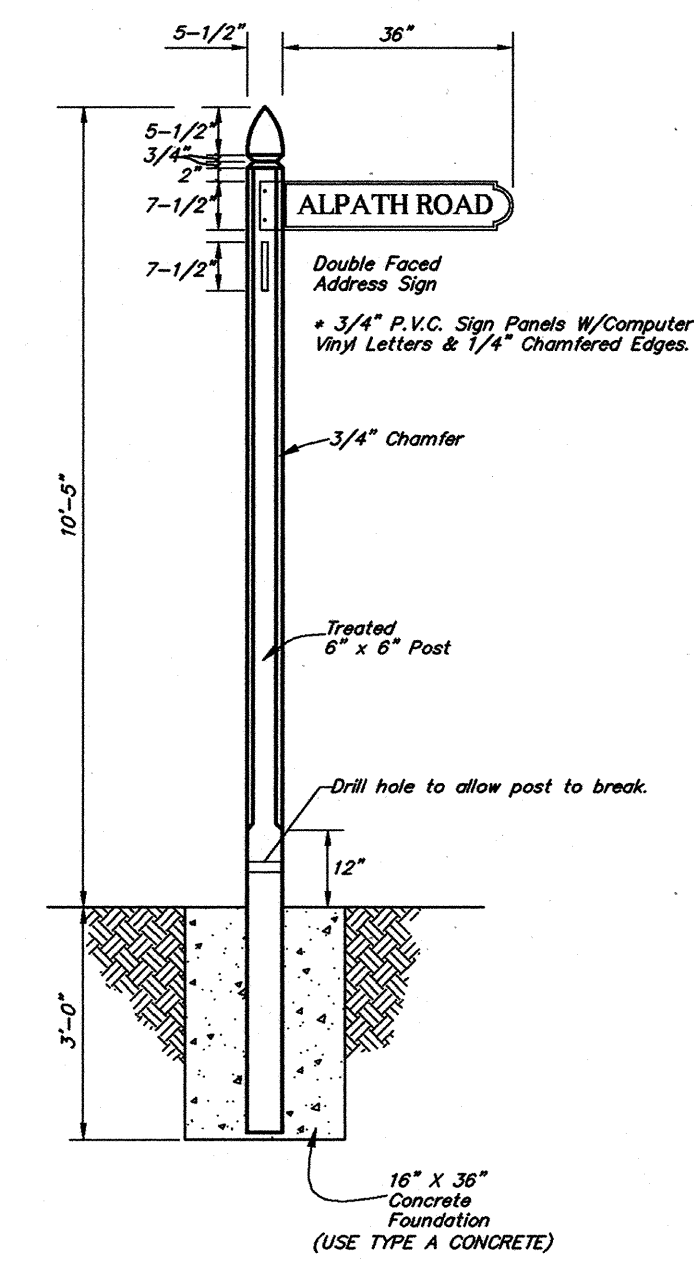
No Scale



STREET LIGHT DETAIL

"GOOSENECK" STYLE
No Scale

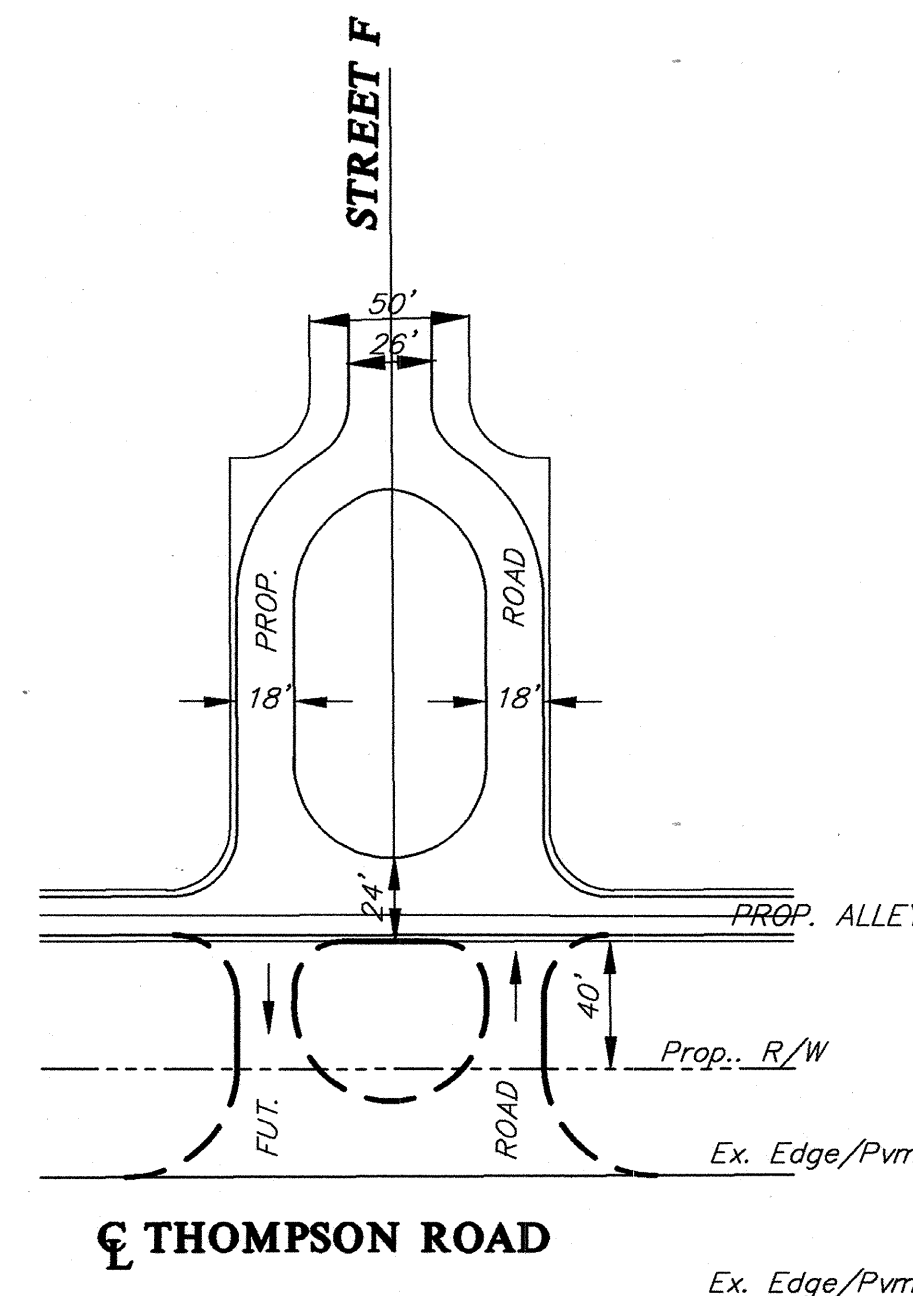
NOTE: Single Unit - 150 HPS
 Twin Unit - 100 HPS
 Painted New Albany Green



STREET SIGNS

No Scale

Street name placards shall be installed pointing away from intersection.



FUTURE BOULEVARD EXTENSION

No Scale

NOTES:

- NOTE "A": See Final Plat for Monumentation.
- NOTE "B": All storm sewers route to existing Golf Course detention basin to meet Village detention policy.
- NOTE "C": Developer shall relocate existing trees 3" - 10" caliper within the project boundary from development area to perimeter area at Thompson & SR-62 as shown on landscape plan.
- NOTE "D": Relationship between grade at building and the proposed finished floor shall vary from Village Ordinance 12-2000. The grade difference throughout the development shall increase from the ordinance to approximate 32" to 48" above the grade outside the building.
- NOTE "E": Lots 77 & 78 do not have direct frontage to a public right of way, however connections with the private alley system for vehicular access are provided.
- NOTE "F": Width of Alley easement & pavement shall vary from text as follows:
 One-Way Alleys: 12' pavement & 16' easement
 Two-Way Alleys: 16' pavement & 20' easement
- NOTE "G": All of New Albany Country Club Section 20 is in the Flood Hazard Zone X as shown on the Federal Emergency Management Agency Flood Insurance Rate Map, Map Number 39049C0180 G with effective date of August 2, 1995.
- NOTE "H": No Vehicular Access to be in effect until such time as the public right-of-way is extended by plat or deed.
- NOTE "I": RESERVES B,C,H,I,J,K, and N are to owned and maintained by the a sub-association of The New Albany Country Club Homeowners Association as Open Space / Alley.
- NOTE "J": All one-way alleys shall be private and shall have a 12 foot pavement. All two-way alleys shall be private and have a 16 foot pavement. All streets shall be public with a 26 foot pavement face to face unless otherwise shown herein.
- NOTE "K": RESERVES A,D,E,F,G,L, and M are to be owned by the Village of New Albany and to be maintained by the Home Owner's Association as Open Space/Retention.

Sub-area 2

Sub-area 2 is located on the north side of Thompson Road just west of Johnstown Road (U.S. Route 62). The site is 47.2± acres.

1. Permitted Uses

- a) Single-family dwellings and the permitted uses contained in the Codified Ordinances of the Village of New Albany, R-1 Residential Estate District, Section 1131.02, the accessory uses contained in Section 1131.03, and the conditional uses contained in Section 1131.04, provided that the conditional uses comply with Chapter 115.
- b) Cluster detached and attached dwellings and the permitted uses contained in the Codified Ordinances of the Village of New Albany, R-2, R-3, R-4, and R-7 Single-Family Residential Districts, Section 1133.02, and the accessory uses contained in Section 1133.03, and the conditional uses contained in Section 1133.04, provided that the conditional uses comply with Chapter 115. (Refer to Appendix for definitions).

2. Unit Types

Residential units shall comply with the design guidelines of the development standards in this text.

3. Development Standards

Unless otherwise specified in the submitted drawings or in this written text the development standards of Title Five of the Codified Ordinances of the Village of New Albany shall apply to this sub-area.

Basic development standards are compiled regarding density; site issues, traffic, circulation, landscape, and architectural standards. These component standards ensure consistency and quality throughout the parcel's development.

2b.01 Density, Height, Lot and/or Setback Commitments

- 1. The maximum number of lots shall be one hundred 100
- 2. There shall be no minimum lot area for each lot.
- 3. The minimum lot width at the building line shall be seventy (70) feet for single-family dwellings and fifty (50) feet for detached cluster dwellings.
- 4. The minimum setbacks for single-family dwellings shall be as follows: fifteen (15) feet for front yards, thirty (30) feet for rear yards, and five (5) feet for both side yards, for a total of ten (10) feet. The garages shall have a setback of three (3) feet on either side for a total of six (6) feet.
- 5. Garages must adhere to the minimum side yard and rear yard setbacks along all public roads.
- 6. Zero lot line development shall be permitted, however appropriate easements shall be implemented to accommodate off-site footings, eaves, public and private utilities.
- 7. The building setback from Johnstown Road (U.S. Route 62) shall be one hundred (100) feet from centerline of road.
- 8. Where a side yard or rear yard is adjacent to a public street, the side or rear yard must adhere to any platted building line.
- 9. All lots shall have frontage and access on a public and/or private right-of-way.
- 10. Reasonable and good faith efforts will be made to not back homes onto public rights-of-way and public parks. If this cannot be achieved, the developer will demonstrate a reasonable hardship and what mitigating factors will be made.
- 11. Maximum building height: Forty-five (45) feet as measured from finished grade at the front door to the ridge on the roof.
- 12. Stoops, steps, and covered porches shall be permitted to encroach a maximum of five (5) feet within the front yard setback line. They shall not be permitted encroach within rights-of-way or easements.
- 13. Forty (40) feet of right-of-way shall be dedicated from the centerline of Thompson Road. A 40-foot building and pavement setback shall be maintained along Thompson Road.

