



PARCEL 3
829,294 ± SF
19.04 ± ACRES

AREA TABULATIONS
AREA PARCEL 3 - 829,294 ± SF, 19.04 ± AC.
AREA R/W - 40,294 SF, 0.93 AC.

BUILDING RESTRICTIONS
- PROPERTY IS ZONED GENERAL INDUSTRIAL DISTRICT, M-2.
- PARCELS ARE SERVED BY PUBLIC WATER AND PRIVATE SEWER.
- MINIMUM LOT SIZE ALLOWABLE IS 10,000 S.F.

FRONTAGE REQUIREMENTS:
- MINIMUM WIDTH OF LOTS SHALL BE 75' AT THE SETBACK LINE.

YARD REGULATIONS:
FRONT: 50' MINIMUM
SIDE: 20' MINIMUM
REAR: 20' MINIMUM

NOTE: ALL ROADS TO REMAIN PRIVATE.

CURVE DATA TABLE

CURVE (A)	CURVE (B)
Δ = 67°43'54"	Δ = 67°43'54"
R = 415.00'	R = 365.00'
L = 490.75'	L = 431.27'
C = 462.32'	C = 406.62'
CB = N37°50'50"E	CB = N37°50'50"E

- BUILDING SETBACK LINE
- FENCE
- TRAVERSE LINE
- PROPERTY CORNER SET
- 100 YEAR FLOOD LIMITS
- EDGE OF MARSH
- NEAR LOW WATER

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Allen K. Smith

**EAST INDUSTRIAL SUBDIVISION
RECORD PLAT**



NO.	DATE	BY

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