PRPOA – Corner Lots

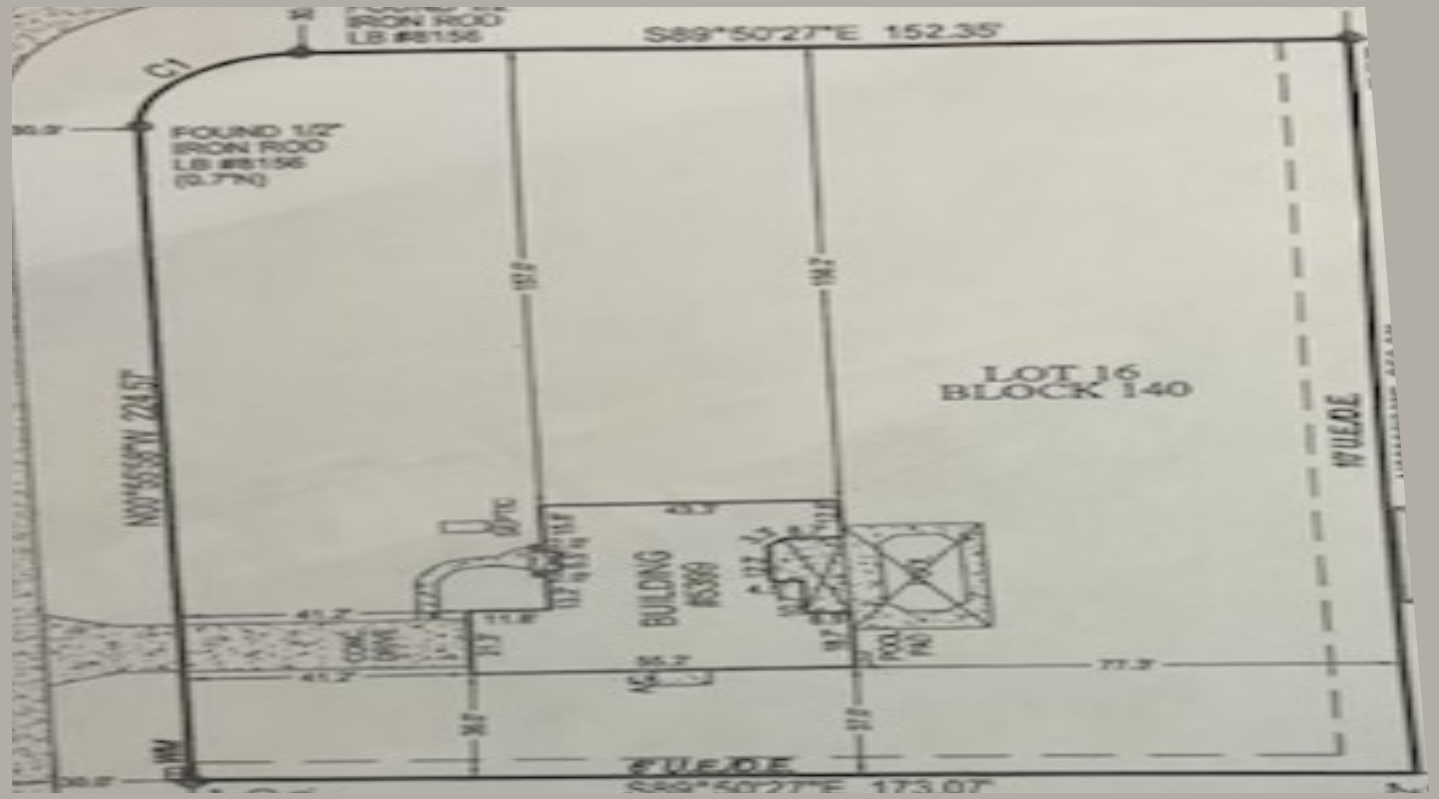
- Purpose of Presentation
  - Explain the process of Identifying
    - Front Property Line
    - Front Line of the Main Structure
    - Rear Line of the Main Structure
  - Goal – provide most usable space for every Member.

2 Examples – Corner Lots

- Simple Example
- Non Parallel Corners

Example 1

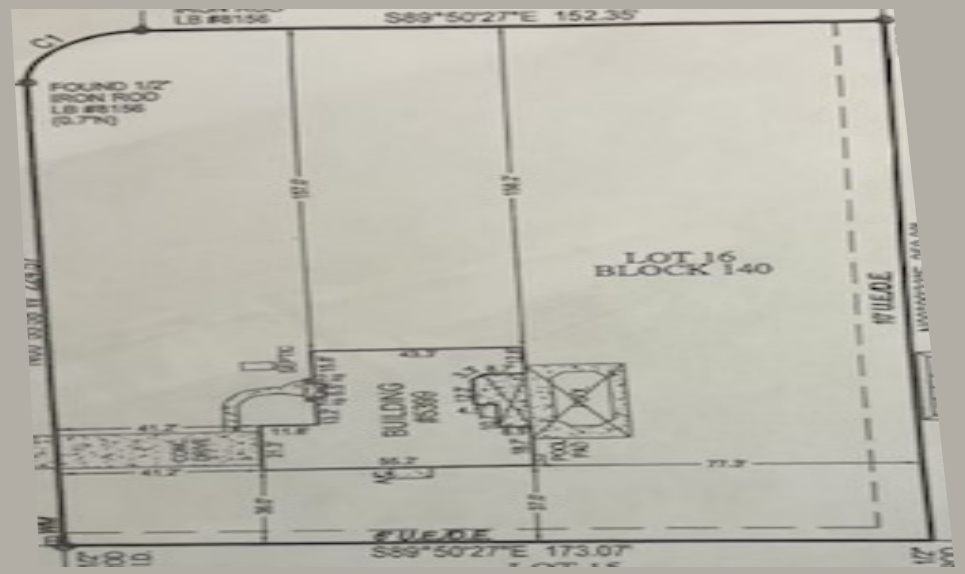
Simple Example


IRON ROD
LB #8156
S89°50'27"E 152.35'
C1
FOUND 1/2"
IRON ROD
LB #8156
(0.7'N)
LOT 16
BLOCK 140
BUILDING
#5389
S89°50'27"E 173.07'

Identify a Street A and Street B

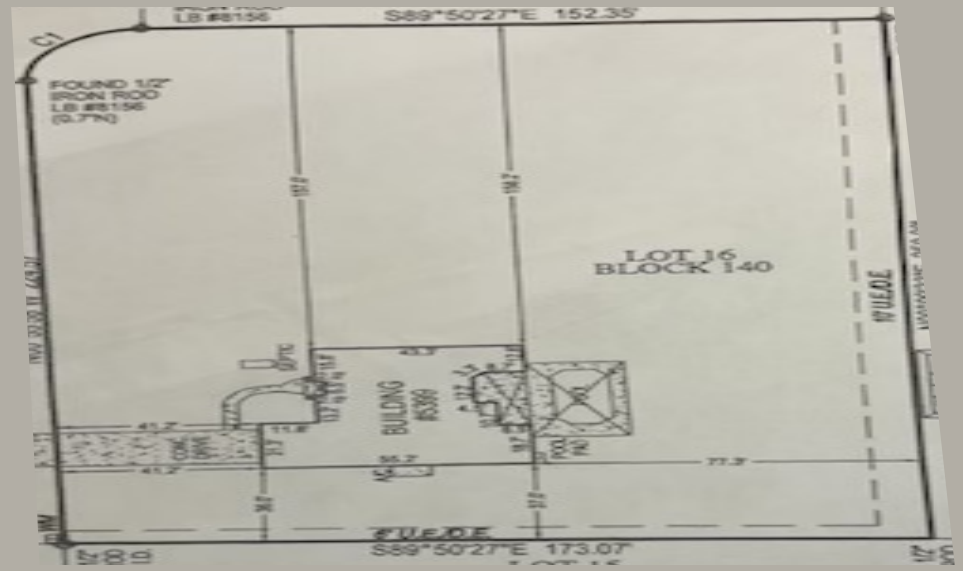
B

A

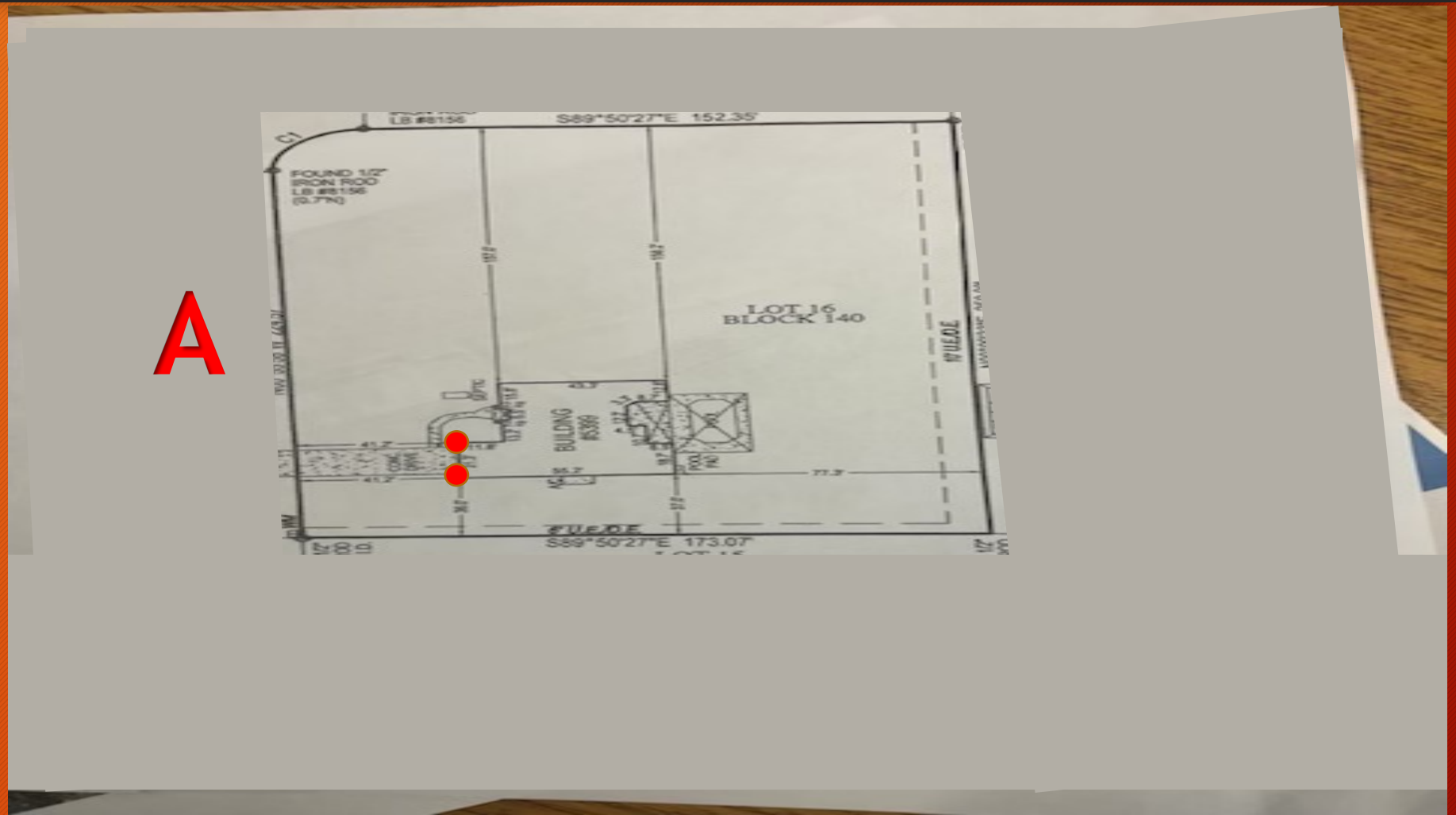


For Street A:

A

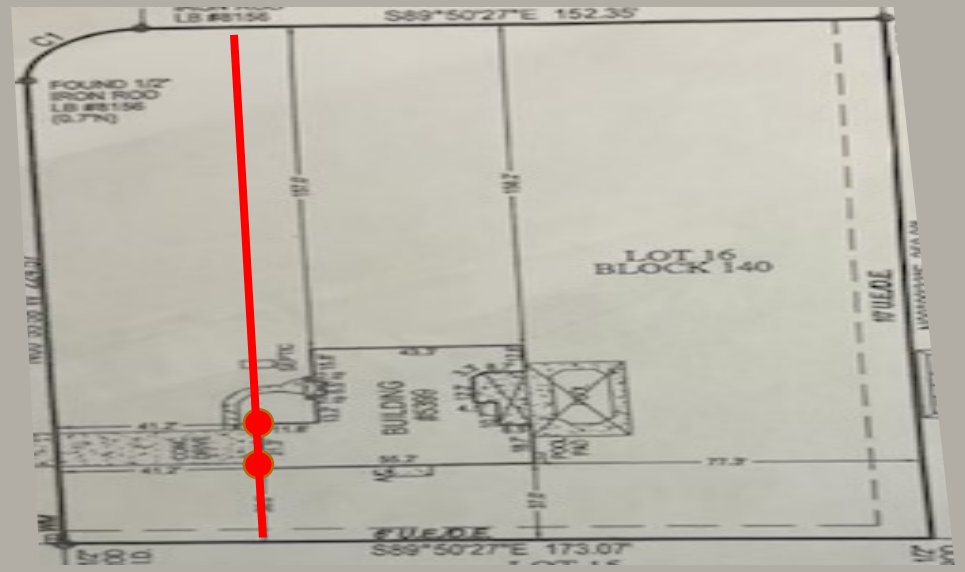


For Side A: Determine the two most forward corners (closest to Street A)



