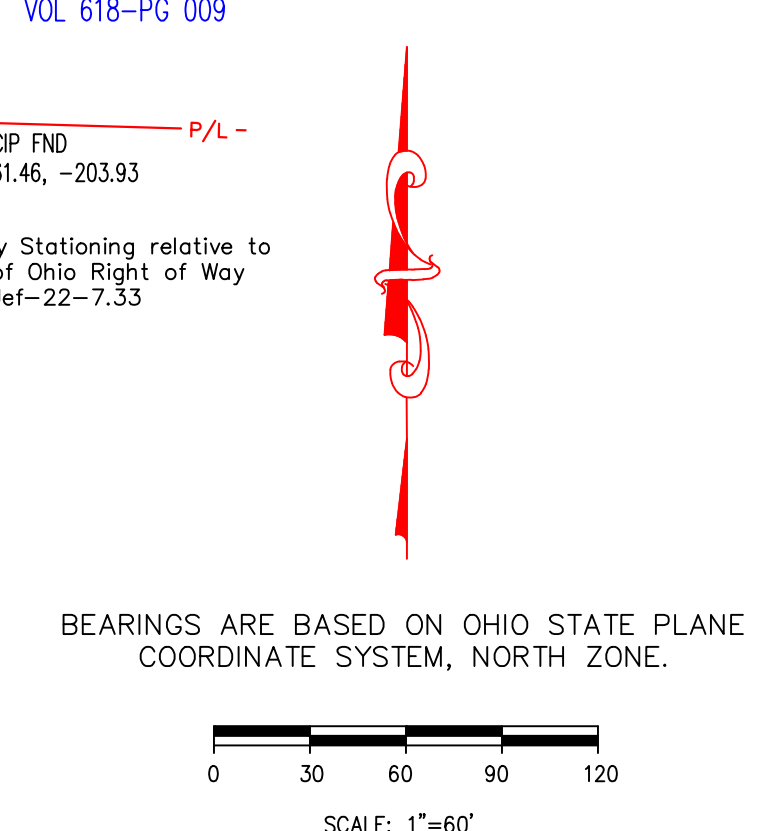


# Sunset Hill Estates

LOCATED IN JEFFERSON COUNTY, OHIO  
AND BEING MOSTLY IN THE VILLAGE OF WINTERSVILLE,  
IN ISLAND CREEK TOWNSHIP,  
SECTIONS 25 & 31, TWP 7, RANGE 2

LEGEND	
	MONUMENT FOUND
	MONUMENT SET
	MONUMENT TO BE SET AFTER CONSTRUCTION
	PROPERTY LINE
	POST OR FENCE LINE
	RIGHT OF WAY LINE
	CENTER LINE
	TREE LINE
	CAPPED IRON PIN
	PARKER KALON NAIL
	IRON PIN
	FOUND
	UTILITY EASEMENT
	BUILDING SETBACK MINIMUM
	BUILDING SETBACK EXACT



**SETBACK NOTES:**

LOTS 1 THRU 8 AND LOTS 29 THRU 45- 30 FT EXACT SETBACK TO FRONT OF HOME - EXCLUDING OVERHANGS, PORCHES, STEPS AND INCIDENTAL BUILDING APPURTENANCES

LOTS 9 THRU 28 - MINIMUM FRONT SETBACK TO FRONT OF HOME - AS INDICATED - EXCLUDING OVERHANGS, PORCHES, STEPS AND INCIDENTAL BUILDING APPURTENANCES.

LOTS 1 THRU 28 - 20 FT MINIMUM SIDELINE AND REAR SETBACK.

