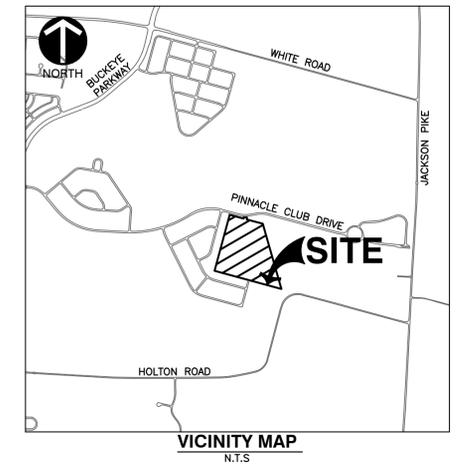


# THE WOODS AT PINNACLE

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



SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY, VIRGINIA MILITARY SURVEY 478, AND ALSO BEING 22.898 ACRE TRACT OF LAND AND 0.038 ACRE TRACT OF LAND IN THE NAME OF SCHOTTENSTEIN HOMES, LLC., AS DESCRIBED IN INSTRUMENT NUMBER \_\_\_\_\_, FRANKLIN COUNTY RECORDER'S OFFICE, FRANKLIN COUNTY OHIO:

THE UNDERSIGNED, SCHOTTENSTEIN HOMES, LLC., BY PAUL S. COPPEL, EXECUTIVE VICE PRESIDENT, OWNER OF THE LANDS PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT HIS PLAT CORRECTLY REPRESENTS ITS "THE WOODS AT PINNACLE", A SUBDIVISION CONTAINING LOTS NUMBERED 1-52, INCLUSIVE, RESERVE "A", RESERVE "B" AND RESERVE "C", AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATES TO PUBLIC USE, AS SUCH, ALL OR PARTS OF CALUM WAY, SHEFFIELD WAY, GOLFVIEW LANE, PINNACLE WOODS DRIVE, AND MCCLEISH COURT, SHOWN HEREON AND NOT HERE TO FORE DEDICATED.

EASEMENTS ARE HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "EASEMENT", OR "DRAINAGE EASEMENT". EACH OF THE AFOREMENTIONED DESIGNATED EASEMENTS PERMIT THE CONSTRUCTION, OPERATION AND MAINTENANCE OF ALL PUBLIC AND QUASI-PUBLIC UTILITIES ABOVE, BENEATH AND ON THE SURFACE OF THE GROUND AND, WHERE NECESSARY, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LANDS AND FOR STORM WATER DRAINAGE. WITHIN THOSE AREAS DESIGNATED "DRAINAGE EASEMENT" ON THIS PLAT, AN ADDITIONAL EASEMENT IS HEREBY RESERVED FOR THE PURPOSE OF CONSTRUCTING, OPERATING AND MAINTAINING MAJOR STORM WATER DRAINAGE SWALES AND/OR OTHER STORM WATER DRAINAGE FACILITIES. 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 UNLESS APPROVED BY THE CITY OF NEW ALBANY ENGINEER. EASEMENT AREAS SHOWN HEREON OUTSIDE OF THE PLATTED AREA ARE WITHIN LANDS OWNED BY THE UNDERSIGNED AND EASEMENTS ARE HEREBY RESERVED THEREIN FOR THE USES AND PURPOSES AS EXPRESSED HEREIN.

IN WITNESS WHEREOF, \_\_\_\_\_, HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE.  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015.

**SIGNED AND ACKNOWLEDGED  
IN THE PRESENCE OF:** **SCHOTTENSTEIN HOMES, LLC.**

BY: \_\_\_\_\_ PAUL S. COPPEL  
EXECUTIVE VICE PRESIDENT

**STATE OF OHIO  
COUNTY OF FRANKLIN:**

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED PAUL S. COPPEL EXECUTIVE VICE PRESIDENT OF SCHOTTENSTEN HOMES, LLC., WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID SCHOTTENSTEIN HOMES, LLC., FOR THE USES AND PURPOSES EXPRESSED THEREIN.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015

MY COMMISSION EXPIRES \_\_\_\_\_

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015 \_\_\_\_\_  
MAYOR,

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015 \_\_\_\_\_  
PLANNING COMMISSION CHAIR,

