

RESUBDIVISION OF ALL OF LOTS 404 TO 425 AND ALL OF RESERVE "AA" OF PINNACLE CLUB SECTION 3

Situated in the State of Ohio, County of Franklin, City of Grove City and in Virginia Military Survey Number 478, containing 9.830 acres of land, more or less, said 9.830 acres being a resubdivision of all of Lots 404 to 425, both inclusive and all of Reserve "AA" as the same are designated and delineated on the subdivision plat entitled Pinnacle Club Section 3 of record in Plat Book 109, Pages 26, 27, 28 and 29, said lots and reserve being originally conveyed to PINNACLE DEVELOPMENT COMPANY OF GROVE CITY, LTD by deed of record in Instrument Number 200410220245257, Recorder's Office, Franklin County, Ohio.

The undersigned, PINNACLE DEVELOPMENT COMPANY OF GROVE CITY, LTD an Ohio limited liability company, by JOSEPH A. CIMINELLO, Managing Member, owner of the land platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "RESUBDIVISION OF ALL OF LOTS 404 TO 425 AND ALL OF RESERVE "AA" OF PINNACLE CLUB SECTION 3", a subdivision containing Lots numbered 841 to 883, both inclusive, and areas designated and delineated as Reserve "OO" and Reserve "PP", does hereby accept this plat of Same.

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 Resubdivision of all of Lots 404 to 425 and all of Reserve "AA" of Pinnacle Club Section 3, 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, JOSEPH A. CIMINELLO, Managing Member of PINNACLE DEVELOPMENT COMPANY OF GROVE CITY, LTD., has hereunto set his hand this ___ day of ___, 20__.

Signed and Acknowledged
In the presence of:

PINNACLE DEVELOPMENT
COMPANY OF GROVE CITY, LTD.

By
JOSEPH A. CIMINELLO,
Managing Member

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared JOSEPH A. CIMINELLO, Managing Member of PINNACLE DEVELOPMENT COMPANY OF GROVE CITY, LTD., who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said PINNACLE DEVELOPMENT COMPANY OF GROVE CITY, LTD. an Ohio limited liability company, for the uses and purposes expressed herein.

In Witness Whereof, 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 _____

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__.

In Witness Whereof 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

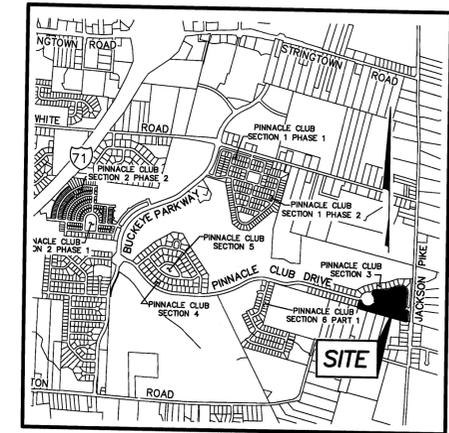
Deputy Auditor,
Franklin County, Ohio

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 _____



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 one-inch diameter, thirty-inch long, solid iron 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



EMHT
Evans, Mechwart, Hombler & Tiron, Inc.
Engineers • Surveyors • Planners • Scientists
5800 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 • Toll free: 888.775.3648

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.

- = Iron Pin (See Survey Data)
- = MAG Nail to be set
- ⊙ = Permanent Marker (See Survey Data)

