

Response Letter: control number 20200115001 & 20200115002

Received by
City of Grove City
01-23-20

Revisions made to each control number regarding the project narrative. Narrative now matches the wording provided by Jimmy Hoppel in his letter to Anthony Ciminello dated 1/17/2020.

PROJECT NARRATIVE: control number 20200115001

- To split 0.034 acres from parcel 040-012705, which is a 146.431 acre lot. The proposed split lot will alter be combined with parcel 040-0137773, a 0.343 acre lot, for future development of a single family home.

0.034 ACRE DESCRIPTION

Situated in the State of Ohio, County of Franklin, City of Grove City, Virginia Military Survey 478, and being a 0.034 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 0.034 acre parcel also being more particularly described as follows:

Beginning at an iron pin set at the northeasterly corner of the original lot 453, the northwesterly corner of lot 454 of Pinnacle Club Section 5 of record in Plat Book 109, Page and the southeasterly corner of a 0.092 acre tract designated as tract 2 as conveyed to Timothy J. Hewitt & Diane Hewitt, husband and wife, for their joint lives, remainder to the survivor of them, of record in Instrument Number 201611230162004;

Thence with the east line to the northerly corner of said 0.092 acre tract, North 39°51'09" West for a distance of 15.00 feet to an iron pin set;

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

North 50°08'51" East for a distance of 100.00 feet to an iron pin set;

South 39°51'09" East for a distance of 15.00 feet to an iron pin set on the Grantor's southerly line and on the common corner of lots 454 and 455;

Thence along the Grantor's southerly line and along the northerly line of the said lot 454, South 50°08'51" West for a distance of 100.00 feet, to the **Point of Beginning**, containing **0.034 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 South 50°08'51" West for the centerline of Bell Classic Drive as platted in Pinnacle Club Section 5 as recorded in Plat Book 106 Page 32.



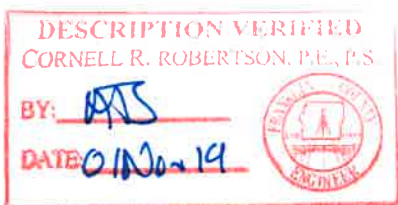
CESO, Inc.