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015 \_\_\_\_\_  
CITY ENGINEER

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015 \_\_\_\_\_  
DIRECTOR OF PUBLIC SERVICE

APPROVED AND ACCEPTED BY ORDINANCE NUMBER \_\_\_\_\_, PASSED THIS DAY OF \_\_\_\_\_, 2015, WHEREIN ALL AREAS SHOWN DEDICATED HEREON ARE ACCEPTED BY THE COUNCIL OF THE CITY OF GROVE CITY

TRANSFERRED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015 \_\_\_\_\_  
AUDITOR, FRANKLIN COUNTY, OHIO

\_\_\_\_\_  
DEPUTY AUDITOR, FRANKLIN COUNTY, OHIO,

FILED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015  
AT \_\_\_\_\_ M.  
FEE \$ \_\_\_\_\_  
\_\_\_\_\_  
RECORDER, FRANKLIN COUNTY, OHIO

FILE NO. \_\_\_\_\_  
RECORDED THIS \_\_\_\_\_, DAY OF \_\_\_\_\_, 2015 \_\_\_\_\_  
DEPUTY RECORDER, FRANKLIN COUNTY, OHIO

PLAT BOOK \_\_\_\_\_, PAGES \_\_\_\_\_

**BASIS OF BEARINGS:**  
THE BEARINGS FOR THIS SURVEY ARE BASED ON OBSERVATIONS, MEASUREMENTS, AND CALCULATIONS OF THE LOCATION OF THE BOUNDARY EVIDENCE, REFERENCED TO A GRID MERIDIAN OF NORTH 15°05'47" EAST FOR THE EAST LINE OF PINNACLE CLUB, SECTION 6, PART 1, (P.B. 113, PG. 43), AS DETERMINED BY STATIC OBSERVATIONS AND POST PROCESSED BY NGS OPUS SOLUTION.

**SOURCE OF DATA:**  
THE SOURCES OF RECORDED SURVEY DATA REFERENCED IN THE PLAN AND TEXT OF THIS PLAT ARE RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

**IRON PINS:**  
WHERE INDICATED HEREON, UNLESS OTHERWISE NOTED, ARE TO BE SET AND ARE 5/8" SOLID REBAR, THIRTY INCHES LONG WITH A YELLOW PLASTIC CAP BEARING THE INITIALS "CEC".

**PERMANENT MARKERS:**  
WHERE INDICATED HEREON UNLESS OTHERWISE NOTED ARE TO BE SET AND ARE SOLID IRON PINS, 1" DIAMETER, 30" LONG WITH AN ALUMINUM CAP BEARING THE INITIALS "CEC".

**CERTIFICATION:**  
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.

MARK ALAN SMITH  
PROFESSIONAL LAND SURVEYOR NO. S-8232

**CEC**  
**Civil & Environmental Consultants, Inc.**  
250 Old Wilson Bridge Road - Suite 250, Worthington, OH 43085  
Ph: 614.540.6633 · 888.698.6808 · Fax: 614.540.6638  
www.cecinc.com

**SCHOTTENSTEIN HOMES, LLC.  
THE WOODS AT PINNACLE  
CITY OF GROVE CITY**

DRAWN BY: JEC CHECKED BY: MAS APPROVED BY: JAM  
DATE: SEPTEMBER 2015 DWG SCALE: N/A PROJECT NO: 150-645

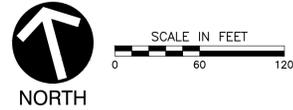
THE WOODS AT PINNACLE  
**PLAT**  
SHEET 1 OF 2

- LEGEND**
- I.P. FOUND
  - I.P. SET
  - ⊙ PERMANENT MARKER SET
  - △ MAG NAIL SET

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# THE WOODS AT PINNACLE

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



**NOTE "A":**  
NO DETERMINATION HAS BEEN MADE BY THE FRANKLIN COUNTY, OHIO AS TO WHETHER THE AREA PROPOSED TO BE PLATTED CONTAINS AREAS THAT COULD BE CLASSIFIED AS WETLANDS BY THE ARMY CORPS OF ENGINEERS. IT IS THE DEVELOPER'S RESPONSIBILITY TO DETERMINE WHETHER WETLANDS EXIST ON THE AREA HEREBY PLATTED. THE CITY OF GROVE CITY, OHIO APPROVAL OF THIS PLAT OF "THE WOODS AT PINNACLE CLUB" DOES NOT IMPLY ANY APPROVAL OF THE SITE AS IT MAY PERTAIN TO WETLANDS.

