



AVONLEA WAY
 2.264 TOTAL RIGHT-OF-WAY ACRES
 SANITARY EASEMENT
 8" SAN N 10°4'58'31" W
 $\Delta S = 13'26'03"$
 $C = 51'47'$
 SAN 8+60.21
 ROAD 4+96.98
 $L = 37'47'$
 CL DATA (C2)
 A=127.60'
 R=250.00'
 $\Delta = 29'14'39"$
 C=126.22'
 B=N 71°57'08" W
 T=65.22'

NOTE: T-TURNAROUND SHALL BE PERMANENT UNLESS GABLES CROSSING IS EXTENDED SOUTH BY PLAT OR DEED
 TEMPORARY T-TURN EASEMENT

PLANNED COMMUNITIES DEVELOPMENT T, LLC
 11.189 ACRES
 O.R.V. 0557, PG. 0642
 EXISTING SPILLWAY (SEE DETAIL THIS SHEET) ELEV. 927.59
 EXISTING MAINTAINED OPEN SPACE, DRAINAGE & UTILITY EASEMENT 2.512 ACRES
 MAINTAINED PASSIVE OPEN SPACE/DRAINAGE.

CL DATA (C1)
 A=85.59'
 R=250.00'
 $\Delta = 19'36'59"$
 B=N 67°08'18" W
 T=43.22'

CL DATA (C3)
 A=127.60'
 R=250.00'
 $\Delta = 29'14'39"$
 C=126.22'
 B=N 71°57'08" W
 T=65.22'

CL DATA (C4)
 A=85.59'
 R=250.00'
 $\Delta = 19'36'59"$
 B=N 67°08'18" W
 T=43.22'

CL DATA (C5)
 A=85.59'
 R=250.00'
 $\Delta = 19'36'59"$
 B=N 67°08'18" W
 T=43.22'

CL DATA (C6)
 A=85.59'
 R=250.00'
 $\Delta = 19'36'59"$
 B=N 67°08'18" W
 T=43.22'

CL DATA (C7)
 A=85.59'
 R=250.00'
 $\Delta = 19'36'59"$
 B=N 67°08'18" W
 T=43.22'

CL DATA (C8)
 A=85.59'
 R=250.00'
 $\Delta = 19'36'59"$
 B=N 67°08'18" W
 T=43.22'

CL DATA (C9)
 A=85.59'
 R=250.00'
 $\Delta = 19'36'59"$
 B=N 67°08'18" W
 T=43.22'

CL DATA (C10)
 A=85.59'
 R=250.00'
 $\Delta = 19'36'59"$
 B=N 67°08'18" W
 T=43.22'

CL DATA (C11)
 A=85.59'
 R=250.00'
 $\Delta = 19'36'59"$
 B=N 67°08'18" W
 T=43.22'

CL DATA (C12)
 A=85.59'
 R=250.00'
 $\Delta = 19'36'59"$
 B=N 67°08'18" W
 T=43.22'

CL DATA (C13)
 A=85.59'
 R=250.00'
 $\Delta = 19'36'59"$
 B=N 67°08'18" W
 T=43.22'

CL DATA (C14)
 A=85.59'
 R=250.00'
 $\Delta = 19'36'59"$
 B=N 67°08'18" W
 T=43.22'

CL DATA (C15)
 A=85.59'
 R=250.00'
 $\Delta = 19'36'59"$
 B=N 67°08'18" W
 T=43.22'

CL DATA (C16)
 A=85.59'
 R=250.00'
 $\Delta = 19'36'59"$
 B=N 67°08'18" W
 T=43.22'

CL DATA (C17)
 A=85.59'
 R=250.00'
 $\Delta = 19'36'59"$
 B=N 67°08'18" W
 T=43.22'



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FLOOD DESIGNATION

THE SUBJECT PROPERTY LIES WITHIN ZONE "X", AN AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND DESIGNATED ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 390146 0209 J AND 390146 0209 J, DATED APRIL 21, 1999.

BASIS OF BEARINGS

BEARINGS ARE BASED ON BEARINGS ACQUIRED BY GPS OBSERVATIONS MAD 88(1995)-OHIO STATE PLANE COORDINATE SYSTEM-NORTH ZONE FROM THE DELAWARE COUNTY GEODETIC CONTROL MONUMENTATION.

DIMENSIONS

ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.
 ALL DISTANCES SHOWN ON CURVES ARE CHORD DISTANCES, UNLESS OTHERWISE SHOWN.

SETBACKS

ZONED SINGLE FAMILY PLANNED RESIDENCE DISTRICT
 FRONT = 30 FEET FROM RIGHT-OF-WAY
 SIDE = 12.5 FEET
 REAR = 35 FEET

LEGEND

●	1" IRON PIN SET	00	LOT NUMBER
○	1" IRON PIN FOUND	0000	ADDRESS
○	IRON PIN SET	(R)	RADIAL LINE
●	IRON PIN FOUND	(NR)	NON-RADIAL LINE
⊗	RAILROAD SPIKE SET		
□	MONUMENT BOX		

We are pleased to provide you with detailed information on this specific lot. Please be aware that the following information is being provided based on the best information available to us at this time. Field conditions during construction could at anytime necessitate changes in the actual utility construction and/or lot topography, which may not be shown on the information provided and must be field verified by you. The plat information, if the plat is not yet recorded, must also be verified by you after the plat is recorded. The purpose of our providing this information is to assist in preliminary review and evaluation of the lot. Final verification of this information is always the responsibility of the purchaser.

AVONLEA
 PLAT
 LOT 6749

