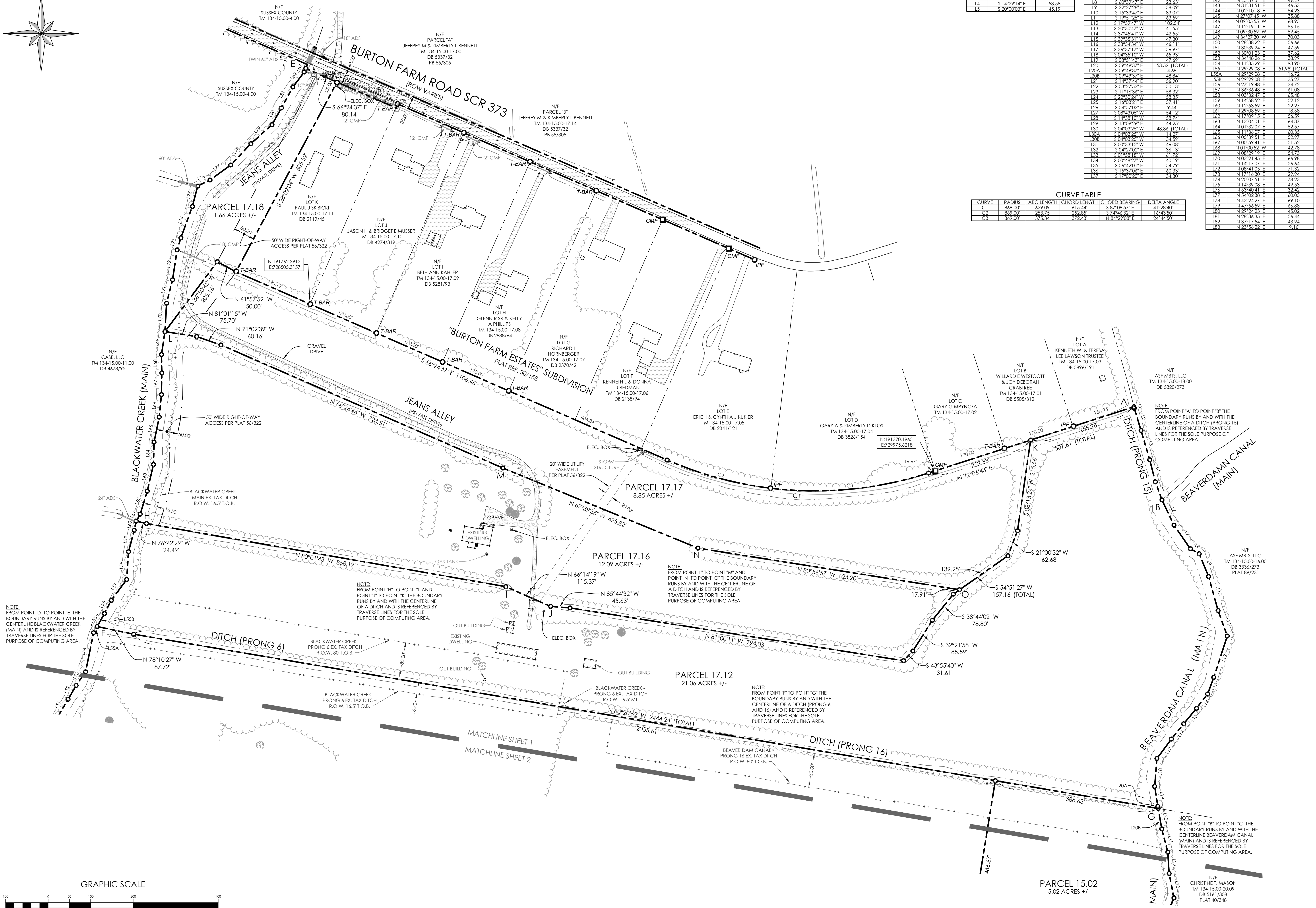
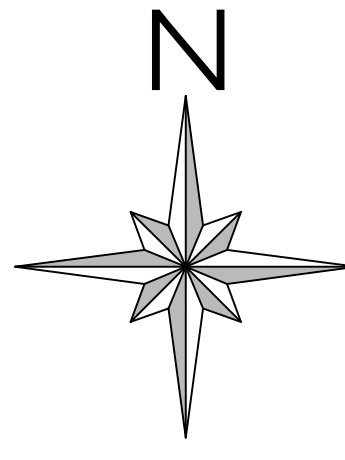


# EXHIBIT C





**LINE TABLE**  
DITCH (PRONG 15)

LINE	BEARING	DISTANCE
L1	S 14°02'31" E	3.83
L2	S 16°54'01" E	34.67
L3	S 16°26'55" E	71.94
L4	S 14°29'14" E	53.58
L5	S 20°00'05" E	45.17