**NOTE "B":**  
AT THE TIME OF PLATTING, ALL THE AREAS DESIGNATED AS RESERVE "A", HEREBY BEING PLATTED AS "THE WOODS AT PINNACLE" ARE IN ZONE "AE", (AREAS INUNDATED BY 100 YEAR FLOOD), LOTS 1-52, INCLUSIVE, RESERVE "B" AND RESERVE "C" ARE IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SAID ZONE IS DESIGNATED AND DELINEATED ON THE FEMA FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 39049C0406K, WHICH BEARS AN EFFECTIVE DATE OF JUNE 17, 2008.

**NOTE "C" - ACREAGE BREAKDOWN:**  
THE WOODS AT PINNACLE IS COMPRISED OF THE FOLLOWING FRANKLIN COUNTY PARCEL NUMBER(S):

040-012702-00 0.038 ACRES  
160-000298-00 22.898 ACRES

LAND AREA SUBDIVIDED: 22.936 ACRES

OF WHICH:

3.865 ACRES BEING LOCATED WITHIN RIGHT OF WAY  
12.404 ACRES BEING LOCATED IN LOTS 1-52, INCLUSIVE  
6.671 ACRES BEING LOCATED IN RESERVE "A" RESERVE "B" AND RESERVE "C", INCLUSIVE

**NOTE "D" - DEPRESSED DRIVEWAYS:**  
DEPRESSED DRIVEWAYS ARE HEREBY PROHIBITED ON ALL LOTS IN THE WOODS AT PINNACLE. NOTHING HEREIN, HOWEVER, SHALL PROHIBIT THE CONSTRUCTION AND USE OF, IF OTHERWISE PERMITTED, A DRIVEWAY ALONGSIDE OR TO THE REAR OF A RESIDENTIAL STRUCTURE.