PREPARED FOR:

THE NEW ALBANY COMPANY

5906 DUBLIN-GRANVILLE ROAD
 NEW ALBANY, OHIO 43054

BY:

EMT
 CONSULTING ENGINEERS, ARCHITECTS
 & LAND PLANNERS

170 WILL STREET
 GARARNA, OHIO 43230
 (614)471-5150

NEW ALBANY COUNTRY CLUB SECTION 20 PART 1

CONDO PLAT BOOK 103 PG 84

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 18.209 acres of land, more or less, said 18.209 acres being comprised of a part of each of those tracts of record in Official Records 12773C08, 12773F17, 13015J15, 14554B14, 14626F01, 16448H17 and 20542A01, all of that tract conveyed to NEW ALBANY COMPANY LIMITED PARTNERSHIP by deed of record in Instrument Number 199707110045402, and part of those tracts conveyed to THE NEW ALBANY COMPANY LIMITED PARTNERSHIP by deed of record in Official Record 33387117, and Instrument Number 199707110045400, 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, both being of record in the Recorder's Office, Franklin County, Ohio), by BRENT B. BRADBURY, Chief Financial Officer, owner of the lands platted herein, duly authorized in the premises, do hereby certify that this plat correctly represents its "THE NEW ALBANY COUNTRY CLUB SECTION 20", a subdivision containing Lots numbered 1 to 35, both inclusive, and areas designated as "Reserve 'A'", "Reserve 'B'" and "Reserve 'C'", do hereby accept this plat of same and dedicate to public use, as such, all of: Holkham, Johnstown Road, Southfield Road, Thompson Road and Westbury.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement", "Drainage Easement" or "Sidewalk 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 Municipal Engineer. Within those areas designated "Sidewalk Easement" on this plat, an additional easement is hereby reserved for the construction and maintenance of a sidewalk for use by the public. The owner of the fee simple title to each lot shall maintain, in a manner consistent with public policy regarding maintenance of sidewalks in the public right-of-way, the sidewalk, all or part of which is within said sidewalk easement area, that adjoins his lot. 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.

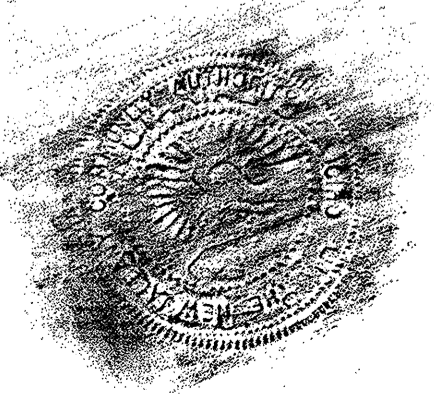
In Witness Whereof, BRENT B. BRADBURY, Chief Financial Officer of THE NEW ALBANY COMPANY LLC, has hereunto set his hand this 9th day of JANUARY, 2004.

Signed and acknowledged in the presence of:
 THE NEW ALBANY COMPANY LLC
 By Brent B. Bradbury
 BRENT B. BRADBURY,
 Chief Financial Officer
Lisa J. Dinger
 Lisa J. Dinger
Thomas J. Raley
 Thomas J. Raley

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

In Witness Thereof, I have hereunto set my hand and affixed my official seal this 9th day of JANUARY, 2004.

My commission expires 9/16/06
Lisa J. Dinger
 Notary Public, State of Ohio



Approved this 13 day of JAN, 2004

Nancy J. Stevenson
 Mayor, New Albany, Ohio

Approved this 13 day of JAN, 2004

Ed P. Jones
 Municipal Engineer, New Albany, Ohio

Approved this 13 day of JAN, 2004

Nancy J. Stevenson
 Council Representative to Planning Commission, New Albany, Ohio

Approved this 15 day of JAN, 2004

Mike Kelly
 Chairperson, Planning Commission, New Albany, Ohio

Approved this 13 day of JAN, 2004

Charles B. Brey
 Finance Director, New Albany, Ohio

Approved and accepted by Resolution No. R-40-03, passed 8-05-03, 2003, wherein all of Holkham, Johnstown Road, Southfield Road, Thompson Road and Westbury 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 8-05, 2004.

Transferred this 2 day of Feb, 2004

Joseph W. Leck
 Auditor, Franklin County, Ohio

Filed for record this 9th day of February, 2004 at 11:59 A.M.
 Fee \$ 112.50

Janet E. Lanning
 Deputy Auditor, Franklin County, Ohio

File No. 20040202022814

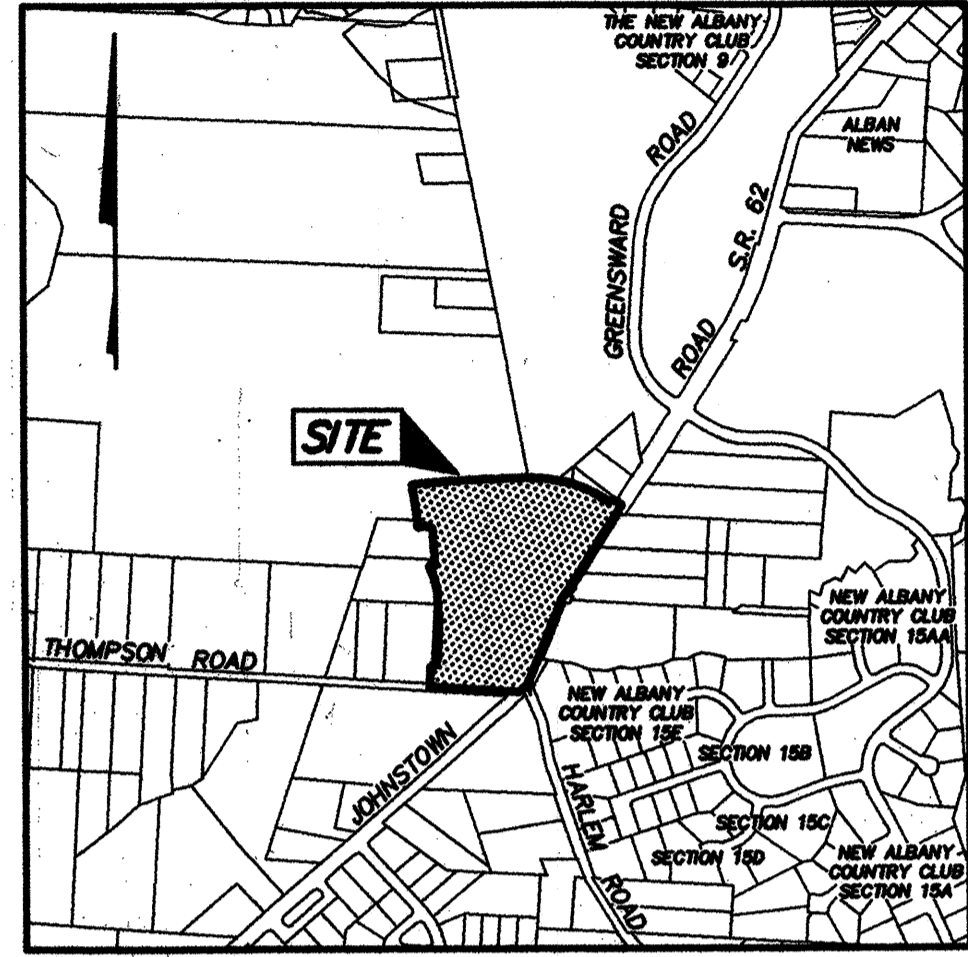
Robert G. Montgomery
 Recorder, Franklin County, Ohio

Recorded this 2nd day of February, 2004

Scott Bowman
 Deputy Recorder, Franklin County, Ohio

Plat Book 103, Pages 84-85

TRANSFERRED
 FEB 02 2004
 JOSEPH W. TESTA
 AUDITOR
 FRANKLIN COUNTY, OHIO



20040202022814
 Plat Fee \$172.50
 02/02/2004 11:59AM HAC
 Robert G. Montgomery
 Franklin County Recorder

LOCATION MAP AND BACKGROUND DRAWING
 SCALE: 1" = 1000'

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 hereon, unless otherwise noted, 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 Village of New Albany, Ohio's acceptance of these subdivision improvements. The New Albany, Ohio, Municipal Engineer shall be notified when the markers are in place.

SURVEYED & PLATTED BY



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.

