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Instrument
200400003326
Filed for Record in
PERRY COUNTY, OHIO
BARBARA J. FOX
05-25-2004 At 10:03 am.
PLAT 86.40

STAGE COACH HIGHLANDS SUBDIVISION

PLAT - OF - SURVEY

BEING A PART OF THE NORTH HALF OF SECTION #25 AND A PART OF THE SOUTHEAST QUARTER OF SECTION #25, ALL IN TOWNSHIP 17 NORTH, RANGE 17 WEST, CONGRESS LANDS, READING TOWNSHIP, PERRY COUNTY, OHIO. ALSO BEING THE PROPERTY OF "ABLE BUILDING SERVICE, INC." OF OFFICIAL RECORD BOOK 308, PAGE 1 OF THE PERRY COUNTY RECORDER.

BASIS - OF - BEARINGS

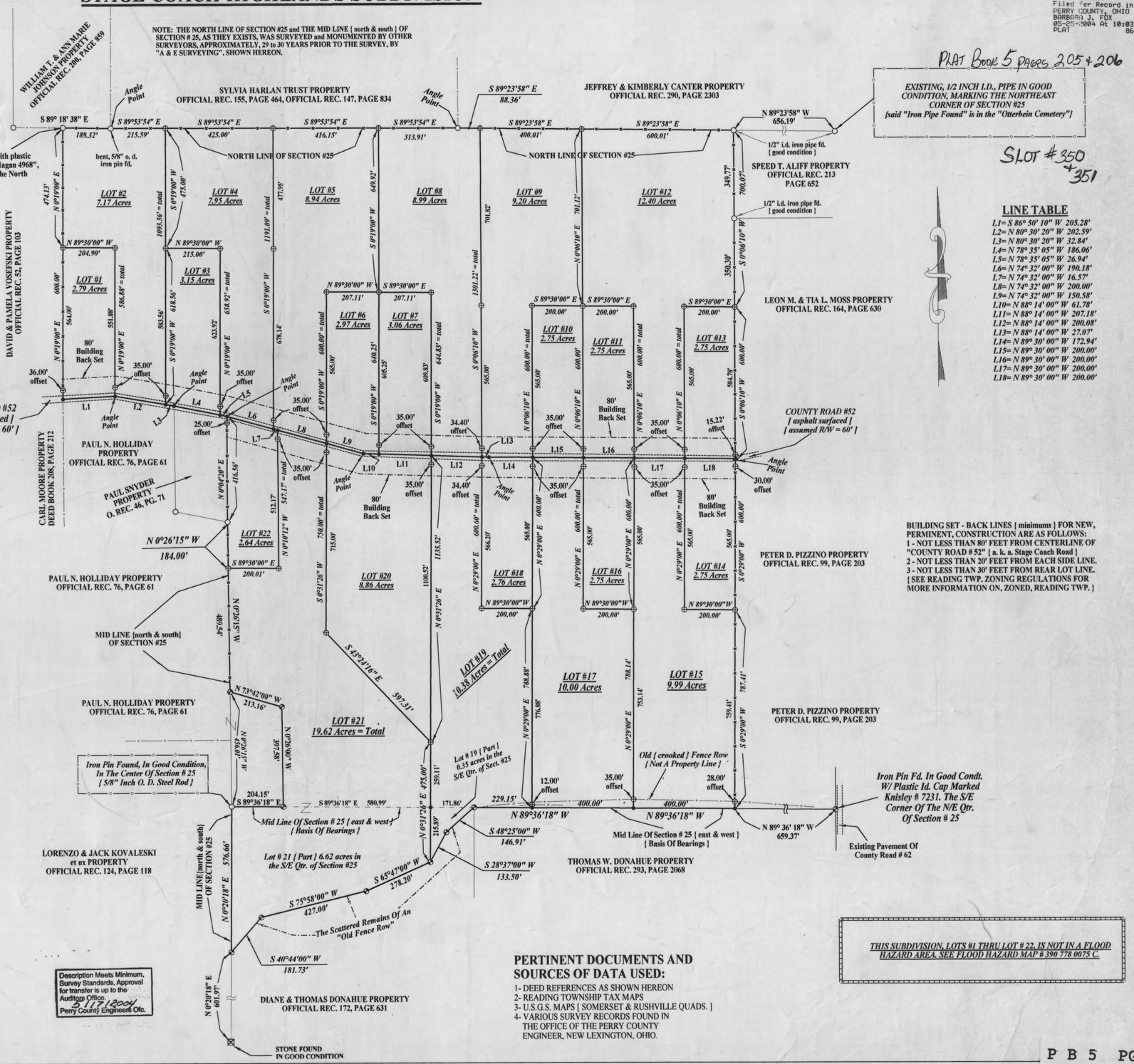
ALL BEARINGS SHOWN HEREON ARE BASED ON THE MID LINE OF SECTION #25 AS BEING N 89° 36' 18" W ie. ALL BEARINGS SHOWN HEREON ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

