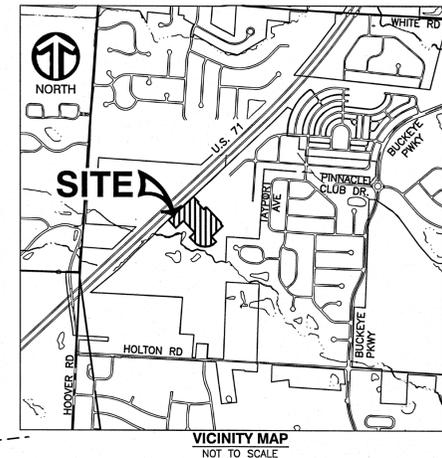




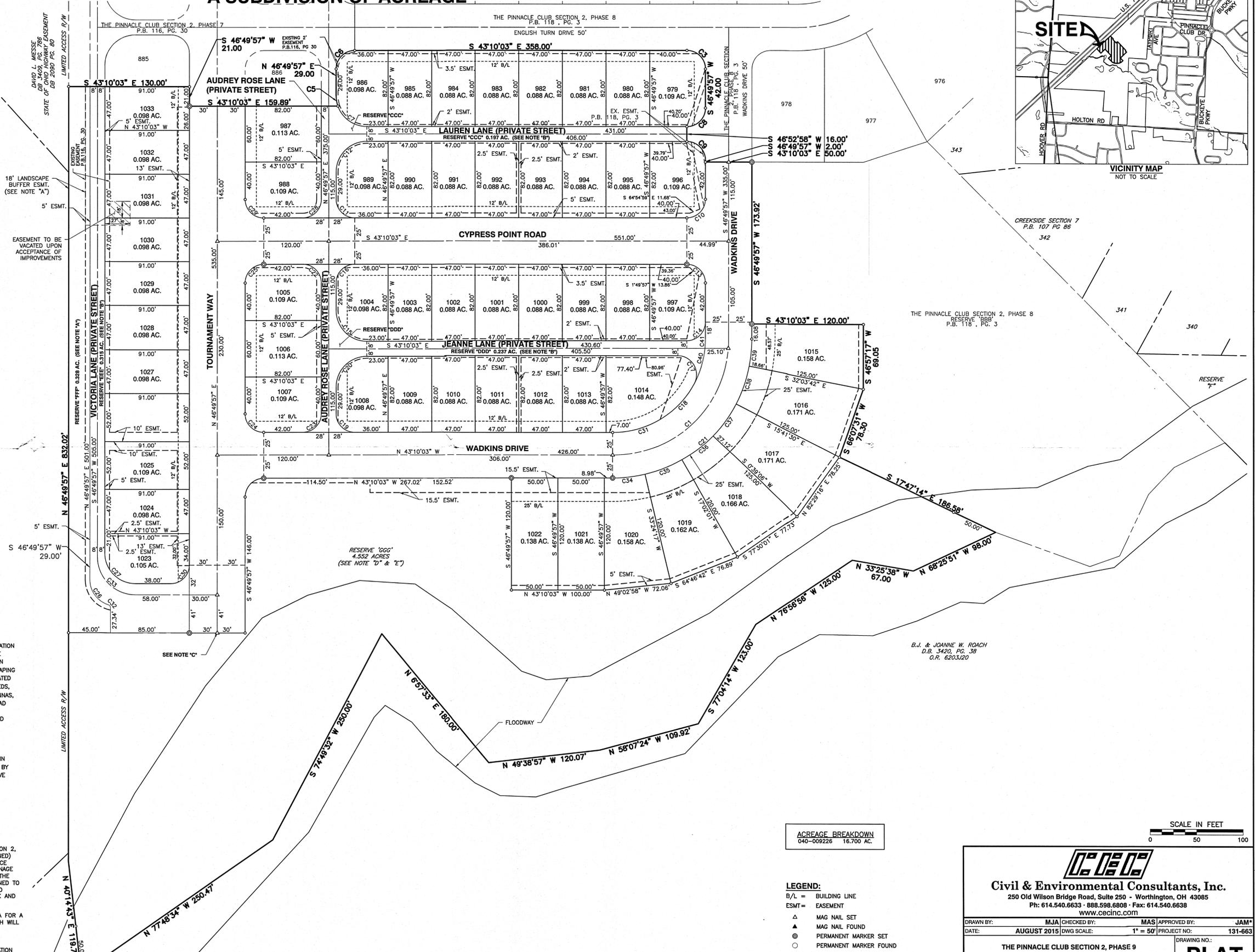
CITY OF GROVE CITY, OHIO

THE PINNACLE CLUB SECTION 2, PHASE 9

A SUBDIVISION OF ACREAGE



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHB	CHL
C1	196.35'	125.00'	90°00'00"	S 88°10'03" E	176.78'
C3	31.42'	20.00'	90°00'00"	S 1°49'57" W	28.28'
C5	11.21'	33.00'	19°28'16"	N 37°05'49" E	11.16'
C6	31.42'	20.00'	90°00'00"	S 88°10'03" E	28.28'
C7	40.62'	33.00'	70°31'44"	N 7°54'11" W	38.11'
C8	31.42'	20.00'	90°00'00"	S 88°10'03" W	28.28'
C9	31.42'	20.00'	90°00'00"	S 1°49'57" W	28.28'
C10	31.42'	20.00'	90°00'00"	N 88°10'03" W	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	31.42'	20.00'	90°00'00"	S 1°49'57" W	28.28'
C14	31.42'	20.00'	90°00'00"	N 88°10'03" W	28.28'
C15	51.84'	33.00'	90°00'00"	N 1°49'57" E	46.67'
C16	31.42'	20.00'	90°00'00"	S 88°10'03" E	28.28'
C17	41.32'	20.00'	118°21'34"	S 16°00'44" W	34.35'
C18	107.58'	100.00'	61°38'26"	N 73°59'16" W	102.47'
C19	31.42'	20.00'	90°00'00"	N 1°49'57" E	28.28'
C20	51.84'	33.00'	90°00'00"	S 88°10'03" E	46.67'
