

CITY OF GROVE CITY, OHIO
THE PINNACLE CLUB SECTION 2, PHASE 8
 A SUBDIVISION OF ACREAGE AND A RE-SUBDIVISION OF
 RESERVE "RR" AND "SS" OF THE PINNACLE CLUB PLAT SECTION 2, PHASE 7

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY, VIRGINIA MILITARY SURVEY NUMBER 6840, BEING A SUBDIVISION OF 16.781 ACRES COMPRISED OF: 10.141 ACRES CONVEYED TO M/I HOMES OF CENTRAL OHIO, LLC IN INSTRUMENT NUMBER 200310010314742, 6.539 ACRES CONVEYED TO M/I HOMES OF CENTRAL OHIO, LLC IN INSTRUMENT NUMBER 200405260121582, AND 0.022 ACRES BEING ALL OF RESERVE "RR" AND 0.079 ACRES BEING ALL OF RESERVE "SS" AS THE SAME AS DESIGNATED AND DELINEATED ON THAT SUBDIVISION PLAT ENTITLED THE PINNACLE CLUB PLAT SECTION 2, PHASE 7, P.B. 116, PG. 30-31 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 "THE PINNACLE CLUB SECTION 2 PHASE 8 A SUBDIVISION OF ACREAGE AND A RE-SUBDIVISION OF RESERVE "RR" AND "SS" OF THE PINNACLE CLUB PLAT SECTION 2, PHASE 7", A SUBDIVISION CONTAINING LOTS NUMBERED 896 TO 978, BOTH INCLUSIVE, RESERVES "YY", "ZZ", "AAA" AND "BBB", 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 WADKINS DRIVE SHOWN HEREON AND NOT HERETOFORE DEDICATED.

EASEMENTS, WITHIN AREAS DESIGNATED "EASEMENT", "DRAINAGE EASEMENT", "TRAIL EASEMENT" AND RESERVES "YY", "ZZ" AND "AAA", 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 THE PINNACLE CLUB SECTION 2, PHASE 8, 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 "YY", "ZZ", AND "AAA", 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 LICENSEES FOR USE IN THE COURSE OF PROVIDING POLICE, FIRE, MEDICAL OR OTHER GOVERNMENTAL SERVICES TO LOTS AND LANDS ADJACENT TO SAID RESERVES "YY", "ZZ", AND, "AAA".

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: 16.781 ACRES OF WHICH:

0.143 ACRES BEING LOCATED WITHIN WADKINS DRIVE, 1.596 ACRES LOCATED WITHIN ENGLISH TURN DRIVE, 0.829 ACRES BEING LOCATED WITHIN LEGENDS DRIVE AND 0.621 ACRES BEING LOCATED WITHIN SAWGRASS STREET.

0.011 ACRES BEING LOCATED WITHIN RESERVE "AAA"
 2.860 ACRES BEING LOCATED WITHIN RESERVE "BBB"
 0.230 ACRES BEING LOCATED WITHIN RESERVE "YY"
 0.299 ACRES BEING LOCATED WITHIN RESERVE "ZZ"
 10.192 ACRES BEING LOCATED WITHIN LOTS 896-978

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, LEGENDS DRIVE, SAWGRASS STREET, 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 _____

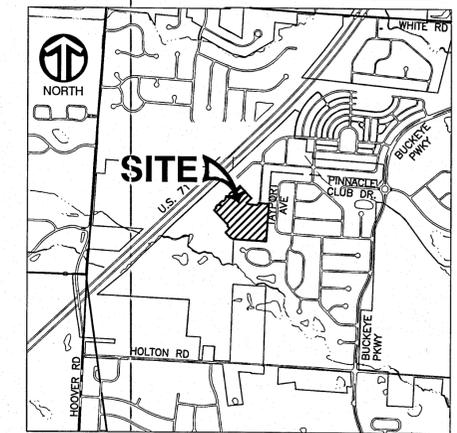
 RECORDER, FRANKLIN COUNTY, OHIO

 DEPUTY RECORDER, FRANKLIN COUNTY, OHIO

FILE NO. _____

RECORDED THIS ____ DAY OF _____

PLAT BOOK _____, PAGES _____



RECEIVED
 APR 04 2014
 GC PLANNING COMMISSION

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.
 PERMANENT MARKERS; WHERE INDICATED HEREON, UNLESS OTHERWISE NOTED, ARE TO BE SET AND ARE 1" SOLID IRON PINS, THIRTY INCHES LONG WITH A PLASTIC CAP BEARING THE INITIALS "CEC".
 IRON PINS: WHERE INDICATED HEREON, UNLESS OTHERWISE NOTED, ARE TO BE SET AND ARE 3/4" I.D. IRON PINS, THIRTY INCHES LONG WITH A PLASTIC CAP BEARING THE INITIALS "CEC".

