

TOWN OF YORKTOWN

9800 West Smith Street • P.O. Box 518 • Yorktown, Indiana 47396
Phone (765) 759-4003 • Fax (765) 759-4016 • town@amcritech.net

TOWN MANAGER
Timothy Kelty

BOARD MEMBERS
Mike Beeman
Robert Flanagan
Rick Glaub
Steve Lowry
Karen Pilkington

April 23, 2007

Re: 7204 W. St. Andrews
Yorktown, Indiana 47396

Parcel # 1014225002000

To Whom It May Concern:

The above property is located on a local street, in the Town of Yorktown. Yorktown Zoning requirements for setbacks in the R1 zoning area of Woodland Trails Subdivision are twenty five (25) feet.

After reviewing the survey, I find the property to be in compliance with Yorktown setback standards.

Additionally, in the case of an existing structure, if the setbacks had been less than the required twenty five feet, it would have still been considered legally nonconforming, sometimes referred to as "grandfathered".

There are no violations present on this property.

Sincerely,

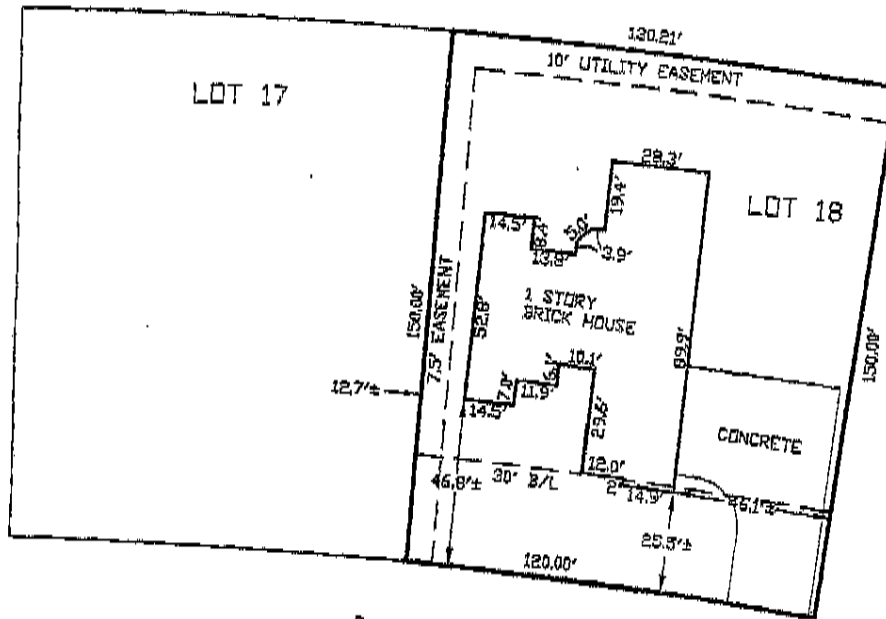
Toni Y. Cecil
Building Commissioner, Zoning Administrator
Town of Yorktown

APR. 23. 2007 9:55AM
757-4016

ERA Eagle Real Estate, Inc.

NO. 0113 P. 2

7204 W. St. Andrews



E. ST. ANDREWS AVENUE
50' R/W



SCALE
1" = 40'
JOB #82-261-07
FB. 297 PG. 038
CREW-KR, TR
FIELD WORK PERFORMED
APRIL 17, 2007
DRAWN BY: DSL

Lot 18 in Woodland Trails Section A, an Addition to the Town of Yorktown, as shown in Plat M, pages 148-149, Records of Delaware County, Indiana.

SURVEYOR'S LOCATION REPORT

This identification plat shows the building or buildings as located on the premises described, that said building or buildings are entirely within the boundary lines and that there are no above ground encroachments on the premises described by the building or buildings of any adjoining premises, except as indicated.

This Survey Location Report was prepared for identification purposes only and is not intended or represented to be a land or property line survey. No corners were set. Do not use for establishing fence or boundary lines. No responsibility is extended herein to land owner or occupant.

The within tract does not lie within that Special Flood Hazard Zone A as sold tract plots by scale on Community Panel #180051 0073 C of the Flood Insurance Rate Maps for Delaware County, Indiana, (Maps dated: 12/3/87).

Haldon L. Ashton
Registered Land Surveyor LS80040145
Haldon L. Ashton

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law Haldon L. Ashton.

Apvd:
Joni Cecil
4-23-07
Town of Yorktown
Building & Zoning Dept.



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