

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY, VIRGINIA MILITARY SURVEY NUMBERS 469 AND 6840, BEING A SUBDIVISION OF 8.220 ACRES COMPRISED OF: 5.120 ACRES OF FRANKLIN COUNTY AUDITOR P.I.D 040-011963 CONVEYED TO M/I HOMES OF CENTRAL OHIO, LLC IN INSTRUMENT NUMBER 200310010314742, AND 1.251 ACRES & 1.849 ACRES OF P.I.D. 040-009226, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

CITY OF GROVE CITY, OHIO THE PINNACLE CLUB PLAT SECTION 2 PHASE 6 A SUBDIVISION OF ACREAGE



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 6", A SUBDIVISION CONTAINING LOTS NUMBERED 841 TO 871, BOTH INCLUSIVE, AND RESERVE "PP", AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE, AS SUCH, ALL OR PART OF ENGLISH TURN DRIVE, NIGHT HAWK DRIVE, AND TOURNAMENT WAY SHOWN HEREON AND NOT HERETOFORE DEDICATED.

EASEMENTS, WITHIN AREAS DESIGNATED "EASEMENT", "DRAINAGE EASEMENT", AND RESERVE "PP" ON THIS PLAT, ARE HEREBY GRANTED TO THE CITY OF GROVE CITY, OHIO, AMERICAN ELECTRIC POWER AND AMERITECH, 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 RESERVE "PP" AND 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 6, 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 2012.

M/I HOMES OF CENTRAL OHIO, LLC,
AN OHIO LIMITED LIABILITY COMPANY:

BY _____
LLOYD T. SIMPSON
SENIOR VICE PRESIDENT OF OPERATIONS

WITNESSED AND ACKNOWLEDGED BY:

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 THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS ____ DAY OF _____, 2012.

MY COMMISSION EXPIRES _____
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 PINNACLE CLUB SECTION 2, PHASE 6 AND CONSENTS TO THE DEDICATION OF ENGLISH TURN DRIVE, NIGHT HAWK DRIVE, AND TOURNAMENT WAY SHOWN ON SAID PLAT.

STATE OF OHIO
COUNTY OF FRANKLIN:

BE IT REMEMBERED THAT ON THIS ____ DAY OF _____, 2012, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY CAME

_____, THE _____
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 THE PURPOSES HEREIN EXPRESSED.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS ____ DAY OF _____, 2012.

MY COMMISSION EXPIRES _____
NOTARY PUBLIC,
STATE OF OHIO

APPROVED THIS ____ DAY OF _____, 2012

PLANNING COMMISSION CHAIR
CITY OF GROVE CITY, OHIO

APPROVED THIS ____ DAY OF _____, 2012

REVIEWED BY
HOOKADEN & ASSOCIATES, INC.
FOR CITY OF GROVE CITY, OHIO

APPROVED THIS ____ DAY OF _____, 2012

DIRECTOR OF PUBLIC SERVICE,
CITY OF GROVE CITY, OHIO

APPROVED THIS ____ DAY OF _____, 2012

MAYOR,
CITY OF GROVE CITY, OHIO

APPROVED AND ACCEPTED BY ORDINANCE NO. _____, PASSED THIS ____ DAY OF _____, 2012, WHEREIN ALL OF ENGLISH TURN DRIVE, NIGHT HAWK DRIVE, AND TOURNAMENT WAY 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 _____, 2012

AUDITOR, FRANKLIN COUNTY, OHIO

DEPUTY AUDITOR, FRANKLIN COUNTY, OHIO

FILED FOR RECORD THIS ____ DAY OF _____, 2012
AT _____, FEE _____

RECORDER, FRANKLIN COUNTY, OHIO

DEPUTY RECORDER, FRANKLIN COUNTY, OHIO

FILE NO. _____

RECORDED THIS ____ DAY OF _____, 2012

PLAT BOOK _____, PAGES _____

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 "CREEKSIDE 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 PUNCH MARKED TO RECORD THE ACTUAL LOCATION OF THE POINT.