- LEGEND:**
- ▲ MAG NAIL SET
 - MAG NAIL FOUND
 - ⊙ PERMANENT MARKER SET
 - IRON PIN SET
 - IRON PIN FOUND

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: _____	CHECKED BY: BA	APPROVED BY: JJR	JAM*
DATE: DECEMBER 2013	DWG SCALE: NTS	PROJECT NO: 131-683	
THE PINNACLE CLUB SECTION 2, PHASE 8 A SUBDIVISION OF ACREAGE AND A RE-SUBDIVISION OF RESERVE "RR" AND "SS" OF THE PINNACLE CLUB PLAT SECTION 2, PHASE 7			DRAWING NO.: 1
			SHEET 1 OF 3

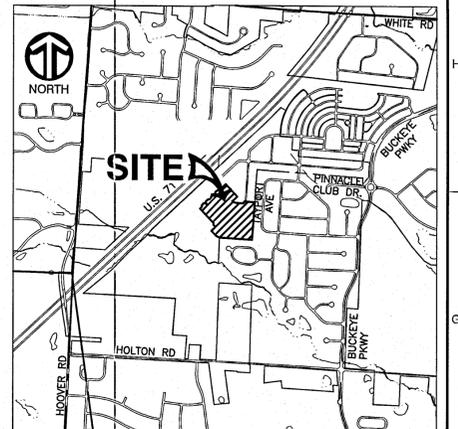
BY: JOHN JEFFREY RAAB
 PROFESSIONAL LAND SURVEYOR NO. 7863
 CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

P:\2013\131-683-SURVEY\DWG\131-683-PAL-SECTION2-PHASE8.DWG (LSC) (MULLIN - 4/4/2014) - LP - 4/4/2014 3:30:28 AM

CITY OF GROVE CITY, OHIO

THE PINNACLE CLUB SECTION 2, PHASE 8

A SUBDIVISION OF ACREAGE AND A RE-SUBDIVISION OF RESERVE "RR" AND "SS" OF THE PINNACLE CLUB PLAT SECTION 2, PHASE 7



- LEGEND:**
- B/L = BUILDING LINE
 - ESMT = EASEMENT
 - ▲ MAG NAIL SET
 - ▲ MAG NAIL FOUND
 - ⊙ PERMANENT MARKER SET
 - IRON PIN SET
 - IRON PIN FOUND

ACREAGE BREAKDOWN

040-15038	0.101 AC.
040-009226	6.539 AC.
040-011963	10.141 AC.
TOTAL	16.781 AC.



LINE TABLE

LINE #	BEARING	LENGTH
L1	S64°32'54" E	47.46'
L2	N46°49'57" E	26.00'
L3	S35°35'09" W	106.93'
L4	S35°35'09" W	85.39'
L5	S40°52'39" E	36.99'
L6	S32°19'49" E	45.35'
L7	N22°23'29" W	111.45'
L8	N46°57'17" E	75.49'
L9	N58°54'37" W	17.16'
L10	S58°54'37" E	22.73'
L11	S46°57'17" W	75.49'
L12	S22°38'29" E	111.37'

THE AREA SHOWN HEREON BY CROSS HATCHING IS THAT RESERVE AREA PLATTED AS RESERVE "RR" AND "SS" IN THE PINNACLE CLUB PLAT SECTION 2 PHASE 7 OF RECORD IN P.B. 116, PG. 30-31 AND IS BEING REPLATED AS A PORTION OF LOT 901 AND SAWGRASS STREET FOR THOSE PURPOSES STATED HEREON.

NOTE "A": FLOOD HAZARD INFORMATION
 AT THE TIME OF PLATTING, PART OF RESERVE "BBB" HEREBY BEING PLATTED AS THE PINNACLE CLUB SECTION 2, PHASE 8, IS IN ZONE AE (AREAS FLOODING BY 100-YEAR FLOOD, WITH BASE FLOOD ELEVATIONS DETERMINED) AND PART OF RESERVE "BBB" ARE IN ZONE X (AREAS OF 500-YEAR FLOOD; AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD). THE REMAINING PORTIONS OF SAID THE PINNACLE CLUB SECTION 2, PHASE 8, ARE IN ZONE X (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN), AS SAID ZONES ARE DESIGNATED AND DELINEATED ON THE FEMA FLOOD INSURANCE RATE MAP FOR FRANKLIN COUNTY, OHIO, AND INCORPORATED AREAS, MAP NUMBER 39049C0402K AND MAP NUMBER 39049C0406K, WITH EFFECTIVE DATE OF JUNE 17, 2008.

IT IS THE INTENTION OF THE DEVELOPER OF THE PINNACLE CLUB SECTION 2, PHASE 8, TO APPLY TO FEMA FOR A REVISION AND/OR AMENDMENT TO SAID MAP NUMBER 39049C0402K, AND MAP NUMBER 39049C0406K, WHICH WILL REDUCE THE IMPACT OF THE 100-YEAR FLOOD LIMIT ON RESERVE "BBB".