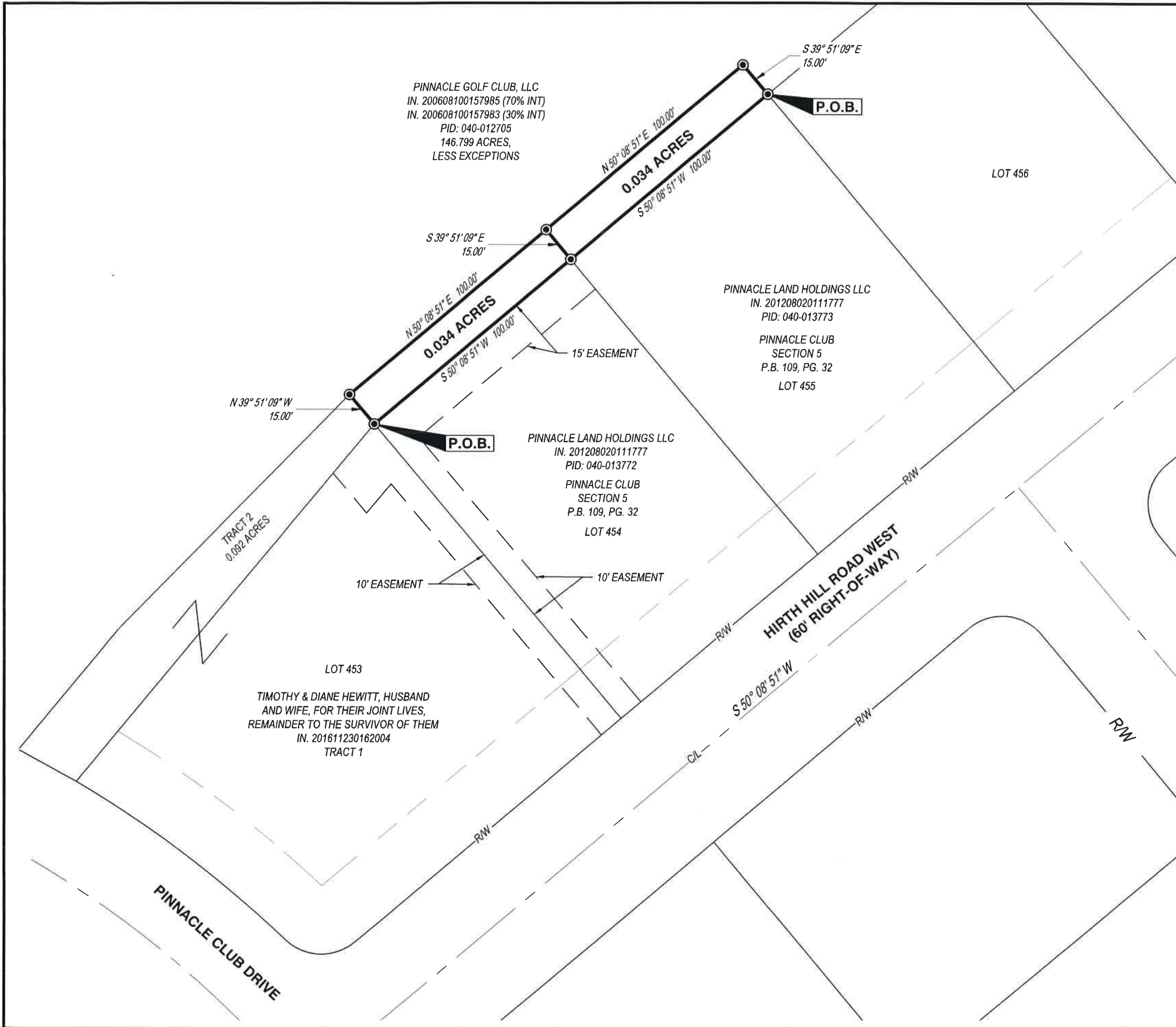
Jeffrey A. Miller 11-1-19

Jeffrey A Miller PS
Registered Surveyor No. 7211

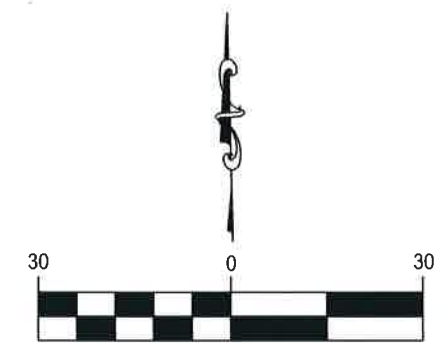
Date

split
0.034 acre
out of
(040)
12705





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



LEGEND

● IRON PIN TO BE SET
 (5/8"x30" REBAR W/ CESO CAP)

BASIS OF BEARING:
 THE BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE CENTERLINE OF HIRTH HILL ROAD WEST AS PLATTED IN PINNACLE CLUB SECTION 5 OF RECORD IN P.B. 109, PG. 32 AND HAVING A BEARING OF SOUTH 50°08'51" WEST.

BASED ON FIELD OBSERVATIONS PERFORMED ON 11/16/2019



Jeffrey A. Miller
 JEFFREY A. MILLER, OHIO PS NO 7211
 jeff.miller@cesoinc.com
 11-1-19
 DATE

LOT SPLIT	
PLAT OF SURVEY	
CITY OF GROVE CITY	FRANKLIN COUNTY, OHIO
SCALE: 1"=30'	DATE: 11/1/2019
DESIGN: N/A	JOB NO.: 755354
DRAWN: ALB	SHEET NO.: 1 OF 1
CHECKED: JAM	
CESO WWW.CESOINC.COM	