

CITY OF GROVE CITY, OHIO

THE PINNACLE CLUB PLAT

SECTION 2, PHASE 5

JANUARY 2010

LAND AREA SUBDIVIDED: 10.031 ACRES
 OF WHICH:
 2.238 ACRES BEING RIGHT OF WAY LOCATED WITHIN SNOWY MEADOW DRIVE, TOURNAMENT WAY, AND
 SAHLEE DRIVE.
 1.198 ACRES BEING LOCATED IN RESERVES "L," AND "M."
 6.595 ACRES BEING LOCATED IN LOTS 812 THROUGH 840, BOTH INCLUSIVE.

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY AND IN VIRGINIA MILITARY
 SURVEY NUMBERS 489 AND 8840, CONTAINING 10.031 ACRES OF LAND, MORE OR LESS, SAID 10.031
 ACRES OF LAND BEING PART OF THAT TRACT OF LAND CONVERTED TO M/I HOMES OF CENTRAL OHIO, LLC,
 AN OHIO LIMITED LIABILITY COMPANY, BY DEED OF RECORD IN INSTRUMENT NUMBER 200405280121580,
 RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

THE UNDERSIGNED, M/I HOMES OF CENTRAL OHIO, LLC, AN OHIO LIMITED LIABILITY COMPANY, BY LLOYD
 T. SIMPSON, SENIOR VICE PRESIDENT OF OPERATIONS, OWNER OF THE LAND PLATTED HEREIN, DULY
 AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS
 "PINNACLE CLUB SECTION 2 PHASE 5", A SUBDIVISION CONTAINING LOTS NUMBERED 812 TO 840, BOTH
 INCLUSIVE, AND AREAS DESIGNATED AND DELINEATED AS "RESERVE "L," AND "RESERVE "M," DOES
 HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATES TO PUBLIC USE, AS SUCH, ALL OR PART OF SNOWY
 MEADOW DRIVE, TOURNAMENT WAY AND SAHLEE DRIVE SHOWN HEREON AND NOT HERETOFORE DEDICATED.

EASEMENTS, WITHIN AREAS DESIGNATED "EASEMENT", "DRAINAGE EASEMENT", AND RESERVES "L," AND
 "M," ON THIS PLAT, ARE HEREBY GRANTED TO THE CITY OF GROVE CITY, OHIO, AMERICAN ELECTRIC
 POWER AND ALBERTCH, THEIR SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF CONSTRUCTING, USING
 AND MAINTAINING PUBLIC AND PRIVATE 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 RESERVES
 "L," AND "M," ARE AREAS DESIGNATED "DRAINAGE EASEMENT" ON THIS PLAT, AN ADDITIONAL EASEMENT
 IS HEREBY GRANTED TO THE CITY OF GROVE CITY, OHIO, ITS SUCCESSORS AND ASSIGNS, FOR THE
 PURPOSE OF CONSTRUCTING, USING AND MAINTAINING STORM WATER DRAINAGE SWALES AND OR OTHER
 STORM WATER DRAINAGE FACILITIES, EXCEPT AS PROVIDED FOR IN THE DEVELOPER'S OVERALL SCHEME
 FOR THE DEVELOPMENT OF PINNACLE CLUB SECTION 2, PHASE 5, 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.

IN WITNESS WHEREOF, LLOYD T. SIMPSON, SENIOR VICE PRESIDENT OF OPERATIONS OF M/I HOMES OF
 CENTRAL OHIO, LLC, AN OHIO LIMITED LIABILITY COMPANY, HAS HERELINTO SET HIS HAND THIS
 DAY OF _____, 2010.

SIGNED AND ACKNOWLEDGED M/I HOMES OF CENTRAL OHIO, LLC,
 IN THE PRESENCE OF: AN OHIO LIMITED LIABILITY COMPANY:

 BY: LLOYD T. SIMPSON
 SENIOR VICE PRESIDENT OF OPERATIONS

STATE OF OHIO
 COUNTY OF FRANKLIN:

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED LLOYD T. SIMPSON,
 SENIOR VICE PRESIDENT OF OPERATIONS OF M/I HOMES OF CENTRAL OHIO, LLC, AN OHIO LIMITED
 LIABILITY COMPANY, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS
 VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF M/I HOMES OF CENTRAL OHIO, LLC,
 AN OHIO LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES EXPRESSED THEREIN.

