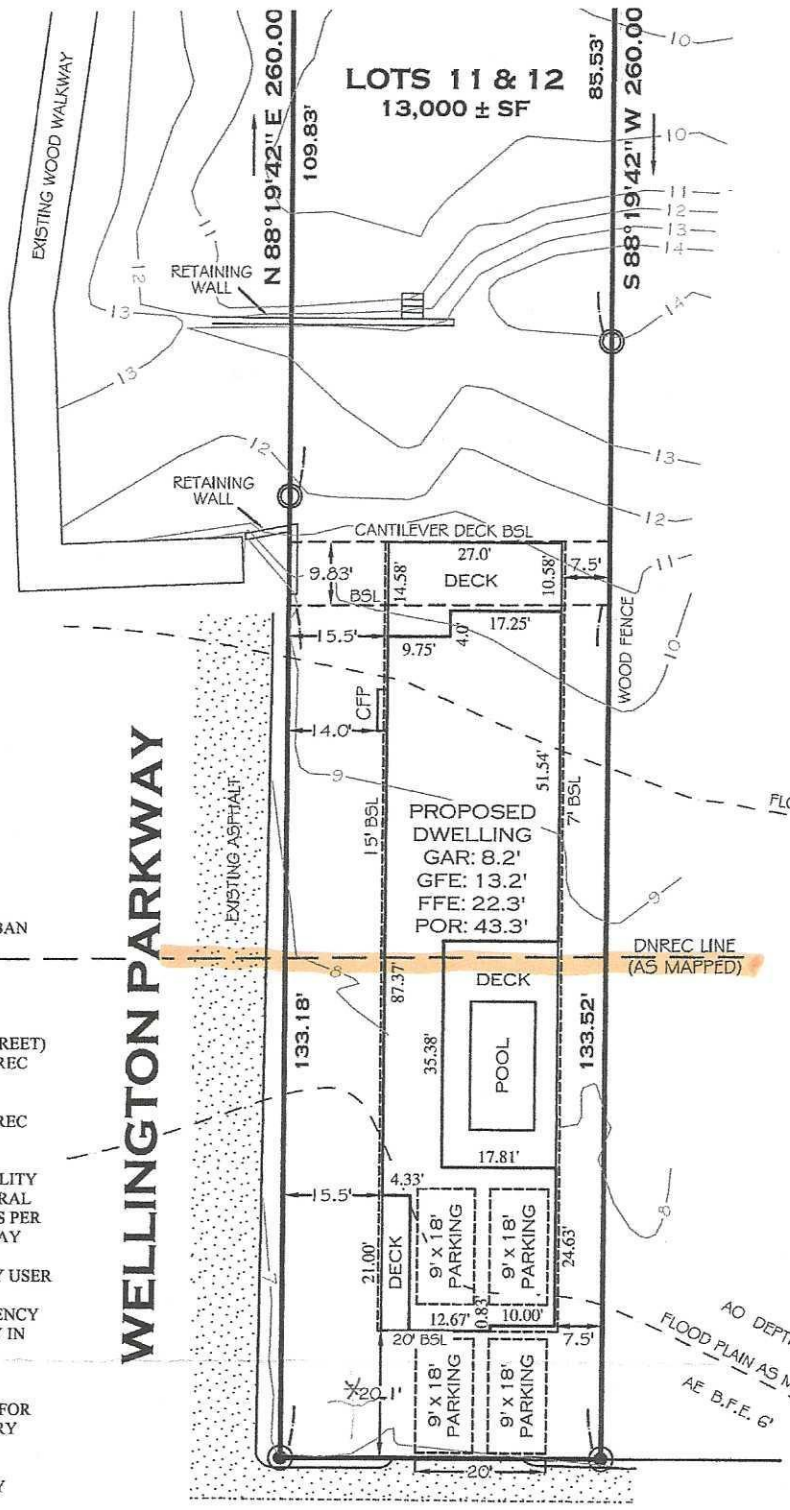

PEAK OF ROOF ELEVATION NOT TO EXCEED 31.0' ABOVE FREEBOARD ELEVATION OF 12.5'

NOTES

1. CLASSIFICATION OF SURVEY: URBAN
2. ZONE: R - 1
3. BUILDING SETBACK LINES (BSL)
   FRONT 20'
   SIDE 7' (15' ABUTTING STREET)
   REAR AS SHOWN (PER DNREC ENCROACHMENT REDUCTION WORKSHEET)
   DECK AS SHOWN (PER DNREC CANTILEVERED DECK WORKSHEET)

ALL SETBACKS ARE THE RESPONSIBILITY OF THE HOME OWNER AND/OR GENERAL CONTRACTOR. SETBACKS SHOWN AS PER THE TOWN OF BETHANY BEACH & 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. 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.
5. FLOOD ZONE: AE - 6 FEET, AO 2', VE 10', AND VE 13', PER FEMA MAP 10005 C 0516K, EFFECTIVE DATE 03-16-2015.

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, DE PLS # 735
DATE 9.4.24

S. ATLANTIC AVENUE

LEGEND

- IRON PIPE FOUND
- CONCRETE MONUMENT FOUND
- IRON ROD W/ CAP SET
- —7— EX. CONTOUR (NAVD 88)

TAX MAP	1-34 - 17.08 - 39.00
STATE	DELAWARE
COUNTY	SUSSEX
HUNDRED	BALTIMORE
TOWN	BETHANY BEACH
AREA	13,000 ± SQ. FT.
DEED REF.	5893 / 247
DRAWN BY	CJP / MCS
DATE	07 / 25 / 24, 09 / 04 / 24
SCALE	1" = 30'
SURVEY #	DE - 09469
SHEET #	1 OF 2

SITE PLAN

LOT 11 AND LOT 12 BLOCK 18, BETHANY BEACH

FOR
DIRK & JESSICA HAIRE

98 WELLINGTON PARKWAY, BETHANY BEACH, DE 19930

TRUE NORTH
LAND SURVEYING
35322 BAYARD ROAD
FRANKFORD, DE 19945
302-539-2488