

DESCRIPTION OF A 0.2410 ACRE TRACT SPLIT FROM LOT 475 of PINNACLE CLUB SECTION 5

Situated in the State of Ohio, County of Franklin, Grove City, in Virginia Military survey No. 6840 and being a 0.2410 acre split from Lot 475 (0.3444 acres) of PINNACLE CLUB SECTION 5, as shown on the plat thereof recorded in Plat Book 109, Page 32 in the Franklin County Recorder's Office, and said 0.2410 acre split being more particularly described as follows:

Reference Point of Beginning being an iron pipe set in the easterly line of Hirth Hill Road East (60' width), as recorded on the plat of "BUCKEYE PARKWAY, JACKSON PIKE AND PINNACLE CLUB DRIVE DEDICATION AND EASEMENTS" Plat Book 104, Page 99, at the northwesterly corner of Lot 475 (0.3444 acres), PID 040-013793, of PINNACLE CLUB SECTION 5, owned by Karen J. Holinga, Trustee, as recorded on Instrument 201012280176908 in the Franklin County Recorder's Office, also being the southwest corner of Lot 474, PID 040-013792, of PINNACLE CLUB SECTION 5, also owned by Karen J. Holinga, Trustee, as recorded on Instrument 20071018082008 in the Franklin County Recorder's Office;

Thence with a curve to the right with a radius of 180.00 feet, a length of 13.86 feet, a delta angle of 04 deg. 24' 42", and a chord of South 01 deg. 03' 58" West a distance of 13.86 feet along the easterly line of Hirth Hill Road East and westerly line of Lot 475 to a ¾" iron pipe capped "Kleinger" found at the point of curvature;

Thence South 03 deg. 16' 18" West a distance of 16.15 feet continuing along the easterly line of Hirth Hill Road East and westerly line of Lot 475 to an iron pipe set at the northwest corner and True Place of Beginning of the 0.2410 acre split herein described;

Thence South 86 deg. 43' 42" East a distance of 150.00 feet along a new line across Lot 475 to an iron pipe set in the westerly line of a 146.688 acre tract, PID 040-012705, owned by Pinnacle Golf Club, LLC, as recorded in Instruments 200608100157983 and 200608100157985, and being the northeast corner of the 0.2410 acre split herein described;

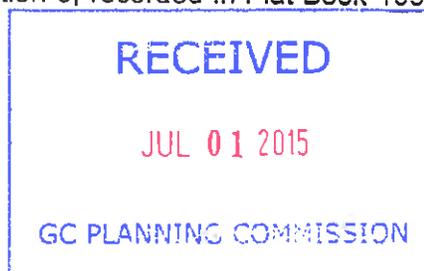
Thence South 03 deg. 16' 18" West a distance of 70.00 feet along the line between Lot 475 and Pinnacle Golf Club to a ¾" iron pipe capped "Kleinger" at the southeast corner of the 0.2410 acre split herein described, the southeast corner of Lot 475, and also being the northeasterly corner of Lot 476, PID 040-013794, owned by owned by Mary Jean Girard as recorded on Instrument 201407180092782;

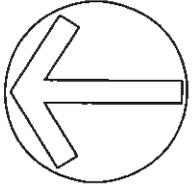
Thence North 86 deg. 43' 42" West a distance of 150.00 feet along the line between Lot 475 and Lot 476 to an un-capped ¾" iron pipe found at the southwest corner of Lot 475 in the easterly line of Hirth Hill Road East and being the southwest corner of the 0.2410 acre split herein described;

Thence North 03 deg. 16' 18" East a distance of 70.00 feet along the easterly line of Hirth Hill Road East and westerly line of Lot 475 to the True Place of Beginning of the 0.2410 acre split herein described. All Iron pipes set consist of a 30" long iron pipe with a 1" (O.D.) with a plastic cap inscribed "S-7876", all iron pipes found are ¾ hollow steel pipes unless otherwise noted and based on a field survey completed June, 2015.

Bearings herein are based upon the bearing of N 03° 16' 18" E along the center of Hirth Hill Road East shown on the plat of Pinnacle Club Section 5, recorded In Plat Book 109, Page 32 of the Franklin County Recorder's Office.

Steven L. Lamphear,
Ohio Surveyor No. 7876





NOTES:

- Numbered Lots and Hirth Hill Road East are as recorded in "PINNACLE CLUB SECTION 5", Plat Book 109, Page 32. Pinnacle Club Drive is as recorded in the plat "BUCKEYE PARKWAY, JACKSON PIKE AND PINNACLE CLUB DRIVE DEDICATION AND EASEMENTS" Plat Book 104, Page 91

OWNERSHIP INFORMATION:

- Lot 474 - PID 040-013792, Kai J. Holinga, Trustee, Instrument 200710180182008.
- Lot 475 - PID 040-013793, Kai J. Holinga, Trustee, Instrument 201012280176908.
- Lot 476 - PID 040-013794, Ma Jean Girard, Instrument 201407180092762.
- Lot 477 - PID 040-013795, Ma Jean Girard, Instrument 200908050114434.