IN WITNESS WHEREOF, I HAVE HERELINTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS _____ DAY
 OF _____, 2010.

MY COMMISSION EXPIRES _____
 NOTARY PUBLIC, _____
 STATE OF OHIO

APPROVED THIS _____ DAY OF _____, 2010
 PLANNING COMMISSION CHAIR
 CITY OF GROVE CITY, OHIO

APPROVED THIS _____ DAY OF _____, 2010
 REVIEWED BY
 HOCKADEN & ASSOCIATES, INC.
 FOR CITY OF GROVE CITY, OHIO

APPROVED THIS _____ DAY OF _____, 2010
 DIRECTOR OF PUBLIC SERVICE,
 CITY OF GROVE CITY, OHIO

APPROVED THIS _____ DAY OF _____, 2010
 MAYOR,
 CITY OF GROVE CITY, OHIO

APPROVED AND ACCEPTED BY ORDINANCE NO. _____, DAY OF _____, 2010, WHEREIN ALL OF SNOWY MEADOW DRIVE, TOURNAMENT WAY, AND SAHLEE
 DRIVE, SHOWN DEDICATED HEREON ARE ACCEPTED BY THE COUNCIL OF THE CITY OF GROVE CITY, OHIO.

CITY CLERK,
 CITY OF GROVE CITY, OHIO

TRANSFERRED THIS _____ DAY OF _____, 2010

AUDITOR, FRANKLIN COUNTY, OHIO

DEPUTY AUDITOR, FRANKLIN COUNTY, OHIO

FILED FOR RECORD THIS _____ DAY OF _____, 2010
 AT _____ FEE _____

RECORDER, FRANKLIN COUNTY, OHIO

DEPUTY RECORDER, FRANKLIN COUNTY, OHIO

FILE NO. _____

RECORDED THIS _____ DAY OF _____, 2010

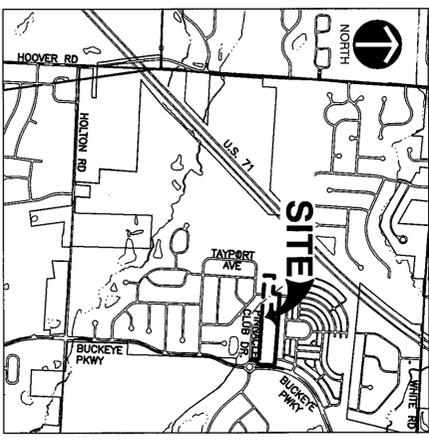
PLAT BOOK _____ PAGES _____

NOTE A: RESERVE "L," AND RESERVE "M,"
 RESERVES "L," AND "M," 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 THE PINNACLE CLUB SUBDIVISION(S) FOR THE PURPOSE OF OPEN SPACE/STORM WATER
 DETENTION, AND ALL USES ALLOWED BY THE THEN CURRENT ZONING TEXT.

NOTE B: THE LAND SHOWN HEREON HEREBY BEING PLATTED AS PINNACLE CLUB SECTION 2, PHASE
 5, IS WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) AS SHOWN ON
 THE FEDERAL MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NUMBER 39048C0406K, WITH
 EFFECTIVE DATE OF JULY 17, 2008.

