

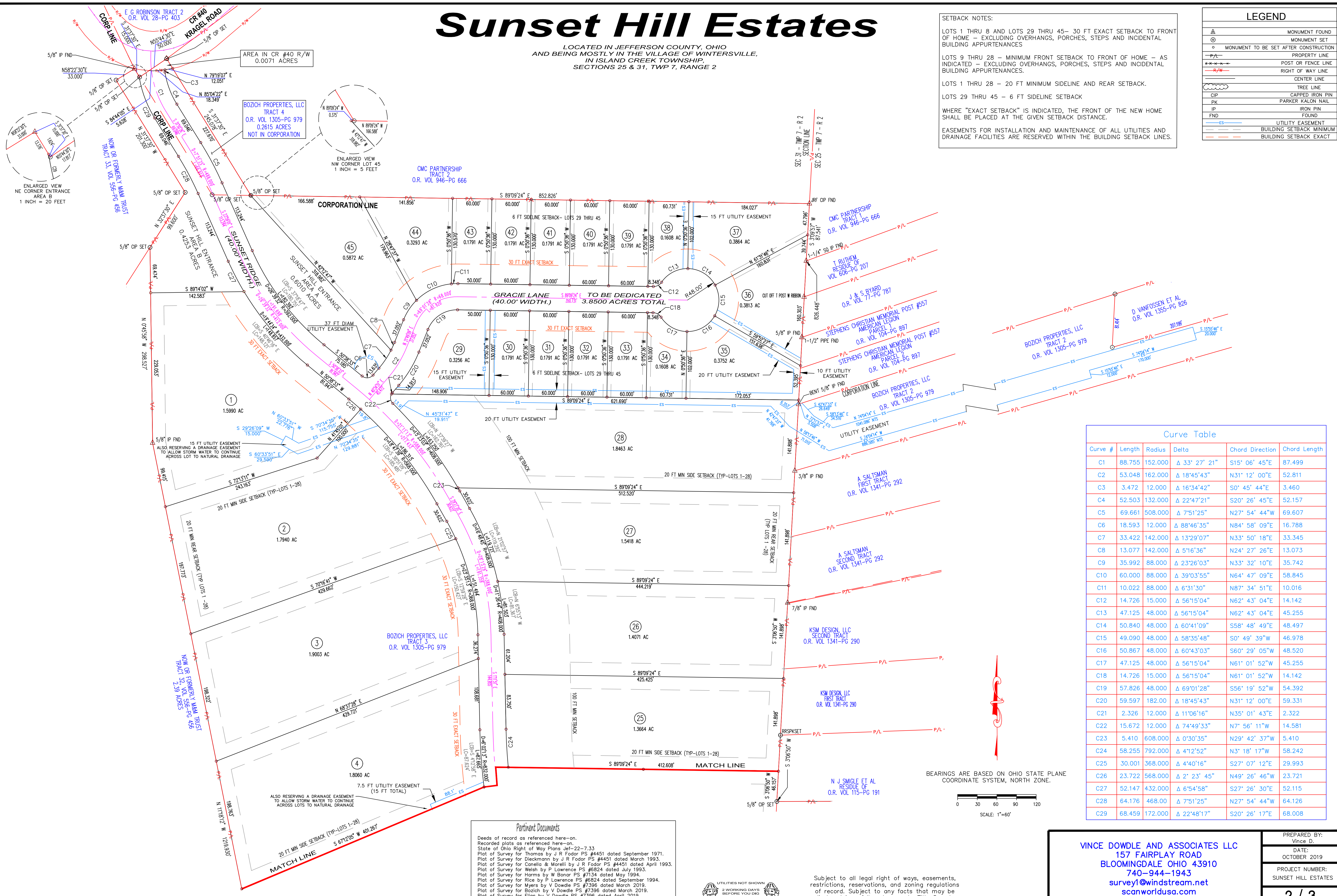
Sunset Hill Estates

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

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.