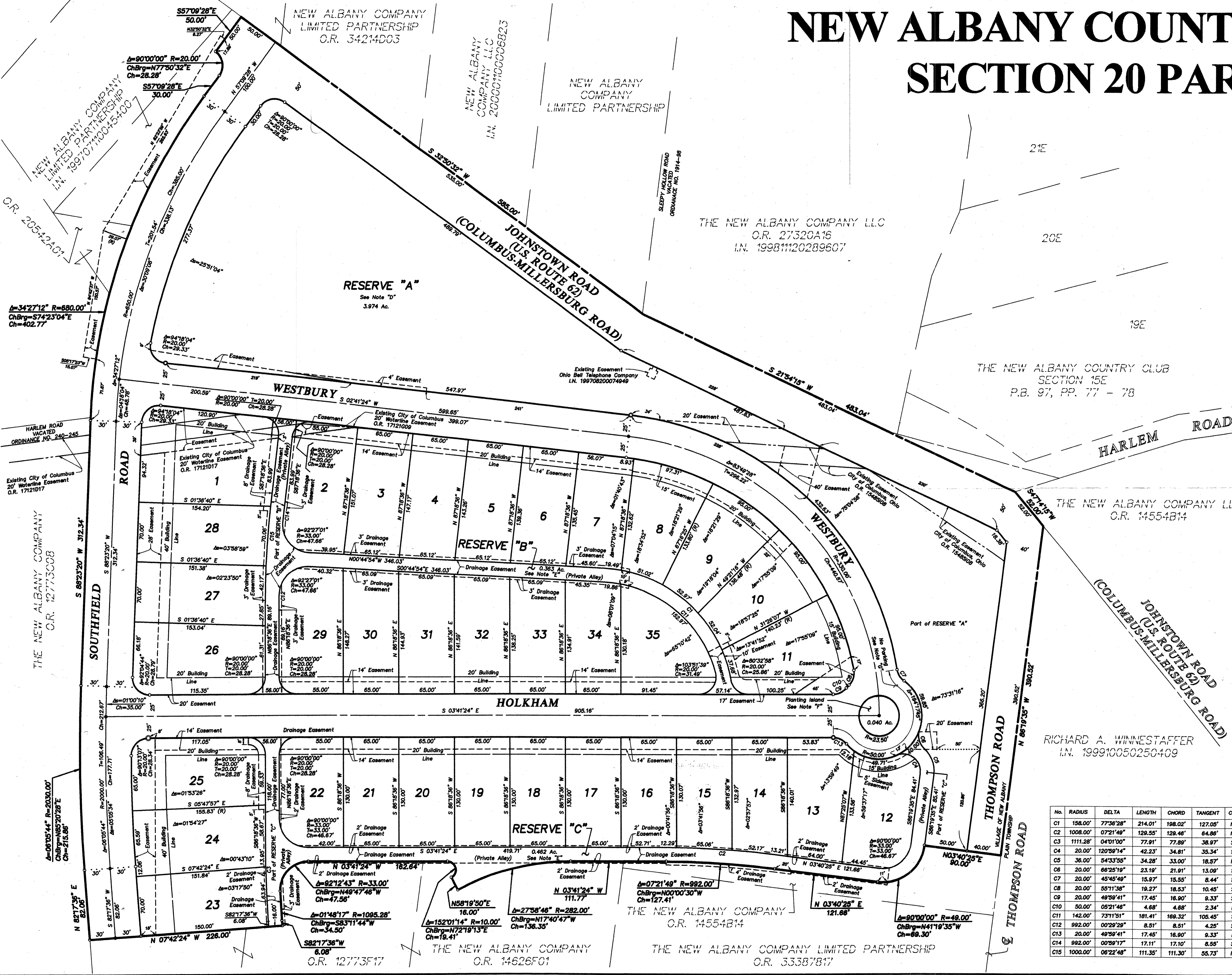
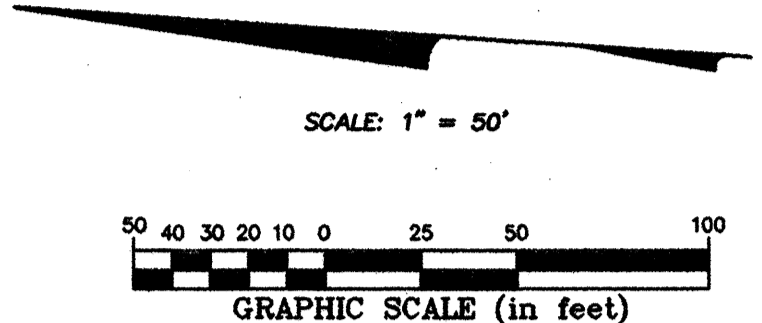
o = Iron Pin (See Survey Data)
 • = MAG Nail to be set
 ⊙ = Permanent Marker (See Survey Data)
 Metric Conversion 1 ft. = 0.30480m



By Jeffrey A. Miller
 Professional Surveyor No. 7211
 Date 10-17-03

NEW ALBANY COUNTRY CLUB SECTION 20 PART 1

CONDO PLAT BOOK 103 PG 85



NOTE "A": No determination has been made by the Village of New Albany, Ohio as to whether the area proposed to be platted contains area(s) 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 area hereby platted. The Village of New Albany, Ohio, approval of this final plat of The New Albany Country Club Section 20 Part 1 does not imply any approval of the site as it may pertain to Wetlands.

NOTE "B": All of the area hereby platted 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, map numbered 39049C0180 G with effective date of August 2, 1995.

NOTE "C" - DEPRESSED DRIVEWAYS: Depressed driveways are hereby prohibited on all lots in The New Albany Country Club Section 20 Part 1. 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 "D" - RESERVE "A": Reserve "A", as numbered and delineated hereon, shall be owned by the Village of New Albany, Ohio, and maintained by the New Albany Country Club Homeowners Association, Inc. Said association shall maintain said reserve areas for a period ending twenty (20) years after the date of recordation of this plat of New Albany Country Club Section 20 Part 1 in the plat records of the Franklin County, Ohio, Recorder, and shall, during said maintenance period, maintain said reserve areas at its cost and at its risk and shall hold the Village of New Albany, Ohio, harmless from actions resulting from said maintenance. Reserve "A" to be dedicated to the Village of New Albany, Ohio at the time of recordation.

NOTE "E" - RESERVE "B" AND RESERVE "C": Reserve "B" and Reserve "C" as designated and delineated hereon shall be owned and maintained by the New Albany Country Club Homeowners Association, Inc. The alleys constructed within said Reserve "B" and Reserve "C" will be private alleys which will be owned and maintained by said association. These alleys will not be dedicated to the Village of New Albany and the Village of New Albany will not be responsible for the maintenance of said alleys.

NOTE "F" - MAINTENANCE OF THE PLANTING ISLAND IN THE PAVEMENT AREA IN HOLKHAM: The planting island in the pavement area in Holkham in The New Albany Country Club Section 20 Part 1, shall be maintained by The New Albany Country Club Community Homeowners Association, Inc. Said island shall be maintained by said association at its cost and at its risk and said association shall hold the Village of New Albany, Ohio, harmless from actions resulting from said maintenance. Said planting island shall be designed and maintained so as not to obstruct the view of persons operating motor vehicles in, entering or exiting the public street adjacent to said island.

NOTE "G" - PARKING: Notice is hereby given to the buyers of the lots in The New Albany Country Club Section 20 Part 1 that within the pavement areas in Holkham and Westbury, and around the perimeter of the landscape island located within the pavement area of Holkham and Westbury, the Village of New Albany, Ohio, may restrict or eliminate on-street parking. All vehicular access to lots will be from private alley rather than from public street.

RICHARD A. WINNESTAFFER
I.N. 199910050250409

No.	RADIUS	DELTA	LENGTH	CHORD	TANGENT	CHORD BEARING
C1	158.00'	77°36'28"	214.01'	198.02'	127.05'	N 38°03'20" E
C2	1008.00'	07°21'00"	129.55'	129.46'	64.86'	N 00°00'30" W
C3	1111.28'	04°01'00"	77.91'	77.89'	38.97'	S 84°18'06" W
C4	20.00'	120°59'14"	42.23'	34.81'	35.34'	S 33°10'48" W
C5	36.00'	54°33'58"	34.28'	33.00'	18.57'	N 66°23'28" E
C6	20.00'	66°25'19"	23.19'	21.91'	13.09'	S 72°19'09" W
C7	20.00'	45°45'49"	15.97'	15.55'	8.44'	S 54°53'27" W
C8	20.00'	55°11'39"	19.27'	18.53'	10.45'	S 75°55'09" E
C9	20.00'	49°59'41"	17.45'	16.90'	9.33'	S 28°41'15" E
C10	50.00'	05°21'46"	4.68'	4.68'	2.34'	N 51°00'13" W
C11	142.00'	73°11'51"	181.41'	169.32'	105.45'	S 35°51'01" W
C12	992.00'	00°29'29"	8.51'	8.51'	4.25'	S 86°33'20" W
C13	20.00'	49°59'41"	17.45'	16.90'	9.33'	N 21°18'26" E
C14	992.00'	00°59'17"	17.11'	17.10'	8.55'	S 87°48'14" E
C15	1000.00'	06°22'48"	111.35'	111.30'	55.73'	N 89°30'00" E

* Revised LANGUAGE see AFFIDAVIT ON FACTS RELATING TO TITLE OF RECORD IN I.N. 200403230063262

AFFIDAVIT ON FACTS RELATING TO TITLE
(Sec. 5301.252, Ohio Revised Code)

200403230063262
Pg: 2 \$28.00 T20040026206
03/23/2004 2:53PM BXEMH & T BOX
Robert G. Montgomery
Franklin County Recorder

STATE OF OHIO
COUNTY OF FRANKLIN, ss:

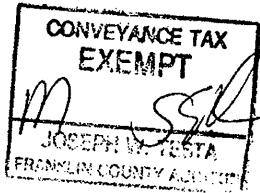
Jeffrey A. Miller, being first duly cautioned and sworn, deposes and says that he is employed by E.M.H.&T., Inc., 170 Mill Street, Gahanna, Ohio, as a Land Surveyor, that he is licensed to practice as such in the State of Ohio (Ohio Professional Surveyor registration number 7211), that E.M.H.&T., Inc. signed the subdivision plat entitled "New Albany Country Club Section 20 Part 1" and shown of record in Plat Book 103, Pages 84 and 85, Recorder's Office, Franklin County, Ohio, and that, as such surveyor, he has knowledge of the facts set forth herein, as contemplated by Section 5301.252 of the Ohio Revised Code.

Affiant further state as follows:

1. Said plat of "New Albany Country Club Section 20 Part 1" contains Lots numbered 1 to 35, both inclusive and areas designated as Reserve "A", Reserve "B" and Reserve "C".
2. Said plat of "New Albany Country Club Section 20 Part 1" shows Note "D" and Note "E" as,

TRANSFERRED
NOT NECESSARY
MAR 23 2004
JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO

NOTE "D" - RESERVE "A": Reserve "A", as numbered and delineated hereon, shall be owned by the Village of New Albany, Ohio, and maintained by the New Albany Country Club Homeowners Association, Inc. Said association shall maintain said reserve areas for a period ending twenty (20) years after the date of recordation of this plat of New Albany Country Club Section 20 Part 1 in the plat records of the Franklin County, Ohio, Recorder, and shall, during said maintenance period, maintain said reserve areas at its cost and at its risk and shall hold the Village of New Albany, Ohio, harmless from actions resulting from said maintenance. Reserve "A" to be dedicated to the Village of New Albany, Ohio at the time of recordation.



NOTE "E" - RESERVE "B" AND RESERVE "C": Reserve "B" and Reserve "C" as designated and delineated hereon shall be owned and maintained by the New Albany Country Club Homeowners Association, Inc. The alleys constructed within said Reserve "B" and Reserve "C" will be private alleys which will be owned and maintained by said association. These alleys will not be dedicated to the Village of New Albany and the Village of New Albany will not be responsible for the maintenance of said alleys.

3. The correct language should be,

NOTE "D" - RESERVE "A": Reserve "A", as designated and delineated hereon, shall be owned by the Village of New Albany, Ohio, and maintained by the New Albany Communities Master Association, Inc. Said association shall maintain said reserve areas for a period ending twenty (20) years after the date of recordation of this plat of New Albany Country Club Section 20 Part 1 in the plat records of the Franklin County, Ohio, Recorder, and shall, during said maintenance period, maintain said Reserve "A" at its cost and at its risk and shall

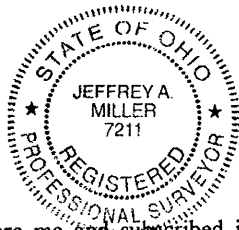
AFFIDAVIT ON FACTS RELATING TO TITLE
New Albany Country Club Section 20 Part 1

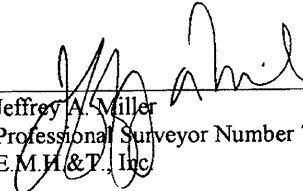
hold the Village of New Albany, Ohio, harmless from actions resulting from said maintenance. Reserve "A" is to be dedicated to the Village of New Albany, Ohio, at the time of recordation.