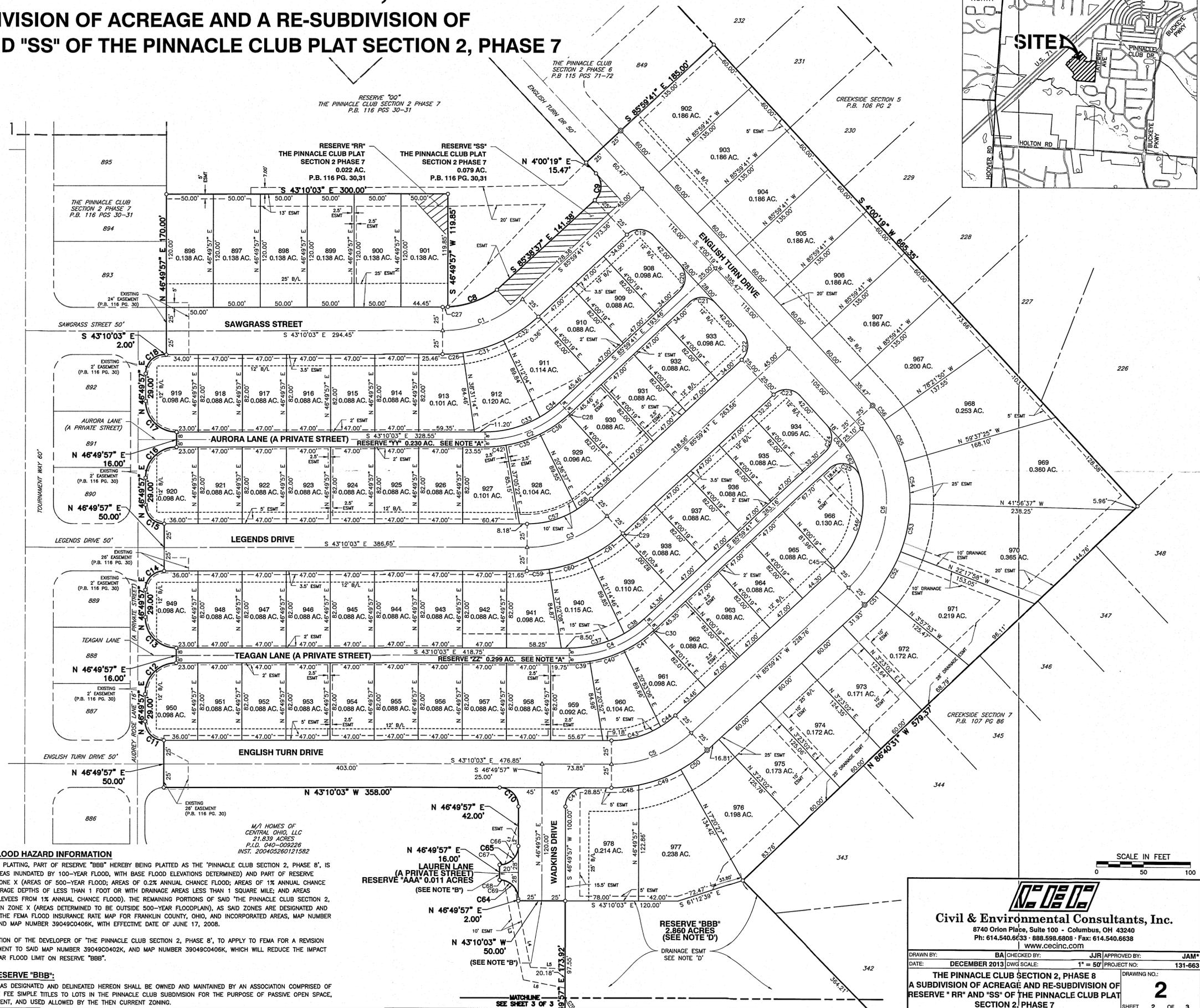
NOTE "D": RESERVE "BBB":
 RESERVE "BBB" AS DESIGNATED AND DELINEATED HEREON SHALL BE OWNED AND MAINTAINED BY AN ASSOCIATION COMPRISED OF OWNERS OF THE FEE SIMPLE TITLES TO LOTS IN THE PINNACLE CLUB SUBDIVISION FOR THE PURPOSE OF PASSIVE OPEN SPACE, DRAINAGE EASEMENT, AND USED ALLOWED BY THE THEN CURRENT ZONING.

