DESCRIPTION OF
0.038 ACRES
LOCATED SOUTH OF PINNACLE CLUB DRIVE
AND EAST OF MCNULTY STREET
CITY OF GROVE CITY, FRANKLIN COUNTY OHIO

Situated in the State of Ohio, County of Franklin, City of Grove City, lying within Virginia Military Survey Number 478, being out of that 9.972 acre tract of land described in deed to Pinnacle Land Holdings, LLC`, of record in Instrument Number 201208020111777 and in Instrument Number 201404090043205, all being of record in the Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

BEGINNING FOR REFERENCE, at a mag nail found at the centerline intersection of Pinnacle Club Drive (70 feet-wide) and McNulty Street (60 feet-wide), of record in Plat Book 104, Page 99;

Thence with the centerline of Pinnacle Club Drive, the following courses:

South 74°53'41" East, a distance of 300.00 feet, to a mag nail found;

With an arc of a curve to the left having a radius of 500.00 feet, a delta angle of 11°40'34", an arc length of 101.89 feet, a chord bearing of South 80°43'58" East, and a chord distance of 101.72 feet to a point;

Thence South 03°25'45" West, a distance of 35.00 feet, to an iron pin set in the south right of way line of Pinnacle Club Drive, said iron pin being the **POINT OF TRUE BEGINNING;**

Thence with the south right of way line of Pinnacle Club Drive, and with the arc of a curve to the left having a radius of 535.00 feet, a delta angle of 06°26'05", an arc length of 60.09 feet, a chord bearing of South 89°47'19" East, and a chord distance of 60.05 feet, to an iron pin set;

Thence South 01°59'25" East, a distance of 36.35 feet, crossing said 9.972 acres, to an iron pin set in the north line of a 32 acre tract of land described in deed to Richard Fred McClish and Harriet Elizabeth McClish, Trustee, of record in Instrument 200910220152776;

Thence North 75°04'37" West, a distance of 62.64 feet, with the north line of said 32 acres, to an iron pin set;

Thence North 02°13'34" West, a distance of 20.44 feet, crossing said 9.972 acres, to the **POINT OF TRUE BEGINNING,** containing 0.038 acre, more or less.

The bearings described herein are based on the bearing of South 74°53'41" East, for the centerline of Pinnacle Club Drive as determined by GPS observations and post processed utilizing NGS OPUS Solutions (NAD 83- 2007 Adjustment).

