

LOT 208, FREDERICA TOWNSHIP (PHASE IV)

TOTAL AREA = 1.414 ACRES

207

S 48°18'18" E
363.58'

35' BUILDING SETBACK

N 28°57'19" E
23.46'

N 58°33'46" E
20.72'

N 42°41'41" E
67.50'

50' BUILDING SETBACK

103'

208'

BUILDING ENVELOPE

101'

100' BUILDING SETBACK

S 44°19'37" W
170.00'

PIKES BLUFF DRIVE
(100' PRIVATE R/W)

N 35°11'57" E
12.61'

N 42°36'51" E
33.96'

N 61°00'25" E
16.35'

WETLANDS

35' BUILDING SETBACK

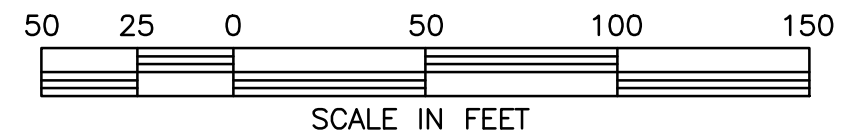
362.32'

20' PRIVATE DRAINAGE EASEMENT

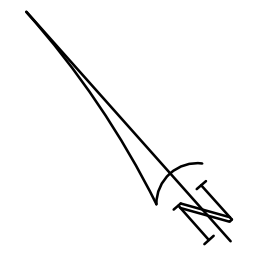
N 48°40'02" W

10'

209



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F R E D E R I C A R I V E R