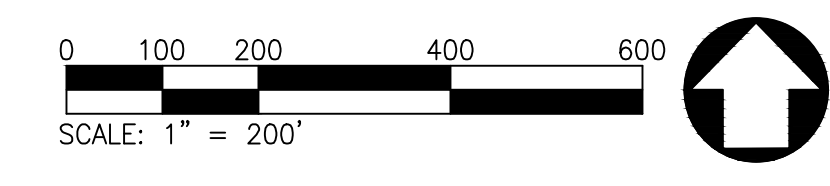
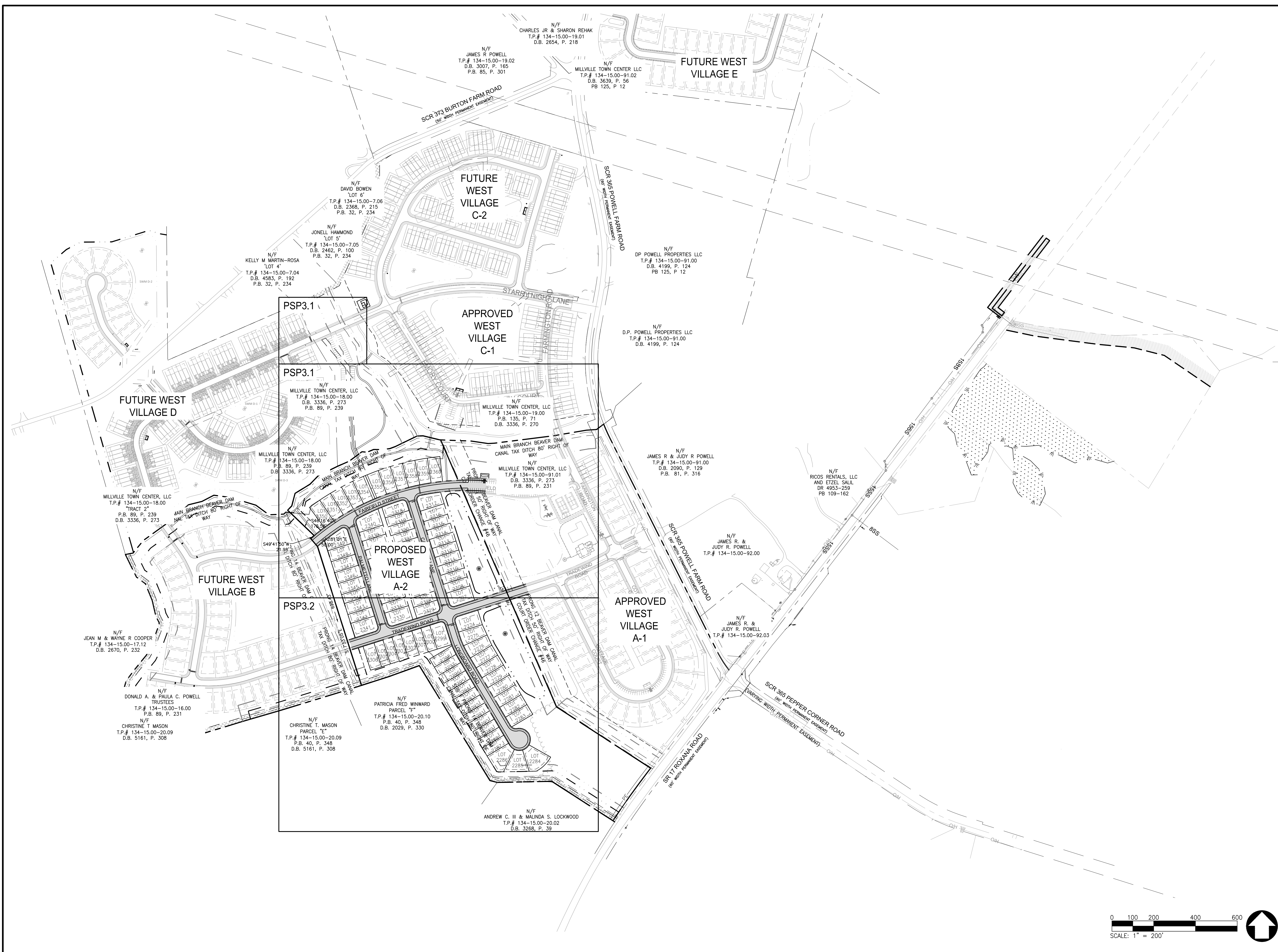


PLOT CODE
 PEN=RED .001 INCHES (1.0mm)
 PEN=BLUE .001 INCHES (1.0mm)
 PEN=GREEN .001 INCHES (1.0mm)
 PEN=BLACK .001 INCHES (1.0mm)
 PEN=WHITE .001 INCHES (1.0mm)
 PEN=GRAY .001 INCHES (1.0mm)
 PEN=CYAN .001 INCHES (1.0mm)
 PEN=MAGENTA .001 INCHES (1.0mm)
 PEN=YELLOW .001 INCHES (1.0mm)



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 CIVIL ENGINEERING ASSOCIATES, LLC
 ENGINEERING • SURVEYING • CONSTRUCTION SERVICES
 33 W. MAIN STREET
 MILLETTOWN, DE 19109
 (302) 376-8833

CENTURY ENGINEERING

— PREPARED BY —

LAND TECH
 LAND PLANNING, LLC
 32895 SOUTH COASTAL HIGHWAY, SUITE 202
 BETHANY BEACH, DELAWARE 19930
 PHONE: (302) 539-2395

