

**CITY OF GROVE CITY, OHIO**  
**THE PINNACLE CLUB SECTION 2, PHASE 7**  
**A SUBDIVISION OF ACREAGE AND A RE-SUBDIVISION OF**  
**RESERVE "PP" OF PINNACLE CLUB SECTION 2, PHASE 6**

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY, VIRGINIA MILITARY SURVEY NUMBERS 469 AND 6840, BEING A SUBDIVISION OF 7.331 ACRES COMPRISED OF: 0.748 ACRES CONVEYED TO M/I HOMES OF CENTRAL OHIO, LLC IN INSTRUMENT NUMBER 200310010314742, 5.001 ACRES CONVEYED TO M/I HOMES OF CENTRAL OHIO, LLC IN INSTRUMENT NUMBER 200405260121582, AND 1.582 ACRES BEING ALL OF RESERVE "PP" AS THE SAME AS DESIGNATED AND DELINEATED ON THAT SUBDIVISION PLAT ENTITLED PINNACLE CLUB PLAT SECTION 2, PHASE 6, P.B. 115, PG. 71-72 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 PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS "PINNACLE CLUB SECTION 2 PHASE 7 A SUBDIVISION OF ACREAGE AND A RE-SUBDIVISION OF RESERVE "PP" OF PINNACLE CLUB SECTION 2, PHASE 6", A SUBDIVISION CONTAINING LOTS NUMBERED 872 TO 895, BOTH INCLUSIVE, RESERVES "QQ", "RR", "SS", "TT", "UU", "VV", "WW", AND "XX", DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE, AS SUCH, ALL OR PART OF ENGLISH TURN DRIVE, LEGENDS DRIVE, SAWGRASS STREET, AND TOURNAMENT WAY SHOWN HEREON AND NOT HERETOFORE DEDICATED.

EASEMENTS, WITHIN AREAS DESIGNATED "EASEMENT", "DRAINAGE EASEMENT", AND RESERVES "QQ", "TT", "UU", "VV", "WW", AND "XX", 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 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 7, 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. WITHIN SAID RESERVES "TT", "UU", "VV", AND "WW" NON-EXCLUSIVE EASEMENT CENTERED ON THE CENTERLINE OF SAID RESERVES IS HEREBY GRANTED TO THE CITY OF GROVE CITY, OHIO, AND OTHER GOVERNMENTAL EMPLOYEES OR LICENSES FOR USE IN THE COURSE OF PROVIDING POLICE, FIRE, MEDICAL OR OTHER GOVERNMENTAL SERVICES TO LOTS AND LANDS ADJACENT TO SAID RESERVES "TT", "UU", "VV", AND "WW".

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 \_\_\_\_\_

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

BY \_\_\_\_\_  
TIMOTHY C. HALL, JR.,  
AREA PRESIDENT

WITNESSED AND ACKNOWLEDGED BY:

STATE OF OHIO  
COUNTY OF FRANKLIN:

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 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 \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC, \_\_\_\_\_

STATE OF OHIO

LAND AREA SUBDIVIDED: 7.331 ACRES

OF WHICH:

1.037 ACRES BEING LOCATED WITHIN TOURNAMENT WAY, 0.139 ACRES LOCATED WITHIN ENGLISH TURN DRIVE, 0.139 ACRES BEING LOCATED WITHIN LEGENDS DRIVE AND 0.142 ACRES BEING LOCATED WITHIN SAWGRASS STREET.

2.058 ACRES BEING LOCATED WITHIN RESERVE "QQ"  
 0.022 ACRES BEING LOCATED WITHIN RESERVE "RR"  
 0.079 ACRES BEING LOCATED WITHIN RESERVE "SS"  
 0.350 ACRES BEING LOCATED WITHIN RESERVE "TT"  
 0.027 ACRES BEING LOCATED WITHIN RESERVE "UU"  
 0.097 ACRES BEING LOCATED WITHIN RESERVE "VV"  
 0.097 ACRES BEING LOCATED WITHIN RESERVE "WW"  
 0.447 ACRES BEING LOCATED WITHIN RESERVE "XX"  
 2.697 ACRES BEING LOCATED IN LOTS 872 THROUGH 911, BOTH INCLUSIVE.