NOTE "E" - RESERVE "B" AND RESERVE "C": Reserve "B" and Reserve "C" as designated and delineated hereon shall be owned and maintained by an association comprised of the owners of the fee simple titles to the lots in all of the parts of New Albany Country Club Section 20, which association will be a separate entity not included within the New Albany Country Club Homeowners Association, Inc. The alleys constructed within said Reserve "B" and Reserve "C" will be private alleys which will be owned and maintained by said New Albany Country Club Section 20 association. These alleys will not be dedicated to the Village of New Albany and the Village of New Albany will not be responsible for the maintenance of said alleys.

The Recorder of Franklin County, Ohio, is hereby requested and directed to cross index the instrument number of the within instrument of the aforesaid Plat Book 103, Pages 84 and 85.


Further affiant saith not.



 3.22.04
Jeffrey A. Miller
Professional Surveyor Number 7211
E.M.H.&T., Inc.

Sworn to before me and subscribed in my presence by the above named Jeffrey A. Miller, Professional Surveyor of E.M.H.&T., Inc., this 22nd day of March, 2004.




James M. Pasco
Notary Public, State of Ohio
My Commission expires 1/26/05

This instrument
Prepared by the affiant

200512080258594
 Pgs: 2 \$172.80 12/08/2005
 12/08/2005 8:51 AM SRS P FERRIS
 Robert H. Montgomery
 Franklin County Recorder

NEW ALBANY COUNTRY CLUB SECTION 20 PART 2

PLAT BOOK 108 PAGE 24

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 16.550 acres of land, more or less, said 16.550 acres being composed of a part of each of those tracts of land conveyed to THE NEW ALBANY COMPANY by deeds of record in Official Records 12773C08, 12773F17, 14554B14, 14626F01, all of that tract conveyed to NEW ALBANY COMPANY LIMITED PARTNERSHIP by deed of record in Official Record 33387117, all of that tract of land conveyed to THE NEW ALBANY COMPANY, LLC by deed of record in Instrument Number 199908240215223 and part of that tract of land conveyed to THE NEW ALBANY COMPANY LLC by deed of record in Instrument Number 200208050191108, 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, both being of record in the Recorder's Office, Franklin County, Ohio), by BRENT B. BRADBURY, Chief Financial Officer, owner of the lands platted herein, duly authorized in the premises, do hereby certify that this plat correctly represents its "THE NEW ALBANY COUNTRY CLUB SECTION 20 PART 2", a subdivision containing Lots numbered 36 to 73, both inclusive, and areas designated as "Reserve 'D'", "Reserve 'E'", "Reserve 'F'", "Reserve 'G'", "Reserve 'H'", "Reserve 'I'", "Reserve 'J'", "Reserve 'K'", and "Reserve 'L'", do hereby accept this plat of same and dedicate to public use, as such, all of Chelsea Green North, Chelsea Green East, Chelsea Green West, Sedgwick Court, Southfield Road and Thompson Road shown hereon and not heretofore dedicated.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement", "Drainage Easement" or "Sidewalk 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 "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. Within those areas designated "Sidewalk Easement" on this plat, an additional easement is hereby reserved for the construction and maintenance of a sidewalk for use by the public. The owner of the fee simple title to each lot shall maintain, in a manner consistent with public policy regarding maintenance of sidewalks in the public right-of-way, the sidewalk, all or part of which is within said sidewalk easement area, that adjoins his lot. 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.

In Witness Whereof, BRENT B. BRADBURY, Chief Financial Officer of THE NEW ALBANY COMPANY LLC, has hereunto set his hand this 29th day of September, 2005.

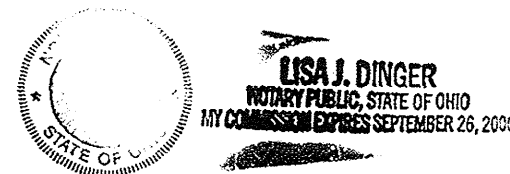
Signed and acknowledged in the presence of:
 THE NEW ALBANY COMPANY LLC
 By: Brent B. Bradbury
 BRENT B. BRADBURY, Chief Financial Officer
 In presence of: Shelley L. Newell
 Shelley L. Newell

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

In Witness Thereof, I have hereunto set my hand and affixed my official seal this 29th day of September, 2005.

My commission expires 9-26-2006
Lisa J. Dinger
 Notary Public, State of Ohio



Approved this 15 day of Nov, 2005

Nancy J. Surysan
 Mayor, New Albany, Ohio

Approved this 14 day of Nov, 2005

Ed A. Ferris
 Municipal Engineer, New Albany, Ohio

Approved this 21 day of Nov, 2005

Dee C. Olson
 Council Representative to Planning Commission, New Albany, Ohio

Approved this 16 day of Nov, 2005

Mike Paul
 Chairperson, Planning Commission, New Albany, Ohio

Approved this 14 day of Nov, 2005

Cheryl B. Buey
 Finance Director, New Albany, Ohio

Approved and accepted by Resolution No. R-07-2005, passed 01-18-05, 2005, wherein all of Chelsea Green North, Chelsea Green East, Chelsea Green West, Sedgwick Court, Southfield Road and Thompson 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 January 18th, 2006.

Transferred this 8th day of Dec, 2005

Joseph W. Testa
 Auditor, Franklin County, Ohio

Filed for record this 8th day of December, 2005 at 8:51 A.M.
 Fee \$ 172.80

Robert H. Montgomery
 Deputy Auditor, Franklin County, Ohio

File No. 200512080258594

Robert H. Montgomery
 Recorder, Franklin County, Ohio

Recorded this 8th day of Dec, 2005

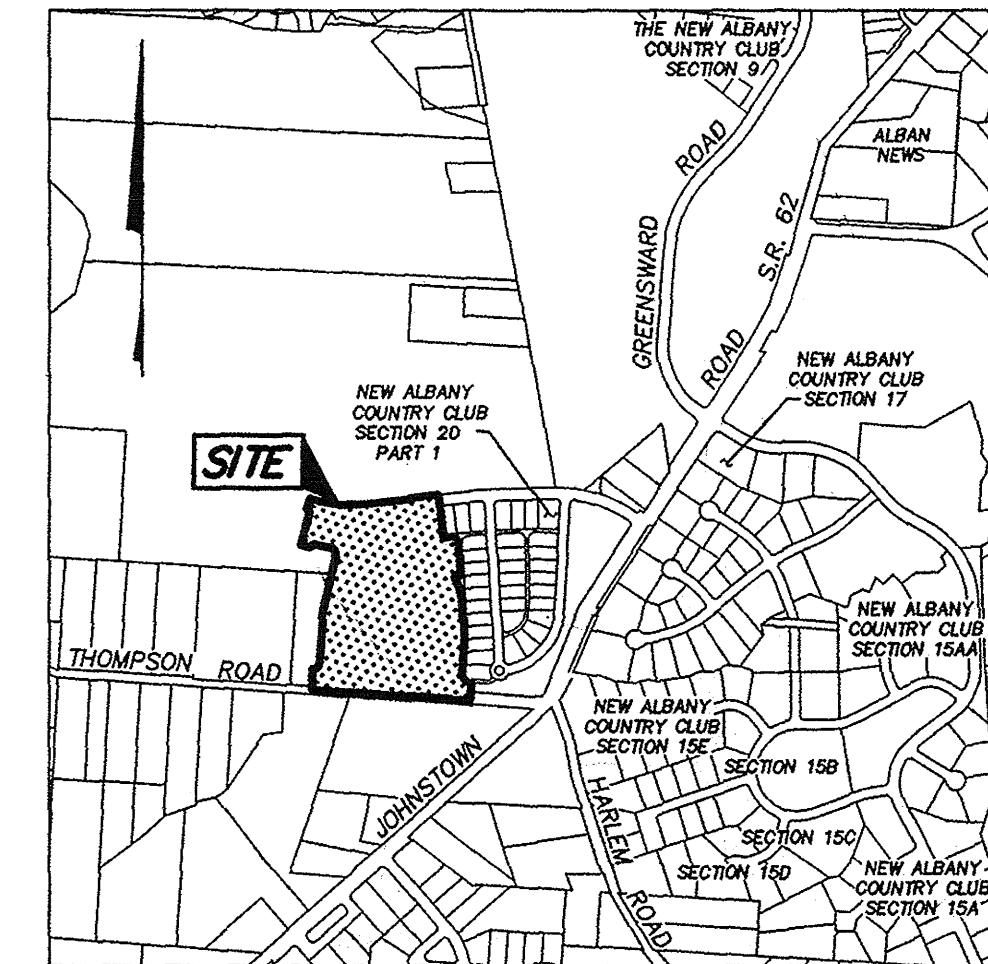
Teresa D. Parcell
 Deputy Recorder, Franklin County, Ohio

Plat Book 108, Pages 24-25

TRANSFERRED

DEC 08 2005

JOSEPH W. TESTA
 AUDITOR
 FRANKLIN COUNTY, OHIO



LOCATION MAP AND BACKGROUND DRAWING
 SCALE: 1" = 1000'

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown on this plat 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 are the records of the Franklin County, Ohio, Recorder, referenced in the plan and text of this plat.

IRON PINS, where indicated hereon, unless otherwise noted, 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 Village of New Albany, Ohio's acceptance of these subdivision improvements. The New Albany, Ohio, Municipal Engineer shall be notified when the markers are in place.

SURVEYED & PLATTED BY

EMHT

Evans, Mechwart, Hambleton & Tilton, Inc.
 Engineers • Surveyors • Planners • Scientists
 5500 New Albany Road, Columbus, OH 43054
 Phone: 614.775.4500 Fax: 614.775.4000

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)