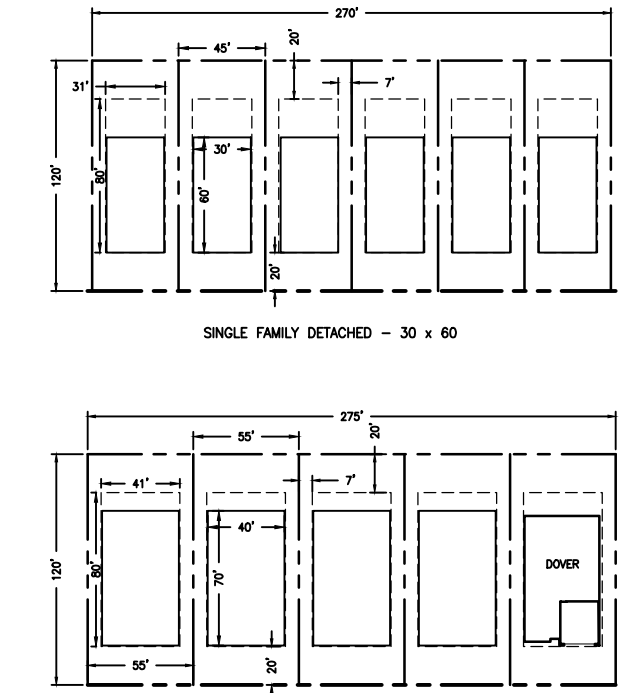
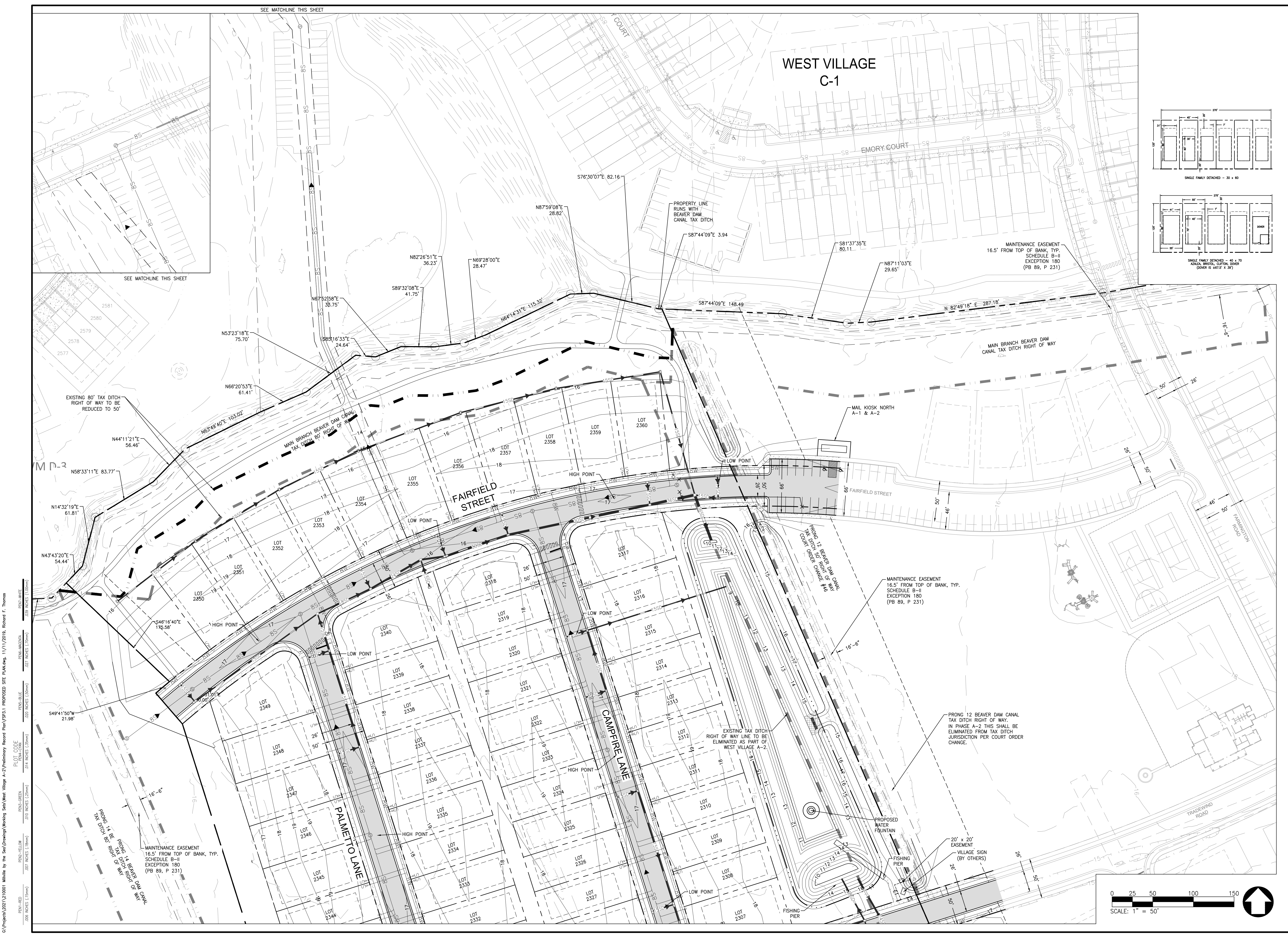
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 SALISBURY, MARYLAND 21801
 410-742-3115, Fax 410-548-5790
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MILLETTOWN BY THE SEA
 TOWN OF MILLETTOWN, DELAWARE

