

PROJECT NARRATIVE:

- Transfer 0.041 acres from the Pinnacle Golf club tract PID 040-012705 and 0.340 acres from the combined portion lot 402 and lot 403 PID 040-013718 to form a 0.381 acre parcel for future development of a single family home
- Transfer 0.041 acres from the Pinnacle Golf club tract PID 040-012705 and 0.279 acres from the combined portion lot 402 and lot 403 PID 040-013718 and 0.95 acres of reserve "Y" PID 040-013755 to form a 0.515 acre parcel for future development of a single family home

0.340 ACRE DESCRIPTION

Situated in the State of Ohio, County of Franklin, City of Grove City, Virginia Military Survey 478, and being a 0.340 acre parcel out of a 0.084 acre portion of lot 402 and lot 403 of Pinnacle Club Section 3 of record in Plat Book 109, Page 26 conveyed to Pinnacle Land Holdings LLC by the instrument filed as Instrument Number 201807090090482 (hereafter referred to as "Grantor", all document references are to the records of Franklin County unless otherwise stated), and being more particularly described as follows:

Beginning at an iron pin set at the southwesterly corner of lot 403 and the southeasterly corner of lot 402 of the said Pinnacle Club Section 3 in the northerly right of way of Bell Classic Drive, also being at the Grantor's southwesterly corner and the southeasterly corner of the remainder of said lot 402 conveyed to William Bolin, Sr. and Michelle Bolin by the instrument filed as Instrument Number 201808160110072, the said pin being the **Point of Beginning** of the parcel herein described.

Thence along the Grantor's westerly line and along the easterly line of the said Bolin parcel, North 03°22'26" West for a distance of 151.05 feet to an iron pin set on the northerly line of said lot 402, at the Grantor's northwesterly corner, at the northeasterly corner of the said Bolin parcel, and on the southerly line of a parcel conveyed to Pinnacle Golf Club, LLC by the instruments filed as Instrument Number 200608100157983 and Instrument Number 200608100157985;

Thence along the northerly line of said lots 402 and 403, along the Grantor's northerly line, and along the southerly line of the said Pinnacle Golf Club, LLC parcel, North 88°39'39" East for a distance of 90.06 feet to an iron pin set;

Thence crossing through the said lot 403 the following courses:

South 03°22'26" East for a distance of 147.86 feet to an iron pin set;

South 37°00'57" West for a distance of 44.76 feet to an iron pin set on the Grantor's southerly line and on the northerly right-of-way line of the said Bell Classic Drive;

Thence along the southerly line of said lot 403, along the Grantor's southerly line, and along the said northerly right-of-way line and with a curve to the left, said curve having a central angle of 22°23'05", a radius of 180.00 feet, an arc length of 70.32 feet, and a long chord which bears North 64°10'31" West for a distance of 69.88 feet to the **Point of Beginning**, containing **0.340 acres**, more or less.

Subject to all covenants, conditions, restrictions, reservations and easements contained in any instrument of record pertaining to the above described tract of land.

Based on field observations performed on 05/16/2018.

All iron pins called as set are 5/8" x 30" rebar with yellow cap stamped "CESO".

Bearings are based on the bearing of North 70°36'02" East for the centerline of Bell Classic Drive as platted in Pinnacle Club Section 3 as recorded in Plat Book 106 Page 29.



CESO, Inc.

A handwritten signature in blue ink, appearing to read "Jeffrey A. Miller", written over a horizontal line.

