CITY OF GROVE CITY, OHIO
THE PINNACLE CLUB SECTION 2, PHASE 9, PART A
A RESUBDIVISION OF LOTS 1023-1033 AND RESERVE "EEE" OF PINNACLE CLUB SECTION 2, PHASE 9

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 120, PAGE 93), 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 LOTS 1023–1033 AND RESERVE "EEE" ", 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.

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 _____.

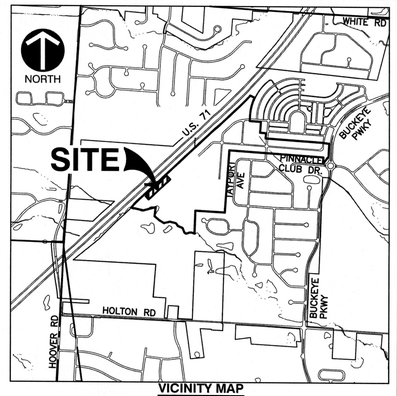
_____,
RECORDER, FRANKLIN COUNTY, OHIO

_____,
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.

REVISION RECORD

NO	DATE	DESCRIPTION

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

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

THE PINNACLE CLUB
SECTION 2, PHASE 9, PART A
A RESUBDIVISION OF LOTS 1023-1033 AND
RESERVE "EEE" OF PINNACLE CLUB SECTION 2, PHASE 9

DATE:	JULY 2016
DRAWN BY:	JEC
CHECKED BY:	MJA
DWG SCALE:	N/A
PROJECT NO:	131-663
APPROVED BY:	MAS

DRAWING NO.:
PLAT

SHEET 1 OF 2

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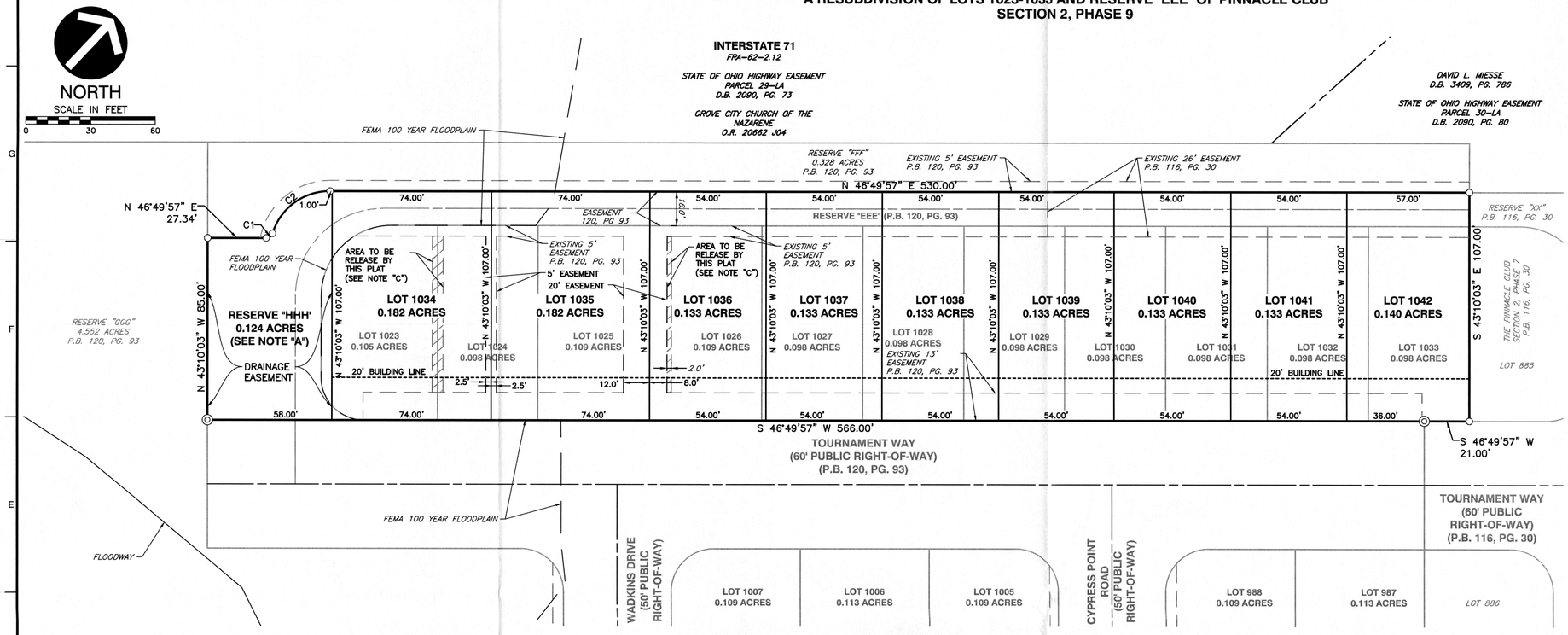
CITY OF GROVE CITY, OHIO
THE PINNACLE CLUB SECTION 2, PHASE 9, PART A
A RESUBDIVISION OF LOTS 1023-1033 AND RESERVE "EEE" OF PINNACLE CLUB SECTION 2, PHASE 9



