

**Section 1: Applicant Identification**

1. Applicant's Name: John and April Stanch Telephone #: 302-500-3968  
 Mailing Address: 38355 Bayberry Lane Selbyville, DE 19975 Fax #: \_\_\_\_\_  
 \_\_\_\_\_ E-mail: john464@comcast.net
2. Consultant's Name: \_\_\_\_\_ Company Name: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_ Telephone #: \_\_\_\_\_  
 \_\_\_\_\_ Fax #: \_\_\_\_\_  
 \_\_\_\_\_ E-mail: \_\_\_\_\_
3. Contractor's Name: Jonathan Staehle Company Name: Sussex Marine Construction  
 Mailing Address: \_\_\_\_\_ Telephone #: 302-436-9680  
32469 Frankford School Rd Frankford, DE 19945 Fax #: \_\_\_\_\_  
 \_\_\_\_\_ E-mail: sussexmarine@gmail.com

**Section 2: Project Description**

4. Check those that apply:  
 New Project/addition to existing project?       Repair/Replace existing structure? (If checked, must answer #16)
5. Project Purpose (attach additional sheets as necessary):  
Remove an existing 5'X10' section of parallel dock, and one of two existing PWC lifts. PWC lift to be reinstalled opposite of other PWC lift. Install new 5'X20' perpendicular dock and new boat lift with four (4) support pilings. Repair/replace existing bulkhead.

6. Check each Appendix that is enclosed with this application:

<input checked="" type="checkbox"/>	A. Boat Docking Facilities	<input checked="" type="checkbox"/>	G. Bulkheads	<input type="checkbox"/>	N. Preliminary Marina Checklist
<input type="checkbox"/>	B. Boat Ramps	<input type="checkbox"/>	H. Fill	<input type="checkbox"/>	O. Marinas
<input type="checkbox"/>	C. Road Crossings	<input type="checkbox"/>	I. Rip-Rap Sills and Revetments	<input type="checkbox"/>	P. Stormwater Management
<input type="checkbox"/>	D. Channel Modifications/Dams	<input type="checkbox"/>	J. Vegetative Stabilization	<input type="checkbox"/>	Q. Ponds and Impoundments
<input type="checkbox"/>	E. Utility Crossings	<input type="checkbox"/>	K. Jetties, Groins, Breakwaters	<input type="checkbox"/>	R. Maintenance Dredging
<input type="checkbox"/>	F. Intake or Outfall Structures	<input type="checkbox"/>	M. Activities in State Wetlands	<input type="checkbox"/>	S. New Dredging

**Section 3: Project Location**

7. Project Site Address: \_\_\_\_\_ County:  N.C.  Kent  Sussex  
38355 Bayberry Lane Selbyville, DE 19975 Site owner name (if different from applicant): \_\_\_\_\_  
 Address of site owner: \_\_\_\_\_  
 same as above

8. Driving Directions: Keenwick on the Bay Development

(Attach a vicinity map identifying road names and the project location)

9. Tax Parcel ID Number: 5-33 20.13 61.01 Subdivision Name: Keenwick on the Bay

<b>WSLS Use Only:</b>		<b>Permit #s:</b> _____		_____		_____		_____	
Type	SP <input type="checkbox"/>	SL <input type="checkbox"/>	SU <input type="checkbox"/>	WE <input type="checkbox"/>	WQ <input type="checkbox"/>	LA <input type="checkbox"/>	SA <input type="checkbox"/>	MP <input type="checkbox"/>	WA <input type="checkbox"/>
Corps Permit:	SPGP 18 <input type="checkbox"/> 20 <input type="checkbox"/>		Nationwide Permit #:		_____		Individual Permit # _____		
Received Date:	_____		Project Scientist: _____						
Fee Received?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Amt: \$	_____		Receipt #: _____			
Public Notice #:	_____		Public Notice Dates:		ON _____	OFF _____			

**Section 3: Project Location (Continued)**

10. Name of waterbody at Project Location: Roy Creek waterbody is a tributary to: Assawoman Bay

11. Is the waterbody:  Tidal  Non-tidal Waterbody width at mean low or ordinary high water 365 ft

12. Is the project:  On public subaqueous lands?  On private subaqueous lands?\*  
 In State-regulated wetlands?  In Federally-regulated wetlands?

\*If the project is on private subaqueous lands, provide the name of the subaqueous lands owner:  
Adkins Lagoon LLC

(Written permission from the private subaqueous lands owner must be included with this application)

13. Present Zoning:  Agricultural  Residential  Commercial  Industrial  Other

**Section 4: Miscellaneous**

14. A. List the names and complete mailing addresses of the immediately adjoining property owners on all sides of the project (attach additional sheets as necessary):

Lots 29 and 30 : Bret and Heather Elam 38347 Bayberry Lane Selbyville, DE 19975

Lot 32: Patricia A Hasley, Trustee 38371 Bayberry Lane Selbyville, DE 19975

B. For wetlands and marina projects, list the names and complete mailing addresses of property owners within a 1,000 foot radius of the project (attach additional sheets as necessary):

N/A

15. Provide the names of DNREC and/or Army Corps of Engineers representatives whom you have discussed the project with:  
Rebecca Bobola

A. Have you had a State Jurisdictional Determination performed on the property?  Yes  No

B. Has the project been reviewed in a monthly Joint Permit Processing Meeting?  Yes  No

\*If yes, what was the date of the meeting? \_\_\_\_\_

16. Are there existing structures or fill at the project site in subaqueous lands?  Yes  No

\*If yes, provide the permit and/or lease number(s):

SI-100/11

\*If no, were structures and/or fill in place prior to 1969?  Yes  No

17. Have you applied for or obtained a Federal permit from the Army Corps of Engineers?

No  Pending  Issued  Denied Date: \_\_\_\_\_

Type of Permit: \_\_\_\_\_ Federal Permit or ID #: \_\_\_\_\_

18. Have you applied for permits from other Sections within DNREC?

No  Pending  Issued  Denied Date: \_\_\_\_\_ Permit or ID #: \_\_\_\_\_

Type of permit (circle all that apply): Septic Well NPDES Storm Water

Other: \_\_\_\_\_



**Section 5: Signature Page**

## 19. Agent Authorization:

If you choose to complete this section, all future correspondence to the Department may be signed by the duly authorized agent. In addition, the agent will become the primary point of contact for all correspondence from the Department.