**LINE TABLE**  
BEAVERDAM CANAL (MAIN)

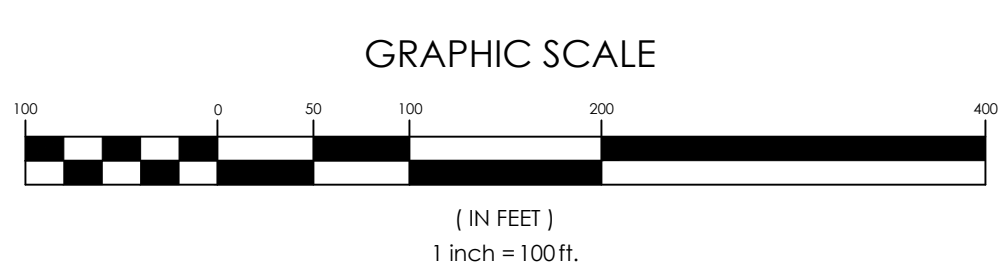
LINE	BEARING	DISTANCE
L6	S 25°27'25" E	65.77
L7	S 34°45'31" E	67.69
L8	S 40°39'47" E	23.63
L9	S 22°27'28" E	58.09
L10	S 15°33'47" E	83.07
L11	S 19°51'25" E	43.39
L12	S 17°59'47" W	102.54
L13	S 20°30'47" W	41.55
L14	S 37°45'41" W	42.55
L15	S 39°35'31" W	47.30
L16	S 38°54'34" W	46.11
L17	S 36°31'17" W	56.97
L18	S 04°35'10" W	65.93
L19	S 08°51'42" E	47.69
L20	S 09°49'37" E	53.52 (TOTAL)
L20A	S 09°49'37" E	4.68
L20B	S 09°49'37" E	48.84
L21	S 14°03'44" E	56.97
L22	S 03°27'53" E	50.13
L23	S 11°16'36" E	38.32
L24	S 22°01'04" W	38.35
L25	S 16°03'21" E	57.41
L26	S 04°57'02" E	9.44
L27	S 08°43'05" W	54.12
L28	S 14°38'10" W	58.74
L29	S 13°02'26" E	44.75
L30	S 04°03'22" W	48.84 (TOTAL)
L30A	S 04°03'22" W	14.27
L30B	S 04°03'22" W	34.59
L31	S 00°33'15" W	46.08
L32	S 04°27'02" E	36.13
L33	S 01°38'18" W	61.72
L34	S 00°48'02" W	40.19
L35	S 06°42'01" E	54.79
L36	S 15°07'06" E	60.33
L37	S 17°00'20" E	34.30

**LINE TABLE**  
BLACKWATER CREEK (MAIN)

LINE	BEARING	DISTANCE
L38	N 19°13'31" E	32.30
L39	N 16°25'55" E	46.01
L40	N 27°28'48" E	44.75
L41	N 16°58'05" E	52.79
L42	N 28°59'54" E	49.27
L43	N 31°18'15" E	46.53
L44	N 09°19'18" E	54.23
L45	N 27°07'45" W	35.85
L46	N 09°05'55" W	68.95
L47	N 12°17'11" E	56.15
L48	N 09°30'59" W	59.45
L49	N 34°27'30" W	70.05
L50	N 30°38'22" E	58.64
L51	N 30°39'24" E	47.57
L52	N 30°12'32" E	37.42
L53	N 30°48'25" E	38.99
L54	N 11°35'29" E	93.90
L55	N 29°29'08" E	51.98 (TOTAL)
L55A	N 29°29'08" E	16.72
L55B	N 29°29'08" E	35.27
L56	N 27°19'48" E	34.72
L57	N 36°35'48" E	41.08
L58	N 03°32'47" E	65.48
L59	N 14°58'52" E	52.12
L60	N 12°53'59" E	22.77
L61	N 29°08'59" E	18.48
L62	N 17°09'15" E	56.59
L63	N 15°00'01" E	44.37
L64	N 01°32'07" E	52.57
L65	N 11°56'07" E	60.35
L66	N 05°59'51" E	52.97
L67	N 00°59'41" E	51.52
L68	N 01°00'52" W	42.78
L69	N 08°29'12" E	54.73
L70	N 03°21'45" E	66.98
L71	N 28°14'07" E	56.84
L72	N 08°41'05" E	71.32
L73	N 17°16'30" E	29.94
L74	N 20°07'51" E	78.23
L75	N 16°39'18" E	49.53
L76	N 68°40'41" E	52.42
L77	N 54°02'38" E	60.05
L78	N 42°54'27" E	69.10
L79	N 47°56'59" E	66.88
L80	N 28°24'23" E	45.02
L81	N 28°43'35" E	56.44
L82	N 37°17'54" E	43.94
L83	N 23°56'22" E	9.16

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	869.00	629.07	615.44	S 87°08'57" E	41°28'40"
C2	869.00	253.75	252.85	S 74°46'32" E	16°43'50"
C3	869.00	373.34	372.43	N 84°29'08" E	24°44'50"



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Date \_\_\_\_\_

NO.	DATE	DESCRIPTION

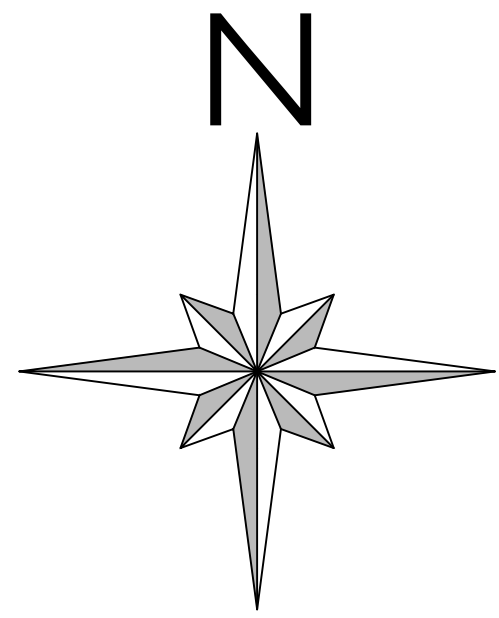
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for  
**COASTAL FARMS**  
TOWN OF MILLVILLE  
SUSSEX COUNTY, DELAWARE

Date: 3/11/26  
Job Number: G23004  
Scale: 1"=100'  
Drawn By: HJB  
Designed By: JJP  
Approved By: JJP  
Sheet No.: \_\_\_\_\_  
File Name: EXIST COND  
**2**





