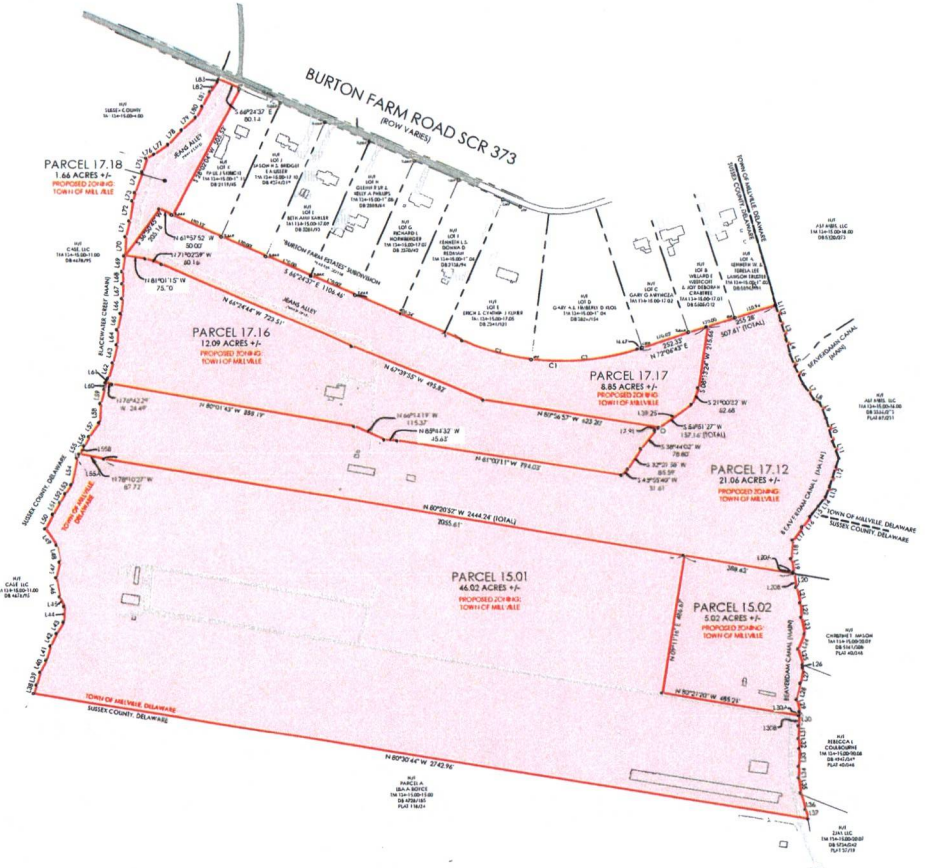


GRAPHIC SCALE

(IN FEET)
1 inch = 200 ft

LEGEND

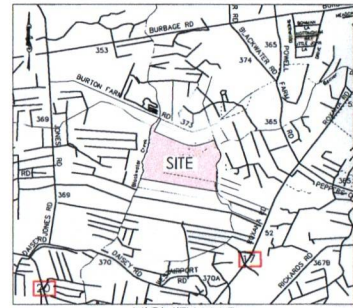
- PROPERTY LINE (PARCELS TO BE ANNEXED)
- CORPORATE LIMITS LINE
- ADJOINING PROPERTY LINE
- TAX DITCH R.O.W. LINE
- R.O.W. LINE
- UNMARKED POINT
- T-BAR FOUND
- IRON PIPE FOUND
- CONCRETE MONUMENT FOUND
- ROAD CENTERLINE
- PAVEMENT
- CONCRETE
- GRAVEL
- BUILDING
- FENCE LINE

SURVEYORS CERTIFICATION

THE PLAT AND SURVEY WERE PERFORMED UNDER MY SUPERVISION TO THE LOCAL STANDARD OF CARE AND SUBSTANTIALLY MEET THE MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS PROMULGATED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS FOR A SUBURBAN CLASS SURVEY

