

PURPOSE OF PLAN:
THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TAX PARCEL 25-003.00-016 INTO TWO (2) SEPARATE LOTS.

GENERAL NOTES:

OWNER: 613 TAYLOR LLC
740 TRACY CIRCLE
TOWNSEND, DE 19734

TAX PARCEL: 25-003.00-016

SOURCE OF TITLE: DEED: 20220311-0029030

ZONING: 25R - SFD 12500 S.F. MIN.

SEWAGE DISPOSAL: NEW CASTLE COUNTY SANITARY SEWER SYSTEM

SEWERAGE IS SUBJECT TO THE APPROVAL OF THE TOWN OF TOWNSEND AND THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL. AT THE TIME OF APPROVAL OF THIS PLAN, SEWER CAPACITY EXISTED TO ACCOMMODATE THE ANTICIPATED SEWER FLOWS GENERATED BY THIS DEVELOPMENT. HOWEVER, TOWN OF TOWNSEND SHALL NOT BE COMMITTED TO PROVIDE SEWER SERVICE UNTIL A SEWER AGREEMENT BETWEEN THE DEVELOPER / OWNER AND TOWN OF TOWNSEND IS EXECUTED.

WATER SUPPLY: ARTESIAN WATER CO.

WATER SUPPLY IS SUBJECT TO THE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE DEPARTMENT OF HEALTH.

ACREAGE: EXISTING: TP #25-003.00-016 0.471 ACRES±

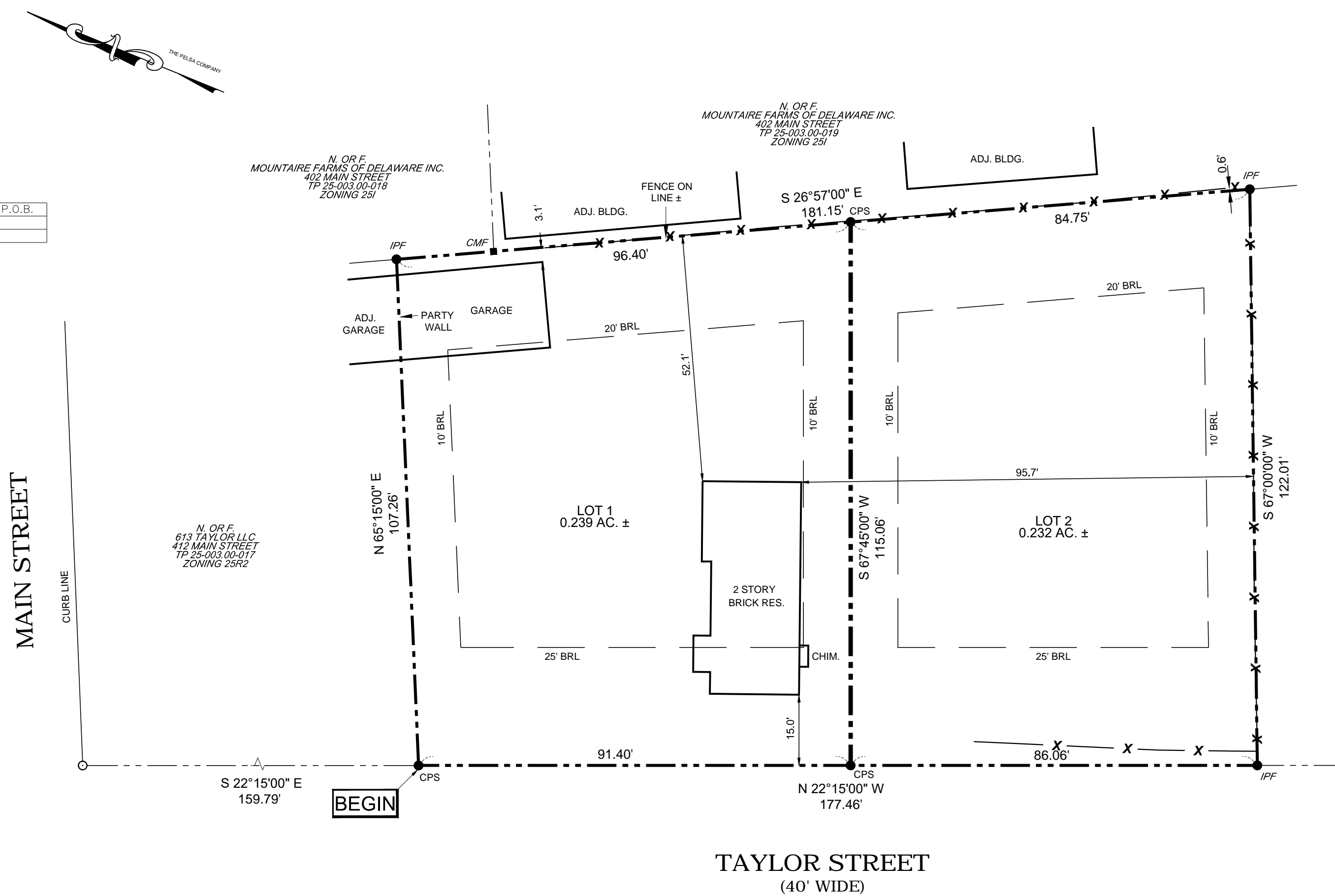
PROPOSED:
LOT 1 0.239 ACRES±
LOT 2 0.232 ACRES±

PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.



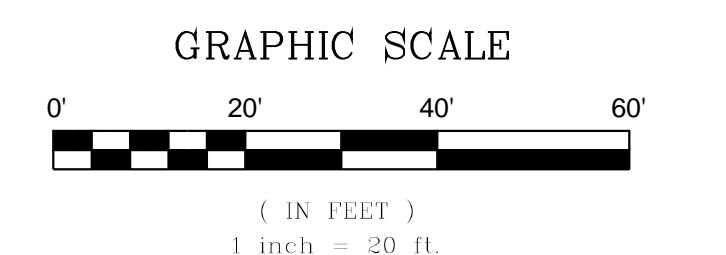
LOCATION MAP

DESCRIPTION	LOCATION OF CONTROL POINTS FROM P.O.B.
MONUMENT	S 46°58'26" E 313.02'
CAPPED REBAR	N 09°00'40" E 182.51'



LEGEND

- PROPERTY CORNER
- CMF ■ CONCRETE MONUMENT FOUND
- CPF ● CAPPED PIPE/PIN FOUND
- DRF ● DISTURBED REBAR FOUND
- IPF ● IRON PIPE FOUND
- PNF ● PIN FOUND
- RBF ● REBAR FOUND
- - - PROPERTY LINE (SUBJECT)
- - - PROPERTY LINE (ADJOINER)
- - - BUILDING LINE
- - - FENCE
- - - FENCE
- ▨ ASPHALT
- ▩ CONCRETE



CERTIFICATION OF PLAN APPROVAL

APPROVED _____ BY _____ MAYOR

DATE _____

FOR THE TOWN OF TOWNSEND.

RECORDED _____ IN THE OFFICE OF THE RECORDER OF DEEDS IN AND

FOR NEW CASTLE COUNTY, STATE OF DELAWARE, IN INSTRUMENT NO. _____

CERTIFICATION OF OWNERSHIP

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY WHICH IS SUBJECT OF THIS PLAN AND THAT THE LAND USE ACTION PROPOSED BY THIS PLAN IS MADE AT MY DIRECTION AND THAT I AUTHORIZE THIS PLAN TO BE RECORDED IN ACCORDANCE WITH THE REGULATIONS OF THE TOWN OF TOWNSEND.

613 TAYLOR LLC _____ DATE _____

CERTIFICATION OF ACCURACY

I, MICHAEL PARASKEWICH JR., CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER, REGISTERED IN THE STATE OF DELAWARE AND THIS PLAN WAS PREPARED BY MYSELF OR UNDER MY SUPERVISION AND THAT SAID PLAN COMPLIES WITH ALL APPLICABLE ORDINANCES OF THE TOWN OF TOWNSEND.

MICHAEL PARASKEWICH JR., PH.D. PE #17056 _____ DATE _____

NO.	DATE	DESCRIPTION	BY

THE PELSACOMPANY

ENGINEERING, SURVEYING, ENVIRONMENTAL SCIENCES
610 PEOPLES PLAZA, NEWARK, DE 19702
PHONE: (302)834-3771 FAX: (302)834-2282
EMAIL: PELSACOFFICE@THEPELSACOMPANY.COM

RECORD MINOR SUBDIVISION PLAN
PREPARED FOR
613 TAYLOR LLC
613 TAYLOR STREET
CITY OF TOWNSEND
NEW CASTLE COUNTY - STATE OF DELAWARE

SURVEY BY: PELSACOMPANY
DRAWN BY: CAC
CHECKED BY: MRP
SCALE: 1"=20'
DATE: 07/18/2023
SHEET NO. 1 OF 1
DRAWING NO. P-4877

File Name: P:\2023\PROJECTS\25-003.00-016\25-003.00-016.dwg, Wednesday, June 29, 2023 2:06:51 PM, Plot Date: Tuesday, August 1, 2023 11:33:51 AM