SEE PLAN A



OPEN SPACE A  
273,211 S.F. ±  
6.27 AC. ±

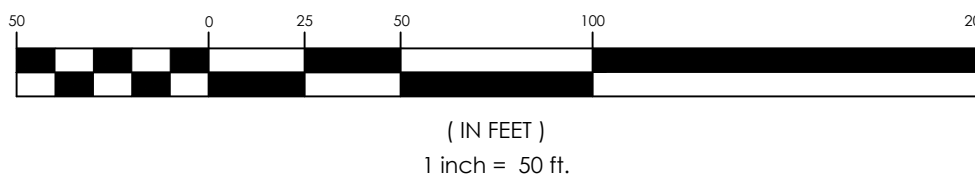
"BURTON FARM ESTATES" SUBDIVISION  
PLAT REF. 30/158

N/F  
LOT G  
RICHARD L. HORNBERGER  
TM 134-15.00-17.07  
DB 2370/42

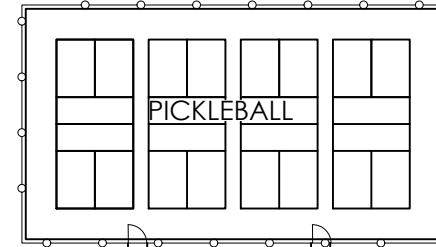
N/F  
LOT F  
KENNETH L. & DONNA D. REDM  
TM 134-15.00-17.06  
DB 2138/94

N/F  
CASE, LLC  
TM 134-15.00-11.00  
DB 4678/95

GRAPHIC SCALE



OPEN SPACE C  
663,192 S.F. ±  
15.22 AC. ±



AMENITY AREA

AMENITY  
PARCEL  
84,944 S.F. ±  
1.95 AC. ±

SWM

SWM

OPEN SPACE D  
111,614 S.F. ±  
2.56 AC. ±

SEE PLAN C

REVISIONS

NO. DATE DESCRIPTION

SITE PLAN B

for  
**COASTAL FARMS**  
TOWN OF MILLVILLE  
SUSSEX COUNTY, DELAWARE

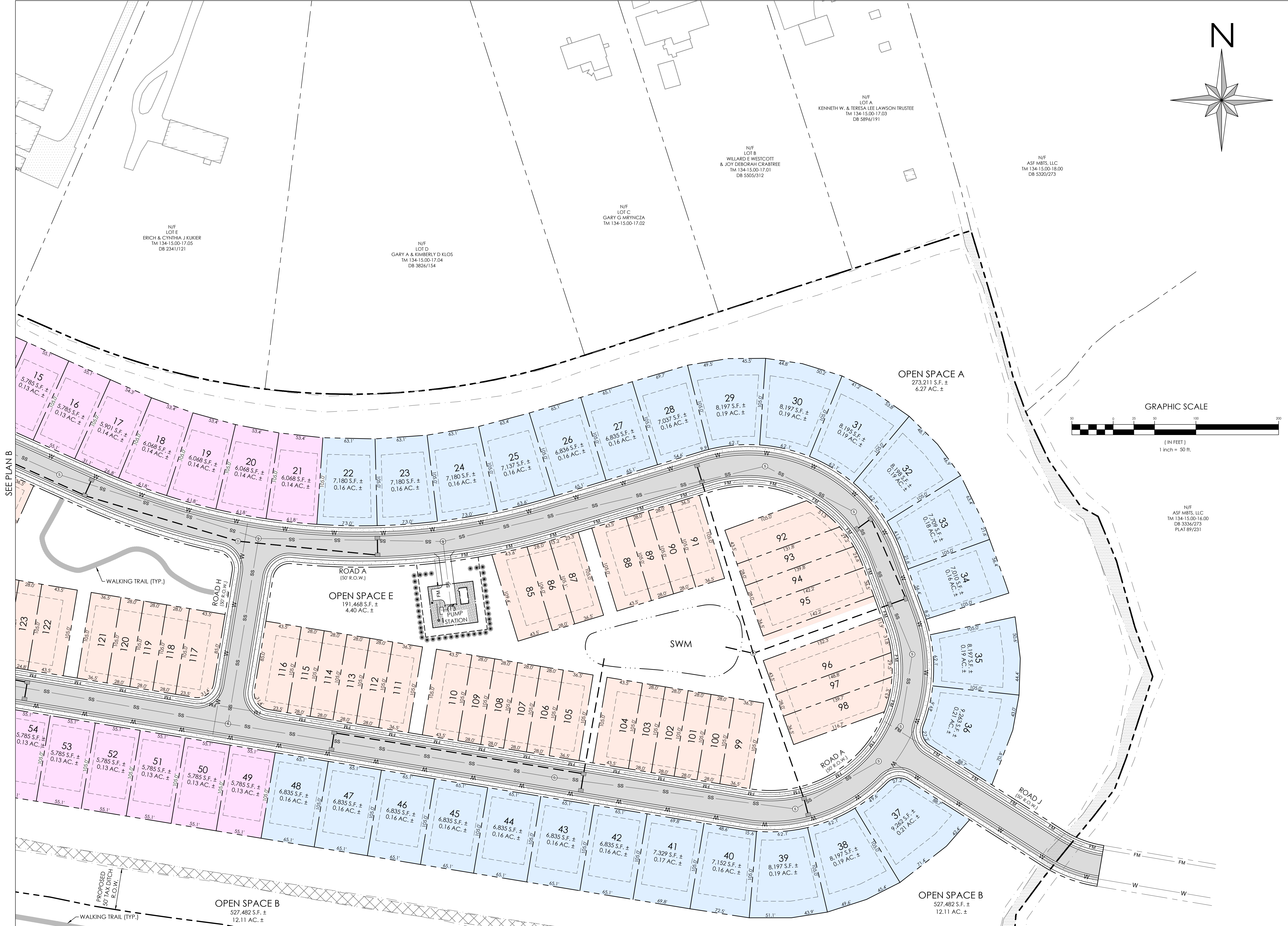
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Job Number: G23004  
Scale: 1"=50'  
Drawn By: HHB  
Designed By: JJP  
Approved By: JJP