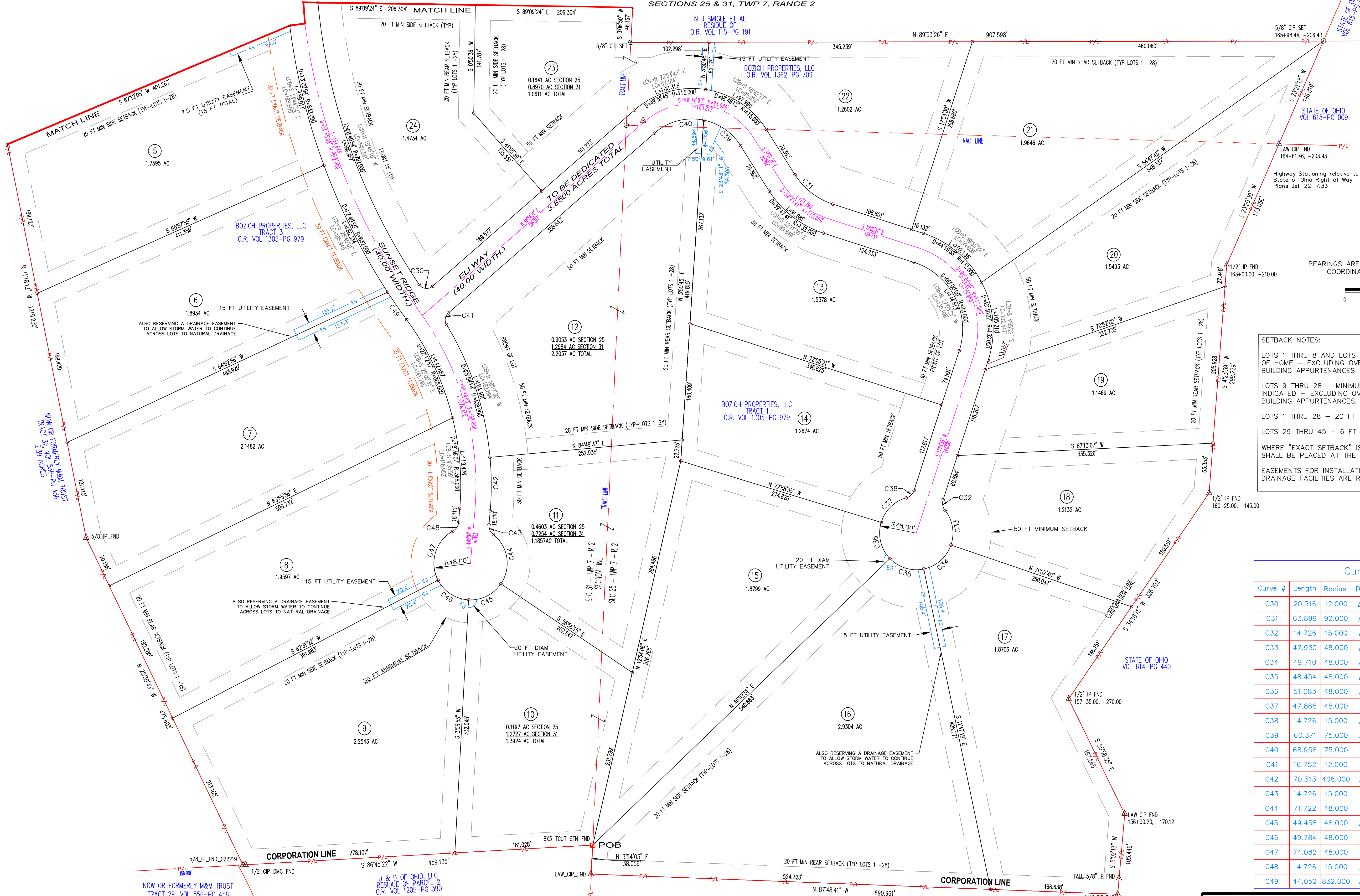
LOTS 29 THRU 45 - 6 FT SIDELINE SETBACK

WHERE "EXACT SETBACK" IS INDICATED, THE FRONT OF THE NEW HOME SHALL BE PLACED AT THE GIVEN SETBACK DISTANCE.

EASEMENTS FOR INSTALLATION AND MAINTENANCE OF ALL UTILITIES AND DRAINAGE FACILITIES ARE RESERVED WITHIN THE BUILDING SETBACK LINES.

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C30	20.316	12.000	Δ 97°00'02"	S82° 35' 38"E	17.975
C31	63.899	92.000	Δ 39°47'41"	S52° 11' 30"E	62.622
C32	14.726	15.000	Δ 56°15'04"	S10° 12' 52"E	14.142
C33	47.930	48.000	Δ 57°12'44"	N9° 44' 02"W	45.963
C34	49.710	48.000	Δ 59°20'14"	N48° 32' 27"E	47.518
C35	48.454	48.000	Δ 57°50'17"	S72° 52' 17"E	46.423
C36	51.083	48.000	Δ 60°58'33"	S13° 27' 52"E	48.706
C37	47.868	48.000	Δ 57°08'19"	S45° 35' 34"W	45.909
C38	14.726	15.000	Δ 56°15'04"	N46° 02' 11"E	14.142
C39	60.371	75.000	Δ 46°07'11"	S55° 21' 15"E	58.754
C40	68.958	75.000	Δ 52°40'49"	N75° 14' 45"E	66.555
C41	16.752	12.000	Δ 79°58'58"	S8° 54' 52"W	15.424
C42	70.313	408.000	Δ 9°52'27"	N0° 14' 09"W	70.226
C43	14.726	15.000	Δ 56°15'04"	S23° 25' 28"E	14.142
C44	71.722	48.000	Δ 85°36'42"	N8° 44' 38"W	65.234
C45	49.458	48.000	Δ 59°02'12"	N63° 34' 49"E	47.299
C46	49.784	48.000	Δ 59°25'29"	S57° 11' 21"E	47.582
C47	74.082	48.000	Δ 88°25'44"	S16° 44' 16"W	66.945
C48	14.726	15.000	Δ 56°15'04"	N32° 49' 36"E	14.142
C49	44.052	832.000	Δ 3'02'01"	S34° 35' 59"E	44.047

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Subject to all legal right of ways, easements, restrictions, reservations, and zoning regulations of record. Subject to any facts that may be disclosed in a full and accurate Title Search.



<p>VINCE DOWDLE AND ASSOCIATES LLC 157 FAIRPLAY ROAD BLOOMINGDALE OHIO 43190 740-944-1943 survey1@windstream.net scanworldusa.com</p>	<p>PREPARED BY: Vince D.</p>
	<p>DATE: OCTOBER 2019</p>
	<p>PROJECT NUMBER: SUNSET HILL ESTATES</p>
	<p>3 / 3</p>

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