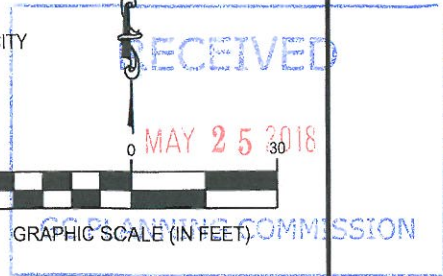
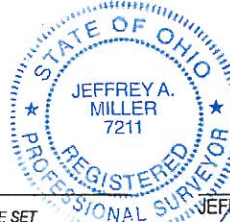
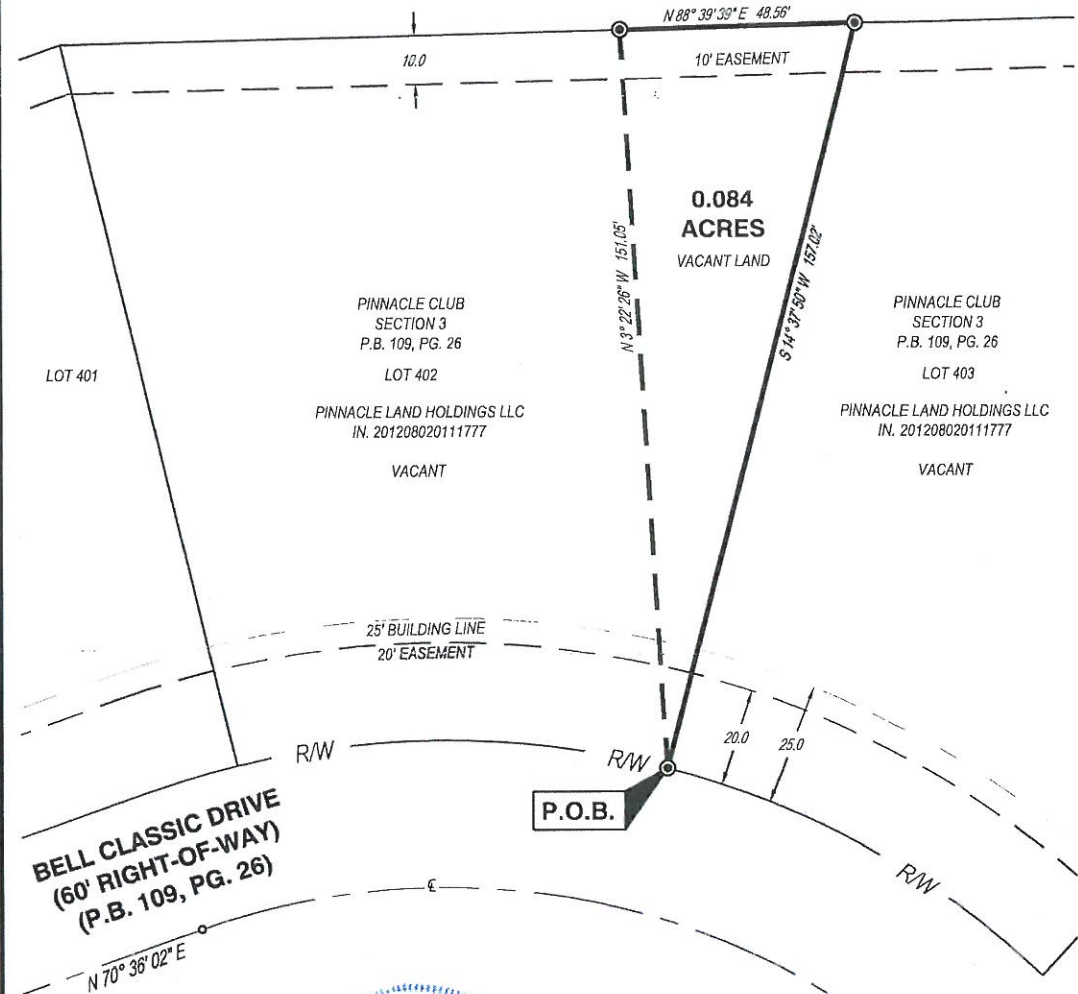


**LOT SPLIT**

LOT 402 PINNACLE CLUB SECTION 3  
 STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY  
 VIRGINIA MILITARY SURVEY 478



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



*Jeffrey A. Miller*  
 JEFFREY A. MILLER, OHIO PS NO 7211  
 jeff.miller@cesoinc.com  
 DATE 5-15-18

**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.

<b>LOT SPLIT</b>	
<b>PLAT OF SURVEY</b>	
CITY OF GROVE CITY	FRANKLIN COUNTY, OHIO
SCALE: 1"=30'	DATE: MAY 2018
DESIGN: N/A	JOB NO.: 755354
DRAWN: ALB	SHEET NO.:
CHECKED: JAM	WWW.CESOINC.COM
	1 OF 1

**0.084 ACRE DESCRIPTION**

Situated in the State of Ohio, County of Franklin, City of Grove City, Virginia Military Survey 478, and being all out of lot 402 of Pinnacle Club Section 3 of record in Plat Book 109 Page 26, said lot 402 being conveyed to Pinnacle Land Holdings LLC of record in Instrument Number 201208020111777 all deed references refer to the records of the Recorder's Office Franklin County Ohio and described as follows:

**Beginning**, at an iron pin set at the southwesterly corner of lot 403 and the southeasterly corner of lot 402 of said Pinnacle Club Section 3 in the northerly right of way of Bell Classic Drive;

Thence North 3°22'26" West with a new division line across said lot 402 a distance of 151.05 feet to an iron pin set in the northerly line of said lot 402 and said Pinnacle Club Section 3 and the southerly line of that tract of land conveyed to Pinnacle Golf Club, LLC of record in IN 200608100157985 and IN 200608100157983;

Thence North 88°39'39" East with said northerly and southerly line a distance of 48.56 feet to an iron pin set at the northeasterly corner of said lot 402 and the northwesterly corner of said lot 403;

Thence South 14°37'50" West with the common line of said lots 402 and 403 a distance of 157.02 feet, to the **Point of Beginning** containing **0.084 acres of land** 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.

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.  
*Jeffrey A. Miller* 5-15-18  
Date  
Jeffrey A Miller PS  
Registered Surveyor No. 7211

Split  
Triangular  
Section  
48.56' North line  
157.02' East line  
off of North East corner  
outlet  
(040)  
13717