Sheet No.:

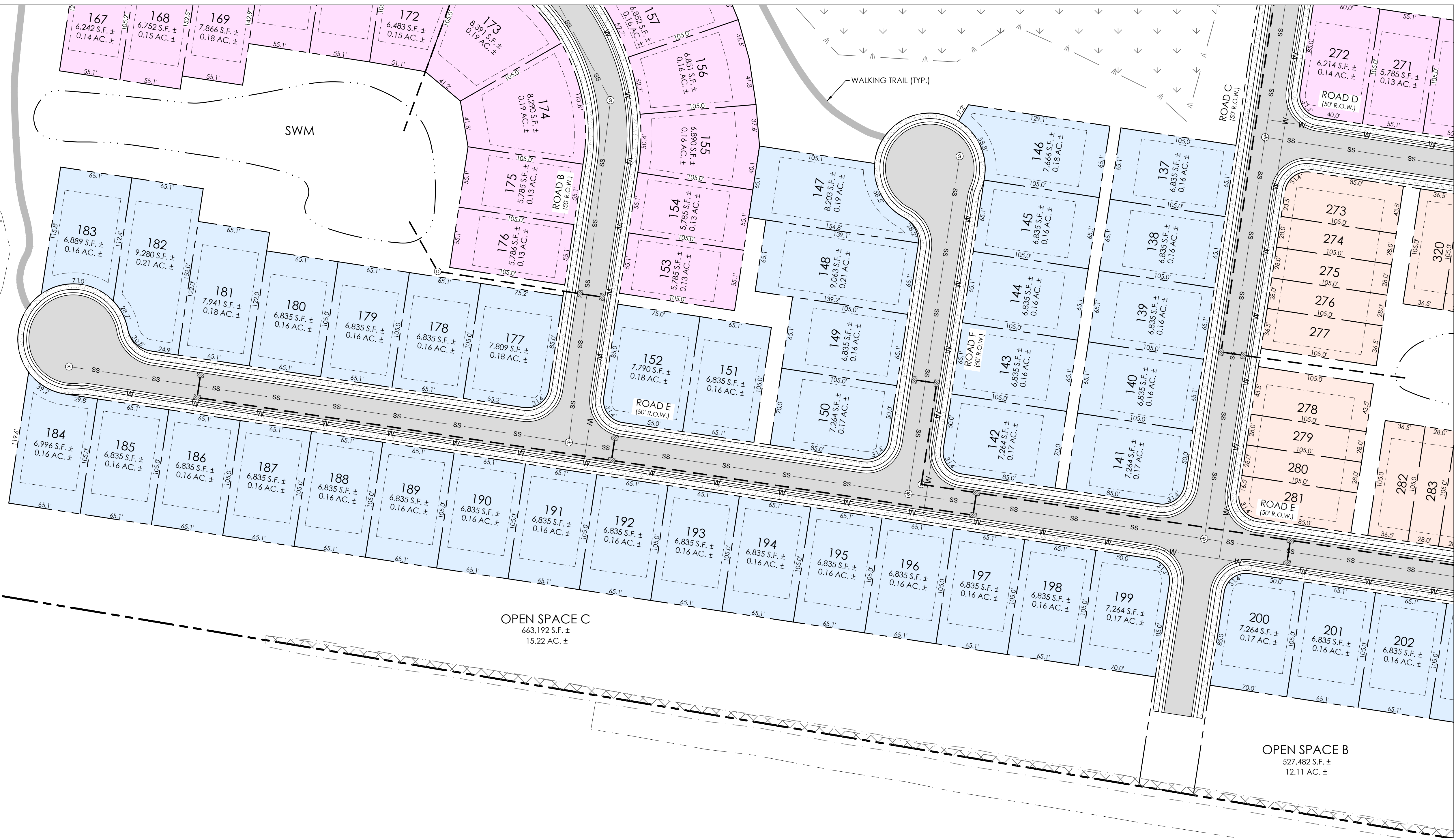
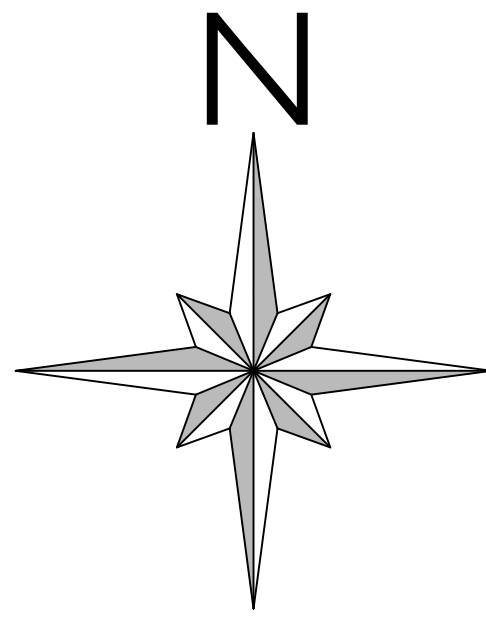
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File Name:  
23004 PRE SITE PLAN