SOLUTIONS INTEGRATED PLANNING, ENGINEERING & MANAGEMENT, LLC
by STEVEN W. FULLER, AGENT

STEVEN W. FULLER, DATE
PROFESSIONAL LAND SURVEYOR
DELAWARE NO. 823



VICINITY MAP
SCALE: 1" = 2000' +/-

SITE DATA & GENERAL NOTES

1. OWNER
(PARCELS 17.12, 17.16, 17.17, & 17.18) — WAYNE R. COOPER, RT 2, BOX 163, DAGSBORO, DE 19939

(PARCELS 15.01 & 15.02) — RACHEL LEE & JEFFREY THOMAS HUGGINS, 24311 HORSE PLAY WAY, FRANKFORD, DE 19945

2. SURVEYOR — SOLUTIONS IPEM, LLC, 20002 JERRIET MILL ROAD, LAUREL, MD 21804, PHONE 410-573-8833

3. TAX MAP: 134-15.00-15.01, 15.02, 17.12, 17.16, 17.17, & 17.18.

4. DEED REFERENCE — 5230/269 (PARCELS 15.01 & 15.02); 26/10/232 (PARCELS 17.12, 17.16, 17.17, & 17.18)

5. PLAT REFERENCES: 118/24 (PARCELS 15.01 & 15.02); 56/323 (PARCELS 17.12, 17.16, 17.17, & 17.18); 30/156 (BURTON FARM SUBDIVISION); DB 1681/130 (LOT K BURTON FARM PLAT IN DEED)

6. SITE AREA: 46.02 ACRES +/- (PARCEL 15.01); 5.02 ACRES +/- (PARCEL 15.02); 21.06 ACRES +/- (PARCEL 17.12); 12.09 ACRES +/- (PARCEL 17.16); 8.85 ACRES +/- (PARCEL 17.17); 1.66 ACRES +/- (PARCEL 17.18); TOTAL 94.70 ACRES +/-

7. ZONING — AR-1 AGRICULTURAL RESIDENTIAL

8. PROPERTY IS LOCATED WITHIN FLOOD ZONE X (AREA OF MINIMAL FLOOD HAZARD) PER FIRM MAP NUMBER 10005C0495K EFFECTIVE DATE 3/16/2015

9. OTHER THAN SHOWN, THIS SURVEY DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF RIGHTS-OF-WAYS OR EASEMENT

10. CORPORATE LIMITS LINE SHOWN HERE ON IS PER HTTPS://DEFIRS.MAP.DELAWARE.HUB.ARCGIS.COM/ DOWNLOADED ON 09/13/2026

LINE TABLE
DITCH (PROHG 1.1)

LINE	BEARINGS	DISTANCE
L1	S 12°42'00" E	7.86'
L2	S 12°42'00" E	54.6'
L3	S 12°28'33" E	77.96'
L4	S 12°27'51" E	53.58'
L5	S 20°05'00" E	61.19'

LINE TABLE
BEAVERDAM CANAL (MAP8)

LINE	BEARINGS	DISTANCE
L6	S 12°42'00" E	45'
L7	S 12°42'00" E	42.69'
L8	S 60°22'27" E	25.83'
L9	S 79°01'38" E	58.09'
L10	S 12°42'00" E	81.00'
L11	S 11°44'01" E	62.59'
L12	S 12°28'27" W	100.54'
L13	S 30°42'17" W	41.85'
L14	S 12°42'31" W	42.55'
L15	S 19°44'01" W	42.90'
L16	S 12°42'00" W	86.11'
L17	S 12°27'17" W	56.91'
L18	S 12°42'00" W	45.90'
L19	S 12°42'00" W	47.47'
L20	S 12°42'00" E	53.52' (TOTAL)
L20A	S 12°42'00" E	4.68'
L20B	S 12°42'00" E	48.84'
L21	S 12°42'00" E	58.90'
L22	S 12°27'33" E	50.11'
L23	S 12°42'00" E	58.52'
L24	S 12°42'00" W	38.25'
L25	S 12°42'00" W	57.61'
L26	S 12°42'00" W	9.44'
L27	S 12°42'00" W	54.17'
L28	S 12°27'33" W	58.4'
L29	S 12°42'00" W	44.4'
L30	S 12°42'00" W	48.86' (TOTAL)
L30A	S 12°42'00" W	1.4'
L30B	S 12°42'00" W	24.59'
L31	S 12°42'00" W	46.08'
L32	S 12°27'33" W	56.1'
L33	S 12°42'00" W	49'
L34	S 12°42'00" W	45.19'
L35	S 12°42'00" W	54.4'
L36	S 12°42'00" W	60.33'
L37	S 12°42'00" W	54.90'