C21	42.82'	150.00'	16°21'15"	N 81°08'39" W	42.67'
C22	31.42'	20.00'	90°00'00"	N 1°49'57" E	28.28'
C23	31.42'	20.00'	90°00'00"	S 88°10'03" E	28.28'
C24	31.42'	20.00'	90°00'00"	S 1°49'57" W	28.28'
C25	31.42'	20.00'	90°00'00"	N 88°10'03" W	28.28'
C26	35.73'	28.00'	73°07'22"	S 10°16'16" W	33.36'
C27	51.84'	33.00'	90°00'00"	S 1°49'57" W	46.67'
C28	31.42'	20.00'	90°00'00"	S 88°10'03" E	28.28'
C29	31.42'	20.00'	90°00'00"	S 1°49'57" W	28.28'
C30	31.42'	20.00'	90°00'01"	S 88°10'03" E	28.28'
C31	53.68'	100.00'	30°45'22"	S 58°32'44" E	53.04'
C32	3.83'	3.00'	73°07'22"	S 10°16'16" W	3.57'
C33	64.40'	41.00'	90°00'00"	S 1°49'57" W	57.98'
C34	35.15'	150.00'	13°25'41"	S 49°52'53" E	35.07'
C35	42.86'	149.83'	16°23'26"	S 64°47'10" E	42.71'
C36	42.81'	149.83'	16°22'23"	S 81°08'22" E	42.67'
C37	42.86'	150.00'	16°22'13"	N 82°29'37" E	42.71'
C38	42.86'	150.00'	16°22'13"	N 66°07'24" E	42.71'
C39	29.07'	150.00'	11°06'21"	N 52°23'07" E	29.03'
C40	39.48'	100.00'	22°37'12"	N 63°52'54" E	39.22'
C41	10.02'	100.00'	5°44'21"	S 49°42'07" W	10.01'