NOTE C: STREAM PRESERVATION ZONE
 THE STREAM PRESERVATION ZONE SHALL FOREVER BE RESTRICTED FROM DEVELOPMENT WITH
 BUILDINGS, STRUCTURES, AND USES. THE NATURAL STATE OF SAID ZONE SHALL REMAIN
 UNDISTURBED. IT IS ALSO THE INTENT AND PURPOSE OF THE STREAM PRESERVATION ZONE TO
 RESTRICT AND FORBID ANY ACTIVITY OR USE WHICH WOULD AS A NATURAL CONSEQUENCE OF SUCH,
 IMPROVE OR MAKE MORE DIFFICULT THE ACCOMPLISHMENT OF THE PURPOSE OF WHICH THE SAID
 ZONE WAS CREATED SUBJECT HOWEVER TO THOSE DRAINAGE AND UTILITY EASEMENTS GRANTED TO
 THE CITY OF GROVE CITY, OHIO, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF
 CONSTRUCTING, USING AND MAINTAINING STORM WATER DRAINAGE SWALES AND OR OTHER STORM
 WATER DRAINAGE FACILITIES, AND AS PROVIDED IN THE DEVELOPER'S OVERALL SCHEME FOR THE
 DEVELOPMENT OF PINNACLE CLUB SECTION 2, PHASE 5.

SURVEY DATA:
 BASIS OF BEARING: THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE SAME MERIDIAN AS
 THE BEARINGS SHOWN ON THE SUBDIVISION PLAN ENTITLED "CHECKSIDE SECTION 1", OF RECORD IN
 PLAT BOOK 93, PAGES 58-61, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. AS SHOWN ON SAID
 PLAT OF RECORD, A WEST LINE OF BUCKEYE PARKWAY BEARS NORTH 01°54'54" EAST.
 SOURCE 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: IRON PINS WHERE INDICATED HEREON, UNLESS OTHERWISE NOTED, ARE TO BE SET AND
 ARE IRON PIPES, THIRTEEN SIXTEENTHS INCH INSIDE DIAMETER, THIRTY INCHES LONG WITH A
 PLASTIC PLUG PLACED IN THE TOP END BEARING THE INITIALS CEC
 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 CEC. ONCE INSTALLED, THE TOP OF THE CAP SHALL BE MARKED PUNCHED
 TO RECORD THE ACTUAL LOCATIONS OF THE POINT.



RECEIVED
 DEC 28 2009
 CITY PLANNING COMMISSION
DRAFT

Civil & Environmental Consultants, Inc.
 8740 Chen Place, Suite 100 - Columbus, OH 43230
 Ph: 614.540.6533 - 888.898.8808 - Fax: 614.540.6538
 WWW.CECINC.COM

DRAWN BY: JSC
 CHECKED BY: T
 DATE: DEC 2009
 PROJECT NO.: 090-247
 DRAWING NO.:
 SHEET 1 OF 2

BY: MARK POWER
 PROFESSIONAL LAND SURVEYOR NO. 7935
 CEC, INC.