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHB	CHL
C1	93.43'	125.00'	42°49'38"	S 64°34'52" E	91.27'
C2	93.43'	125.00'	42°49'38"	S 64°34'52" E	91.27'
C3	93.43'	125.00'	42°49'38"	S 64°34'52" E	91.27'
C4	93.43'	125.00'	42°49'38"	S 64°34'52" E	91.27'
C5	93.43'	125.00'	42°49'38"	S 64°34'52" E	91.27'
C6	186.34'	125.00'	85°24'41"	N 51°17'59" E	169.56'
C7	10.01'	125.00'	4°35'19"	N 6°17'59" E	10.01'
C8	56.02'	100.00'	32°05'56"	S 62°23'44" E	55.29'
C9	31.54'	20.00'	90°21'04"	N 49°10'51" E	28.37'
C10	31.42'	20.00'	90°00'00"	N 1°49'57" E	28.28'
C11	31.42'	20.00'	90°00'00"	N 1°49'57" E	28.28'
C12	51.84'	33.00'	90°00'00"	S 88°10'03" E	46.67'
C13	51.84'	33.00'	90°00'00"	N 1°49'57" E	46.67'
C14	31.42'	20.00'	90°00'00"	S 88°10'03" E	28.28'
C15	31.42'	20.00'	90°00'00"	N 1°49'57" E	28.28'
C16	51.84'	33.00'	90°00'00"	S 88°10'03" E	46.67'
C17	51.84'	33.00'	89°59'59"	N 1°49'57" E	46.67'
C18	31.42'	20.00'	90°00'00"	S 88°10'03" E	28.28'
C19	31.42'	20.00'	90°00'00"	S 40°59'41" E	28.28'
C20	31.42'	20.00'	90°00'00"	S 49°00'19" W	28.28'
C21	31.42'	20.00'	90°00'00"	S 40°59'41" E	28.28'
C22	31.42'	20.00'	90°00'00"	S 49°00'19" W	28.28'
C23	31.42'	20.00'	90°00'00"	N 40°59'41" W	28.28'
C24	31.42'	20.00'	90°00'00"	N 49°00'19" E	28.28'
C25	41.32'	20.00'	118°21'34"	N 26°48'54" W	34.35'
C26	21.77'	150.00'	8°18'50"	S 47°19'28" E	21.75'
C27	5.55'	100.00'	3°10'43"	S 44°45'25" E	5.55'
C28	1.54'	133.00'	0°39'47"	S 85°39'47" E	1.54'
C29	1.74'	150.00'	0°39'52"	N 85°39'45" W	1.74'
C30	1.63'	133.00'	0°42'02"	N 85°38'46" W	1.63'
C31	45.34'	150.00'	17°19'12"	S 60°08'29" E	45.17'
C32	45.01'	150.00'	17°11'36"	S 77°23'53" E	44.84'
C33	61.44'	117.00'	30°05'17"	N 58°12'42" W	60.74'
C34	26.01'	117.00'	12°44'20"	N 79°37'31" W	25.96'
C35	38.25'	133.00'	16°28'45"	S 61°09'01" E	38.12'
C36	37.01'	133.00'	15°56'31"	S 77°21'38" E	36.89'
C37	61.25'	117.00'	29°59'45"	S 58°09'56" E	60.56'
C38	26.20'	117.00'	12°49'52"	S 79°34'44" E	26.15'
C39	22.02'	133.00'	9°29'02"	N 47°54'40" W	21.99'
C40	38.21'	133.00'	16°27'41"	N 60°53'02" W	38.08'
C41	37.56'	133.00'	16°10'53"	N 77°12'18" W	37.44'
C42	22.62'	133.00'	9°44'35"	S 48°02'21" E	22.59'
C43	55.07'	100.00'	31°33'03"	S 58°56'35" E	54.37'
C44	19.68'	100.00'	11°16'34"	S 80°21'23" E	19.65'
C45	2.70'	100.00'	1°32'50"	S 86°46'06" E	2.70'
C46	104.88'	100.00'	60°05'37"	N 62°24'41" E	100.14'
C47	31.42'	20.00'	90°00'00"	N 88°10'03" E	28.28'
C48	29.33'	150.00'	11°12'17"	N 48°46'12" W	29.29'
C49	47.91'	150.00'	18°17'58"	N 63°31'19" W	47.70'
C50	34.88'	150.00'	13°19'22"	N 79°20'00" W	34.80'
C51	20.87'	150.00'	7°58'12"	N 89°58'47" W	20.85'
C52	48.00'	150.00'	18°20'05"	S 76°52'05" W	47.80'
C53	51.43'	150.00'	19°38'39"	S 57°52'43" W	51.18'
C54	46.29'	150.00'	17°40'47"	S 39°12'59" W	46.10'
C55	49.06'	150.00'	18°44'26"	S 21°00'23" W	48.84'
C56	19.98'	150.00'	7°37'50"	S 74°9'14" W	19.96'
C57	56.14'	100.00'	32°09'58"	N 59°15'02" E	55.41'
C58	18.61'	100.00'	10°39'40"	N 80°39'51" W	18.58'
C59	23.47'	150.00'	8°57'57"	N 47°39'02" W	23.45'
C60	43.52'	150.00'	16°37'24"	N 60°28'42" W	43.37'
C61	43.39'	150.00'	16°34'25"	N 77°02'36" W	43.24'
C62	39.48'	100.00'	22°37'12"	S 21°03'17" W	39.22'
C63	10.02'	100.00'	5°44'21"	N 6°52'30" E	10.01'
C64	31.42'	20.00'	90°00'00"	N 1°49'57" E	28.28'
C65	31.42'	20.00'	90°00'00"	S 88°10'03" E	28.28'
C66	25.78'	20.00'	7°51'51"	N 83°45'52" E	24.03'
C67	5.63'	20.00'	16°08'09"	S 51°14'08" E	5.61'
C68	4.64'	20.00'	13°17'44"	N 36°31'11" W	4.63'
C69	14.56'	20.00'	41°42'56"	N 9°00'51" W	14.24'
C70	29.10'	24.00'	69°28'26"	N 12°05'44" E	27.35'
C71	20.65'	17.00'	69°35'46"	N 12°09'24" E	19.40'
C72	110.08'	59.00'	106°53'53"	N 6°29'40" W	94.79'
C73	52.83'	109.80'	27°34'01"	N 46°09'36" W	52.32'
C74	94.43'	109.18'	49°33'46"	N 57°09'29" W	91.51'
C75	92.13'	229.23'	23°01'45"	N 70°25'29" W	91.52'
C76	88.11'	219.23'	23°01'45"	S 70°25'29" E	87.52'
C77	103.08'	119.16'	49°33'46"	S 57°09'29" E	99.90'
C78	48.02'	99.80'	27°34'01"	S 46°09'36" E	47.55'
C79	32.68'	69.00'	27°08'06"	S 46°22'34" E	32.37'
C80	6.83'	4.00'	97°54'00"	S 81°45'31" E	6.03'
C81	29.42'	48.44'	34°47'39"	N 66°41'18" E	28.97'
C82	31.13'	38.44'	46°23'49"	S 64°02'25" W	30.29'
C83	4.09'	4.00'	58°38'57"	S 11°31'02" E	3.92'
C84	77.99'	69.00'	64°45'43"	S 14°34'25" W	73.91'
C85	8.50'	7.00'	89°35'46"	S 12°09'24" W	7.99'
C86	17.36'	9.00'	110°31'34"	S 77°54'16" E	14.79'