NOTES:
1- THIS PROPERTY IS SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.
2- THIS PLAT IS A DERIVATIVE OF FIELD SURVEY MADE BY A & E SURVEYING AS OF THE DATE SHOWN.
3- ALL DISTANCES ARE MEASURED UNLESS OTHERWISE SHOWN.

SURVEY FOR:

JED DAWSON

JOB #D200064P5



BUILDING SET - BACK LINES { minimums } FOR NEW, PERMINENT, CONSTRUCTION ARE AS FOLLOWS:
1 - NOT LESS THAN 80' FEET FROM CENTERLINE OF "COUNTY ROAD # 52" { a. k. a. Stage Coach Road }
2 - NOT LESS THAN 20' FEET FROM EACH SIDE LINE.
3 - NOT LESS THAN 30' FEET FROM REAR LOT LINE.
{ SEE READING TWP. ZONING REGULATIONS FOR MORE INFORMATION ON, ZONED, READING TWP. }

BUILDING SET - BACK LINES { minimums } FOR NEW, PERMINENT, CONSTRUCTION ARE AS FOLLOWS:
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LINE TABLE

L1=	S 86° 50' 10" W 205.28'
L2=	N 80° 30' 20" W 202.59'
L3=	N 80° 30' 20" W 32.84'
L4=	N 78° 35' 05" W 186.06'
L5=	N 78° 35' 05" W 26.94'
L6=	N 74° 32' 00" W 190.18'
L7=	N 74° 32' 00" W 16.57'
L8=	N 74° 32' 00" W 200.00'
L9=	N 74° 32' 00" W 150.58'
L10=	N 88° 14' 00" W 61.78'
L11=	N 88° 14' 00" W 207.18'
L12=	N 88° 14' 00" W 200.08'
L13=	N 88° 14' 00" W 27.07'
L14=	N 89° 30' 00" W 172.94'
L15=	N 89° 30' 00" W 200.00'
L16=	N 89° 30' 00" W 200.00'
L17=	N 89° 30' 00" W 200.00'
L18=	N 89° 30' 00" W 200.00'

GRAPHIC SCALE
1" inch = 200' feet

200'	200'	200'
600'		

LEGEND

- IRON PIN SET = 5/8" x 30" STEEL ROD WITH PLASTIC ID. CAP MARKED KNISLEY 7231 { set between 11-9-2000 and 4-2-2004 }
- IRON PIN FOUND WITH CAP MARKED KNISLEY 7231
- IRON PIN FOUND
- EXISTING CORNER STONE
- P.K. NAIL FOUND
- POINT { nothing set }
- EXISTING, WOVEN WIRE, FENCE

A & E SURVEYING
P.O. BOX 420
SOMERSET, OHIO 43783
PH: (740) 743-2201 FAX: 743-2660
Wayne A. Knisley
WAYNE A. KNISLEY
OHIO P.S. #7231
DATE: APRIL 23, 2004

Description Meets Minimum, Survey Standards, Approval for transfer is up to the Auditors Office.
5/7/2004
Perry County Engineers Ofc.

PERTINENT DOCUMENTS AND SOURCES OF DATA USED:

1- DEED REFERENCES AS SHOWN HEREON
2- READING TOWNSHIP TAX MAPS
3- U.S.G.S. MAPS [SOMERSET & RUSHVILLE QUADS.]
4- VARIOUS SURVEY RECORDS FOUND IN THE OFFICE OF THE PERRY COUNTY ENGINEER, NEW LEXINGTON, OHIO.

THIS SUBDIVISION, LOTS #1 THRU LOT # 22, IS NOT IN A FLOOD HAZARD AREA. SEE FLOOD HAZARD MAP # 390 778 0075 C.

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