

PINNACLE CLUB SECTION 6 PART 3 PHASE B

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AUG 27 2012
GC PLANNING COMMISSION

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Situated in the State of Ohio, County of Franklin, City of Grove City and in Virginia Military Survey Number 478, containing 5.705 acres of land, more or less, said 5.705 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 **TIMOTHY C. HALL JR.**, Area Vice President, 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 3 PHASE B**", a subdivision containing Lots numbered 595 to 599, both inclusive, and Lots Numbered 610 to 624, both inclusive does hereby accept this plat of same and dedicates to public use, as such, all or part of Scotsman Drive and Ironwood 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 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, **TIMOTHY C. HALL JR.**, Area Vice President 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 **TIMOTHY C. HALL JR.**,
Area Vice President

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **TIMOTHY C. HALL JR.**, Area Vice President 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

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 6 PART 3 PHASE B** and consents to the dedication of this plat.

Signed and Acknowledged
In the presence of: **PNC BANK, NATIONAL ASSOCIATION**, as collateral agent

By _____

STATE OF NEW JERSEY
COUNTY OF MIDDLESEX ss:

Be it remembered that on this ___ day of ___, 20__, before me, the undersigned, a Notary Public in and for said state, personally appeared _____ 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 purposes herein expressed.

In testimony whereof, I have hereunto subscribed my hand and affixed my official notarial seal on the day and year aforesaid.

My commission expires _____
Notary Public, State of New Jersey

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 Scotsman Drive and Ironwood Drive, 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

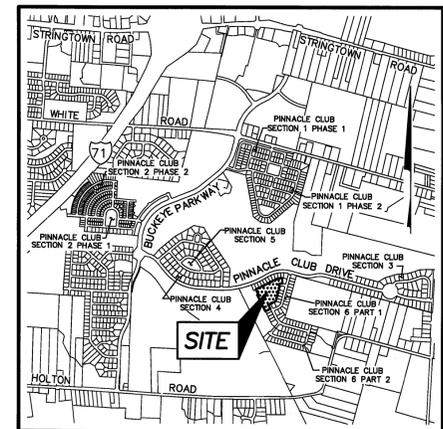
Filed for record this ___ day of ___, 20__ at ___ M. Fee \$_____
Recorder,
Franklin County, Ohio

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 pins, 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



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)

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By _____ Date _____
Professional Surveyor No. 8250