NOTE "A": RESERVE "AAA", RESERVE "YY", AND RESERVE "ZZ":
 RESERVE "AAA", RESERVE "YY", AND RESERVE "ZZ", AS DESIGNATED AND DELINEATED HEREON, SHALL BE OWNED AND MAINTAINED BY THE PINNACLE CLUB HOMEOWNERS ASSOCIATION, THE LANES CONSTRUCTED WITHIN SAID RESERVE "AAA", "RESERVE "YY" AND RESERVE "ZZ", WILL BE PRIVATE LANES WHICH WILL BE OWNED BY SAID ASSOCIATION. THE LANES WILL NOT BE DEDICATED TO THE CITY OF GROVE CITY AND THE CITY OF GROVE CITY WILL NOT BE HELD RESPONSIBLE FOR THE MAINTENANCE OF SAID LANES. PARKING IS PROHIBITED IN RESERVE "AAA", RESERVE "YY", AND RESERVE "ZZ".

NOTE "B": VEHICULAR ACCESS:
 NO VEHICULAR ACCESS TO BE IN EFFECT UNTIL SUCH TIME AS THE PUBLIC STREET RIGHT-OF-WAY IS EXTENDED BY PLAT OR DEED.



SCALE IN FEET
 0 50 100

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

DRAWN BY: BA CHECKED BY: JMR APPROVED BY: JAM
 DATE: DECEMBER 2013 DWG SCALE: 1" = 50' PROJECT NO: 131-683

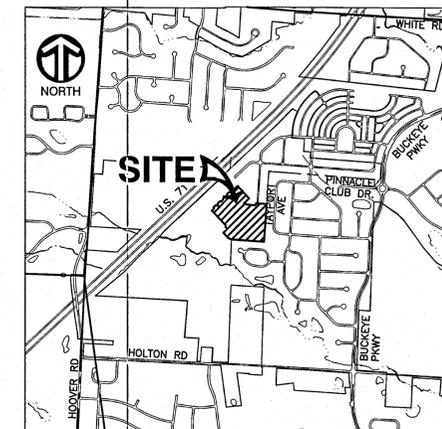
THE PINNACLE CLUB SECTION 2, PHASE 8
A SUBDIVISION OF ACREAGE AND RE-SUBDIVISION OF RESERVE "RR" AND "SS" OF THE PINNACLE CLUB PLAT SECTION 2, PHASE 7

DRAWING NO: **2**
 SHEET 2 OF 3

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CITY OF GROVE CITY, OHIO
THE PINNACLE CLUB SECTION 2, PHASE 8
 A SUBDIVISION OF ACREAGE AND A RE-SUBDIVISION OF
 RESERVE "RR" AND "SS" OF THE PINNACLE CLUB PLAT SECTION 2, PHASE 7