WEST VILLAGE A-2
 KEY SHEET

SCALE : 1" = 200'	SHEET NO.
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 55 W. MAIN STREET
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 (302) 376-8833

CENTURY ENGINEERING

— PREPARED BY —

LAND TECH
 LAND PLANNING, LLC
 32895 SOUTH COASTAL HIGHWAY, SUITE 202
 BETHANY BEACH, DELAWARE 19930
 PHONE: (302) 538-2398

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MILLVILLE BY THE SEA
 TOWN OF MILLVILLE, DELAWARE

WEST VILLAGE A-2
PROPOSED SITE PLAN

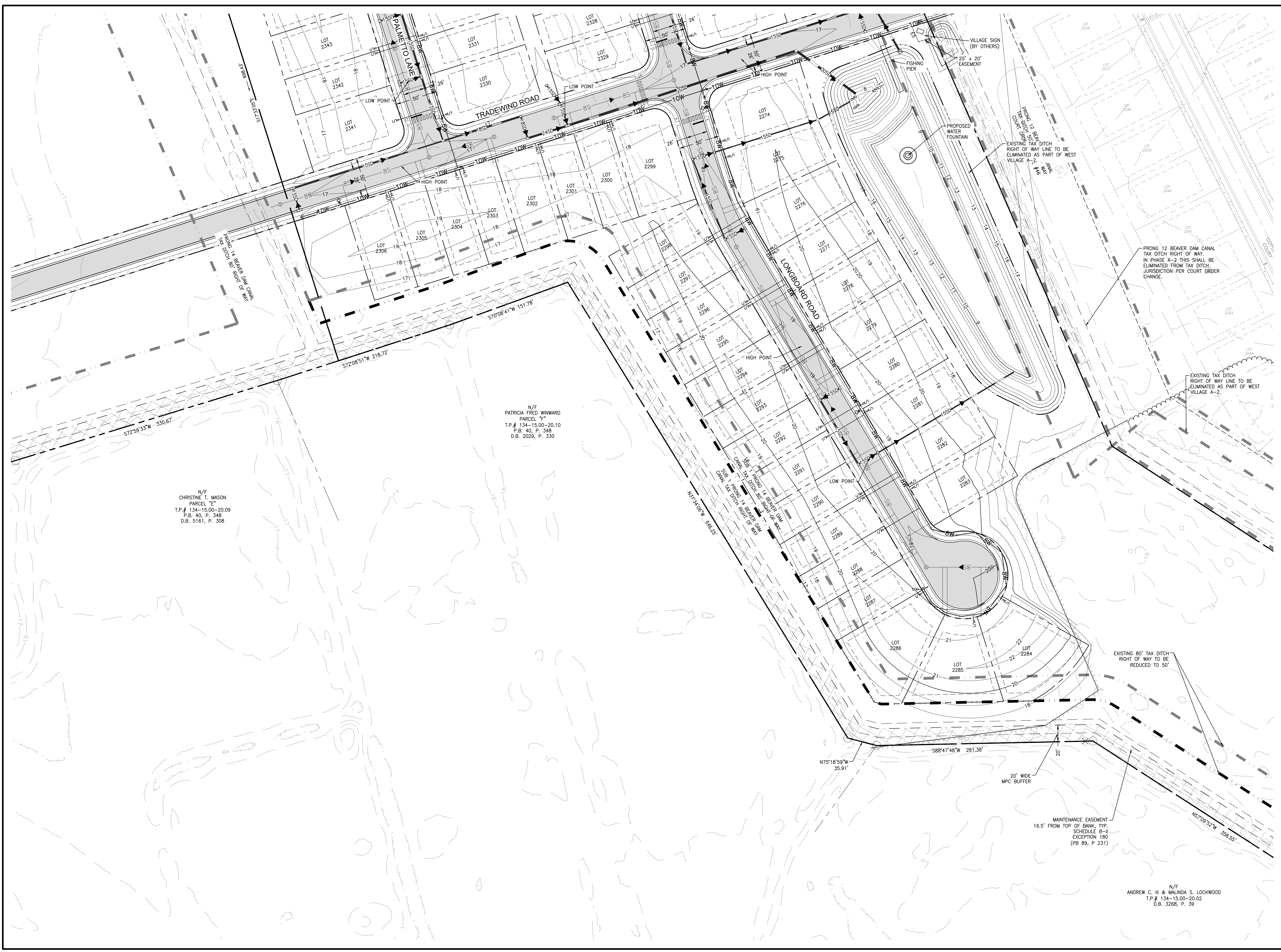
SCALE: 1" = 50'
 DESIGN BY: RLM
 DRAWN BY: RLM
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 FILE #: 210001 - M
 DATE: FEB 2024

SHEET NO.
FSP.31
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C:\Projects\2021\210001 Millville by the Sea\Drawings\Working Sets\West Village A-2\Preliminary Record Plan\FSP.31 PROPOSED SITE PLAN.dwg, 11/17/2019, Richard F. Thomas
 PLOT CODE: PLOT-RED (200 INCHES (50mm)), PLOT-ORANGE (200 INCHES (50mm)), PLOT-YELLOW (200 INCHES (50mm)), PLOT-GREEN (200 INCHES (50mm)), PLOT-BLUE (200 INCHES (50mm)), PLOT-MAGENTA (200 INCHES (50mm)), PLOT-BLACK (200 INCHES (50mm))