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_  
 \_\_\_\_\_  
 PLANNING COMMISSION CHAIR  
 CITY OF GROVE CITY, OHIO

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_  
 \_\_\_\_\_  
 REVIEWED BY  
 HOCKADEN & ASSOCIATES, INC.  
 FOR CITY OF GROVE CITY, OHIO

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_  
 \_\_\_\_\_  
 DIRECTOR OF PUBLIC SERVICE,  
 CITY OF GROVE CITY, OHIO

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_  
 \_\_\_\_\_  
 MAYOR,  
 CITY OF GROVE CITY, OHIO

APPROVED AND ACCEPTED BY ORDINANCE NO. \_\_\_\_\_, PASSED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 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 \_\_\_\_\_

\_\_\_\_\_  
 AUDITOR, FRANKLIN COUNTY, OHIO

\_\_\_\_\_  
 DEPUTY AUDITOR, FRANKLIN COUNTY, OHIO

FILED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_\_  
 AT \_\_\_\_\_, FEE \_\_\_\_\_

\_\_\_\_\_  
 RECORDER, FRANKLIN COUNTY, OHIO

\_\_\_\_\_  
 DEPUTY RECORDER, FRANKLIN COUNTY, OHIO

FILE NO. \_\_\_\_\_

RECORDED THIS \_\_\_\_ DAY OF \_\_\_\_\_

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 AND PERMANENT MARKERS: WHERE INDICATED HEREON, UNLESS OTHERWISE NOTED, ARE TO BE SET AND ARE 5/8" REBAR, THIRTY INCHES LONG WITH A PLASTIC CAP BEARING THE INITIALS "CEC".



MAY 21 2013  
 GC PLANNING COMMISSION

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 7 AND CONSENTS TO THE DEDICATION OF ENGLISH TURN DRIVE, LEGENDS DRIVE, SAWGRASS STREET AND TOURNAMENT WAY SHOWN ON SAID PLAT.

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.

PNC BANK, NATIONAL ASSOCIATION AS COLLATERAL AGENT

BY: \_\_\_\_\_  
 TITLE: \_\_\_\_\_

WITNESSED AND ACKNOWLEDGED BY: \_\_\_\_\_

WITNESS \_\_\_\_\_

WITNESS \_\_\_\_\_

STATE OF NEW JERSEY  
 COUNTY OF MIDDLESEX:

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

\_\_\_\_\_  
 OF  
 PNC BANK 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 WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC, \_\_\_\_\_

STATE OF NEW JERSEY

WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ATTACHED PREMISES, PREPARED THE ATTACHED PLAT, AND THAT SAID PLAT IS CORRECT. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. DIMENSIONS SHOWN ALONG CURVES ARE CHORD MEASUREMENTS. PERMANENT MARKERS & SURVEY NAILS ARE TO BE PLACED UPON COMPLETION OF CONSTRUCTION NECESSARY TO THE IMPROVEMENT OF THIS LAND.

**Civil & Environmental Consultants, Inc.**  
 8740 Orion Place, Suite 100 - Columbus, OH 43240  
 Ph: 614.540.6633 · 888.598.6808 · Fax: 614.540.6638  
 www.cecinc.com

DRAWN BY:	BTW	CHECKED BY:	JJR	APPROVED BY:	JAM
DATE:	APRIL 2013	DWG SCALE:	NTS	PROJECT NO.:	122-153
PINNACLE PLAT SECTION 2, PHASE 7					1
* HAND SIGNATURE ON FILE					SHEET 1 OF 2

A:\2012\122-153-SURVEY\DWG\PLAT\122-153-PINNACLE PLAT SECTION 2, PHASE 7.DWG (MORROWAY - 5/21/2013) - LP: 5/21/2013 8:52:17 AM

