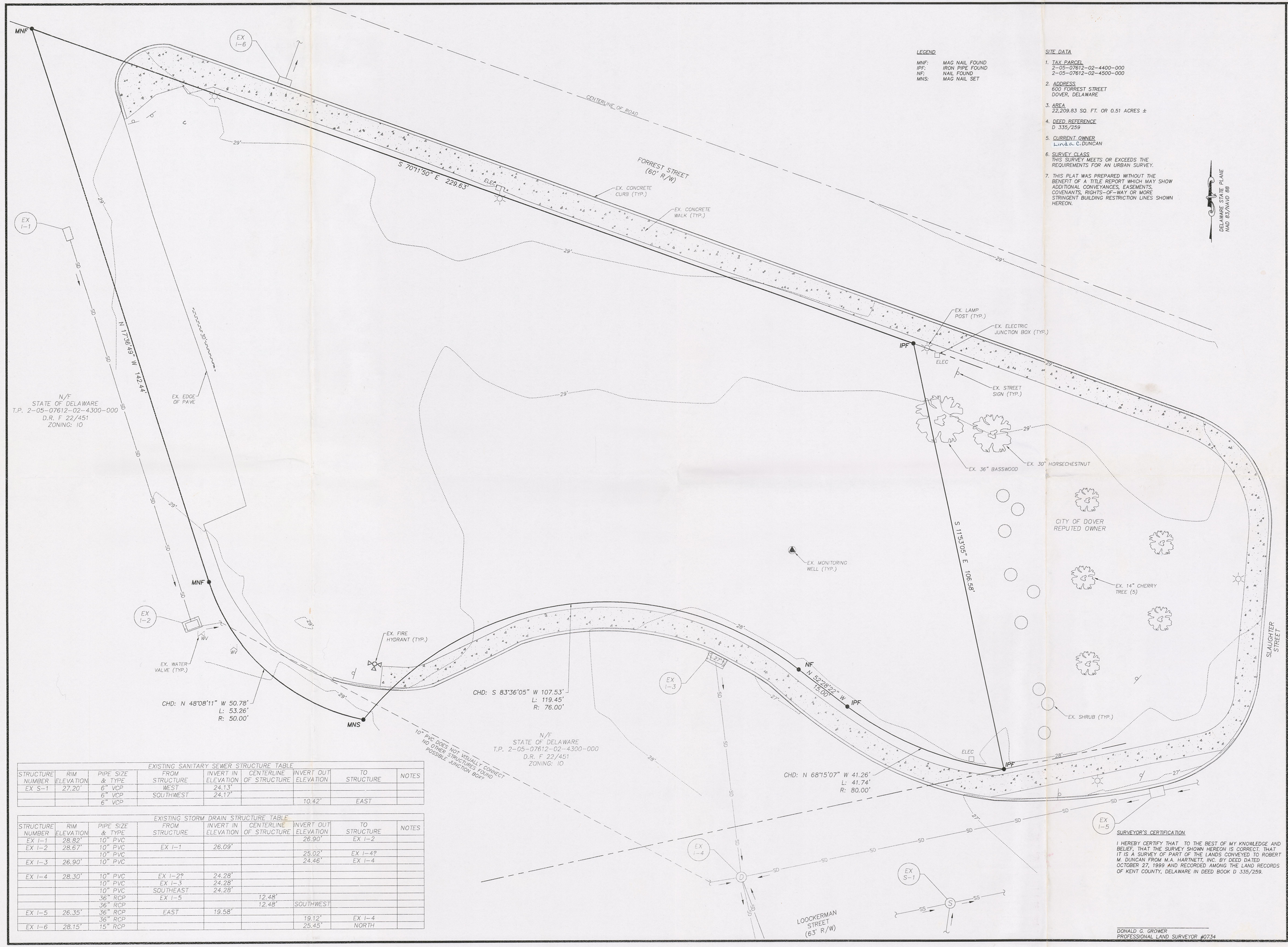

LEGEND

MNF: MAG NAIL FOUND
IPF: IRON PIPE FOUND
NF: NAIL FOUND
MNS: MAG NAIL SET

SITE DATA

1. TAX PARCEL
   2-05-07612-02-4400-000
   2-05-07612-02-4500-000
2. ADDRESS
   600 FORREST STREET
   DOVER, DELAWARE
3. AREA
   22,209.83 SQ. FT. OR 0.51 ACRES ±
4. DEED REFERENCE
   D 335/259
5. CURRENT OWNER
   L.M.&C. C.DUNCAN
6. SURVEY CLASS
   THIS SURVEY MEETS OR EXCEEDS THE REQUIREMENTS FOR AN URBAN SURVEY.
7. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT WHICH MAY SHOW ADDITIONAL CONVEYANCES, EASEMENTS, COVENANTS, RIGHTS-OF-WAY OR MORE STRINGENT BUILDING RESTRICTION LINES SHOWN HEREON.

DELAWARE STATE PLANE NAD 83/NAVD 88

EXISTING SANITARY SEWER STRUCTURE TABLE

STRUCTURE NUMBER	RIM ELEVATION	PIPE SIZE & TYPE	FROM STRUCTURE	INVERT IN ELEVATION	CENTERLINE OF STRUCTURE	INVERT OUT ELEVATION	TO STRUCTURE	NOTES
EX S-1	27.20'	6" VCP	WEST	24.13'				
		6" VCP	SOUTHWEST	24.17'				
		6" VCP				10.42'	EAST	

EXISTING STORM DRAIN STRUCTURE TABLE

STRUCTURE NUMBER	RIM ELEVATION	PIPE SIZE & TYPE	FROM STRUCTURE	INVERT IN ELEVATION	CENTERLINE OF STRUCTURE	INVERT OUT ELEVATION	TO STRUCTURE	NOTES
EX I-1	28.82'	10" PVC				26.90'	EX I-2	
EX I-2	28.67'	10" PVC	EX I-1	26.09'				
		10" PVC				25.02'	EX I-4?	
