

LOT 3
REVISED WATERS EDGE
P.B.V. 22 PG. 411
R=1472.69'
L=225.51'
TAN=112.97°
DELTA=8°46'24"
CHRD. BRG.=N24°09'02"E
CHRD.=225.29'

20' SANITARY SEWER EASEMENT
(APPROXIMATE LOCATION)

N28°32'14"E
66.76'
N/F
MAFFEI ASSOCIATES
INST. NO. 199964121

N/F
MAFFEI ASSOCIATES
INST. NO. 199964122

N/F
DAVID M. RAUCH AND
VIRGINIA M. RAUCH
D.B.V. 2377, PG. 431

N/F
CHRISTINE M. ANTHOU
INST. NO. 200311698

PROP. LOT 1
4080 WASHINGTON ROAD
58,679 SQ. FT.
1.347 AC.

CONSERVATION EASEMENT LINE - 25'

N/F
MAFFEI ASSOCIATES
INST. NO. 199964120
REAR YARD BLDG. SETBACK - 40'

RETAIL SPACE
10,573 SQ. FT. GFA
FF = 996.4

3' CONC. BERM

N63°14'01"W 208.11'
10' SIDE YARD BLDG. SETBACK

10' SIDE YARD BLDG. SETBACK

BLDG. SETBACK - 40'

