

RAMSEY ROAD



SHEET 20F3 MATCH SHEET 10F3 LINE

NIF MARGUERITE A RALSTON
08-04-00-048

NIF JOACHIM F & HANNELORE KNAAK
K10-0207

NIF MELVIN B BURTON, JR
WR07-8375

NIF PATRICIA A CLINEY
WR08-0130

NIF JOHN HUGH WYCAL & WIFE
L068-0139

NOTE: Date of Exploratory Sketch Plan Approval
Date of Preliminary Major Subdivision Plan Approval
Date of Record Major Subdivision Plan Approval

Note: Building structures are prohibited in the rear yard building restriction area other than structures for the sole purpose of recreational use.

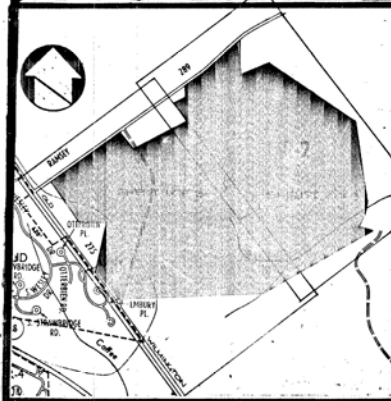
CERTIFICATION OF ACCURACY

I, RICHARD M. LONGO, hereby certify that I am a PROFESSIONAL ENGINEER in the State of Delaware AND THAT THE PLAN SHOWN AND DESCRIBED HEREON, CONSISTING OF 5 SHEETS, REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE STANDARDS AND PRACTICES AND BY THE NEW CASTLE COUNTY SURVEYOR AND LAND DEVELOPMENT REGULATIONS TO THE EXTENT THAT IT DEPENDS ON THE BEARING AND ADJACENT SURVEYED LANDS, AND THAT THE EXISTING MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THAT THEIR POSITIONS ARE ACCURATELY SHOWN.

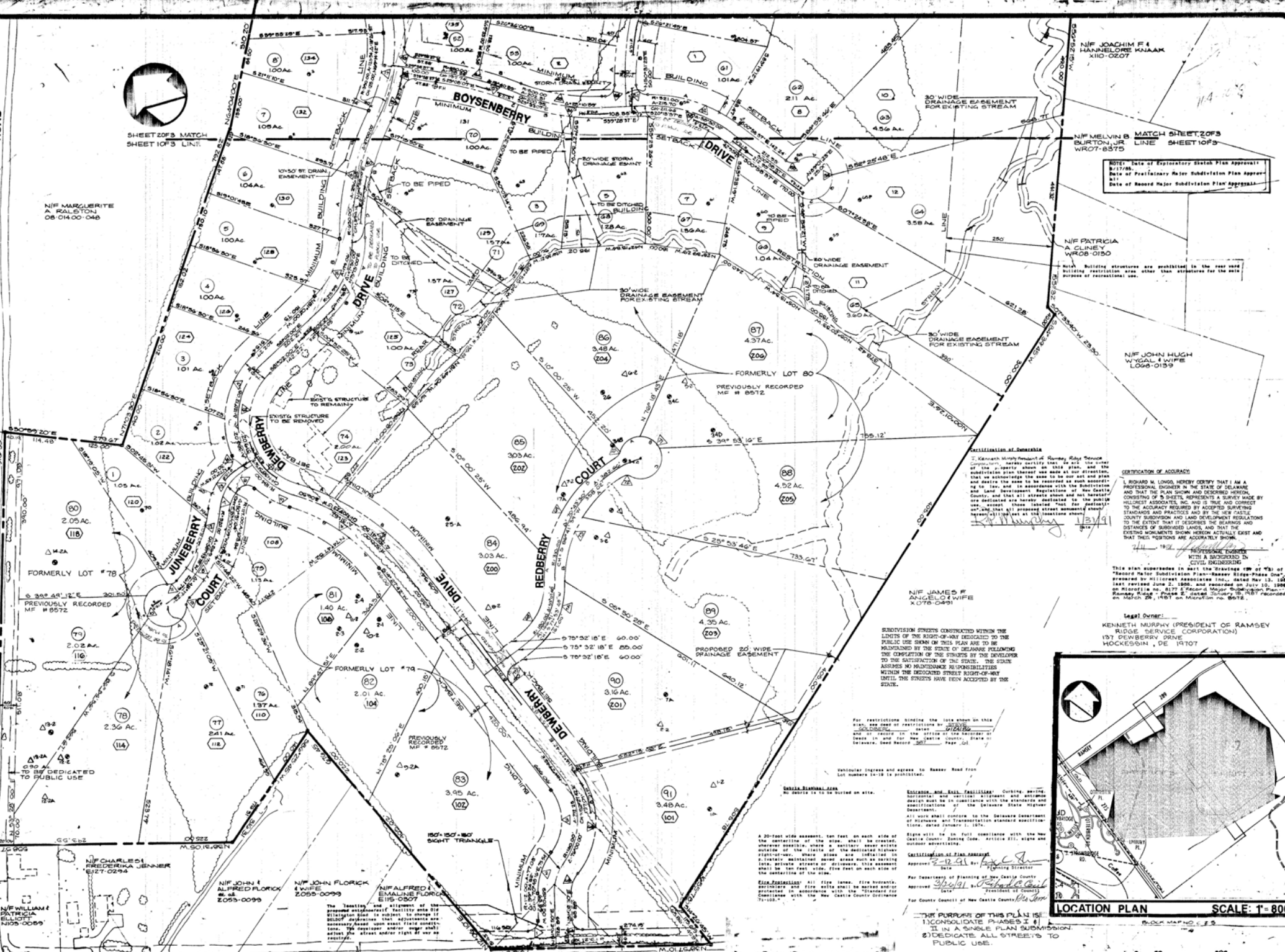
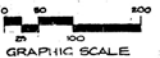
PROFESSIONAL ENGINEER
WITH A SPECIALTY IN
CIVIL ENGINEERING

