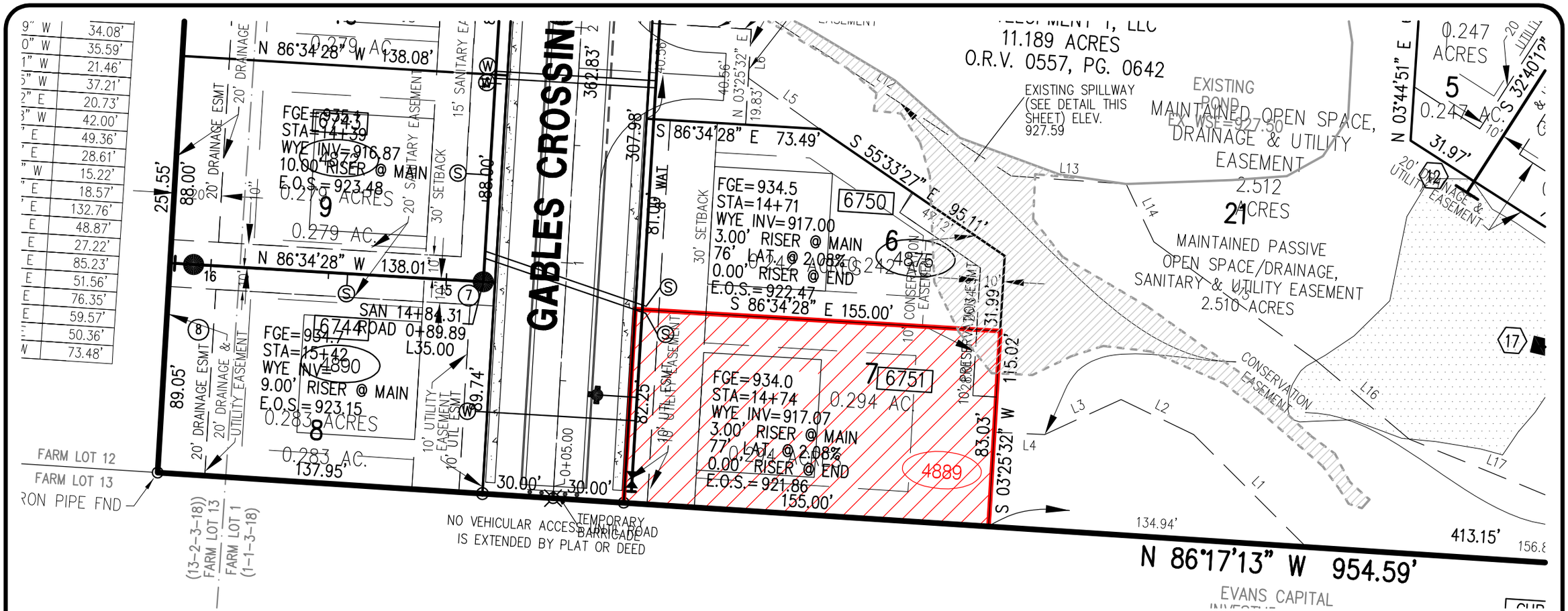

AVONLEA
PLAT
LOT 6751

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		

NORTH

0 25' 50'
GRAPHIC SCALE IN FEET

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.

BASIS OF BEARINGS

BEARINGS ARE BASED ON BEARINGS ACQUIRED BY GPS OBSERVATIONS NAD 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.

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 NUMBERS 390146 0208 J AND 390146 0209 J, DATED APRIL 21. 1999.

SETBACKS

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

Planned Communities, Inc.
110 Northwoods Boulevard, Suite B
Columbus, Ohio 43235
(614) 846-5330

Floyd Browne Group
Solutions for Your World
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740.363.6792
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010–03300–010 DECEMBER, 2005

J:\DEL\G\CLIENT\PLANNED COMMUNITIES\03\PCI LOT FOLDERS\AVONLEA_PDF'S\LOT 4889\AVONLEA_LOT 4889.DWG – 3/13/2008 11:40:09 AM