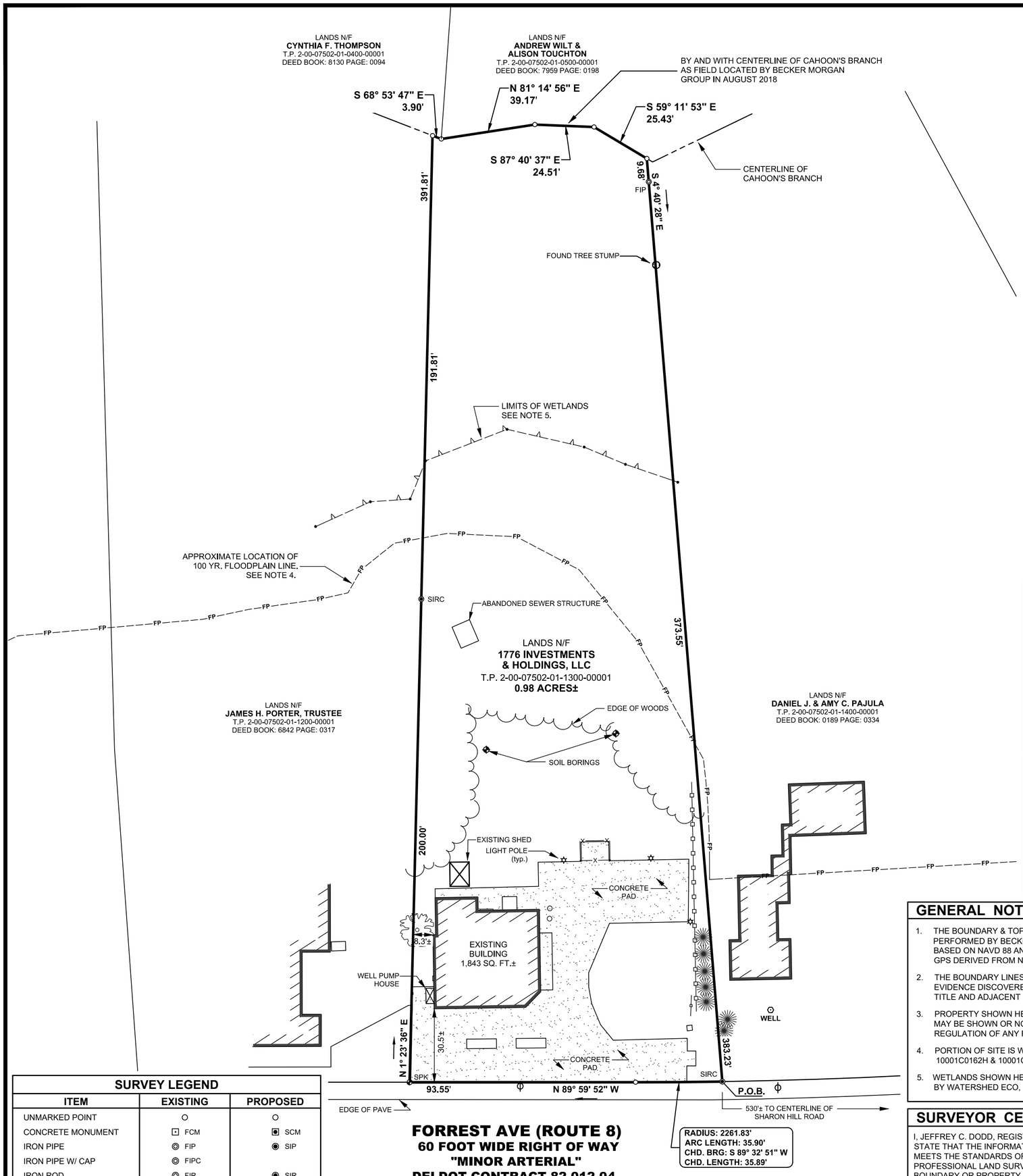

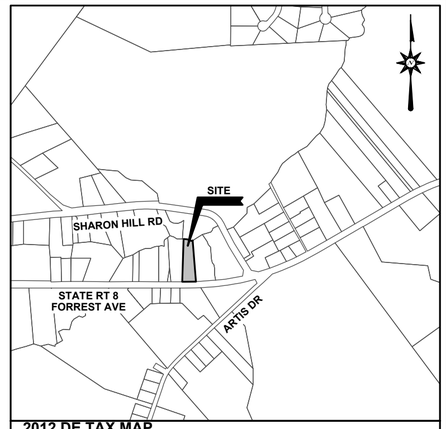

2012 DE TAX MAP

LOCATION MAP SCALE : 1" = 1000'