NOTE "A": RESERVE "HHH":

RESERVE "HHH", AS DESIGNATED AND DELINEATED HEREON, SHALL BE OWNED AND MAINTAINED BY THE PINNACLE CLUB HOMEOWNERS ASSOCIATION. THE LANES CONSTRUCTED WITHIN SAID RESERVE "HHH", WILL BE PRIVATE LANES WHICH WILL BE OWNED BY SAID ASSOCIATION. THE LANES WILL NOT BE DEDICATED TO THE CITY OF GROVE CITY AND THE CITY OF GROVE CITY WILL NOT BE HELD RESPONSIBLE FOR THE MAINTENANCE OF SAID LANES.

NOTE "B": FLOOD HAZARD INFORMATION

AT THE TIME OF PLATTING, BY GRAPHIC PLOTTING ONLY, PART OF LOTS 1034, 1035, AND RESERVE "HHH"; AND PART OF TOURNAMENT WAY HEREBY BEING PLATTED AS THE 'PINNACLE CLUB SECTION 2, PHASE 9, PART A', ARE IN ZONE AE (AREAS INUNDATED BY 100-YEAR FLOOD, WITH BASE FLOOD ELEVATIONS DETERMINED), AS DESIGNATED AND DELINEATED ON THE FEMA FLOOD INSURANCE RATE MAP FOR FRANKLIN COUNTY, OHIO, AND INCORPORATED AREAS, MAP NUMBER 39049C0402K AND MAP NUMBER 39049C0406K, WITH EFFECTIVE DATE OF JUNE 17, 2008. PART OF LOTS 1034-1035 AND RESERVE "HHH", SHOWN IN ZONE AE OF SAID FEMA FLOOD INSURANCE RATE MAPS, HAVE BEEN REMOVED FROM ZONE AE PER A FEMA LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL), DATED FEBRUARY 26, 2016, CASE NO. 16-05-0042A. THE REMAINING PORTIONS OF SAID 'THE PINNACLE CLUB SECTION 2, PHASE 9, PART A', ARE IN ZONE X (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN).

NOTE "C": EXISTING EASEMENT RELEASE:

THE EXISTING EASEMENTS AS SHOWN IN PINNACLE CLUB SECTION 2, PHASE 9 (PLAT BOOK 120, PAGE 93) CROSS HATCHED AND SHOWN HEREON WITHIN LOTS 1023, 1024, AND 1025 IS HEREBY RELEASED BY THE ACCEPTANCE & RECORDING OF THE PINNACLE CLUB SECTION 2, PHASE 9, PART A.

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

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C1	3.00'	73°07'22"	3.83'	3.57'	N 10°16'16" E
C2	28.00'	73°07'22"	35.73'	33.36'	N 10°16'16" E

REVISION RECORD

NO.	DATE	DESCRIPTION

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

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

THE PINNACLE CLUB
SECTION 2, PHASE 9, PART A
A RESUBDIVISION OF LOTS 1022-1033 AND
RESERVE "EEE" OF PINNACLE CLUB SECTION 2, PHASE 9

DATE:	JULY 2016
DRAWN BY:	JEC
DWG SCALE:	1"=30'
CHECKED BY:	MJA
PROJECT NO.:	131-663
APPROVED BY:	MAS

DRAWING NO.: **PLAT**

SHEET 2 OF 2

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