I do not wish to authorize an agent to act on my behalf

I wish to authorize an agent as indicated below

I, John and April Stanch, hereby designate and authorize Jonathan G Staehle  
 (Name of Applicant) (Name of Agent)  
 to act on my behalf in the processing of this application and to furnish any additional information requested by the Department.

Authorized Agent's Name: Jonathan G Staehle Telephone #: 302-436-9680  
 Mailing Address: Sussex Marine Construction Fax #: 302-436-9680  
32469 Frankford School Rd Frankford, DE 19946 E-mail: sussexmarine@gmail.com

## 20. Agent's Signature:

I hereby certify that the information on this form and on the attached plans are true and accurate to the best of my knowledge. I further understand that the Department may request information in addition to that set forth herein if deemed necessary to appropriately consider this application.

[Signature]  
 Agent's Signature

4/16/23  
 Date

## 21. Applicant's Signature:

I hereby certify that the information on this form and on the attached plans are true and accurate to the best of my knowledge and that I am required to inform the Department of any changes or updates to the information provided in this application. I further understand that the Department may request information in addition to that set forth herein if deemed necessary to appropriately consider this application. I grant permission to authorized Department representatives to enter upon the premises for inspection purposes during working hours.

[Signature]  
 Applicant's Signature

11/15/2023  
 Date

April Stanch  
 Print Name

John Stanch  
 Print Name

## 22. Contractor's Signature:

I hereby certify that the information on this form and on the attached plans are true and accurate to the best of my knowledge, and that I am required to inform the Department of any changes or updates to the information provided in this application. I further understand that the Department may request information in addition to that set forth herein if deemed necessary to appropriately consider this application.

Sussex Marine Construction

11/15/2023

Contractor's Name

Date

Jonathan G. Staehle  
 Print Name

Print Name

**BOAT DOCKING FACILITIES**

Any boat docking facility for more than four (4) vessels is considered a marina facility (see definitions and explanations section) and requires the applicant to complete Appendices N and O, and make application to the U. S. Army Corps of Engineers for approval.

Please make sure answers to all of the questions in this appendix correspond with information on the application drawings.

1. Briefly describe the project. (Attach additional sheets as necessary.)

2. Please provide numbers and dimensions as follows:

Structure Type	Number of Support Pilings	Dimensions (Channelward of MHW or OHW)		Dimensions (Channelward of MLW- n/a for non-tidal water)		New, repair or maintain
		Width _____ ft.	Length _____ ft.	Width _____ ft.	Length _____ ft.	
Dock, Pier, Lift, gangway						
Dock	6	5'	20'	5'	20'	New
Boat Lift	4	12' 6"	12'	12'6"	12'	New
PWC Lift (Existing)		5'	5'	5'	5'	Moved to new location
Freestanding Pilings	Number					

Mooring Buoy: How many moorings will be installed? \_\_\_\_\_  
 What will be used for the anchor(s)? \_\_\_\_\_  
 Anchor/Mooring Block Weight \_\_\_\_\_  
 Anchor Line Scope (Length or Ratio) \_\_\_\_\_  
 Water Depth at Mooring Location \_\_\_\_\_

- Approximately how wide is the waterway at this project site? 365 ft. (measured from MLW to MLW)
- What will be the mean low water depth at the most channelward end of the mooring facility? 3 ft.
- What type of material(s) will be used for construction of the mooring facility (e.g. salt treated wood, aluminum, fiberglass floats, etc.) Use of creosote-treated wood is prohibited. Salt Treated Wood
- Circle any of the following items that are proposed over subaqueous lands: **Electric Lines**  
 Fish Cleaning Stations/Benches/Ladders/Water Lines/ Satellite/Electric Lines/ Handrails/Other (Describe)  
 If any of the items are circled above, include their dimensions and location on the application drawings.



7. What will be the distance from the most channelward end of the docking facility to the edge of any natural or man-made channel? 50 ft.

8. Describe the vessels that will be berthed at the docking facility. Please draw proposed vessel locations on plans and drawings.

Make/model	<u>Regulator</u>	length	<u>30'</u>	width	<u>9'</u>	draft	<u>22"</u> (Sale Pending)
Make/model	_____	length	_____	width	_____	draft	_____
Make/model	_____	length	_____	width	_____	draft	_____
Make/model	_____	length	_____	width	_____	draft	_____

9. Please provide a copy of the current state registration or Coast Guard Certificate of Documentation for each motorized vessel listed above. **Current Boat is a Regulator, listed above. New Boat will be arriving Spring 2024 which is a SeaVee, 29'L, 9' W, and 20" Draft. See attached Bill of Sale.**

10. Give the number and type of each Marine Sanitation Device (e.g. MSD III, Portable toilet) that will be used on vessels to be docked at the facility. N/A

11. Is there currently a residence on the property?  Yes  No

12. Do you plan to reach the boat docking facility from your own upland property?  Yes  No If "No", explain your proposed means of access and provide documentation of easement or documentation authorizing access if you intend to cross someone else's property.

13. Will any portion of the structure be located in privately owned underwater land (such as a pond or lagoon) owned by someone other than the applicant?  Yes  No.  
If yes, written permission of the underwater land owner must be provided with this application.

14. What is the width of the waterfront property frontage adjacent to subaqueous lands? 47.81 ft.  
Will any portion of the structure or any vessel be placed within 10 feet of your neighbor's property line?  
 Yes  No  
If yes, a letter of no objection from the adjacent property owner must be included with this application.

**BULKHEADS**

Please make sure answers to all of the questions in this appendix correspond to information on the application drawings.

1. Will the project be considered new construction or repair and replacement of an existing and currently serviceable bulkhead?

New Construction  
 Repair and Replacement

If repair and replacement, attach photos of entire length of project.

1. What is the current condition of the shoreline at the site of the proposed bulkhead?

Old Creosote Bulkhead

2. Please attach an analysis of all alternatives to bulkheading as a shoreline stabilization method for this project. Please examine options using vegetation and/or non-vertical walled structures. Include a justification of need, based on the extent of erosion and the rate of erosion. This application will not be reviewed if this answer is not completed. The only option is to replace the existing bulkhead with a new similar bulkhead in the same footprint to tie into neighboring bulkheads.

