

01 Nov 2016

Memorandum For: Grove City Developmental Planning Committee

From: William and Diane Masseth

1569 Hartig Drive

Grove City, OH 43123

Subject: Legal Description Lots 479/480 Pinnacle Club Section 5

1. Lots 479/480 were purchased simultaneously with the intent of building a main residence on lot 480 and a connecting “mother in law” residence on lot 479. The main residence was completed on lot 480 however our builder (Castle Stone Homes) went out of business before construction could begin on the 2nd residence on lot 479. Subsequently we have decided to not move forward with the 2nd residence on lot 479.

2. As the lots were previously combined for the original project, we would now like to split lot 479 off from lot 480 to its original surveyed dimensions. As such parcel #040-013798-00 needs to re-designated to encompass only the original/previous dimensions on file for lot 479 Pinnacle Club Section 5 in Grove City, Ohio and numbered accordingly: Parcel #040-013798-00/Lot 479.

Sincerely,

Bill and Diane Masseth

LEGAL DESCRIPTION

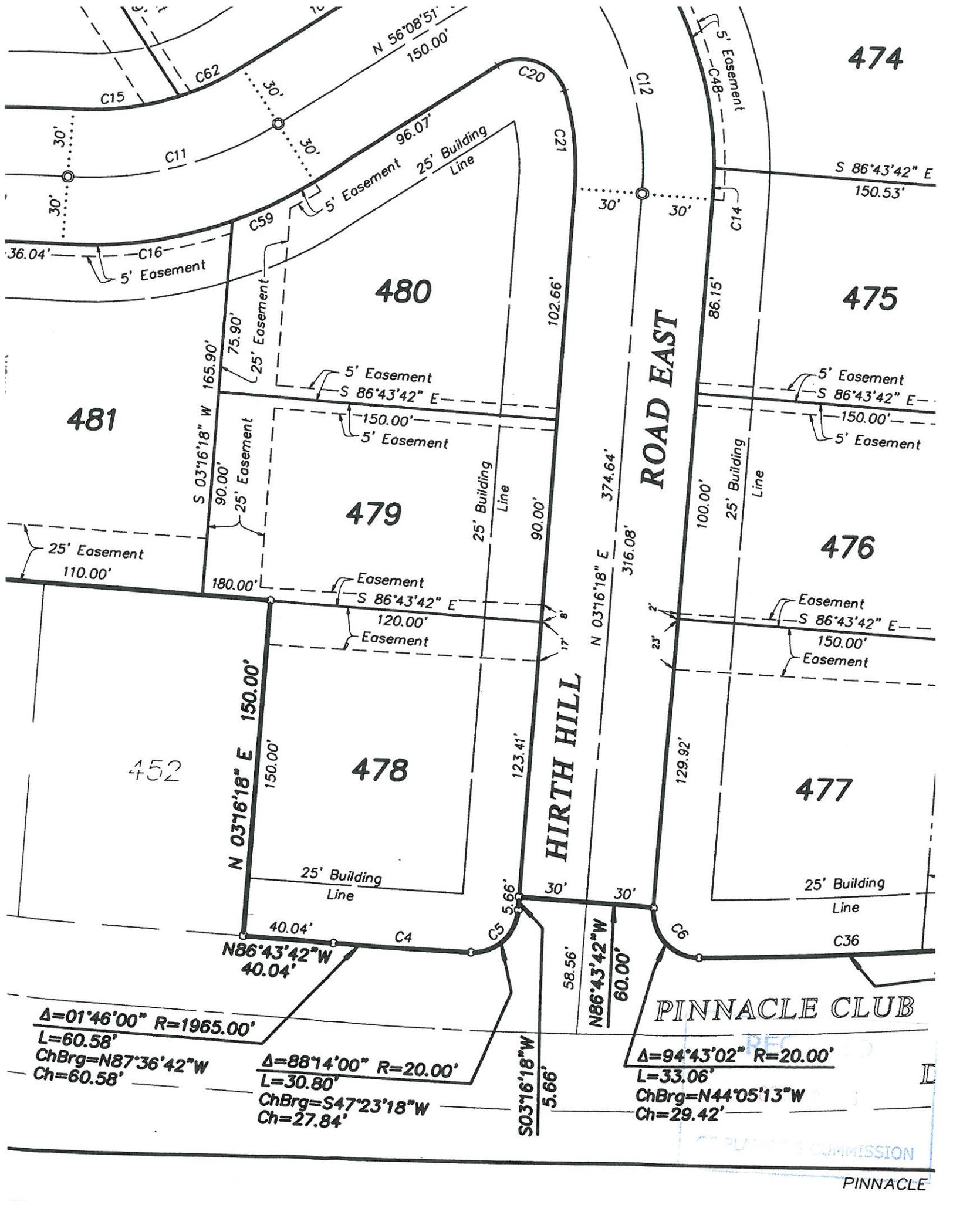
Situated in the City of Grove City, County of Franklin, State of Ohio, and is described as follows:

Being Lot Numbered Four Hundred Seventy Nine (479), in PINNACLE CLUB SECTION 5, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 109, page 32, Recorder's Office, Franklin County, Ohio.

For Informational Purposes only:

Property Address: Lot 479 Pinnacle Club Section 5 Grove City, Ohio 43123

Parcel No.: 040-013798



474

S 86°43'42" E
150.53'

475

5' Easement
S 86°43'42" E
150.00'
5' Easement

476

Easement
S 86°43'42" E
150.00'
Easement

477

25' Building
Line

ROAD EAST

HIRTH HILL

PINNACLE CLUB

480

479

478

481

452

$\Delta=01^{\circ}46'00''$ R=1965.00'
L=60.58'
ChBrg=N87°36'42"W
Ch=60.58'

$\Delta=88^{\circ}14'00''$ R=20.00'
L=30.80'
ChBrg=S47°23'18"W
Ch=27.84'

$\Delta=94^{\circ}43'02''$ R=20.00'
L=33.06'
ChBrg=N44°05'13"W
Ch=29.42'

PLANNING COMMISSION

PINNACLE