PINNACLE CLUB
SECTION 6 PART 1

*Situated in the State of Ohio, County of Franklin, City of Grove City and in Virginia Military Survey Number 478, containing 18.845 acres of land, more or less, said 18.845 acres being part of those tracts of land conveyed to **M/I HOMES OF CENTRAL OHIO, LLC** by deeds of record in Instrument Numbers 200405260121574, 200405230121597, 200405260121593, and 200405260121595, 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 its **"PINNACLE CLUB SECTION 6 PART 1"**, a subdivision containing Lots numbered 517 to 566, both inclusive, and an area designated and delineated as Reserve "DD", does hereby accept this plat of same and dedicates to public use, as such, all or part of, Calum Way, Ironwood Drive, Lealand Way, McNulty Street, Holton Road and Scotsman Drive shown hereon and not heretofore dedicated.*

Easements, within areas designated "Easement" or "Drainage Easement" on this plat, are hereby granted to the City of Grove City, Ohio, American Electric Power, and Ameritech, and their successors and assigns. Each of the aforementioned designated easements permit the constructing, using and maintaining of public and private utilities above, beneath, and on 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 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 6 Part 1, 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 hereunto set his hand this _____ day of _____, 2010.*

Signed and acknowledged In the presence of:

_____

_____

M/I HOMES OF CENTRAL OHIO, LLC, an Ohio limited liability company

By _____
LLOYD T. SIMPSON, Senior Vice President of Operations

STATE OF OHIO
COUNTY OF FRANKLIN ss:

*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 free and voluntary act and deed and the free and voluntary act and deed of said **M/I HOMES OF CENTRAL OHIO, LLC**, an Ohio limited liability company, for the uses and purposes expressed herein.*

In Witness Thereof, I have hereunto 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

_____
Chairman, Planning Commission, City of Grove City Ohio

Approved this _____ day of _____, 2010

_____
Reviewed for the City of Grove City by Hockaden and Associates, Inc.

Approved this _____ day of _____, 2010

_____
Service Director, City of Grove City, Ohio

Approved this _____ day of _____, 2010

_____
Mayor, City of Grove City, Ohio

Approved and accepted by Ordinance No. _____ this _____ day of _____, 2010, wherein all of Calum Way, Ironwood Drive, Lealand Way McNulty Street, Holton Road and Scotsman Drive, shown dedicated hereon are accepted by the Council of the City of Grove City, Ohio.

Accepted for platting this ____ day of _____, 2010

_____
City Clerk, 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 _____M Fee $_____

_____
Recorder, Franklin County, Ohio

File No. _____

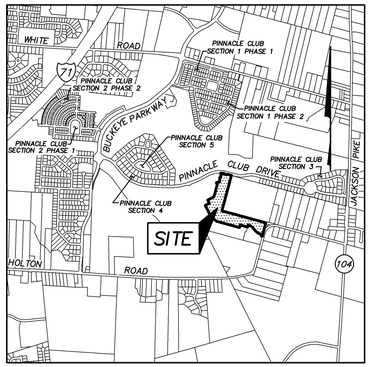
Recorded this day ____ of _____, 2010

_____
Deputy Recorder, Franklin County, Ohio

Plat Book _____, Pages _____

OWNER/DEVELOPER:

M/I Homes of Central Ohio, LLC
3 Easton Oval
Columbus, Ohio 43219



LOCATION MAP AND BACKGROUND DRAWING

SCALE: 1" = 2000'

SURVEY DATA:

***BASIS OF BEARINGS**: The bearings shown hereon are based on the same meridian as the bearings shown on the subdivision plat entitled "Buckeye Parkway, Jackson Pike and Pinnacle Club Drive Dedication and Easements", of record in Plat Book 104, Pages 99, 100, 101, 102 and 103, Recorder's Office, Franklin County, Ohio. On said plat of record a portion of the centerline of Pinnacle Club Drive has a bearing of North 75°04'41" 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**: 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 EMHT INC.*

***PERMANENT MARKERS**: Permanent markers, where indicated hereon in the public street centerline, are to be one-inch diameter, thirty-inch long, solid iron pins. Pins are to be set to monument the points indicated, are to be set after the construction/installation of the street pavement and are to be set with the top end one-fourth inch below the top of the pavement. Once installed, the top of the pin shall be marked (punched) to record the actual location of the point.*

SURVEYED & PLATTED BY

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Fax: 614.775.4800
M C M X X Y I

