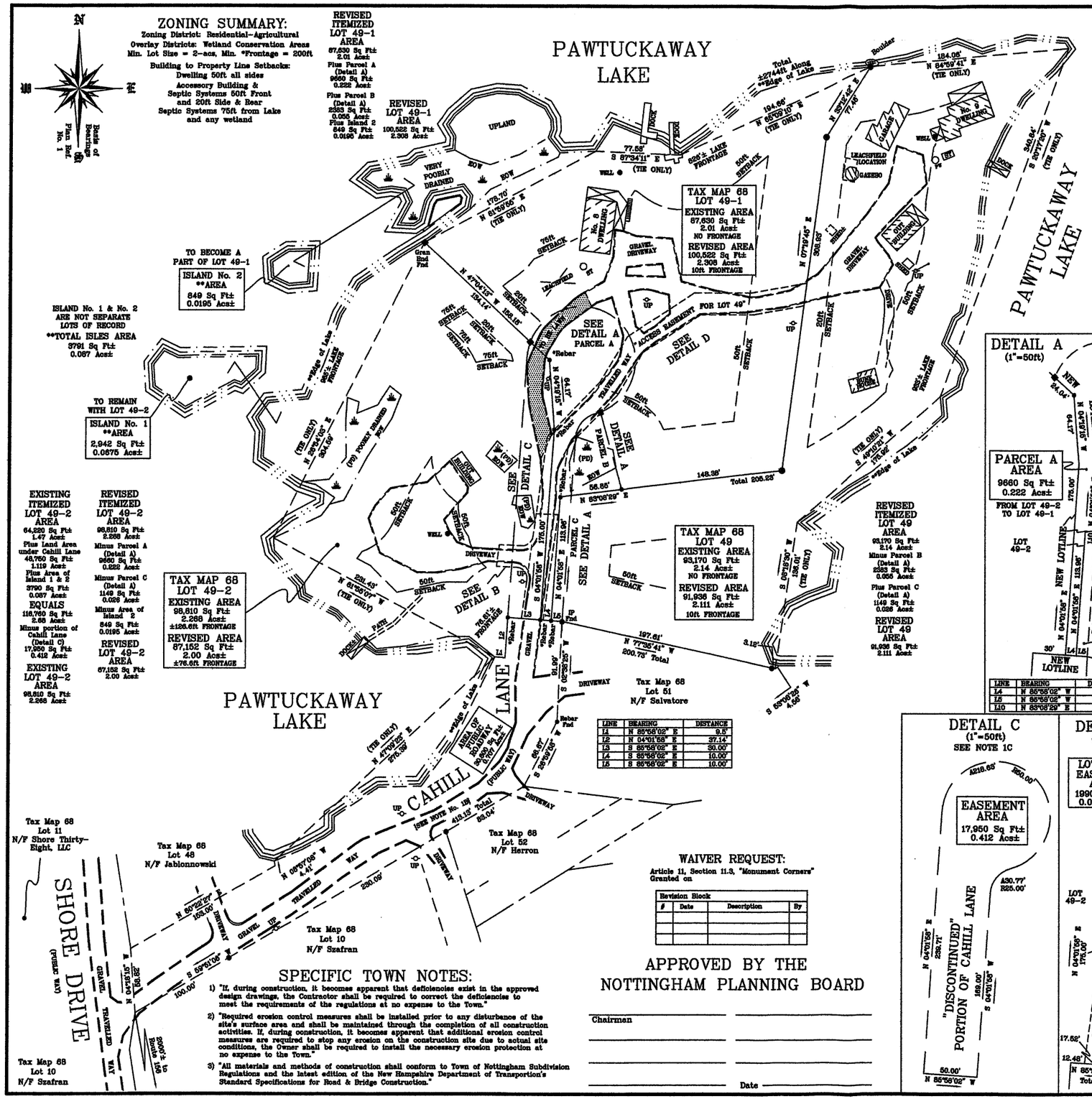
ZONING SUMMARY:

Zoning District: Residential–Agricultural
Overlay Districts: Wetland Conservation Areas
Min. Lot Size = 2–acs, Min. *Frontage = 200ft

Building to Property Line Setbacks:
Dwelling 50ft all sides
Accessory Building &
Septic Systems 50ft Front
and 20ft Side & Rear
Septic Systems 75ft from Lake
and any wetland