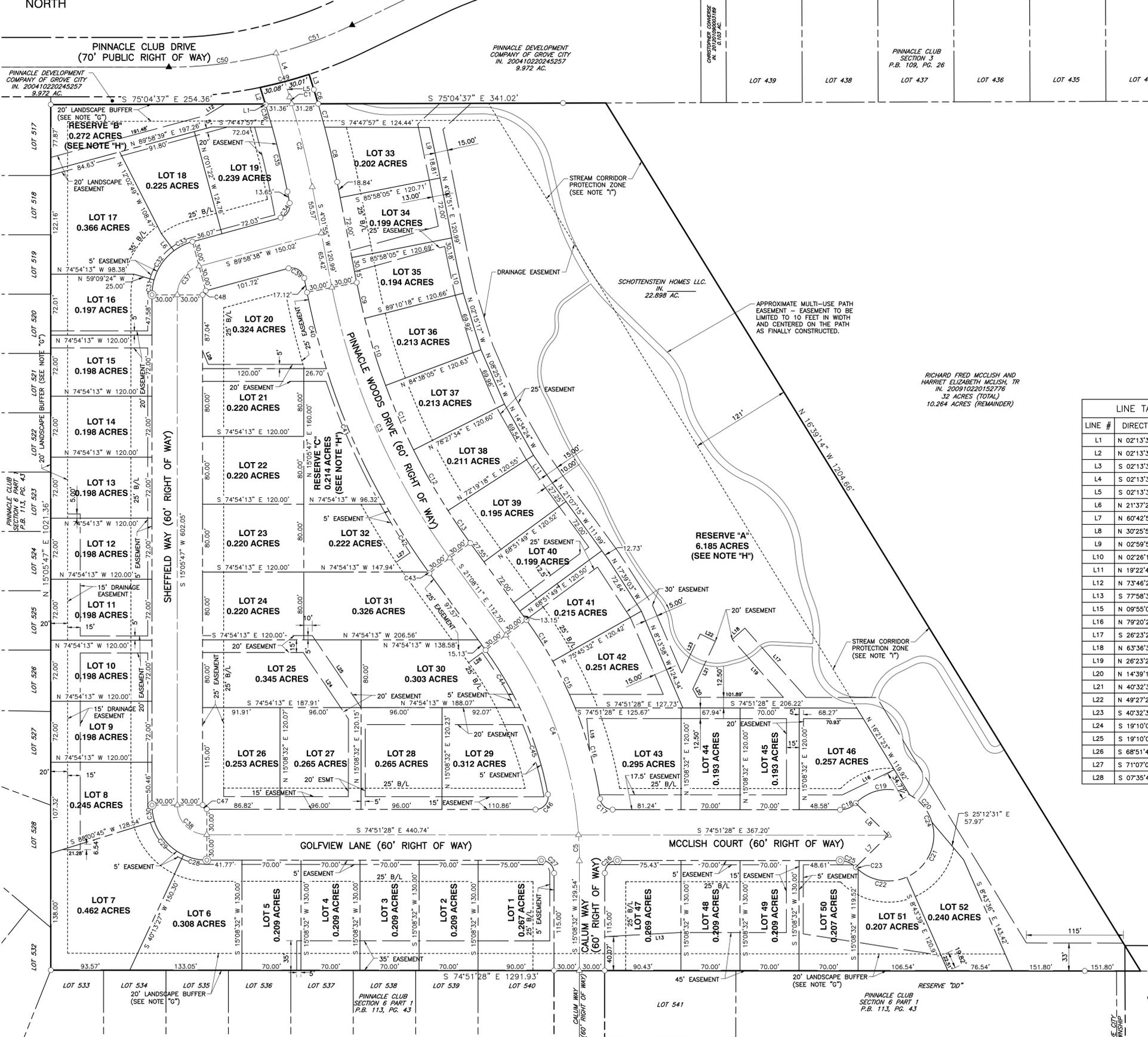
**NOTE "E":**  
AT THE TIME OF PLATTING, ELECTRIC, CABLE AND TELEPHONE SERVICE PROVIDERS HAVE NOT ISSUED INFORMATION REQUIRED SO THAT EASEMENT AREAS, IN ADDITION TO THOSE SHOWN ON THIS PLAT AS DEEMED NECESSARY BY THESE PROVIDERS FOR INSTALLATION AND MAINTENANCE OF ALL OF THEIR MAIN LINE FACILITIES, COULD CONVENIENTLY BE SHOWN ON THIS PLAT. EXISTING RECORDED EASEMENT INFORMATION ABOUT THE WOODS AT PINNACLE OR ANY PART THEREOF CAN BE ACQUIRED BY A COMPETENT EXAMINATION OF THE THEN CURRENT PUBLIC RECORDS, INCLUDING THOSE IN THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

**NOTE "F":**  
THE PURPOSE OF THIS PLAT IS TO SHOW CERTAIN PROPERTY, RIGHT OF WAY, AND EASEMENT BOUNDARIES, AS OF THE TIME OF PLATTING, AT THE REQUEST OF ZONING AND PLANNING AUTHORITIES AT THE TIME OF PLATTING. THIS PLAT SHOWS SOME OF THE LIMITATIONS AND REQUIREMENTS OF THE ZONING CODE IN EFFECT ON THE DATE OF FILING THIS PLAT FOR REFERENCE ONLY. THE LIMITATIONS AND REQUIREMENTS MAY CHANGE FROM TIME TO TIME AND SHOULD BE REVIEWED TO DETERMINE THE THEN CURRENT APPLICABLE USE AND DEVELOPMENT LIMITATIONS OF THE ZONING CODE AS ADOPTED BY THE GOVERNMENT AUTHORITY HAVING JURISDICTION. THE THEN APPLICABLE ZONING CODE SHALL HAVE CONTROL OVER CONFLICTING LIMITATIONS AND REQUIREMENTS THAT MAY BE SHOWN ON THIS PLAT. THIS NOTE SHOULD NOT BE CONSTRUED AS CREATING PLAT OR SUBDIVISION RESTRICTIONS, PRIVATE USE RESTRICTIONS, COVENANTS RUNNING WITH THE LAND OR TITLE ENCUMBRANCES OF ANY NATURE, EXCEPT TO THE EXTENT SPECIFICALLY IDENTIFIED AS SUCH.