3. If this is a repair or replacement,

Do you intend to step out in front of existing bulkhead?  Yes  No

Is the current bulkhead creosote?  Yes  No

Will the new bulkhead be placed on or off the applicant's property?

On  Off Please indicate property lines on attached plans as well as MHW/MLW.

4. How many linear feet of shoreline are to be bulkheaded? 49.31ft.  $47.81\text{ft} + 18''$  (Easement) = 49.31ft

5. What will be the overall length of the bulkhead (including return walls)? 49.31ft.

6. How many ends of the bulkhead will be tied into existing bulkheads which are in good repair?

None  One  Two

7. Will the return walls be protected from out flanking with rip-rap?

Yes  No If your answer is "Yes", complete Appendix I.

8. Will the toe of your bulkhead be protected from undercutting with rip-rap?

Yes  No If your answer is "Yes" complete Appendix I.

9. What type of material(s) will be used for construction of the bulkhead (e.g. reinforced concrete, steel sheet pilings, treated tongue-and-groove timber, etc.)? Wood or Vinyl Sheeting



10. Will deadmen be utilized  Yes  No If your answer is "Yes", indicate the type and location on your drawings/ If your answer is "No", explain the method to be used to anchor the bulkhead.

11. Will wooden materials be:  Salt Treated  Other

12. Will all metal fittings, cables, or tie rods be galvanized?  Yes  No

13. Will the bulkhead be backfilled?  Yes  No If your answer is "Yes", complete Appendix H.

14. Will filter cloth be used?  Yes  No If your answer is "No", explain the method to be used to control seepage of backfill from behind the bulkhead.

15. Have you consulted an engineer or other professional to assure that the design of your bulkhead will be adequate?  Yes  No If your answer is "Yes", give the name and address of the party consulted.

Name:

Address:

Date:

TO ROY CREEK

FLOOD  
EBB

47.81'

50"  
43"  
36"  
31"  
25" ← MLW DEPTHS  
IN 5' INCREMENTS

60'

NORTH

EXISTING  
PWC LIFT

35'

22"  
16"  
15"  
15"  
11"  
9"

NEW 5'X20' DOCK  
EXTENSION

NEW BOAT LIFT W/  
(4) SUPPORT PILING

EXISTING 5'X10' DOCK  
SECTION TO BE  
REMOVED

EXISTING PWC LIFT TO  
BE REMOVED/REINSTALLED  
ON DOCK OPPOSITE OTHER  
PWC LIFT

LOTS 29, 30

(49.31') BULK HEAD

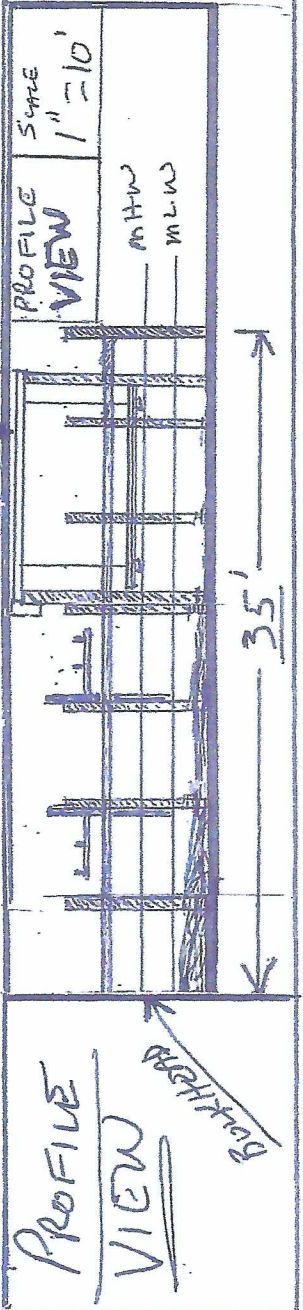
TIERED w/  
DEADMEN

NOTE:  
STANCH BULKHEAD  
47.81' + 1.5' EASEMENT  
TOTAL 49.31'

LOT 31

LOT 32

(WATER DEPTHS ON DRAWINGS  
TAKEN ON 6/16/22 @ 5:30PM)



