

CITY OF GROVE CITY, OHIO
THE PINNACLE CLUB SECTION 2, PHASE 9, PART A
 A RESUBDIVISION OF ACREAGE

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY, VIRGINIA MILITARY SURVEY NUMBER 6840, BEING A RESUBDIVISION OF LOTS 1023-1033 AND RESERVE "EEE" OF THE PINNACLE CLUB SECTION 2, PHASE 9 (PLAT BOOK _____, PAGE _____), BEING THE SAME AS CONVEYED TO M/I HOMES OF CENTRAL OHIO, LLC IN INSTRUMENT NUMBER 200405260121582, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

THE UNDERSIGNED, M/I HOMES OF CENTRAL OHIO, LLC, AN OHIO LIMITED LIABILITY COMPANY, BY TIMOTHY C. HALL, JR., AREA PRESIDENT, OWNER OF THE LAND PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS "THE PINNACLE CLUB SECTION 2 PHASE 9 PART A, A RESUBDIVISION OF ACREAGE", A SUBDIVISION CONTAINING LOTS NUMBERED 1034 TO 1042, BOTH INCLUSIVE, RESERVES "HHH", DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE, AS SUCH, SHOWN HEREON AND NOT HERETOFORE DEDICATED.

EASEMENTS, WITHIN AREAS DESIGNATED "EASEMENT", "DRAINAGE EASEMENT", AND WITHIN RESERVES "HHH". ARE HEREBY GRANTED TO THE CITY OF GROVE CITY, OHIO, AMERICAN ELECTRIC POWER AND AMERITECH, THEIR SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF CONSTRUCTING, USING AND MAINTAINING PUBLIC AND PRIVATE UTILITIES ABOVE AND BENEATH THE SURFACE OF THE GROUND, AND WHERE NECESSARY, ARE FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LANDS AND FOR STORM WATER DRAINAGE. WITHIN AREAS DESIGNATED "DRAINAGE EASEMENT" ON THIS PLAT, AN ADDITIONAL EASEMENT IS HEREBY GRANTED TO THE CITY OF GROVE CITY, OHIO, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF CONSTRUCTING, USING AND MAINTAINING STORM WATER DRAINAGE SWALES AND/OR OTHER STORM WATER DRAINAGE FACILITIES. EXCEPT AS PROVIDED FOR IN THE DEVELOPER'S OVERALL SCHEME FOR THE DEVELOPMENT OF THE PINNACLE CLUB SECTION 2, PHASE 9, PART A, 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. WITHIN SAID RESERVES "HHH".

IN WITNESS WHEREOF, TIMOTHY C. HALL, JR., AREA PRESIDENT OF M/I HOMES OF CENTRAL OHIO, LLC, AN OHIO LIMITED LIABILITY COMPANY, HAS HEREUNTO SET HIS HAND THIS _____ DAY OF _____

M/I HOMES OF CENTRAL OHIO, LLC,
 AN OHIO LIMITED LIABILITY COMPANY:

BY _____
 TIMOTHY C. HALL, JR.,
 AREA PRESIDENT

WITNESSED AND ACKNOWLEDGED BY:

STATE OF OHIO
 COUNTY OF FRANKLIN:

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED TIMOTHY C. HALL, JR., AREA PRESIDENT OF M/I HOMES OF CENTRAL OHIO, LLC, AN OHIO LIMITED LIABILITY COMPANY, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF M/I HOMES OF CENTRAL OHIO, LLC, AN OHIO LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES EXPRESSED THEREIN.

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

MY COMMISSION EXPIRES _____

NOTARY PUBLIC, _____

STATE OF OHIO

LAND AREA SUBDIVIDED: 1.426 ACRES OF WHICH:
 0.124 ACRES BEING LOCATED WITHIN RESERVE "HHH".
 1.302 ACRES BEING LOCATED WITHIN LOTS 1034 THROUGH 1042, BOTH INCLUSIVE.

APPROVED THIS _____ DAY OF _____

 PLANNING COMMISSION CHAIR
 CITY OF GROVE CITY, OHIO

APPROVED THIS _____ DAY OF _____

 REVIEWED BY
 HOCKADEN & ASSOCIATES, INC.
 FOR CITY OF GROVE CITY, OHIO

APPROVED THIS _____ DAY OF _____

 DIRECTOR OF PUBLIC SERVICE,
 CITY OF GROVE CITY, OHIO

APPROVED THIS _____ DAY OF _____

 MAYOR,
 CITY OF GROVE CITY, OHIO

APPROVED AND ACCEPTED BY ORDINANCE NO. _____, PASSED THIS _____ DAY OF _____, WHEREIN ALL OF SHOWN DEDICATED HEREON ARE ACCEPTED BY THE COUNCIL OF THE CITY OF GROVE CITY, OHIO.

 CITY CLERK,
 CITY OF GROVE CITY, OHIO

TRANSFERRED THIS _____ DAY OF _____

 AUDITOR, FRANKLIN COUNTY, OHIO

 DEPUTY AUDITOR, FRANKLIN COUNTY, OHIO

FILED FOR RECORD THIS _____ DAY OF _____
 AT _____, FEE _____

 RECORDER, FRANKLIN COUNTY, OHIO

 DEPUTY RECORDER, FRANKLIN COUNTY, OHIO

FILE NO. _____

RECORDED THIS _____ DAY OF _____

PLAT BOOK _____, PAGES _____



VICINITY MAP
 NOT TO SCALE



SURVEY DATA:

BASIS OF BEARING: THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE SAME MERIDIAN AS THE BEARINGS SHOWN ON THE SUBDIVISION PLAN ENTITLED "CREEKSIDE SECTION 1", OF RECORD IN PLAT BOOK 93, PAGES 58-61, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. AS SHOWN ON SAID PLAT OF RECORD, A WEST LINE OF BUCKEYE PARKWAY BEARS NORTH 01°54'54" EAST.

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

PERMANENT MARKERS; WHERE INDICATED HEREON, UNLESS OTHERWISE NOTED, ARE TO BE SET AND ARE 1" SOLID IRON PINS, THIRTY INCHES LONG WITH A ALUMINUM CAP BEARING THE INITIALS "CEC".

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

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
- EASEMENT TO BE RELEASED

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. PERMANENT MARKERS & SURVEY NAILS ARE TO BE PLACED UPON COMPLETION OF CONSTRUCTION NECESSARY TO THE IMPROVEMENT OF THIS LAND.

BY: _____
 MARK ALAN SMITH
 PROFESSIONAL LAND SURVEYOR NO. S-8232
 CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

NO	DATE	DESCRIPTION

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

M/I HOMES OF CENTRAL OHIO, LLC
THE PINNACLE CLUB
CITY OF GROVE CITY
FRANKLIN COUNTY, OHIO

DATE: JUNE 2016	DRAWN BY: JEC
DWG SCALE: N/A	CHECKED BY: INJA
PROJECT NO: 131-483	APPROVED BY: MAS

DRAWING NO.: _____
PLAT
 SHEET 1 OF 2

P:\2013\131-483-Sub\Drawings\131-483-Sub.dwg (131-483-Sub.dwg) - US - 6/1/2016 8:09 AM