LAND AREA SUBDIVIDED: 8.221 ACRES

OF WHICH:

0.622 ACRES BEING LOCATED WITHIN TOURNAMENT WAY, AND 0.810 ACRES LOCATED IN ENGLISH TURN DRIVE.

1.604 ACRES BEING LOCATED IN RESERVE "PP".

5.185 ACRES BEING LOCATED IN LOTS 841 THROUGH 871, BOTH INCLUSIVE.

DRAFT

RECEIVED
MAY 04 2012
GC PLANNING COMMISSION



Civil & Environmental Consultants, Inc.

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DRAWN BY: _____ CHECKED BY: _____ DRAFT APPROVED BY: _____ DRAFT
DATE: MAY 4, 2012 DWG SCALE: 1" = 50' PROJECT NO.: 100-329

PINNACLE PLAT SECTION 2, PHASE 6

DRAWING NO.:

SHEET 1 OF 2

BY: _____
MARK POWER
PROFESSIONAL LAND SURVEYOR NO. 7935
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

C:\USERS\MPW\WORK\DOCUMENTS\PINNACLE PLAT\ORIG\00047 - SH - PL - PHASE 6\DWG(SHEET) (MPW) - JUL 6, 2011 - 10:46:17



NOTE: RESERVE "PP":

RESERVE "PP" 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. A DRAINAGE AND UTILITY EASEMENT IS GRANTED OVER RESERVE "PP" TO THE CITY OF GROVE CITY, OHIO, AMERICAN ELECTRIC POWER AND AMERITECH, 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 RESERVE "PP" AND 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 6, 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.

NOTE: FLOOD HAZARD INFORMATION: THE LAND SHOWN HEREON HEREBY BEING PLATTED AS PINNACLE CLUB SECTION 2, PHASE 6, 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: LANDSCAPE BUFFER EASEMENT: THE AREA OF LAND ON EACH OF LOTS 863-871 DESIGNATED HEREON AS A LANDSCAPE BUFFER EASEMENT SHALL BE IMPROVED WITH LANDSCAPING. THE LANDSCAPING BUFFER EASEMENT SHALL ALSO BE DESIGNATED AS A "NO BUILD ZONE" AND SHALL REMAIN FREE OF ALL STRUCTURES, INCLUDING BUT NOT LIMITED TO SHEDS, FENCES (OTHER THAN DEVELOPER INSTALLED FENCE), SWING SETS, PLAY STRUCTURES, SATELLITE DISH ANTENNAS, AND THE LIKE. THE OWNER OF EACH LOT SHALL CARE FOR AND MAINTAIN THE LANDSCAPING AND TREES LOCATED WITHIN THE LANDSCAPE BUFFER EASEMENT ON THE OWNERS' LOT. THE PINNACLE CLUB HOMEOWNERS' ASSOCIATION, INC. SHALL HAVE AND IS HEREBY GRANTED A NONEXCLUSIVE RIGHT AND EASEMENT IN AND OVER THE LANDSCAPE BUFFER EASEMENT TO CARE FOR AND MAINTAIN THE LANDSCAPING AND TREES. THE PINNACLE CLUB HOMEOWNERS ASSOCIATION, INC. SHALL HAVE THE OBLIGATION AT THEIR DISCRETION TO REPLACE DEAD TREES IN THE LANDSCAPE BUFFER ZONE. THE PINNACLE CLUB HOMEOWNERS ASSOCIATION SHALL HAVE THE OBLIGATION TO MAINTAIN ANY DEVELOPER INSTALLED FENCE. MAINTENANCE BEHIND ANY DEVELOPER INSTALLED CONTINUOUS FENCE SHALL BE THE RESPONSIBILITY OF THE PINNACLE CLUB HOMEOWNERS ASSOCIATION.

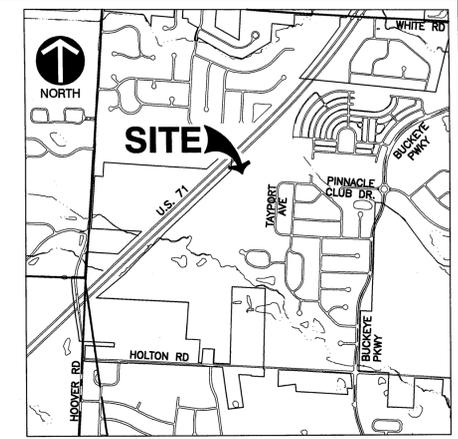
SURVEY NOTE: UNLESS OTHERWISE INDICATED, IRON PINS INDICATED AS FOUND ARE 3/4 INCH PIPES WITH A YELLOW CAP STAMPED "HOY". THESE POINTS WERE FOUND NEAR THE LOT CORNERS OF CREEKSIDE SECTION 5. THE LOCATION OF THESE IRON PINS IS FOUND TO RANDOMLY DEVIATE FROM THE SUBDIVISION BOUNDARIES AS DETERMINED BY THE PERMANENT MARKERS SET BY THE SUBDIVIDING SURVEYOR (EMH&T) AND WERE NOT HELD OR CONSIDERED AS DETERMINING THE SUBDIVISION BOUNDARIES.