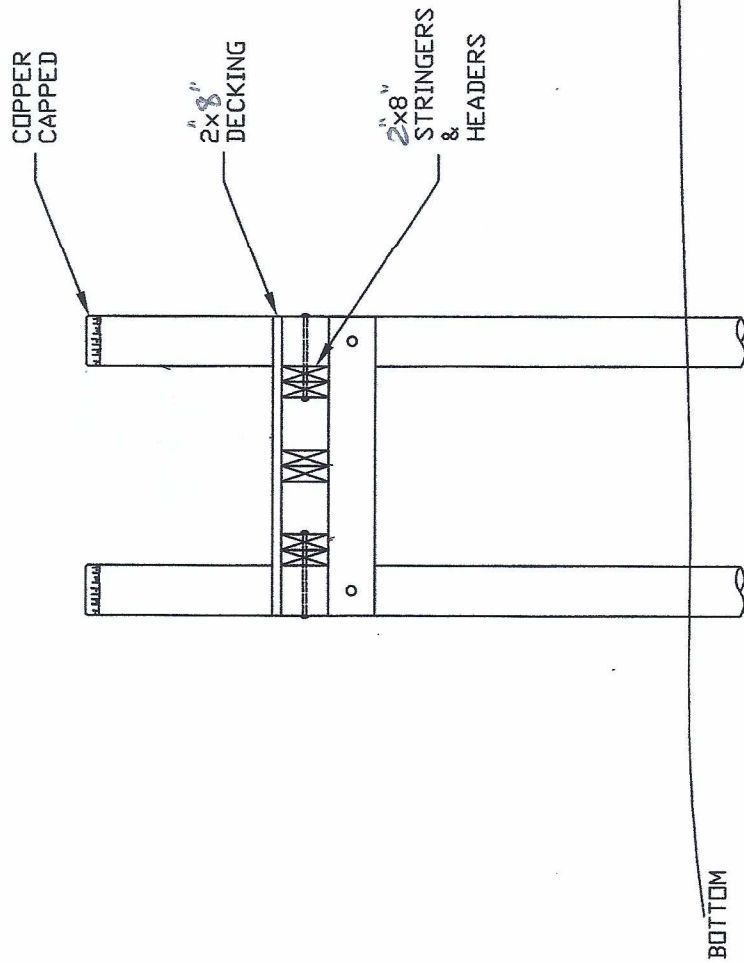
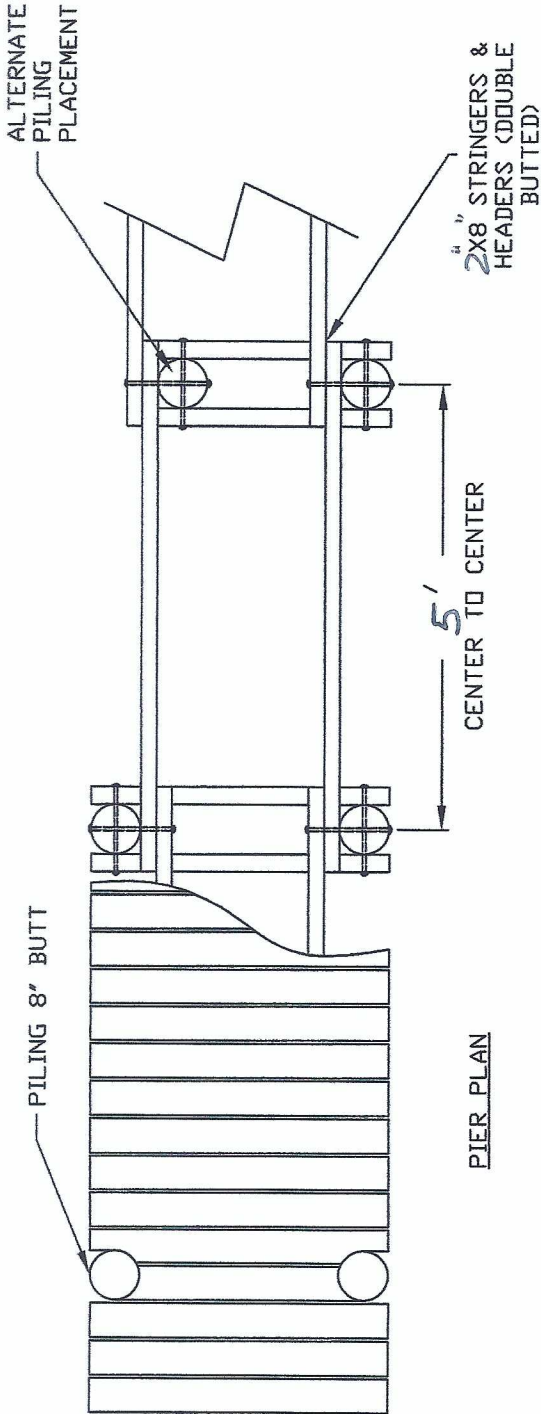
# Sussex Marine Construction

Frederick, DE 20745

5'X20' DOCK EXTENSION, BOAT LIFT & FOUR (4) SUPPORT PILING, AND BULKHEAD REPAIR/REPLACEMENT PROPOSAL FOR JOHN'S STANCH

DATE: 4/12/24 SHEET: 1 OF 5 SCALE: 1"=20' APPROVED BY: [Signature] DRAWN BY: JS





# Sussex Marine Construction

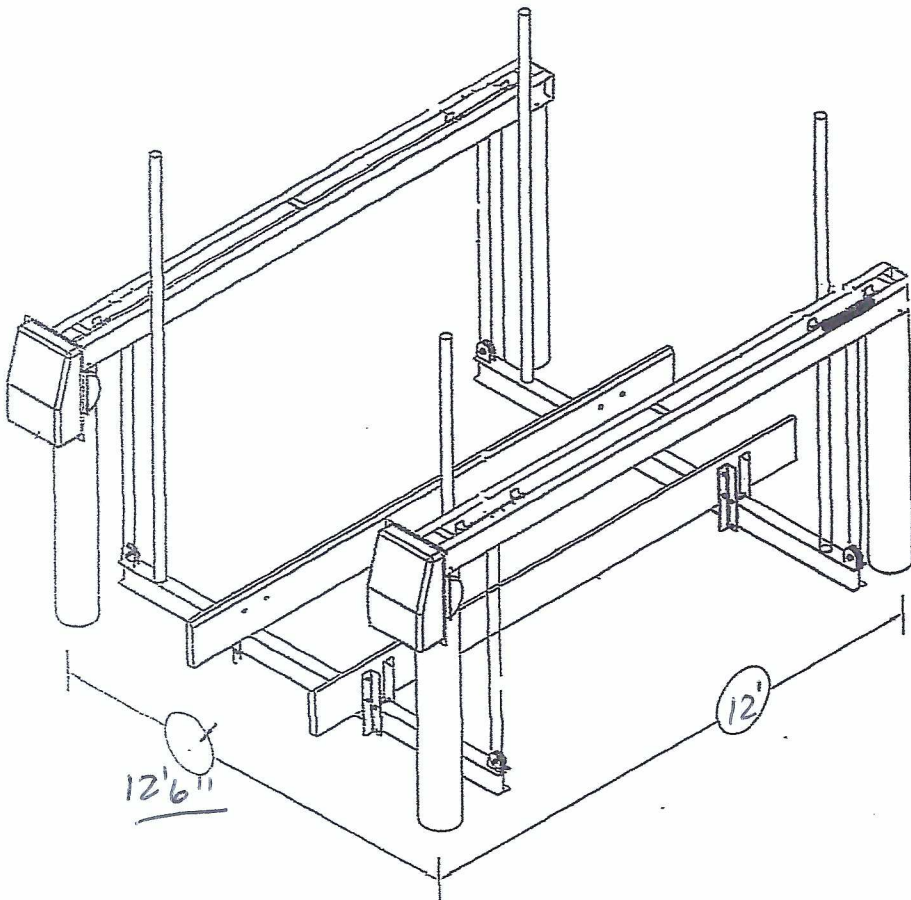
Frankford, DE 19945

5' X 20' DOCK EXTENSION, BOAT LIFT AND FIVE (4) SUPPORT PILING, AND REPAIR/REPLACEMENT OF EXISTING BULKHEAD PROPOSAL FOR JOHN STANCH