This plan supercedes in part the Drawings (88 of 93) of "Recreational Subdivision Plan - Beaver Ridge Phase One", prepared by Hillcrest Associates Inc., dated May 13, 1988, last revised June 21, 1988, and recorded on July 10, 1988 on Microfilm No. 8177 "Record Major Subdivision Plan - Ramble Ridge - Phase 2" dated October 19, 1987 recorded on March 28, 1987 on Microfilm No. 8672.

Legal Corner:
KENNETH MURPHY (PRESIDENT OF RAMSEY RIDGE SERVICE CORPORATION)
197 DEWBERRY DRIVE
WICKESBURG, DE 19707



LOCATION PLAN SCALE: 1" = 800'



Subdivision of Denberry
I, Kenneth Murphy President of Ramble Ridge Service Corporation, hereby certify that I am the owner of the property shown on this plan and I desire the same to be recorded as such according to the plat hereon and in accordance with the Subdivision and Land Development Regulations of New Castle County, and that all interests shown and not hereon delineated are hereby dedicated to the public use, except those interests labeled "Not Dedicated" and that all proposed street monuments shown hereon are located at the location shown.

NIF JAMES F ANGELO & WIFE
A 078-0081

SUBDIVISION STREETS CONSTRUCTED WITHIN THE LIMITS OF THE RIDGE-OF-WAY DEDICATED TO THE PUBLIC USE SHOWN ON THIS PLAN ARE TO BE MAINTAINED BY THE STATE OF DELAWARE FOLLOWING THE COMPLETION OF THE STREETS BY THE DEVELOPER TO THE SATISFACTION OF THE STATE. THE STATE ASSUMES NO MAINTENANCE RESPONSIBILITIES WITHIN THE DEDICATED STREET RIDGE-OF-WAY UNTIL THE STREETS HAVE BEEN ACCEPTED BY THE STATE.

For restrictions binding the lots shown on this plan, see map of restrictions to be recorded as follows:
"COLUMBIA" dated 1/12/88
and of record in the office of the Recorder of Deeds in and for New Castle County, State of Delaware, Book Record 382, Page 101.

Vehicle ingress and egress to Beaver Road from Lot numbers 1-15 is prohibited.

DESIGNATIONAL AREA
No access is to be granted on site.

Entrance and Exit Facilities: Curbing, paving, horizontal and vertical alignment and drainage shall be in accordance with the standards and specifications of the Delaware State Highway Department.

All work shall conform to the Delaware Department of Highway and Transportation standards specification Title dated January 1, 1974.

Signs: Signs of full compliance with the New Castle County Zoning Code, Article 811, signs and approved 2-12-91 by [Signature]

For Department of Planning of New Castle County approved 3/21/91 by [Signature]

For County Council of New Castle County approved 11/15/91 by [Signature]

A 30-foot wide easement, ten feet on each side of the centerline of the street, shall be created, wherever possible, over a sanitary sewer utility existing or to be installed on the designated right-of-way. The easement shall be maintained in accordance with the standards and specifications of the Delaware State Highway Department. The easement shall be ten feet wide, five feet on each side of the centerline of the street.

FIRE PROTECTION: All fire lanes, fire hydrants, fire hydrants and fire wells shall be located and protected in accordance with the "Standard for Compliance with the New Castle County Ordinance 10-10-87."

