LOT SPLIT

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)
PID: 040-012705
146.799 ACRES.
LESS EXCEPTIONS

N 3° 22' 26" W 20.01'

N 88° 39' 39" E 90.06'

(0.041 ACRES)

N 88° 39' 39" E 90.06'

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

1.23'

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

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

VACANT LAND
LOT 402
(0.084 ACRES)

(0.259 ACRES)

VACANT LAND
LOT 403
(0.276 ACRES)

S 3° 29' 10" W 104.59'

S 3° 22' 26" E 161.38'

10.0

10' EASEMENT

R/W

R/W

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

LOT 402

WILLIAM BOLIN, SR. AND
MICHELLE BOLIN
IN. 201908160110072
PID: 040-013717

VACANT

LOT 401

N 3° 22' 26" W 151.05'

S 14° 37' 50" W 157.02'

(0.343 ACRES)

0.384
ACRES TOTAL

S 3° 22' 26" E 147.86'

(0.276 ACRES)

0.512
ACRES TOTAL

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

5.0

5.0

PROPOSED
SPLIT LINE

S 29° 36' 18" W
45.23'

APPX. LOC.
SAN. LAT.

25' BUILDING LINE
20' EASEMENT

APPX. LOC.
SAN. LAT.

R/W SAN

90.00

20.0

25.0

APPX. LOC.
WATER LAT.

P.O.B.

C2

S 42° 55' 43" W 126.94'

PROPOSED
SPLIT LINE

(0.195 ACRES)

APPX. LOC.
WATER LAT.

PROPOSED
RELOCATED
LIGHT POLE
LOCATION

C3

C4

C/L

N 70° 36' 02" E

BELL CLASSIC DRIVE
(60' RIGHT-OF-WAY)
(P.B. 109, PG. 26)

P.O.B.

90.00

S 26° 21' 32" W 59.91'

W R/W W

W R/W W

APPX. LOC.
LIGHT POLE
TO BE RELOCATED

C1

S 37° 44' 09" W 55.45'

RESERVE "Y"
0.949 ACRES

R/W

R/W

JACKSON PIKE

30 0 30

GRAPHIC SCALE (IN FEET)

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 5/16/2018

STATE OF OHIO
JEFFREY A. MILLER
7211
REGISTERED
PROFESSIONAL SURVEYOR

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

RECEIVED
JUN 10 2020
Franklin County Engineer
Cornell R. Robertson, P.E., P.S.

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

W:\PROJECTS\CIMINELLO\755354-01PINNACLE LOT 402\04-SURVEY\DWG\755354-SURV-LOT SPLIT-COMBINATION.DWG - 6/10/2020 11:52 AM