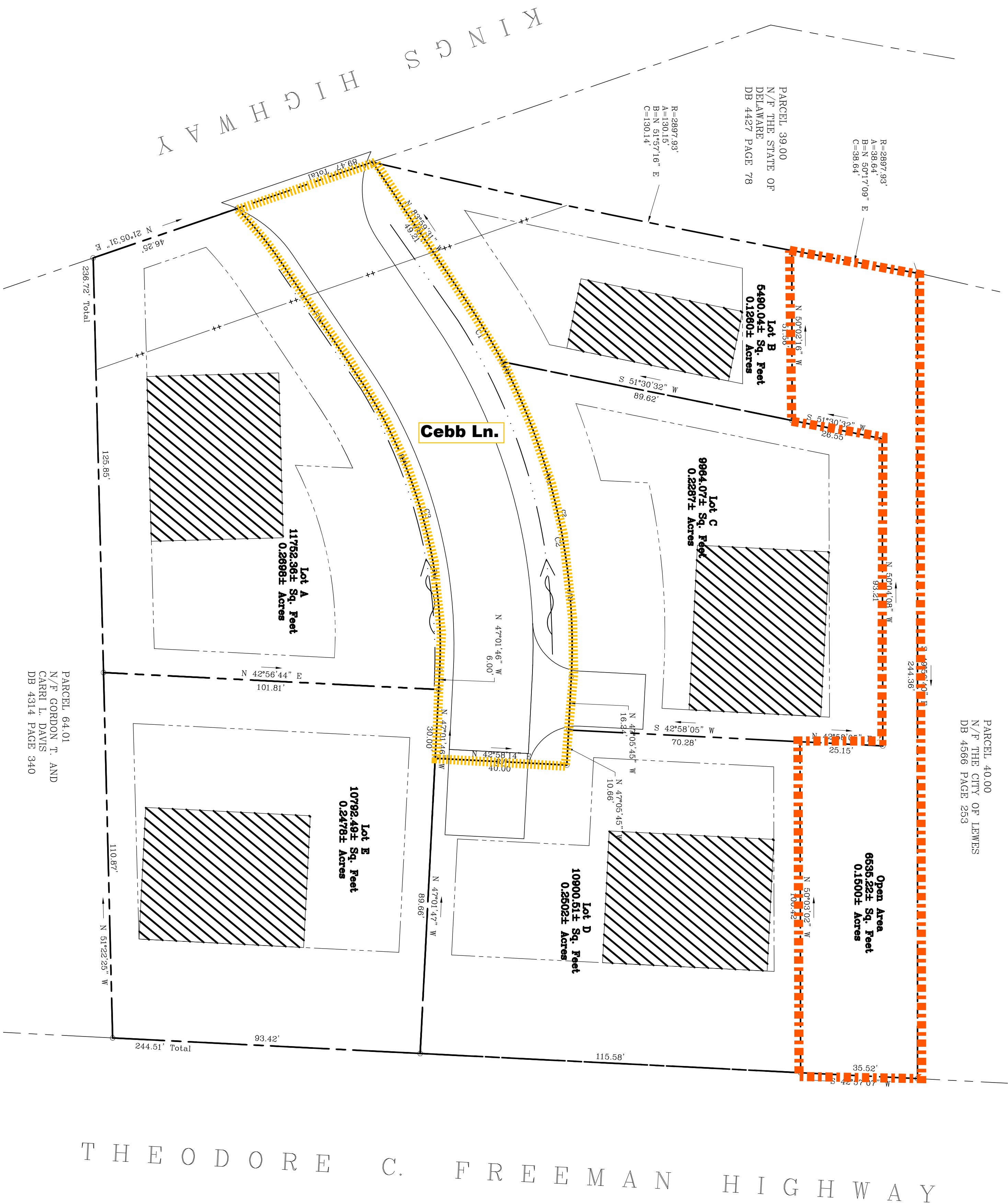


PARCEL 40.00  
N/P THE CITY OF LEWES  
DB 4566 PAGE 253



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DETA. ANGLE
C1	165.65'	21.83'	21.81'	S 80°52'51" E	64.34°
C2	165.65'	98.89'	97.73'	S 69°20'22" E	30°29'13"
C3	145.85'	94.97'	93.30'	S 69°41'02" E	37°18'32"

**PRELIMINARY BOUNDARY PLAN**  
FOR PROPERTY KNOWN AS:  
**LANDS OF "JEROME R. VIRDEN"**  
ALSO KNOWN AS:  
"KINGS HIGHWAY, LEWES, DE"  
SITUATE IN:  
**LEWES AND REHOBOTH HUNDRED \* SUSSEX COUNTY**  
**STATE OF DELAWARE**  
TAX MAP#: 335-8-15 PARCEL 41.00

**LOCATION MAP**

**PLAN DATA**

PARCEL ID NO. • 335-8-15 PARCEL 41.00

PLAT REFERENCE • D.B. 4618 PAGE 147

ZONING DISTRICT • R2 (ZONING CLASSIFICATION)

SETBACKS • FRONT: 30' or EBL

• SIDE: 8'

• REAR: 15'

ZONING DISTRICT • R4 (ZONING CLASSIFICATION)

SETBACKS • FRONT Dwelling Detached

• Minimum: EBL Maximum: EBL + 10'

• SIDE: 8'

• REAR: 15'

SEWAGE DISPOSAL • LEWES BOARD OF PUBLIC WORKS.

WATER SUPPLY • LEWES BOARD OF PUBLIC WORKS

LOT AREA RATIONALE • PARCEL 41.00 LOT AREA = 1.45 ACRES

SUBDIVIDED LOTS:

• LOTA = 0.27 ACRES

• LOTB = 0.13 ACRES

• LOTC = 0.23 ACRES

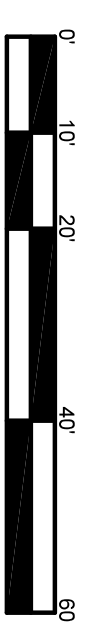
• LOTD = 0.25 ACRES

• LOTE = 0.24 ACRES

• OPEN AREA = 0.15 ACRES

• ACCESS ROAD = 0.17 ACRES

- LEGEND**
- IRON PIPE SET
  - PROPERTY CORNER
  - ◐ CAPPED REBAR POUND
  - ◑ TELEPHONE PEDESTAL
  - PROPERTY LINE



Revised 10/27/2020

**JOHN B. BROACH**  
Engineering LLC

27184 NELSON ROAD  
GEORGETOWN, DELAWARE 19647  
PHONE NO. 302-459-1503

Drawn By: JBR Date: 10-25-2020  
Scale: 1"=20' Sheet 1/1