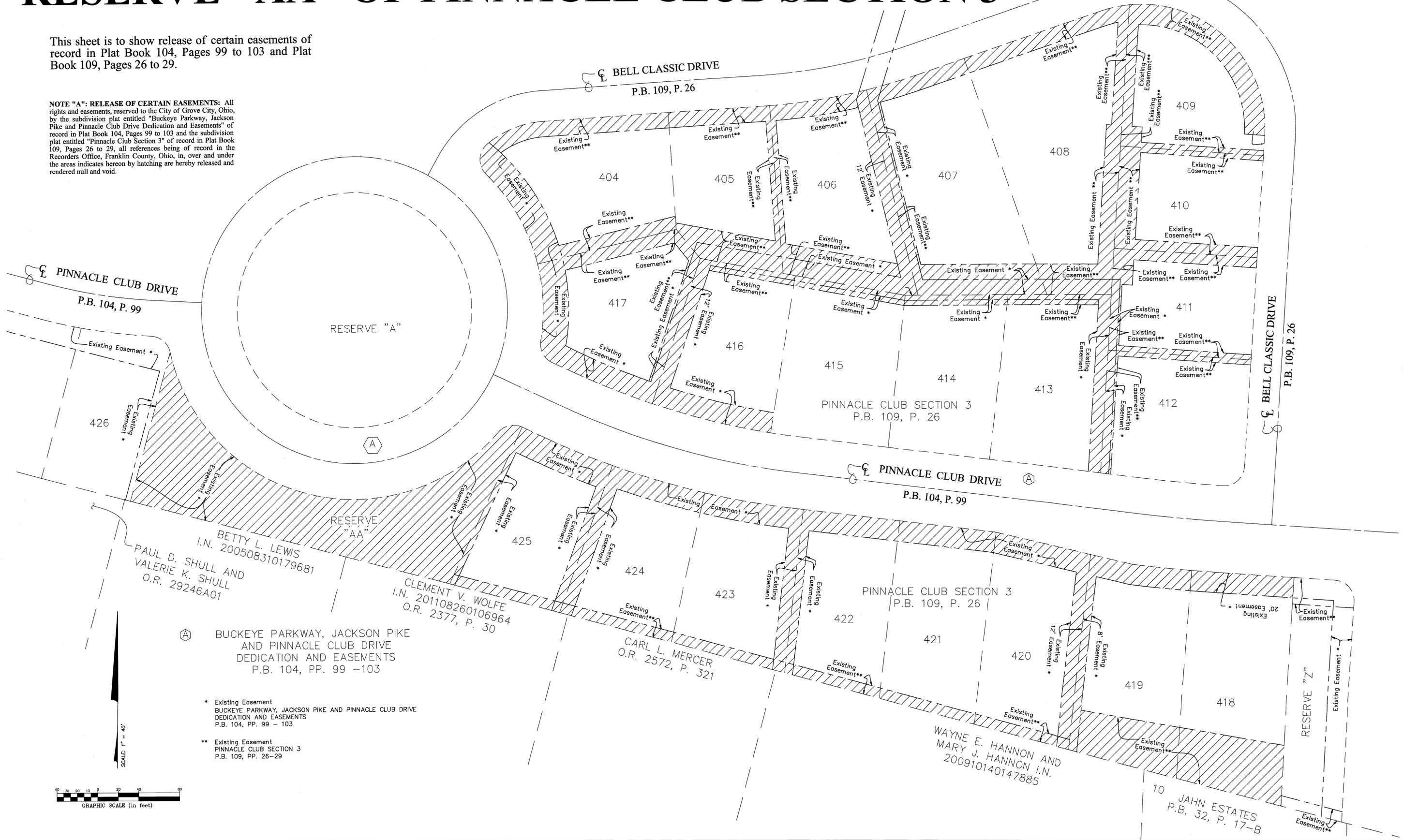
By _____ Date _____
Professional Surveyor No. 8250

RECEIVED
APR 24 2012
GC PLANNING COMMISSION

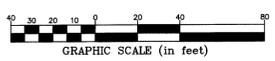
RESUBDIVISION OF ALL OF LOTS 404 TO 425 AND ALL OF RESERVE "AA" OF PINNACLE CLUB SECTION 3

This sheet is to show release of certain easements of record in Plat Book 104, Pages 99 to 103 and Plat Book 109, Pages 26 to 29.

NOTE "A": RELEASE OF CERTAIN EASEMENTS: All rights and easements, reserved to the City of Grove City, Ohio, by the subdivision plat entitled "Buckeye Parkway, Jackson Pike and Pinnacle Club Drive Dedication and Easements" of record in Plat Book 104, Pages 99 to 103 and the subdivision plat entitled "Pinnacle Club Section 3" of record in Plat Book 109, Pages 26 to 29, all references being of record in the Records Office, Franklin County, Ohio, in, over and under the areas indicates hereon by hatching are hereby released and rendered null and void.



