

PINNACLE CLUB SECTION 6 PART 4

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 President, owner of the land plated herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "**PINNACLE CLUB SECTION 6 PART 4**", a subdivision containing Lot number 625, and Lots numbered 627 to 654, both inclusive does hereby accept this plat of same and dedicates to public use, as such, all or part of Scotsman Drive and Fairway 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 4, 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 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 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 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 4** 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 Fairway 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. _____

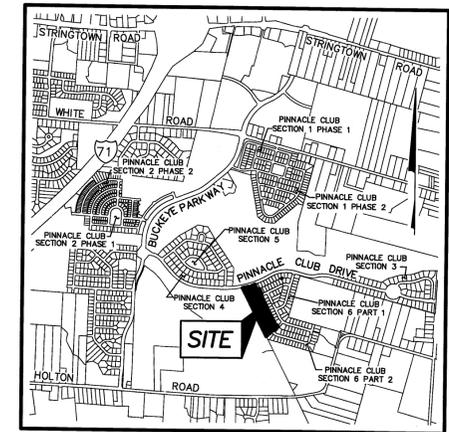
Recorded this ___ day of ___, 20__.

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 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



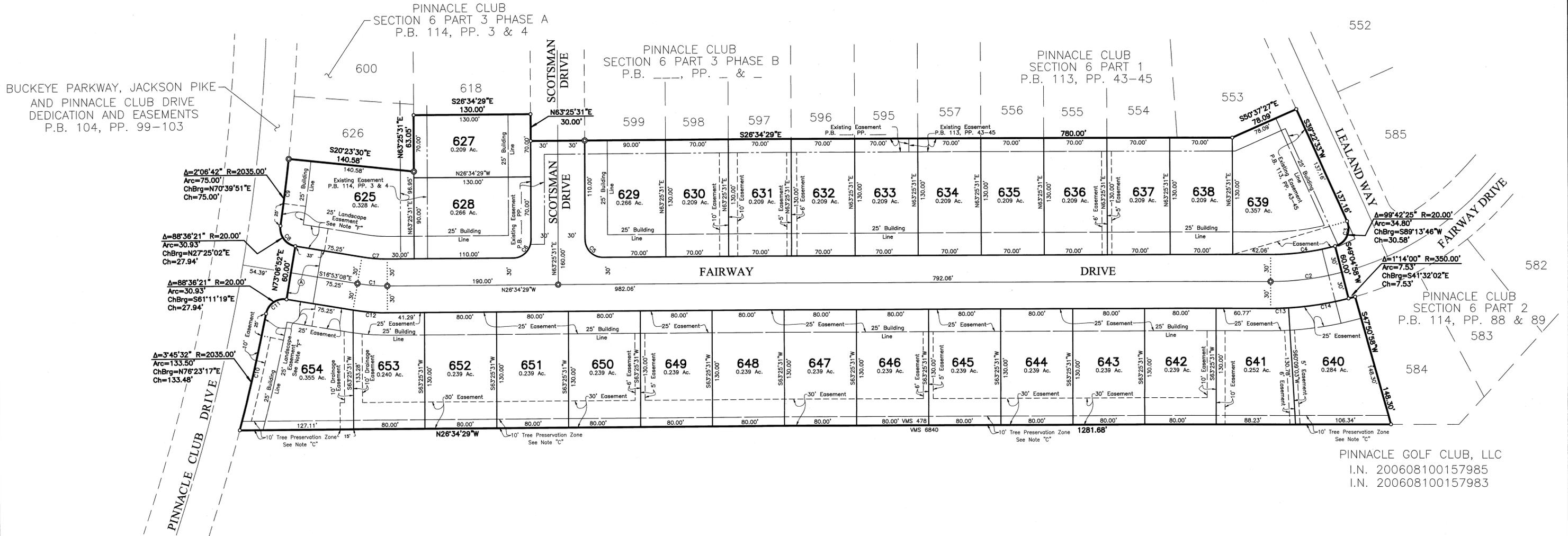
Evans, Mechwart, Hombelton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
3300 New Albany Road, Columbus, OH 43204
Phone: 614.275.4500 Toll Free: 888.775.3648
emht.com

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 _____
Professional Surveyor No. 8250 _____ Date _____

PINNACLE CLUB SECTION 6 PART 4



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

PINNACLE GOLF CLUB, LLC
I.N. 200608100157985
I.N. 200608100157983

NOTE "A": All of Pinnacle Club Section 6 Part 4 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": 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.

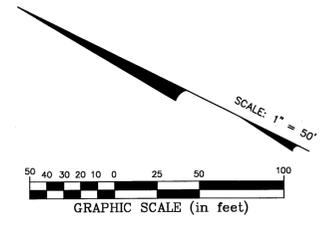
NOTE "C" - TREE PRESERVATION ZONE: The purpose of the Tree Preservation Zone (TPZ) is to preserve trees. Dead or diseased trees or trees which require removal for public safety may be permitted to be removed with approval by the City of Grove City. The installation of utilities, drainage swales, over 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 "D" - ACREAGE BREAKDOWN:
Total acreage: 8.862 Ac.
Acreage in rights-of-way: 1.795 Ac.
Acreage in remaining lots: 7.067 Ac.

NOTE "E" - ACREAGE BREAKDOWN: Pinnacle Club Section 6 Part 4 is comprised of the following Franklin County Parcel Number:
Parcel Number 040-009226 8.862 Ac.

NOTE "F" - 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 "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 4 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 TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	9°41'21"	200.00'	33.82'	S 21°43'49" E	33.78'
C2	14°20'33"	320.00'	80.10'	S 33°44'45" E	79.89'
C4	14°20'33"	290.00'	72.59'	S 33°44'45" E	72.40'
C5	90°00'00"	20.00'	31.42'	S 18°25'31" W	28.28'
C6	90°00'00"	20.00'	31.42'	S 71°34'29" E	28.28'
C7	9°41'21"	170.00'	28.75'	S 21°43'49" E	28.71'
C8	88°36'21"	20.00'	30.93'	S 27°25'02" W	27.94'
C9	2°06'42"	2035.00'	75.00'	N 70°39'51" E	75.00'
C10	3°45'32"	2035.00'	133.50'	N 76°23'17" E	133.48'
C11	88°36'21"	20.00'	30.93'	N 61°11'19" W	27.94'
C12	9°41'21"	230.00'	38.89'	S 21°43'49" E	38.85'
C13	3°16'28"	350.00'	20.00'	S 28°12'43" E	20.00'
C14	12°18'05"	350.00'	75.14'	S 36°00'00" E	75.00'

Existing Easement P.B. 104, PP. 99-103

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