

LOT 117 FREDERICA TOWNSHIP (PHASE II)

TOTAL AREA = 3.033 ACRES

LOT 178

S 31°19'47" E
549.04'

40' BUILDING SETBACK

376'

100.50'
S 66°04'22" W

**(MINIMUM HARRIS LANE
60' R/W)**

C1

100' BUILDING SETBACK

204'

BUILDING ENVELOPE

190' 50' BUILDING SETBACK

LAKE RESERVED AREA

289'

40' BUILDING SETBACK

429.48'

N 31°13'11" W

170.46'
S 60°27'46" W

LOT 118



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1871.85'	287.91'	287.63'	S 38°03'11" W



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