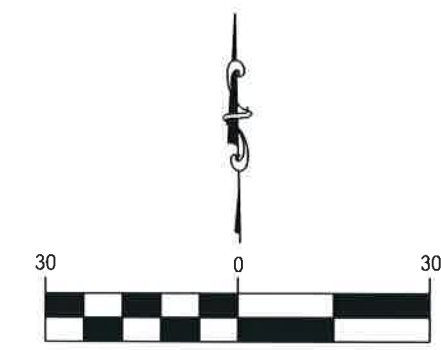
Jeffrey A Miller PS
Registered Surveyor No. 7211

8-14-19
Date



LOT SPLIT

PINNACLE CLUB SECTION 3
STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY
VIRGINIA MILITARY SURVEY 478



GRAPHIC SCALE (IN FEET)

LEGEND

- IRON PIN TO BE SET (5/8"x30" REBAR W/ CESO CAP)
- MAG NAIL FOUND

BASIS OF BEARING:
THE BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE CENTERLINE OF BELL CLASSIC DRIVE AS PLATTED IN PINNACLE CLUB SECTION 3 OF RECORD IN P.B. 109, PG. 26 AND HAVING A BEARING OF NORTH 70°36'02" EAST.

BASED ON FIELD OBSERVATIONS PERFORMED ON 5/16/2018

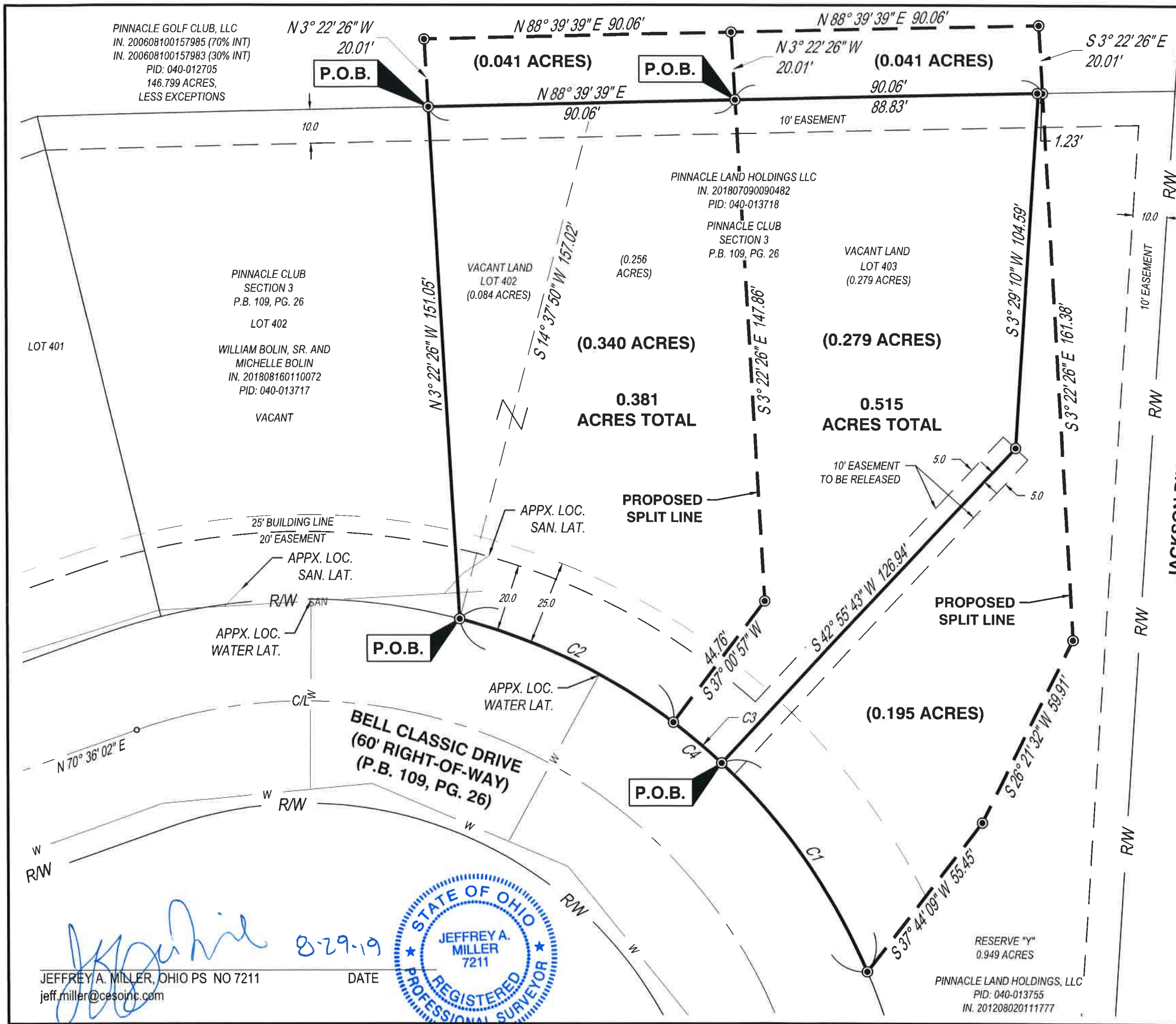
Curve table				
Curve	Radius	Arc Length	Chord	Delta Angle
C1	180.00'	75.40'	N35° 04' 08"W, 74.85'	24° 00' 08"
C2	180.00'	70.32'	N64° 10' 31"W, 69.88'	22° 23' 05"
C3	180.00'	18.57'	S50° 01' 30"E, 18.56'	5° 54' 37"
C4	180.00'	164.30'	S49° 13' 04"E, 158.66'	52° 18' 00"