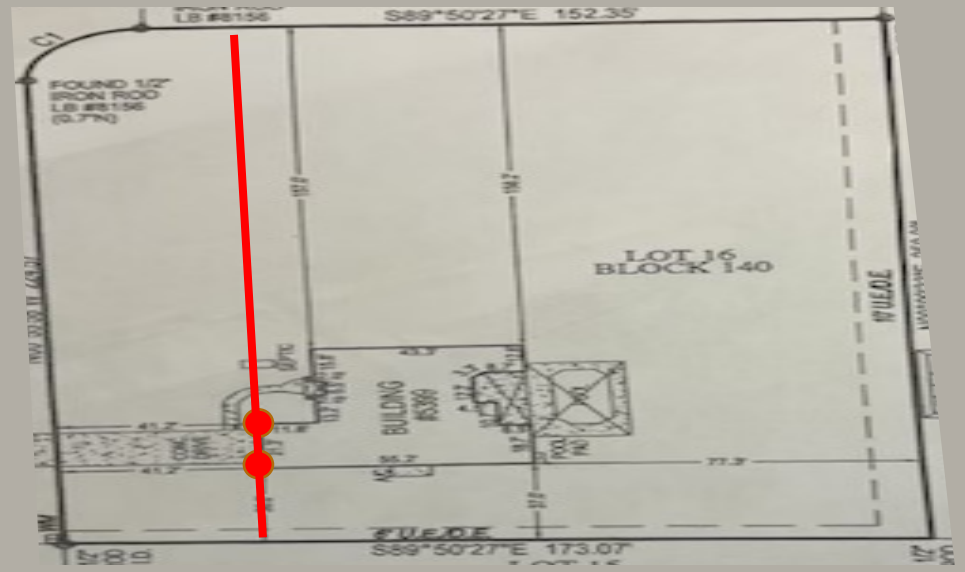
For Side A: extend a line through these two points out to the side property lines

A



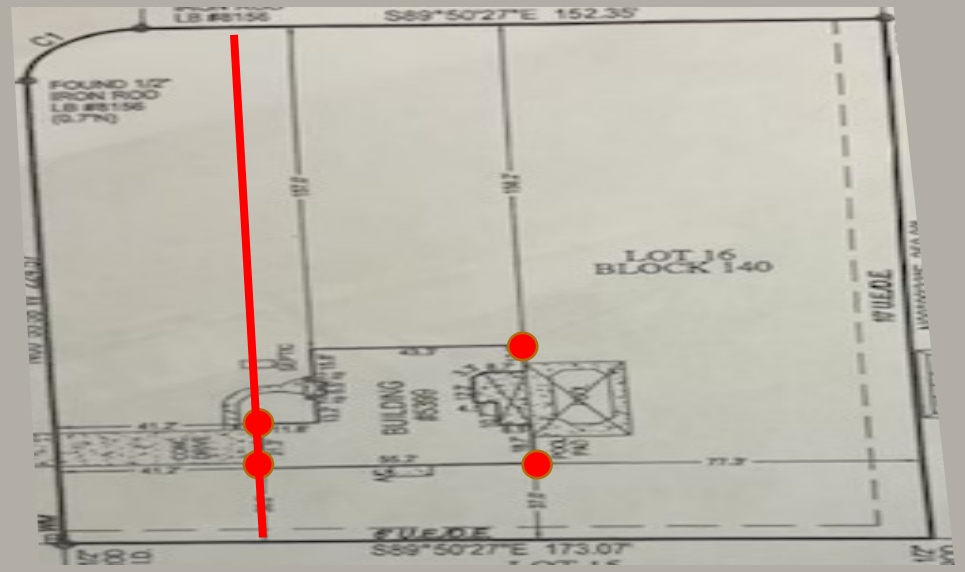
This is the **Front Line of the Main Structure** as viewed from **Street A**

A



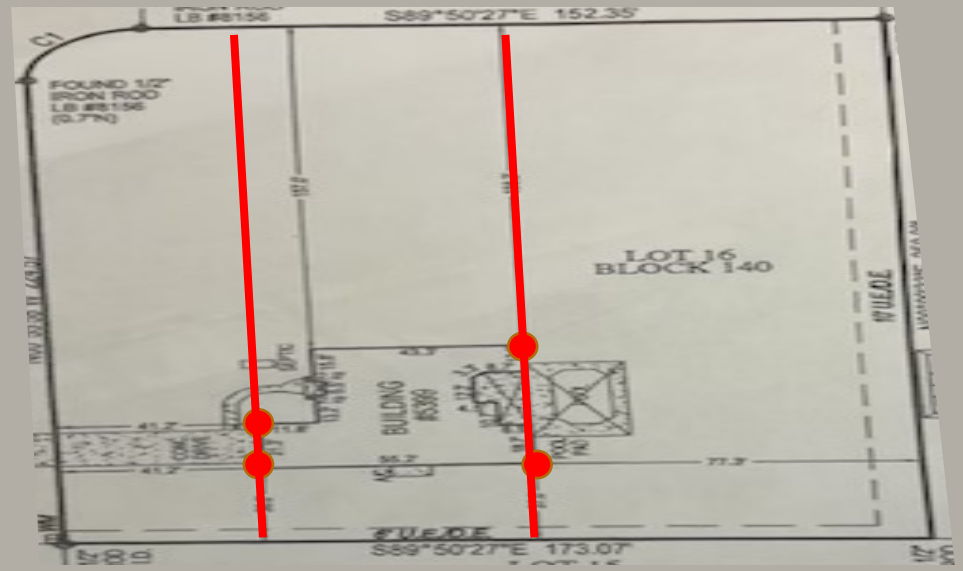
Determine the two most outer rear corners (closest to rear and each sides of the property) of the Main Structure, excluding pool and cage

A



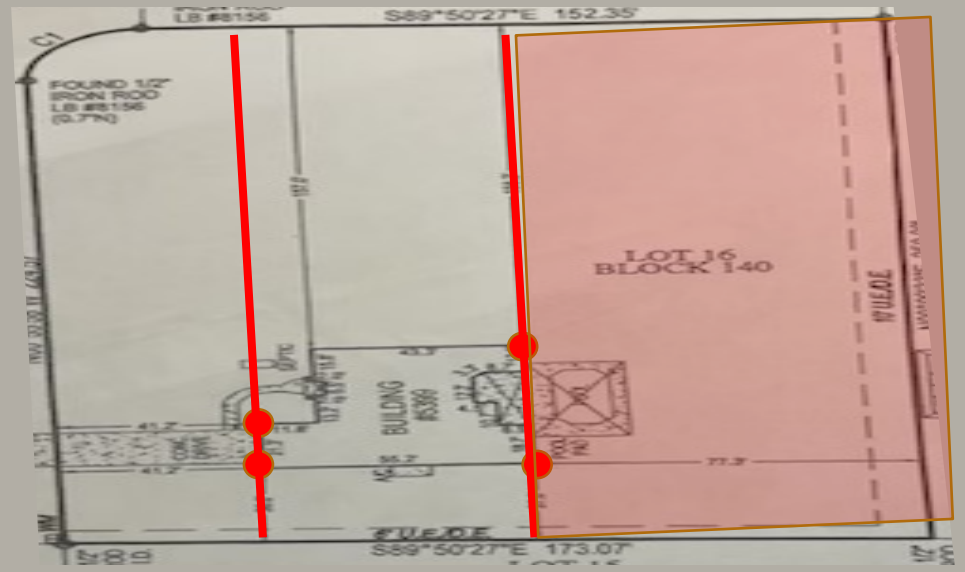
Extend a line separately through each point parallel to the Front Line of the Main Structure out to the side property lines