EX I-3	26.90'	10" PVC				24.46'	EX I-4	
EX I-4	28.30'	10" PVC	EX I-2?	24.28'				
		10" PVC	EX I-3	24.28'				
		10" PVC	SOUTHEAST	24.28'				
		36" RCP	EX I-5		12.48'			
		36" RCP			12.48'	SOUTHWEST		
EX I-5	26.35'	36" RCP	EAST	19.58'				
		36" RCP				19.12'	EX I-4	
EX I-6	28.15'	15" RCP				25.45'	NORTH	

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE SURVEY SHOWN HEREON IS CORRECT. THAT IT IS A SURVEY OF PART OF THE LANDS CONVEYED TO ROBERT M. DUNCAN FROM M.A. HARTNETT, INC. BY DEED DATED OCTOBER 27, 1999 AND RECORDED AMONG THE LAND RECORDS OF KENT COUNTY, DELAWARE IN DEED BOOK D 335/259.

DONALD G. GROWER
PROFESSIONAL LAND SURVEYOR #0734

REVISIONS

REV. #	DATE	DESCRIPTION

SEAL

DATE

MCRONE
● Engineering ● Environmental Sciences
● Construction Services ● Land Planning & Surveying
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DATE: MAY 2010
JOB NUMBER: D5101027
SCALE: 1" = 10'
DRAWN BY: SMB
DESIGNED BY: N/A
APPROVED BY: DGG
FOLDER REFERENCE:

BOUNDARY AND EXISTING CONDITIONS PLAN

FOR

DUNCAN PLAZA
600 FORREST AVENUE

CITY OF DOVER, KENT COUNTY, DELAWARE

PREPARED FOR: ROBERT M. DUNCAN

SHEET NO.: C-1

FILE NO.: D5101027-EX-COND.DWG

PLOTTED: May 19, 2010 - 2:34pm Q:\C3D_Dover_2010\D5101027\SURVEY\D5101027-Ex-Cond.dwg Tab:C-1