

Received by
City of Grove City
09-25-19

RESPONSE LETTER:

The proposed lot split has been adjusted to maintain 90.00' along the chord of the 25' building setback. When doing this the acreage was adjusted to 0.343 acres and 0.276 acres which have been updated on the exhibit and the legal description. The existing light pole which is located on the existing property line may be relocated to the proposed split line if necessary. In the case that the light pole is relocated, the 10' easement may be released. The proposed new location of the light pole will be within the existing 20' easement and will not need a new easement document.

PROJECT NARRATIVE:

- Transfer 0.041 acres from the Pinnacle Golf club tract PID 040-012705 and 0.343 acres from the combined portion lot 402 and lot 403 PID 040-013718 to form a 0.384 acre parcel for future development of a single family home
- Transfer 0.041 acres from the Pinnacle Golf club tract PID 040-012705 and 0.276 acres from the combined portion lot 402 and lot 403 PID 040-013718 and 0.195 acres of reserve "Y" PID 040-013755 to form a 0.515 acre parcel for future development of a single family home
- Propose the relocation of the existing light pole to the proposed split line which will be located within the existing 20' easement off the Right-of-Way
- Release the existing 10' easement if needed.

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0.343 ACRE DESCRIPTION

Situated in the State of Ohio, County of Franklin, City of Grove City, Virginia Military Survey 478, and being a 0.343 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 29°36'18" West for a distance of 45.23 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 24°14'32", a radius of 180.00 feet, an arc length of 76.16 feet, and a long chord which bears North 63°14'48" West for a distance of 75.59 feet to the **Point of Beginning**, containing **0.343 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.



Jeffrey A Miller PS
Registered Surveyor No. 7211

[Signature] 9-24-19
Date

PRELIMINARY
APPROVAL
FRANKLIN COUNTY
ENGINEERING DEPT.
DATE 24 Sep 19 BY: *[Signature]*

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

N 3° 22' 26" W
 20.01'

(0.041 ACRES)

P.O.B.

N 3° 22' 26" W
 20.01'

(0.041 ACRES)

S 3° 22' 26" E
 20.01'

N 88° 39' 39" E
 90.06'

90.06'

88.83'

10' EASEMENT

10.0

PINNACLE LAND HOLDINGS LLC
 IN. 201807090090482
 PID: 040-013718

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

VACANT LAND
 LOT 403
 (0.276 ACRES)

VACANT LAND
 LOT 402
 (0.084 ACRES)

(0.259
 ACRES)

(0.343 ACRES)

(0.276 ACRES)

0.384
 ACRES TOTAL

0.512
 ACRES TOTAL

10' EASEMENT
 TO BE RELEASED
 AND NEW EASEMENT
 CREATED IF NEEDED

PROPOSED
 SPLIT LINE

S 29° 36' 18" W
 45.23'

PROPOSED
 SPLIT LINE

(0.195 ACRES)

PROPOSED
 RELOCATED
 LIGHT POLE
 LOCATION

P.O.B.

APPX. LOC.
 LIGHT POLE
 TO BE RELOCATED

RESERVE "Y"
 0.949 ACRES

PINNACLE LAND HOLDINGS, LLC
 PID: 040-013755
 IN. 201208020111777

LOT SPLIT

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

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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'	76.16'	N63° 14' 48"W, 75.59'	24° 14' 32"
C3	180.00'	12.74'	S49° 05' 52"E, 12.74'	4° 03' 21"
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: 9/23/2019

DESIGN:
N/A

DRAWN:
ALB

CHECKED:
JAM



JOB NO.:
755354

SHEET NO.:

1 OF 1



JEFFREY A. MILLER, OHIO PS NO 7211
 jeff.miller@cesoinc.com

DATE

9-24-19