

# LOT 54, FREDERICA TOWNSHIP (PHASE I)

AREA = 2.458 ACRES



LOT 55

20' UTILITY EASEMENT (PRIVATE)

N 10°11'36" W  
486.16'

35' BUILDING SETBACK  
277'

N 88°18'58" E  
207.54'

ST. ANNIE'S LANE  
(100' PRIVATE R/W)

100' BUILDING SETBACK

BUILDING ENVELOPE

192'

100' BUILDING SETBACK

118.01'  
N 80°25'15" W

5' UTILITY EASEMENT (PUBLIC)

110'

294'

35' BUILDING SETBACK

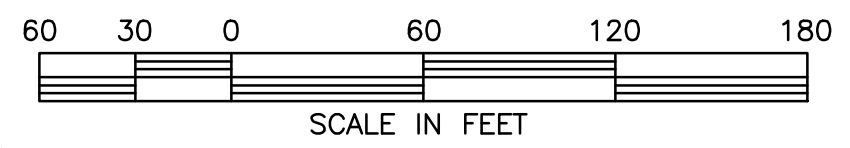
513.90'

S 06°45'48" W

LOT 53

LINE	BEARING	DISTANCE
L1	S 74°40'13" W	32.38'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	450.00'	19.78'	19.78'	N 87°03'25" E
C2	200.00'	68.66'	68.33'	N 78°28'50" E



MARLIN LANE  
(50' PRIVATE R/W)



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