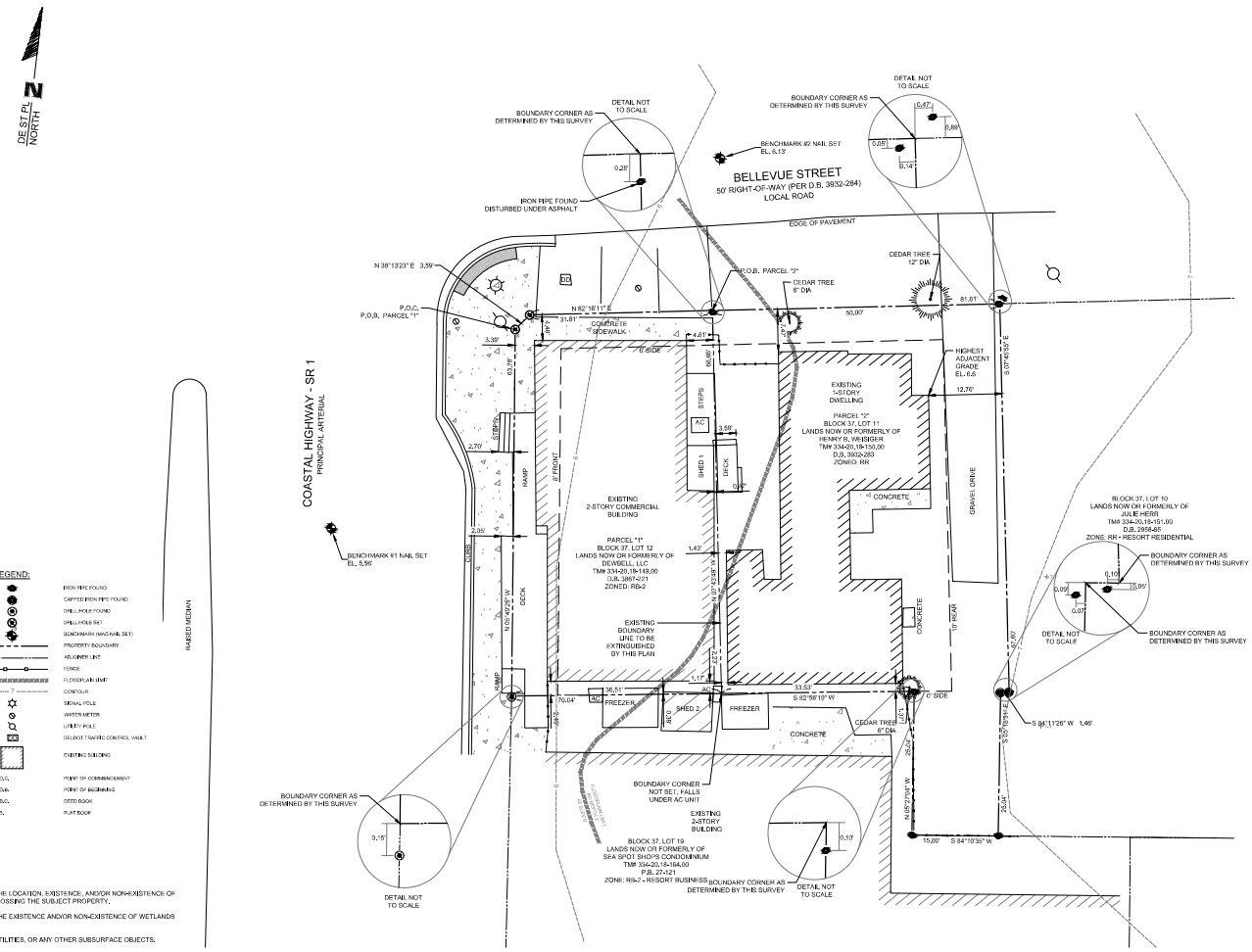

SITE DATA:

1. TAX MAP NUMBER: 334-20.18-149.00 & 334-20.18-150.00
2. OWNERS:
   334-20.18-149.00
   EXISTING: DEWBELL, LLC, 6605 BRIARCROFT ST, CLIFTON, VA 20124
   PROPOSED: STARBOARD LAND COMPANY, LLC, 2009 COASTAL HWY, BEACH, DE 19971
   334-20.18-150.00
   EXISTING: HENRY B WEISIGER, 6605 BRIARCROFT ST, CLIFTON, VA 20124
   PROPOSED: STARBOARD LAND COMPANY, LLC, 2009 COASTAL HWY, BEACH, DE 19971
3. ZONING:
   EXISTING 334-20.18-149.00 - RB-2 - RESORT BUSINESS
   EXISTING 334-20.18-150.00 - RR - RESORT RESIDENTIAL
   PROPOSED 334-20.18-149.00 - RB-2 - RESORT BUSINESS
   PROPOSED 334-20.18-150.00 - RB-2 - RESORT BUSINESS
4. USE:
   EXISTING 334-20.18-149.00 - BUSINESS
   PROPOSED 334-20.18-149.00 - BUSINESS
   EXISTING 334-20.18-150.00 - RESIDENTIAL
   PROPOSED 334-20.18-150.00 - BUSINESS
5. BUILDING SETBACKS (RB-2):
   FRONT YARD - ABUTTING STREET = 6' SR-1 = 8'
   SIDE YARD - 0' UNLESS ABUTTING A STREET. ABUTTING STREET = 6' SR-1 = 8'
   REAR YARD - 10'
6. LOT AREA:
   PARCEL "1", 334-20.18-149.00 = 2,350 S.F. (0.0539 AC)
   PARCEL "2", 334-20.18-150.00 = 3,728 S.F. (0.0856 AC)
   TOTAL COMBINED = 6,078 S.F. (0.1395 AC)
7. BUILDING AREA:
   334-20.18-149.00 EXISTING 3,288 S.F.
   TO BE DEMOLISHED 36 S.F. (SHED)
   334-20.18-150.00 EXISTING 1,378 S.F.
   TO BE DEMOLISHED 1,378 S.F. (HOUSE)