**LOT SPLIT
PLAT OF SURVEY**

CITY OF GROVE CITY FRANKLIN COUNTY, OHIO

SCALE: 1"=30' DATE: 8/29/2019

DESIGN: N/A	 CESO WWW.CESOINC.COM	JOB NO.: 755354
DRAWN: ALB		SHEET NO.:
CHECKED: JAM		1 OF 1



Jeffrey A. Miller
JEFFREY A. MILLER, OHIO PS NO 7211
jeff.miller@cesoinc.com
DATE 8-29-19

JACKSON PIKE

LOT 401

PINNACLE CLUB SECTION 3
P.B. 109, PG. 26
LOT 402

WILLIAM BOLIN, SR. AND
MICHELLE BOLIN
IN. 201808160110072
PID: 040-013717
VACANT

VACANT LAND
LOT 402
(0.084 ACRES)

(0.256 ACRES)

PINNACLE LAND HOLDINGS LLC
IN. 201807090090482
PID: 040-013718
PINNACLE CLUB SECTION 3
P.B. 109, PG. 26

VACANT LAND
LOT 403
(0.279 ACRES)

(0.340 ACRES)

0.381 ACRES TOTAL

(0.279 ACRES)

0.515 ACRES TOTAL

(0.195 ACRES)

RESERVE *Y*
0.949 ACRES

PINNACLE LAND HOLDINGS, LLC
IN. 201208020111777

RW

10.0

10' EASEMENT

RW

RW

RW

RW

RW

RW

10' EASEMENT TO BE RELEASED

5.0

5.0

59.91'

S 37° 44' 09" W 55.45'

S 26° 21' 32" W 59.91'

S 42° 55' 43" W 126.94'

S 37° 00' 57" W 44.76'

S 3° 22' 26" E 147.86'

S 14° 37' 50" W 157.02'

N 3° 22' 26" W 151.05'

N 88° 39' 39" E 90.06'

N 3° 22' 26" W 20.01'

N 88° 39' 39" E 90.06'

N 70° 36' 02" E

25' BUILDING LINE
20' EASEMENT

APPX. LOC. SAN. LAT.

APPX. LOC. WATER LAT.

APPX. LOC. WATER LAT.

BELL CLASSIC DRIVE
(60' RIGHT-OF-WAY)
(P.B. 109, PG. 26)

P.O.B.

P.O.B.

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PINNACLE GOLF CLUB, LLC
IN. 200608100157985 (70% INT)
IN. 200608100157983 (30% INT)
PID: 040-012705
146.799 ACRES,
LESS EXCEPTIONS