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SCALE: 1" = 40'

- * Existing Easement
BUCKEYE PARKWAY, JACKSON PIKE AND PINNACLE CLUB DRIVE
DEDICATION AND EASEMENTS
P.B. 104, PP. 99 - 103
- ** Existing Easement
PINNACLE CLUB SECTION 3
P.B. 109, PP. 26-29

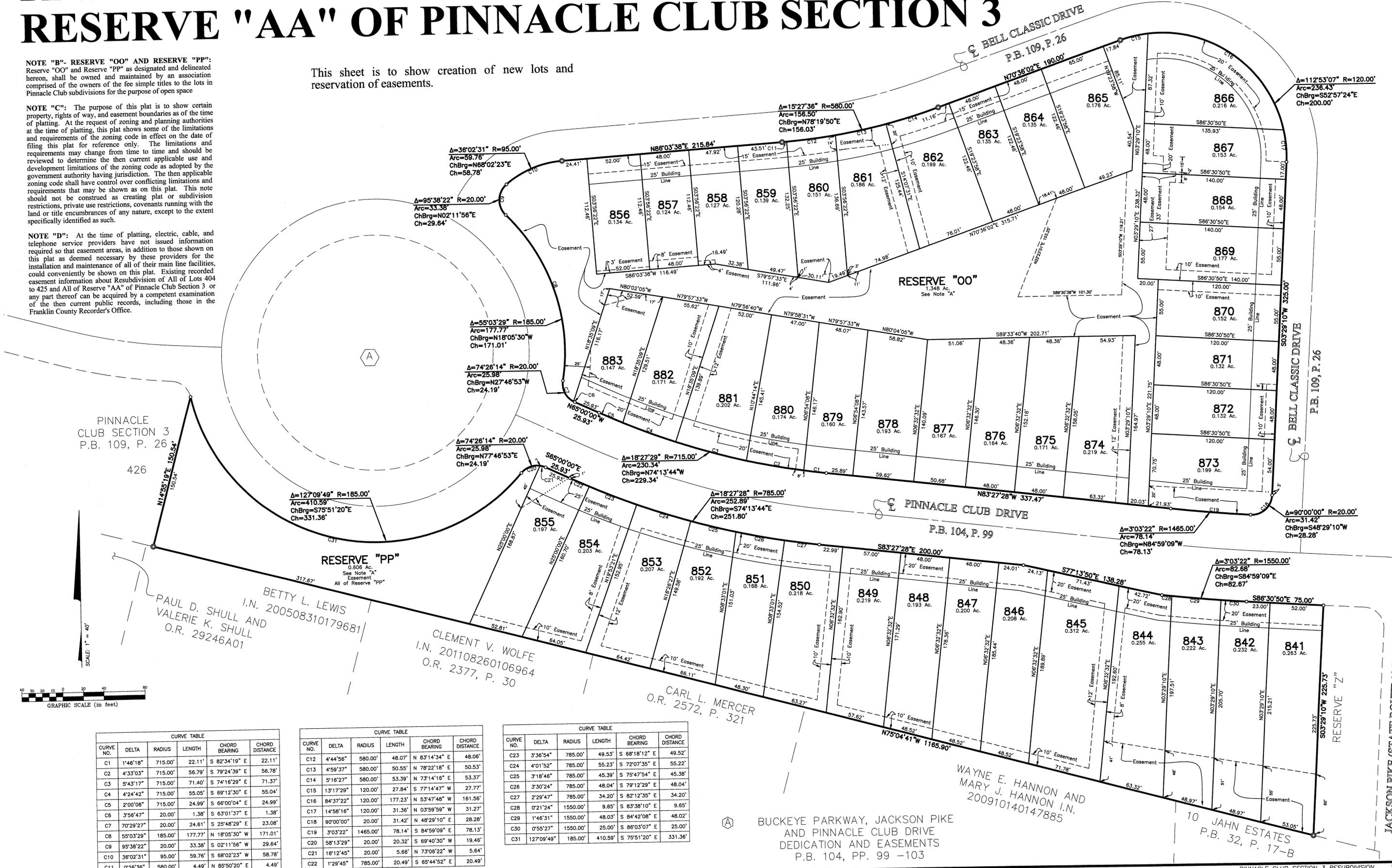
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NOTE "B"- RESERVE "OO" AND RESERVE "PP":
Reserve "OO" and Reserve "PP" as designated and delineated hereon, shall be owned and maintained by an association comprised of the owners of the fee simple titles to the lots in Pinnacle Club subdivisions for the purpose of open space

This sheet is to show creation of new lots and reservation of easements.