3/27/91
The office of the Recorder of Deeds is in and for New Castle County, State of Delaware, Microfilm No. 8073-39

OLD WILMINGTON ROAD

5.48 AC. TO BE DEDICATED TO PUBLIC USE

NIF WILLIAM & PATRICIA SELLICO
N105-0069

NIF JOHN & ALFRED FLOKOR & WIFE
L055-0099

NIF JOHN FLOKOR & WIFE
L055-0099

NIF ALFRED & EMALINE FLOKOR
E115-0307

PREVIOUSLY RECORDED MF # 8572

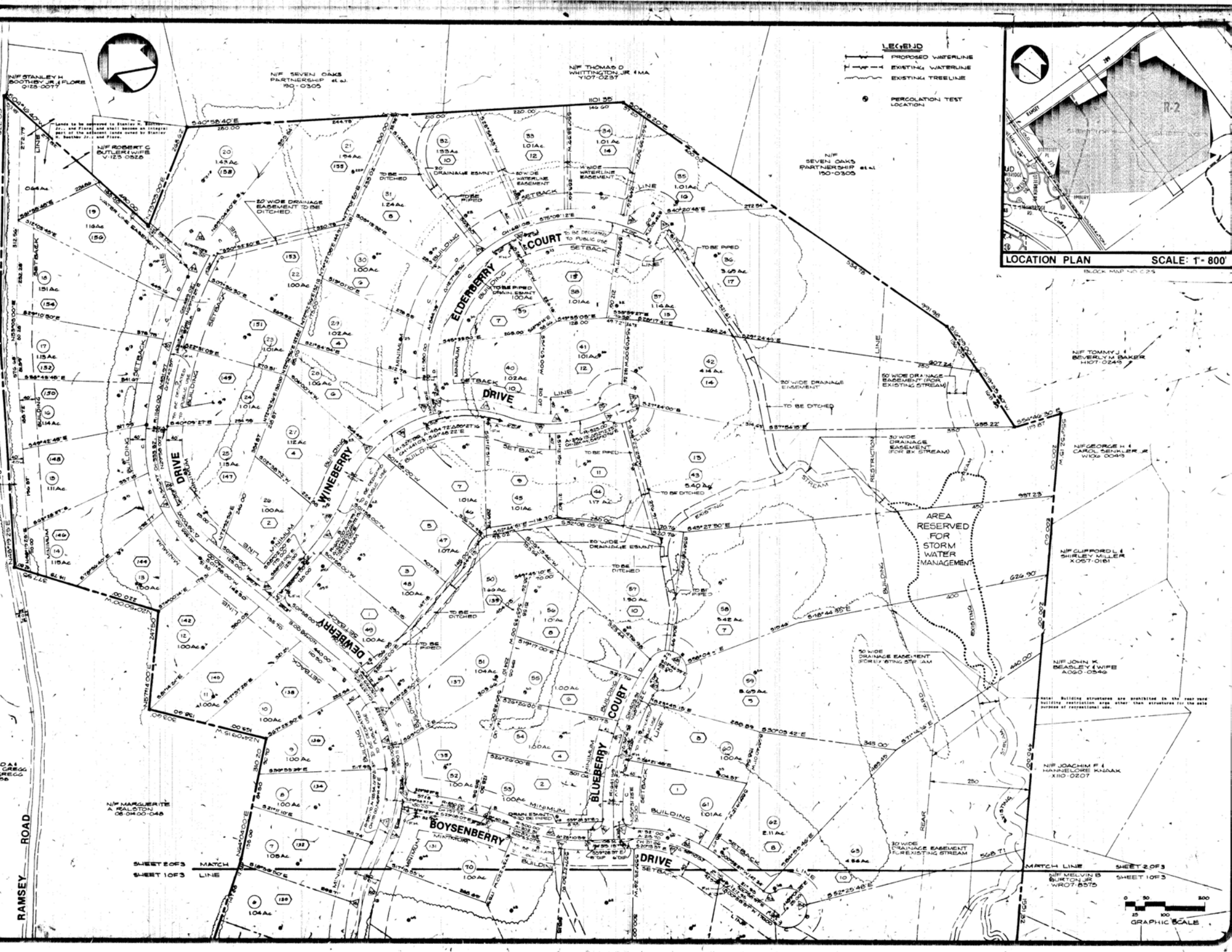
PREVIOUSLY RECORDED MF # 8572

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PREVIOUSLY RECORDED MF # 8572

PREVIOUSLY RECORDED MF # 8572



LEGEND

- PROPOSED WATERLINE
- EXISTING WATERLINE
- EXISTING TREELINE
- PERCOLATION TEST LOCATION



LOCATION PLAN SCALE: 1" = 800'

BLOCK MAP NO. C-25

NIF TOMMY J. & BEVERLY M. BAKER
1107-0245

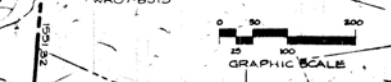
NIF GEORGE H. & CAROL DENHLER JR.
1103-0043

