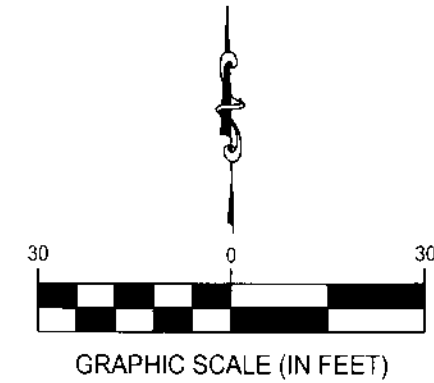


LOT SPLIT

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

RECEIVED
SEP 15 2020
 Franklin County Engineer
 Cornell R. Robertson, P.L., P.S.



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

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
 15.00'

N 70° 36' 02" E 113.12'
(0.039 ACRES)
 S 70° 36' 02" W 113.12'
 10' EASEMENT

N 19° 23' 58" W
 15.00'

P.O.B.

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

LOT 399

10' EASEMENT

20' EASEMENT

23' BUILDING LINE
 20' EASEMENT

R/W

R/W

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: 09/15/2020
DESIGN: N/A	JOB NO.: 755354
DRAWN: ADB	SHEET NO.: 1 OF 1
CHECKED: ALB	
 WWW.CESOINC.COM	