

LOT 45, FREDERICA TOWNSHIP (PHASE I)

TOTAL AREA = 2.108 ACRES

LOT 44

S 55°48'05" W
382.39'

40' BUILDING SETBACK

207'

80' BUILDING SETBACK

167'

**BUILDING
ENVELOPE**

116'

100' BUILDING SETBACK

189.49'

N 29°30'21" W

FREDERICA TOWNSHIP
GOLF COURSE

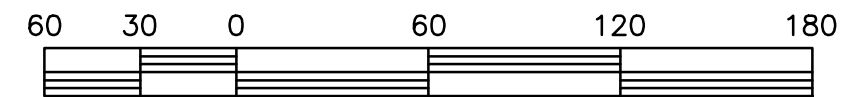
293'

40' BUILDING SETBACK

498.37'

N 51°55'17" E

LOT 46



SCALE IN FEET

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

MARLIN LANE (60' PRIVATE R/W)

S 47°47'55" E
76.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	200.00'	221.03'	209.95'	S 10°42'20" W



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