A

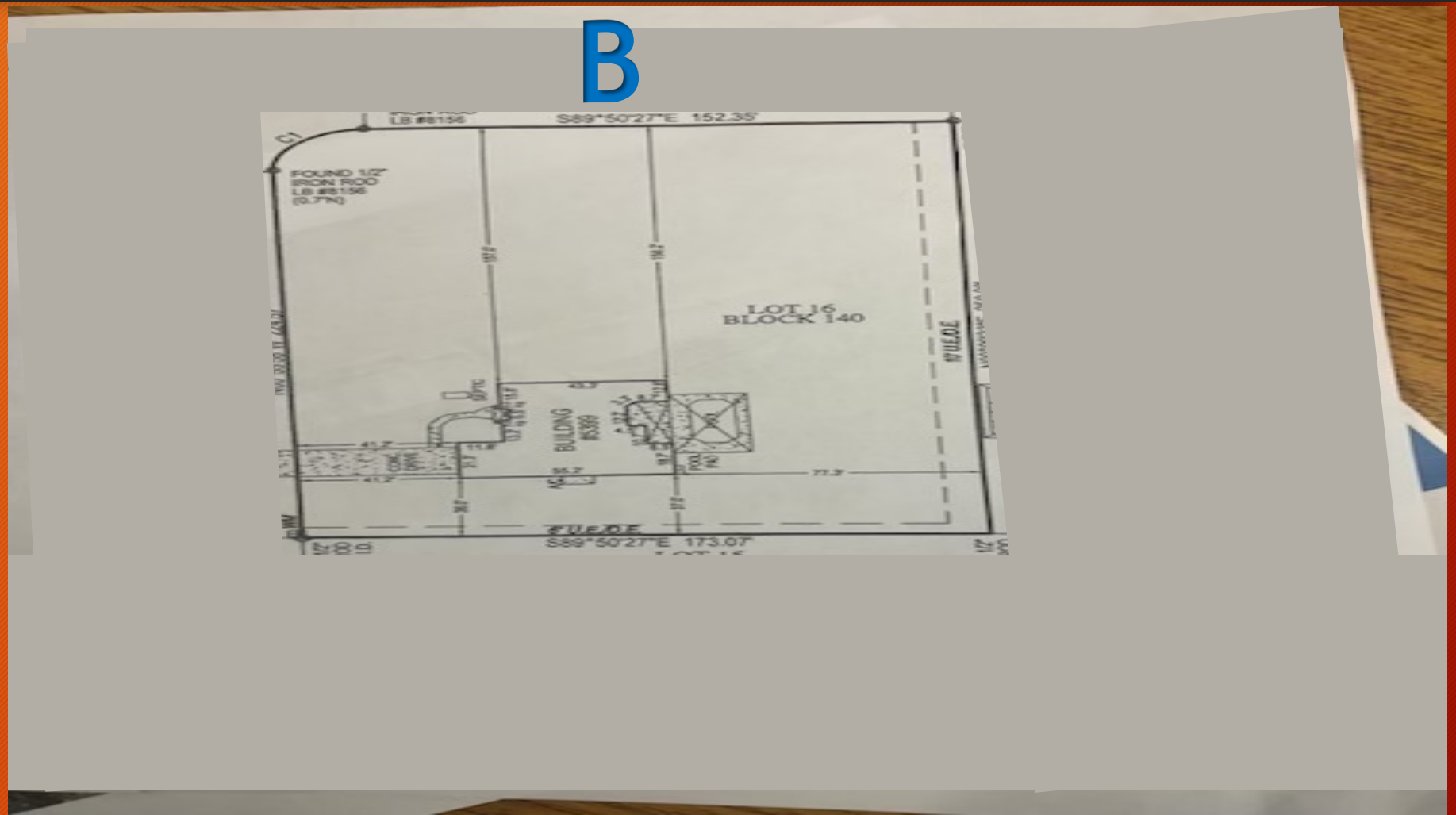


This would be the rear line of the Main Structure for A

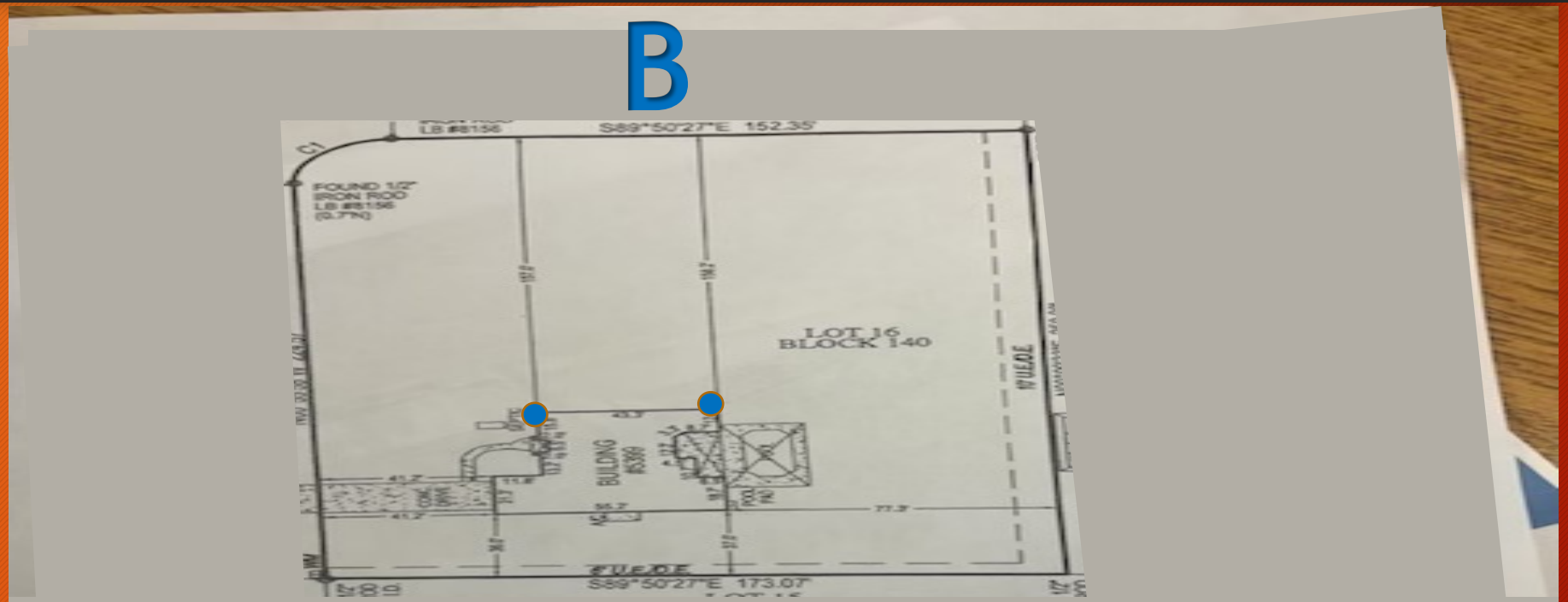
A



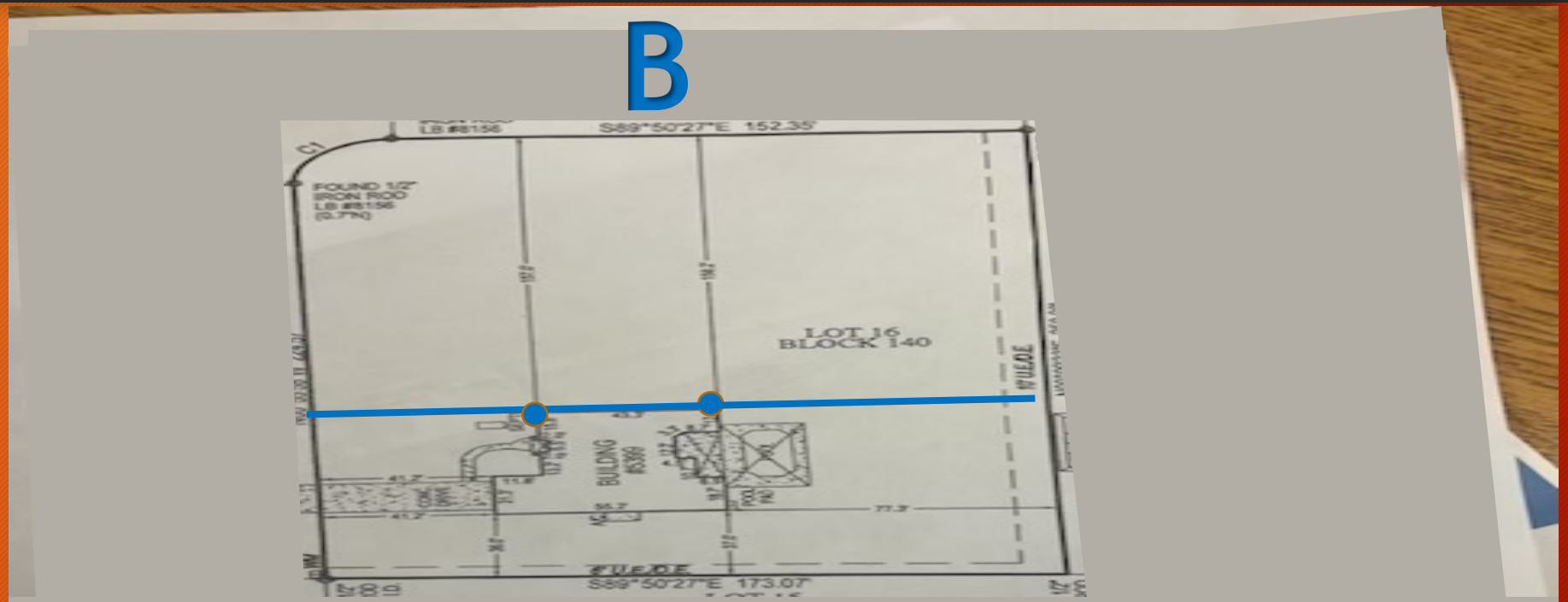
Now Do the Same Thing for street B



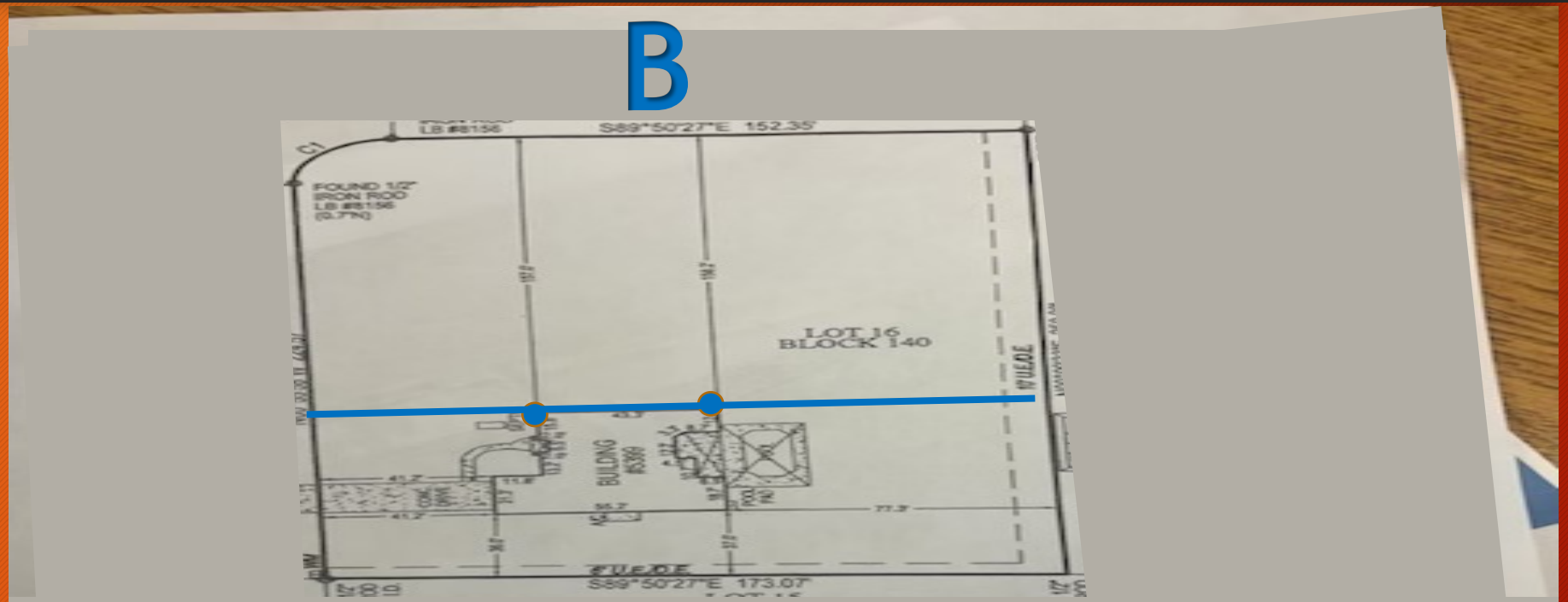
For Side B: Determine the two most forward corners (closest to Street)



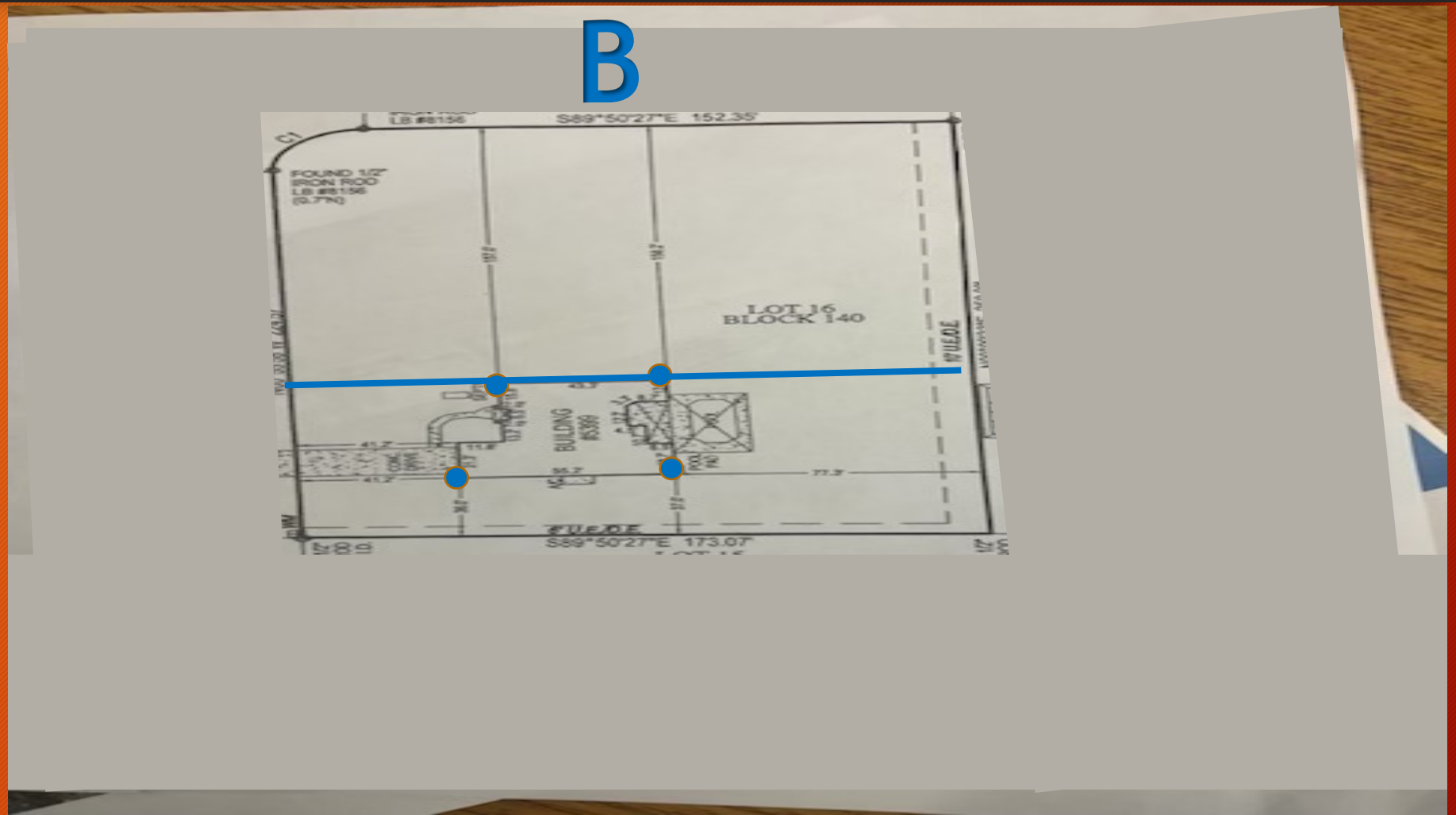
For Side B: extend a line through these two points out to the side property lines



This is the **Front Line of the Main Structure** as viewed from **Street B**

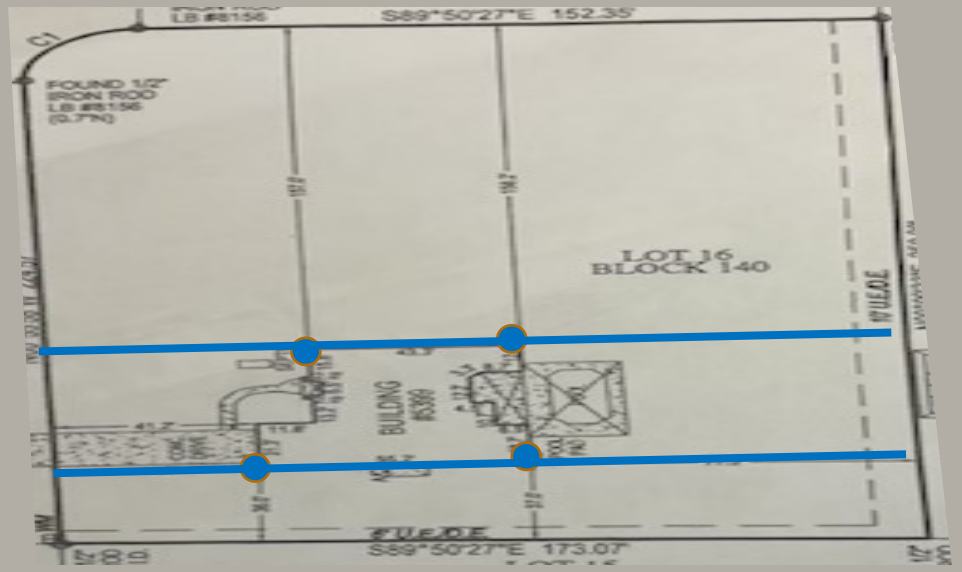


Determine the two most outer rear corners as viewed from B(closest to rear property line and each sides of the property) of the Main Structure, excluding pool and cage

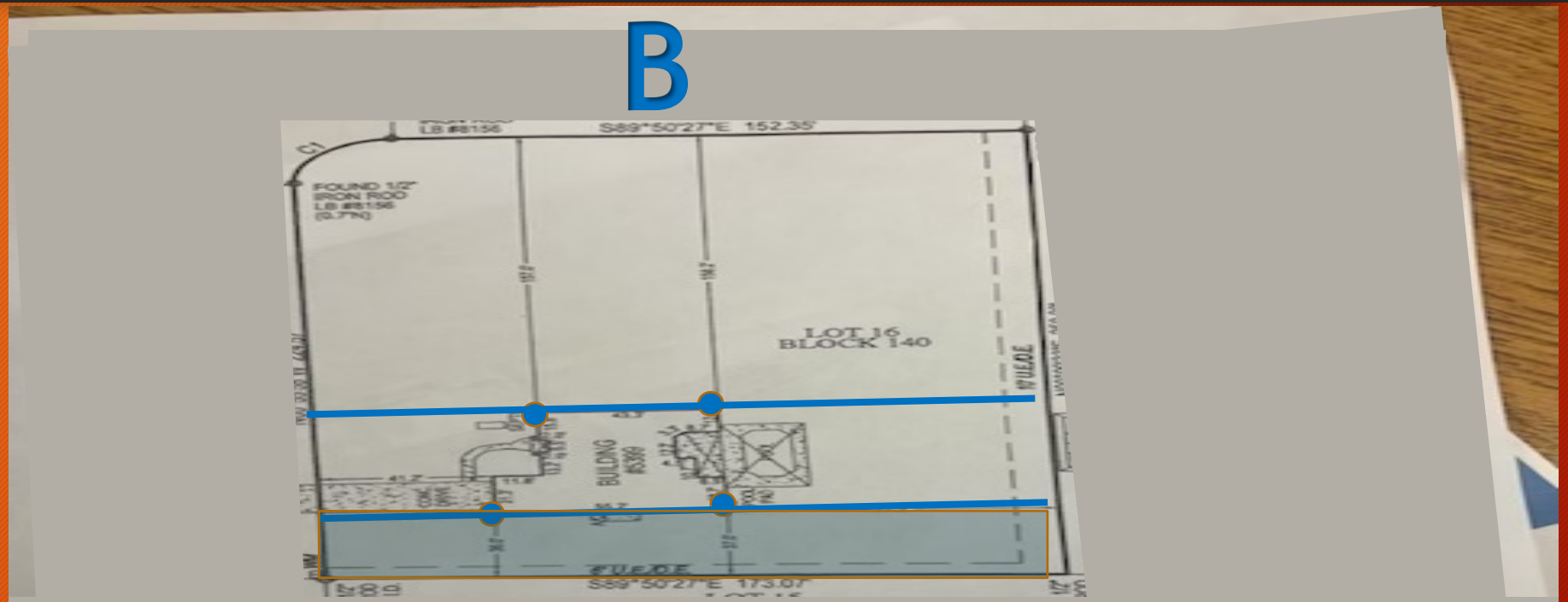


Extend a line separately through each point parallel to the Front Line of the Main Structure out to the side property lines

