

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.

### 0.195 ACRE DESCRIPTION

Situated in the State of Ohio, County of Franklin, City of Grove City, Virginia Military Survey 478, and being a 0.195 acre parcel out of a 0.949 acre parcel known as Reserve "Y" of said 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 201208020111777 (hereafter referred to as "Grantor", all document references are to the records of Franklin County unless otherwise stated), the said 0.195 acre parcel also being more particularly described as follows:

**Beginning** at an iron pin set at the southwesterly corner of said "Reserve Y" and the southeasterly corner of Lot 403 of the said Pinnacle Club Section 3 in the northerly right of way of Bell Classic Drive;

Thence along the westerly line of the said "Reserve Y" and along the easterly line of Lot 403, North 42°55'43" East for a distance of 126.94 feet to an iron pin set at an angle point;

Thence continuing along said easterly and westerly line, North 3°29'10" East a distance of 104.59 feet to an iron pin set at the northeasterly corner of Lot 403 and the northwesterly corner of said "Reserve Y" 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 the said "Reserve Y" and along the southerly line of the said Pinnacle Golf Club, LLC parcel, North 88°39'39" East for a distance of 1.23 feet to an iron pin set;

Thence crossing through the said Reserve "Y" the following courses:

South 03°22'26" East for a distance of 161.38 feet to an iron pin set;

South 26°21'32" West for a distance of 59.91 feet to an iron pin set;

South 37°44'09" West for a distance of 55.45 feet to an iron pin set at a point on a curve 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 Reserve "Y" and along the said northerly right-of-way line and with a curve to the left, said curve having a central angle of 24°00'08", a radius of 180.00 feet, an arc length of 75.40 feet, and a long chord which bears North 35°04'08" West for a distance of 74.85 feet to the **Point of Beginning**, containing **0.195 acres** more or less all out of Franklin county Auditor's Parcel number 040-013755

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.



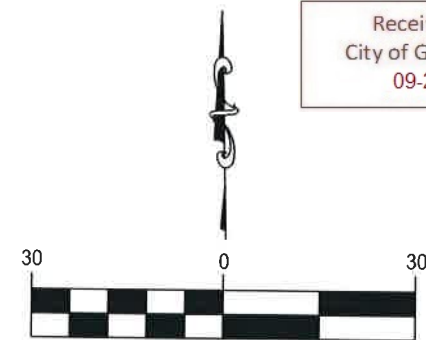
CESO, Inc.

*Jeffrey A Miller* 8-29-19  
Jeffrey A Miller PS  
Registered Surveyor No. 7211  
Date

# 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

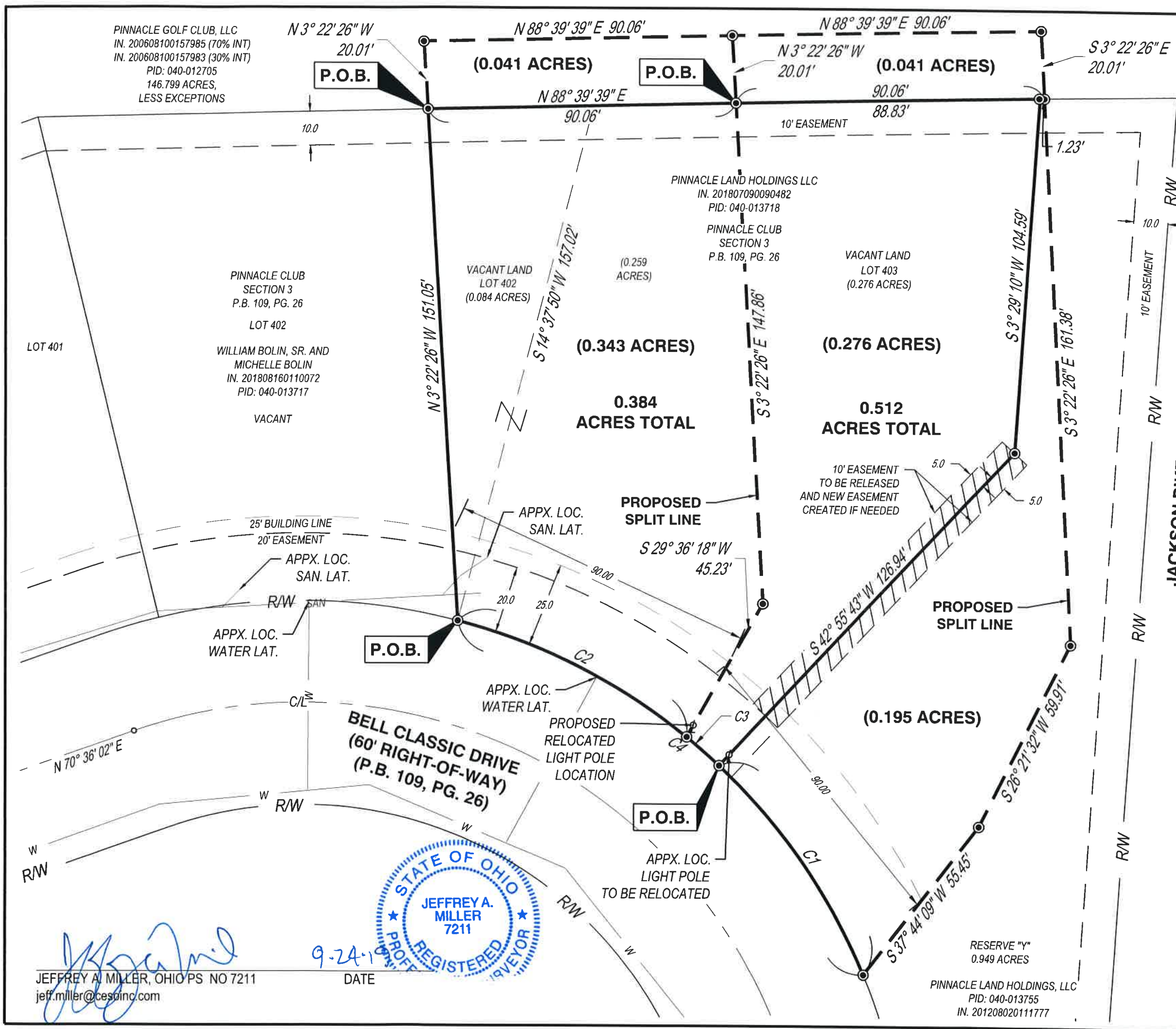
**BASIS OF BEARING:**  
THE BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE CENTERLINE OF BELL CLASSIC DRIVE AS PLATTED IN PINNACLE CLUB SECTION 3 OF RECORD IN P.B. 109, PG. 26 AND HAVING A BEARING OF NORTH 70°36'02" EAST.

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	 WWW.CESOINC.COM	JOB NO.: 755354	
DRAWN: ALB		SHEET NO.:	
CHECKED: JAM		1 OF 1	



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

9-24-19 DATE

JACKSON PIKE