

RECEIVED

JUL 28 2014

PLANNING COMMISSION



SURVEY OF ACREAGE PARCELS

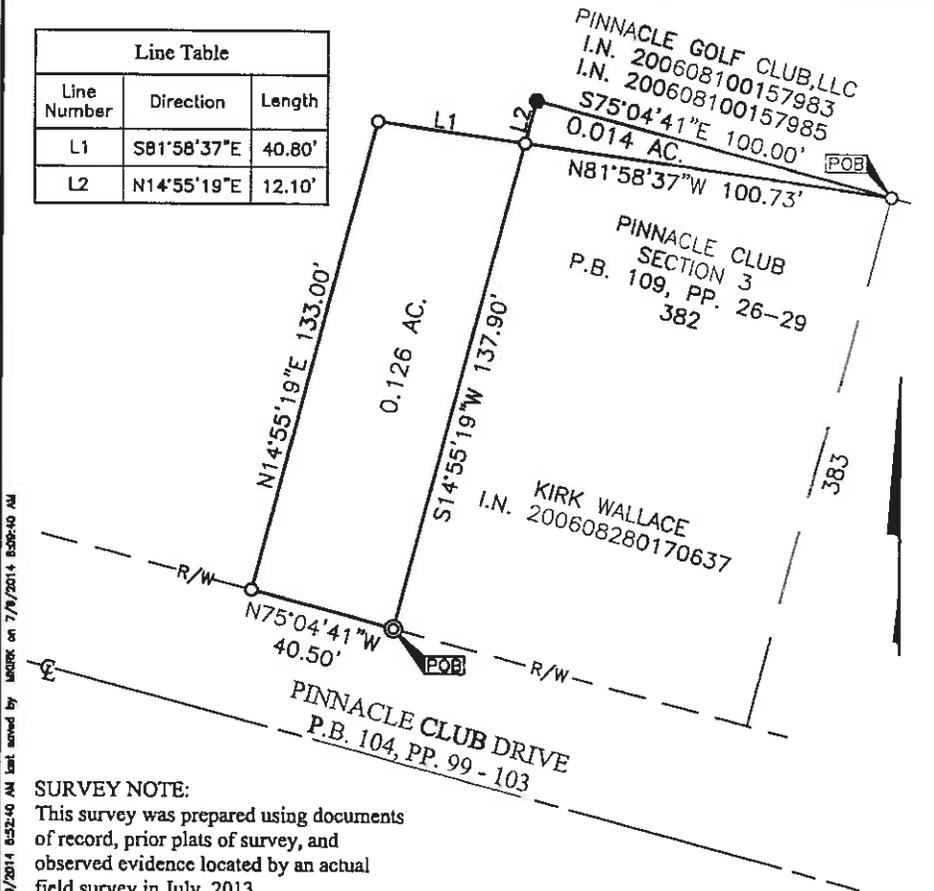
VIRGINIA MILITARY SURVEY NO. 478
CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO

Date: July 9, 2014

Job No. 2013-1127

Scale: 1" = 40'

Line Table		
Line Number	Direction	Length
L1	S81°58'37"E	40.80'
L2	N14°55'19"E	12.10'



I:\2013\1127\DWG\04\SHRETS\BOUNDARY\20131127-10-BNDY-02.DWG plotted by MASTON, JSH on 7/9/2014 8:52:40 AM last saved by MASTON on 7/9/2014 8:56:40 AM

SURVEY NOTE:
This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey in July, 2013.

BASIS OF BEARINGS:
The Bearings shown hereon are based on the north right-of-way line of Pinnacle Club Drive, as shown on that plat entitled "Pinnacle Club Section 3" of record in Plat Book 109, Pages 26-29, Recorder's Office, Franklin County, Ohio, having a bearing of North 75° 04' 41" West.

By _____
Matthew A. Kirk
Professional Surveyor No. 7865

Date _____

- = I.P. SET
 - = MAG. NAIL FND.
 - ⊙ = PERMANENT MARKER SET
- I.P. Set are 13/16" I.D. iron pipe with cap inscribed EMHT INC. Permanent Marker Set is a one-inch solid iron pin with a punched top.



RECEIVED

JUL 28 2014

GC PLANNING COMMISSION

0.126 ACRE

Situated in the State of Ohio, County of Franklin, City of Grove City, in Virginia Military Survey Number 478, being part of that tract of land conveyed to Pinnacle Golf Club, LLC by deeds of record in Instrument Numbers 200608100157983 and 200608100157985 (all references refer to the records of the Recorder's Office, Franklin County, Ohio), and more particularly bounded and described as follows:

BEGINNING at a permanent marker set at the southwesterly corner of Lot 382 of the subdivision entitled "Pinnacle Club Section 3", of record in Plat Book 109, Page 26, in the northerly right-of-way line of Pinnacle Club Drive, as dedicated in the plat entitled "Buckeye Parkway, Jackson Pike and Pinnacle Club Drive Dedication and Easements", of record in Plat Book 104, Page 99;

thence North 75° 04' 41" West, with said northerly right-of-way line, a distance of 40.50 feet to an iron pin set;

thence crossing said Pinnacle Golf Club, LLC tract the following courses and distances:

North 14° 55' 19" East, a distance of 133.00 feet to an iron pin set; and

South 81° 58' 37" East, a distance of 40.80 feet to an iron pin set in the westerly line of said Lot 382;

thence South 14° 55' 19" West, with said westerly line, a distance of 137.90 feet to the POINT OF BEGINNING, containing 0.126 acre of land, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC. Permanent Marker set is a one-inch solid iron pin with a punched top.

This legal description was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey performed in July, 2013.

The bearings described herein are based on the north right of way line of Pinnacle Club Drive, as shown in Plat Book 104, Page 99, Recorder's Office, Franklin County, Ohio, having a bearing of North 75° 04' 41" West.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Matthew A. Kirk
Registered Surveyor No. 7865

Date