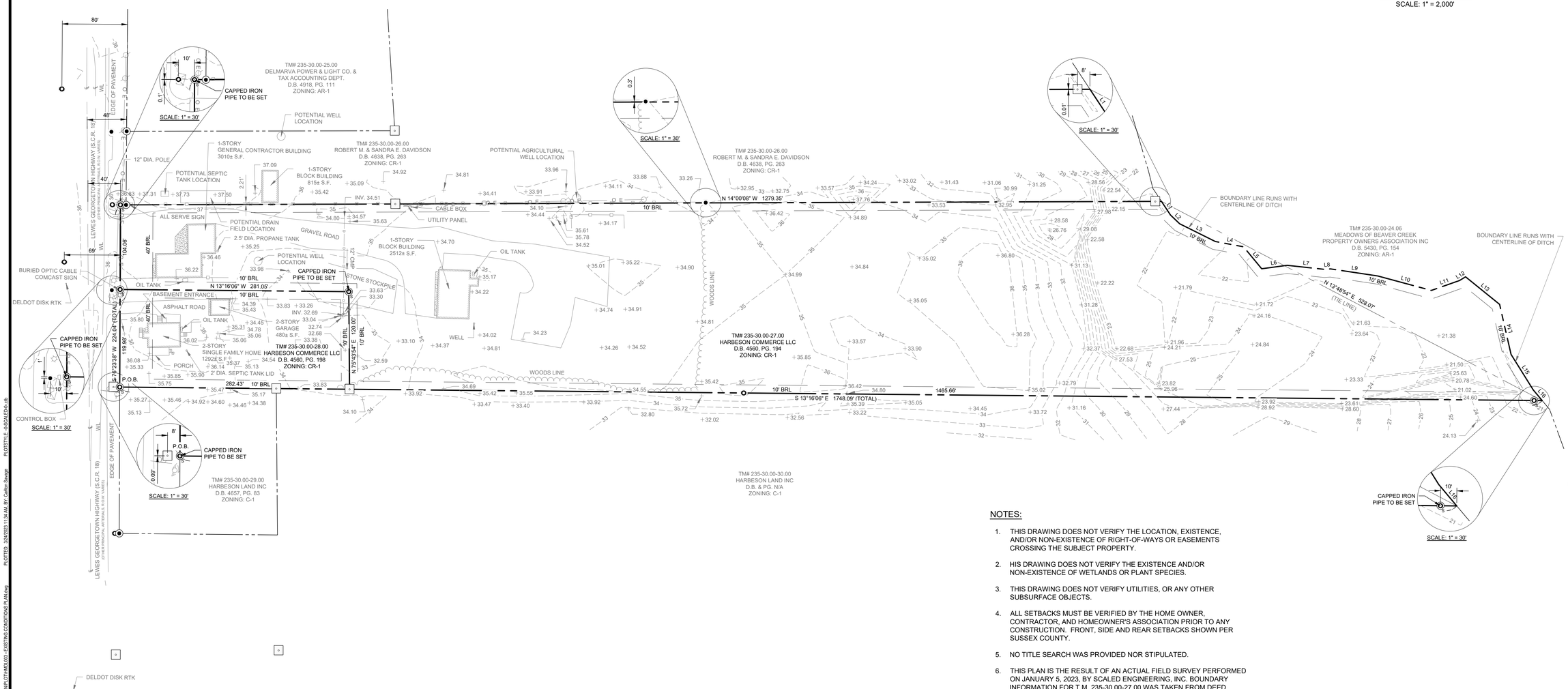
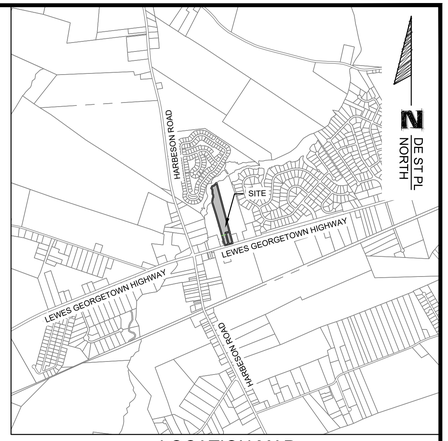


Line Table

Line #	Bearing	Distance
L1	N42° 44' 59.11"E	20.14
L2	N29° 47' 01.23"E	15.59
L3	N12° 37' 38.35"E	48.84
L4	N03° 09' 45.81"W	35.32
L5	N36° 34' 23.61"E	35.06
L6	N21° 32' 31.76"W	31.49
L7	N07° 39' 11.60"W	46.08
L8	N17° 54' 21.92"W	7.54
L9	N05° 17' 16.81"W	58.73
L10	N01° 17' 43.00"E	68.18
L11	N33° 12' 54.26"W	36.86
L12	N45° 33' 34.70"W	8.55
L13	N25° 10' 29.35"E	53.85
L14	N63° 18' 26.98"E	63.07
L15	N44° 13' 20.56"E	51.43
L16	N36° 07' 09.21"E	17.18

