

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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**0.041 ACRE DESCRIPTION**

Situated in the State of Ohio, County of Franklin, City of Grove City, Virginia Military Survey 478, and being a 0.041 acre parcel out of a 146.799 acre parcel, less exceptions, conveyed to Pinnacle Golf Club, LLC by the instruments filed as Instrument Number 200608100157983 and Instrument Number 200608100157985 (hereafter referred to as "Grantor", all document references are to the records of Franklin County unless otherwise stated), the said 0.041 acre parcel also being more particularly described as follows:

**Commencing** at an iron pin set at the southwesterly corner of lot 403 and the southeasterly corner of lot 402 of Pinnacle Club Section 3 of record in Plat Book 109, Page 26 in the northerly right of way of Bell Classic Drive, also being at the southwesterly corner of a 0.084 acre parcel and said lot 403 conveyed to Pinnacle Land Holdings LLC by the instrument filed as Instrument Number 201807090090482 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;

Thence along the westerly line of the said Pinnacle Land Holdings LLC parcel 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 Grantor's southerly line, at the northwesterly corner of the said Pinnacle Land Holdings LLC parcel, at the northeasterly corner of the said Bolin parcel, and on the northerly line of said lot 402, the said pin being the **Point of Beginning** of the parcel herein described.

Thence crossing through the lands of the Grantor the following courses:

North 03°22'26" West for a distance of 20.01 feet to an iron pin set;

North 88°39'39" East for a distance of 90.06 feet to an iron pin set;

South 03°22'26" East for a distance of 20.01 feet to an iron pin set on the Grantor's southerly line and on the northerly line of said lot 403 of said Pinnacle Land Holdings LLC parcel;

Thence along the Grantor's southerly line and along the northerly line of said lots 402 and 403 of said Pinnacle Land Holdings LLC parcel, South 88°39'39" West for a distance of 90.06 feet to the **Point of Beginning**, containing **0.041 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".

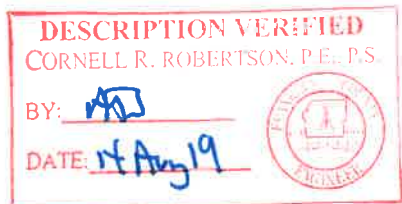
Bearings are based on the bearing of North 70°36'02" East for the centerline of Bell Classic Drive as platted in Pinnacle Club Section 3 as recorded in Plat Book 106 Page 29.

CESO, Inc.



*Jeffrey A. Miller* 8-14-19  
\_\_\_\_\_  
Jeffrey A Miller PS  
Registered Surveyor No. 7211  
Date

Split  
0.041 acre  
out of  
(040)  
12705



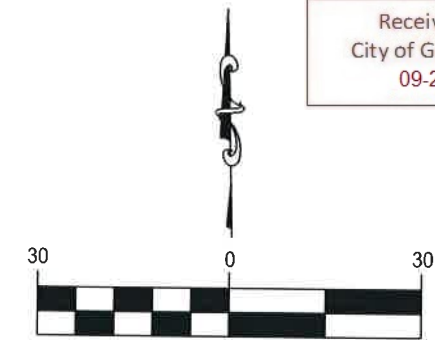
↑ West Parcel  
755354-0.041 AC (W) LOT SPLIT DESC.docx  
8/13/2019