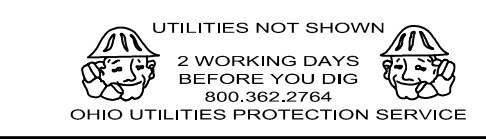
LEGEND	
	MONUMENT FOUND
	MONUMENT SET
	MONUMENT TO BE SET AFTER CONSTRUCTION
	PROPERTY LINE
	POST OR FENCE LINE
	RIGHT OF WAY LINE
	CENTER LINE
	TREE LINE
	CAPPED IRON PIN
	PARKER KALON NAIL
	IRON PIN
	FOUND
	UTILITY EASEMENT
	BUILDING SETBACK MINIMUM
	BUILDING SETBACK EXACT

12
11
10
9
8
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5
4
3
2
1



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	88.755	152.000	Δ 33° 27' 21"	S15° 06' 45"E	87.499
C2	53.048	162.000	Δ 18° 45' 43"	N31° 12' 00"E	52.811
C3	3.472	12.000	Δ 16° 34' 42"	S0° 45' 44"E	3.460
C4	52.503	132.000	Δ 22° 47' 21"	S20° 26' 45"E	52.157
C5	69.661	508.000	Δ 7° 51' 25"	N27° 54' 44"W	69.607
C6	18.593	12.000	Δ 88° 46' 35"	N84° 58' 09"E	16.788
C7	33.422	142.000	Δ 13° 29' 07"	N33° 50' 18"E	33.345
C8	13.077	142.000	Δ 5° 16' 36"	N24° 27' 26"E	13.073
C9	35.992	88.000	Δ 23° 26' 03"	N33° 32' 10"E	35.742
C10	60.000	88.000	Δ 39° 03' 55"	N64° 47' 09"E	58.845
C11	10.022	88.000	Δ 6° 31' 30"	N87° 34' 51"E	10.016
C12	14.726	15.000	Δ 56° 15' 04"	N62° 43' 04"E	14.142
C13	47.125	48.000	Δ 56° 15' 04"	N62° 43' 04"E	45.255
C14	50.840	48.000	Δ 60° 41' 09"	S58° 48' 49"E	48.497
C15	49.090	48.000	Δ 58° 35' 48"	S0° 49' 39"W	46.978
C16	50.867	48.000	Δ 60° 43' 03"	S60° 29' 05"W	48.520
C17	47.125	48.000	Δ 56° 15' 04"	N61° 01' 52"W	45.255
C18	14.726	15.000	Δ 56° 15' 04"	N61° 01' 52"W	14.142
C19	57.826	48.000	Δ 69° 01' 28"	S56° 19' 52"W	54.392
C20	59.597	182.000	Δ 18° 45' 43"	N31° 12' 00"E	59.331
C21	2.326	12.000	Δ 11° 06' 16"	N35° 01' 43"E	2.322
C22	15.672	12.000	Δ 74° 49' 33"	N7° 56' 11"W	14.581
C23	5.410	608.000	Δ 0° 30' 35"	N29° 42' 37"W	5.410
C24	58.255	792.000	Δ 4° 12' 52"	N3° 18' 17"W	58.242
C25	30.001	368.000	Δ 4° 40' 16"	S27° 07' 12"E	29.993
C26	23.722	568.000	Δ 2° 23' 45"	N49° 26' 46"W	23.721
C27	52.147	432.000	Δ 6° 54' 58"	S27° 26' 30"E	52.115
C28	64.176	468.000	Δ 7° 51' 25"	N27° 54' 44"W	64.126
C29	68.459	172.000	Δ 22° 48' 17"	S20° 26' 17"E	68.008

Pertinent Documents
Deeds of record as referenced here-on.
Recorded plats as referenced here-on.
State of Ohio Right of Way Plans Jef-22-7.33
Plot of Survey for Thomas by J R Fodor PS #4451 dated September 1971.
Plot of Survey for Diekmann by J R Fodor PS #4451 dated March 1993.
Plot of Survey for Canella & Morelli by J R Fodor PS #4451 dated April 1993.
Plot of Survey for Welsh by P Lawrence PS #6824 dated July 1993.
Plot of Survey for Harms by W Bonar PS #7134 dated May 1994.
Plot of Survey for Rice by P Lawrence PS #6824 dated September 1994.
Plot of Survey for Myers by V Dowdle PS #7396 dated March 2019.
Plot of Survey for Bozich by V Dowdle PS #7396 dated March 2019.
Plot of Survey for Elias by V Dowdle PS #7396 dated April 2019.



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.

VINCE DOWDLE AND ASSOCIATES LLC
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PREPARED BY:
Vince D.
DATE:
OCTOBER 2019
PROJECT NUMBER:
SUNSET HILL ESTATES

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D:\P\SCALE\PROJ\BOZICH\2019\LOT LINES FROM PCS-11.DWG