SEE PLAN D

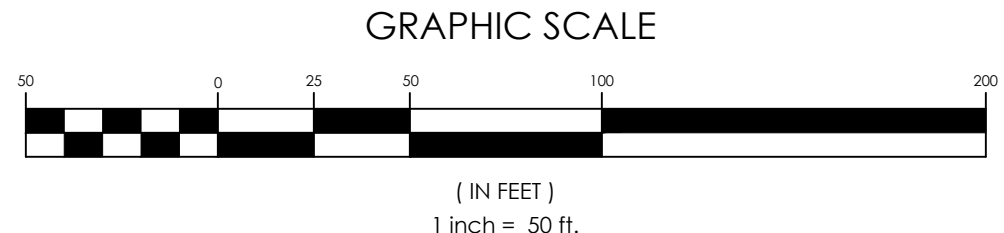


SEE PLAN B



SEE PLAN E

N/F  
PARCEL A  
LISA A. BOYCE  
TM 134-15.00-15.00  
DB 4728/185  
PLAT 118/24



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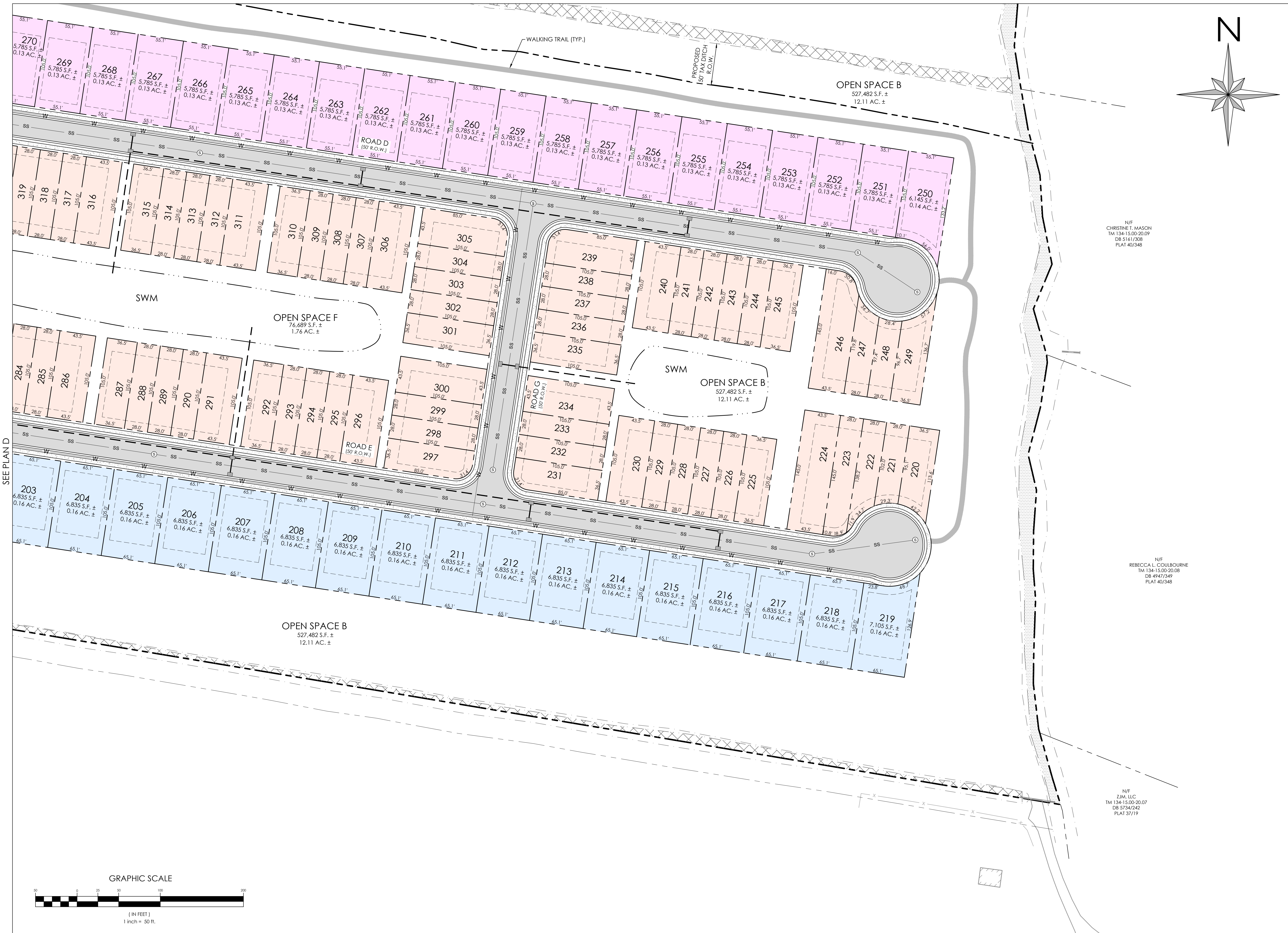
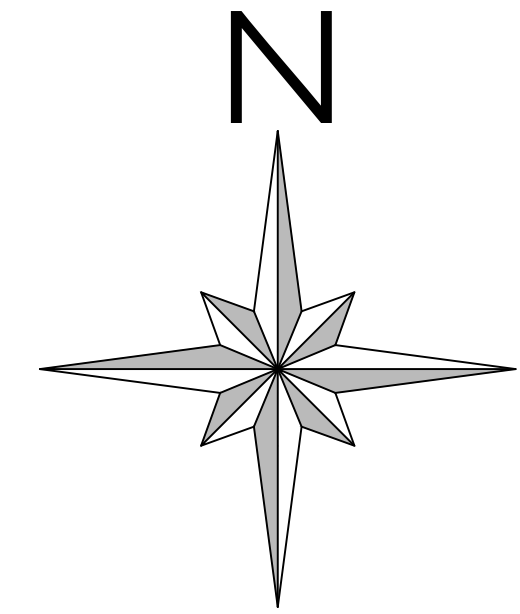
for  
**COASTAL FARMS**  
TOWN OF MILLVILLE  
SUSSEX COUNTY, DELAWARE

Date: 3/11/26  
Job Number: G23004  
Scale: 1"=50'  
Drawn By: HHB  
Designed By: JJP  
Approved By: JJP

Sheet No.:

7

File Name:  
23004 PRE SITE PLAN



OPEN SPACE B  
527,482 S.F. ±  
12.11 AC. ±

OPEN SPACE F  
76,689 S.F. ±  
1.76 AC. ±

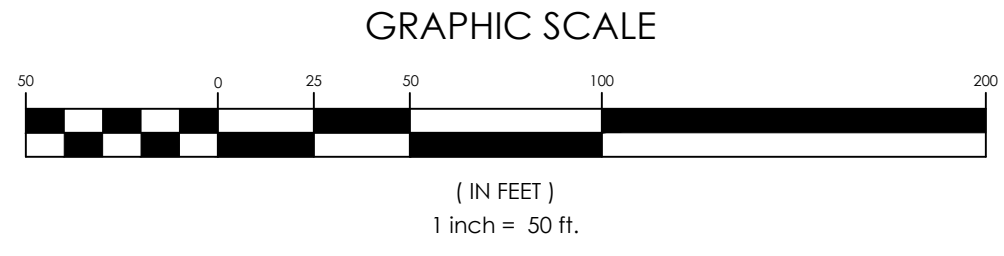
OPEN SPACE B  
527,482 S.F. ±  
12.11 AC. ±

OPEN SPACE B  
527,482 S.F. ±  
12.11 AC. ±

N/F  
CHRISTINE L. MASON  
TM 134-15.00-20.09  
DB 5161/308  
PLAT 40/348

N/F  
REBECCA L. COULBOURNE  
TM 134-15.00-20.08  
DB 4947/349  
PLAT 40/348

N/F  
ZIM, LLC  
TM 134-15.00-20.07  
DB 5734/242  
PLAT 37/19



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NO.	DESCRIPTION

SITE PLAN E

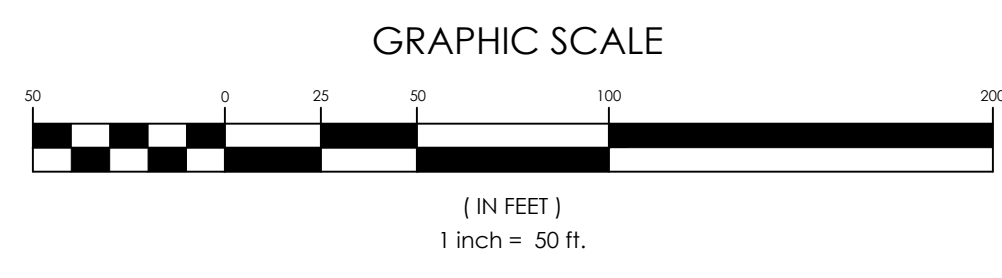
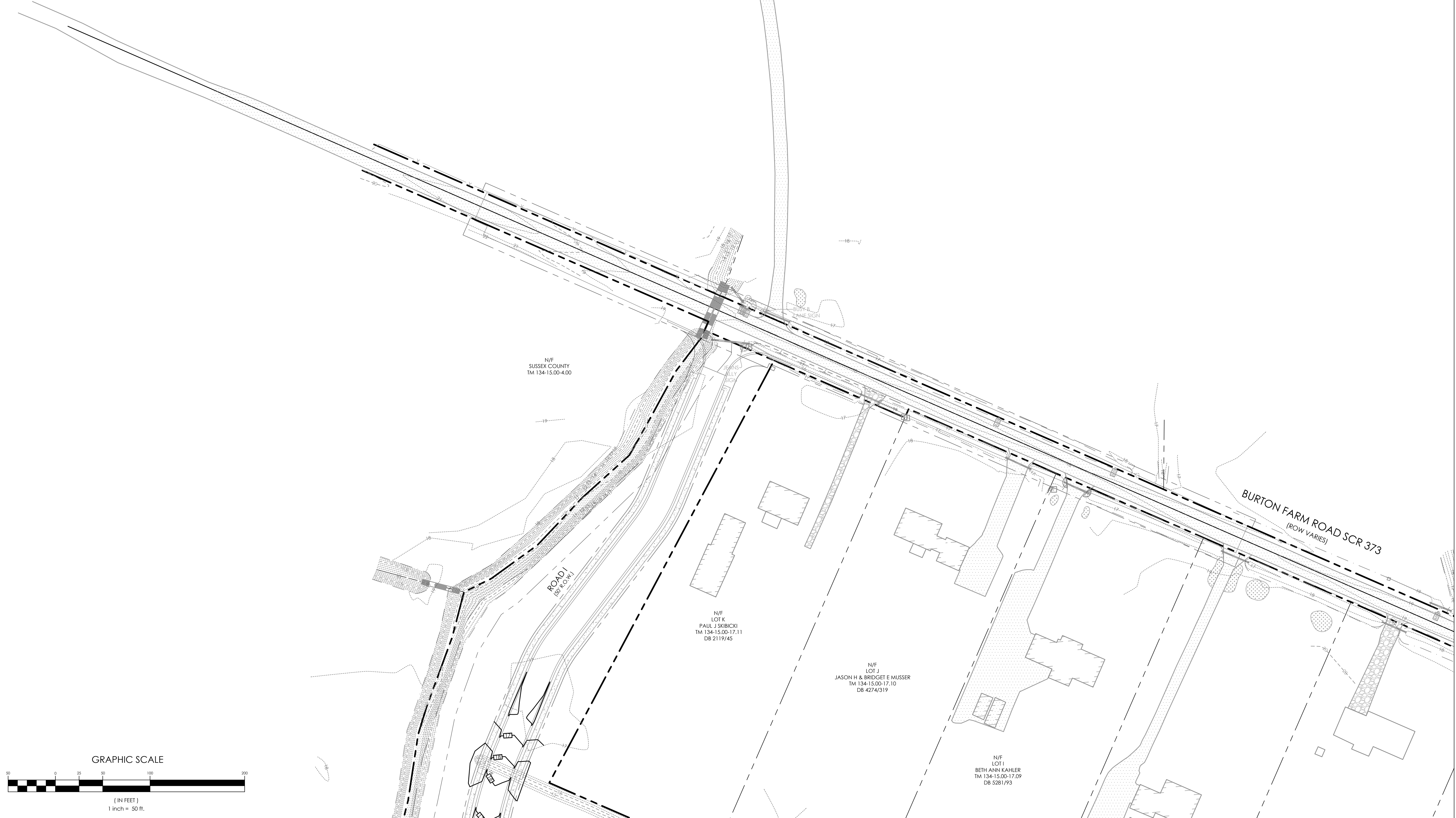
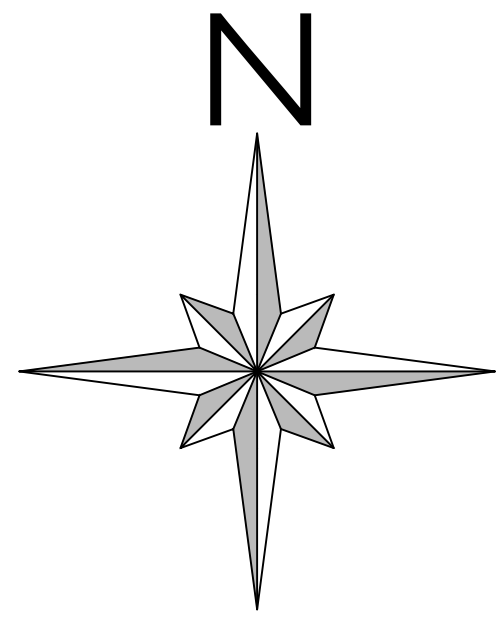
for  
**COASTAL FARMS**  
TOWN OF MILLVILLE  
SUSSEX COUNTY, DELAWARE