CURVE #	LENGTH	RADIUS	DELTA	CHB	CHL
C1	93.43'	125.00'	42°49'38"	S 64°34'52" E	91.27'
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C8	56.02'	100.00'	32°05'56"	S 62°23'44" E	55.29'
C9	31.54'	20.00'	90°21'04"	N 49°10'51" E	28.37'
C10	31.42'	20.00'	90°00'00"	N 1°49'57" E	28.28'
C11	31.42'	20.00'	90°00'00"	N 1°49'57" E	28.28'
C12	51.84'	33.00'	90°00'00"	S 88°10'03" E	46.67'
C13	51.84'	33.00'	90°00'00"	N 1°49'57" E	46.67'
C14	31.42'	20.00'	90°00'00"	S 88°10'03" E	28.28'
C15	31.42'	20.00'	90°00'00"	N 1°49'57" E	28.28'
C16	51.84'	33.00'	90°00'00"	S 88°10'03" E	46.67'
C17	51.84'	33.00'	89°59'59"	N 1°49'57" E	46.67'
C18	31.42'	20.00'	90°00'00"	S 88°10'03" E	28.28'
C19	31.42'	20.00'	90°00'00"	S 40°59'41" E	28.28'
C20	31.42'	20.00'	90°00'00"	S 49°00'19" W	28.28'
C21	31.42'	20.00'	90°00'00"	S 40°59'41" E	28.28'
C22	31.42'	20.00'	90°00'00"	S 49°00'19" W	28.28'
C23	31.42'	20.00'	90°00'00"	N 40°59'41" W	28.28'
C24	31.42'	20.00'	90°00'00"	N 49°00'19" E	28.28'
C25	41.32'	20.00'	118°21'34"	N 26°48'54" W	34.35'
C26	21.77'	150.00'	8°18'50"	S 47°19'28" E	21.75'
C27	5.55'	100.00'	3°10'43"	S 44°45'25" E	5.55'
C28	1.54'	133.00'	0°39'47"	S 85°39'47" E	1.54'
C29	1.74'	150.00'	0°39'52"	N 85°39'45" W	1.74'
C30	1.63'	133.00'	0°42'02"	N 85°38'46" W	1.63'
C31	45.34'	150.00'	17°19'12"	S 60°08'29" E	45.17'
C32	45.01'	150.00'	17°11'36"	S 77°23'53" E	44.84'
C33	61.44'	117.00'	30°05'17"	N 58°12'42" W	60.74'
C34	28.01'	117.00'	12°44'20"	N 79°37'31" W	25.96'
C35	38.25'	133.00'	16°28'45"	S 61°09'01" E	38.12'
C36	37.01'	133.00'	15°56'31"	S 77°21'38" E	36.89'
C37	61.25'	117.00'	29°59'45"	S 58°09'56" E	60.56'
C38	26.20'	117.00'	12°49'52"	S 79°34'44" E	26.15'
C39	22.02'	133.00'	9°29'02"	N 47°54'40" W	21.99'
C40	38.21'	133.00'	16°27'41"	N 60°53'02" W	38.08'
C41	37.56'	133.00'	16°10'53"	N 77°12'16" W	37.44'
C42	22.62'	133.00'	9°44'35"	S 48°02'21" E	22.59'
C43	55.07'	100.00'	31°33'03"	S 58°56'35" E	54.37'
C44	19.98'	100.00'	11°16'34"	S 80°21'23" E	19.65'
C45	2.70'	100.00'	1°32'50"	S 88°46'06" E	2.70'
C46	104.88'	100.00'	60°05'37"	N 62°24'41" E	100.14'
C47	31.42'	20.00'	90°00'00"	N 88°10'03" W	28.28'
C48	29.33'	150.00'	11°12'17"	N 48°46'12" W	29.29'
C49	47.91'	150.00'	18°17'58"	N 63°31'19" W	47.70'
C50	34.88'	150.00'	13°19'22"	N 79°20'00" W	34.80'
C51	20.87'	150.00'	7°58'12"	N 89°58'47" W	20.85'
C52	48.00'	150.00'	18°20'05"	S 76°52'05" W	47.80'
C53	51.43'	150.00'	19°38'39"	S 57°52'43" W	51.18'
C54	46.29'	150.00'	17°40'47"	S 39°12'59" W	46.10'
C55	49.06'	150.00'	18°44'26"	S 21°00'23" W	48.84'
C56	19.98'	150.00'	7°37'50"	S 74°9'14" W	19.96'
C57	56.14'	100.00'	32°09'58"	N 59°15'02" W	55.41'
C58	18.61'	100.00'	10°39'40"	N 80°39'51" W	18.58'
C59	23.47'	150.00'	8°57'57"	N 47°39'02" W	23.45'
C60	43.52'	150.00'	16°37'24"	N 60°26'42" W	43.37'
C61	43.39'	150.00'	16°34'25"	N 77°02'36" W	43.24'
C62	39.48'	100.00'	22°37'12"	S 21°03'17" W	39.22'
C63	10.02'	100.00'	5°44'21"	N 6°52'30" E	10.01'
C64	31.42'	20.00'	90°00'00"	N 1°49'57" E	28.28'
C65	31.42'	20.00'	90°00'00"	S 88°10'03" E	28.28'
C66	25.78'	20.00'	73°51'51"	N 63°45'52" E	24.03'
C67	5.63'	20.00'	16°08'09"	S 51°14'08" E	5.61'
C68	4.64'	20.00'	13°17'44"	N 36°31'11" W	4.63'
C69	14.56'	20.00'	41°42'56"	N 9°00'51" W	14.24'
C70	29.10'	24.00'	89°28'26"	N 12°05'44" E	27.35'
C71	20.65'	17.00'	69°35'46"	N 12°09'24" E	19.40'
C72	110.08'	59.00'	106°53'53"	N 6°29'40" W	94.79'
C73	52.83'	109.80'	27°34'01"	N 46°09'36" E	52.32'
C74	94.43'	109.16'	49°33'46"	N 57°09'29" W	91.51'
C75	92.13'	229.23'	23°01'45"	S 70°25'29" E	91.52'
C76	88.11'	219.23'	23°01'45"	S 70°25'29" E	87.52'
C77	103.08'	119.16'	49°33'46"	S 57°09'29" E	99.90'
C78	48.02'	99.80'	27°34'01"	S 46°09'36" E	47.55'
C79	32.68'	69.00'	27°08'06"	S 46°22'34" E	32.37'
C80	6.83'	4.00'	97°54'00"	S 81°45'31" E	6.03'
C81	29.42'	48.44'	34°47'39"	N 66°41'19" E	28.97'
C82	31.13'	38.44'	46°23'49"	S 64°02'25" W	30.29'
C83	4.09'	4.00'	58°38'57"	S 11°31'02" W	3.92'
C84	77.99'	69.00'	64°45'43"	S 14°34'25" W	73.91'
C85	8.50'	7.00'	69°35'46"	S 12°09'24" W	7.99'
C86	17.36'	9.00'	110°31'34"	S 77°54'16" E	14.79'