NAD 83 / DSP

N

SURVEY LEGEND

ITEM	EXISTING	PROPOSED
UNMARKED POINT	○	○
CONCRETE MONUMENT	⊡ FCM	▣ SCM
IRON PIPE	◎ FIP	◉ SIP
IRON PIPE W/ CAP	◎ FIPC	
IRON ROD	◎ FIR	◉ SIR
IRON ROD W/ CAP	◎ FIRC	◉ SIRC
DRILL HOLE	⊗ FDH	⊗ SDH
PK NAIL	⊕ FPK	◒ SPK

SITE DATA

1.	OWNERS OF RECORD:	1776 INVESTMENTS & HOLDINGS, LLC. 555 PENNSYLVANIA AVE. DOVER, DE 19901
2.	PROPERTY ADDRESS:	2490 FORREST AVE DOVER, DE 19904
3.	ENGINEER / SURVEYOR:	BECKER MORGAN GROUP INC. 309 SOUTH GOVERNORS AVE. DOVER, DELAWARE 19904 302-734-7950
4.	TAX PARCEL NUMBER:	2-00-07502-01-1300-00001
5.	DEED REFERENCE:	5479 - 0169
6.	PLAT REFERENCE:	PB 6-49
7.	PARCEL AREA:	42,667 S.F.± / 0.98 ACRES±
8.	ZONING CLASSIFICATION:	BG - GENERAL BUSINESS
9.	SURVEY DATUM:	NGS MONUMENTS VERTICAL: NAVD 88 - M34 HORIZONTAL: NAD 83 (2011) - CORS
10.	MONUMENTATION:	3 FOUND / 3 SET
11.	SURVEY UNIT:	LINEAR: US SURVEY FOOT ANGULAR: DEGREES MINUTES SECONDS (DMS) COORDINATE: GROUND

GENERAL NOTES :

1. THE BOUNDARY & TOPOGRAPHIC DATA SHOWN HEREON WAS COMPILED FROM A FIELD SURVEY PERFORMED BY BECKER MORGAN GROUP, INC. , DOVER, DE. IN AUGUST 2018. PROJECT VERTICAL DATUM IS BASED ON NAVD 88 AND PROJECT HORIZONTAL DATUM IS BASED ON DELAWARE STATE PLANE (NAD83), GPS DERIVED FROM N.G.S. CONTROL MONUMENTS.
2. THE BOUNDARY LINES PORTRAYED HEREON HAVE BEEN ESTABLISHED BASED SOLELY ON PHYSICAL EVIDENCE DISCOVERED IN THE FIELD IN CONJUNCTION WITH DETERMINATIONS DERIVED FROM SOURCE OF TITLE AND ADJACENT DEED RECORD INFORMATION.
3. PROPERTY SHOWN HEREON IS SUBJECT TO ANY RIGHT-OF-WAY, EASEMENTS, RESTRICTIONS, ETC. AS MAY BE SHOWN OR NOTED IN ANY RECORD, PUBLIC OR OTHERWISE, OR ANY REQUIREMENT OR REGULATION OF ANY PUBLIC AGENCY.
4. PORTION OF SITE IS WITHIN ZONE "AE" (ELEVATION 43.0'), SPECIAL FLOOD HAZARD, PER FEMA PANELS 10001C0162H & 10001C0164H EFFECTIVE DATE 5/5/2003.
5. WETLANDS SHOWN HEREON WERE FIELD LOCATED BY BECKER MORGAN GROUP, AS DELINEATED BY WATERSHED ECO, LLC IN AUGUST 2018.

SURVEYOR CERTIFICATION

I, JEFFREY C. DODD, 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.

JEFFREY C. DODD P.L.S.NO. 782 DATE

BECKER MORGAN GROUP

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ENGINEERING

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Wilmington, NC
3205 Randall Parkway, Suite 211
Wilmington, North Carolina 28403
Ph. 910.341.7600
Fax 910.341.7506

www.beckermorgan.com

PROJECT TITLE

LANDS OF
1776 INVESTMENTS & HOLDINGS, LLC.

2490 FORREST AVE
EAST DOVER HUNDRED
KENT COUNTY, DELAWARE

SHEET TITLE

BOUNDARY RETRACEMENT SURVEY

0 15 30 60

SCALE : 1" = 30'

ISSUE BLOCK

MARK	DATE	DESCRIPTION

LAYER STATE : BNDY-30-18x24

PROJECT NO.:	**2018195.00**
DATE:	**09/18/2018**
SCALE:	**1" = 30'**
DRAWN BY:	**JHK**

SHEET

1 OF 1

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Exhibit 1

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