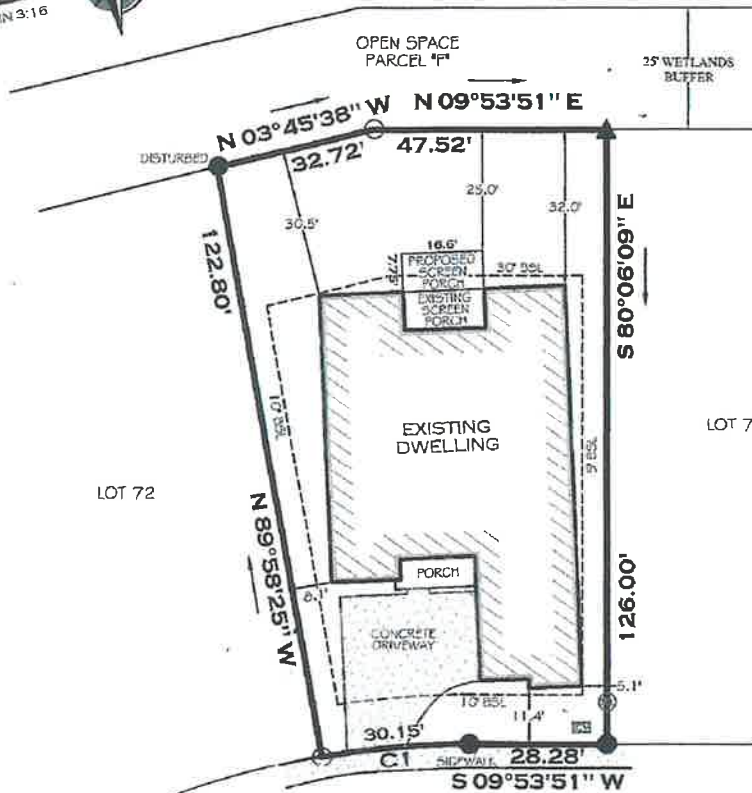




CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	175.00'	30.15'	S 04°44'11" W	30.11'



EXISTING COVERAGE	SF
STRUCTURAL DWELLING	3238
PORCH	96
SCREEN PORCH	133
TOTAL EXISTING	3467
ACCESSORY CONCRETE DRIVE	726
TOTAL COVERAGE	4,193

PROPOSED COVERAGE	SF
STRUCTURAL DWELLING	3238
PORCH	96
SCREEN PORCH	262
TOTAL PROPOSED	3596
ACCESSORY CONCRETE DRIVE	726
TOTAL COVERAGE	4,322

I, BRADLEY A. ABSHER, 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.

Bradley A. Absher
BRADLEY A. ABSHER, DE PLS # 735
DATE 6.31.20

NOTES

1. CLASSIFICATION OF SURVEY: URBAN
2. ZONE: RPC
3. BUILDING SETBACK LINES (BSL)
FRONT 10' (COVERED PORCHES/SLOOPS 5')
SIDE 5'
REAR 30'
ALL SETBACKS ARE THE RESPONSIBILITY OF THE HOME OWNER AND/OR GENERAL CONTRACTOR. SETBACKS SHOWN AS PER TOWN OF OCEAN VIEW & MAY DIFFER FROM THE HOME OWNERS ASSOCIATION (HOA) SETBACKS. ANY USER OF SAID INFORMATION IS URGED TO DIRECTLY CONTACT THE LOCAL AGENCY AND HOA, IF APPLICABLE, TO VERIFY IN WRITING ALL SETBACKS & REQUIREMENTS.
4. A TEN (10) FOOT STRIP HEREBY RESERVED AS AN EASEMENT FOR DRAINAGE AND UTILITIES ALONG ALL FRONT AND REAR LOT LINES. (PER PLAT 244 / 3)
5. A FIVE (5) FOOT STRIP IS HEREBY RESERVED AS AN EASEMENT FOR DRAINAGE AND UTILITIES CENTERED ON ALL SIDE LOT LINES. (PER PLAT 244 / 3)
6. NO TITLE REPORT WAS PROVIDED FOR OUR USE, THEREFORE THIS BOUNDARY SURVEY IS SUBJECT TO ANY ENCUMBRANCES, RESTRICTIONS, EASEMENTS, AND/OR RIGHTS OF WAY THAT MIGHT BE REVEALED BY A THOROUGH TITLE SEARCH.

TAX MAP	1-34 - 17.00 - 880.00
STATE	DELAWARE
COUNTY	SUSSEX
HUNDRED	BALTIMORE
TOWN	OCEAN VIEW
AREA	8,682 ± SQ. FT.
DEED REF.	5178 / 225
PLAT REF.	244 / 3
DRAWN BY	JMH
DATE	08 / 31 / 2026
SCALE	1" = 30'
SURVEY #	DE - 11916

**BOUNDARY SURVEY
W/ SITE PLAN**

**LOT 71
OCEAN VIEW BEACH CLUB**

FOR
CONSTANTINE KOURGELIS

38 BEACH CLUB AVENUE, OCEAN VIEW, DE 19970

LEGEND
● IRON ROD W/ CAP FOUND
▲ NAIL FOUND
○ UNMARKED POINT
⊕ UTILITY PEDESTAL
⊞ IRRIGATION CONTROL VALVE