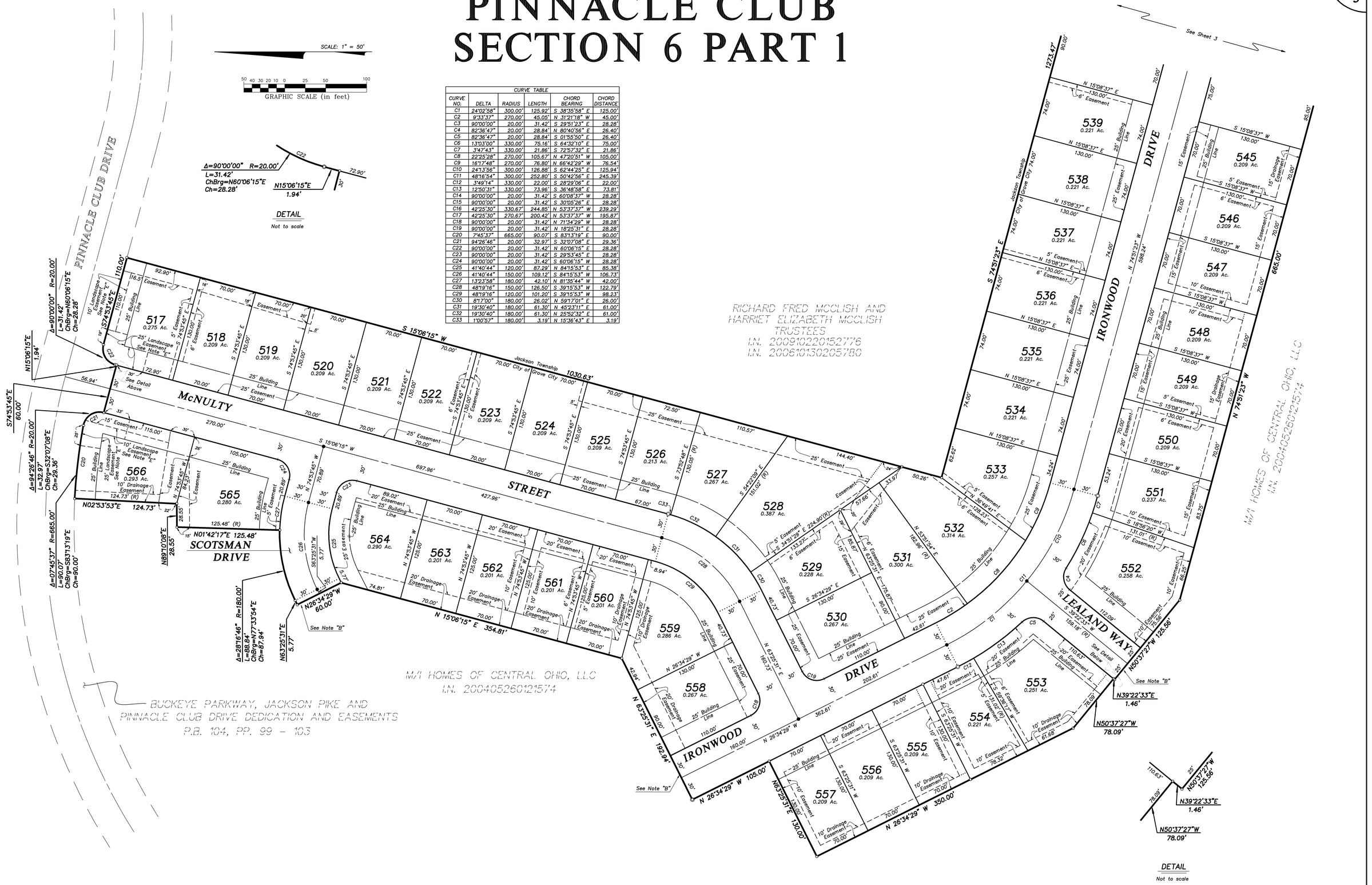
We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

○ = Iron Pin (See Survey Data)
● = Railroad Spike to be set
◎ = Permanent Marker (See Survey Data)