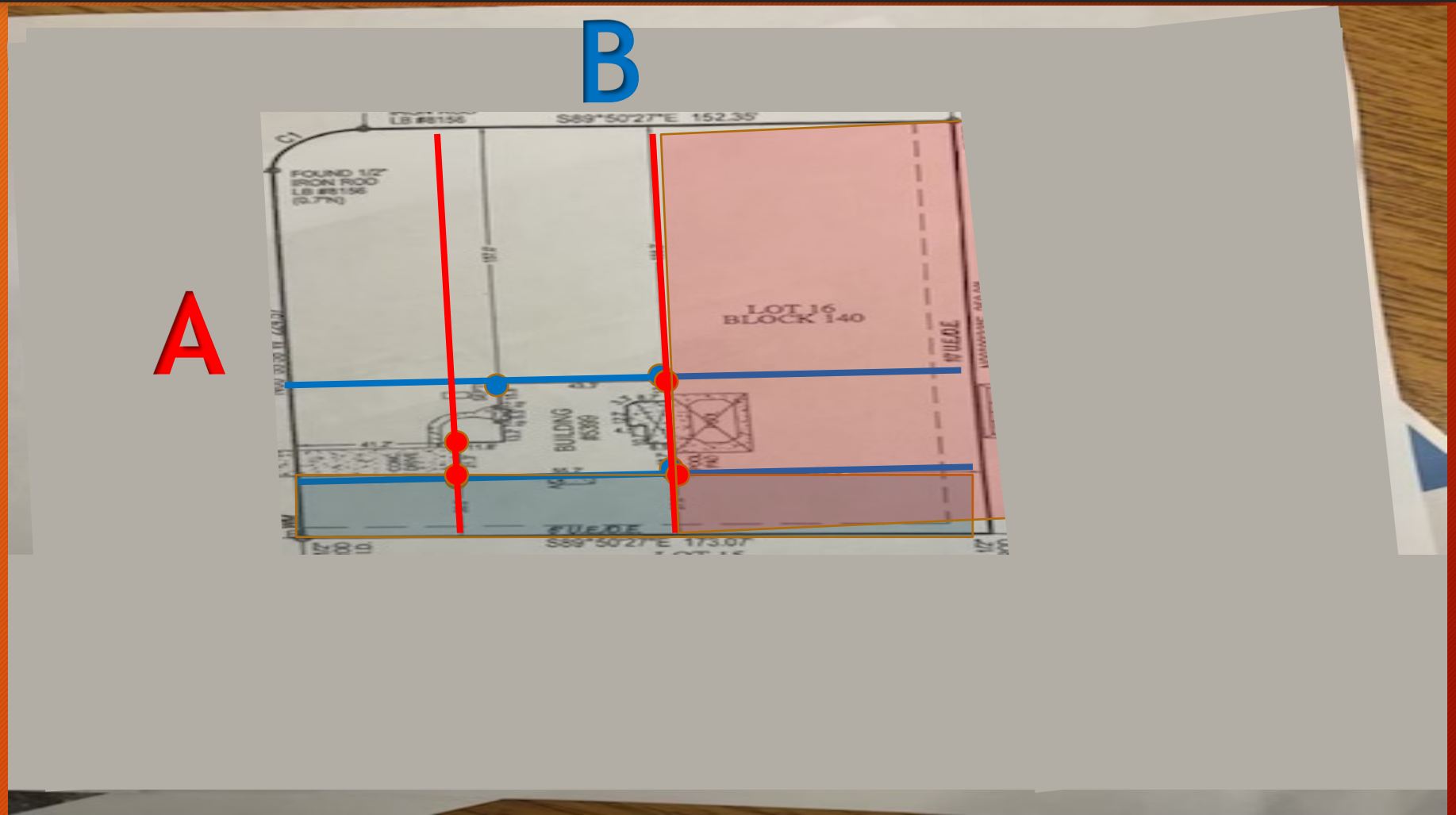
B



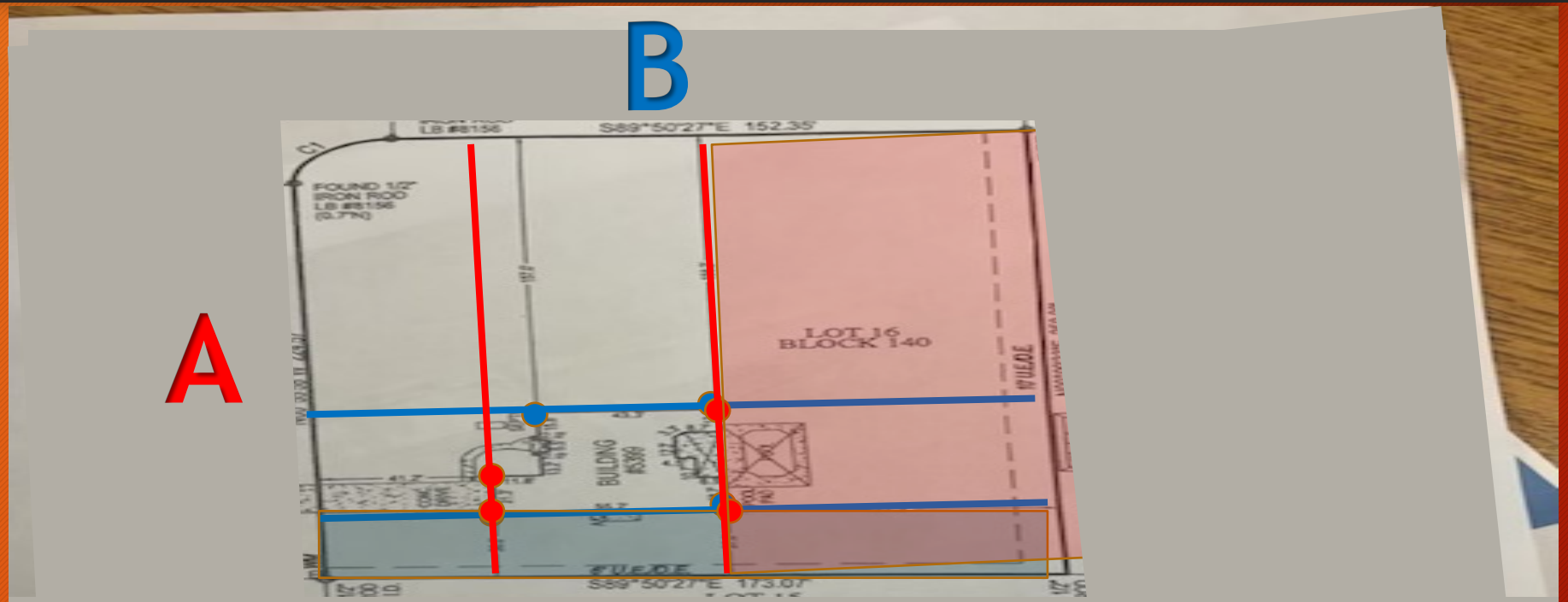
This would be the rear line of the Main Structure for B



Compare the area of the available space behind the rear line of the main structure for street A and Street B



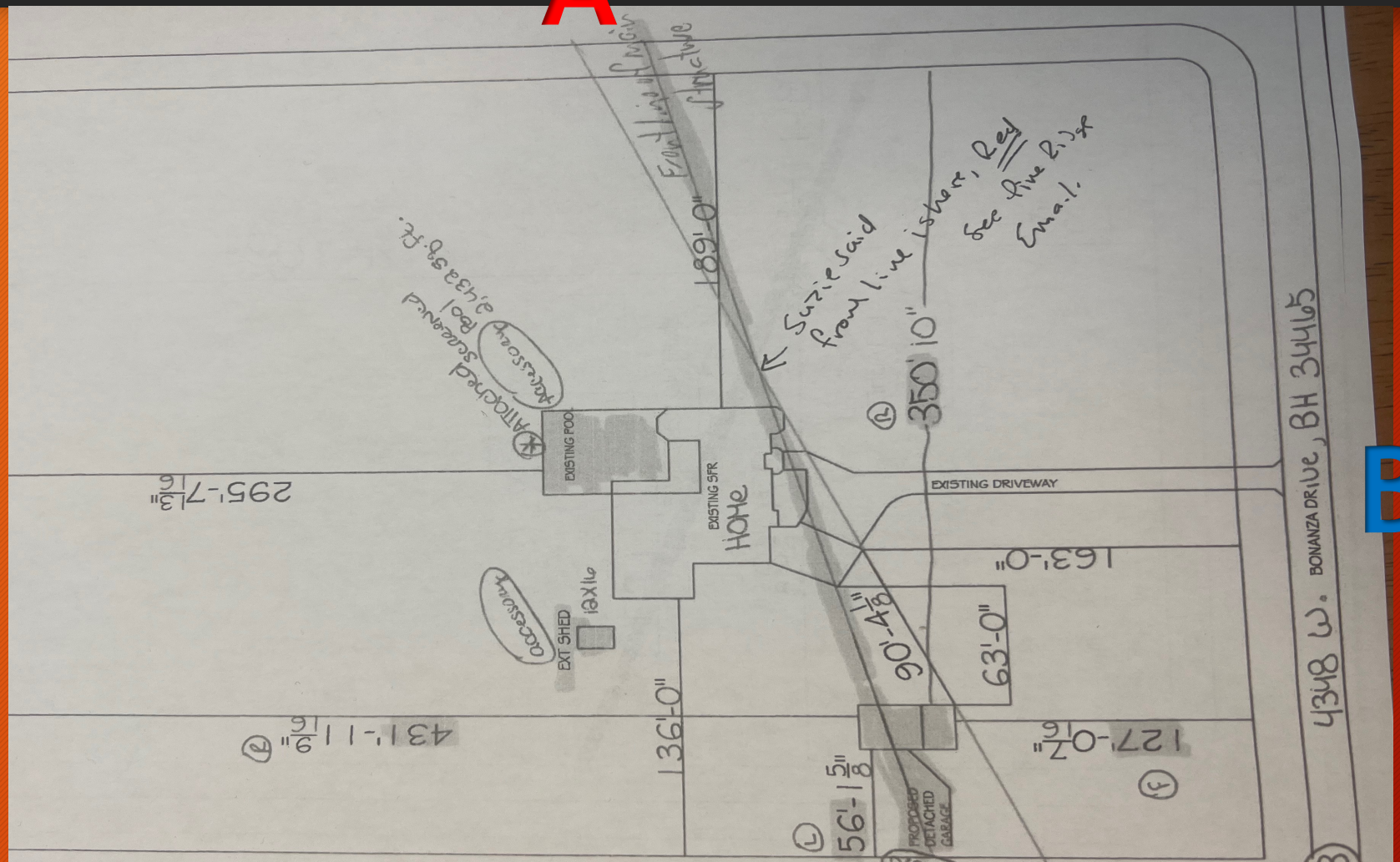
A's Area behind the Rear Line is obviously Larger. So property line nearest to A becomes the Front Property Line, Front Line of the Main Structure and Rear line of the Main structure



Example 2 – Non Parallel Corners

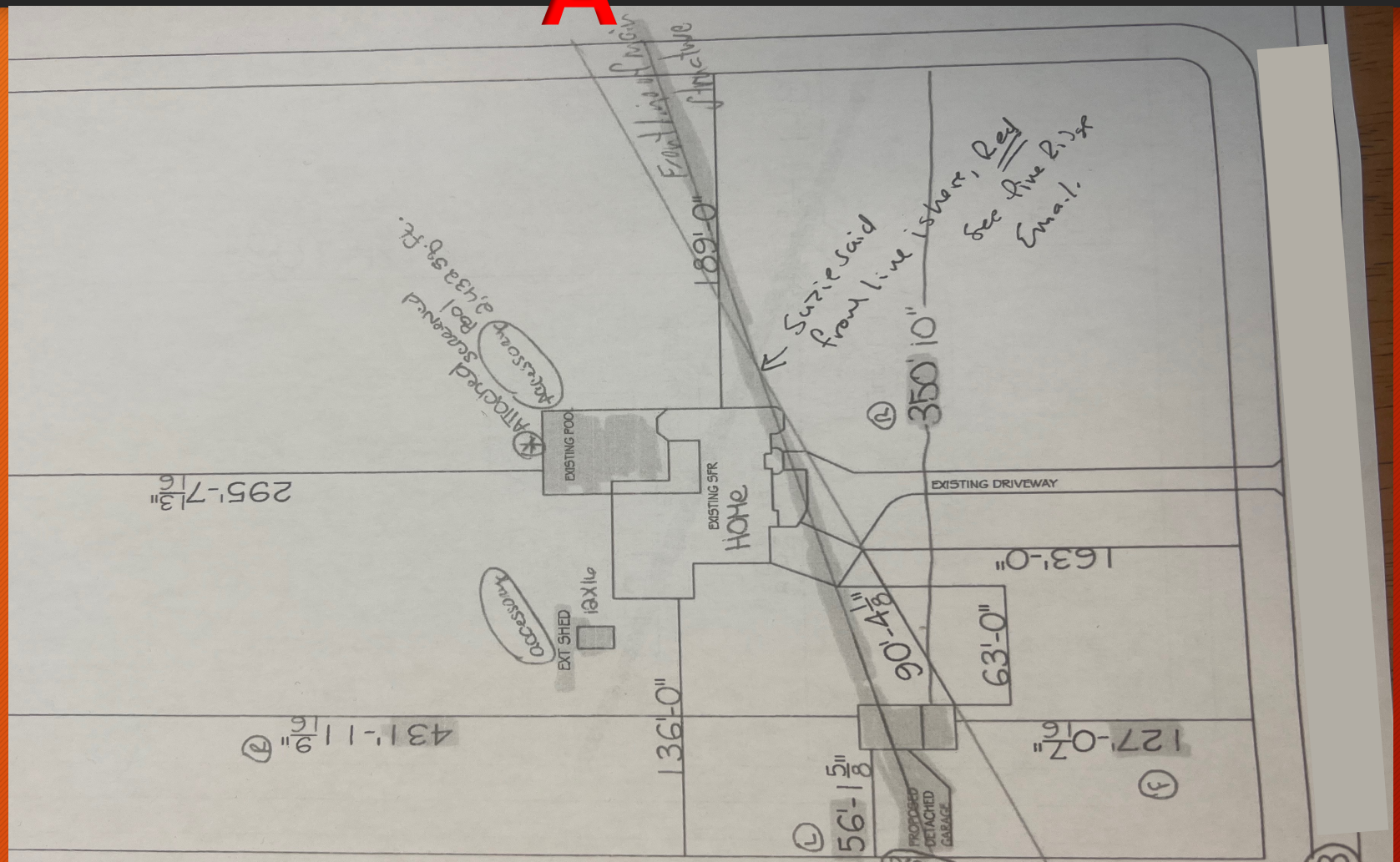
A case of 2 points of the main structure not forming a parallel line to the Front Line of the Main Structure