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 have 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": 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 Resubdivision of All of Lots 404 to 425 and All of Reserve "AA" of Pinnacle Club Section 3 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.



PINNACLE CLUB SECTION 3
P.B. 109, P. 26

426

RESERVE "PP"
0.606 Ac.
See Note "A"
Easement
All of Reserve "PP"

BETTY L. LEWIS
I.N. 200508310179681
PAUL D. SHULL AND
VALERIE K. SHULL
O.R. 29246A01

CLEMENT V. WOLFE
I.N. 201108260106964
O.R. 2377, P. 30

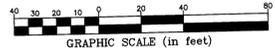
CARL L. MERCER
O.R. 2572, P. 321

WAYNE E. HANNON AND
MARY J. HANNON I.N.
200910140147885

BUCKEYE PARKWAY, JACKSON PIKE
AND PINNACLE CLUB DRIVE
DEDICATION AND EASEMENTS
P.B. 104, PP. 99 -103

10 JAHN ESTATES
P.B. 32, P. 17-B

JACKSON PIKE (STATE ROUTE 104)
P.B. 104, P. 99



CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	1°46'18"	715.00'	22.11'	S 82°34'19" E	22.11'
C2	4°33'03"	715.00'	56.79'	S 79°24'39" E	56.78'
C3	5°43'17"	715.00'	71.40'	S 74°16'29" E	71.37'
C4	4°24'42"	715.00'	55.05'	S 69°12'30" E	55.04'
C5	2°00'08"	715.00'	24.99'	S 66°00'04" E	24.99'
C6	3°56'47"	20.00'	1.38'	S 63°01'37" E	1.38'
C7	70°29'27"	20.00'	24.61'	S 25°48'29" E	23.08'
C8	55°03'29"	185.00'	177.77'	N 18°05'30" W	171.01'
C9	95°38'22"	20.00'	33.38'	S 02°11'56" W	29.64'
C10	36°02'31"	95.00'	59.76'	S 68°02'23" W	58.78'
C11	0°26'36"	580.00'	4.49'	N 88°50'20" E	4.49'

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C12	4°44'56"	580.00'	48.07'	N 83°14'34" E	48.06'
C13	4°59'37"	580.00'	50.55'	N 78°22'18" E	50.53'
C14	5°16'27"	580.00'	53.39'	N 73°14'16" E	53.37'
C15	1°31'29"	120.00'	27.84'	S 77°14'47" W	27.77'
C16	84°37'22"	120.00'	177.23'	N 53°47'48" W	161.56'
C17	14°58'16"	120.00'	31.36'	N 03°59'59" W	31.27'
C18	90°00'00"	20.00'	31.42'	N 48°29'10" E	28.28'
C19	3°03'22"	1465.00'	78.14'	S 84°59'09" E	78.13'
C20	58°13'29"	20.00'	20.32'	S 69°40'30" W	19.46'
C21	16°12'45"	20.00'	5.66'	N 73°06'22" W	5.64'
C22	1°29'45"	785.00'	20.49'	S 65°44'52" E	20.49'

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C23	3°36'54"	785.00'	49.53'	S 68°18'12" E	49.52'
C24	4°01'52"	785.00'	55.23'	S 72°07'35" E	55.22'
C25	3°18'46"	785.00'	45.39'	S 75°47'54" E	45.38'
C26	3°30'24"	785.00'	48.04'	S 79°12'29" E	48.04'
C27	2°29'47"	785.00'	34.20'	S 82°12'35" E	34.20'
C28	0°21'24"	1550.00'	9.65'	S 83°38'10" E	9.65'
C29	1°46'31"	1550.00'	48.03'	S 84°42'08" E	48.02'
C30	0°55'27"	1550.00'	25.00'	S 86°03'07" E	25.00'
C31	12°09'49"	185.00'	410.59'	S 75°51'20" E	331.36'

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