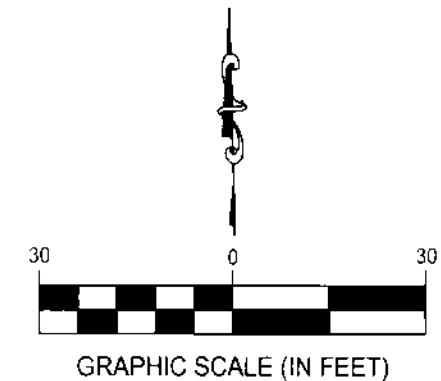
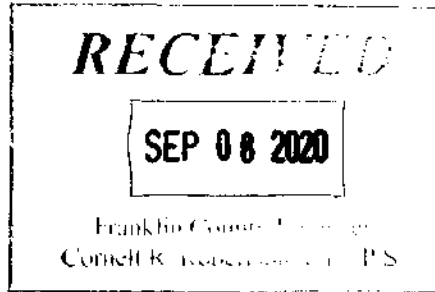


LOT SPLIT

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 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.

BASED ON FIELD OBSERVATIONS PERFORMED ON 5/16/2018



Jeffrey A. Miller
 JEFFREY A. MILLER, OHIO PS NO 7211
 jeff.miller@cesoinc.com
 9.8.2020
 DATE

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

S 19° 23' 58" E
 20.00'

N 19° 23' 58" W
 20.00'

N 70° 36' 02" E 113.12'
 (0.052 ACRES)
 S 70° 36' 02" W 113.12'

P.O.B.

10' EASEMENT

PINNACLE CLUB
 SECTION 3
 P.B. 109, PG. 26
 LOT 402

WILLIAM BOLIN, SR. AND
 MICHELLE BOLIN
 IN. 201808160110072
 PID: 040-013717

PINNACLE CLUB
 SECTION 3
 P.B. 109, PG. 26
 LOT 401
 PINNACLE LAND HOLDINGS, LLC
 IN. 201806010072833
 PID: 040-013716
 VACANT

PINNACLE CLUB
 SECTION 3
 P.B. 109, PG. 26
 LOT 400
 DONNA L. KIMMET
 IN. 201709010122010
 PID: 040-013715

20' EASEMENT

20' EASEMENT

10' EASEMENT

25' BUILDING LINE
 20' EASEMENT

R/W

LOT 399

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

N 70° 36' 02" E

R/W

R/W

LOT SPLIT		PLAT OF SURVEY	
CITY OF GROVE CITY		FRANKLIN COUNTY, OHIO	
SCALE: 1"=30'	DATE: 09/03/2020		
DESIGN: N/A	 WWW.CESOINC.COM	JOB NO.: 755354	
DRAWN: ADB		SHEET NO.:	
CHECKED: ALB		1 OF 1	