LINE TABLE
BLACKWATER CREEK (MAP8)

LINE	BEARINGS	DISTANCE
L38	N 13°42'00" W	50.30'
L39	N 12°42'00" E	46.01'
L40	N 77°45'48" E	44.73'
L41	N 12°42'00" E	52.79'
L42	N 23°28'14" E	49.74'
L43	N 12°42'00" E	46.53'
L44	N 02°42'01" W	54.21'
L45	N 24°42'45" W	35.88'
L46	N 12°42'00" E	68.91'
L47	N 12°41'11" E	56.15'
L48	N 10°42'00" W	59.45'
L49	N 34°27'30" W	70.03'
L50	N 12°42'00" E	56.66'
L51	N 30°27'26" E	47.59'
L52	N 12°42'00" E	57.4'
L53	N 21°48'26" E	58.99'
L54	N 11°15'59" E	49.30'
L55	N 29°27'00" E	51.98' (TOTAL)
L55A	N 29°27'00" E	1.67'
L55B	N 29°27'00" E	38.77'
L56	N 29°27'00" E	54.72'
L57	N 12°42'00" E	61.08'
L58	N 12°42'00" E	60.48'
L59	N 11°28'53" E	56.13'
L60	N 11°28'53" E	22.27'
L61	N 12°42'00" E	15.68'
L62	N 17°42'00" E	56.59'
L63	N 11°28'00" E	44.57'
L64	N 01°12'00" E	50.52'
L65	N 11°18'00" E	60.35'
L66	N 10°29'51" E	52.97'
L67	N 00°29'41" E	51.52'
L68	N 10°42'00" E	47.78'
L69	N 08°29'19" E	54.23'
L70	N 10°29'51" E	56.98'
L71	N 12°41'00" E	56.64'
L72	N 08°41'00" E	71.32'
L73	N 17°16'30" E	79.92'
L74	N 30°42'51" E	78.93'
L75	N 12°29'08" E	49.55'
L76	N 42°42'21" E	37.21'
L77	N 54°03'38" E	60.03'
L78	N 42°29'21" E	49.10'
L79	N 29°08'39" E	46.88'
L80	N 12°42'00" E	48.07'
L81	N 12°28'35" E	56.44'
L82	N 12°42'00" E	43.94'
L83	N 29°08'39" E	41.6'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	860.00'	609.09'	595.64'	S 82°08'25" E	41°28'40"
C2	860.00'	355.73'	352.85'	S 77°45'52" E	41°43'50"
C3	860.00'	253.36'	252.42'	N 86°29'08" E	16°52'50"

REVISIONS

NO.	DATE	DESCRIPTION

Seal

Date

ANNEXATION PLAN
OF THE LANDS OF
WAYNE R. COOPER (PARCELS 17.12, 17.16, 17.17, AND 17.18) AND RACHEL LEE HUGGINS (PARCELS 15.01 AND 15.02)

BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE

Date: 09/13/2026
Job Number: G23004
Scale: 1" = 200'
Drawn By: SSA
Designed By:
Approved By: SWF

Sheet No.: 1

File Name: G23004-FINEANNEXATION PLAT.dwg