LEGEND:

- IRON PIPE FOUND
- CAPPED IRON PIPE FOUND
- DRILL HOLE FOUND
- DRILL HOLE SET
- BENCHMARK (MAG NAIL SET)
- PROPERTY BOUNDARY
- ADJOINER LINE
- FENCE
- FLOODPLAIN LINE
- CONTOUR
- SIGNAL POLE
- WATER METER
- UTILITY POLE
- DELDOT TRAFFIC CONTROL VAULT
- EXISTING BUILDING
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- D.B./D.C. DEED BOOK
- P.B. PLAT BOOK

NOTES:

THIS DRAWING DOES NOT VERIFY THE LOCATION, EXISTENCE, AND/OR NON-EXISTENCE OF RIGHT-OF-WAYS OR EASEMENTS CROSSING THE SUBJECT PROPERTY.

THIS DRAWING DOES NOT VERIFY THE EXISTENCE AND/OR NON-EXISTENCE OF WETLANDS OR PLANT SPECIES.

THIS DRAWING DOES NOT VERIFY UTILITIES, OR ANY OTHER SUBSURFACE OBJECTS.

ALL SETBACKS MUST BE VERIFIED BY THE HOME OWNER, CONTRACTOR, AND HOMEOWNER'S ASSOCIATION PRIOR TO ANY CONSTRUCTION.

NO TITLE SEARCH WAS PROVIDED NOR STIPULATED.

THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED ON 6-22-21, BY SCALED ENGINEERING, INC. BOUNDARY INFORMATION WAS TAKEN FROM DEED BOOK 3867 PAGE 221 (THE CURRENT DEED OF RECORD 334-20.18-149.00), DEED BOOK 3932 PAGE 283 (THE CURRENT DEED OF RECORD 334-20.18-150.00), AND OTHER DOCUMENTS OF PUBLIC RECORD AND HAS BEEN ROTATED TO DELAWARE STATE PLANE COORDINATE SYSTEM (NAD83, NAVD88).

THIS PROPERTY IS IMPACTED BY THE 100 YEAR FLOOD ZONE, DELINEATED BY THE NATIONAL FLOOD INSURANCE PROGRAM AS SHOWN AS ON FEMA FLOOD INSURANCE RATE MAP (FRM) MAP NUMBER 10006C0354K REVISED MARCH 16, 2015 (ZONE AE, EL 6' & AO, DEPTH 2' IN SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD).

CLASS: URBAN

LOT AREA: PARCEL "1", 334-20.18-149.00 = 2,350 S.F. (0.0539 AC)
PARCEL "2", 334-20.18-150.00 = 3,728 S.F. (0.0856 AC)

BUILDING SETBACKS (RB-2):

FRONT YARD - ABUTTING STREET = 6' SR-1 = 8'
SIDE YARD - 0' UNLESS ABUTTING A STREET. ABUTTING STREET = 6' SR-1 = 8'
REAR YARD - 10'

BUILDING SETBACKS (RR):

FRONT YARD - 22'
SIDE YARD - 8'
REAR YARD - 10'

EXISTING RESIDENTIAL STRUCTURE TO BE DEMOLISHED BY DECEMBER 31, 2021.

0' 5' 10'
1" = 10'

SURVEYOR CERTIFICATION:
I, RYAN M. PHIFER, REGISTERED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF DELAWARE, HEREBY STATE THAT THE INFORMATION SHOWN ON THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE AS ESTABLISHED BY THE STATE OF DELAWARE BOARD OF PROFESSIONAL LAND SURVEYORS. ANY CHANGES TO THE PROPERTY CONDITIONS, IMPROVEMENTS, BOUNDARY OR PROPERTY CORNERS AFTER THE DATE SHOWN HEREON SHALL NECESSITATE A NEW REVIEW AND CERTIFICATION FOR ANY OFFICIAL OR LEGAL USE.

RYAN M. PHIFER, P.L.S. DE No. 829 DATE

SCALED. ENGINEERING
Scaled Engineering Inc.
20246 Coastal Highway
Rehoboth Beach, DE 19971
Phone: (302) 226-0600

BOUNDARY SURVEY & LOT CONSOLIDATION PLAN

PREPARED FOR:
STARBOARD LAND COMPANY, LLC.
FOR PROPERTY KNOWN AS:
BLOCK 37 LOTS 11 & 12 - 1818 COASTAL HIGHWAY &
26 BELLEVUE STREET DEWEY BEACH, DE 19971
TM: # 334-20.18-149.00 & 334-20.18-150.00
TOWN OF DEWEY BEACH | SUSSEX COUNTY | DELAWARE

8-22-21	REVISED

DATE:	9-30-21
SCALE:	1" = 10'
DRAWN BY:	JRE
PROJECT NO.	TIC0302
FB: 7-59	

THIS DRAWING INCLUDES DESIGN AND CONSTRUCTION FEATURES ARE PROPRIETARY TO SCALED ENGINEERING INC. AND SHALL NOT BE ALTERED OR REUSED WITHOUT WRITTEN PERMISSION. COPYRIGHT © 2021