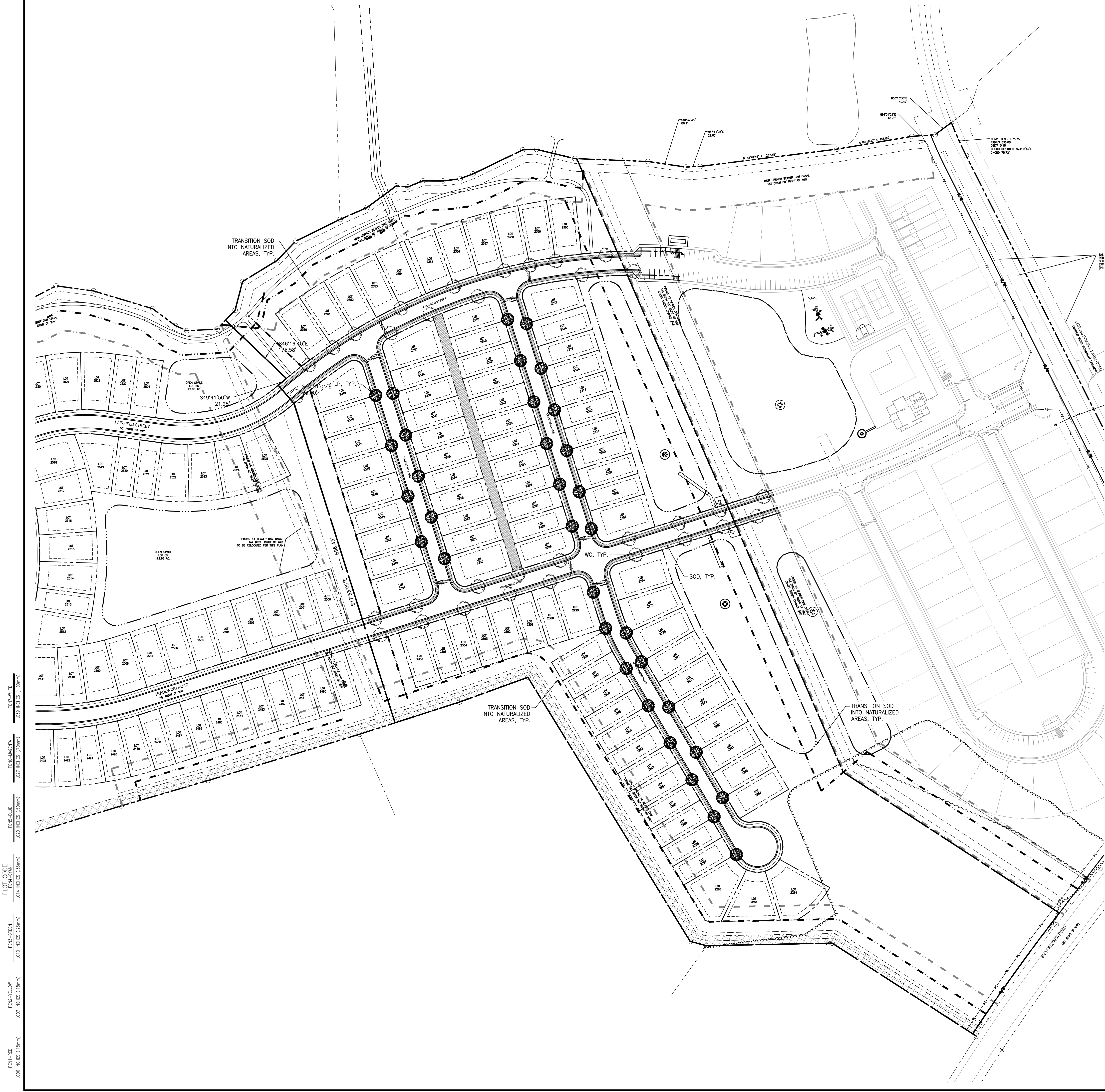
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PEN1-RED	0.01 INCHES (2.5mm)	PEN1-BLUE	0.01 INCHES (2.5mm)
PEN2-YELLOW	0.01 INCHES (2.5mm)	PEN2-BLUE	0.01 INCHES (2.5mm)
PEN3-GREEN	0.01 INCHES (2.5mm)	PEN3-BLUE	0.01 INCHES (2.5mm)
PEN4-BLACK	0.01 INCHES (2.5mm)	PEN4-BLUE	0.01 INCHES (2.5mm)
PEN5-BLACK	0.01 INCHES (2.5mm)	PEN5-BLUE	0.01 INCHES (2.5mm)
PEN6-BLACK	0.01 INCHES (2.5mm)	PEN6-BLUE	0.01 INCHES (2.5mm)
PEN7-BLACK	0.01 INCHES (2.5mm)	PEN7-BLUE	0.01 INCHES (2.5mm)
PEN8-BLACK	0.01 INCHES (2.5mm)	PEN8-BLUE	0.01 INCHES (2.5mm)
PEN9-BLACK	0.01 INCHES (2.5mm)	PEN9-BLUE	0.01 INCHES (2.5mm)
PEN10-BLACK	0.01 INCHES (2.5mm)	PEN10-BLUE	0.01 INCHES (2.5mm)