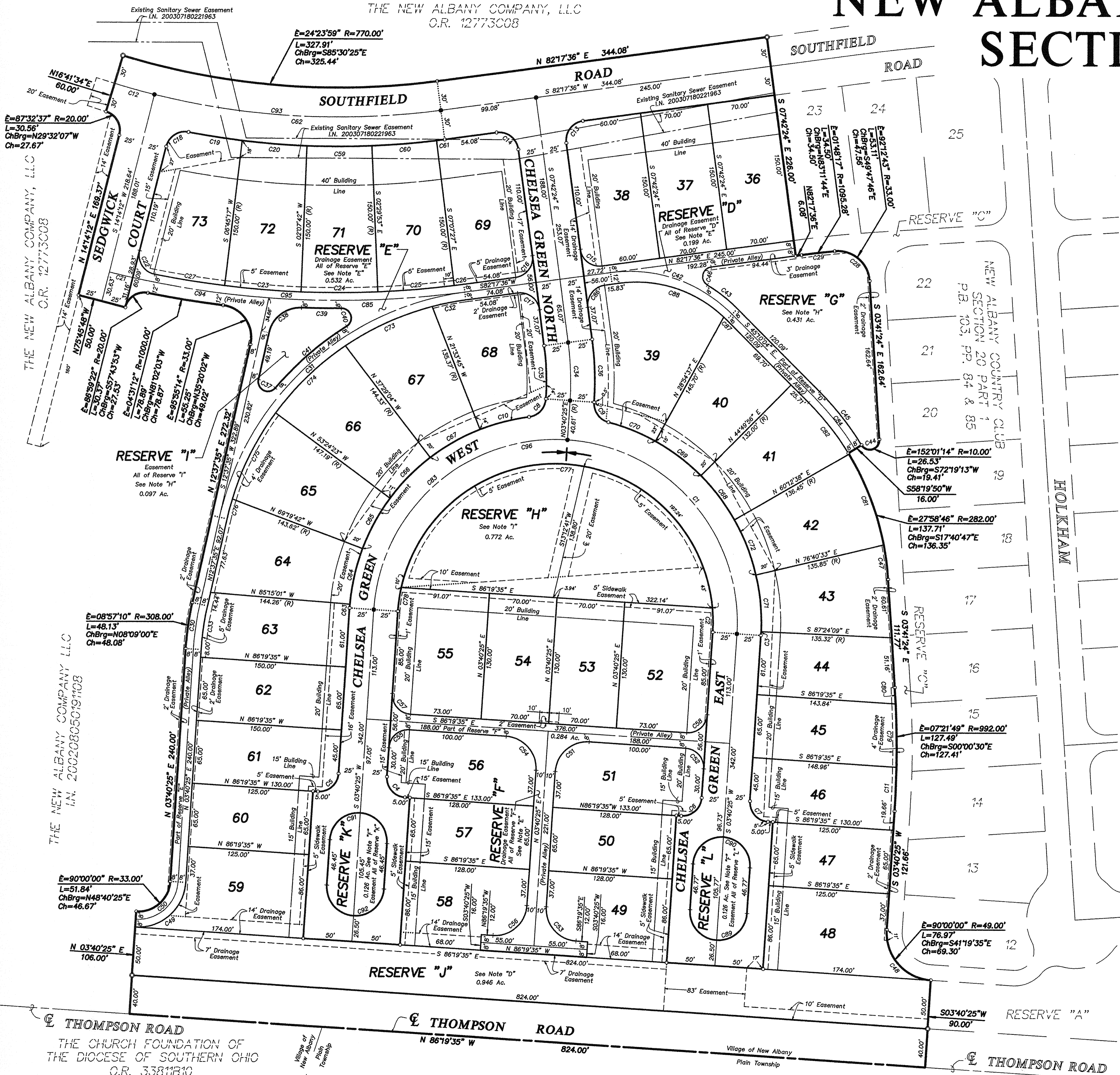


Jeffrey A. Miller
 Professional Surveyor No. 7211

9-20-05
 Date

NEW ALBANY COUNTRY CLUB SECTION 20 PART 2

THE NEW ALBANY COMPANY, LLC
C.O.R. 12773C08



CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	90°00'00"	188.00'	285.31'	N 47°19'35" W	265.07'
C2	08°49'21"	163.00'	251.07'	N 00°44'16" W	251.07'
C3	01°04'34"	213.00'	4.00'	N 03°08'08" E	4.00'
C4	90°00'00"	20.00'	31.42'	S 41°19'35" E	28.28'
C5	90°00'00"	20.00'	31.42'	N 48°40'25" E	28.28'
C6	90°00'00"	20.00'	31.42'	S 41°19'35" E	28.28'
C7	90°00'00"	20.00'	31.42'	N 48°40'25" E	28.28'
C8	78°51'52"	20.00'	27.53'	N 43°06'21" E	25.41'
C9	78°51'52"	20.00'	27.53'	S 35°44'31" E	25.41'
C10	14°08'02"	213.00'	52.42'	S 75°29'16" W	52.29'
C11	02°37'10"	992.00'	45.35'	N 02°21'50" E	45.35'
C12	03°04'13"	800.00'	42.87'	S 74°50'32" E	42.86'
C13	90°00'00"	20.00'	31.42'	S 37°17'36" W	28.28'
C14	90°00'00"	20.00'	31.42'	N 52°42'24" W	28.28'
C15	90°00'00"	20.00'	31.42'	S 52°42'24" E	28.28'
C16	90°00'00"	20.00'	31.42'	S 37°17'36" E	28.28'
C17	90°00'00"	20.00'	31.42'	N 52°42'24" W	28.28'
C18	86°23'12"	20.00'	30.15'	S 57°25'48" W	27.38'
C19	03°52'06"	830.00'	56.04'	S 81°18'40" E	56.03'
C20	04°37'35"	830.00'	67.02'	S 85°33'30" E	67.00'
C21	01°27'01"	998.00'	25.01'	S 76°59'08" E	25.01'
C22	01°18'16"	20.00'	34.83'	S 32°21'46" E	28.06'
C23	04°37'35"	980.00'	79.13'	S 85°33'30" E	79.11'
C24	04°37'35"	980.00'	79.13'	N 89°48'55" E	79.11'
C25	04°37'35"	980.00'	79.13'	S 81°11'20" E	79.11'
C26	00°34'57"	980.00'	9.96'	N 82°35'04" E	9.96'
C27	04°16'59"	980.00'	73.26'	S 81°06'14" E	73.24'
C28	92°12'43"	33.00'	53.11'	N 49°47'46" W	47.56'
C29	01°48'17"	1005.28'	34.83'	S 83°11'44" E	34.80'
C30	08°57'10"	300.00'	46.88'	S 08°09'00" W	46.83'
C31	69°40'00"	300.00'	364.77'	S 47°27'36" W	342.71'
C32	06°57'18"	292.00'	35.45'	S 78°48'56" W	35.42'
C33	08°57'10"	292.00'	45.63'	S 08°09'00" W	45.58'
C34	11°22'49"	300.00'	59.59'	N 02°01'00" W	59.49'
C35	11°22'49"	275.00'	54.62'	N 02°01'00" W	54.53'
C36	11°22'49"	325.00'	64.55'	N 02°01'00" W	64.45'
C37	15°22'23"	10.00'	26.53'	S 63°36'36" E	19.43'
C38	79°26'29"	33.00'	45.75'	S 52°20'50" W	42.18'
C39	02°22'19"	996.00'	41.23'	S 89°07'05" E	41.23'
C40	148°32'35"	10.00'	25.93'	N 16°01'57" W	19.25'
C41	18°05'08"	308.00'	97.22'	S 49°11'47" W	96.82'
C42	52°32'00"	150.00'	137.55'	N 71°26'14" W	132.78'
C43	14°19'52"	158.00'	39.50'	N 52°19'51" W	39.40'
C44	15°21'14"	10.00'	26.53'	N 72°19'13" E	19.41'
C45	13°29'54"	298.00'	70.21'	S 38°25'07" W	70.04'
C46	141°47'12"	10.00'	24.75'	S 11°23'59" W	18.90'
C47	07°19'02"	282.00'	36.01'	N 07°20'56" W	35.99'
C48	90°00'00"	49.00'	76.87'	S 41°19'35" E	69.30'
C49	90°00'00"	49.00'	76.87'	N 48°40'25" E	69.30'
C50	90°00'00"	41.00'	64.40'	N 48°40'25" E	57.98'
C51	90°00'00"	33.00'	51.84'	S 48°40'25" W	46.67'
C52	90°00'00"	20.00'	31.42'	N 41°19'35" E	28.28'
C53	90°00'00"	33.00'	51.84'	S 41°19'35" E	46.67'
C54	90°00'00"	33.00'	51.84'	N 41°19'35" E	46.67'
C55	90°00'00"	20.00'	31.42'	S 48°40'25" W	28.28'
C56	90°00'00"	33.00'	51.84'	N 48°40'25" E	46.67'
C57	90°00'00"	20.00'	31.42'	S 41°19'35" E	28.28'
C58	90°00'00"	20.00'	31.42'	N 48°40'25" E	28.28'
C59	04°37'35"	830.00'	67.02'	N 89°48'55" E	67.00'
C60	04°37'35"	830.00'	67.02'	N 85°11'20" E	67.00'
C61	00°34'57"	830.00'	8.44'	N 82°35'04" E	8.44'
C62	21°19'46"	800.00'	297.32'	S 87°02'31" E	296.10'
C63	01°04'34"	213.00'	4.00'	S 04°12'42" W	4.00'
C64	15°55'19"	213.00'	59.19'	S 12°42'36" W	59.00'
C65	15°55'19"	213.00'	59.19'	S 28°37'58" W	59.00'
C66	15°55'19"	213.00'	59.19'	S 44°33'16" W	59.00'
C67	15°55'19"	213.00'	59.19'	S 60°28'36" W	59.00'
C68	15°22'43"	213.00'	57.17'	S 37°28'43" W	57.00'
C69	15°55'19"	213.00'	59.19'	N 33°07'44" W	59.00'
C70	14°08'03"	213.00'	52.42'	N 68°08'25" W	52.29'
C71	15°55'19"	213.00'	59.19'	N 05°21'48" W	59.00'
C72	16°27'55"	213.00'	61.21'	N 21°33'25" W	61.00'
C73	19°20'56"	292.00'	98.61'	S 65°39'49" W	98.14'
C74	19°36'10"	292.00'	99.90'	S 48°11'16" W	99.42'
C75	19°35'16"	292.00'	99.83'	S 26°35'33" W	99.34'
C76	04°10'19"	292.00'	21.26'	S 14°42'45" W	21.26'
C77	16°21'18"	163.00'	461.88'	N 86°19'35" W	322.14'
C78	08°49'21"	163.00'	25.10'	S 08°05'06" W	25.07'
C79	03°46'00"	992.00'	65.21'	N 00°49'45" W	65.20'
C80	00°58'40"	992.00'	16.93'	N 03°12'04" W	16.93'
C81	20°25'27"	282.00'	100.52'	N 21°31'10" W	99.99'
C82	13°41'11"	282.00'	67.81'	N 38°17'59" W	67.45'
C83	90°00'00"	188.00'	295.31'	N 48°40'25" W	285.87'
C84	13°29'54"	290.00'	68.32'	N 38°25'07" W	68.16'
C85	11°44'52"	988.00'	202.52'	N 88°09'55" E	202.16'
C86	90°00'00"	20.00'	31.42'	S 37°17'36" W	28.28'
C87	01°44'52"	131.79'	4.02'	N 46°02'31" W	4.02'
C88	50°47'28"	131.79'	116.83'	N 72°18'40" W	113.04'
C89	180°00'00"	28.50'	92.68'		59.00'
C90	180°00'00"	28.50'	92.68'		59.00'
C91	180°00'00"	28.50'	92.68'		59.00'
C92	180°00'00"	28.50'	92.68'		59.00'
C93	24°23'59"	800.00'	340.68'	S 85°30'25" E	338.12'
C94	08°15'07"	988.00'	142.30'	S 81°50'12" E	142.17'
C95	21°26'47"	988.00'	359.82'	S 86°59'01" E	367.66'
C96	180°00'00"	188.00'	590.62'		376.00'

NOTE "A": No determination has been made by the Village of New Albany, Ohio 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 area hereby platted. The Village of New Albany, Ohio, approval of this final plat of The New Albany Country Club Section 20 Part 2 does not imply any approval of the site as it may pertain to Wetlands.

NOTE "B": All of the area hereby platted 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, map numbered 39049C0180 G with effective date of August 2, 1995.

