



May 2, 2016

City of Grove City
Development Department
4035 Broadway
Grove City, OH 43123

To Whom It May Concern:

Subject: FINAL PLAT APPLICATION – PROJECT BACKGROUND
WOODS AT PINNACLE SECTION 2
CEC Project 150-706

The Woods at Pinnacle Club Section 2 is located on the south side of Pinnacle Club Drive in Grove City, Franklin County, Ohio. The site is bordered on the north by Pinnacle Club Section 3, on the east by a single family residence and on the west by Billie Joe Run. The proposed Woods at Pinnacle Club Section 2 development consists of 14 single-family homes, utilities, streets and associated storm water located on 8.89 acres. The owner intends to subdivide the existing parcel by means of a subdivision plat attached hereto.

Sincerely,

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

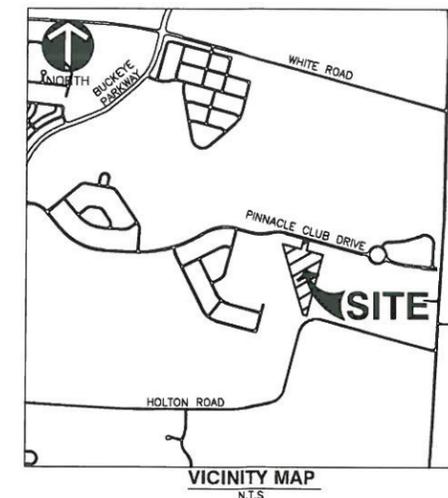
Mark A. Smith, PS
Project Manager

Enclosures

THE WOODS AT PINNACLE CLUB SECTION 2

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

RECEIVED
MAY 25 16
CITY OF
GROVE CITY



SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY, VIRGINIA MILITARY SURVEY 478, AND ALSO BEING ALL OF THAT 9.199 ACRE TRACT OF LAND DESCRIBED IN DEED TO PINNACLE LAND HOLDINGS, LLC., OF RECORD IN INSTRUMENT NUMBER 201601070001766 AND ALL OF LOT 437 OF PINNACLE CLUB SECTION 3 OF RECORD IN PLAT BOOK 109 AS DESCRIBED IN DEED TO PINNACLE DEVELOPMENT COMPANY, OF GROVE CITY OF RECORD IN INST. 200410220245257, FRANKLIN COUNTY RECORDER'S OFFICE, FRANKLIN COUNTY OHIO:

THE UNDERSIGNED, PINNACLE LAND HOLDINGS, LLC., BY JOSEPH CIMINELLO, OWNER OF THE LANDS PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT HIS PLAT CORRECTLY REPRESENTS ITS "THE WOODS AT PINNACLE CLUB SECTION 2", A SUBDIVISION CONTAINING LOTS NUMBERED 53-68, INCLUSIVE, RESERVE "D", RESERVE "E", AND RESERVE "F", AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATES TO PUBLIC USE, AS SUCH, ALL OR PARTS OF MIYKNS PLACE AND THE WOODS LOOP, 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 _____, 2016.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

PINNACLE LAND HOLDINGS, LLC

BY: _____

JOSEPH CIMINELLO
EXECUTIVE VICE PRESIDENT

STATE OF OHIO
COUNTY OF FRANKLIN:

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JOSEPH CIMINELLO, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID PINNACLE LAND HOLDINGS, 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 _____, 2016

MY COMMISSION EXPIRES _____

APPROVED THIS ____ DAY OF _____, 2016

MAYOR

APPROVED THIS ____ DAY OF _____, 2016

PLANNING COMMISSION CHAIR

APPROVED THIS ____ DAY OF _____, 2016

CITY ENGINEER

APPROVED THIS ____ DAY OF _____, 2016

DIRECTOR OF PUBLIC SERVICE

APPROVED AND ACCEPTED BY ORDINANCE NUMBER _____ PASSED THIS DAY OF _____ 2016, WHEREIN ALL AREAS SHOWN DEDICATED HEREON ARE ACCEPTED BY THE COUNCIL OF THE CITY OF GROVE CITY

TRANSFERRED THIS ____ DAY OF _____, 2016

AUDITOR, FRANKLIN COUNTY, OHIO

DEPUTY AUDITOR, FRANKLIN COUNTY, OHIO

FILED FOR RECORD THIS ____ DAY OF _____, 2016

RECORDER, FRANKLIN COUNTY, OHIO

AT ____ M.

FEE \$ _____

FILE NO. _____

RECORDED THIS _____ DAY OF _____, 2016

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

DATE _____

NO.	DATE	DESCRIPTION

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

CIMINELLO'S INC.
THE WOODS AT PINNACLE
CITY OF GROVE CITY
FRANKLIN COUNTY, OHIO

THE WOODS AT PINNACLE CLUB
SECTION 2

DATE:	MAY 2016	DRAWN BY:	JEC
DWG SCALE:	N/A	CHECKED BY:	MJA
PROJECT NO.:	180-708	APPROVED BY:	MAS

DRAWING NO.:
PLAT

SHEET 1 OF 2

P:\2015\150-708-Survey\Draw\150708-SURV.dwg (1:LS) 5/27/2016 10:53 AM
 Up: 5/27/2016 10:53 AM