STATE OF OHIO
MARK ALAN SMITH
8-8232
REGISTERED
PROFESSIONAL SURVEYOR

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

8/20/2015

Mark Alan Smith, P.S. — Date
Registered Surveyor No. 8232

PRELIMINARY APPROVAL
PENDING DATED ORDER
FRANKLIN COUNTY
ENGINEERING DEPT.
DATE: 9/3/15 BY: JVS

RECEIVED
SEP 18 2015
GC PLANNING COMMISSION

Date Prepared: August 18, 2015
File Name: 150645SRVY-DESC-0_038ACRE-1.docx

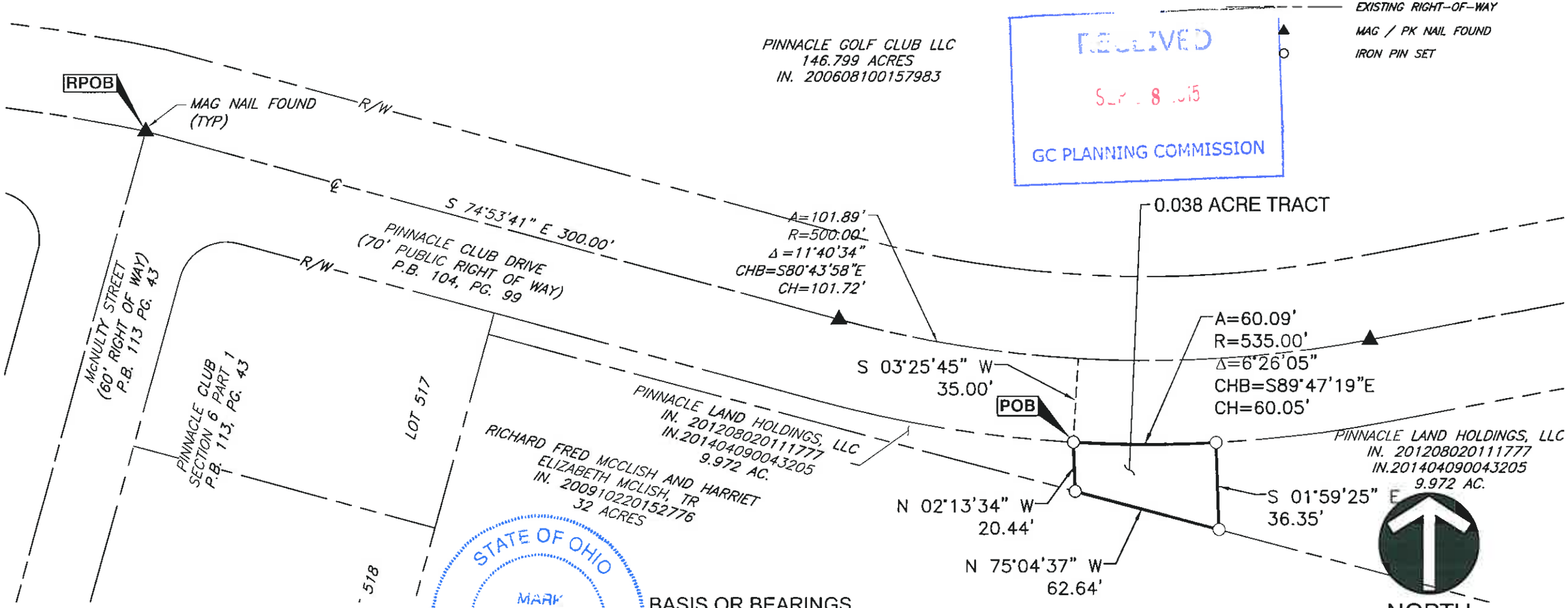
250 Old Wilson Bridge Road, Suite 250 | Worthington, Ohio 43085 | p: 614-540-6633 f: 614-540-6638 | www.cecinc.com

SURVEY OF ACREAGE PARCEL

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY,
VIRGINIA MILITARY SURVEY NUMBER 478

LEGEND

- EXISTING ADJACENT PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- MAG / PK NAIL FOUND
- IRON PIN SET



RECEIVED
SEP 8 2015
GC PLANNING COMMISSION

STATE OF OHIO
MARK ALAN SMITH
S-8232
REGISTERED
PROFESSIONAL SURVEYOR

BASIS OR BEARINGS

THE BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE BEARING OF SOUTH 74°53'41" EAST, FOR THE CENTERLINE OF PINNACLE CLUB DRIVE, AS DETERMINED BY GPS OBSERVATIONS AND POST PROCESSED UTILIZING NGS OPUS SOLUTIONS. (NAD83 2007 ADJ)

MAS 8/20/2015

MARK ALAN SMITH — DATE
REGISTERED SURVEYOR NO. 8232

Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Rd, Suite 250 · Worthington, OH · 43085
614-540-6633 · 888-598-6808
www.cecinc.com