CITY OF GROVE CITY, OHIO

THE PINNACLE CLUB PLAT

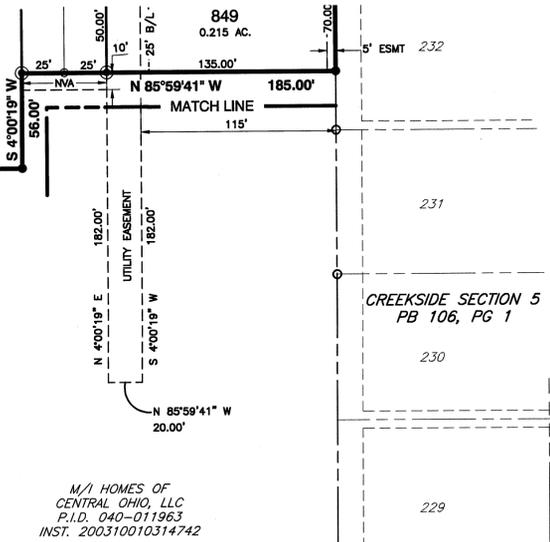
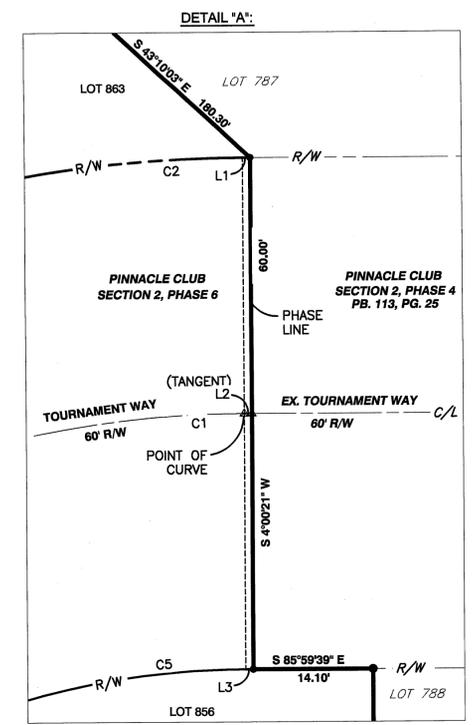
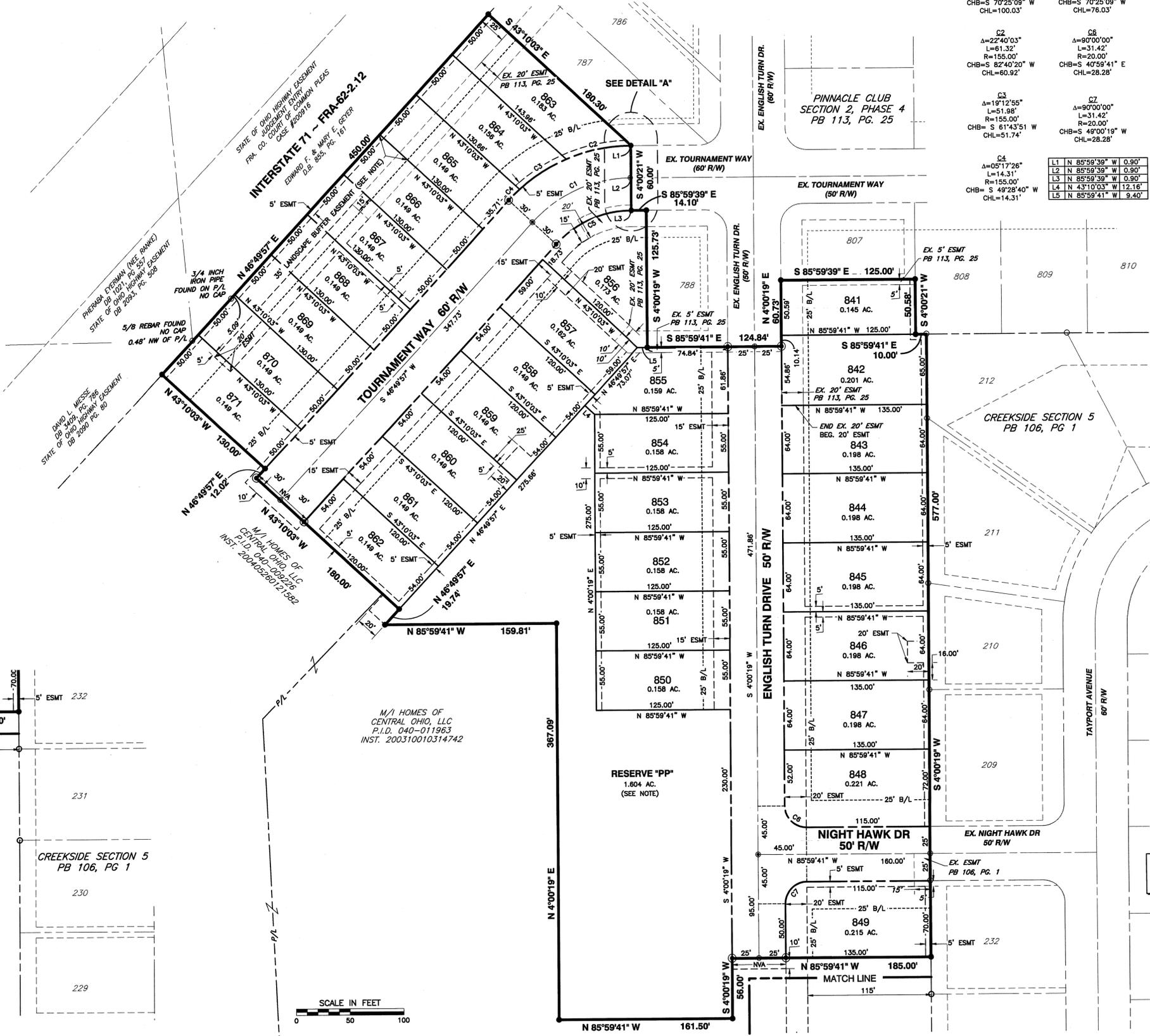
SECTION 2 PHASE 6