By _____ _____
Professional Surveyor No. 8250 *Date*

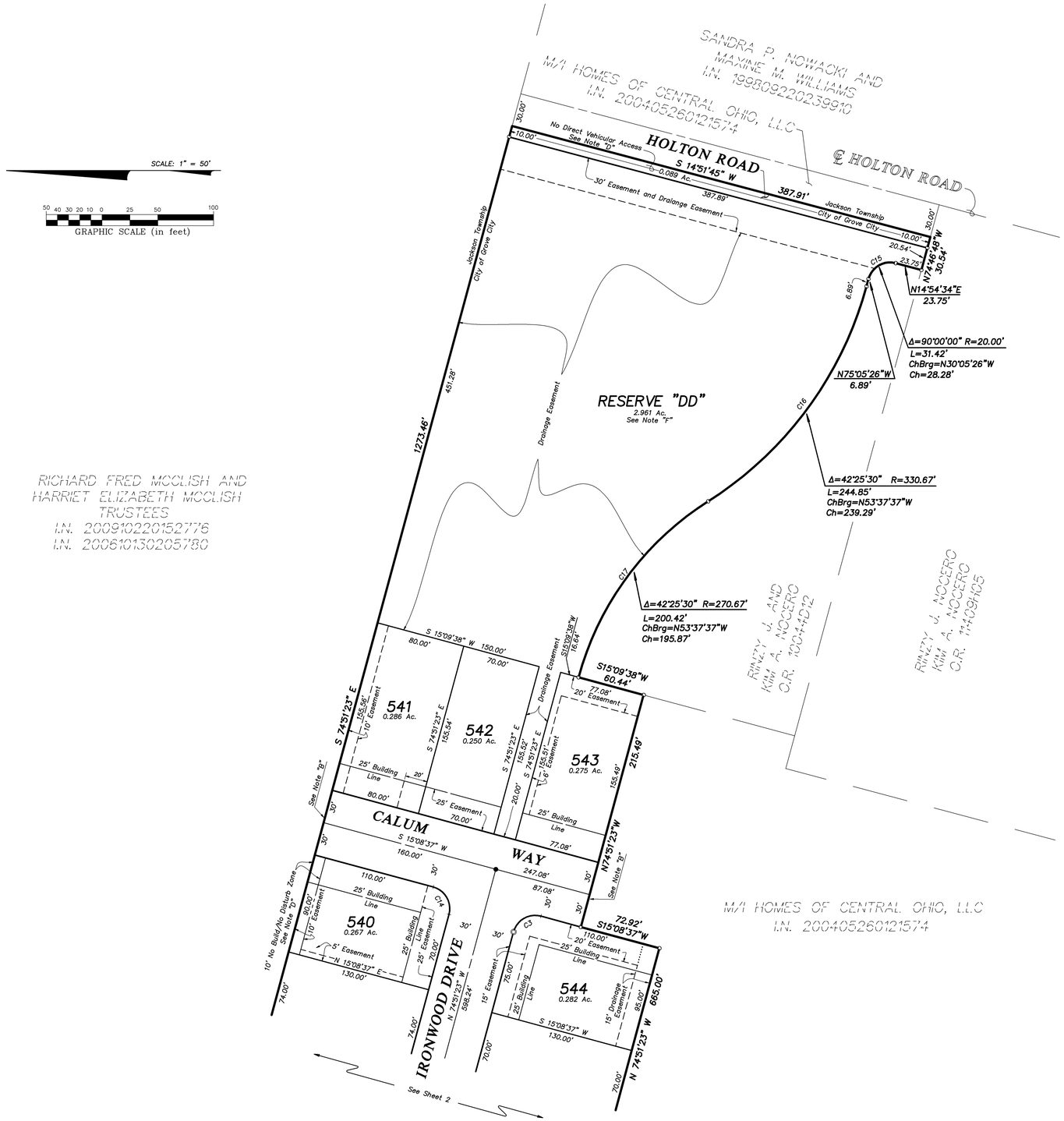
\\LOMDATA01\PROJECTS\20091248\20091248\DWG\PLAT\PART1\91248PP1.DWG<LAYOUT-24X36> - NO XREFS - LAST SAVED BY WMISSLER [1/21/2010 1:18:52 PM] - PLOTTED BY WMISSLER [1/21/2010 1:18:53 PM]