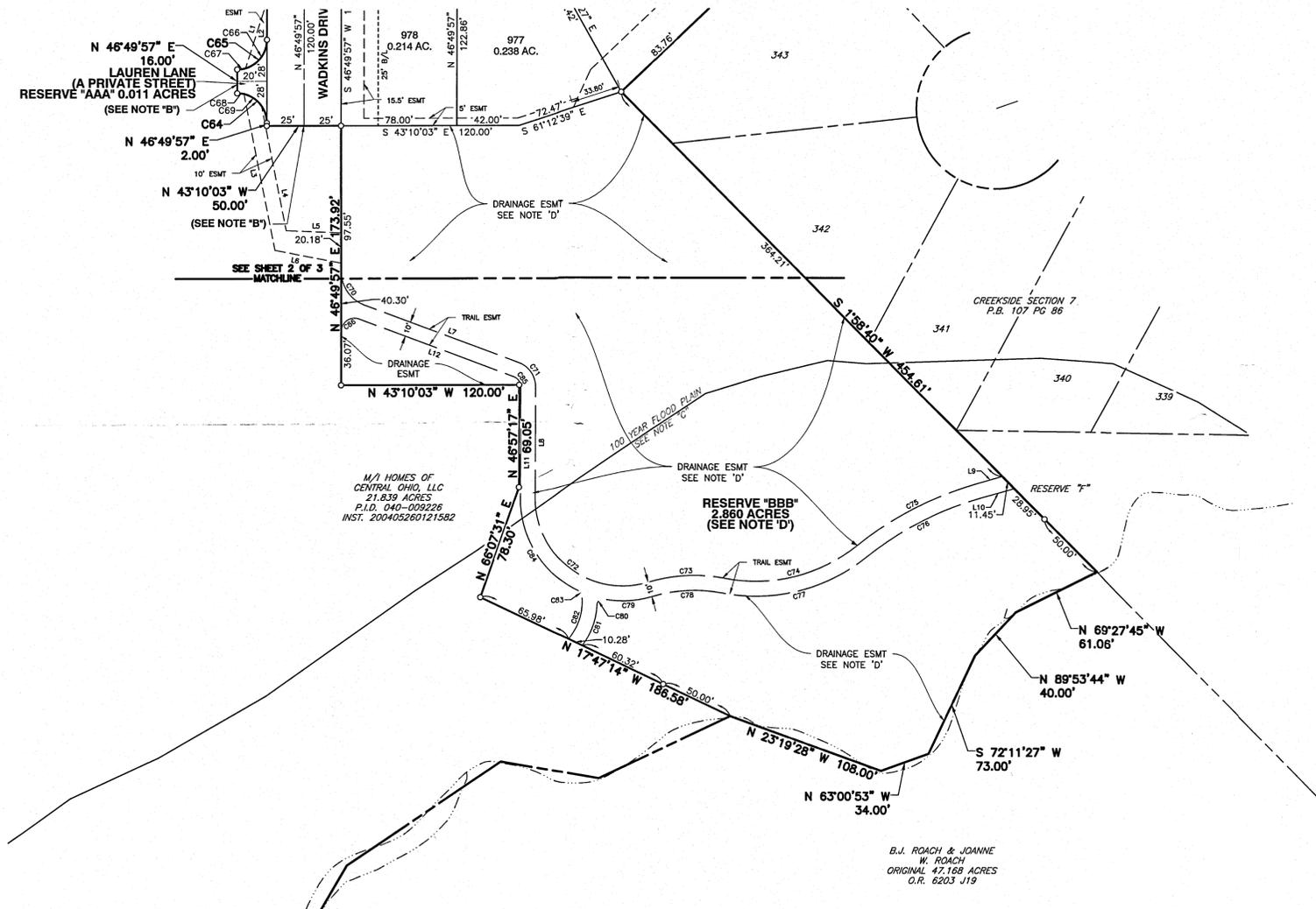
LEGEND:
 B/L = BUILDING LINE
 ESMT = EASEMENT
 ▲ MAG NAIL SET
 ▲ MAG NAIL FOUND
 ⊙ PERMANENT MARKER SET
 ○ IRON PIN SET
 ● IRON PIN FOUND