# LOT SPLIT


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

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09-25-19



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

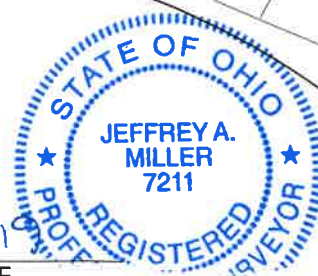
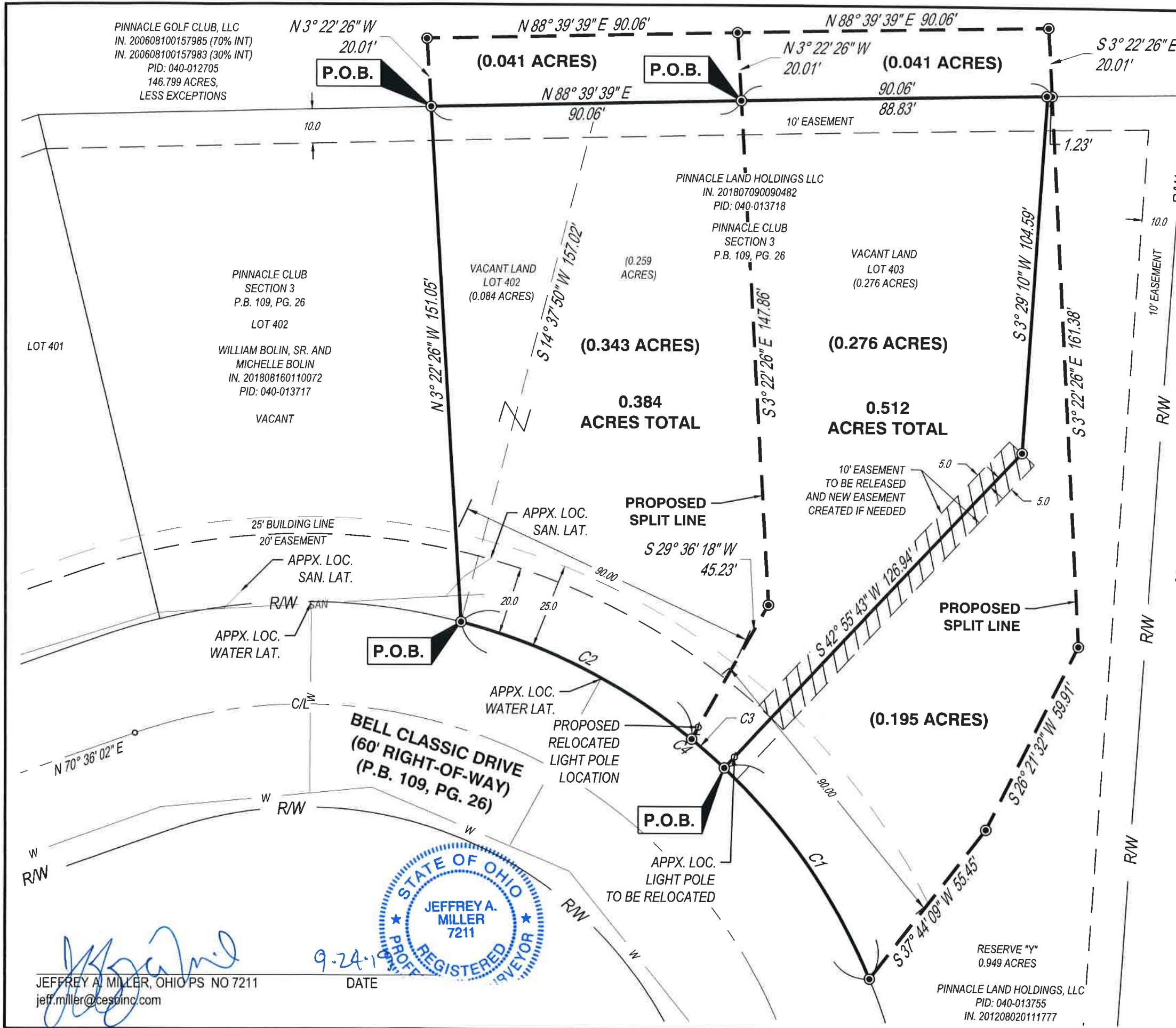
CHECKED:  
JAM



JOB NO.:  
755354

SHEET NO.:

1 OF 1



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

DATE

9-24-19

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

JACKSON PIKE

R/W

R/W

R/W

R/W

R/W

R/W

R/W

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