Date:	3/11/24
Job Number:	G2300-4
Scale:	1"=50'
Drawn By:	HHB
Designed By:	JJP
Approved By:	JJP

Sheet No.:

8

File Name:  
23004 PRE SITE PLAN



SEE PLAN B

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NO.	DATE	DESCRIPTION

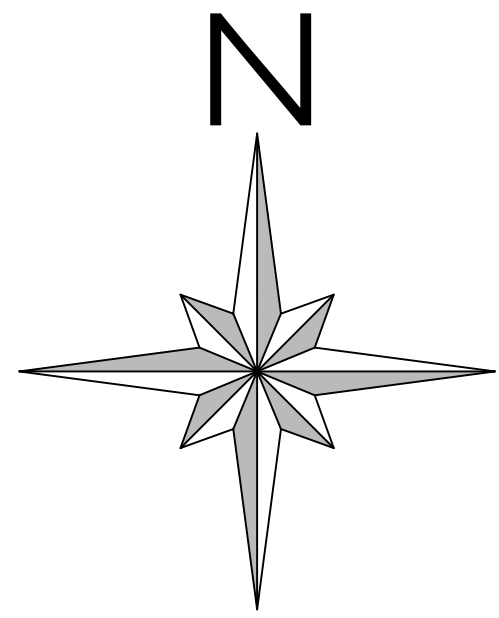
GRADING PLAN A  
for  
**COASTAL FARMS**  
TOWN OF MILLVILLE  
SUSSEX COUNTY, DELAWARE

Date:	3/11/24
Job Number:	G23004
Scale:	1"=50'
Drawn By:	HHB
Designed By:	JJP
Approved By:	JJP

Sheet No.: 9

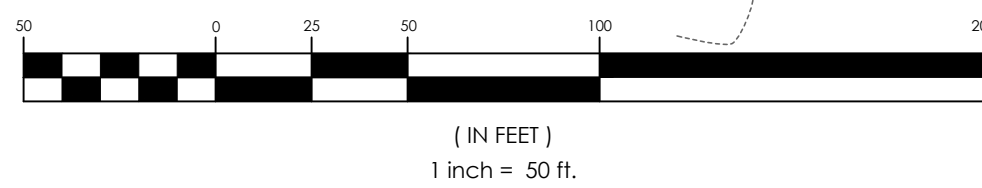
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23004 PRE GRADING PLAN

SEE PLAN A



N/F  
CASE, LLC  
TM 134-15.00-11.00  
DB 4678/95

GRAPHIC SCALE



N/F  
LOT H  
GLENN R. SR. & KELLY A. PHILLIPS  
TM 134-15.00-17.08  
DB 2888/64

"BURTON FARM ESTATES" SUBDIVISION  
PLAT REF. 30/158

N/F  
LOT G  
RICHARD L. HORNBERGER  
TM 134-15.00-17.07  
DB 2370/42

N/F  
LOT F  
KENNETH L. & DONNA D. REDM.  
TM 134-15.00-17.06  
DB 2138/94

AMENITY AREA

SWM

SWM

ROAD A  
(50' R.O.W.)

ROAD B  
(50' R.O.W.)

ROAD C  
(50' R.O.W.)

PROPOSED  
50' TAX DITCH  
R.O.W.

SEE PLAN C

SEE PLAN D

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NO. DATE DESCRIPTION

NO.	DATE	DESCRIPTION

GRADING PLAN B

for  
**COASTAL FARMS**  
TOWN OF MILLVILLE  
SUSSEX COUNTY, DELAWARE

Date: 3/11/24  
Job Number: G23004  
Scale: 1"=50'  
Drawn By: HHB  
Designed By: JJP  
Approved By: JJP