PINNACLE CLUB
SECTION 6 PART 1



CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	24°02'58"	300.00'	125.92'	S 38°35'58" E	125.00'
C2	9°33'37"	270.00'	45.05'	N 31°21'18" W	45.00'
C3	90°00'00"	20.00'	31.42'	S 29°51'23" E	28.28'
C4	82°36'47"	20.00'	28.84'	N 80°40'56" E	26.40'
C5	82°36'47"	20.00'	28.84'	S 01°55'50" E	26.40'
C6	13°03'00"	330.00'	75.16'	S 64°32'10" E	75.00'
C7	3°47'43"	330.00'	21.86'	S 72°57'32" E	21.86'
C8	22°25'28"	270.00'	105.67'	N 47°20'51" W	105.00'
C9	16°17'48"	270.00'	76.80'	N 66°42'29" W	76.54'
C10	24°13'56"	300.00'	126.88'	S 62°44'25" E	125.94'
C11	48°16'54"	300.00'	252.80'	S 50°42'56" E	245.39'
C12	3°49'14"	330.00'	22.00'	S 28°29'06" E	22.00'
C13	12°50'31"	330.00'	73.96'	S 36°48'58" E	73.81'
C14	90°00'00"	20.00'	31.42'	S 60°08'37" W	28.28'
C15	90°00'00"	20.00'	31.42'	S 30°05'26" E	28.28'
C16	42°25'30"	330.67'	244.85'	N 53°37'37" W	239.29'
C17	42°25'30"	270.67'	200.42'	N 53°37'37" W	195.87'
C18	90°00'00"	20.00'	31.42'	N 71°34'29" W	28.28'
C19	90°00'00"	20.00'	31.42'	N 18°25'31" E	28.28'
C20	7°45'37"	665.00'	90.07'	S 83°13'19" E	90.00'
C21	94°26'46"	20.00'	32.97'	S 32°07'08" E	29.36'
C22	90°00'00"	20.00'	31.42'	N 60°06'15" E	28.28'
C23	90°00'00"	20.00'	31.42'	S 29°53'45" E	28.28'
C24	90°00'00"	20.00'	31.42'	S 60°06'15" W	28.28'
C25	41°40'44"	120.00'	87.29'	N 84°15'53" E	85.38'
C26	41°40'44"	150.00'	109.12'	S 84°15'53" W	106.73'
C27	13°23'58"	180.00'	42.10'	N 81°35'44" W	42.00'
C28	48°19'16"	150.00'	126.50'	S 39°15'53" W	122.79'
C29	48°19'16"	120.00'	101.20'	S 39°15'53" W	98.23'
C30	8°17'00"	180.00'	26.02'	N 59°17'01" E	26.00'
C31	19°30'40"	180.00'	61.30'	N 45°23'11" E	61.00'
C32	19°30'40"	180.00'	61.30'	N 25°52'32" E	61.00'
C33	1°00'57"	180.00'	3.19'	N 15°36'43" E	3.19'

PINNACLE CLUB
SECTION 6 PART 1



NOTE "A": *All of the land hereby being platted as Pinnacle Club Section 6 Part 1 is within Zone X, areas of minimal flooding, as said zone is designated and delineated on the FEMA Flood Insurance Rate Map for the County of Franklin, Ohio (and Incorporated Areas), Community-Panel Number 39049C0406 K with effective date of June 17, 2010.*

NOTE "B": *No vehicular access to be in effect until such time as the public street right-of-way is extended and dedicated by plat or deed.*

NOTE "C": *The purpose of this plat is to show certain property, rights of way, and easement boundaries as of the time of platting. At the request of zoning and planning authorities at the time of platting, this plat shows some of the limitations and requirements of the zoning code in effect on the date of filing this plat for reference only. The limitations and requirements may change from time to time and should be reviewed to determine the then current applicable use and development limitations of the zoning code as adopted by the government authority having jurisdiction. The then applicable zoning code shall control over conflicting limitations and requirements that may be shown as on this plat. This note should not be construed as creating plat or subdivision restrictions, private use restrictions, convenants running with the land or title encumbrances of any nature, except to the extent specifically identified as such.*

NOTE "D" - ACREAGE BREAK DOWN:

Total Acreage	18.845 Ac.
Acreage in Reserve "DD"	2.961 Ac.
Acreage in Right-of-Way	3.753 Ac.
Acreage in Lots	12.131 Ac.

NOTE "E" – LANDSCAPE/MAINTENANCE EASEMENT: *Within, over, and under the area of land designated hereon as "Landscape/Maintenance Easement", a nonexclusive easement is hereby reserved for the purpose of installing/constructing, operating, using, and maintaining landscaping, landscaping features, and subdivision entrance features therein. Such landscaping, landscaping features, and subdivision entrance features shall be installed/constructed by the developer of Pinnacle Club subdivision(s) and operated, used, and maintained by said developer until such time as an association comprised of the owners of the fee simple titles to the lots in Pinnacle Club subdivision(s) is formed and funded. Thereafter, said association shall operate, use, and maintain said landscaping, landscaping features, and subdivision entrance features and said association shall have and is hereby granted a nonexclusive right to use said easement areas for said purpose. No developer-installed landscaping, landscaping features, and subdivision identification features shall be removed from said easement areas without the approval of said developer or said developer's designee.*

NOTE "F" – RESERVE "DD": *Reserve "DD" shall be owned and maintained by the Pinnacle Club Homeowners Association for use allowed by the current zoning.*

NOTE "G": *At the time of platting, electric, cable, and telephone service providers have not issued information required so that easement areas, in addition to those shown on this plat as deemed necessary by these providers for the installation and maintenance of all of their main line facilities, could conveniently be shown on this plat. Existing recorded easement information about Pinnacle Club Section 6 Part 1 or any part thereof can be acquired by a competent examination of the then current public records, including those in the Franklin County Recorder's Office.*