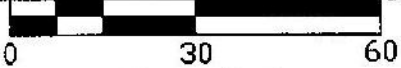


MHI # HZD633
FINAL TC

G.F. # : 1616703115
DATE : APRIL 20, 2017



50221-FTC

SCALE: 1"=30'

- B.L. BUILDING LINE.
- U.E. UTILITY EASEMENT.
- SUBJECT BOUNDARY LINE.
- - - CONTROL MONUMENT TIE.
- // — 6' BOARD FENCE.
- # — 7' BOARD FENCE.

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CURVE	RADIUS	ARC	DELTA
C1	50.00'	58.41'	66°55'59"
C2	50.00'	40.49'	46°23'53"

- ⊗ I.R. W/CAP FOUND (UNREADABLE) (CONTROL MONUMENT).
- ⊙ 5/8" I.R. W/CAP STAMPED "FMS" FOUND.
- ⊙ I.R. W/CAP STAMPED "GEOSURV" FOUND AT FENCE CORNER.
- ⊗ "X" CUT IN CONCRETE FOUND.

- HOUSE ON SLAB.
- CONCRETE SLAB COVERED.
- CONCRETE UNCOVERED.
- ADJACENT STRUCTURE.

DS
AS

DS
KJ

- NOTES:**
- BEARINGS ARE BASED ON THE RECORDED PLAT.
 - *PER G.C.C. No. 2012030756, THE SIDE BUILDING SETBACK IS 5'. THE FRONT AND REAR SETBACKS ARE AS PERMITTED BY THE UTILITY EASEMENTS AND SETBACK LINES SHOWN ON THE RECORDED PLAT.
 - PER GUIDELINES DATED AUGUST OF 2014, THE SETBACKS FOR THIS LOT ARE PER THE RECORDED PLAT AND DEED RESTRICTIONS.
 - PER CITY ORDINANCE No. 2012-10, SECTION 22-13:
 - A. 10' REAR BUILDING LINE AND 10' SIDE STREET BUILDING LINE.
 - B. STRUCTURE IS TO BE BUILT TO A MINIMUM OF 18" ABOVE THE CROWN OF NEAREST ROAD OR HIGHEST ADJACENT GRADE.
 - THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY AND HAS RELIED ON THE TITLE COMMITMENT WITH THE GF NUMBER SHOWN HEREON, PREPARED BY THE TITLE COMPANY REFERENCED HEREON.
 - THE HOUSE PLAN NUMBER SHOWN INSIDE OF THE STRUCTURE HEREON IS BASED ON THE LAST PLOT PLAN RELEASED BY F.M.S. SURVEYING.

