



# SYDNEY'S BEND (50'R/W) DRIVE

10' UTILITY EASEMENT

30' MIN. BLDG. SETBACK

4' SIDEWALK

CITY LOT 7870  
SUB'D. LOT 31  
0.388 ACS.

CITY LOT 7868  
SUB'D. LOT 29  
0.274 ACS.

228.36'

150.01'

N18°16'52"W

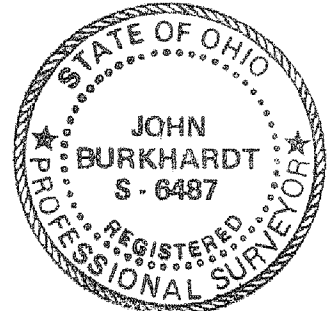
S18°16'52"E

CITY LOT 7869  
SUB'D LOT 30  
0.325 ACS.

### BUILDING SETBACKS

- FRONT YARD = 30'
- REAR YARD = 35'
- SIDE YARD = 7.5'

30' DRAINAGE EASEMENT



39.56'  
S70°55'15"W

CITY LOT 7405  
BYERS RIDGE, SEC. TWO  
P.B.177 PG.34

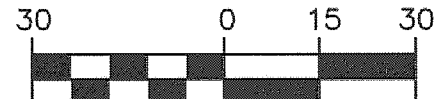
30' MIN. BLDG. SETBACK

N88°52'12"W  
8.43'

10' UTILITY EASEMENT  
R=470.00'  
A=3.99'

MELLOW (60'R/W) DR.

### GRAPHIC SCALE



1 inch = 30 ft.

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# BURKHARDT ENGINEERING COMPANY

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