

LOT 154, FREDERICA TOWNSHIP (PHASE III)

AREA = 3.024 ACRES

LOT 155

KIRKALDY
LANE (100'
PRIVATE R/W)

PIKES BLUFF DRIVE
(100' PRIVATE R/W)

LAKE
RESERVED
AREA

20' UTILITY EASEMENT (PRIVATE)
S 56°28'27" E

369.21'
40' BUILDING SETBACK
231'

BUILDING
ENVELOPE

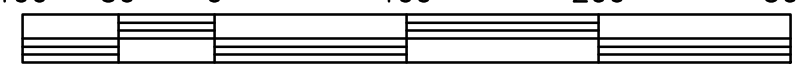
50' BUILDING
SETBACK
509'

50' BUILDING
SETBACK
516'

LINE	BEARING	DISTANCE
L1	N 38°27'32" E	71.66'
L2	N 12°30'29" E	83.05'
L3	N 15°23'11" W	83.05'
L4	N 12°36'57" W	98.41'
L5	N 18°07'40" E	98.41'
L6	N 70°26'17" E	88.12'
L7	N 87°22'10" E	129.26'
L8	S 00°00'00" E	13.28'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	2809.38'	378.47'	378.18'	S 03°51'33" E
C2	500.00'	118.51'	118.23'	S 00°55'43" E

100 50 0 100 200 300



SCALE IN FEET



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