NOTE "A": RESERVE "FF", LANDSCAPE BUFFER EASEMENT:
 RESERVE "FF", 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 SUBDIVISIONS FOR THE PURPOSE OF OPEN SPACE, AND ANY USES ALLOWED BY THE THEN CURRENT ZONING. THE AREA OF LAND ON RESERVE "FF" DESIGNATED HEREON AS A LANDSCAPE BUFFER EASEMENT SHALL BE IMPROVED WITH LANDSCAPING AND A FENCE INSTALLED BY THE DEVELOPER. THE LANDSCAPING BUFFER EASEMENT SHALL ALSO BE DESIGNATED AS A "NO BUILD ZONE" AND SHALL REMAIN FREE OF ALL STRUCTURES, INCLUDING BUT NOT LIMITED TO SHEDS, FENCES (OTHER THAN DEVELOPER INSTALLED FENCE), SWING SETS, PLAY STRUCTURES, SATELLITE DISH ANTENNAS, AND THE LIKE. THE PINNACLE CLUB HOMEOWNERS ASSOCIATION, INC. SHALL AT THEIR EXPENSE REPLACE DEAD TREES IN THE LANDSCAPE BUFFER ZONE. THE PINNACLE CLUB HOMEOWNERS ASSOCIATION SHALL HAVE THE OBLIGATION TO MAINTAIN ANY DEVELOPER INSTALLED FENCE AND THE AREA BEHIND THE DEVELOPER INSTALLED FENCE.

NOTE "B": RESERVE "CCC", RESERVE "DDD" AND RESERVE "EEE":
 RESERVE "CCC", RESERVE "DDD" AND RESERVE "EEE", AS DESIGNATED AND DELINEATED HEREON, SHALL BE OWNED AND MAINTAINED BY THE PINNACLE CLUB HOMEOWNERS ASSOCIATION. THE LANES CONSTRUCTED WITHIN SAID RESERVE "CCC", RESERVE "DDD" AND RESERVE "EEE", 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 "CCC", RESERVE "DDD", AND RESERVE "EEE".

NOTE "C": 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.

NOTE "D": FLOOD HAZARD INFORMATION
 AT THE TIME OF PLATTING, PART OF RESERVE "GGG" HEREBY BEING PLATTED AS THE 'PINNACLE CLUB SECTION 2, PHASE 8', IS IN ZONE AE (AREAS INUNDATED BY 100-YEAR FLOOD, WITH BASE FLOOD ELEVATIONS DETERMINED) AND PART OF RESERVE "GGG" 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 "GGG".

NOTE "E": RESERVE "GGG":
 RESERVE "GGG" 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/STORMWATER DETENTION AND USED ALLOWED BY THE THEN CURRENT ZONING.

ACREAGE BREAKDOWN
 040-009226 16.700 AC.

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

Civil & Environmental Consultants, Inc.
 250 Old Wilson Bridge Road, Suite 250 • Worthington, OH 43085
 Ph: 614.540.6633 • 888.598.6808 • Fax: 614.540.6638
 www.cecinco.com

DRAWN BY: MJA CHECKED BY: MAS APPROVED BY: JAM
 DATE: AUGUST 2015 DWG SCALE: 1" = 50' PROJECT NO: 131-663

THE PINNACLE CLUB SECTION 2, PHASE 9
 A SUBDIVISION OF ACREAGE

PLAT
 SHEET 2 OF 2

I:\COMMENTS\131-663-SUBMIT\DWG\131-663-PLAT_SECTION2_PHASE9.dwg - 8/23/2015 12:03:06 PM
 L:\COMMENTS\131-663-SUBMIT\DWG\131-663-PLAT_SECTION2_PHASE9.dwg - 8/23/2015 12:03:06 PM