



**DESCRIPTION OF  
0.038 ACRES  
LOCATED SOUTH OF PINNACLE CLUB DRIVE  
AND EAST OF MCNULTY STREET  
CITY OF GROVE CITY, FRANKLIN COUNTY OHIO**

Situated in the State of Ohio, County of Franklin, City of Grove City, lying within Virginia Military Survey Number 478, being out of that 9.972 acre tract of land described in deed to Pinnacle Land Holdings, LLC, of record in Instrument Number 201208020111777 and in Instrument Number 201404090043205, all being of record in the Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

**BEGINNING FOR REFERENCE**, at a mag nail found at the centerline intersection of Pinnacle Club Drive (70 feet-wide) and McNulty Street (60 feet-wide), of record in Plat Book 104, Page 99;

Thence with the centerline of Pinnacle Club Drive, the following courses:

South 74°53'41" East, a distance of 300.00 feet, to a mag nail found;

With an arc of a curve to the left having a radius of 500.00 feet, a delta angle of 11°40'34", an arc length of 101.89 feet, a chord bearing of South 80°43'58" East, and a chord distance of 101.72 feet to a point;

Thence South 03°25'45" West, a distance of 35.00 feet, to an iron pin set in the south right of way line of Pinnacle Club Drive, said iron pin being the **POINT OF TRUE BEGINNING**;

Thence with the south right of way line of Pinnacle Club Drive, and with the arc of a curve to the left having a radius of 535.00 feet, a delta angle of 06°26'05", an arc length of 60.09 feet, a chord bearing of South 89°47'19" East, and a chord distance of 60.05 feet, to an iron pin set;

Thence South 01°59'25" East, crossing said 9.972 acres, a distance of 18.79 feet, to an iron pin set at a point of curvature;

Thence, with a curve to the right having a radius of 1030.00 feet, a delta of 0°58'37", an arc distance of 17.56 feet, a chord bearing of South 1°44'16" East, to an iron pin set in the north line of a 32 acre tract of land described in deed to Richard Fred McClish and Harriet Elizabeth McClish, Trustee, of record in Instrument 200910220152776;

Thence North 75°04'37" West, a distance of 62.64 feet, with the north line of said 32 acres, to an iron pin set;

Thence North 02°13'34" West, a distance of 20.44 feet, crossing said 9.972 acres, to the **POINT OF TRUE BEGINNING**, containing 0.038 acre, more or less.

The bearings described herein are based on the bearing of South 74°53'41" East, for the centerline of Pinnacle Club Drive as determined by GPS observations and post processed utilizing NGS OPUS Solutions (NAD 83- 2007 Adjustment).



**CIVIL & ENVIRONMENTAL CONSULTANTS, INC.**

*Mark Alan Smith*

Mark Alan Smith, P.S.

Registered Surveyor No. 8232

9/29/2015

Date

# SURVEY OF ACREAGE PARCEL

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY,  
VIRGINIA MILITARY SURVEY NUMBER 478

## LEGEND

- EXISTING ADJACENT PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- ▲ MAG / PK NAIL FOUND
- IRON PIN SET

PINNACLE GOLF CLUB LLC  
146.799 ACRES  
IN. 200608100157983



NORTH

SCALE IN FEET



0.038 ACRE TRACT

A=60.09'  
R=535.00'  
Δ=6°26'05"  
CHB=S89°47'19"E  
CH=60.05'

A=101.89'  
R=500.00'  
Δ=11°40'34"  
CHB=S80°43'58"E  
CH=101.72'

S 03°25'45" W  
35.00'

S 01°59'25" E  
18.79'

N 02°13'34" W  
20.44'

N 75°04'37" W  
62.64'

A=17.56'  
R=1030.00'  
Δ=0°58'37"  
CHB=S1°44'16"E  
CH=17.56'

**RPOB**

MAG NAIL FOUND  
(TYP)

**POB**

McNULTY STREET  
(60' RIGHT OF WAY)  
P.B. 113, PG. 43

PINNACLE CLUB  
SECTION 6 PART 1  
P.B. 113, PG. 43

PINNACLE CLUB DRIVE  
(70' PUBLIC RIGHT OF WAY)  
P.B. 104, PG. 99

LOT 517

PINNACLE LAND HOLDINGS, LLC  
IN. 201208020111777  
IN. 201404090043205  
9.972 AC.

RICHARD FRED MCCLISH AND HARRIET  
ELIZABETH MCCLISH, TR  
IN. 200910220152776  
32 ACRES

PINNACLE LAND HOLDINGS, LLC  
IN. 201208020111777  
IN. 201404090043205  
9.972 AC.



M.A.S. 9/29/2015

MARK ALAN SMITH  
REGISTERED SURVEYOR NO. 8232

### BASIS OR BEARINGS

THE BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE BEARING OF SOUTH 74°53'41" EAST, FOR THE CENTERLINE OF PINNACLE CLUB DRIVE, AS DETERMINED BY GPS OBSERVATIONS AND POST PROCESSED UTILIZING NGS OPUS SOLUTIONS. (NAD83 2007 ADJ)



