

LOT 4, FREDERICA TOWNSHIP (PHASE I)

TOTAL AREA = 2.010 ACRES

LOT 5

S 73°27'58" E

480.21'

35' BUILDING SETBACK

318'

**BUILDING
ENVELOPE**

121'

100' BUILDING
SETBACK

289'

35' BUILDING SETBACK

443.24'

N 73°56'38" W

**SOMERSET TRACE
(50' PRIVATE R/W)**

148.47'

S 37°47'06" W

C1

LOT 80

LOT 3

N 75°08'17" E
19.87'

N 64°24'07" E
42.99'

N 01°22'49" W
26.51'

N 42°17'03" E
28.12'

N 57°33'02" E
24.80'

N 16°50'10" W
31.50'

N 24°47'02" E
28.16'

N 38°14'20" E
19.71'

N 62°55'53" W
25.97'

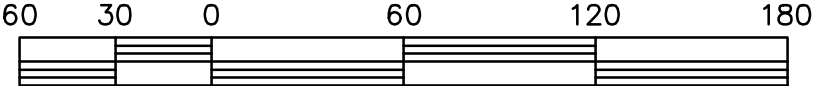
50' BUILDING
SETBACK

136'

WETLAND

M A R S H

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	325.00'	48.40'	48.36'	S 42°03'06" W



SCALE IN FEET



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