TAX # 5-33 2013 6/01

DATE	SHEET	SCALE	APPROVED BY	DWG #
7/18/22	2 of 5	3/8"=1'	JS	JS

# BOAT LIFT W/ (4) FOUR SUPPORT PILINGS



SUSSEX MARINE CONSTRUCTION INC.  
FRANKFORD, DE 19945

5'X20'DOCK EXTENSION, BOAT LIFT  
AND FOUR (4) SUPPORT PILINGS, AND  
REPAIR/REPLACEMENT OF EXISTING  
BULKHEAD PROPOSAL FOR JOHN STANCH

TAX# 5-33 2013 61.01

DATE	SHEET	SCALE	DWG BY
7/18/22	3 of 5	1/4" = 1'	JS

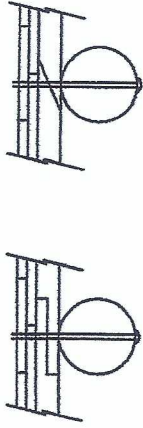


PILING  
8'  
BUTT

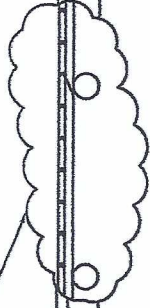
2x10  
ROUGH  
CUT  
T&G

(SCALED 2x)

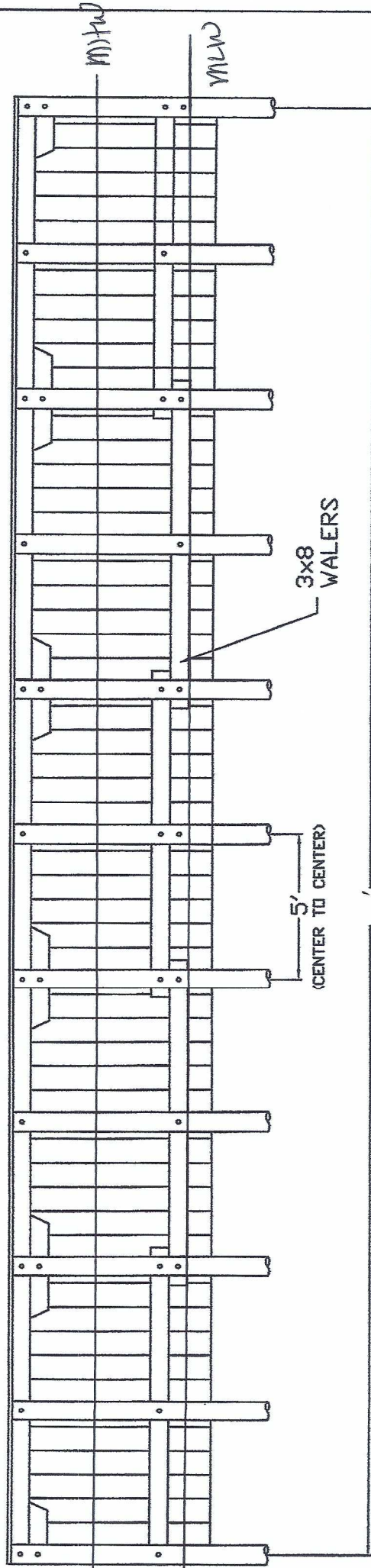
SPLICE DETAIL



2x8



TYPICAL WALE DETAIL



3x8  
WALERS

5'  
(CENTER TO CENTER)

49.31'

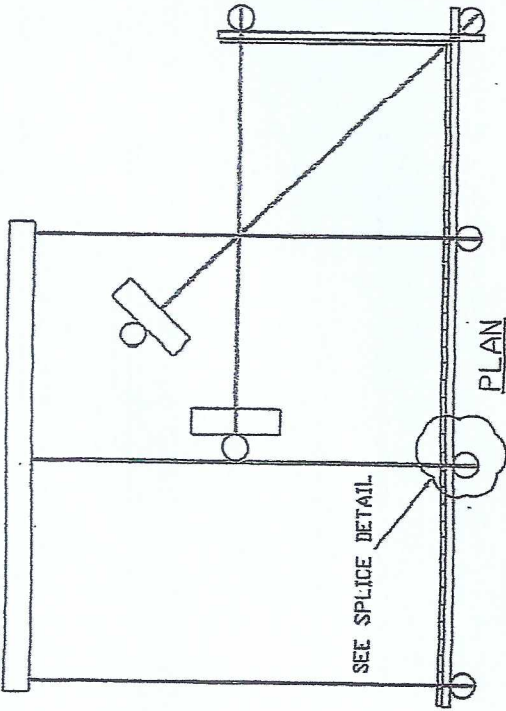
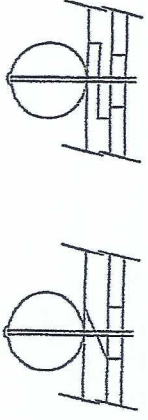
# Sussex Marine Construction

Frankford, DE 19945

5' X 20' BOAC EXTENSION, BOAT LIFT w/ FOUR (4)  
SUPPORT PILING, AND REPAIR/REPLACEMENT OF EXISTING  
BOATHEAD PROPOSAL FOR JOHN STRAUCH  
JOB # S-33 20.13 6.01

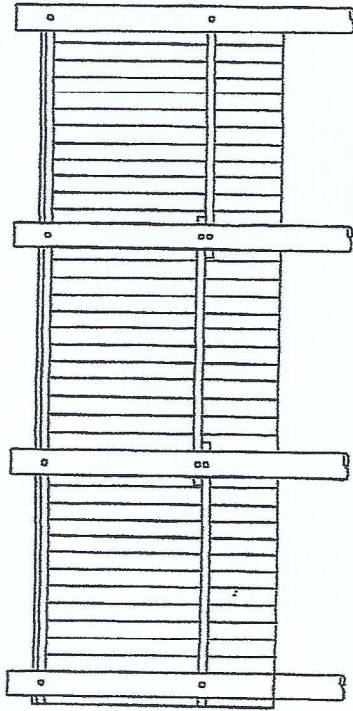
DATE 7/18/22 SHEET 4 OF 5 SCALE 1"=5'-2' APPROVED BY JS DWG BY JS