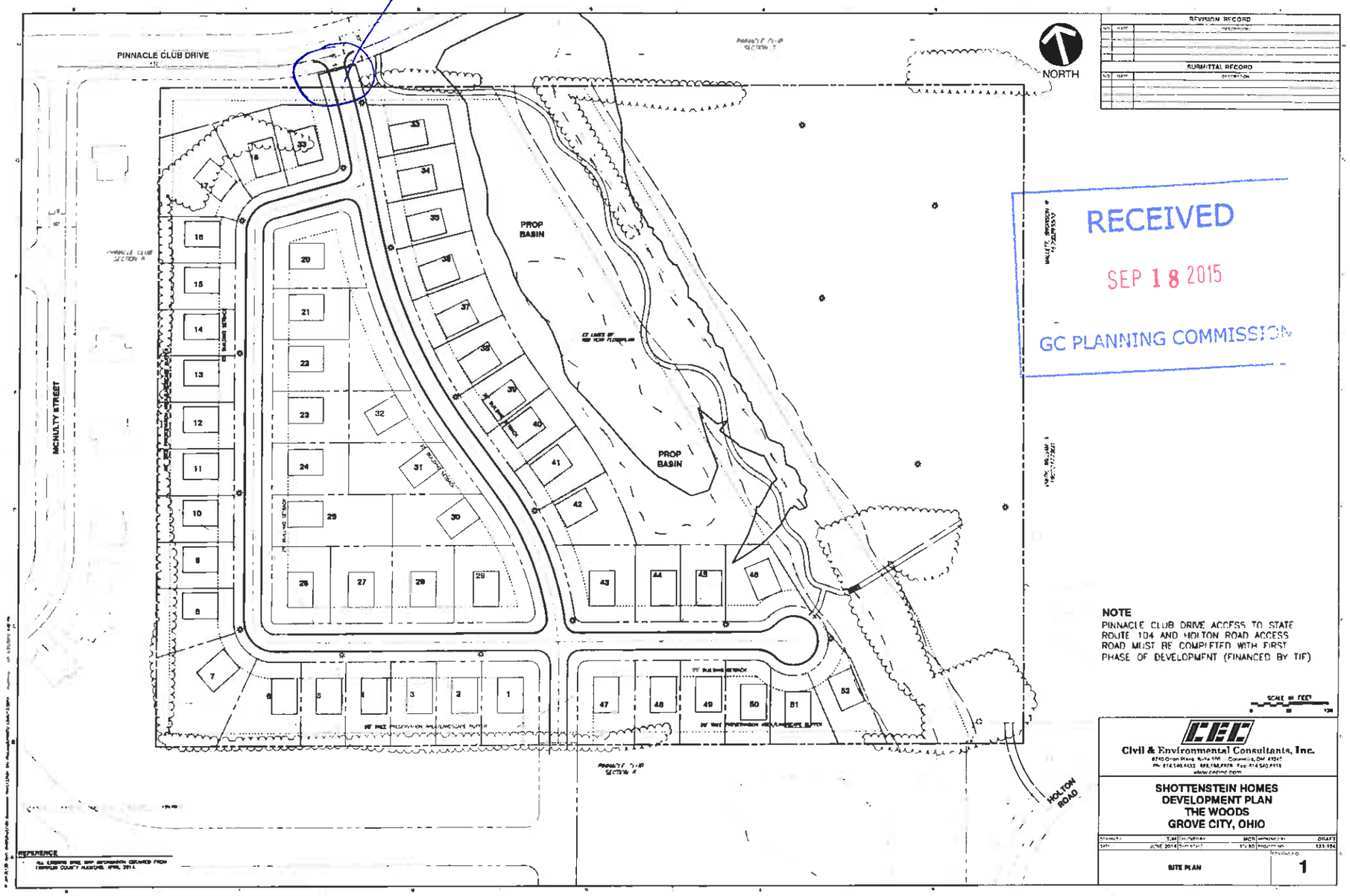
SURVEY
PINNACLE DEVELOPMENT COMPANY
CITY OF GROVE CITY,OHIO

0.038 ACRE TRACT

DRAWN BY:	JEC	CHECKED BY:	MAS	APPROVED BY:	JAM	EXHIBIT:	A
DATE:	AUGUST 2015	DWG SCALE:	1"=50'	PROJECT NO:	150-645		

P:\2015\150-645\-Survey\Dwg\150-645 SURVEY PARCEL_ROAD.dwg{LAYOUT1} LS:(08/20/2015 - jcaffin) - LP: 9/2/2015 1:14 PM

0.038 Acres



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SEP 18 2015
GC PLANNING COMMISSION