ACREAGE BREAKDOWN

040-15038	0.101 AC.
040-009226	6.539 AC.
040-011963	10.141 AC.
TOTAL:	16.781 AC.

LINE TABLE

LINE #	BEARING	LENGTH
L1	S64°32'54"W	47.46'
L2	N46°49'57"E	26.00'
L3	S35°35'09"W	106.93'
L4	S35°35'09"W	85.39'
L5	S40°52'39"E	36.99'
L6	S32°19'49"E	45.35'
L7	N22°38'29"W	111.45'
L8	N46°57'17"E	75.49'
L9	N58°54'37"W	17.16'
L10	S58°54'37"E	22.73'
L11	S46°57'17"W	75.49'
L12	S22°38'29"E	111.37'

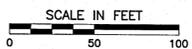


NOTE "C": FLOOD HAZARD INFORMATION
 AT THE TIME OF PLATTING, PART OF RESERVE "BBB" HEREBY BEING PLATTED AS THE "PINNACLE CLUB SECTION 2, PHASE 8", IS IN ZONE AE (AREAS INUNDED BY 100-YEAR FLOOD, WITH BASE FLOOD ELEVATIONS DETERMINED) AND PART OF RESERVE "BBB" ARE IN ZONE X (AREAS OF 500-YEAR FLOOD; AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD). THE REMAINING PORTIONS OF SAID THE PINNACLE CLUB SECTION 2, PHASE 8, ARE IN ZONE X (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN), AS SAID ZONES ARE DESIGNATED AND DELINEATED ON THE FEMA FLOOD INSURANCE RATE MAP FOR FRANKLIN COUNTY, OHIO, AND INCORPORATED AREAS, MAP NUMBER 39049C0402K AND MAP NUMBER 39049C0406K, WITH EFFECTIVE DATE OF JUNE 17, 2008.

NOTE "A": RESERVE "AAA", RESERVE "YY", AND RESERVE "ZZ":
 RESERVE "AAA", RESERVE "YY", AND RESERVE "ZZ", AS DESIGNATED AND DELINEATED HEREON, SHALL BE OWNED AND MAINTAINED BY THE PINNACLE CLUB HOMEOWNERS ASSOCIATION. THE LANES CONSTRUCTED WITHIN SAID RESERVE "AAA", RESERVE "YY" AND RESERVE "ZZ", WILL BE PRIVATE LANES WHICH WILL BE OWNED BY SAID ASSOCIATION. THE LANES WILL NOT BE DEDICATED TO THE CITY OF GROVE CITY AND THE CITY OF GROVE CITY WILL NOT BE HELD RESPONSIBLE FOR THE MAINTENANCE OF SAID LANES. PARKING IS PROHIBITED IN RESERVE "AAA", RESERVE "YY", AND RESERVE "ZZ".

NOTE "D": RESERVE "BBB":
 RESERVE "BBB" AS DESIGNATED AND DELINEATED HEREON SHALL BE OWNED AND MAINTAINED BY AN ASSOCIATION COMPRISED OF OWNERS OF THE FEE SIMPLE TITLES TO LOTS IN THE PINNACLE CLUB SUBDIVISION FOR THE PURPOSE OF PASSIVE OPEN SPACE, DRAINAGE EASEMENT, AND USED ALLOWED BY THE THEN CURRENT ZONING.

NOTE "B": VEHICULAR ACCESS:
 NO VEHICULAR ACCESS TO BE IN EFFECT UNTIL SUCH TIME AS THE PUBLIC STREET RIGHT-OF-WAY IS EXTENDED BY PLAT OR DEED.



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DRAWN BY: BA CHECKED BY: JJR APPROVED BY: JAM
 DATE: DECEMBER 2013 DWG SCALE: 1" = 50' PROJECT NO: 131-663

THE PINNACLE CLUB SECTION 2, PHASE 8
 A SUBDIVISION OF ACREAGE AND RE-SUBDIVISION OF
 RESERVE "RR" AND "SS" OF THE PINNACLE CLUB PLAT
 SECTION 2, PHASE 7

DRAWING NO.:
3
 SHEET 3 OF 3

P:\2013\131-663\131663-001-SURVEY\DWG\131663-001-SECTION2.PLOT (S:\BULLEN - 4/1/2014 8:30:56 AM)