NIF CLIFFORD L. & SHIRLEY MILLER
1057-0161

NIF JOHN K. BEASLEY & WIFE
1050-0346

NIF JOACHIM F. & HANNELORE KNAAK
1110-0207

NIF MELVIN B. BURTON JR.
1107-0210



NIF MARGUERITE A. RALSTON
06-04-00-048

SHEET 2 OF 3
MATCH LINE
SHEET 1 OF 3

MATCH LINE
SHEET 2 OF 3
SHEET 1 OF 3

LINE	BEARING	LENGTH	CURVE DATA	PHASE II	ARC	CHORD	DISTANCE
1	0° 00' 00"	0.0000		25.00°	90° 00' 00"	30.27'	\$307.3218'
2	90° 00' 00"	100.0000		155.00°	53° 07' 18"	143.73'	N77° 53' 48"E 138.64'
3	0° 00' 00"	100.0000		335.00°	61° 07' 34"	357.40'	N81° 53' 41"E 340.69'
4	90° 00' 00"	100.0000		285.00°	54° 05' 18"	326.81'	N65° 21' 02"E 58.81'
5	0° 00' 00"	100.0000		335.00°	51° 03' 18"	298.51'	N66° 55' 49"E 288.73'
6	90° 00' 00"	100.0000		285.00°	43° 34' 11"	191.01'	S89° 19' 38"E 18.56'
7	0° 00' 00"	100.0000		50.00°	276° 57' 24"	240.82'	S26° 51' 53"W 66.94'
8	90° 00' 00"	100.0000		50.00°	68° 40' 00"	60.01'	S76° 43' 43"E 56.47'
9	0° 00' 00"	100.0000		50.00°	68° 40' 00"	60.01'	S07° 57' 43"E 58.47'
10	90° 00' 00"	100.0000		90.00°	138° 25' 24"	120.80'	N45° 22' 01"W 93.40'
11	0° 00' 00"	100.0000		285.00°	54° 05' 18"	23.80'	N45° 11' 58"W 22.73'
12	90° 00' 00"	100.0000		285.00°	59° 25' 29"	259.59'	S81° 02' 39"W 282.52'
13	0° 00' 00"	100.0000		285.00°	26° 49' 14"	133.41'	N62° 39' 14"W 132.30'
14	90° 00' 00"	100.0000		285.00°	32° 38' 15"	162.19'	S67° 38' 02"W 160.00'
15	0° 00' 00"	100.0000		205.00°	53° 07' 48"	190.10'	N77° 53' 48"E 183.36'
16	90° 00' 00"	100.0000		25.00°	90° 00' 00"	39.27'	S59° 27' 42"E 35.36'
17	0° 00' 00"	100.0000		50.00°	209° 22' 27"	181.84'	S44° 38' 59"W 96.94'
18	90° 00' 00"	100.0000		50.00°	67° 36' 32"	59.00'	S25° 44' 18"E 55.64'
19	0° 00' 00"	100.0000		50.00°	73° 20' 13"	53.64'	S44° 38' 59"W 59.59'
20	90° 00' 00"	100.0000		50.00°	67° 36' 32"	59.00'	N64° 58' 23"W 56.64'

- Gross Acreage: 214.1594 Ac.
- Total area in:
 - 8043648.6 S.F. 204.175 Ac. 91.94%
 - Lands conveyed to Stanley Boothby: 27883.2 S.F. 0.440 Ac. 0.36%
 - Lands to be dedicated to public use: 10716.6 S.F. 2.650 Ac. 1.40%
- Total linear feet of proposed streets:
 - 80' R.O.W. (includes taper): 1053.17 L.F.
 - 60' R.O.W.: 1457.45 L.F.
 - 80' R.O.W.: 6760.49 L.F.
 - Total: 8460.71 L.F.
- Total number of lots: Phase II - 77 Phase II - 14
- Total number of dwelling units: 9
- Typical lot size: 220' x 300'
- Average lot area: 11122.6 S.F., 2.55 Ac.
- Minimum lot area: 4356.0 S.F., 1.00 Ac.
- Total number of monuments in place: 22
- Total number of monuments to be set: 324
- Proposed source of water supply: Artesian Water Company subject to approval of the Delaware State Department of Natural Resources and Environmental Control and the New Castle County Department of Public Works.
- Proposed type of Sewage Disposal: Individual septic systems subject to approval of the New Castle County Department of Public Works.
- Existing Zoning: R-2
- Application number: 00050(S)
- Datum: U.S.F.S.
- Perimeter taken from plan prepared by Vahnsen & Lynch, Inc., and updated by Hillcrest Assoc. Inc.
- Lot numbers: 17
- Postal address number: 17
- PHASE II PARCEL NO. OF PRIVATE STREET: 06-014, 006