Step 1 – Identify Street A and B

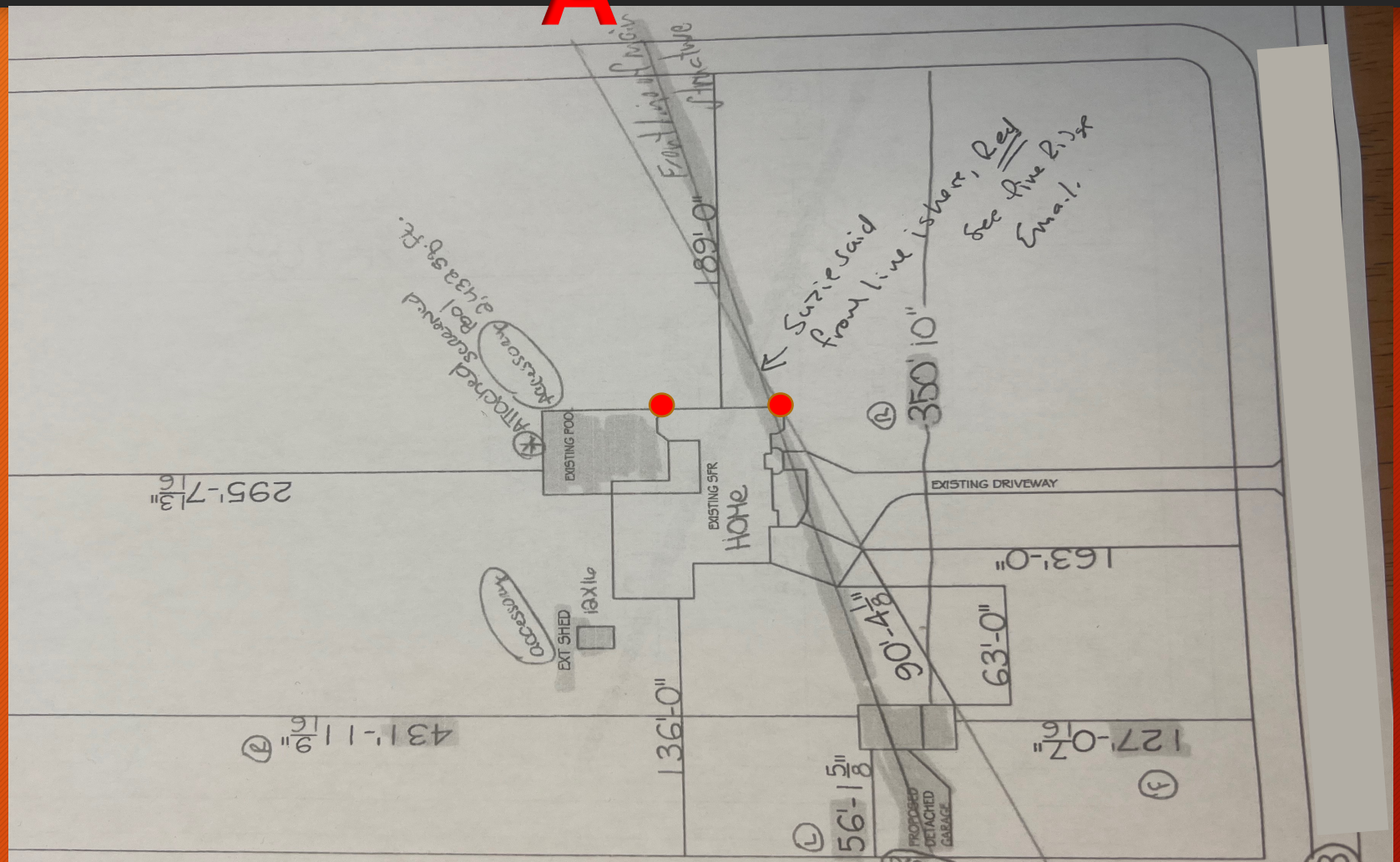


For Street A:

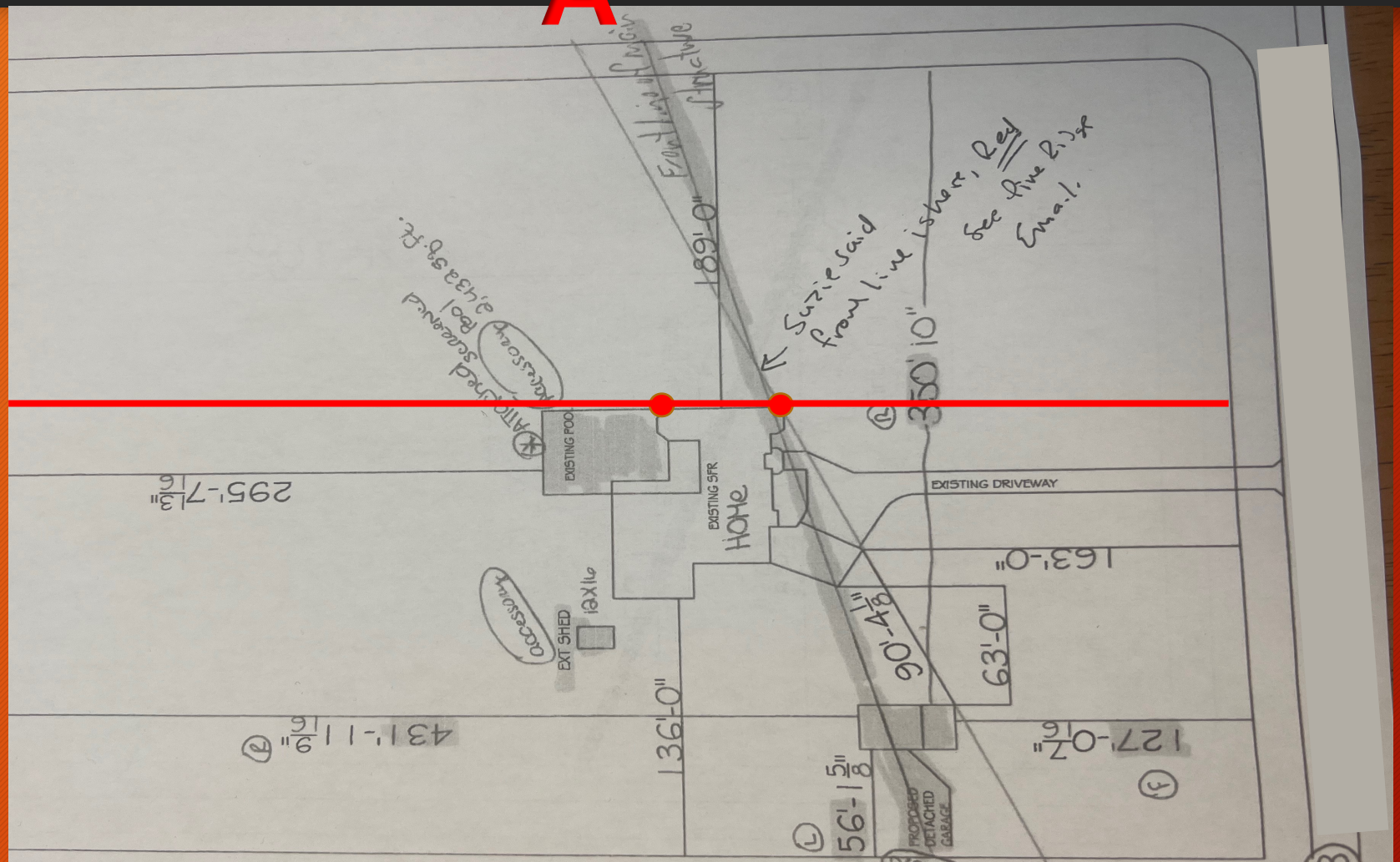
A



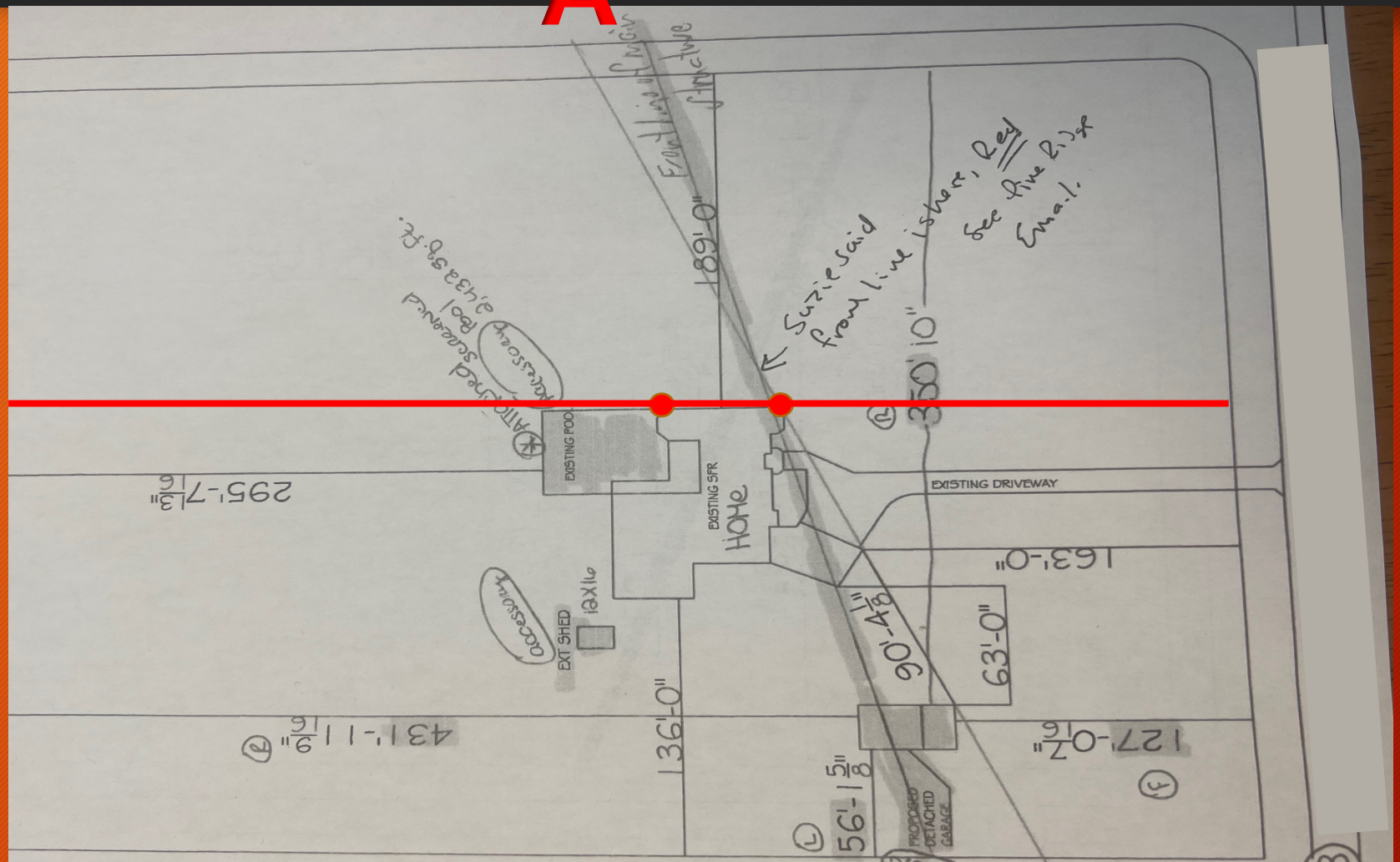
For Side A: Determine the two most forward corners (closest to Street A)



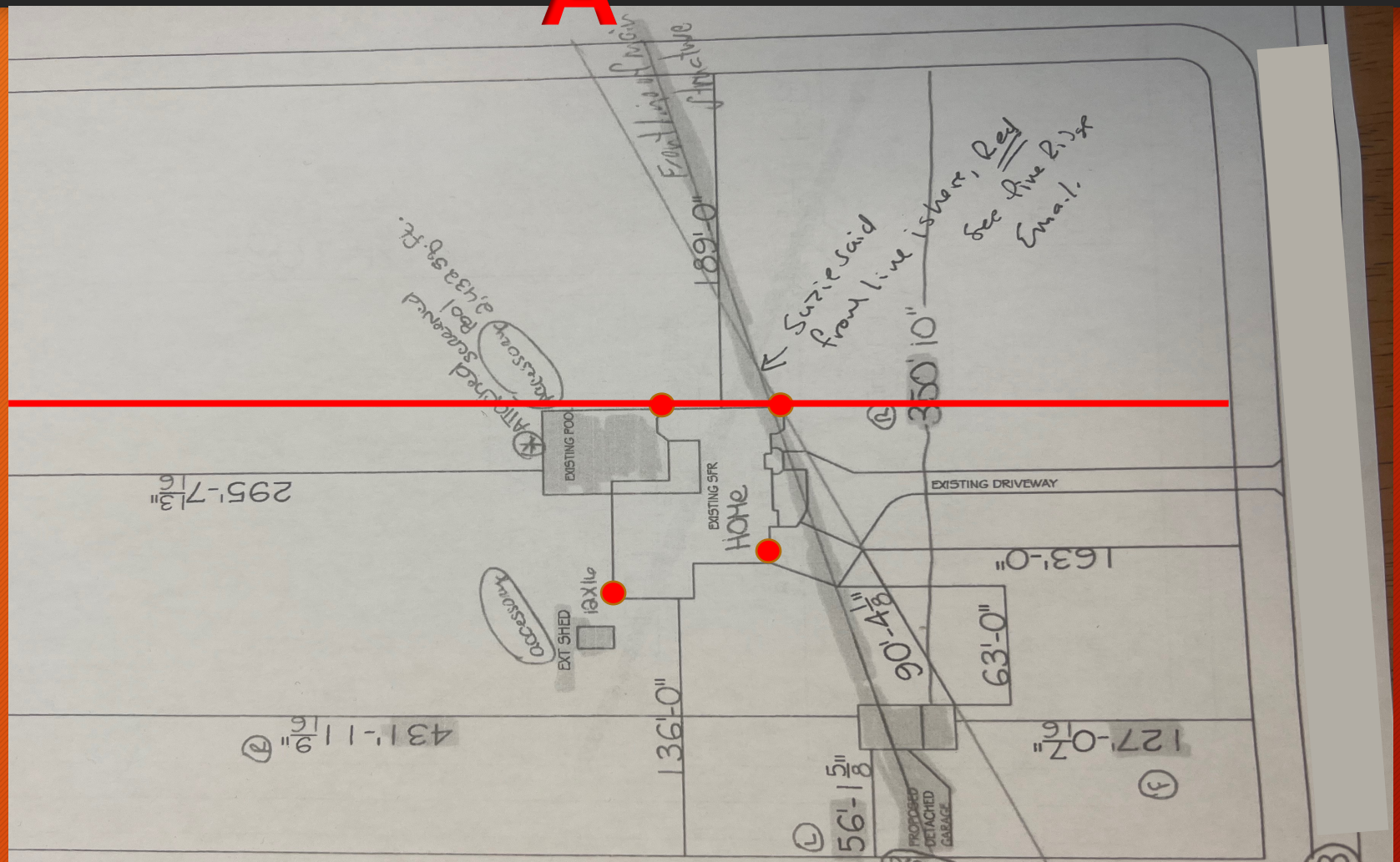
For Side A: extend a line through these two points out to the side property lines