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WEST VILLAGE A-2 MILLVILLE, DELAWARE	
PROPOSED SITE PLAN	
SCALE : 1" = 50'	SHEET NO.
DESIGN BY : RLM	FSP3.2
DRAWN BY : RLM	
CHECKED BY :	
GMB FILE : 210001 - M	
DATE : FEB 2024	© COPYRIGHT 2023 GEORGE, MILES & BUHR, LLC

PEN1-RED	.200 INCHES (5.0mm)
PEN2-YELLOW	.207 INCHES (5.3mm)
PEN3-GREEN	.210 INCHES (5.3mm)
PEN4-BLUE	.214 INCHES (5.4mm)
PEN5-BLACK	.227 INCHES (5.8mm)
PEN6-WHITE	.239 INCHES (6.0mm)

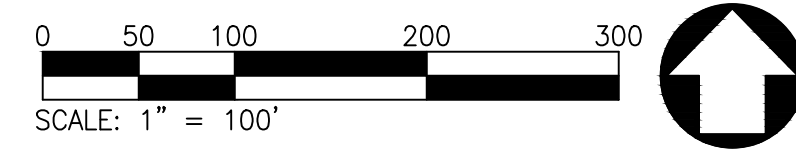


PLANTING LEGEND:

SYM.	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	SPACING	NOTES
	33	WILLOW OAK	QUERCUS PHELLOS	3" CALIPER	AS SHOWN	DOMINANT LEADER
	34	LONDON PLANETREE	PLATANUS x ACERIFOLIA	3" CALIPER	AS SHOWN	DOMINANT LEADER
	44,185 SF	SOD	TURF TYPE TALL FESCUE			

LANDSCAPE ARCHITECT'S CERTIFICATION:
 I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF DELAWARE.

LANDSCAPE ARCHITECT _____ DATE _____



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CIVIL ENGINEERING ASSOCIATES, LLC <small>ENGINEERING • SURVEYING • CONSTRUCTION SERVICES</small> 55 W. MAIN STREET MIDDLETOWN, DE 19709 (302) 376-8837	
CENTURY ENGINEERING	
- PREPARED BY - LAND TECH LAND PLANNING, LLC <small>32894 SOUTH COASTAL HIGHWAY, SUITE 202 BETHANY BEACH, DELAWARE 19930 PHONE: (302) 538-2398</small>	
GMB GEORGE, MILES & BUHR, LLC ARCHITECTS & ENGINEERS <small>SALISBURY • BALTIMORE • SEAFORD</small> 206 WEST MAIN STREET SALISBURY, MARYLAND 21801 410-742-3315, Fax 410-548-5790 www.gmbinc.com	
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WEST VILLAGE A-2 LANDSCAPE PLAN	
SCALE : 1" = 100'	SHEET NO.
DESIGN BY : RLM	FSP4.0
DRAWN BY : RLM	
CHECKED BY :	
FILE # : 210001 - M	
DATE : FEB 2024	



PROJECT CONTACT INFORMATION	
OWNER DEVELOPER	
NAME	ASF MBTS LLC
ADDRESS	3565 REDMONT RD NE BUILDING ONE SUITE 200 ATLANTA, GA 30305
CONTACT	ROD HART
PHONE	404-418-6658
EMAIL	RODHART66@GMAIL.COM
NAME	CIVIL ENGINEER
ADDRESS	55 W. MAIN STREET MIDDLETOWN, DE 19709
CONTACT	RONALD H. SUTTON, P.E.
PHONE	302-376-8833
EMAIL	RON@CEA-DE.COM
NAME	LAND PLANNER
ADDRESS	LAND TECH LAND PLANNING, LLC TAGHART PROFESSIONAL CENTER 32896 SOUTH COASTAL HWY., SUITE 202 BETHANY BEACH, DE 19930
CONTACT	JEFF CLARK, RLA
PHONE	302-539-2366
EMAIL	JEFFC@LANDTECHLLC.COM

ZONING DATA	
SITE ADDRESS	APPROXIMATELY 800 FT WEST OF POWELL FARM ROAD AND ROXANA ROAD INTERSECTION
TAX MAP	134-15-91.01
DEED BOOK	5320273
PLOT BOOK	419/94
CURRENT ZONING	MFC
PROPOSED ZONING	MFC
CURRENT USE	VIA GOLF LAND
PROPOSED USE	RESIDENTIAL
SITE AREA DATA	
EXISTING SITE AREA	± 45.42 ACRES
PROPOSED SITE AREA	± 28.50 ACRES
EXISTING WOODED AREA	N/A
WOODS TO REMAIN	N/A
OPEN SPACE REQUIRED	N/A
OPEN SPACE PROVIDED	± 11.86 ACRES
LOT AREA	± 12.84 ACRES
ROW AREA	± 4.00 ACRES
EXISTING WETLAND AREA	N/A
WETLAND AREA TO REMAIN	N/A
UNIT COUNTS	
TOTAL	87
SINGLE FAMILY (40' WIDE)	37
SINGLE FAMILY (30' WIDE)	50
GROSS DENSITY	3.06 UNITS/ACRE
NET DENSITY	3.55 UNITS/ACRE
PARKING REQUIRED	261 SPACES
PARKING PROVIDED	261 SPACES
MINIMUM SINGLE FAMILY SETBACKS	
FRONT	20'
REAR	10' ADJACENT TO OPEN SPACE 20' WHEN BACK TO BACK
SEPARATION	14' (MINIMUM 7' SIDE YARD)
SIDE YARD AT CORNER LOT	10'
LOT DEPTH	100'
SITE GENERAL INFORMATION	
FLOOD ZONE FEMA MAP#	1000600499K, DATED MARCH 16, 2015, ZONE X
SEWER PROVIDER	SUSSEX COUNTY, NORTH MILLVILLE EXPANSION OF BETHANY BEACH SANITARY SEWER DISTRICT
WATER PROVIDER	TIDEWATER UTILITIES, INC.
ELECTRIC PROVIDER	DELAWARE ELECTRIC
AMENITY	ACTIVE AND PASSIVE OPEN SPACE, (POOL/CLUBHOUSE PART OF WEST A-1)

DATE	REVISIONS	NO.

