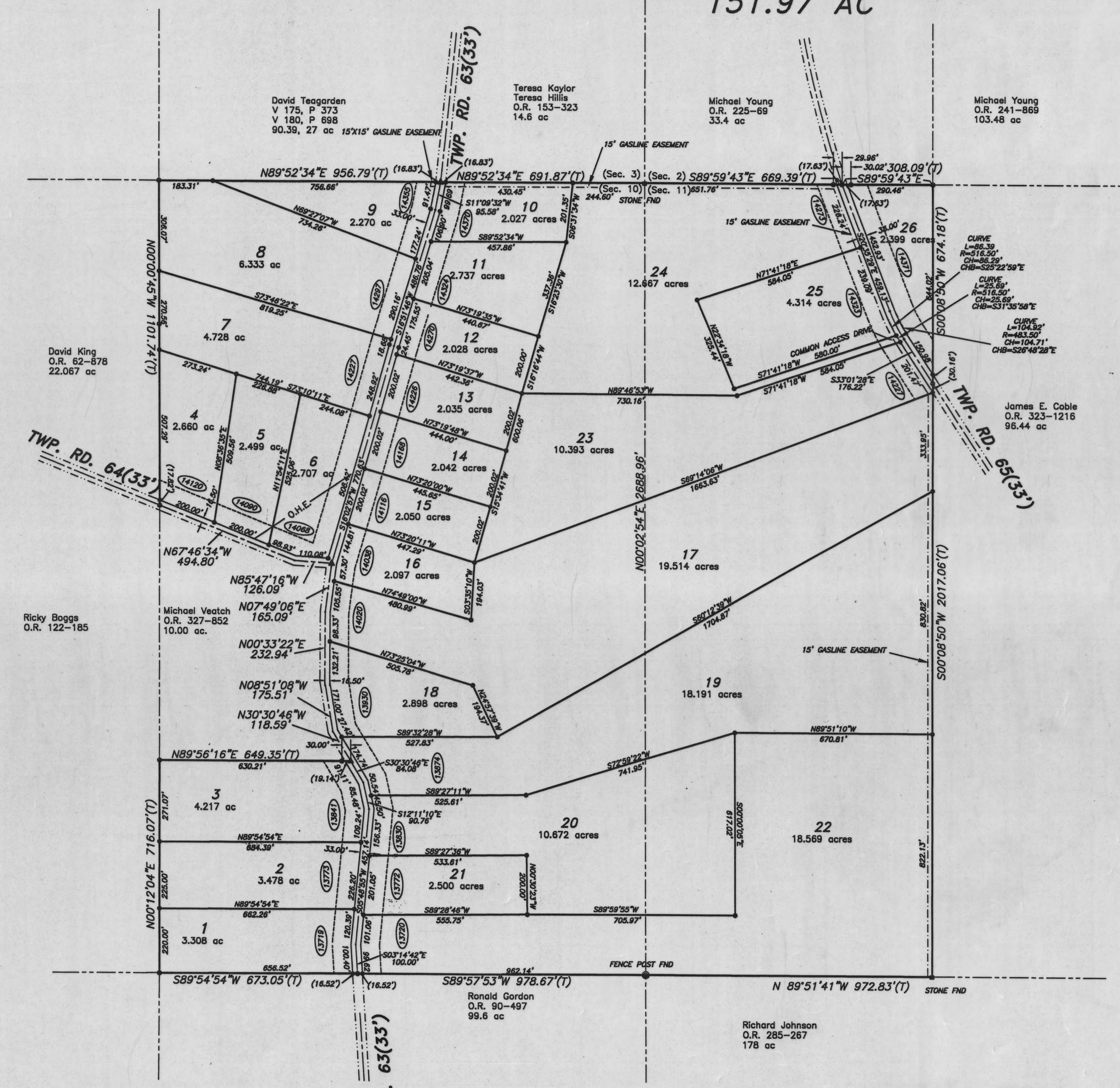
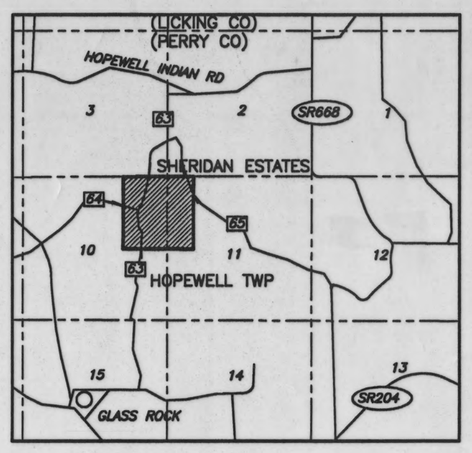
PB 5 PG 264
SLOT 412

SHERIDAN ESTATES

HOPEWELL TWP., PERRY CO., OHIO
Sec 10&11, T17N, R16W
151.97 AC





VICINITY MAP

COMMON ACCESS DRIVE

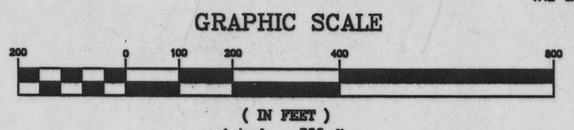
THE DRIVEWAY CONSTRUCTED ALONG THE LOT LINES BETWEEN LOTS 23, 24 & 25 SHALL BE SHARED BY THE OWNERS OF LOTS 23, 24 AND 25 UNTIL THE DRIVEWAYS SEPERATE AFTER THE CROSSING OF THE STREAM. MAINTENANCE OF THE DRIVEWAY SHALL ALSO BE SHARED UP TO THE POINT AT WHICH THEY SEPERATE.

15' GASLINE EASEMENT

A 15 FT GASLINE EASEMENT IS RESERVED FOR DAVID TEAGARDEN, THE PROPERTY OWNER AT THE NORTHWEST CORNER OF THE SUBDIVISION. THIS EASEMENT IS RESERVED FOR THE PLACEMENT, OPERATION AND MAINTENANCE OF A 2" GASLINE WHICH RUNS FROM THE TEAGARDEN WELL AT THE SOUTHEAST CORNER OF THE SUBDIVISION TO THE TEAGARDEN PROPERTY. NO LOT OWNER SHALL CONNECT OR TAP TO THIS GAS LINE. THE GAS LINE MAY BE BURIED, BUT AT THE LOT OWNERS EXPENSE.

SCALE 1"=200'

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

LEGEND

---------- 80' SETBACK FROM CL RD.
o IRON PIN FOUND
▲ RAILROAD SPIKE FOUND
• IRON PIN SET

SETBACKS

FRONT- 80' FROM CL ROAD
REAR- 30'
SIDE- 10'

UTILITY EASEMENTS

10 FT WIDE UTILITY EASEMENTS ARE RESERVED ALONG ALL FRONT SIDE AND REAR LOT LINES OF ALL LOTS THE UTILITY EASEMENTS ARE RESERVED FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF ANY PUBLIC OR PRIVATE UTILITIES THAT REQUEST USE OF THE EASEMENT.

WILLIS
ENGINEERING & SURVEYING
166 KNOLL DRIVE
GRANVILLE, OHIO 43023
(740)587-0910

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