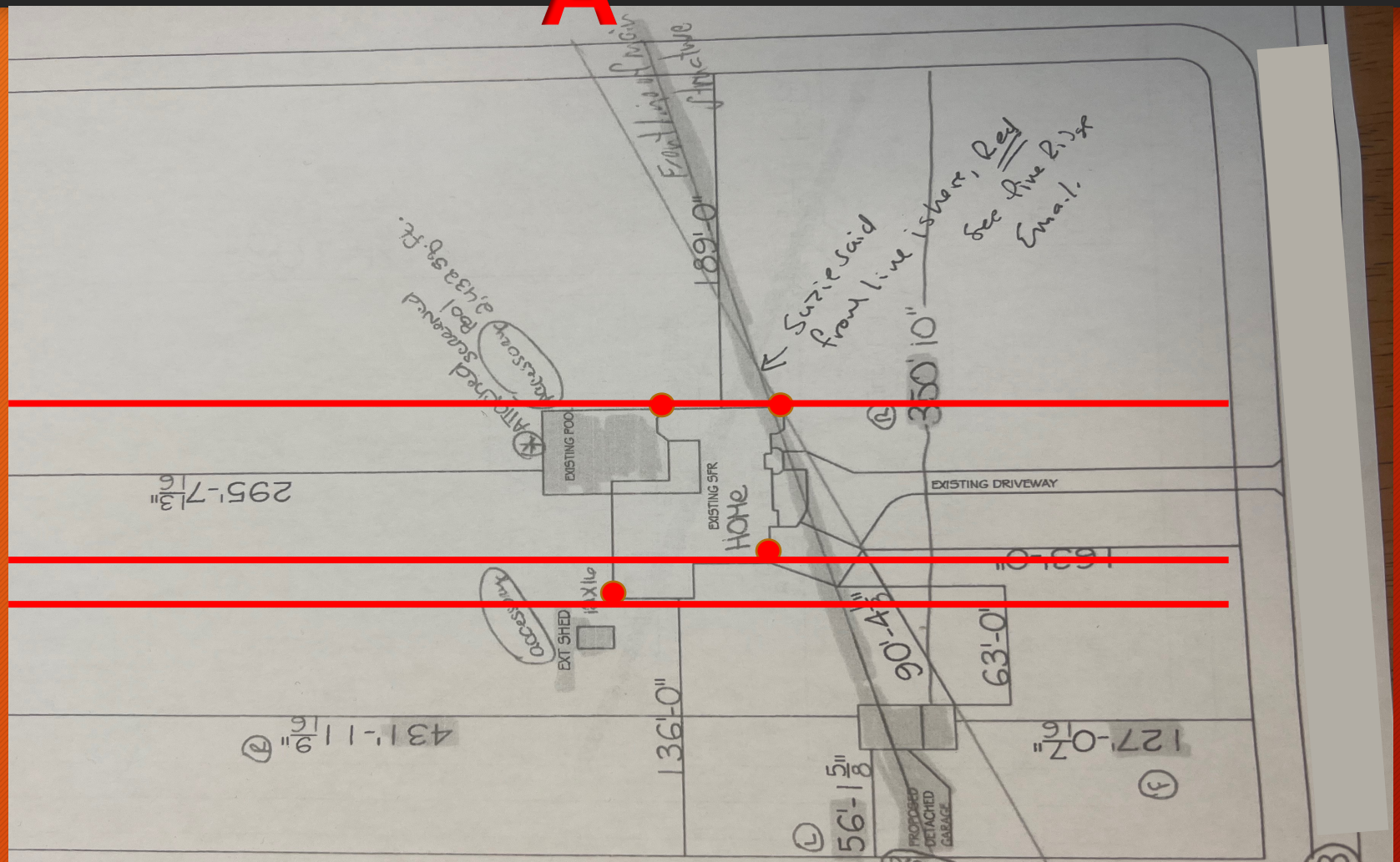
This is the **Front Line of the Main Structure** as viewed from **Street A**



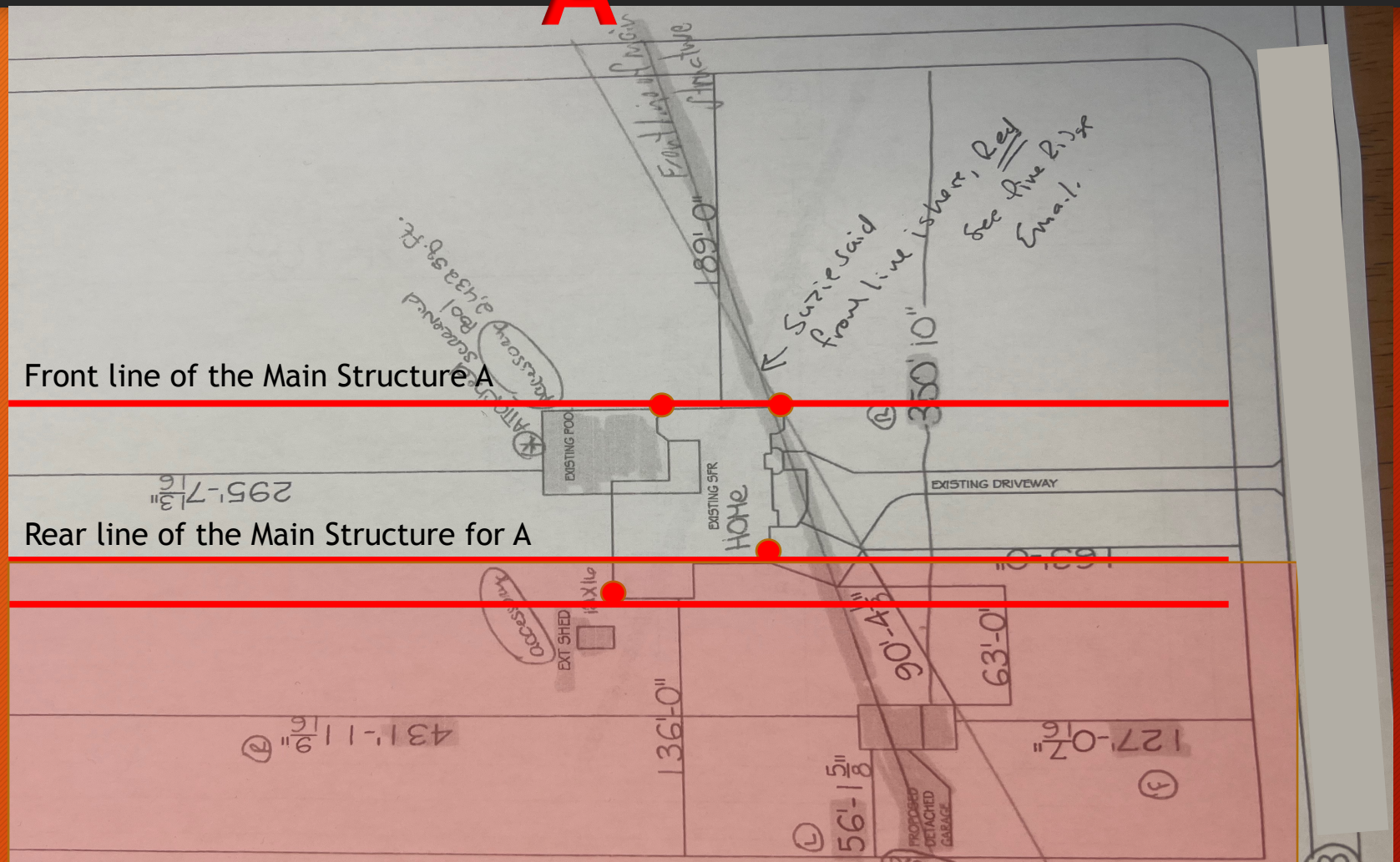
Determine the two most outer rear corners (closest to rear property Line and each sides of the property) of the Main Structure, excluding pool and cage



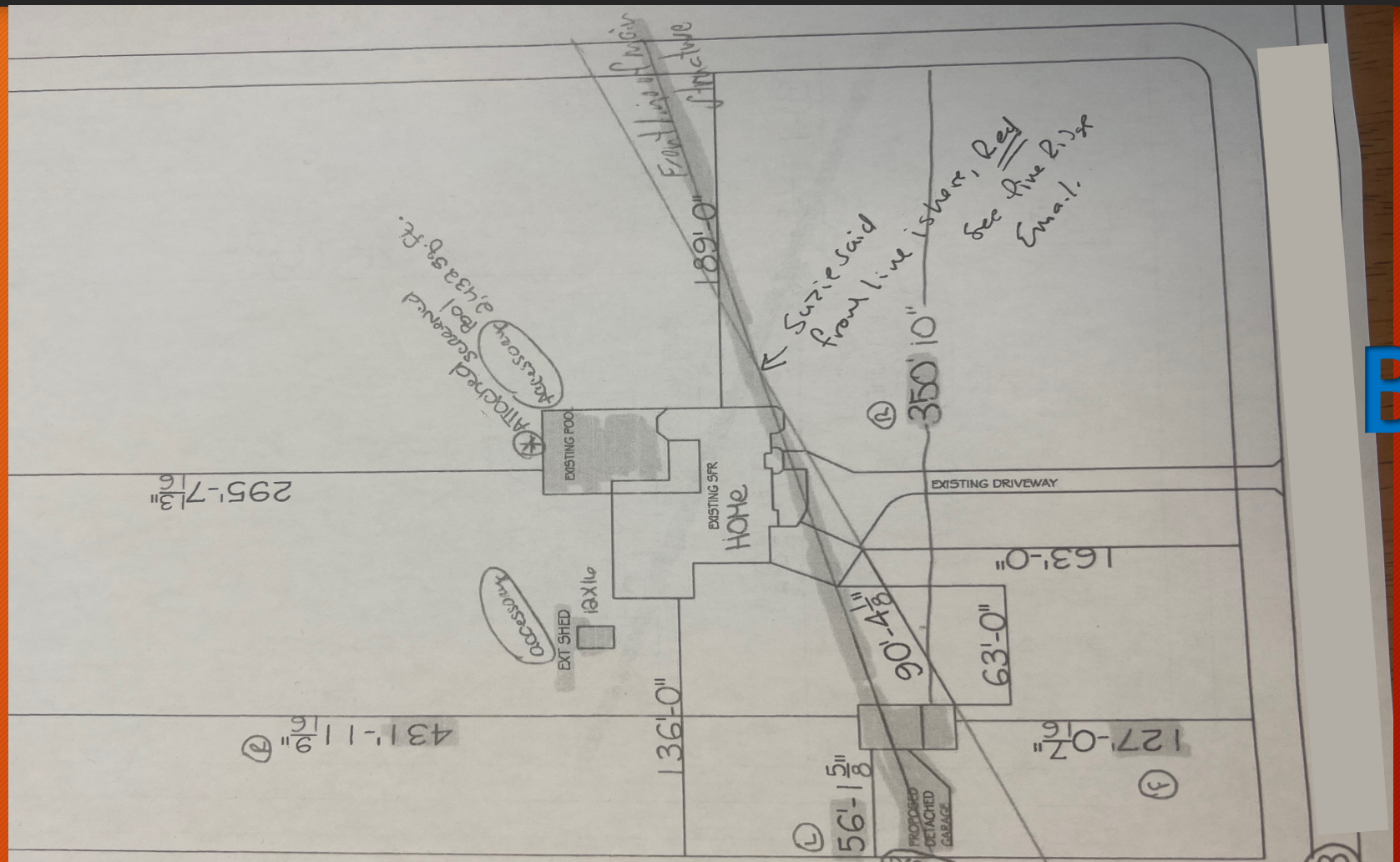
Extend each line separately through each point parallel to the Front Line of the Main Structure out to the side property lines



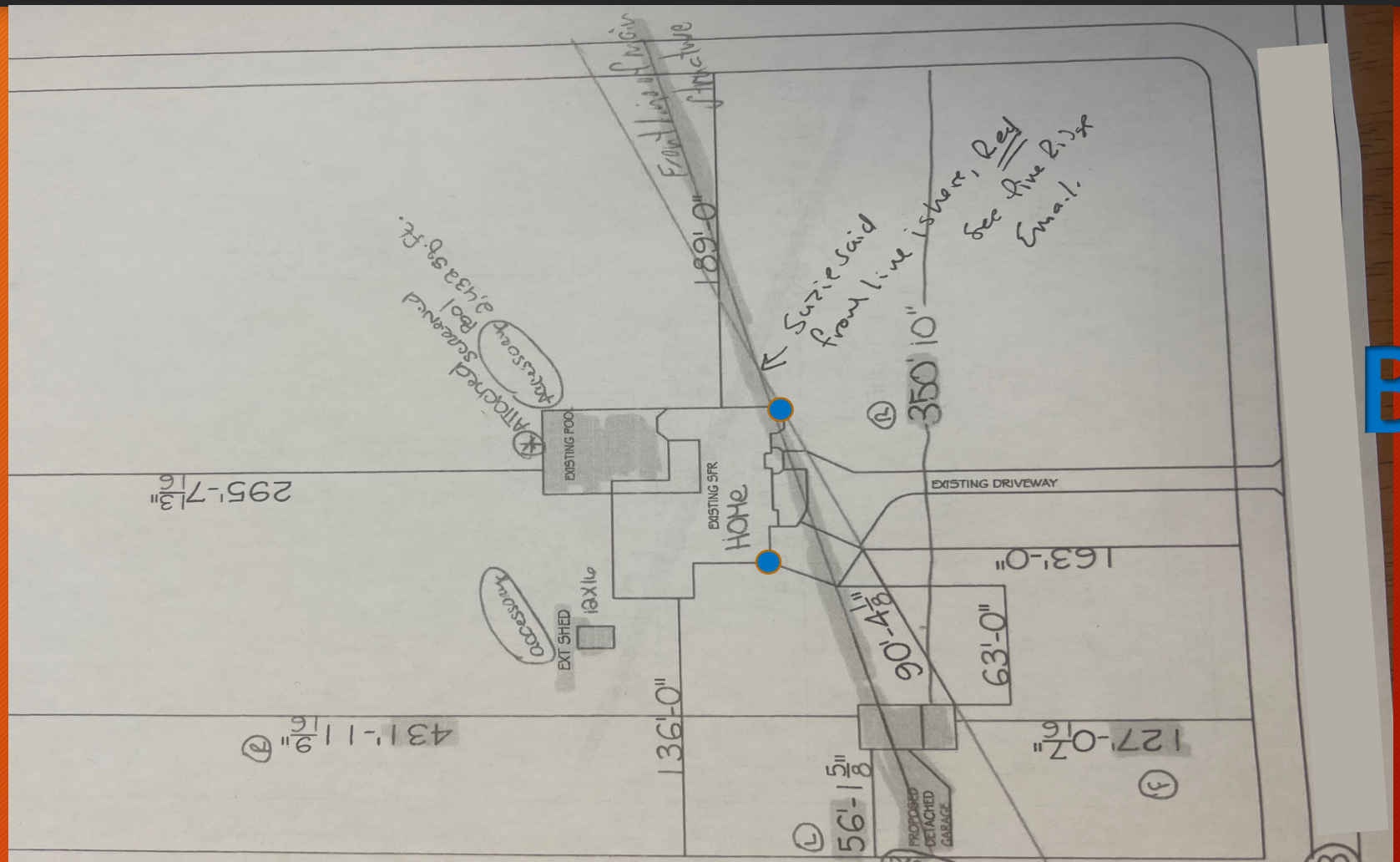
The line that provides that provides the most useable land space is the Rear Line of the Main Structure for A