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• ENGINEERING • SURVEYING • CONSTRUCTION SERVICES
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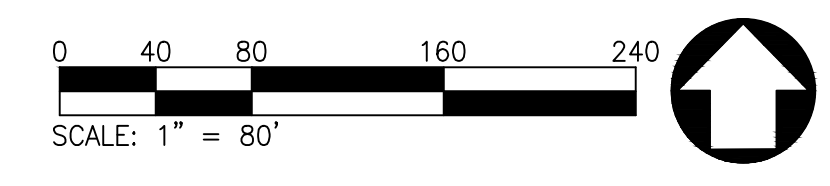
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 ARCHITECTS & ENGINEERS
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 206 WEST MAIN STREET
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MILLVILLE BY THE SEA
 TOWN OF MILLVILLE, DELAWARE

WEST VILLAGE A-2
 PROPOSED
 SITE PLAN
 RENDERING

SCALE: 1" = 80' SHEET NO. PSP5.0
 DESIGN BY: JAC
 DRAWN BY: RLM
 CHECKED BY:
 FILE # : 210001
 DATE : JUL 2023
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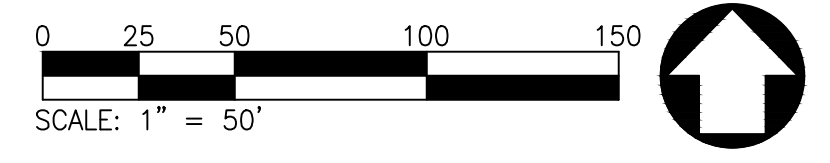
PLOT CODE
 PFM-RED : 0.01 INCHES (1.0mm)
 PFM-YELLOW : 0.07 INCHES (1.8mm)
 PFM-GREEN : 0.10 INCHES (2.5mm)
 PFM-BLUE : 0.20 INCHES (5.0mm)
 PFM-MEDIUM : 0.27 INCHES (7.0mm)
 PFM-WHITE : 0.39 INCHES (1.0mm)





