NOTES:

1. APPARENT SOURCE OF TITLE:
LOT 58 OF SISTERS COVE, PHASE III, RECORDED IN MAP BOOK 60 PAGE 132.
PIN# 4648573155 (144 TWIN SISTERS LANE)

2. AREA CALCULATED BY COORDINATE GEOMETRY METHOD.
TOTAL LOT AREA 24,404 sqft/0.560 acres.

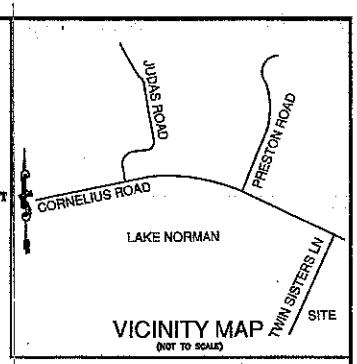
3. SUBJECT TO (RA) ZONING REGULATIONS.

4. MINIMUM FRONT SETBACK 35'
MINIMUM SIDE SETBACK 15'
MINIMUM REAR SETBACK 35' (FROM BOUNDARY)
50' (FROM 760 CONTOUR)

5. THIS PARCEL MAY BE SUBJECT TO EASEMENTS AND/OR R/W'S EITHER RECORDED OR IMPLIED. A COMPLETE AND FULL TITLE SEARCH WAS NOT PERFORMED FOR THIS SURVEY.

LEGEND

- LINES NOT SURVEYED
- HVAC ..... HEATING AND AIR UNIT
- R/W ..... RIGHT OF WAY
- ..... FOUND REBAR
- ..... CURB INLET
- ..... SANITARY SEWER CLEAN OUT
- CF ..... COMBINED SCALE FACTOR
- PSDE ..... PUBLIC STORM DRAINAGE EASEMENT
- TV ..... TELEVESION PEDESTAL
- ..... POWER TRANSFOMRER
- ..... TELEPHONE PEDESTAL
- WM ..... WATER METER
- GM ..... GAS METER
- PM ..... POWER METER



GRAPHIC SCALE
40 0 20 40
(IN FEET)
1 inch = 40 ft.

LINE TABLE		
LINE	LENGTH	BEARING
L27	40.11	S48°55'35"W

