

**DESCRIPTION OF  
0.092 ACRES**

Situated in the State of Ohio, County of Franklin, City of Grove City, located within Virginia Military Survey 6840, and being part of that 146.799 acres as described in deed to Pinnacle Golf Club, LLC, of record in Instrument Number 200608100157985 (70% interest) and of record in Instrument Number 200608100157983 (30% Interest), all being of record in the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

**BEGINNING**, at an iron pin set at the common corner of said 146.799 acres and Lot 453 of Pinnacle Club Section 5, of record in Plat Book 109, Page 32, also being in the north right of way line of Pinnacle Club Drive (70 feet-wide), of record in Plat Book 104, Page 99;

Thence with the common line of said 146.799 acres and the right of way of Pinnacle Club Drive, with the arc of a curve to the left, having a radius of 435.00 feet, a delta angle of 03°23'30", an arc length of 25.75 feet, and a chord bearing of North 61°19'23" West, and a chord distance of 25.75 feet to an iron pin set;

Thence through said 146.799 acres, the following courses:

North 39°44'06" East, a distance of 61.72 feet, to an iron pin set;

North 44°26'50" East, a distance of 128.00 feet, to an iron pin set;

South 39°51'09" East, a distance of 15.00 feet, to an iron pin set at the common corner of said 146.799 acres, said Lot 453 and Lot 454 of said Pinnacle Club Section 5;

Thence South 39°44'06" West, a distance of 181.64 feet, with the common line of said 146.799 acres and said Lot 453, to the **POINT OF TRUE BEGINNING**, and containing 0.092 acres, more or less.

The bearings shown above are based on the same meridian shown on the subdivision plat entitled "Buckeye Parkway, Jackson Pike and Pinnacle Club Drive Dedication and easements", of record in Plat Book 104, Page 99, for that portion of Pinnacle Club Drive having a bearing of North 75°04'41" West.

Iron pin set are 5/8-inch rebar, 30 inches in length, with a yellow cap bearing the name "CEC"



CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

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

6/27/2016

Date



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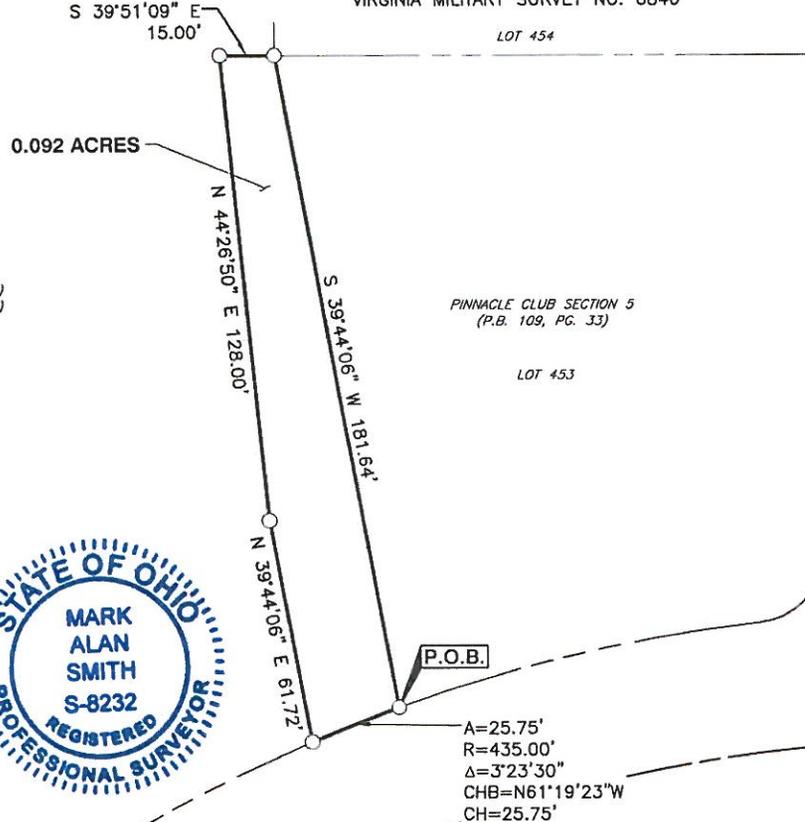


NORTH  
SCALE IN FEET



### PLAT OF SURVEY

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY  
VIRGINIA MILITARY SURVEY NO. 6840



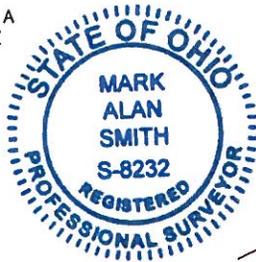
PINNACLE GOLF CLUB, LLC.  
146.799 ACRES  
IN. 200608100157985 (70% INT)  
IN. 200608100157983 (30% INT)

#### BASIS OF BEARINGS:

THE BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE SAME MERIDIAN AS THE BEARINGS SHOWN ON THE SUBDIVISION PLAT ENTITLED "BUCKEYE PARKWAY, JACKSON PIKE AND PINNACLE CLUB DRIVE DEDICATION AND EASEMENTS", OF RECORD IN PLAT BOOK 104, PAGE 99, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. ON SAID PLAT OF RECORD A PORTION OF THE CENTERLINE OF PINNACLE CLUB DRIVE HAS A BEARING OF NORTH 75°04'41" WEST.

#### LEGEND

- IRON PIN FOUND
- IRON PIN SET (5/8" REBAR 30" IN LENGTH, WITH A YELLOW CAP BEARING THE NAME "CEC")



WE HEREBY CERTIFY THAT THE FOREGOING BOUNDARY SURVEY WAS PREPARED WITH ACTUAL FIELD MEASUREMENTS IN ACCORDANCE WITH CHAPTER 4733-37 OHIO ADMINISTRATIVE CODE.

*Mark Alan Smith*  
6/27/2016

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.  
MARK ALAN SMITH  
PROFESSIONAL SURVEY NO.: S-8232

**C&E**  
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CIMINELLO'S INC.  
PINNACLE CLUB SECTION 5  
LOT SPLIT

0.092 ACRES

DRAWN BY: JEC	CHECKED BY: MAS	APPROVED BY: MAS	DRAWING NO.: 1 OF 1
DATE: JUNE 2016	DWG SCALE: 1"=40'	PROJECT NO: 150-706	

JUN 28 2016

GC PLANNING COMMISSION

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