**NOTE "G": LANDSCAPE BUFFER:**  
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 WOODS AT PINNACLE SUBDIVISION FOR THE PURPOSE OF OPEN SPACE, AND ANY USES ALLOWED BY THE THEN CURRENT ZONING. THE AREA OF LAND DESIGNATED HEREON AS A LANDSCAPE BUFFER SHALL BE IMPROVED AT THE ENTRANCE FEATURE 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) ENTRY FEATURES, SWING SETS, PLAY STRUCTURES, SATELLITE DISH ANTENNAS, AND THE LIKE. THE WOODS AT PINNACLE HOMEOWNERS ASSOCIATION, INC. SHALL AT THEIR EXPENSE REPLACE DEAD TREES IN THE LANDSCAPE BUFFER ZONE. THE WOODS AT PINNACLE HOMEOWNERS ASSOCIATION SHALL HAVE THE OBLIGATION TO MAINTAIN ANY DEVELOPER INSTALLED FENCE AND THE AREA BEHIND THE DEVELOPER INSTALLED FENCE.

**NOTE "H": RESERVE "A, B, & C":**  
RESERVE "A, B, & C" AS DESIGNATED AND DELINEATED HEREON SHALL BE OWNED BY THE CITY OF GROVE CITY MAINTAINED BY THE WOODS AT PINNACLE HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF PASSIVE OPEN SPACE/STORMWATER DETENTION AND USED ALLOWED BY THE THEN CURRENT ZONING.

**NOTE "I": STREAM CORRIDOR PROTECTION ZONE:**  
BILLIE JOE RUN AS SHOWN HERE IS SUBJECT TO RIPARIAN SETBACK REQUIREMENTS AS DETAILED WITHIN THE NATURAL STREAM PROTECTION POLICY CREATED BY THE CITY OF GROVE CITY, OHIO ON SEPTEMBER 6, 2006.



LINE #	DIRECTION	LENGTH
L1	N 02°13'34" W	0.91'
L2	N 02°13'34" W	20.44'
L3	S 02°13'34" E	18.79'
L4	S 02°13'34" E	35.03'
L5	S 02°13'34" E	19.22'
L6	N 21°37'28" W	25.00'
L7	N 60°42'55" E	54.00'
L8	N 30°25'51" W	54.00'
L9	N 02°59'51" E	42.15'
L10	N 02°26'16" E	36.51'
L11	N 19°22'49" W	39.49'
L12	N 73°46'20" E	25.04'
L13	S 77°58'35" E	90.56'
L14	N 09°55'05" E	38.05'
L15	N 79°20'21" E	68.67'
L16	N 79°20'21" E	68.67'
L17	S 26°23'25" E	109.29'
L18	N 63°36'35" E	20.00'
L19	N 26°23'25" W	91.58'
L20	N 14°39'17" W	11.25'
L21	N 40°32'37" E	62.54'
L22	N 49°27'23" W	20.00'
L23	S 68°51'49" W	51.04'
L24	S 19°10'08" E	94.97'
L25	S 19°10'08" E	102.85'
L26	S 68°51'49" W	20.00'
L27	S 71°07'06" W	20.00'
L28	S 07°35'43" E	17.26'

CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C1	1000.00'	0°28'40"	8.34'	8.34'	N 01°59'14" W
C2	1000.00'	5°46'49"	100.88'	100.84'	N 01°08'30" E
C3	800.00'	25°10'06"	351.42'	348.60'	S 08°33'08" E
C4	450.00'	32°23'51"	254.45'	251.07'	N 04°56'15" W
C5	450.00'	3°52'52"	30.48'	30.48'	N 13°12'06" E
C6	1030.00'	0°58'37"	17.56'	17.56'	S 01°44'16" E
C7	1030.00'	1°35'43"	28.68'	28.68'	N 00°27'06" W
C8	1030.00'	3°41'09"	66.26'	66.25'	N 02°11'21" E
C9	770.00'	3°13'18"	43.30'	43.29'	S 02°25'16" W
C10	770.00'	6°10'32"	82.99'	82.95'	S 02°16'40" E
C11	770.00'	6°10'31"	82.99'	82.95'	S 08°27'11" E
C12	770.00'	6°08'16"	82.48'	82.45'	S 14°36'34" E
C13	770.00'	3°27'29"	46.47'	46.47'	S 19°24'27" E
C14	480.00'	6°53'43"	57.77'	57.73'	N 17°41'20" W
C15	480.00'	7°18'00"	61.16'	61.12'	N 10°35'28" W
C16	480.00'	13°18'54"	111.55'	111.30'	N 00°17'01" W
C17	15.00'	81°13'54"	21.27'	19.53'	S 34°14'31" E
C18	26.00'	45°34'23"	20.68'	20.14'	N 82°21'21" E
C19	54.00'	73°25'06"	69.20'	64.56'	N 83°43'18" W
C20	54.00'	45°39'25"	43.03'	41.90'	N 24°11'02" W
C21	54.00'	82°37'40"	77.87'	71.30'	N 39°57'31" E
C22	54.00'	65°18'43"	61.56'	58.28'	S 66°04'18" E
C23	54.00'	4°07'51"	3.89'	3.89'	S 31°21'01" E
C24	54.00'	27°10'46"	255.55'	75.60'	N 15°08'32" E
C25	26.00'	45°34'23"	20.68'	20.14'	N 52°04'17" W
C26	15.00'	90°00'00"	23.56'	21.21'	S 60°08'32" W

CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C27	15.00'	90°00'00"	23.56'	21.21'	N 29°51'28" W
C28	65.00'	25°05'22"	28.46'	28.24'	S 62°19'12" E
C29	65.00'	47°47'16"	54.21'	52.66'	S 25°52'53" E
C30	65.00'	17°05'03"	19.38'	19.31'	S 06°33'16" W
C31	65.00'	15°44'49"	17.86'	17.81'	S 22°58'12" W
C32	65.00'	37°31'56"	42.58'	41.82'	S 49°36'34" W
C33	65.00'	21°36'06"	24.51'	24.36'	S 79°10'35" W
C34	15.00'	85°56'43"	22.50'	20.45'	N 47°00'16" E
C35	970.00'	4°37'40"	78.35'	78.33'	N 01°43'05" E
C36	970.00'	1°37'49"	27.60'	27.60'	N 01°24'40" W
C37	35.00'	74°52'50"	45.74'	42.56'	S 52°32'13" W
C38	35.00'	89°57'15"	54.95'	49.48'	S 29°52'50" E
C39	15.00'	94°03'17"	24.62'	21.95'	N 42°59'44" W
C40	830.00'	6°24'50"	92.91'	92.87'	S 00°49'30" W
C41	830.00'	12°04'02"	174.81'	174.49'	S 08°24'57" E
C42	830.00'	6°34'34"	95.26'	95.21'	S 17°44'15" E
C43	830.00'	0°06'39"	1.61'	1.61'	S 21°04'51" E
C44	420.00'	10°47'14"	79.07'	78.96'	N 15°44'34" W
C45	420.00'	14°45'13"	108.15'	107.85'	N 02°58'21" W
C46	15.00'	100°44'17"	26.37'	23.11'	N 54°46'24" E
C47	5.00'	89°57'41"	7.85'	7.07'	S 29°53'03" E
C48	5.00'	74°52'50"	6.53'	6.08'	S 52°32'13" W
C49	535.02'	6°26'05"	60.09'	60.05'	S 89°47'19" E
C50	500.00'	14°43'37"	128.52'	128.16'	S 82°15'30" E
C51	500.00'	11°02'09"	96.31'	96.16'	N 84°51'37" E

**CEC**  
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**SCHOTTENSTEIN HOMES, LLC.**  
**THE WOODS AT PINNACLE**  
**CITY OF GROVE CITY**

DRAWN BY: JEC CHECKED BY: MAS APPROVED BY: JAM  
DATE: SEPTEMBER 2015 DWG SCALE: N/A PROJECT NO: 150-645

THE WOODS AT PINNACLE  
**PLAT**  
SHEET 2 OF 2