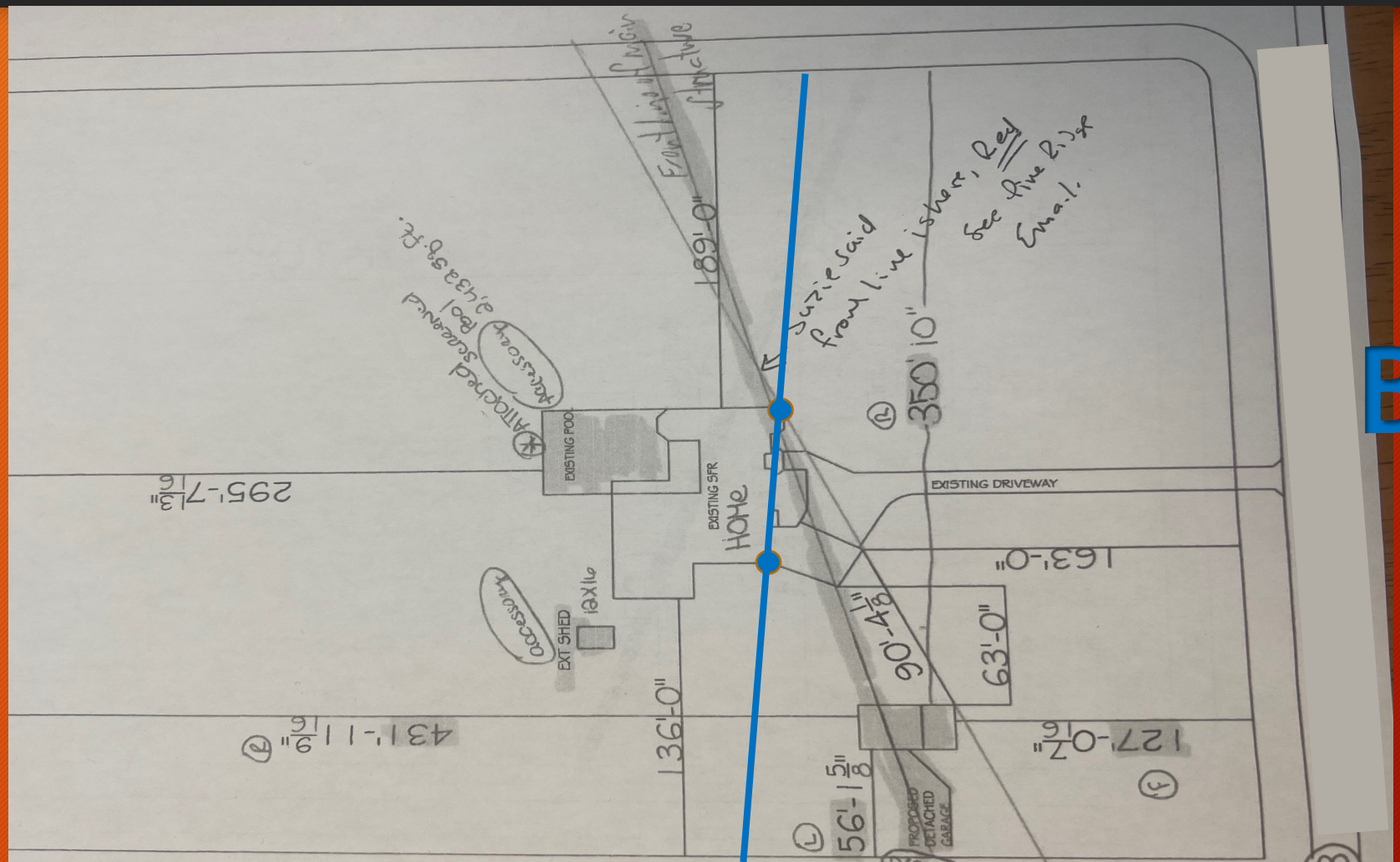
Now Do the Same Thing for street B



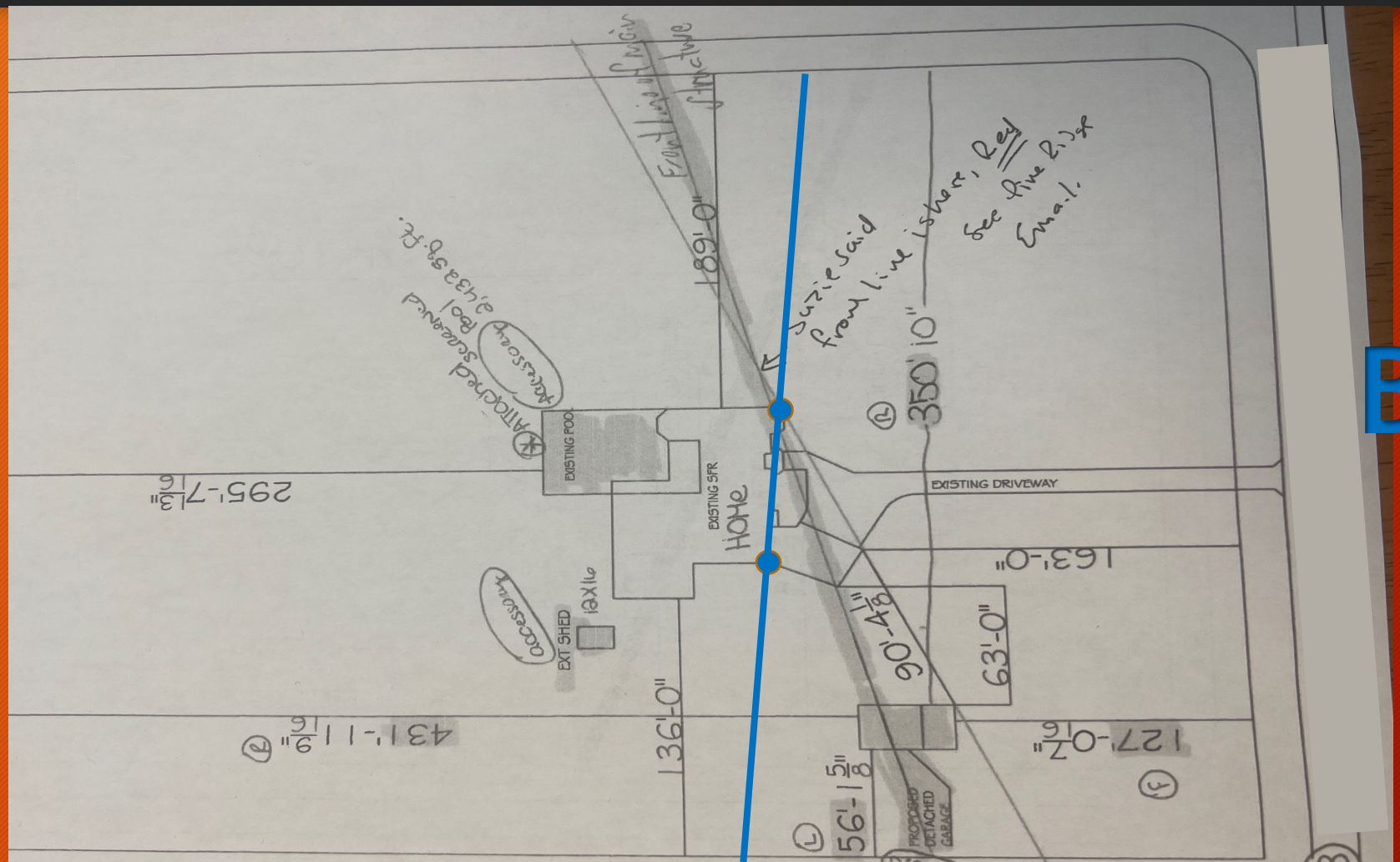
For Side B: Determine the two most forward corners (closest to Street)



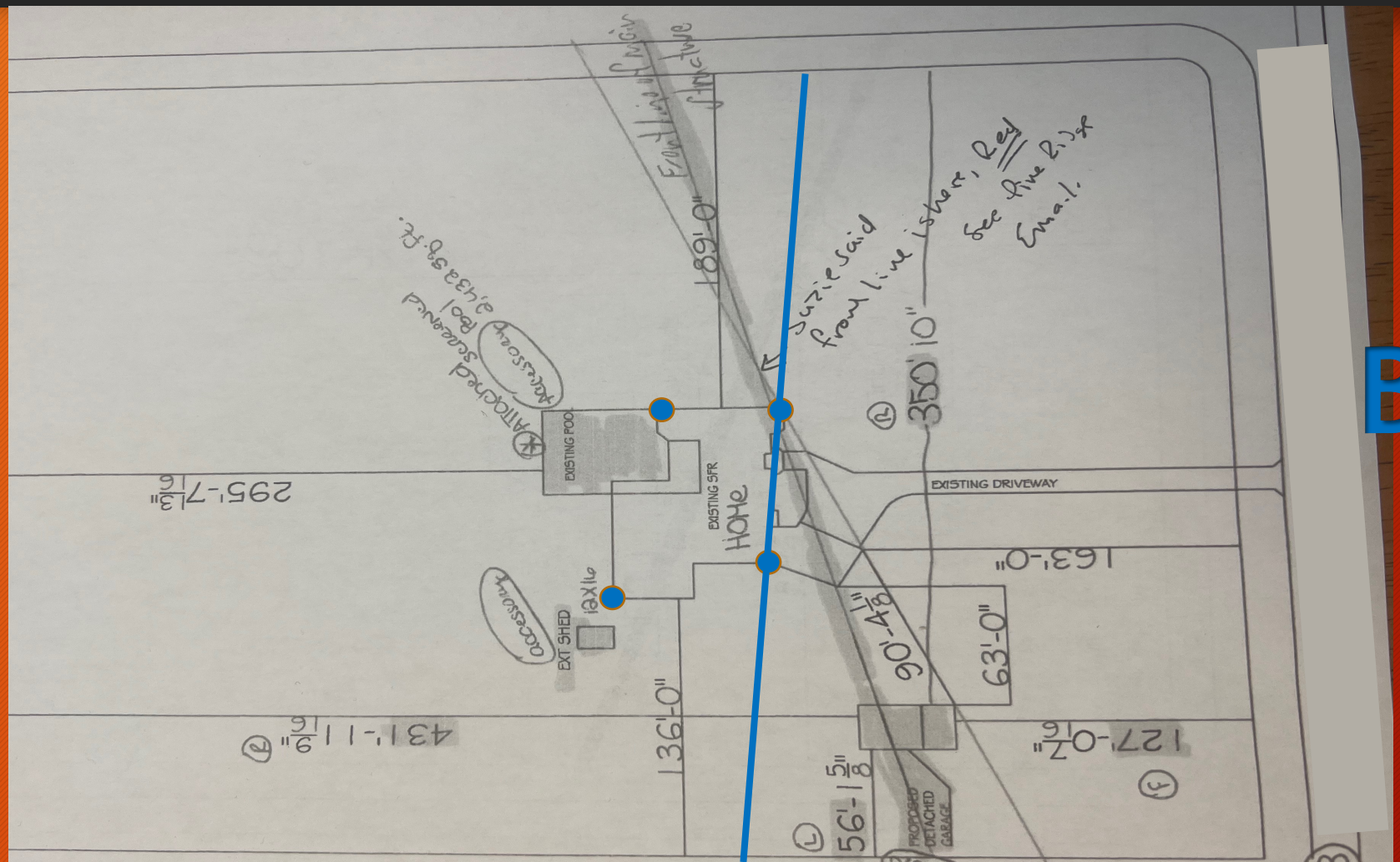
For Side B: extend a line through these two points out to the side property lines