CURVE TABLE							
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD	BEGINNING COORDINATE	ENDING COORDINATE
C1	62.24'	1150.00'	3.10	S51°47'43"W	62.23'	N 191441.37,E 731456.42	N 191402.89,E 731407.52
C2	55.00'	1150.00'	2.74	S54°42'56"W	54.99'	N 191473.14,E 731501.31	N 191441.37,E 731456.42
C3	55.00'	1150.00'	2.74	S57°27'21"W	54.99'	N 191502.72,E 731547.67	N 191473.14,E 731501.31
C4	55.00'	1150.00'	2.74	S60°11'46"W	54.99'	N 191530.06,E 731595.39	N 191502.72,E 731547.67
C5	55.00'	1150.00'	2.74	S62°56'11"W	54.99'	N 191555.08,E 731644.36	N 191530.06,E 731595.39
C6	60.00'	1150.00'	2.99	S65°48'04"W	59.99'	N 191579.67,E 731699.08	N 191555.08,E 731644.36
C7	60.00'	1150.00'	2.99	S68°47'26"W	59.99'	N 191601.38,E 731755.01	N 191579.67,E 731699.08
C8	55.00'	1150.00'	2.74	S71°39'19"W	54.99'	N 191618.68,E 731807.21	N 191601.38,E 731755.01
C9	55.00'	1150.00'	2.74	S74°23'44"W	54.99'	N 191633.48,E 731860.18	N 191618.68,E 731807.21
C10	55.00'	1150.00'	2.74	S77°08'09"W	54.99'	N 191645.72,E 731913.80	N 191633.48,E 731860.18
C11	55.00'	1150.00'	2.74	S79°52'33"W	54.99'	N 191655.39,E 731967.93	N 191645.72,E 731913.80
C12	55.00'	1150.00'	2.74	S82°36'58"W	54.99'	N 191662.46,E 732022.47	N 191655.39,E 731967.93
C13	74.74'	1150.00'	3.72	S85°50'54"W	74.73'	N 191667.87,E 732097.01	N 191662.46,E 732022.47
C14	751.98'	1150.00'	37.47	S68°58'02"W	738.65'	N 191667.87,E 732097.01	N 191402.89,E 731407.52
C15	105.61'	1100.00'	5.51	S85°58'02"W	105.77'	N 191618.51,E 732118.44	N 191611.07,E 732012.93
C16	99.09'	1100.00'	5.16	S80°37'51"W	99.06'	N 191611.07,E 732012.93	N 191594.95,E 731915.19
C17	204.90'	1100.00'	10.67	S83°23'12"W	204.61'	N 191618.51,E 732118.44	N 191594.95,E 731915.19
C18	33.36'	20.00'	95.56	S30°16'08"W	29.62'	N 191594.95,E 731915.19	N 191569.36,E 731900.26
C19	31.42'	20.00'	90.00	S62°30'44"E	28.28'	N 191076.42,E 732055.80	N 191063.37,E 732080.89
C20	31.42'	20.00'	90.00	S27°29'16"W	28.28'	N 191015.69,E 732095.94	N 190990.60,E 732082.88
C21	51.16'	400.00'	7.33	N21°10'36"W	51.13'	N 190874.60,E 732122.91	N 190922.27,E 732104.44
C22	40.68'	400.00'	5.83	S27°45'15"E	40.66'	N 190874.60,E 732122.91	N 190838.61,E 732141.85
C23	91.84'	400.00'	13.16	S24°05'23"E	91.64'	N 190922.27,E 732104.44	N 190838.61,E 732141.85
C24	8.57'	30.00'	16.37	N38°51'15"W	8.54'	N 190485.54,E 732352.63	N 190492.19,E 732347.27
C25	28.61'	30.00'	54.64	N74°21'44"W	27.54'	N 190478.12,E 732379.15	N 190485.54,E 732352.63
C26	28.61'	30.00'	54.64	N74°21'44"W	27.54'	N 190478.12,E 732379.15	N 190485.54,E 732352.63
C27	121.26'	53.00'	131.09	N36°08'15"W	96.49'	N 190400.19,E 732436.05	N 190478.12,E 732379.15
C28	40.00'	53.00'	43.24	N51°01'47"E	39.06'	N 190375.63,E 732405.68	N 190400.19,E 732436.05
C29	40.00'	53.00'	43.24	S85°43'42"E	39.06'	N 190378.54,E 732366.74	N 190375.63,E 732405.68
C30	30.93'	53.00'	33.44	S47°23'14"E	30.50'	N 190399.18,E 732344.29	N 190378.54,E 732366.74
C31	232.20'	53.00'	251.02	N23°49'28"E	86.29'	N 190399.18,E 732344.29	N 190478.12,E 732379.15
C32	23.78'	450.00'	3.03	N29°09'13"W	23.78'	N 190813.11,E 732098.84	N 190833.88,E 732087.26
C33	45.26'	450.00'	5.76	N24°45'30"W	45.24'	N 190833.88,E 732087.26	N 190874.96,E 732068.31
C34	5.91'	450.00'	0.75	N21°30'03"W	5.91'	N 190874.96,E 732068.31	N 190880.45,E 732066.14
C35	28.37'	450.00'	3.61	N19°19'07"W	28.37'	N 190880.45,E 732066.14	N 190907.22,E 732056.76
C36	103.32'	450.00'	13.16	N24°05'23"W	103.09'	N 190813.11,E 732098.84	N 190907.22,E 732056.76
C37	31.42'	20.00'	90.00	N62°30'44"W	28.28'	N 190975.55,E 732035.20	N 190988.61,E 732010.11
C38	31.42'	20.00'	90.00	N27°29'16"E	28.28'	N 190943.01,E 731699.43	N 190968.10,E 731712.49
C39	36.96'	20.00'	105.87	N70°26'49"W	31.92'	N 191426.63,E 731567.80	N 191437.31,E 731537.72
C40	99.70'	1100.00'	5.19	S54°01'20"W	99.66'	N 191437.31,E 731537.72	N 191378.77,E 731457.07
C41	43.70'	1100.00'	2.28	S50°15'41"W	43.70'	N 191378.77,E 731457.07	N 191350.85,E 731423.46
C42	143.40'	1100.00'	7.47	S52°53'03"W	143.29'	N 191437.31,E 731537.72	N 191350.85,E 731423.46
C43	27.58'	20.00'	79.04	S22°00'30"W	25.45'	N 191485.75,E 731618.56	N 191462.15,E 731609.03
C44	104.92'	1100.00'	5.47	S64°15'41"W	104.88'	N 191531.29,E 731713.04	N 191485.75,E 731618.56
C45	20.08'	1100.00'	1.05	S67°31'00"W	20.08'	N 191538.97,E 731731.59	N 191531.29,E 731713.04
C46	100.36'	1100.00'	5.23	S70°39'11"W	100.32'	N 191572.21,E 731826.25	N 191538.97,E 731731.59
C47	31.14'	20.00'	89.22	N62°07'22"W	28.09'	N 191559.07,E 731851.08	N 191572.21,E 731826.25
C48	225.36'	1100.00'	11.74	S67°23'52"W	224.96'	N 191572.21,E 731826.25	N 191485.75,E 731618.56
C49	31.42'	20.00'	90.00	N27°29'16"E	28.28'	N 191036.29,E 731995.06	N 191061.38,E 732008.12
C50	31.42'	20.00'	90.00	S62°30'44"E	28.28'	N 190983.14,E 731760.17	N 190970.09,E 731785.26
C51	60.74'	1270.00'	2.74	S54°42'56"W	60.73'	N 191572.21,E 731434.36	N 191537.64,E 731384.78
C52	60.74'	1270.00'	2.74	S57°27'21"W	60.73'	N 191605.40,E 731485.55	N 191572.21,E 731434.36
C53	60.74'	1270.00'	2.74	S60°11'46"W	60.73'	N 191635.58,E 731538.25	N 191605.40,E 731485.55
C54	60.74'	1270.00'	2.74	S62°56'11"W	60.73'	N 191663.21,E 731592.34	N 191635.58,E 731538.25
C55	66.26'	1270.00'	2.99	S65°48'04"W	66.25'	N 191690.37,E 731652.77	N 191663.21,E 731592.34
C56	66.26'	1270.00'	2.99	S68°47'26"W	66.25'	N 191714.34,E 731714.53	N 191690.37,E 731652.77
C57	60.74'	1270.00'	2.74	S71°39'19"W	60.73'	N 191733.46,E 731772.18	N 191714.34,E 731714.53
C58	60.74'	1270.00'	2.74	S74°23'44"W	60.73'	N 191749.79,E 731830.67	N 191733.46,E 731772.18
C59	60.74'	1270.00'	2.74	S77°08'09"W	60.73'	N 191763.32,E 731889.88	N 191749.79,E 731830.67
C60	60.74'	1270.00'	2.74	S79°52'33"W	60.73'	N 191773.99,E 731949.67	N 191763.32,E 731889.88
C61	60.74'	1270.00'	2.74	S82°36'58"W	60.73'	N 191781.80,E 732009.90	N 191773.99,E 731949.67
C62	679.17'	1270.00'	30.64	S88°39'57"W	671.11'	N 191781.80,E 732009.90	N 191537.64,E 731384.78
C63	130.57'	173.00'	43.24	N51°01'47"E	127.49'	N 190261.09,E 732441.47	N 190341.27,E 732540.59
C64	130.57'	173.00'	43.24	S85°43'42"E	127.49'	N 190270.58,E 732314.33	N 190261.09,E 732441.47
C65	100.97'	173.00'	33.44	S47°23'14"E	99.54'	N 190337.98,E 732241.08	N 190270.58,E 732314.33
C66	362.10'	173.00'	119.92	N89°22'14"E	299.53'	N 190337.98,E 732241.08	N 190341.27,E 732540.59
C67	286.64'	3859.83'	4.25	N35°28'59"E	286.58'	N 190036.37,E 732838.60	N 190269.73,E 733004.95