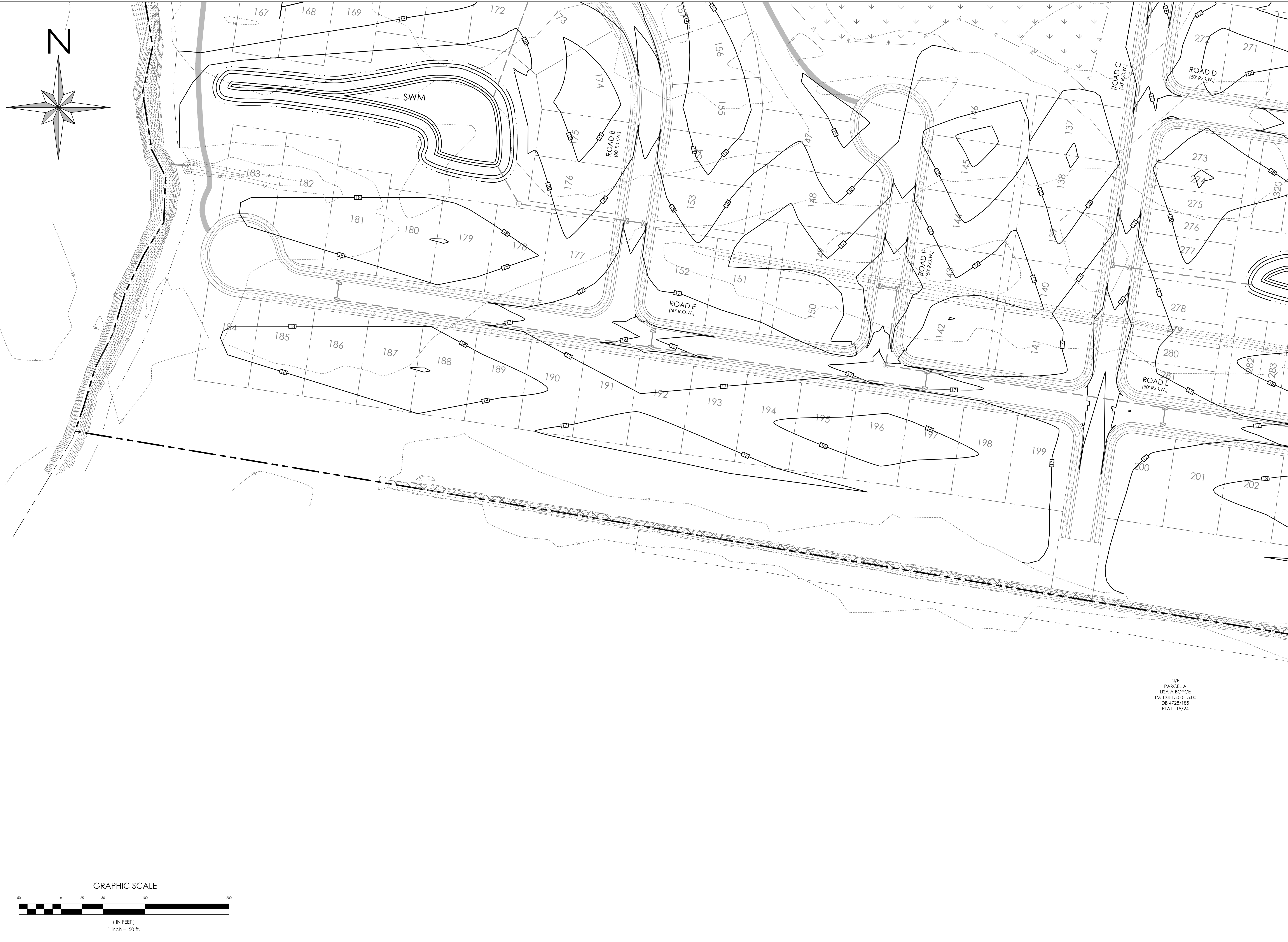
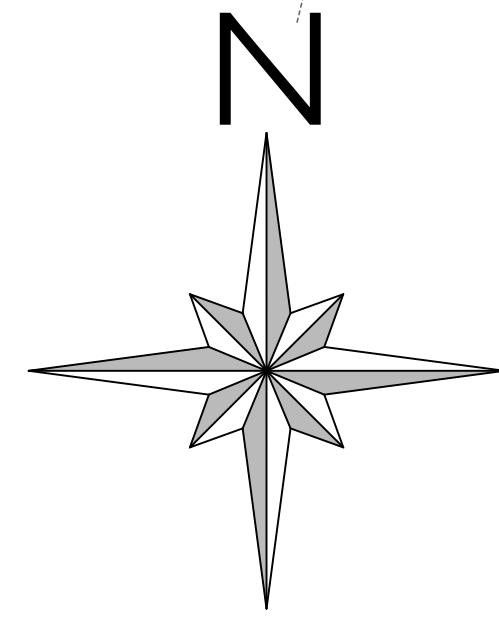
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23004 PRE GRADING PLAN

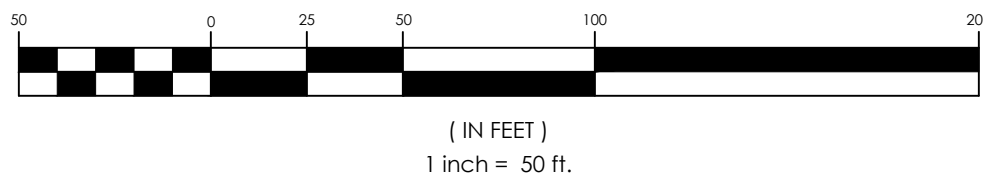


SEE PLAN B



N/F  
PARCEL A  
LISA A. BOYCE  
TM 134-15.00-15.00  
DB 4728/185  
PLAT 118/24

GRAPHIC SCALE



SEE PLAN E

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GRADING PLAN D

for  
**COASTAL FARMS**  
TOWN OF MILLVILLE  
SUSSEX COUNTY, DELAWARE

Date:	3/11/24
Job Number:	G23004
Scale:	1"=50'
Drawn By:	HHB
Designed By:	JP
Approved By:	JP

Sheet No.:

12

File Name:  
23004 PRE GRADING PLAN