NOTE "C" - DEPRESSED DRIVEWAYS: Depressed driveways are hereby prohibited on all lots in The New Albany Country Club Section 20 Part 2. 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 "D" - RESERVE "J": Reserve "J", as designated and delineated hereon, shall be owned by the Village of New Albany, Ohio, and maintained by the New Albany Communities Master Association, Inc. Said association shall maintain said Reserve "J" for a period ending twenty (20) years after the date of recordation of this plat of New Albany Country Club Section 20 Part 2 in the plat records of the Franklin County, Ohio, Recorder, and shall, during said maintenance period, maintain said Reserve "J" at its cost and at its risk and shall hold the Village of New Albany, Ohio, harmless from actions resulting from said maintenance. Reserve "J" is to be dedicated to the Village of New Albany, Ohio, at the time of recordation.

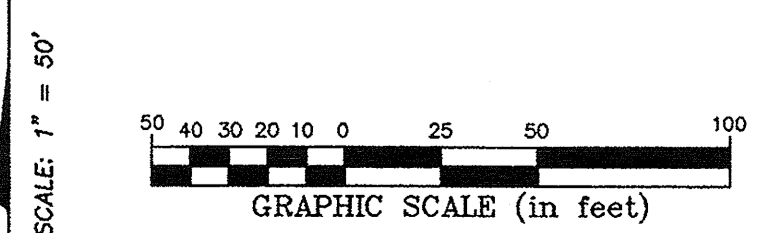
NOTE "E" - RESERVE "D", RESERVE "E" AND RESERVE "F": Reserve "D", Reserve "E" and Reserve "F" as designated and delineated hereon shall be owned and maintained by an association comprised of the owners of the fee simple titles to the lots in all of the parts of New Albany Country Club Section 20, which association will be a separate entity not included within the New Albany Country Club Homeowners Association, Inc. The alleys constructed within said Reserve "D", Reserve "E" and Reserve "F" will be private alleys which will be owned and maintained by said New Albany Country Club Homeowners Association. These alleys will not be dedicated to the Village of New Albany and the Village of New Albany will not be responsible for the maintenance of said alleys.

NOTE "F" - RESERVE "K" AND RESERVE "L": Reserve "K" and Reserve "L" as designated and delineated hereon, shall be owned by the Village of New Albany, Ohio and maintained by The New Albany Country Club Community Homeowners Association, Inc. Said Reserves shall be maintained by said association at its cost and at its risk and said association shall hold the Village of New Albany, Ohio, harmless from actions resulting from said maintenance. Said Reserves shall be designed and maintained so as not to obstruct the view of persons operating motor vehicles in, entering or exiting the public street adjacent to said island.

NOTE "G": All vehicular access to lots will be from private alley rather than from public street.


NOTE "H" - RESERVE "G" AND RESERVE "I": Reserve "G" and Reserve "I", as designated and delineated hereon, shall be owned and maintained by the New Albany Country Club Homeowners Association for the purpose of open space.

NOTE "I" - RESERVE "H": Reserve "H", as designated and delineated hereon, shall be owned by the Village of New Albany, Ohio and maintained by an association comprised of the owners of the fee simple titles to the lots in all of the parts of New Albany Country Club Section 20, which association will be a separate entity not included within the New Albany Country Club Homeowners Association, Inc.



THE NEW ALBANY COMPANY, LLC
C.O.R. 12773C08

AFFIDAVIT ON FACTS RELATING TO TITLE
(Section 5301.252, Ohio Revised Code)


200808050119375
Pgs: 1 \$28.00 T20080052247
08/05/2008 2:27PM BXEMH & T BOX
Robert G. Montgomery
Franklin County Recorder

STATE OF OHIO
COUNTY OF FRANKLIN, ss:

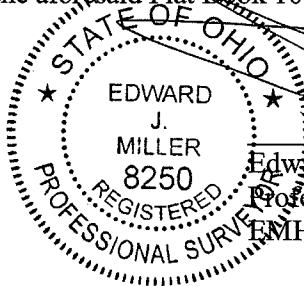
Edward J. Miller, being first duly cautioned and sworn, deposes and says that he is employed by EMH&T, Inc., 5500 New Albany Road, Columbus Ohio, as a land surveyor, that he is licensed to practice as such in the State of Ohio (Ohio Professional Surveyor registration number 8250), that he is the surveyor who, for EMH&T, Inc. signed the subdivision plat entitled "The New Albany Country Club Section 20 Part 2" and shown of record in Plat Book 108, Pages 24 and 25, Recorder's Office, Franklin County, Ohio, and that, as such surveyor, he has knowledge of the facts set forth herein, as contemplated by Sec. 5301.252 of the Ohio Revised Code.

Affiant further states as follows:

1. Said plat of "The New Albany Country Club Section 20 Part 2" contains Lots numbered 36 to 73, both inclusive, and areas designated as Reserves and lettered as D to L, both inclusive
2. Said plat of "New Albany Country Club Section 20 Part 2" designates a distance of 69.70 feet along the common line of a southerly right-of-way line of part of a private alley lying in Reservè "D" and Lot 40.
3. The correct distance along said common line is 94.38 feet.

The Recorder of Franklin County, Ohio, is hereby requested and directed to cross index the official record number of the within instrument to the aforesaid Plat Book 108, Pages 24 and 25.

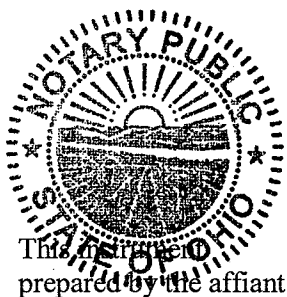
Further affiant saith not.



[Signature]
Edward J. Miller
Professional Surveyor No. 8250
EMH&T, Inc.

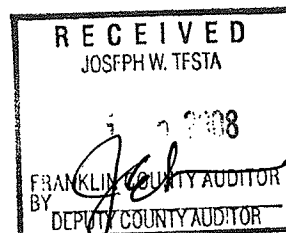
8/1/08

Sworn to before me and subscribed in my presence by the (above named Edward J. Miller, Professional Surveyor of EMH&T, Inc., this 1st day of August, 2008.



STEPHANIE TRIPP Bendoff
Notary Public, State of Ohio
My Commission Expires 3/27/2010

[Signature]
Notary Public, State of Ohio
My commission expires 3/27/2010



NEW ALBANY COUNTRY CLUB SECTION 20 PART 3

PLAT BOOK 115 PG 44

1/2

(INCLUDING A RESUBDIVISION OF LOT 59 AND PART OF RESERVE "E"
OF NEW ALBANY COUNTRY CLUB SECTION 20 PART 2, P.B. 108, PP. 24 & 25)

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 12.596 acres of land, more or less, said 12.596 acres being comprised of 1) all of that 12.314 acre tract conveyed to M/I HOMES OF CENTRAL OHIO, LLC by deed of record in Instrument Number 200901290011037 2) a resubdivision of all of Lot 59 as the same is numbered and delineated on the subdivision plat entitled "New Albany Country Club Section 20, Part 2" as shown of record in Plat Book 108, Page 24 and 25, said lot being conveyed to M/I HOMES OF CENTRAL OHIO LLC by deed of Record in Instrument Number 200512130262517 and 3) a resubdivision of part of Reserve "E" as the same is numbered and delineated on said "New Albany Country Club Section 20 Part 2", said reserve being conveyed to LANSDOWNE HOMEOWNERS' ASSOCIATION, INC. by deed of record in Instrument Number 200607100134177, all deed and plat references be those of record in the Recorder's Office, Franklin County, Ohio.

The undersigned, M/I HOMES OF CENTRAL OHIO LLC, an Ohio limited liability company by TIMOTHY C. HALL JR., Division President and by LANSDOWNE HOMEOWNERS' ASSOCIATION, INC. an Ohio corporation, by JASON FRANCIS, SECRETARY, owners of the lands platted herein, duly authorized in the premises, do hereby certify that this plat correctly represents their "THE NEW ALBANY COUNTRY CLUB SECTION 20 PART 3", a subdivision containing Lots numbered 59A and 74 to 95, both inclusive, and areas designated as "Reserve M", "Reserve N", "Reserve O", "Reserve P", "Reserve Q" and "Reserve R", do hereby accept this plat of same and dedicate to public use, as such, all of Sedgwick Drive, Thompson Road and Bulrush Court shown hereon and not heretofore dedicated.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement", "Drainage Easement" or "Sidewalk 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 "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. Within those areas designated "Sidewalk Easement" on this plat, an additional easement is hereby reserved for the construction and maintenance of a sidewalk for use by the public. The owner of the fee simple title to each lot shall maintain, in a manner consistent with public policy regarding maintenance of sidewalks in the public right-of-way, the sidewalk, all or part of which is within said sidewalk easement area, that adjoins his lot. 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.

In Witness Whereof, TIMOTHY C. HALL JR., Area Division President of M/I HOMES OF CENTRAL OHIO, LLC, has hereunto set his hand this 1 day of Aug, 2012.

Signed and Acknowledged
In the presence of: M/I HOMES OF CENTRAL OHIO, LLC

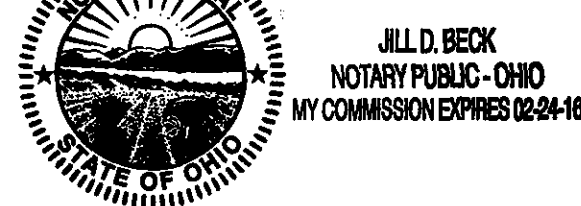
By: Jason Francis
TIMOTHY C. HALL JR.
Area Division President

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared TIMOTHY C. HALL JR., Area Division President of M/I HOMES OF CENTRAL OHIO, LLC, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said M/I HOMES OF CENTRAL OHIO, LLC, for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this 1 day of August, 2012.

My commission expires 2/24/2016
Notary Public, State of Ohio



In Witness Whereof, Jason Francis, Secretary of LANSDOWNE HOMEOWNERS' ASSOCIATION, INC. has hereunto set his/her hand this 12 day of sep, 2012.

Signed and Acknowledged
In the presence of: LANSDOWNE HOMEOWNERS' ASSOCIATION, INC.

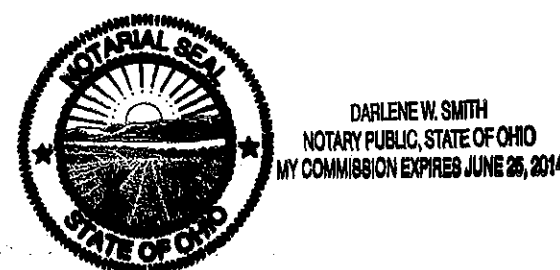
By: Jason Francis
Jason Francis
Secretary

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared Jason Francis, Secretary of LANSDOWNE HOMEOWNERS' ASSOCIATION, INC., who acknowledged the signing of the foregoing instrument to be his/her voluntary act and deed and the voluntary act and deed of said LANSDOWNE HOMEOWNERS' ASSOCIATION, INC. for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this 13 day of September, 2012.

My commission expires 6/25/2014
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 11 day of September, 2012.