SIGN EASEMENTS		
LINE	LENGTH	DIRECTION
E1	20.00'	N23°28'27"W
E2	20.00'	N72°29'16"E
E3	20.00'	N23°28'27"W
E4	20.00'	N72°29'16"E
E5	20.00'	S23°28'27"E
E6	20.00'	N72°29'16"E
E7	20.00'	S23°28'27"E
E8	20.00'	N72°29'16"E



NO.	REVISIONS	DATE

CIVIL ENGINEERING ASSOCIATES, LLC
REGISTERED PROFESSIONAL ENGINEERS • CONSTRUCTION SERVICES
 13 W. MAIN STREET
 MIDDLETOWN, DE 19709
 (302) 378-9837

CENTURY ENGINEERING

PREPARED BY:

LAND TECH
 LAND PLANNING, LLC

32895 SOUTH COASTAL HIGHWAY, SUITE 202
 BETHANY BEACH, DELAWARE 19930
 PHONE: (302) 538-2398

GMB
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 SALISBURY, MARYLAND 21801
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MILLVILLE BY THE SEA
 TOWN OF MILLVILLE, DELAWARE

**WEST VILLAGE A-2
 FINAL RECORD PLAT**

SCALE: 1" = 50'
 DESIGN BY: RLM
 DRAWN BY: RLM
 CHECKED BY:
 FILE # : 210001 - M
 DATE : FEB 2024

SHEET NO.
FSP6.2

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PLOT CODE: PLOT-01, PLOT-02, PLOT-03, PLOT-04, PLOT-05, PLOT-06, PLOT-07, PLOT-08, PLOT-09, PLOT-10, PLOT-11, PLOT-12, PLOT-13, PLOT-14, PLOT-15, PLOT-16, PLOT-17, PLOT-18, PLOT-19, PLOT-20, PLOT-21, PLOT-22, PLOT-23, PLOT-24, PLOT-25, PLOT-26, PLOT-27, PLOT-28, PLOT-29, PLOT-30, PLOT-31, PLOT-32, PLOT-33, PLOT-34, PLOT-35, PLOT-36, PLOT-37, PLOT-38, PLOT-39, PLOT-40, PLOT-41, PLOT-42, PLOT-43, PLOT-44, PLOT-45, PLOT-46, PLOT-47, PLOT-48, PLOT-49, PLOT-50, PLOT-51, PLOT-52, PLOT-53, PLOT-54, PLOT-55, PLOT-56, PLOT-57, PLOT-58, PLOT-59, PLOT-60, PLOT-61, PLOT-62, PLOT-63, PLOT-64, PLOT-65, PLOT-66, PLOT-67, PLOT-68, PLOT-69, PLOT-70, PLOT-71, PLOT-72, PLOT-73, PLOT-74, PLOT-75, PLOT-76, PLOT-77, PLOT-78, PLOT-79, PLOT-80, PLOT-81, PLOT-82, PLOT-83, PLOT-84, PLOT-85, PLOT-86, PLOT-87, PLOT-88, PLOT-89, PLOT-90, PLOT-91, PLOT-92, PLOT-93, PLOT-94, PLOT-95, PLOT-96, PLOT-97, PLOT-98, PLOT-99, PLOT-100.

N/F PATRICIA FRED WINWARD
 PARCEL "F"
 T.P.# 134-15.00-20.10
 P.B. 40, P. 348
 D.B. 2029, P. 330

N/F CHRISTINE T. MASON
 PARCEL "E"
 T.P.# 134-15.00-20.09
 P.B. 40, P. 348
 D.B. 5161, P. 308