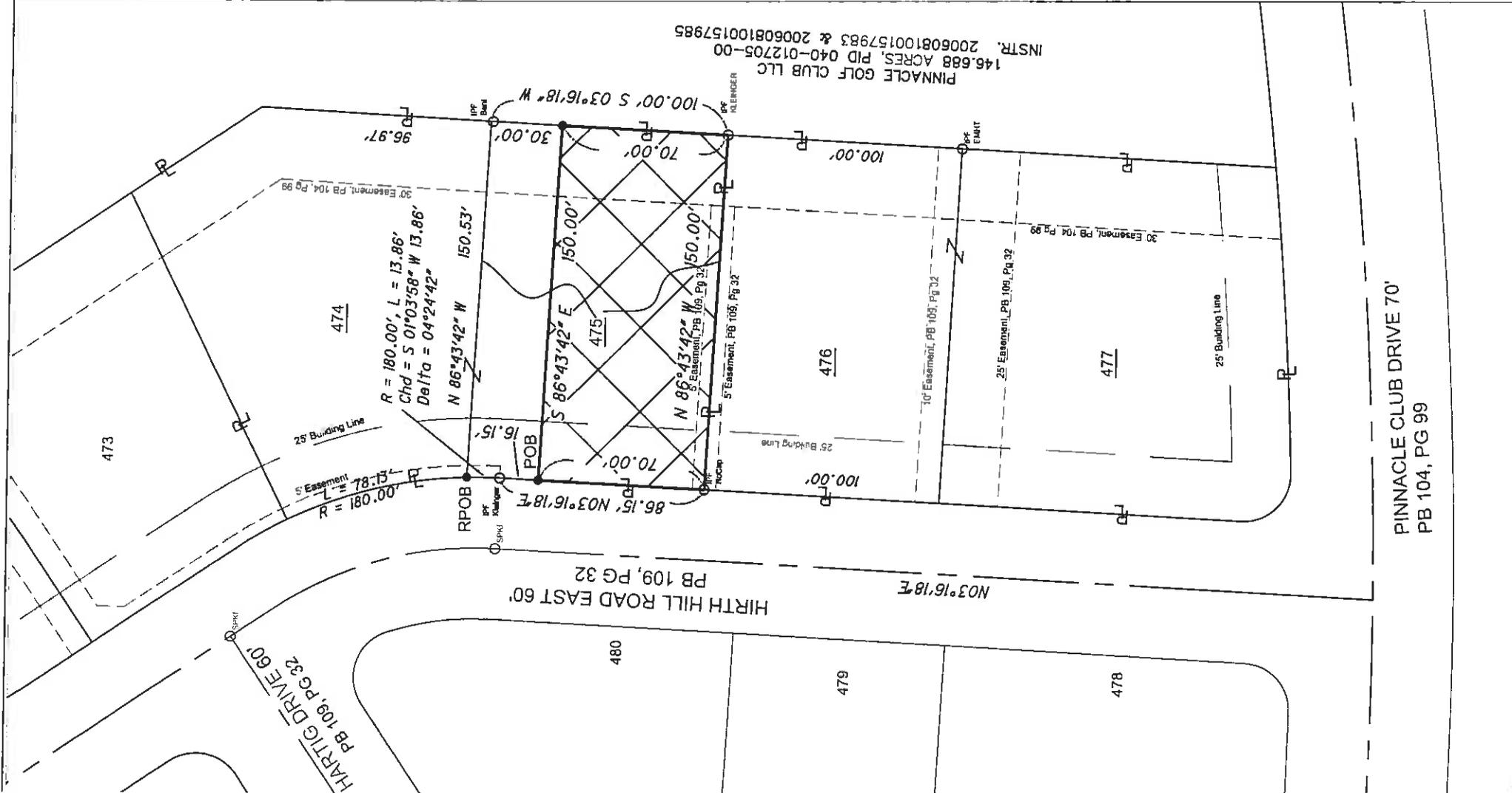
HATCH INDICATES NEW PARCEL TO BE CREATED, SPLIT FROM OF LOT 475, 10,500 SF, OR 0.241 ACRES.

RECEIVED

JUL 01 2015

GC PLANNING COMMISSION

- RAILROAD SPIKE FOUND
- PONY SPIKE FOUND
- IRON PIPE FOUND, 3/4" ID
- WO/CAP UNLESS NOTED
- PK NAIL SET
- IRON PIPE SET 3/4" IRON PIPE - 1" O.D. 30" LONG W/ PLASTIC CAP STAMPED S-7876.

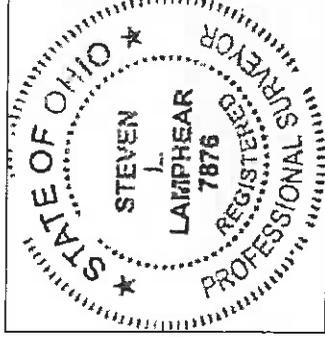


REFERENCE BEARING N 03° 16' 18" E ASSUMED ALONG CENTER OF HIRTH HILL ROAD EAST SHOWN ON THE PLAT OF PINNACLE CLUB SECTION 5, RECORDED IN PLAT BOOK 109, PAGE 32 OF THE FRANKLIN COUNTY RECORDER'S OFFICE.

Certification: I hereby certify that this plat is an accurate representation of a field survey made by me and is correct to the best of my knowledge.

Steven L. Lamphear

STEVEN L. LAMPHEAR 06-23-2015
REGISTERED PROFESSIONAL SURVEYOR NO. 7876 DATE



LOT SPLIT from Lot 475 of Pinnacle Club Section 5, for Karen J. Holinga, Trustee

DIAMOND V, LLC

Surveyors & Engineers
8205 Smith Calhoun Rd.
Plain City, Ohio 43064 - (614) 620-0331

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