

The City of Lewes



Location: Three (3) Lots on Burton Avenue, Lewes, DE 19958

Lots: Sussex County Tax Map 3-35-8.07, Parcels 15.00, 15.01, 15.02

Price: \$399,900 per lot

Lot Size: 7,899± SQ FT per lot

School District: Cape Henlopen

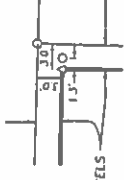
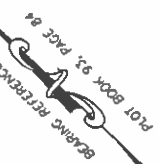
County: Sussex

Zoning: Lots are zoned R4 medium density residential

Property Information: City water and sewer available on property. Build immediately on this well-located lot adjacent to the Historic District. Lots are directly across from Shipcarpenter Square, one block from the Lewes-Rehoboth canal, a short walk to historic down-town Lewes and the Lewes business district.

Note to realtors: Property was used by the City of Lewes as an electrical substation from 1967 to 2005. The City has completed Phase I and Phase II environmental testing. The tests results show no detectable concentrations of environmental hazardous materials (additional information is available upon request).

City of Lewes anticipates paying a buyers commission of 2.5 %.



APPARENT GAP BETWEEN PARCELS
APPARENT ORIGINAL LINE

LANDS N.O.F. JOSEPH F. MURABITO & ETHEL M. MURABITO DEED BOOK 1503, PAGE 208

LANDS N.O.F. WILLIAM H. LANDOWN & JILL E. LANDOWN DEED BOOK 3618, PAGE 286

LANDS N.O.F. CARL RICHARD BARTELL & LOY ANN BARTELL DEED BOOK 725, PAGE 758

LANDS N.O.F. ANTOINETTE S. HANDY DEED BOOK 1373, PAGE 263

LANDS N.O.F. ROBERT F. & ANTOINETTE S. HANDY DEED BOOK 659, PAGE 82

LANDS N.O.F. CALVIN R. JABER & SHARON L. JABER DEED BOOK 3960, PAGE 347

LANDS N.O.F. CHRISTOPHER J. RYAN & KAREN A. RYAN DEED BOOK 2736, PAGE 55

(A) 7,899± SQ FT PARCEL 15.00

(B) 7,899± SQ FT PARCEL 15.01

(C) 7,899± SQ FT PARCEL 15.02

LANDS N.O.F. RUSSELL R. PALMER, TRUSTEE DEED BOOK 3562, PAGE 33

LANDS N.O.F. EVELYN L. CHILDERS, TRUSTEE DEED BOOK 2432, PAGE 40

LANDS N.O.F. MOLLY PAUKER & WILLIAM J. SCHWITZ DEED BOOK 2846, PAGE 66

LANDS N.O.F. KENNETH M. KUBASKO & BERNADETTE M. KUBASKO DEED BOOK 2290, PAGE 205

BRADLEY AVENUE
THIRD STREET

WEST FOURTH STREET

320.74' (MEASURED)
320' (PER DEED RECORD)

OVERHEAD UTILITY LINES
BELOW GRADE CONCRETE BASE FOR UTILITY POLE (REPORTED TO BE 8" IN DIAMETER)

BURTON AVENUE

CURB

NOTES:

- 1) CLASS "B", SUBURBAN SURVEY
- 2) SOURCE OF TITLE: DEED BOOK 371, PAGE 67
- 3) PLOT REFERENCES: DEED BOOK 617, PAGE 397, PLOT BOOK 93, PAGE 84
- 4) A TITLE SEARCH WAS NEITHER REQUESTED, PROVIDED OR UTILIZED FOR THIS SURVEY

LEGEND:

- FOUND CONCRETE MONUMENT
- FOUND IRON PIPE
- △ FOUND IRON BAR
- ▲ SET IRON BAR
- UTILITY POLE

BOUNDARY SURVEY PLAN

PREPARED FOR
CITY OF LEWES
SITuated IN
CITY OF LEWES, LEWES & REHOBOTH HUNDRED
SUSSEX COUNTY, STATE OF DELAWARE
AREA: 231,700± SQUARE FEET (TOTAL)
SCALE: 1"=30'
DATE: MARCH 27, 2013

Prepared By:
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