**Civil & Environmental Consultants, Inc.**

250 Old Wilson Bridge Rd, Suite 250 · Worthington, OH · 43085

614-540-6633 · 888-598-6808

www.cecinc.com

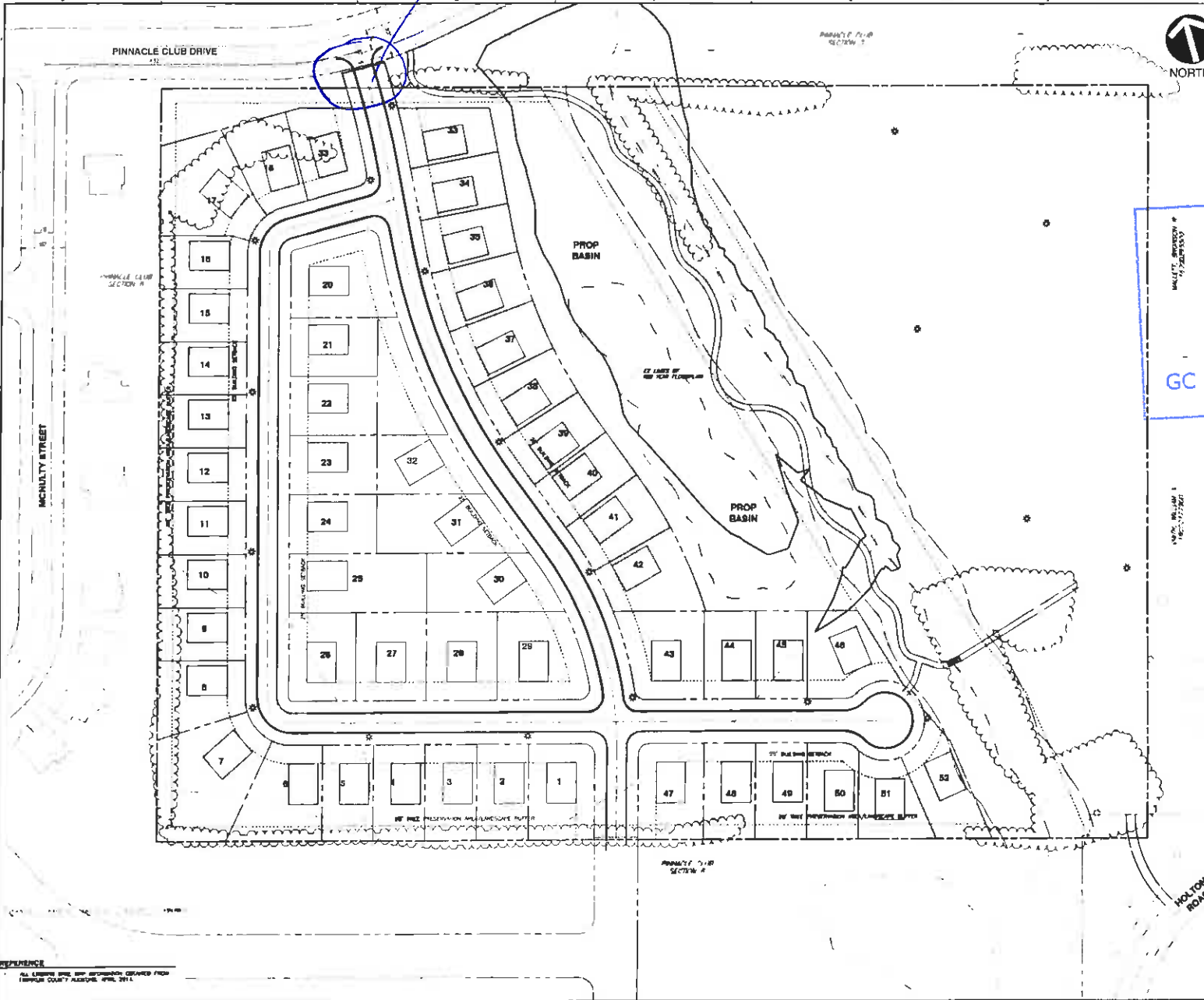
SURVEY  
PINNACLE DEVELOPMENT COMPANY  
CITY OF GROVE CITY, OHIO

0.038 ACRE TRACT

DRAWN BY: JEC	CHECKED BY: MAS	APPROVED BY: JAM	EXHIBIT: A
DATE: AUGUST 2015	DWG SCALE: 1"=50'	PROJECT NO: 150-645	

P:\2015\150-645\Survey\150-645 SURVEY PARCEL ROAD.dwg [LAYOUT1] LS:(09/29/2015 - Jecury) - LP: 9/29/2015 1:59 PM

0.038 ACRES



REVISION RECORD	
NO.	DATE
SUBMITTAL RECORD	
NO.	DATE



**RECEIVED**  
 SEP 18 2015  
 GC PLANNING COMMISSION

**NOTE**  
 PINNACLE CLUB DRIVE ACCESS TO STATE ROUTE 104 AND HOLTON ROAD ACCESS ROAD MUST BE COMPLETED WITH FIRST PHASE OF DEVELOPMENT (FINANCED BY TIF)

SCALE IN FEET  
 0 25 50 100

**CEC**  
 Civil & Environmental Consultants, Inc.  
 8750 Orion Drive, Suite 100, Columbus, OH 43247  
 PH: 614.440.4332 FAX: 614.540.4318  
 WWW.CECOHIO.COM

**SHOTTENSTEIN HOMES  
 DEVELOPMENT PLAN  
 THE WOODS  
 GROVE CITY, OHIO**

DATE:	DATE PREPARED:	DATE REVISION BY:	DRAWN BY:
JUNE 2014	JUN 2014	PL-80	MDR/PLD
PROJECT NO.:		SHEET NO.:	
13-000000		1	

**SITE PLAN**

REFERENCE  
 ALL ELEVATIONS AND SPOT ELEVATIONS OBTAINED FROM  
 SURVEY COUNTY RECORDS, APRIL, 2011.