

NOTES:

OWNER: HUGH JONES & AUDRA M. JONES
14 N. PENNSYLVANIA AVE 1569
BETHANY BEACH, DE 19930

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

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. HOME OWNER ASSOCIATION AND COMMUNITY BYLAWS MAY MANDATE MORE RESTRICTIVE SETBACKS AND SHALL BE THE RESPONSIBILITY OF THE OWNER, CONTRACTOR, AND HOMEOWNER'S ASSOCIATION TO VERIFY CONFORMANCE TO SUCH RESTRICTIONS.

NO TITLE SEARCH WAS PROVIDED NOR STIPULATED.

THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED ON 8-1-2025, BY SCALED ENGINEERING, INC. BOUNDARY INFORMATION WAS TAKEN FROM DEED BOOK 6325 PAGE 266 (THE CURRENT DEED OF RECORD), AND OTHER DOCUMENTS OF PUBLIC RECORD AND HAS BEEN ROTATED TO DELAWARE STATE PLANE COORDINATE SYSTEM (NAD83). VERTICAL DATUM: NAVD88

THIS PROPERTY IS NOT IMPACTED BY THE 100 YEAR FLOOD ZONE, DELINEATED BY THE NATIONAL FLOOD INSURANCE PROGRAM AS SHOWN AS ON FEMA FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 10005C0512K REVISED MARCH 16, 2015 (ZONE X).

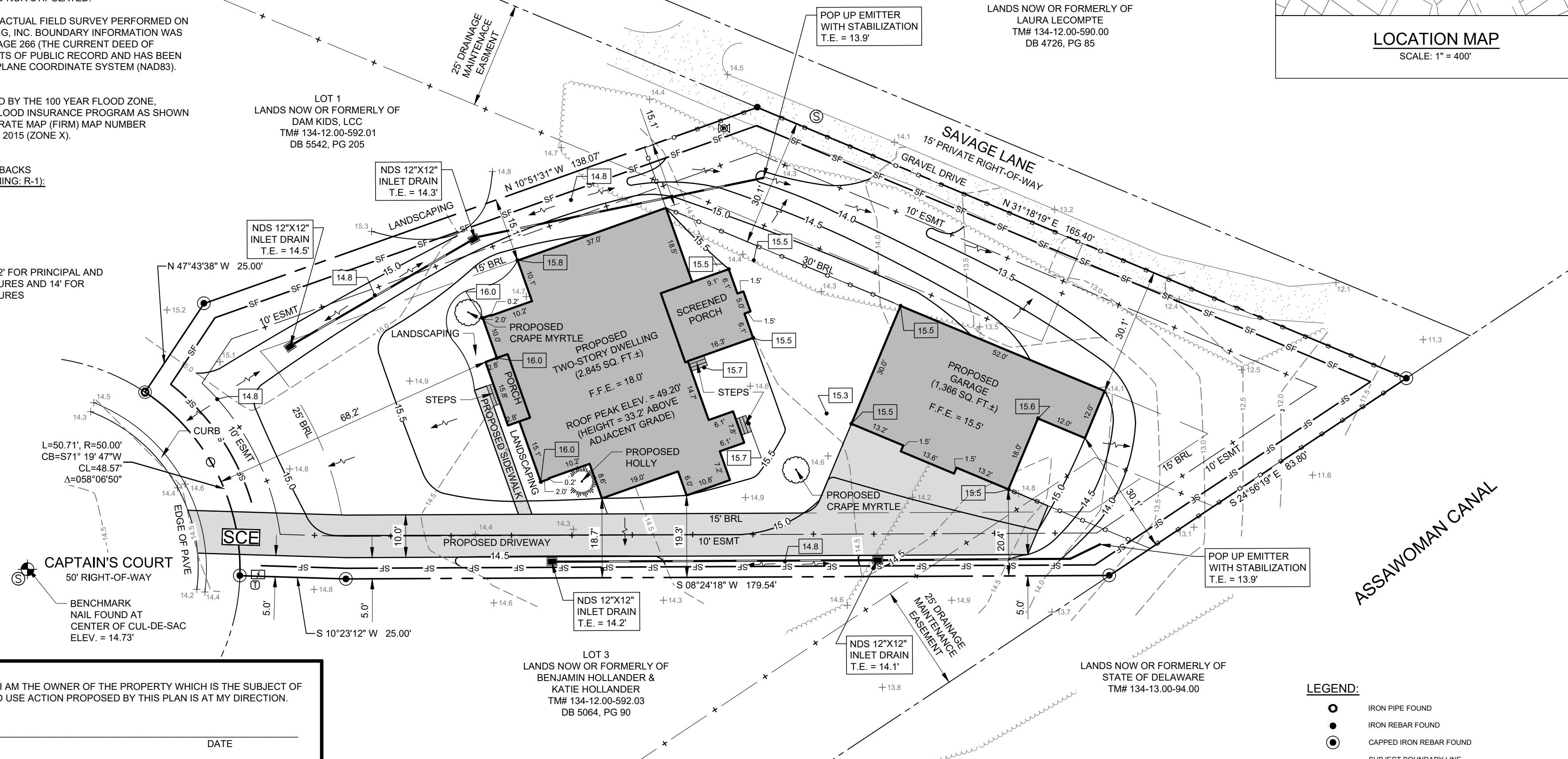
BUILDING RESTRICTION LINE SETBACKS
(PER TOWN OF OCEAN VIEW-ZONING: R-1):

FRONT: 25'

SIDE: 15'

REAR: 30'

*MAXIMUM BUILDING HEIGHT IS 42' FOR PRINCIPAL AND ATTACHED ACCESSORY STRUCTURES AND 14' FOR DETACHED ACCESSORY STRUCTURES



OWNER CERTIFICATION:

I, HUGH JONES, CERTIFY THAT I AM THE OWNER OF THE PROPERTY WHICH IS THE SUBJECT OF THIS PLAN AND THAT THE LAND USE ACTION PROPOSED BY THIS PLAN IS AT MY DIRECTION.

HUGH JONES
14 N. PENNSYLVANIA AVE 1569
BETHANY BEACH, DE 19930

OWNER CERTIFICATION:

I, AUDRA M. JONES, CERTIFY THAT I AM THE OWNER OF THE PROPERTY WHICH IS THE SUBJECT OF THIS PLAN AND THAT THE LAND USE ACTION PROPOSED BY THIS PLAN IS AT MY DIRECTION.

AUDRA M. JONES
14 N. PENNSYLVANIA AVE 1569
BETHANY BEACH, DE 19930

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.

R M P
No. 629
DELAWARE
LAND SURVEYOR
RYAN M. PHIFER, P.L.S. DE #629
DATE
12/19/2025

PROPOSED CONDITIONS SURVEY PLAN
FOR PROPERTY KNOWN AS:

5 CAPTAINS COURT

OCEAN VIEW, DE 19970

LOT 2 - THE CAPTAIN'S PLACE

TM# 134-12.00-592.02

TOWN OF OCEAN VIEW | SUSSEX COUNTY | DELAWARE

DATE: DECEMBER 19, 2025 SCALE: 1" = 20'

CLASS: SUBURBAN PROJECT: CFBR003

LOT AREA: 21,777 SQ.FT. FB: _____

(0.4999 AC.)

0' 10' 20'
1" = 20'

SCALED.
ENGINEERING

Scaled Engineering Inc.
20246 Coastal Highway
Rehoboth Beach, DE 19971
Phone: (302) 227-7808