Signed and Acknowledged
In the presence of: THE NEW ALBANY COMPANY, LLC

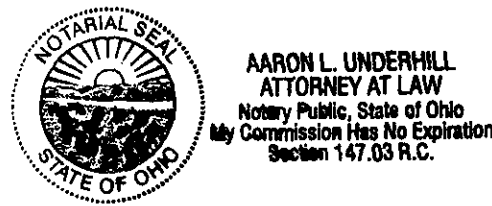
By: Brent B. Bradbury
Brent B. Bradbury
Chief Financial Officer

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 11 day of September, 2012.

My commission expires N/A
Notary Public, State of Ohio



The undersigned subordinates the lien of its mortgage filed of record in Instrument Number 201203290043086, Recorder's Office, Franklin County, Ohio, to this plat of NEW ALBANY COUNTRY CLUB SECTION 20 PART 3 and consents to the dedication of this plat.

Signed and Acknowledged
In the presence of: PNC BANK, NATIONAL ASSOCIATION, as collateral agent

By: Abbe T. Stewart
Senior Vice President
Emmett F. Miel
Vice President
Doreen G. Pann
Senior Vice President

STATE OF NEW JERSEY
COUNTY OF MIDDLESEX ss:

Be it remembered that on this 6 day of August, 2012, before me, the undersigned, a Notary Public in and for said state, personally appeared Doreen G. Pann, Sr. VP of PNC BANK, NATIONAL ASSOCIATION, as collateral agent, who acknowledged the signing and execution of this plat to be his voluntary act and deed for and on behalf of PNC BANK, NATIONAL ASSOCIATION, as collateral agent for purposes herein expressed.

In testimony whereof, I have hereunto subscribed my hand and affixed my official notarial seal on the day and year aforesaid.

My commission expires 8-2-14



Approved this 17th Day of Aug, 2012

Approved this 13 Day of Aug, 2012

Approved this 20 Day of Aug, 2012

Approved this 14 Day of Aug, 2012

Approved this 14 Day of Aug, 2012

Approved this 14 Day of Aug, 2012

Approved and accepted by Resolution No. R-14-2012 passed Feb. 21, 2012, wherein all of Sedgwick Drive, Thompson Road and Bulrush Court shown dedicated hereon is 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 Feb. 21, 2013.

Transferred this 29th day of Oct, 2012.

Filed for record this 29th day of Oct, 2012 at 1:57 P.M. Fee \$ 172.80

File No. 20120290163521

Recorded this 29th day of Oct, 2012

Plat Book 115, Pages 44-45

Notary Public, State of New Jersey



Nancy J. Swanson
Mayor, New Albany, Ohio

E. D. Ferrel
City Engineer, New Albany, Ohio

Commission Representative to Planning Commission, New Albany, Ohio

Chairperson, Planning Commission, New Albany, Ohio

Vicki J. McKinney
Finance Director, New Albany, Ohio

Clarence E. Mingo
Auditor, Franklin County, Ohio

Sharon Chittick
Deputy Auditor, Franklin County, Ohio

Daphne Hank
Recorder, Franklin County, Ohio

Deputy Recorder, Franklin County, Ohio

Deputy Recorder, Franklin County, Ohio

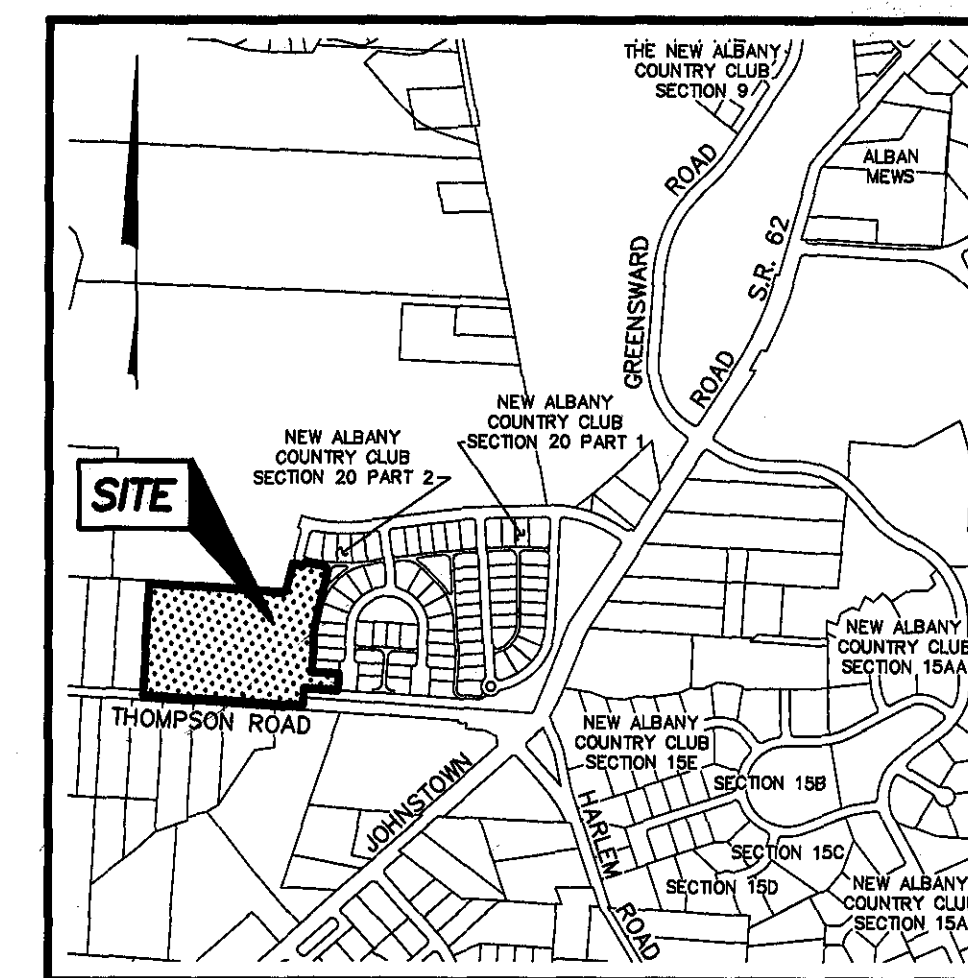
Deputy Recorder, Franklin County, Ohio

Deputy Recorder, Franklin County, Ohio

Deputy Recorder, Franklin County, Ohio

Deputy Recorder, Franklin County, Ohio

Deputy Recorder, Franklin County, Ohio



LOCATION MAP AND BACKGROUND DRAWING
SCALE: 1" = 1000'

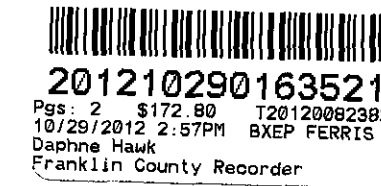
SURVEY DATA:

BASIS OF BEARINGS: The bearings shown on this plat 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: where indicated hereon, unless otherwise noted, 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. 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 subdivision improvements. The New Albany, Ohio, Municipal Engineer shall be notified when the markers are in place.



201210290163521
10/29/2012 2:57PM BXEP FERRIS B
Daphne Hank
Franklin County Recorder

TRANSFERRED

OCT 29 2012

AUDITOR
FRANKLIN COUNTY, OHIO

SURVEYED & PLATTED
BY



EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4300 Fax: 614.775.3446
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: Jeffrey A. Miller
Professional Surveyor No. 7211

Date: 7/2/12



NEW ALBANY COUNTRY CLUB SECTION 20 PART 3

NOTE "A": No determination has been made by the City of New Albany, Ohio as to whether the area proposed to be platted contains area(s) 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 area hereby platted. The City of New Albany, Ohio, approval of this final plat of The New Albany Country Club Section 20 Part 3 does not imply any approval of the site as it may pertain to Wetlands.

NOTE "B": All of the area hereby platted is within Zone X (areas determined to be outside of the 0.2% annual chance floodplain) as shown on Federal Emergency Management Agency Flood Insurance Rate Map for Franklin, County, Ohio and Incorporated Areas, map numbered 39049C0204 K with effective date of June 17, 2008.

NOTE "C" - DEPRESSED DRIVEWAYS: Depressed driveways are hereby prohibited on all lots in The New Albany Country Club Section 20 Part 3. 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 "D" - RESERVE "M" AND RESERVE "N": Reserve "M" and Reserve "N", as designated and delineated hereon shall be owned and maintained by an association comprised of the owners of the fee simple titles to the lots in all of the parts of New Albany Country Club Section 20, which is called the Lansdowne Homeowner's Association, Inc, said association will be a separate entity from the New Albany Country Club Homeowners Association, Inc. The alleys constructed within said Reserve "M" and Reserve "N" will be private alleys which will be owned and maintained by said Lansdowne Homeowner's. These alleys will not be dedicated to the City of New Albany and the City of New Albany will not be responsible for the maintenance of said alleys.

NOTE "E" - RESERVE "Q" AND RESERVE "R": Reserve "Q" and Reserve "R" as designated and delineated hereon, shall be owned by the City of New Albany, Ohio and be maintained by The New Albany Country Club Community Homeowners Association, Inc. Said Reserves shall be maintained by said association at its cost and at its risk and said association shall hold the City of New Albany, Ohio, harmless from actions resulting from said maintenance. Said Reserves shall be designed and maintained so as not to obstruct the view of persons operating motor vehicles in, entering or exiting the public street adjacent to said island.

NOTE "F": All vehicular access to lots will be from private alley rather than from public street with the exception of Lots 93, 94 and 95.

NOTE "G": As per the City of New Albany Zoning Department, a notice is hereby given to the potential owners to the fee simple titles to the lots in New Albany Country Club Section 20 Part 3, that within Reserve "O" there will be constructed retention ponds with depths up to approximately 15 feet.

NOTE "H" - RESERVE "O": Reserve "O" as designated and delineated hereon shall be owned and maintained by the New Albany Communities Master Association, Inc.

NOTE "I" - RESERVE "P": Reserve "P" as designated and delineated hereon, shall be owned by the City of New Albany, Ohio and maintained by the New Albany Communities Master Association, Inc. said association shall maintain said Reserve "P" for a period ending twenty (20) years after the date of recordation of this plat of New Albany Country Club Section 20 Part 3 in the plat of records of the Franklin County, Ohio, Recorder, and shall, during said maintenance period, maintain said Reserve "P" at its cost and at its risk and shall hold the City of New Albany, Ohio, harmless from actions resulting from said maintenance. Reserve "P" is to be conveyed to the City of New Albany, Ohio, at the time of recordation.

