

LOT 174, FREDERICA TOWNSHIP (PHASE II-A)

TOTAL AREA = 2.345 ACRES

LAKE
RESERVED
AREA

LOT 175

N 36°24'39" W
433.63'

40' BUILDING SETBACK

266'

BUILDING
ENVELOPE

50' BUILDING
SETBACK

S 07°19'24" W
185.49'

215'

278.58'

S 35°52'15" E

20' PRIVATE UTILITY EASEMENT

LOT 173

HARRIS LANE
(MINIMUM 60'
PRIVATE R/W)

N 38°04'37" W
24.09'

LOT 171

LOT 172A

LOT 172B

100' BUILDING
SETBACK

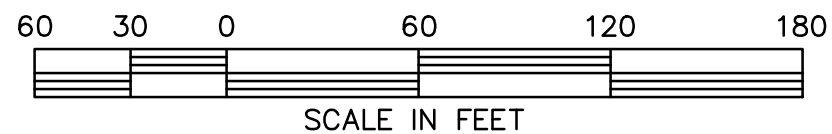
100'

40' BUILDING SETBACK

10.0'

240.40' N 65°39'33" E

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	80.00'	52.88'	51.92'	N 19°08'29" W	37°52'17"



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