SPLICE DETAIL

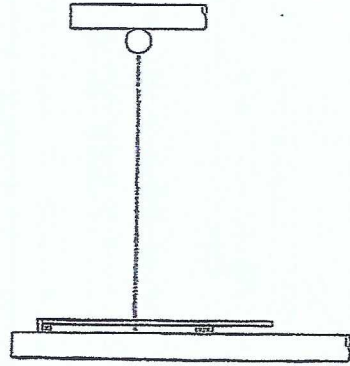


SEE SPLICE DETAIL

PLAN



TYPICAL WALE DETAIL



TYPICAL BULKHEAD SECTION

SUSSEX MARINE CONSTRUCTION

SIX 20' BOAT EXTENSION, BOAT LIFT W/ FOUL (4) SUPPORT PILING'S, AND REPAIR/REPLACEMENT OF EXISTING BULKHEAD PROPOSAL FOR JOHN STANCH

TAX # 5-33 20.13 61.01

DATE 7/18/22 SHEET 5 OF 5 SCALE 1/4" = 1' APPROVED BY  BY DJS

# Adkins Lagoon L.L.C.

37232 Lighthouse Road  
Selbyville, DE 19975  
302-436-5904

County – Sussex Delaware

Name and property address- John Stanch

38355 Bayberry Lane (Lot # 31 Subdivision No. 3) Keen-Wik on the Bay Selbyville, DE 19975 ("Licensee").

Tax Map No: 533-20.13-61.01

Applicant has (5) impacts to the subaqueous lands of Adkins Lagoon L.L.C.

- (1) New Dual PWC Lift
- (1) New Dock L 20' x W 5'
- (1) New Walkway L20'x W5'
- (1) New 4 Piling Boat Lift 12'6x12'
- (1) Move and reinstall existing PWC Lift to new location

APPROVED- by Adkins Lagoon L.L.C. -Andrew Adkins and documents attached and signed.

State of Delaware

County Sussex

BEFORE ME, the Subscriber, a Notary Public of the State of Delaware, personally appeared a principal in the licenses agreement described in the Certificate, who, having first been sworn by me according to law did depose and say as follows:

1. He/She is the primary land owner.
2. That the foregoing information provided in the application for license is true, correct and complete.

Affiant: Michele Ewing

Title: Notary

SWORN AND SUBSCRIBED this 12th day of May

2023

Michele Ewing  
Notary Public





# Adkins Lagoon L.L.C.

37232 Lighthouse Road  
Selbyville, DE 19975

## LICENSE AGREEMENT

MADE this 20th day of April 2023 by and between Adkins Lagoon L.L.C., a Delaware corporation, with its registered office at - 37232 Lighthouse Road, Selbyville, Delaware, 19975 ("Licensor") and John Stanch 38355 Bayberry Lane (Lot #31 Subdivision 3 ) Keen-Wik on the Bay, Selbyville, DE 19975 ("Licensee").

Tax Map # 533-20.13.61.01

### Section One Grant of License

Licensor hereby grants to licensee and licensee hereby accepts from licensor a license to occupy, use and maintain subject to the conditions stated herein, all that certain parcel of property situated in Baltimore Hundred, Sussex County, Delaware.

### Section Two Use of Licensed Land

The premises shall be used for purposes of the installation and use of a mechanical boatlift and/or the mooring of a boat and all incidental uses thereto. This will include the installation of a bulkhead/riprap, a walkway and a dock. This shall include, Davit lifts, and PWC floating docks.

### Section Three

Licensee shall pay to the licensor the sum of \$3,750.00 dollars for

- (1) New Dock L 20' W 5'
- (1) New Walkway L20' W' 5'
- (1) New 4 piling Boat Lift 12'6 x 12'
- (1) New PWC Lift
- (1) Move and reinstall existing PWC to a new location

### Section Four Term and transferability

This Agreement is intended to create a non-transferable license in real property binding on and terminable by either party, their heirs, executors, administrators and assigns, and personal to each, and shall not be construed as a grant of any permanent or temporary easement of any nature. Licensee claims no right, title or interest by adverse possession or otherwise in Licensor's property. This license shall be non-transferable by Licensee.

Licensor, their heirs, executors, administrators and assigns, may terminate this License at any time and require Licensee to remove the structures from Licensor's property with written notice to Licensee by certified mail, return receipt requested, mailed at least ten (10) days prior to the effective date of the termination. Structure removal shall take place within 10 days of receipt of the written termination notice mentioned herein and licensee shall restore the premises in good condition, or as mutually agreed to by the parties. Licensee shall be solely responsible for costs associated with structure removal. At such time as structure removal occurs, an appropriate instrument of cancellation shall be executed and recorded with the costs of the instrument of cancellation to be divided evenly between Licensor and Licensee.

**Section Five  
Indemnity and Hold Harmless**

Licensee shall indemnify, defend and hold harmless Licensor for any and all liability for personal injury, property damage, or for loss of life or loss of property remitting from, or in any way incidental to Licensee's use and occupancy of the licensed property, except for liability for personal injuries, property damage, or loss of life or property caused solely by the negligence or willful acts of Licensor.

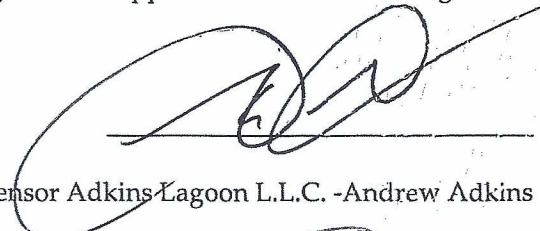
**Section Six  
Quite Use**

Licensor covenants that Licensee shall have quite use of the licensed premises and that no suits, actions, or claims shall be brought by licensor against licensee except for licensee's grossly negligent or willful misconduct which may expose Licensor to fines, damages, liabilities or injury to licensor's adjacent property.