NOTE "J" - LOTS 92, 93 AND 94: On each of Lots 92, 93 and 94, no building shall be constructed which has an opening, unprected from flooding, in its foundation wall which is lower than the flood protection elevation for that lot given in the following table:

Elevation	Lot No.	Flood Protection (USGS Datum 1929)
	92	955.9
	93	955.9
	94	955.9

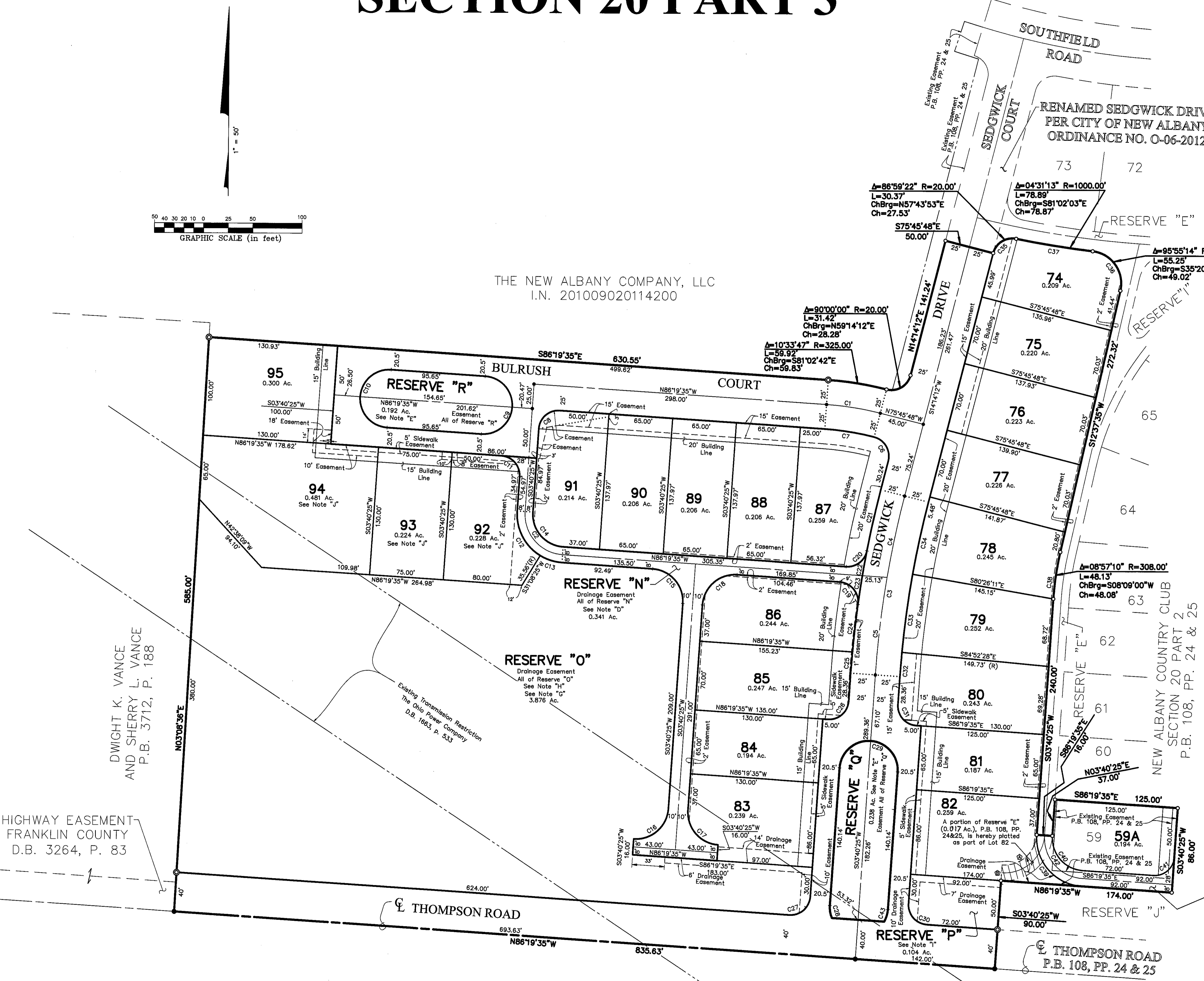
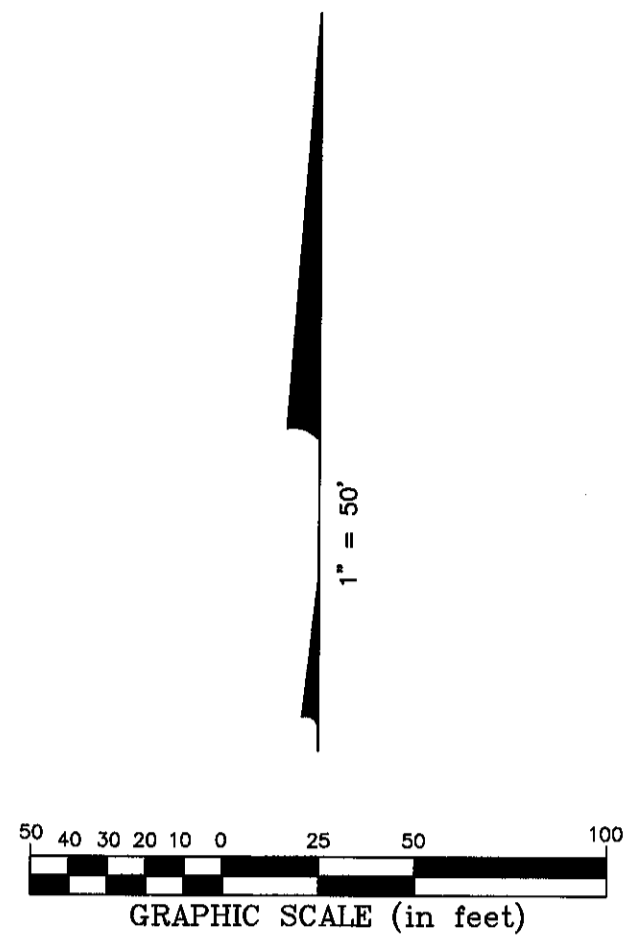
The forgoing flood protection elevation is approximately 2.0 feet above the 100 year flood elevation.

NOTE "K" - ACREAGE BREAKDOWN:

Total acreage:	12.596 Ac.
Acreage in rights-of-way:	2.280 Ac.
Acreage in remaining lots:	5.506 Ac.
Acreage in Reserves:	4.810 Ac.

NOTE "L" - ACREAGE BREAKDOWN: New Albany Country Club Section 20 Part 3 is comprised of the following Franklin County Parcel Numbers:

Parcel Number 222-000362	12.314 Ac.
Parcel Number 222-003610	0.259 Ac.
Parcel Number 222-003626	0.023 Ac.



CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	10°33'47"	300.00'	55.31'	N 81°02'42" W	55.23'
C2	90°00'00"	41.00'	64.40'	N 41°19'35" W	37.98'
C3	10°33'47"	1000.00'	184.38'	N 08°52'18" E	184.01'
C4	4°50'41"	1000.00'	84.56'	N 11°48'51" E	84.53'
C5	5°43'06"	1000.00'	99.80'	N 06°31'58" E	99.76'
C6	90°00'00"	20.00'	31.42'	S 30°45'48" E	28.28'
C7	10°33'47"	275.00'	50.70'	S 81°02'42" E	50.63'
C8	90°00'00"	20.00'	31.42'	N 48°40'25" E	28.28'
C9	180°00'00"	28.50'	92.68'	N 03°40'25" W	59.00'
C10	180°00'00"	28.50'	92.68'	S 03°40'25" W	59.00'
C11	90°00'00"	20.00'	31.42'	S 41°19'35" E	28.28'
C12	62°32'00"	49.00'	53.48'	S 27°35'35" E	50.86'
C13	27°28'00"	49.00'	23.49'	S 72°35'35" E	23.27'
C14	90°00'00"	33.00'	51.84'	N 41°19'35" W	46.67'
C15	90°00'00"	33.00'	51.84'	S 41°19'35" E	46.67'
C16	90°00'00"	33.00'	51.84'	N 48°40'25" E	46.67'
C17	90°00'00"	33.00'	51.84'	N 41°19'35" W	46.67'
C18	90°00'00"	33.00'	51.84'	N 48°40'25" E	46.67'
C19	93°55'51"	20.00'	32.79'	S 39°21'40" E	26.24'
C20	82°58'04"	20.00'	28.87'	S 52°10'53" W	26.50'
C21	3°32'52"	1025.00'	63.46'	S 12°27'47" W	63.45'
C22	128°14'	1025.00'	25.71'	S 09°58'14" W	25.71'
C23	1°33'51"	1025.00'	28.27'	S 08°25'41" W	28.47'
C24	2°43'17"	1025.00'	48.68'	S 05°41'38" E	48.68'
C25	1°12'34"	1025.00'	21.64'	S 04°16'42" W	21.64'
C26	90°00'00"	20.00'	31.42'	S 48°40'25" E	28.28'
C27	90°00'00"	20.00'	31.42'	S 48°40'25" W	28.28'
C28	25°20'55"	28.50'	13.05'	N 09°00'03" W	12.95'
C29	180°00'00"	28.50'	92.68'	S 86°19'35" E	59.00'
C30	90°00'00"	20.00'	31.42'	N 41°19'35" W	28.28'
C31	90°00'00"	20.00'	31.42'	N 41°19'35" E	28.28'
C32	127°07'	975.00'	24.71'	N 04°23'59" E	24.71'
C33	4°42'09"	975.00'	80.02'	N 07°28'37" E	80.00'
C34	4°24'30"	975.00'	75.02'	N 12°01'57" E	75.00'
C35	86°59'22"	20.00'	30.36'	N 57°43'52" E	27.53'
C36	95°55'14"	33.00'	55.25'	S 35°20'02" E	49.02'
C37	4°31'13"	1000.00'	78.89'	S 81°02'03" E	78.87'
C38	8°57'10"	308.00'	48.13'	S 08°06'00" W	48.00'
C39	90°00'00"	49.00'	76.97'	S 41°19'35" E	69.30'
C40	90°00'00"	33.00'	51.84'	N 41°19'35" W	46.67'
C41	90°00'00"	20.00'	31.42'	S 48°40'25" W	28.28'
C42	90°00'00"	41.00'	64.40'	S 41°19'35" E	57.98'
C43	25°20'55"	28.50'	13.05'	S 16°20'51" W	12.95'

11/19/2011 14:20:00 11420009020114200.PLW printed by JASTON, JOHN on 10/19/2012 11:06:43 AM last saved by JASTON, JOHN on 10/19/2012 9:50:34 AM

RESERVE "M" 0.059 Ac. See Note "D"

RESERVE "J" 0.104 Ac. See Note "I"

RESERVE "P" 0.104 Ac. See Note "I"

RESERVE "Q" 0.239 Ac. See Note "I"

RESERVE "O" 3.876 Ac. See Note "H"

RESERVE "N" 0.341 Ac. See Note "D"

RESERVE "R" 0.192 Ac. See Note "E"

RESERVE "E" 0.209 Ac. See Note "E"

RESERVE "I" 0.220 Ac. See Note "E"

RESERVE "H" 0.226 Ac. See Note "E"

RESERVE "G" 0.226 Ac. See Note "E"

RESERVE "F" 0.226 Ac. See Note "E"

RESERVE "D" 0.226 Ac. See Note "E"

RESERVE "C" 0.226 Ac. See Note "E"

RESERVE "B" 0.226 Ac. See Note "E"

RESERVE "A" 0.226 Ac. See Note "E"