N
E
W
S
Basis of Bearings Plan Ref. No. 1
PAWTUCKAWAY LAKE
PAWTUCKAWAY LAKE
PAWTUCKAWAY LAKE
CAHILL LANE
SHORE DRIVE
REVISED ITEMIZED LOT 49–1 AREA
87,630 Sq Ft± 2.01 Acs±
Plus Parcel A (Detail A) 9660 Sq Ft± 0.222 Acs±
Plus Parcel B (Detail A) 2383 Sq Ft± 0.055 Acs±
Plus Island 2 849 Sq Ft± 0.0195 Acs±
REVISED LOT 49–1 AREA
100,522 Sq Ft± 2.308 Acs±
TO BECOME A PART OF LOT 49–1
ISLAND No. 2
**AREA
849 Sq Ft±
0.0195 Acs±
ISLAND No. 1 & No. 2 ARE NOT SEPARATE LOTS OF RECORD
**TOTAL ISLES AREA
3791 Sq Ft±
0.087 Acs±
TO REMAIN WITH LOT 49–2
ISLAND No. 1
**AREA
2,942 Sq Ft±
0.0675 Acs±
EXISTING ITEMIZED LOT 49–2 AREA
64,220 Sq Ft± 1.47 Acs±
Plus Land Area under Cahill Lane
49,750 Sq Ft± 1.119 Acs±
Plus Area of Island 1 & 2
3790 Sq Ft± 0.087 Acs±
EQUALS
116,760 Sq Ft± 2.68 Acs±
Minus portion of Cahill Lane (Detail C)
17,950 Sq Ft± 0.412 Acs±
EXISTING LOT 49–2 AREA
98,810 Sq Ft± 2.268 Acs±
REVISED ITEMIZED LOT 49–2 AREA
98,810 Sq Ft± 2.268 Acs±
Minus Parcel A (Detail A) 9660 Sq Ft± 0.222 Acs±
Minus Parcel C (Detail A) 1149 Sq Ft± 0.026 Acs±
Minus Area of Island 2 849 Sq Ft± 0.0195 Acs±
REVISED LOT 49–2 AREA
87,152 Sq Ft± 2.00 Acs±
TAX MAP 68 LOT 49–2
EXISTING AREA
98,810 Sq Ft± 2.268 Acs±
±123.6ft FRONTAGE
REVISED AREA
87,152 Sq Ft± 2.00 Acs±
±76.6ft FRONTAGE
TAX MAP 68 LOT 49–1
EXISTING AREA
87,630 Sq Ft± 2.01 Acs±
NO FRONTAGE
REVISED AREA
100,522 Sq Ft± 2.308 Acs±
10ft FRONTAGE
TAX MAP 68 LOT 49
EXISTING AREA
93,170 Sq Ft± 2.14 Acs±
NO FRONTAGE
REVISED AREA
91,936 Sq Ft± 2.111 Acs±
10ft FRONTAGE
REVISED ITEMIZED LOT 49 AREA
93,170 Sq Ft± 2.14 Acs±
Minus Parcel B (Detail A) 2383 Sq Ft± 0.055 Acs±
Plus Parcel C (Detail A) 1149 Sq Ft± 0.026 Acs±
REVISED LOT 49 AREA
91,936 Sq Ft± 2.111 Acs±
Total ±2744ft Along **Edge of Lake
Total 205.23'
Total 200.73'
Total 413.18'
Total 50'
Total 53.04'
Tax Map 68 Lot 51 N/F Salvatore
Tax Map 68 Lot 11 N/F Shore Thirty-Eight, LLC
Tax Map 68 Lot 48 N/F Jablonnowski
Tax Map 68 Lot 10 N/F Szafran
Tax Map 68 Lot 52 N/F Herron
AREA OF TOTAL WAY 30,000 Sq Ft± 0.689 Ac±
(PUBLIC WAY)
(PRIVATE WAY)
TRAVELED WAY
GRAVEL DRIVEWAY
UPLAND
VERY POORLY DRAINED
(PD) POORLY DRAINED
VPD
PW
EOW
DOCK
BOULDER
WELL
LEACHFIELD
GARAGE
No. 8 DWELLING
No. 9 DWELLING
OUT BUILDING
SEE DETAIL A PARCEL A
SEE DETAIL B
SEE DETAIL C
SEE DETAIL D
ACCESS EASEMENT FOR LOT 49
50ft SETBACK
75ft SETBACK
20ft SETBACK
PARCEL A
PARCEL B
PARCEL C
N 64°59'41" E (TIE ONLY)
N 65°59'10" E (TIE ONLY)
N 61°59'06" E (TIE ONLY)
S 87°34'11" E (TIE ONLY)
S 20°17'50" W (TIE ONLY)
N 47°04'13" W 154.14'
N 47°39'25" E (TIE ONLY)
N 47°39'25" E 276.39'
N 09°57'06" W 4.42'
N 52°22'27" E 153.03'
S 52°51'06" E 100.00'
N 04°57'15" E 55.82'
N 04°01'56" E 113.96'
N 83°08'29" E 148.36'
N 77°35'41" W 200.73' Total
S 05°58'25" W 4.05'
S 63°06'29" W 4.05'
S 87°12'42" E 77.48'
N 07°19'45" E 305.93'
S 07°19'45" W 305.93'
S 02°38'25" W 91.96'
S 04°01'56" W 175.00'
S 04°01'56" W 113.96'
S 04°01'56" W 115.96'
S 04°01'56" W 175.00'
S 04°01'56" W 169.00'
S 04°01'56" W 238.71'
S 04°01'56" W 230.05'
S 04°01'56" W 100.00'
N 04°01'56" E 238.71'
N 04°01'56" E 175.00'
N 04°01'56" E 113.96'
N 04°01'56" E 115.96'
N 04°01'56" E 175.00'
N 04°01'56" E 169.00'
N 04°01'56" E 230.05'
N 04°01'56" E 100.00'
N 85°58'02" W 10.00'
N 85°58'02" W 10.00'
N 85°58'02" W 10.19'
N 85°58'02" E 9.5'
N 04°01'56" E 37.14'
S 85°58'02" E 30.00'
S 85°58'02" E 10.00'
S 85°58'02" E 10.00'
S 85°58'02" E 10.00'
S 85°58'02" W 10.00'
S 85°58'02" W 10.00'
S 85°58'02" W 10.19'
S 85°58'02" W 50.00'
S 85°58'02" W 50.00'
N 85°58'02" W 50.00'
N 85°58'02" W Total 50'
S 85°58'02" W Total 50'
N 85°58'02" E 50.00'
N 85°58'02" E 50.00'
N 85°58'02" E Total 50'
N 85°58'02" E 50.00'
N 85°58'02" E 50.00'
N 85°58'02" E 50.00