**Section Seven  
Maintenance and Repair**

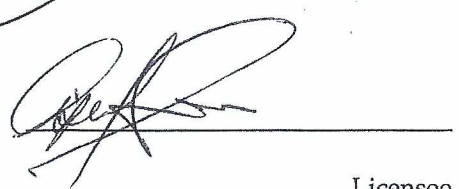
Licensee shall be solely responsible for the maintenance and repair to any structures erected by licensee in or to the licensed premises. Licensee shall notify Adkins Lagoon L.L.C. of any revisions or redirections for review and approval.

Signature of application and acknowledgement:



A handwritten signature in black ink, appearing to be 'Andrew Adkins', is written over a horizontal line.

Licensor Adkins Lagoon L.L.C. -Andrew Adkins

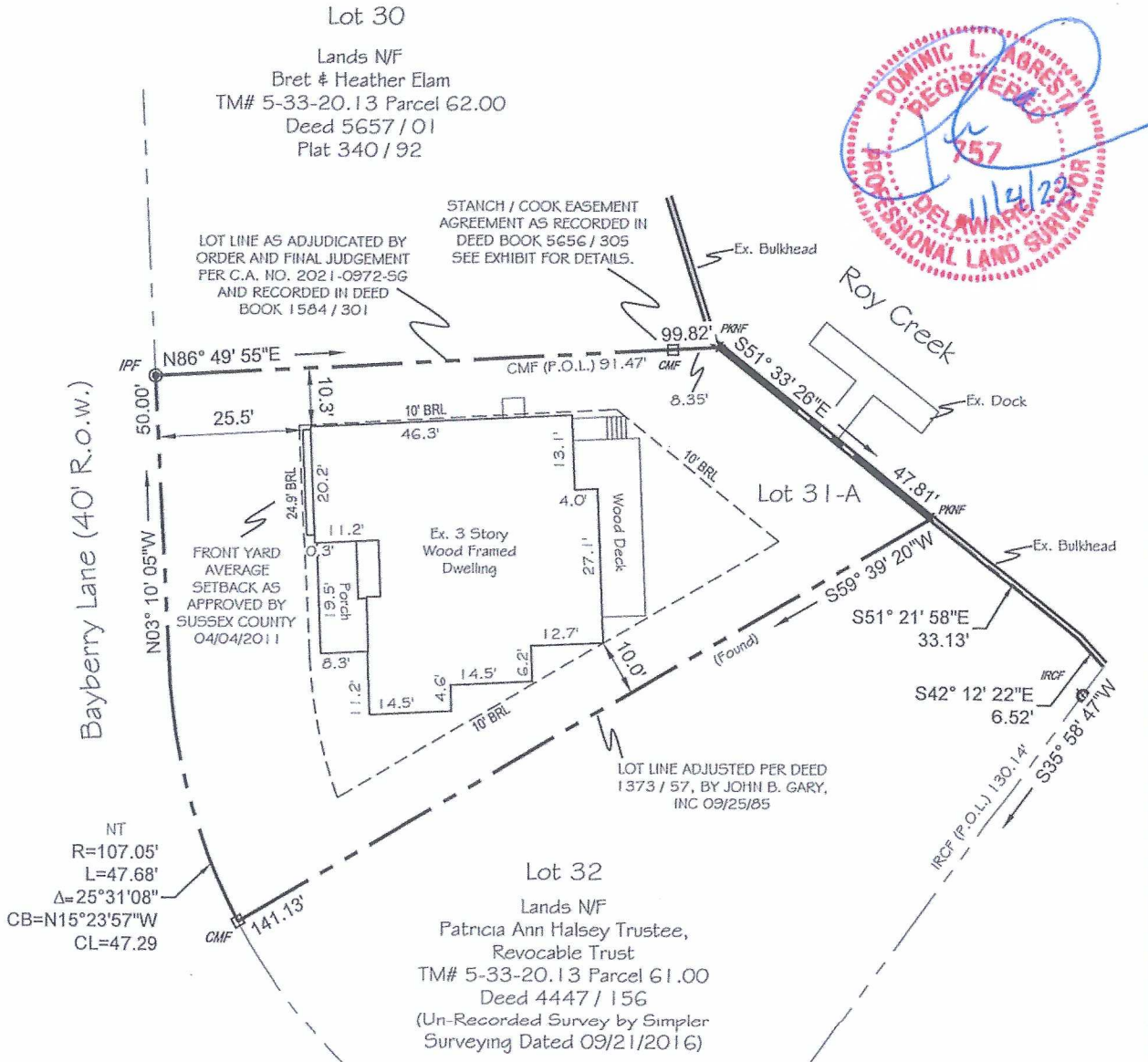


A handwritten signature in black ink is written over a horizontal line.

Licensee



PLAT DATUM BOOK 3 PAGE 19



**GENERAL NOTES:**

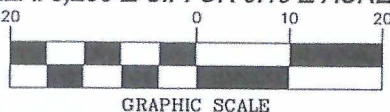
1. THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A FORMAL TITLE REPORT. EASEMENTS, RIGHTS-OF-WAY, COVENANTS AND OTHER RESTRICTIONS MAY AFFECT THIS PROPERTY AND NOT BE SHOWN. CLASS "B" SURVEY
2. THIS SURVEY IS BASED ON THE FINAL SITE PLAN OF KEEN-WIK SUBDIVISION DATED 07/59, AND IS SUBJECT TO ANY OR ALL EASEMENTS AND RIGHT-OF-WAYS AS RECORDED. BEARING SYSTEM REFERENCED TO BOOK 3 PAGE 19
3. THIS SURVEY SHOWS ONLY VISIBLE ABOVE GROUND IMPROVEMENTS AND DOES NOT ADDRESS WETLANDS, CONTAMINATED WASTE OR TOXIC SOIL CONDITIONS, NOR HAVE ANY REPORTS, STUDIES OR INFORMATION REGARDING SUCH BEEN PROVIDED
4. THIS SURVEY ONLY CERTIFIES TO THE BELOW OWNER / OWNERS OF THE LANDS DEPICTED UPON THIS PLAT AND DOES NOT EXTEND ANY GUARANTEES, WARRANTIES OR CERTIFICATIONS TO ANY OTHER PARTIES WHATSOEVER.
5. THE INFORMATION SHOWN HEREON IS BASED ON THE PLATS OF RECORD AS INDEXED IN THE PROPERTY CADASTRE OF SUSSEX COUNTY, DELAWARE AND A FIELD RUN SURVEY. ZONE "AE-5" PER FEMA FLOOD MAP 10005C0654 K DATED 03/16/15

**LEGEND**

- DENOTES CONCRETE MON
- DENOTES IRON REBAR
- DENOTES IRON PIPE
- DENOTES PK NAIL
- DENOTES POINT
- DENOTES PROPERTY LINE
- DENOTES B.R.L.

