5/92

KEY BLUE PRINT CO. N34080

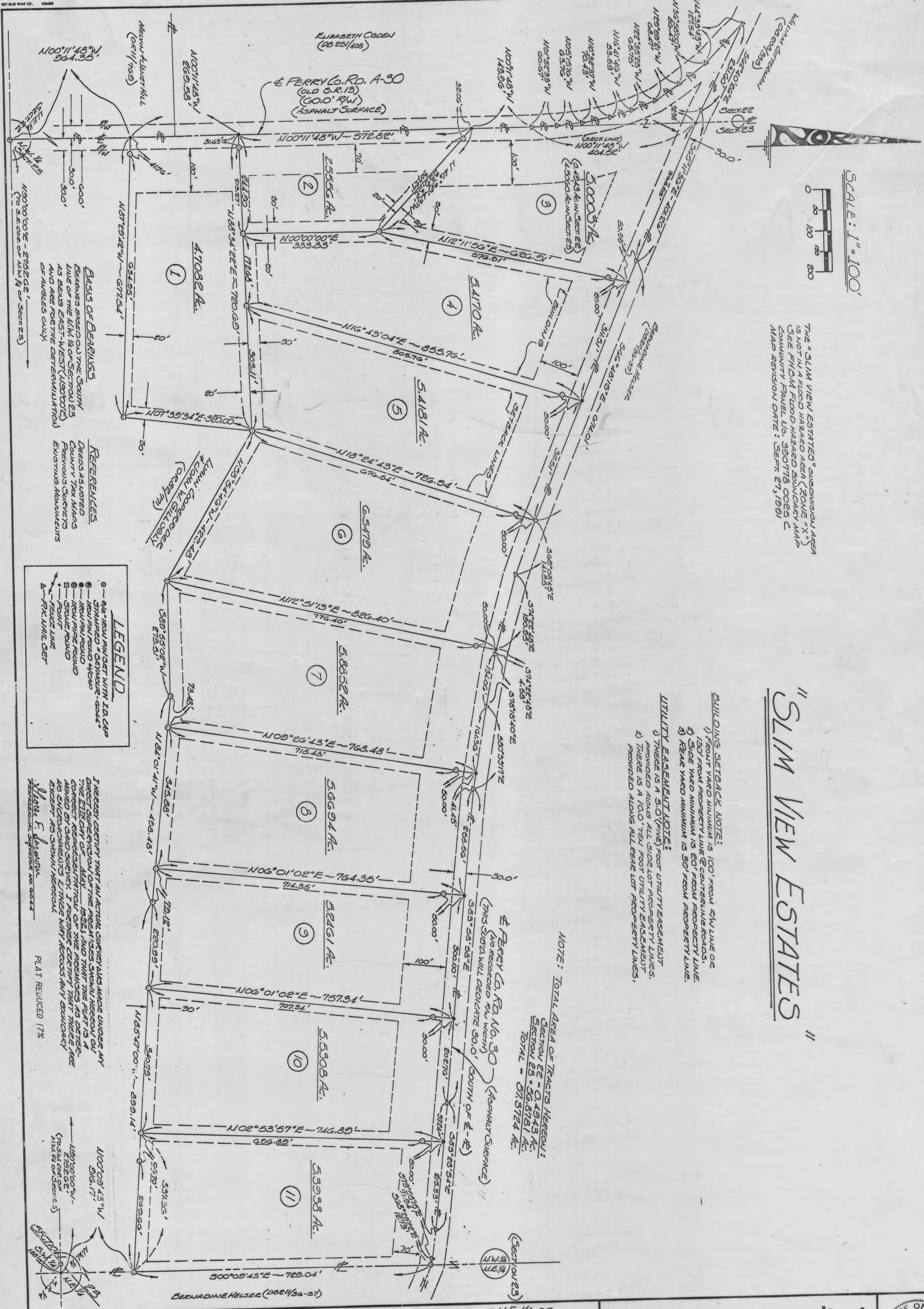
"SLIM VIEW ESTATES"

THE "SLIM VIEW ESTATES" SUBDIVISION AREA IS NOT IN A FLOOD HAZARD AREA (ZONE "X") SEE FHBM FLOOD HAZARD BOUNDARY MAP COMMUNITY PANEL No. 390778 0025 C MAP REVISION DATE: SEPT. 27, 1991

BUILDING SETBACK NOTE:
1) FRONT YARD MINIMUM IS 100' FROM R/W LINE OF 130' FROM PROPERTY LINE @ CENTERLINE ROADS.
2) SIDE YARD MINIMUM IS 20' FROM PROPERTY LINE.
3) REAR YARD MINIMUM IS 30' FROM PROPERTY LINE.

UTILITY EASEMENT NOTE:
1) THERE IS A 5.0'(FIVE) FOOT UTILITY EASEMENT PROVIDED ALONG ALL SIDE LOT PROPERTY LINES.
2) THERE IS A 10.0' TEN FOOT UTILITY EASEMENT PROVIDED ALONG ALL REAR LOT PROPERTY LINES.

NOTE: TOTAL AREA OF TRACTS HEREON:
SECTION 22 = 0.4943 AC.
SECTION 23 = 56.8781 AC.
TOTAL = 57.3724 AC.



BASIS OF BEARINGS
BEARINGS BASED ON THE SOUTH LINE OF THE N.W. 1/4 OF SECTION 23 AS BEING EAST-WEST (N 90°00'E) AND ARE FOR THE DETERMINATION OF ANGLES ONLY.

REFERENCES
DEEDS AS NOTED
COUNTY TAX MAPS
PREVIOUS SURVEYS
EXISTING MONUMENTS

LEGEND
- ⊙ — 5/8" IRON PIN SET WITH I.D. CAP STAMPED "SEYMOUR-GOAL"
- ● — IRON PIN FOUND 4/CAP
- ● — IRON PIN FOUND
- ⊙ — IRON PIPE FOUND
- ▣ — STONE FOUND
- • — POINT
- —x—x— FENCE LINE
- △ — P.K. NAIL SET

I HEREBY CERTIFY THAT AN ACTUAL SURVEY WAS MADE UNDER MY DIRECT SUPERVISION OF THE PREMISES SHOWN HEREON ON THE 20TH DAY OF MAY 1992; AND THAT THE PLAT IS A CORRECT REPRESENTATION OF THE PREMISES AS DETERMINED BY SAID SURVEY. I FURTHER CERTIFY THAT THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS ANY BOUNDARY EXCEPT AS SHOWN HEREON.

George F. Seymour
Professional Surveyor No. 6044

PLAT REDUCED 17%

sheet	revisions			
2/2		job	drawn	date
		PE9208	GS	4/14/92

SITUATE IN THE N.W. 1/4 OF SECTION 23 AND THE N.E. 1/4 OF SECTION 22 — T.18.N — R.17.W — THORN TOWNSHIP — PERRY COUNTY — STATE OF OHIO.

SURVEYED FOR: JOHN GILLOGLY

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STATE OF OHIO — GEORGE F. SEYMOUR S-6044 — REGISTERED SURVEYOR