PLEASANT VALLEY ACRES

BEING A PART OF THE SOUTHEAST QUARTER OF SECTION #35, TOWNSHIP 18 NORTH, RANGE 17 WEST, THORN TOWNSHIP, PERRY COUNTY, OHIO. ALSO BEING THE PROPERTY OF MARILYN C. WINEGARDNER OF OFFICIAL RECORD BOOK 473, PAGE 2248 OF THE PERRY COUNTY RECORDER. BEING SHOWN AS AUDITOR'S PARCEL #370008680000.

BASIS OF BEARINGS

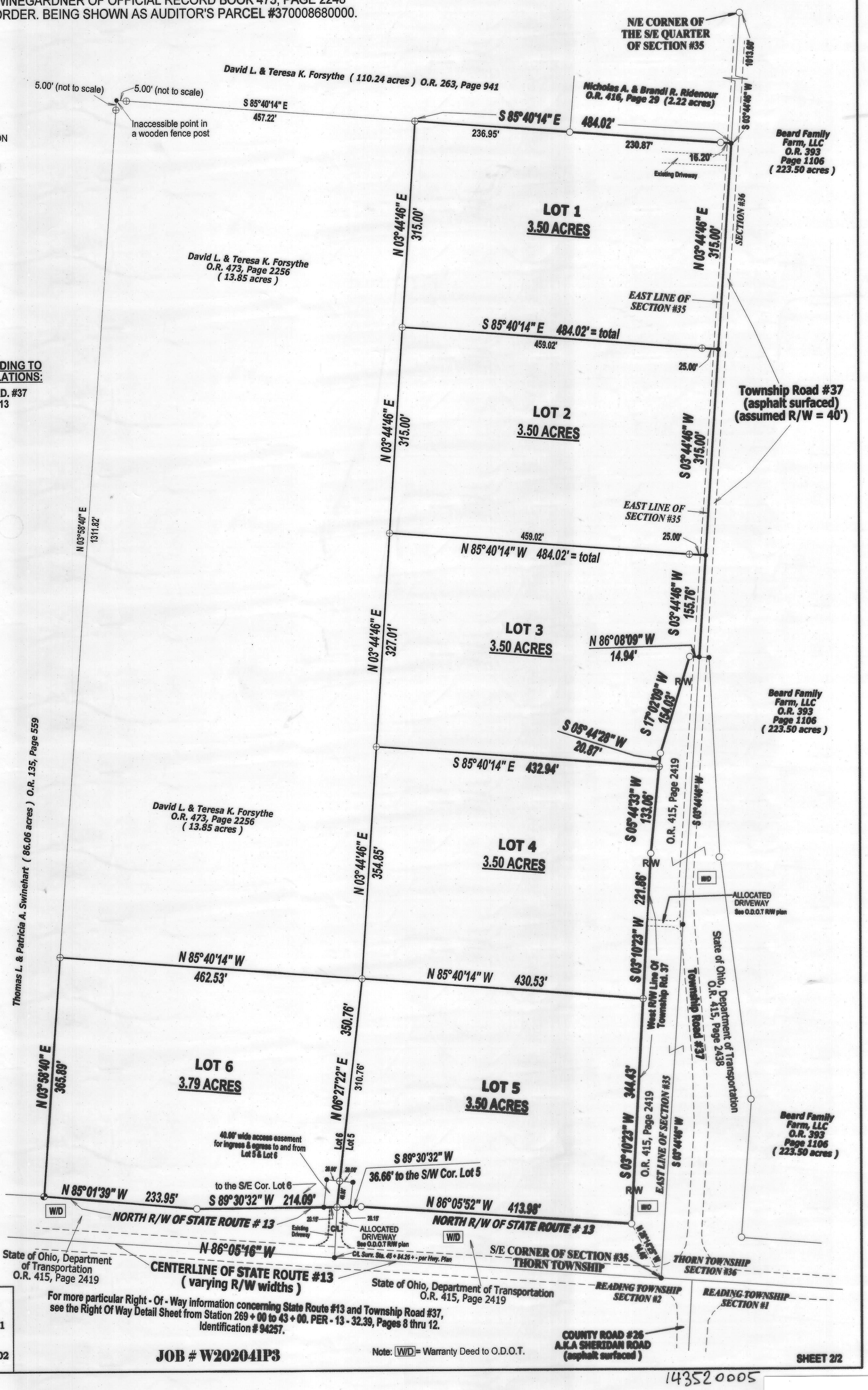
ALL BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF SECTION #35 AS BEING S 3° 44' 46" W. ALL BEARINGS SHOWN ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

PERTINENT DOCUMENTS AND SOURCES OF DATA USED:

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

BUILDING SETBACK LINES ACCORDING TO THORN TOWNSHIP ZONING REGULATIONS:

80' FROM THE CENTERLINE OF TWP. RD. #37
150' FROM THE CENTERLINE OF S.R. #13
20' FROM THE SIDE LINE
40' FROM THE REAR LINE



STATE OF OHIO
WAYNE A KNISLEY
PS 7231
REGISTERED
PROFESSIONAL SURVEYOR

143520005

GRAPHIC SCALE
1" INCH = 100' FEET
0 100 200

LEGEND

- IRON PIN SET = 5/8" BY 30" STEEL ROD WITH PLASTIC ID. CAP MARKED "KNISLEY 7231"
- EXISTING IRON PIN
- EXISTING CONCRETE HIGHWAY MONUMENT
- UNMARKED POINT

A & E
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3284 TOWNSHIP ROAD #121 NW
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DATE: APRIL 1, 2021

JOB # W202041P3

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