

# PINNACLE CLUB SECTION 6 PART 2

Situated in the State of Ohio, County of Franklin, City of Grove City and in Virginia Military Survey Number 478, containing 8.359 acres of land, more or less, said 8.359 acres being part of that tract of land conveyed to **M/I HOMES OF CENTRAL OHIO, LLC** by deed of record in Instrument Number 200405260121574, 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 2**", a subdivision containing Lots numbered 567 to 594, both inclusive, does hereby accept this plat of same and dedicates to public use, as such, all or part of Calum Way, Fairway Drive and Lealand Way 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 above ground storm water drainage facilities. Except as provided for in the developer's overall scheme for the development of Pinnacle Club Section 6 Part 2, 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 \_\_\_, 20\_\_.

**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 voluntary act and deed and the 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 \_\_\_, 20\_\_.

My commission expires \_\_\_\_\_  
Notary Public, \_\_\_\_\_ State of Ohio

Approved this \_\_\_ Day of \_\_\_\_\_  
20\_\_  
Chairman, Planning Commission  
Grove City, Ohio

Approved this \_\_\_ Day of \_\_\_\_\_  
20\_\_  
Reviewed for the City of Grove City  
by Hockaden and Associates, Inc.

Approved this \_\_\_ Day of \_\_\_\_\_  
20\_\_  
Director of Public Service,  
Grove City, Ohio

Approved this \_\_\_ Day of \_\_\_\_\_  
20\_\_  
Mayor  
Grove City, Ohio

Approved and accepted by Ordinance No. \_\_\_\_\_, passed this \_\_\_ day of \_\_\_\_\_, 20\_\_, wherein all of Calum Way, Fairway Drive and Lealand Way, shown dedicated hereon are accepted by the Council of the City of Grove City, Ohio.

In Witness Thereof I have hereunto set my hand and affixed my seal this day of \_\_\_, 20\_\_.  
City Clerk  
Grove City, Ohio

Transferred this \_\_\_ day of \_\_\_\_\_, 20\_\_.  
Auditor,  
Franklin County, Ohio

Deputy Auditor,  
Franklin County, Ohio

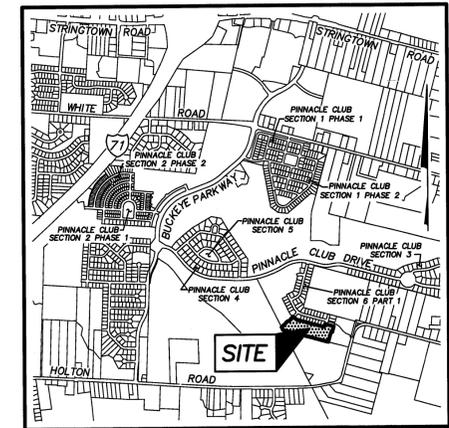
Filed for record this \_\_\_ day of \_\_\_\_\_, 20\_\_ at \_\_\_\_\_ M. Fee \$\_\_\_\_\_  
Recorder,  
Franklin County, Ohio

File No. \_\_\_\_\_

Recorded this \_\_\_ day of \_\_\_\_\_, 20\_\_.  
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 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:** Where indicated, unless otherwise noted, are to be set and are iron pipes, thirteen-sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT INC.

**PERMANENT MARKERS:** Permanent markers, where indicated hereon in the public street centerline, 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



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 \_\_\_\_\_ Date \_\_\_\_\_  
Professional Surveyor No. 8250

RECEIVED  
JUL 19 2011

GC PLANNING COMMISSION

# PINNACLE CLUB SECTION 6 PART 2

**NOTE "A":** All of Pinnacle Club Section 6 Part 2 is within Zone X (Areas determined to be outside 0.2% annual chance floodplain) as delineated on FEMA Flood Insurance Rate Map, for Franklin County, Ohio and Incorporated Areas, map number 39049C0406 K with effective date of June 17, 2008.