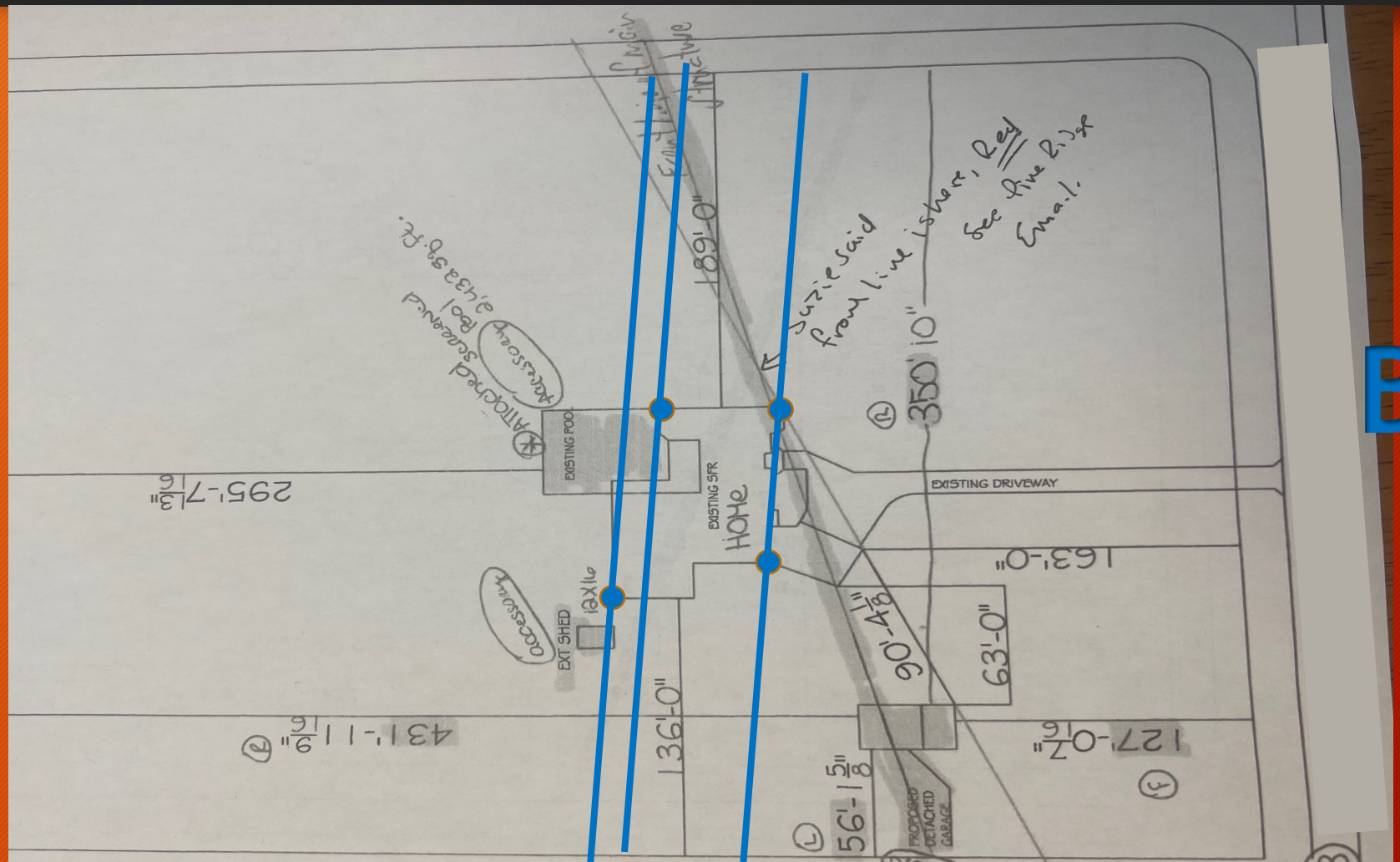
This is the **Front Line of the Main Structure** as viewed from **Street B**



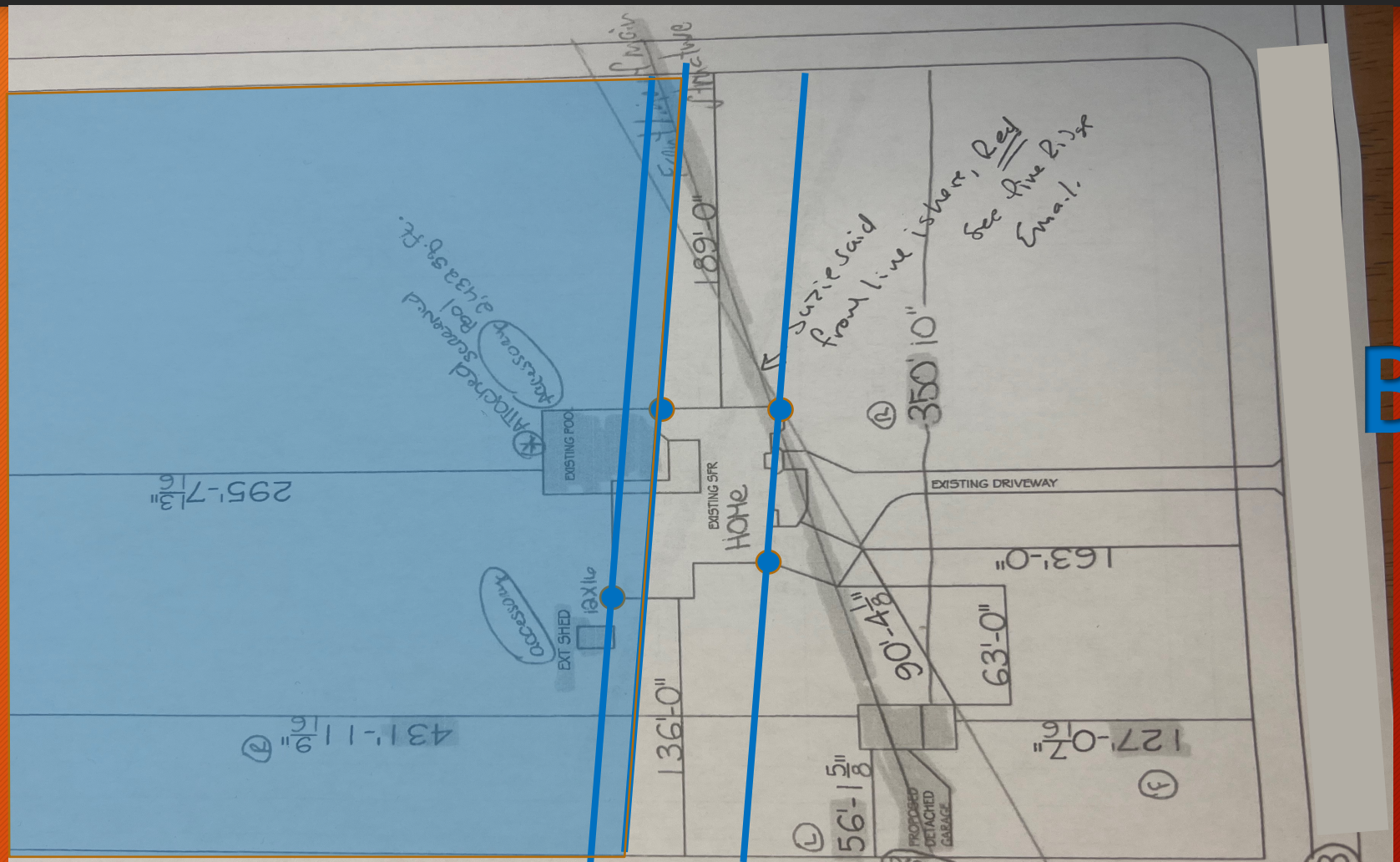
Determine the two most outer rear corners as viewed from B(closest to rear and each sides of the property) of the Main Structure, excluding pool and cage



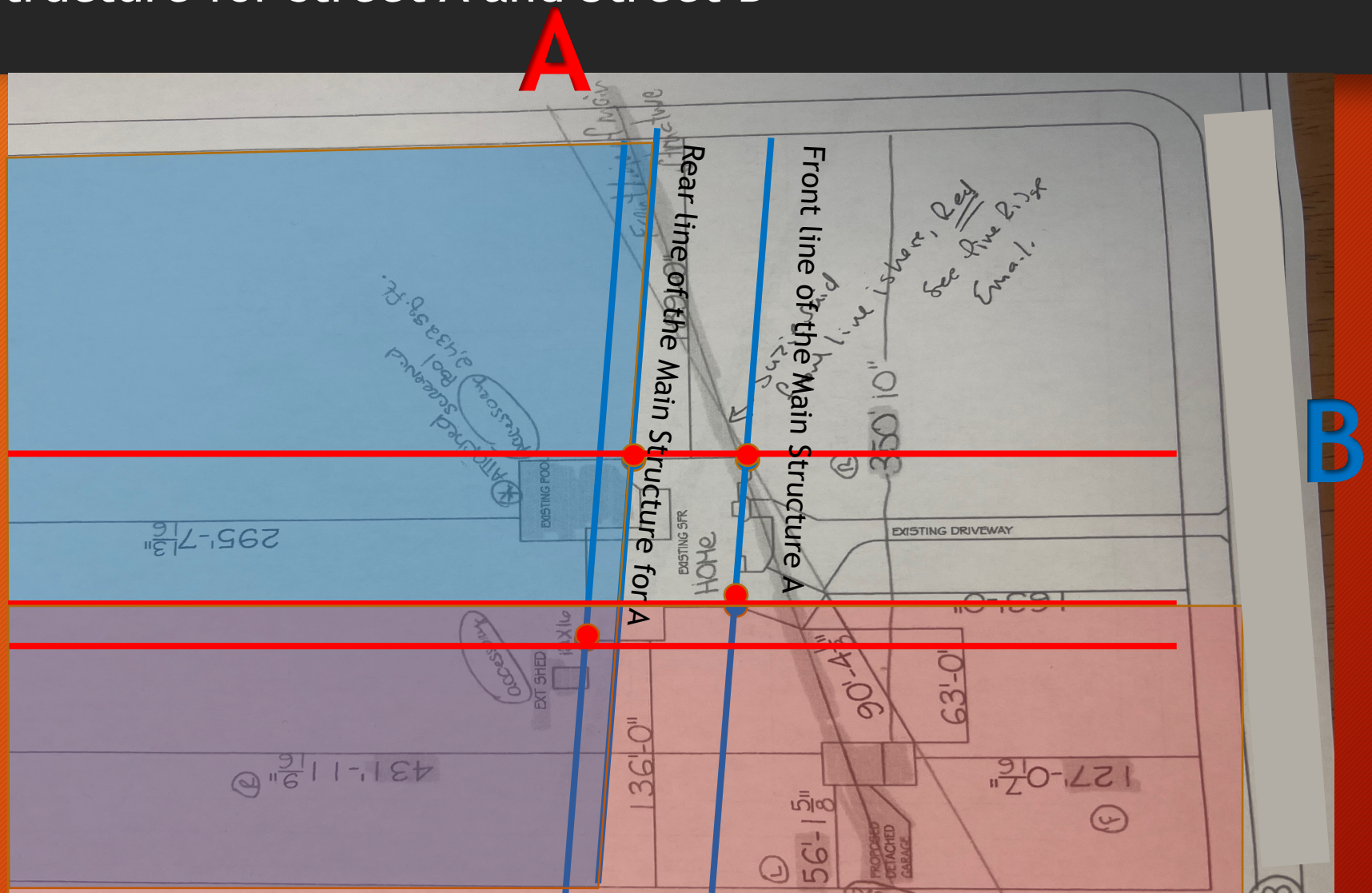
Extend each line separately through each point parallel to the Front Line of the Main Structure out to the side property lines



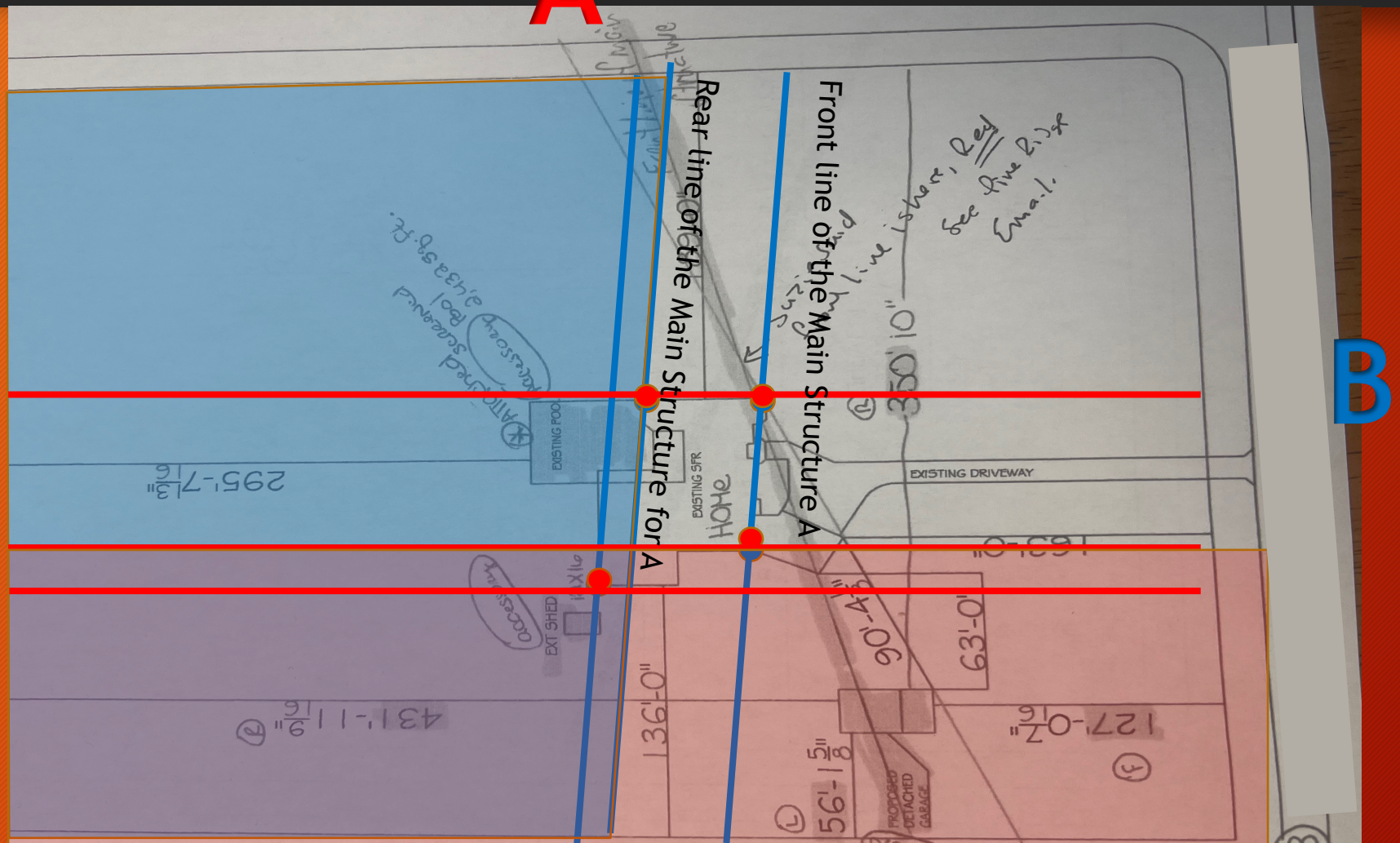
The line that provides the most useable land space is the Rear Line of the Main Structure for B



Compare the area of the available space behind the rear line of the main structure for street A and Street B



B is obviously Larger So the property line near B becomes the Front Property Line, Front Line of the Main Structure and Rear line of the Main structure



Thank you for your Time!

Any questions please contact the Office