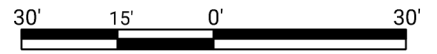


ADDRESS: 1058 GREAT BARRACUDA LANE

PLAT NO. 2023027029

AREA: 13,295 S.F. ~ 0.31 ACRES

DRAINAGE TYPE: "A"



GRAPHIC SCALE: 1" = 30'

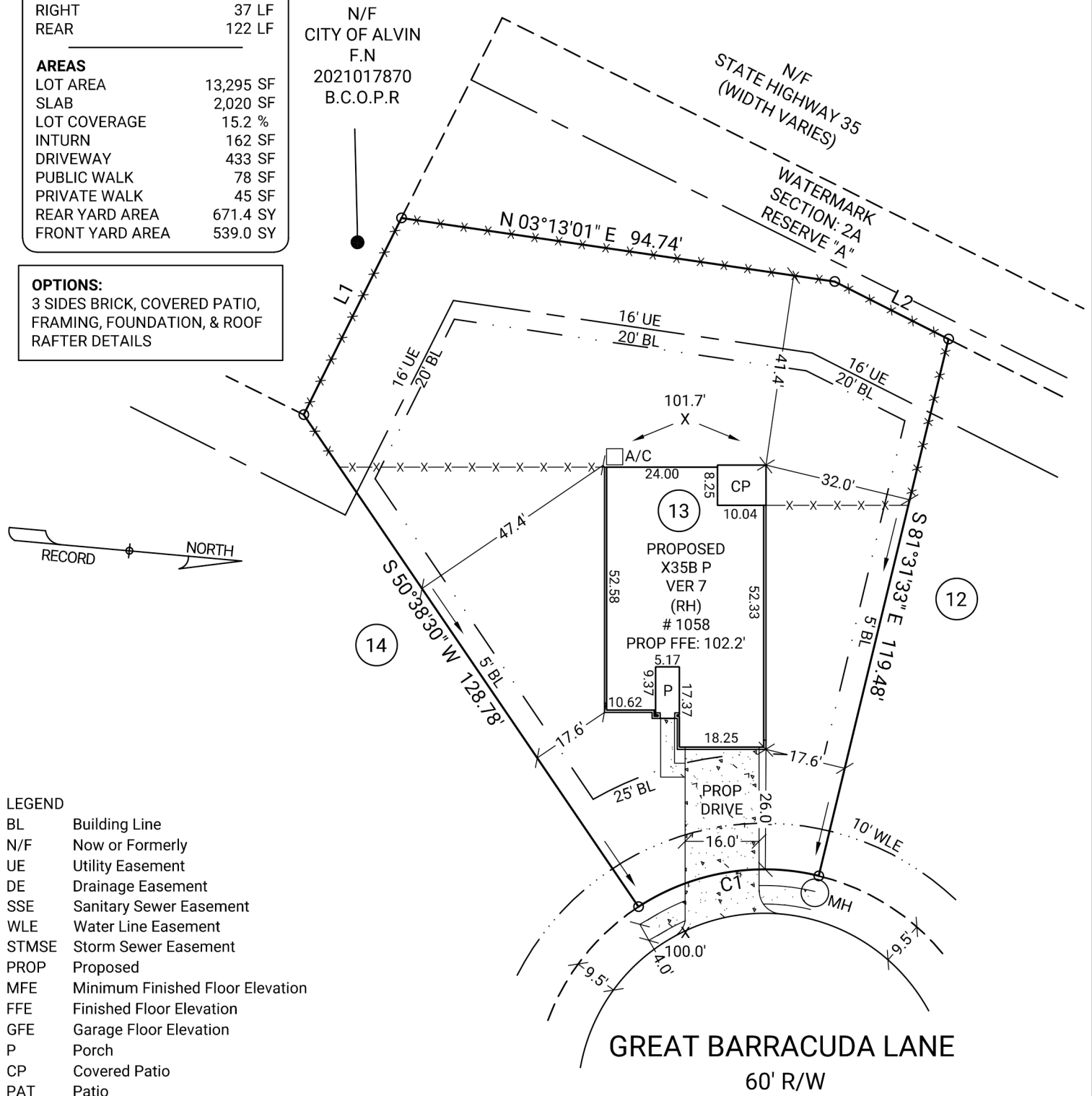
Line	Bearing	Distance
L1	N 68°40'44" W	47.52'
L2	N 21°40'55" E	27.62'

Curve	Radius	Length	Chord	Chord Bearing
C1	50.00'	40.69'	39.59'	S 14°50'42" E

TOTAL FENCE	
TOTAL FENCE	308 LF
FRONT	88 LF
LEFT	61 LF
RIGHT	37 LF
REAR	122 LF

AREAS	
LOT AREA	13,295 SF
SLAB	2,020 SF
LOT COVERAGE	15.2 %
INTURN	162 SF
DRIVEWAY	433 SF
PUBLIC WALK	78 SF
PRIVATE WALK	45 SF
REAR YARD AREA	671.4 SY
FRONT YARD AREA	539.0 SY

OPTIONS:
 3 SIDES BRICK, COVERED PATIO,
 FRAMING, FOUNDATION, & ROOF
 RAFTER DETAILS



- LEGEND**
- BL Building Line
 - N/F Now or Formerly
 - UE Utility Easement
 - DE Drainage Easement
 - SSE Sanitary Sewer Easement
 - WLE Water Line Easement
 - STMSE Storm Sewer Easement
 - PROP Proposed
 - MFE Minimum Finished Floor Elevation
 - FFE Finished Floor Elevation
 - GFE Garage Floor Elevation
 - P Porch
 - CP Covered Patio
 - PAT Patio
 - S Stoop
 - MH Man Hole
 - CONC Concrete
 - X- Fence
 - TOF Top of Forms
 - RBF Rebar Found
 - RBS Rebar Set

NOTE: BASE ELEVATION IS ASSUMED.
 (FOR REFERENCE ONLY)

NOTE: PLOT PLAN PREPARED WITHOUT BENEFIT OF TITLE.

GENERAL NOTES: No field work has been performed. This Map or Plat is subject to any additional easements or restrictions of record. Contact utility contractor for location prior to construction (if applicable). This plat is for exclusive use by client. Use by third parties is at their own risk. City sidewalks, driveway approaches, and other improvements inside the city's right of way are provided for demonstration purposes only. consult the development plans for actual construction. This plat has been calculated for closure and is found to be accurate within one foot in 10,000+ feet.