**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.

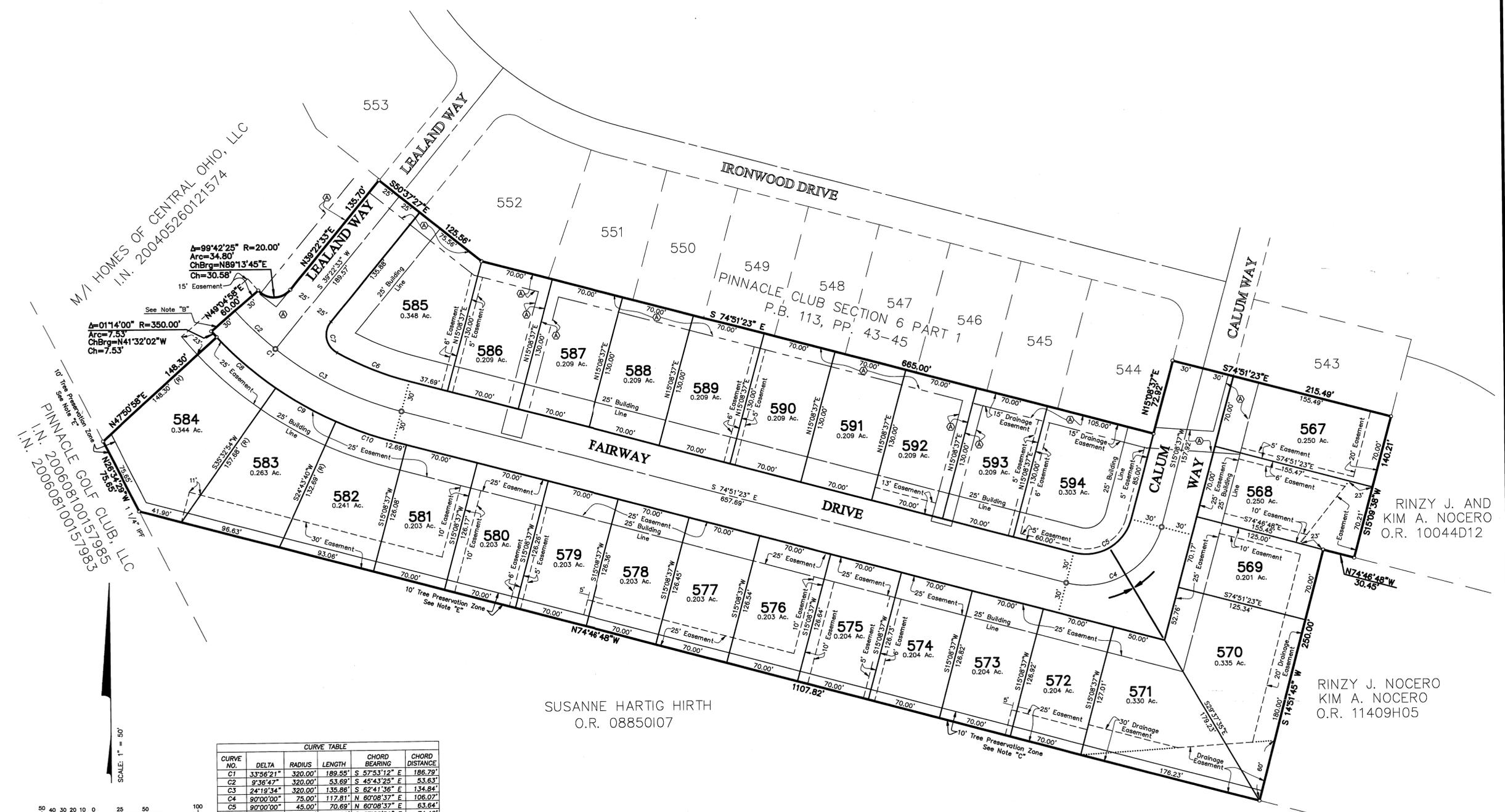
**NOTE "C":** The purpose of this plat is to show certain property, rights of way, and easement boundaries as of the time of platting. At the request of zoning and planning authorities at the time of platting, this plat shows some of the limitations and requirements of the zoning code in effect on the 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, covenants running with the land or title encumbrances of any nature, except to the extent specifically identified as such.

**NOTE "D" - ACREAGE BREAKDOWN:**

|                            |       |
|----------------------------|-------|
| Total acreage:             | 8.359 |
| Acreage in rights-of-way:  | 1.789 |
| Acreage in remaining lots: | 6.570 |

**NOTE "E" - TREE PRESERVATION ZONE:** The purpose of the Tree Preservation Zone (TPZ) is to preserve trees. Dead or diseased trees or trees which require removal for public safety may be permitted to be removed with approval by the City of Grove City. The installation of utilities, drainage swales, over lot grading, lawns, landscaping, fences and a bike path in connection with the development of the property may be permitted with approval by the City of Grove City and all requirements of the Planning & Zoning Code are met. Care shall be given by the Developer in the design and installation of the utilities and bike path in order to minimize the removal of the existing trees. Homeowners shall not be restricted in the use of the TPZ on their lot so long as the use does not require the removal of trees and the use meets all other requirements of the Planning & Zoning Code.

**NOTE "F":** 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 2 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.



| CURVE NO. | DELTA     | RADIUS  | LENGTH  | CHORD BEARING | CHORD DISTANCE |
|-----------|-----------|---------|---------|---------------|----------------|
| C1        | 33°56'21" | 320.00' | 189.55' | S 87°53'12" E | 186.29'        |
| C2        | 9°36'47"  | 320.00' | 53.69'  | S 45°43'25" E | 53.63'         |
| C3        | 24°19'34" | 320.00' | 135.86' | S 62°41'36" E | 134.84'        |
| C4        | 90°00'00" | 75.00'  | 117.81' | N 60°08'37" E | 106.02'        |
| C5        | 90°00'00" | 45.00'  | 70.69'  | N 60°08'37" E | 63.64'         |
| C6        | 14°45'04" | 280.00' | 74.66'  | S 67°28'51" E | 74.46'         |
| C7        | 99°28'52" | 20.00'  | 34.73'  | S 10°21'53" E | 30.53'         |
| C8        | 12°18'05" | 350.00' | 75.14'  | S 48°18'04" E | 75.00'         |
| C9        | 10°48'14" | 350.00' | 66.10'  | S 58°51'43" E | 66.00'         |
| C10       | 9°36'03"  | 350.00' | 58.55'  | S 70°03'51" E | 58.48'         |

⊙ = Existing Easement  
P.B. 113, PP. 43, 44 & 45

SUSANNE HARTIG HIRTH  
O.R. 08850107

RINZY J. AND  
KIM A. NOCERO  
O.R. 10044D12

RINZY J. NOCERO  
KIM A. NOCERO  
O.R. 11409H05