

LOT 239 FREDERICA TOWNSHIP (PHASE V)

TOTAL AREA = 2.052 ACRES

LOT 238

**(PRIVATE R/W - 100' MINIMUM)
PIKES BLUFF ROAD**

LAKE
RESERVED AREA

S 45°29'10" E
484.58'
35' BUILDING SETBACK

257'

BUILDING
ENVELOPE

186'

100' BUILDING
SETBACK

N 73°36'37" E
221.73'

50' BUILDING
SETBACK

145'

200'

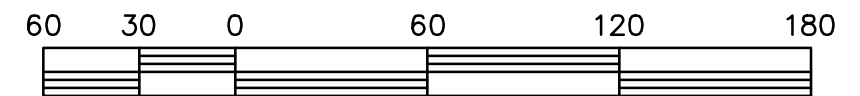
35' BUILDING SETBACK

369.77'

N 43°20'42" W

TELFORD LANE (60' PRIVATE R/W)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	3359.47'	61.17'	61.17'	S 33°42'23" W
C2	348.65'	284.75'	276.90'	N 77°40'06" W



SCALE IN FEET

LOT 240



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