LEGEND

- IRON REBAR FOUND
- CAPPED IRON REBAR FOUND
- IRON PIPE FOUND
- DRILL HOLE FOUND
- CONCRETE MONUMENT FOUND
- SUBJECT BOUNDARY LINE
- ADJOINER BOUNDARY LINE
- 40' BRL — BUILDING RESTRICTION LINE
- FENCE
- O E — OVERHEAD ELECTRIC POWER LINE
- UNDERGROUND STORMWATER DRAINAGE
- 23' — EXISTING CONTOUR
- +37.31 — EXISTING SPOT
- TELEPHONE BOX
- LIGHT POLE
- UTILITY POLE
- FIRE HYDRANT
- MAILBOX
- SIGN
- CONCRETE
- BUILDING



LOCATION MAP
SCALE: 1" = 2,000'

NOTES:

1. THIS DRAWING DOES NOT VERIFY THE LOCATION, EXISTENCE, AND/OR NON-EXISTENCE OF RIGHT-OF-WAYS OR EASEMENTS CROSSING THE SUBJECT PROPERTY.
2. HIS DRAWING DOES NOT VERIFY THE EXISTENCE AND/OR NON-EXISTENCE OF WETLANDS OR PLANT SPECIES.
3. THIS DRAWING DOES NOT VERIFY UTILITIES, OR ANY OTHER SUBSURFACE OBJECTS.
4. ALL SETBACKS MUST BE VERIFIED BY THE HOME OWNER, CONTRACTOR, AND HOMEOWNER'S ASSOCIATION PRIOR TO ANY CONSTRUCTION. FRONT, SIDE AND REAR SETBACKS SHOWN PER SUSSEX COUNTY.
5. NO TITLE SEARCH WAS PROVIDED NOR STIPULATED.
6. THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED ON JANUARY 5, 2023, BY SCALED ENGINEERING, INC. BOUNDARY INFORMATION FOR T.M. 235-30.00-27.00 WAS TAKEN FROM DEED BOOK 4560 PAGE 194 (THE CURRENT DEED OF RECORD), DEED BOOK 4560 PAGE 194 (RIGHT OF WAY ACQUISITION), AND OTHER DOCUMENTS OF PUBLIC RECORD AND HAS BEEN ROTATED TO DELAWARE STATE PLANE COORDINATE SYSTEM (NAD83). BOUNDARY INFORMATION FOR T.M. 235-30.00-28.00 WAS TAKEN FROM DEED BOOK 4560 PAGE 198 (THE CURRENT DEED OF RECORD), DEED BOOK 4560 PAGE 198 (RIGHT OF WAY ACQUISITION), AND OTHER DOCUMENTS OF PUBLIC RECORD AND HAS BEEN ROTATED TO DELAWARE STATE PLANE COORDINATE SYSTEM (NAD83).
7. REFERENCE DEED BOOKS FOR BOTH PROPERTIES RIGHT OF WAY ACQUISITIONS. RIGHT OF WAY AREAS PREVIOUSLY ACQUIRED FROM DELDOT PER DEED BOOKS REFERENCED IN NOTE 6.

0' 30' 60'
1" = 60'

CERTIFICATION:
I, CARLTON R. SAVAGE JR., HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO MY BEST KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE. 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.

CARLTON R. SAVAGE JR., DE PE#16457 DATE

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

EXISTING CONDITIONS PLAN

LANDS OF HARBESON COMMERCE LLC

T.M. 235-30.00-27.00 & 235-30.00-28.00

BROADKILL HUNDRED, HARBESON, DELAWARE

DATE:	3/9/2023
SCALE:	1" = 60'
DRAWN BY:	ECM
PROJECT NO.	HMDL003

E-1

THIS DRAWING INCLUDING DESIGN AND CONSTRUCTION FEATURES ARE PROPRIETARY TO SCALED ENGINEERING INC. AND SHALL NOT BE ALTERED OR REUSED WITHOUT WRITTEN PERMISSION. COPYRIGHT © 2023

S:\PROJECTS\ALLSERVE\HMDL003 - Route 9 Commercial\DESIGN\PLOT\HMDL003 - EXISTING CONDITIONS PLAN.dwg PLOTTED: 3/24/2023 11:34 AM, BY: Carlton Savage PLOTSTYLE: JLSCALED.ctb