

**Grove City Planning Commission
Lot Split Application**

Site Narrative

The applicant is requesting a lot split of 22.898 acres out of the existing parent tract of 32 acres as owned by Richard McClish.

This 22.898 acre tract and the remaining 8.889 acre tract are zoned for single family residential and are both part of the approved preliminary development plan for "The Woods at Pinnacle" Development. This 22.898 acre tract is to be transferred to Schottenstein Homes, LLC for the purpose of single family residential subdivision. The final development Plan and Final Plat for this subdivision have been approved pending this split. The remaining 0.039 acres that makes up this subdivision was recently transferred to Schottenstein Homes, LLC. This parcel provides access to Pinnacle Club Drive for this subdivision.

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**DESCRIPTION OF
22.898 ACRES
LOCATED SOUTH OF PINNACLE CLUB DRIVE
AND EAST OF McNULTY STREET
CITY OF GROVE CITY, FRANKLIN COUNTY OHIO**

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Situated in the State of Ohio, County of Franklin, Township of Jackson, lying within Virginia Military Survey Number 478, being out of that 32 acre tract of land described in deed to Richard Fred McClish and Harriet Elizabeth McClish, Trustee, of record in Instrument 200910220152776, 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 South 74°53'41" East, a distance of 160.01 feet, to a mag nail found;

Thence South 15°06'12" West, a distance of 44.25 feet, in part, through the right of way of Pinnacle Club Drive and in part with the west line of Lot 517 of Pinnacle Club Section 6 Part 1, of record in Plat Book 113, Page 43, to an iron pin set at the northwest corner of said 32 acres, said iron pin being the **POINT OF TRUE BEGINNING**;

Thence South 75°04'37" East, a distance of 658.01 feet, with the north line of said 32 acres, to an iron pin set;

Thence South 16°39'14" East, a distance of 1204.66 feet, crossing said 32 acres, to an iron pin set in the south line of said 32 acres, said iron pin being in the right of way of Holton Road;

Thence North 74°51'28" West, a distance of 1291.93 feet, with the south line of said 32 acres and the north line of said Pinnacle Club Section 6 Part 1, passing an iron pin found (EMHT cap) at a distance of 479.75 feet, to an iron pin set at a common corner of said 32 acres and said Pinnacle Club Section 6, Part 1;

Thence North 15°05'47" East, a distance of 1021.36 feet, passing iron pins found at distances of 50.26 feet (EMHT cap) , 377.73 feet (Pomeroy cap), 517.73 feet(Pomeroy cap), 587.73 feet (Pomeroy cap), 657.73 feet (Pomeroy cap), 727.73 feet(Pomeroy cap), 867.73 feet (Pomeroy cap), and 937.73 feet (Pomeroy cap), with the west line of said 32 acres and the east line of said Pinnacle Club Section 6 Part 1, to the **POINT OF TRUE BEGINNING**, containing 22.898 acres, 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).



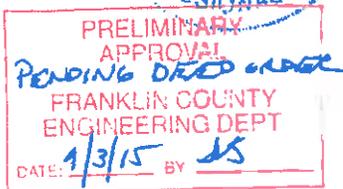
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

Mark Alan Smith

8/20/2015

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

Date



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

CC PLANNING COMMISSION

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying within Virginia Military Survey Number 478, being out of that 32 acre tract of land described in deed to Richard Fred McClish and Harriet Elizabeth McClish, Trustee, of record in Instrument 200910220152776, 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 South 74°53'41" East, a distance of 160.01 feet, to a mag nail found;

Thence South 15°06'12" West, a distance of 44.25 feet, to an iron pin set at the northwest corner of said 32 acres;

Thence South 75°04'37" East, a distance of 658.01 feet, with the north line of said 32 acres, to an iron pin set, said iron pin being the **POINT OF TRUE BEGINNING**;

Thence South 75°04'37" East, a distance of 693.71 feet, continuing with the north line of said 32 acres, to an iron pin found at the common corner of said 32 acres and that 3.994 acre tract of land described in deed to Bronson Mallett, of record in Instrument 199802170034516;

Thence South 15°02'22" West, a distance of 1026.53 feet, with the east line of said 32 acres, in part with the west line of said 3.994 acres and in part with the west line of a 2.006 acre tract of land described in deed to William A. Smith, of record in Instrument 20130410060285, to an iron pin found at the common corner of said 32 acres and said 2.006 acres;

Thence North 74°51'28" West, a distance of 60.81 feet, with the south line of said 32 acres and in part with the centerline of Holton Road, to an iron pin set;

Thence North 16°39'14" West, a distance of 1204.66 feet, crossing said 32 acres, to an iron pin set in the south line of said 32 acres, to the **POINT OF TRUE BEGINNING**, containing 8.889 acres, 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).

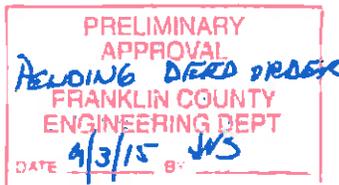
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Mark Alan Smith

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Registered Surveyor No. 8232

Date



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CC PLANNING COMMISSION

20147

Conveyance	
Mandatory:	1.30
Permissive:	1.30
CLARENCE E. MINGO I ^{FR}	
FRANKLIN COUNTY AUDITOR	

FRANKLIN COUNTY, OHIO
 12/26/2015 11:54am
 Terry C. Brown
 Franklin County Recorder

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EC PLATINUM SECURITY

File No.: D1032-17808a

GENERAL WARRANTY DEED

EM 3-11

Pinnacle Land Holdings, LLC, for One Dollar (\$1.00) and other good and valuable consideration paid, grants with general warranty covenants to Schottenstein Homes LLC, an Ohio limited liability company, his/her/their heirs and assigns forever, whose tax mailing address is: 140 Mill St, Ste A, Gahanna, OH 43230, the following described real estate:

SEE EXHIBIT "A" ATTACHED HERETO

Property Address: 1342 Holton Road, Grove City, OH 43123

Parcel Number: ~~100-000288~~ 040-012702

Prior Instrument Reference: Instrument No. 2004-10220245267, of the Franklin County, Ohio Records.

Excepting from said general warranty covenants, all legal highways, restrictions, and easements of record, and taxes and assessments not yet due and payable.

Executed this 22 day of December, 2015.

Pinnacle Land Holdings, LLC
 By: Ronald P. Younkin
 Ronald P. Younkin
 Its: MEMBER

State of Ohio, County of Franklin

The foregoing deed was acknowledged before me this 22nd day of December, 2015, by Ronald P. Younkin, the member of Pinnacle Land Holdings, LLC, on behalf of the company.

Elizabeth McColeman
 Notary Public
 My Commission Expires:

This instrument was prepared by:
 Joseph E. Budick
 Attorney at Law
 259 W. Schrock Road
 Westerville, OH 43081



Elizabeth McColeman
 Notary Public - State of Ohio
 My Commission Expires
 April 28, 2020

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EC PLATINUM SECURITY