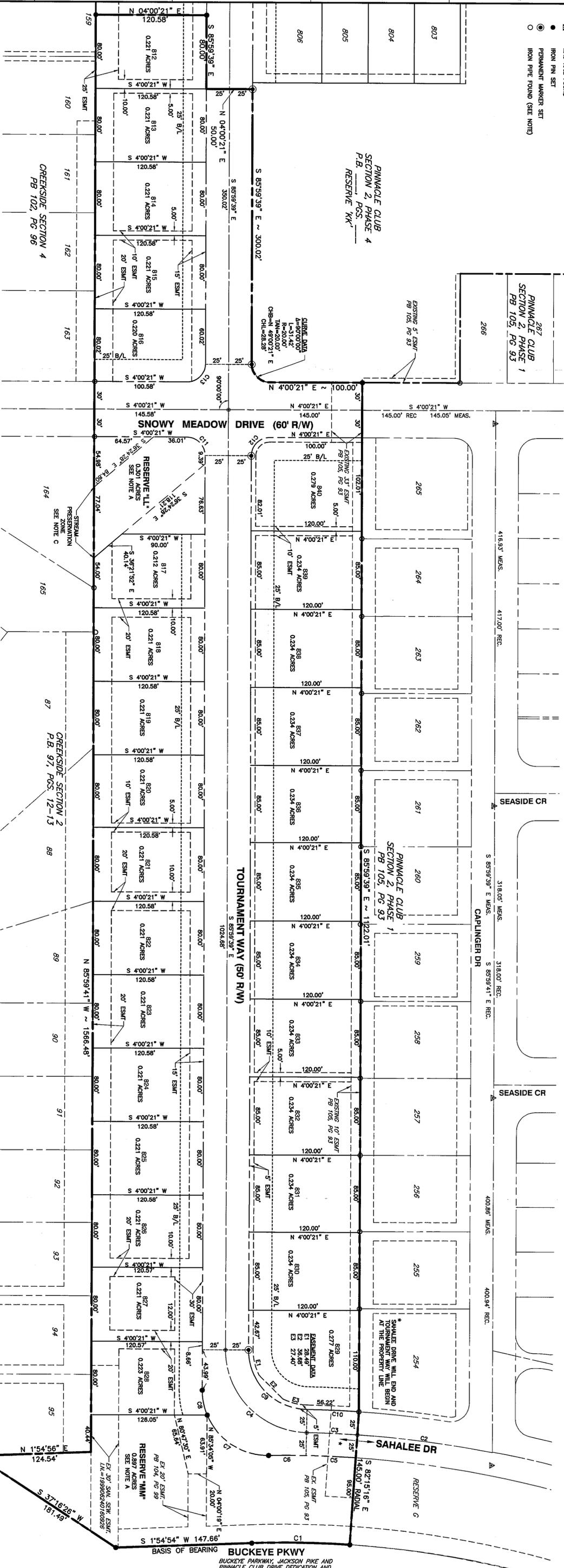
CITY OF GROVE CITY, OHIO

THE PINNACLE CLUB PLAY

SECTION 2, PHASE 5

JANUARY 2010

- ABBREVIATION LEGEND:**
- B/L - BUILDING LINE
 - ESMT - EASEMENT
 - TAN - TANGENT
 - CHL - CHORD LENGTH
 - R - RADIUS
 - A - DELTA
 - L - LENGTH
 - CHB - CHORD BEARING
 - NO - NO VEHICULAR ACCESS (TO BE IN EFFECT UNTIL SUCH TIME AS THE PUBLIC STREET RIGHT-OF-WAY IS EXTENDED BY PLAT OR DEED.
 - MAG WALL SET
 - MAG WALL FOUND
 - IRON PIN SET
 - PERMANENT MARKER SET
 - IRON PIPE FOUND (SEE NOTE)



NOTE A: RESERVE "LL" AND DESIGNATED "MM".
RESERVES "LL" AND "MM" AS DESCRIBED HEREON, SHALL BE OWNED AND MAINTAINED BY AN ASSOCIATION COMPRISED OF THE OWNERS OF THE FEES SIMPLE TITLES TO THE LOTS IN THE PINNACLE CLUB SUBDIVISION(S) FOR THE PURPOSE OF OPEN SPACE/STORM WATER DETENTION, AND ALL USES ALLOWED BY THE THEN CURRENT ZONING TEXT. A DRAINAGE AND UTILITY EASEMENT IS GRANTED OVER RESERVES "LL" AND "MM" TO THE CITY OF GROVE CITY, OHIO, AMERICAN ELECTRIC POWER AND AMERTECH, THEIR SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF CONSTRUCTING, USING AND MAINTAINING PUBLIC AND PRIVATE UTILITIES ABOVE AND BELOW THE SURFACE OF THE GROUND, AND WHERE NECESSARY, ARE FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF SERVICE CONNECTIONS TO ALL ADVANCED LOTS AND LOTS AND FOR STORM WATER DRAINAGE. WHERE AREAS DESIGNATED "TRAFFIC EASEMENT" ON THIS PLAT, AN ADDITIONAL EASEMENT IS HEREBY GRANTED TO THE CITY OF GROVE CITY, OHIO, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF CONSTRUCTING, USING AND MAINTAINING STORM WATER DRAINAGE SWALES AND OR OTHER STORM WATER DRAINAGE FACILITIES, EXCEPT AS PROVIDED FOR IN THE DEVELOPER'S OVERALL SCHEME FOR THE DEVELOPMENT OF PINNACLE CLUB SECTION 2, PHASE 5, NO ABOVE GROUND STRUCTURES, DAMS OR OTHER OBSTRUCTIONS TO THE FLOW OF STORM WATER RUNOFF ARE PERMITTED WITHIN DRAINAGE EASEMENT AREAS AS DELINEATED ON THIS PLAT.