A SUBDIVISION OF ACREAGE

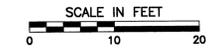


C1 Δ=47°10'24" L=102.92' R=125.00' CHB=S 70°25'09" W CHL=100.03'	C5 Δ=47°10'24" L=78.22' R=95.00' CHB=S 70°25'09" W CHL=76.03'
C2 Δ=22°40'03" L=61.32' R=155.00' CHB=S 82°40'20" W CHL=60.92'	C6 Δ=90°00'00" L=31.42' R=20.00' CHB=S 40°59'41" E CHL=28.28'
C3 Δ=19°12'55" L=51.98' R=155.00' CHB=S 61°43'51" W CHL=60.92'	C7 Δ=90°00'00" L=31.42' R=20.00' CHB=S 49°00'19" W CHL=28.28'
C4 Δ=05°17'26" L=14.31' R=155.00' CHB=S 49°28'40" W CHL=14.31'	L1 N 85°59'39" W 0.90' L2 N 85°59'39" W 0.90' L3 N 85°59'39" W 0.90' L4 N 43°10'03" W 12.16' L5 N 85°59'41" W 9.40'

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



M/I HOMES OF CENTRAL OHIO, LLC
P.I.D. 040-011963
INST. 200310010314742



DRAFT

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DRAWN BY: MDP	CHECKED BY: MDP	DRAFT APPROVED BY: MDP	DRAFT
DATE: MAY 4, 2012	DWG SCALE: 1" = 50'	PROJECT NO: 100-329	DRAWING NO: 100-329

PINNACLE PLAT SECTION 2, PHASE 6

SHEET 2 OF 2

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