NOTE B: FLOOD HAZARD INFORMATION.
THE LAND SHOWN HEREON HEREBY BEING PLATTED AS PINNACLE CLUB SECTION 2, PHASE 5, IS WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) AS SHOWN ON THE FEDERAL MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NUMBER 39049C0406K, WITH EFFECTIVE DATE OF JULY 17, 2008.

NOTE C: STREAM PRESERVATION ZONE.
THE STREAM PRESERVATION ZONE SHALL FOREVER BE RESTRICTED FROM DEVELOPMENT WITH BUILDINGS, STRUCTURES, AND USES AND THE NATIONAL STATE OF SAID ZONE SHALL REMAIN UNDISTURBED. IT IS ALSO THE INTENT AND PURPOSE OF THE STREAM PRESERVATION ZONE TO RESTRICT AND FORBID ANY ACTIVITY OR USE WHICH WOULD AS A NATURAL CONSEQUENCE OF SUCH, WEAR OR MAKE MORE DIFFICULT THE ACCOMPLISHMENT OF THE PURPOSE OF WHICH THE SAID ZONE WAS CREATED.

CURVE DATA

NOTE D: STREAM PRESERVATION ZONE.
THE STREAM PRESERVATION ZONE SHALL FOREVER BE RESTRICTED FROM DEVELOPMENT WITH BUILDINGS, STRUCTURES, AND USES AND THE NATIONAL STATE OF SAID ZONE SHALL REMAIN UNDISTURBED. IT IS ALSO THE INTENT AND PURPOSE OF THE STREAM PRESERVATION ZONE TO RESTRICT AND FORBID ANY ACTIVITY OR USE WHICH WOULD AS A NATURAL CONSEQUENCE OF SUCH, WEAR OR MAKE MORE DIFFICULT THE ACCOMPLISHMENT OF THE PURPOSE OF WHICH THE SAID ZONE WAS CREATED.

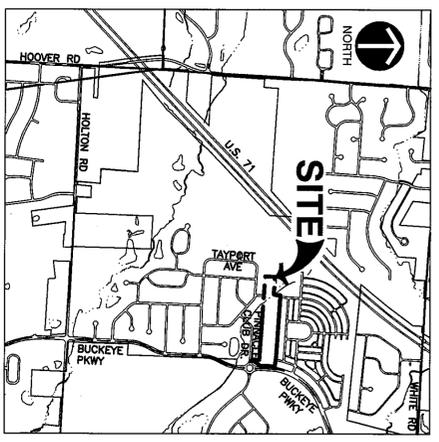
NOTE E: STREAM PRESERVATION ZONE.
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NOTE F: STREAM PRESERVATION ZONE.
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NOTE G: STREAM PRESERVATION ZONE.
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NOTE H: STREAM PRESERVATION ZONE.
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NOTE I: STREAM PRESERVATION ZONE.
THE STREAM PRESERVATION ZONE SHALL FOREVER BE RESTRICTED FROM DEVELOPMENT WITH BUILDINGS, STRUCTURES, AND USES AND THE NATIONAL STATE OF SAID ZONE SHALL REMAIN UNDISTURBED. IT IS ALSO THE INTENT AND PURPOSE OF THE STREAM PRESERVATION ZONE TO RESTRICT AND FORBID ANY ACTIVITY OR USE WHICH WOULD AS A NATURAL CONSEQUENCE OF SUCH, WEAR OR MAKE MORE DIFFICULT THE ACCOMPLISHMENT OF THE PURPOSE OF WHICH THE SAID ZONE WAS CREATED.



SCALE IN FEET
0 50 100

DRAFT

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PROJECT NO. 100247
DATE: DEC 2009
DRAWN BY: JSD
CHECKED BY: JSD
DATE: 12/28/09
SCALE: 1" = 50'
PROJECT NO.: 100247

PINNACLE PLAT

SHEET 2 OF 2