**BOUNDARY SURVEY**

PREPARED FOR  
**JOHN R. STANCH & APRIL M. STANCH**  
 LOT 31-A, BLOCK "H", SUBDIVISION # 3  
 KEEN-WIK SUBDIVISION  
 BALTIMORE HUNDRED  
 SUSSEX COUNTY, DELAWARE  
 TAX MAP NUMBER # 5-33-20.13 PARCEL 61.01  
 AREA: 8,280 ± S.F. OR 0.19 ± ACRES



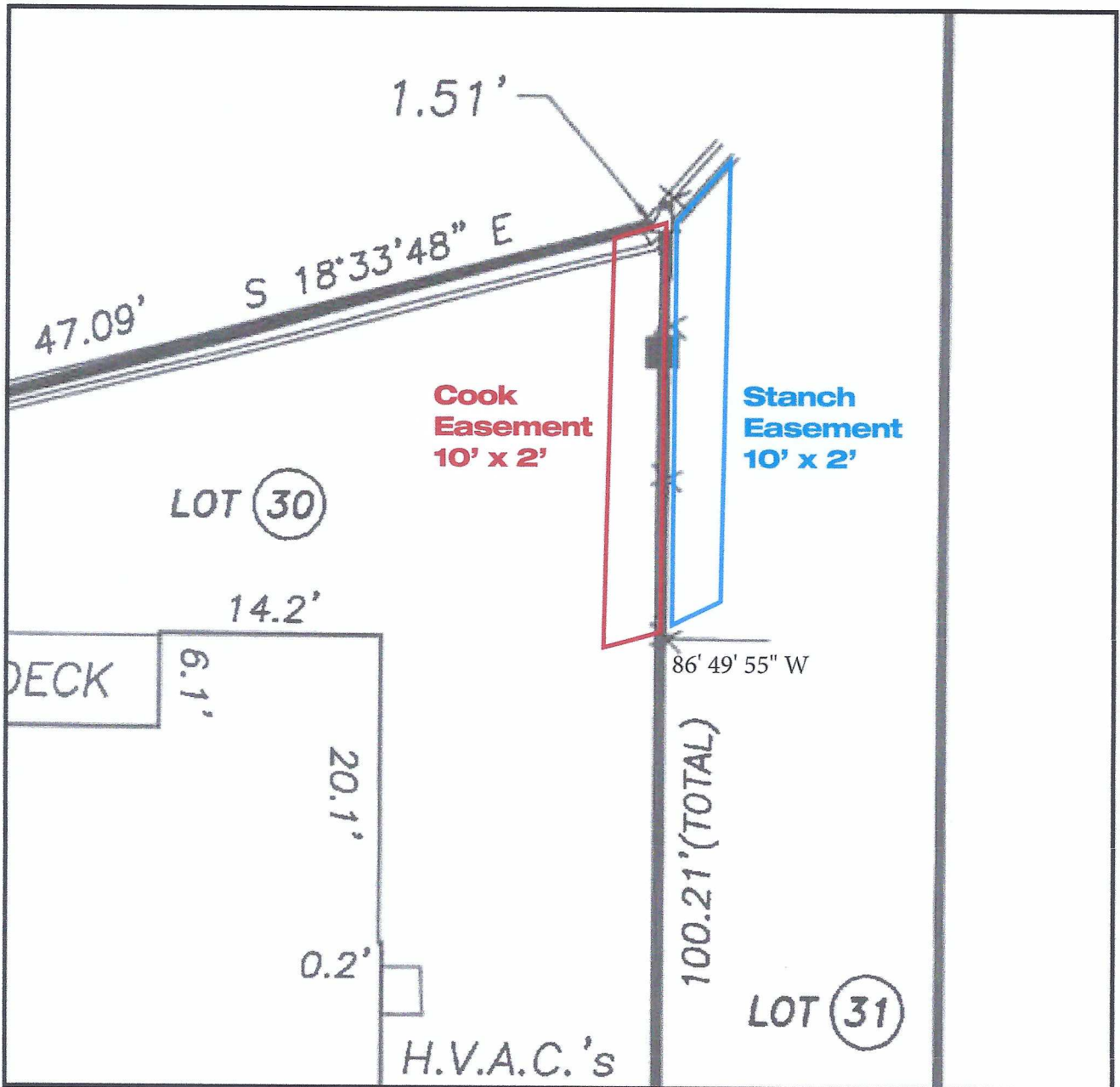
**WISTA**  
 DESIGN INC.  
 Engineers, Surveyors, Landscape Architects,  
 Land Planning Consultants and GIS Specialists  
 11634 Worcester Hwy, Showell, MD 21862  
 ph. 410-352-5604 email [vista@vistadesigninc.com](mailto:vista@vistadesigninc.com)

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DESIGNED BY: VD	FIELD BOOK# 57 PAGE# 119	JOB# 23-085-31A
DRAWN BY: VD	DATE: 10/30/23	
CHECKED BY: DLA	SCALE: AS SHOWN	SHEET 1 OF 1



Exhibit A- Description of Stanch and Cook Easement



Property: 38355 Bayberry Lane Selbyville DE 19975

Date	6/15/2022	6/16/2022	6/19/2022	6/23/2022
Time	5:15PM	5:30PM	7:00PM	11:40am
Depth 0 ft from bulkhead	8"	9"	10"	12"
Depth 5 ft from bulkhead	8"	9"	10"	12"
Depth 10 ft from bulkhead	9.5"	11"	12"	15"
Depth 15 ft from bulkhead	11.5"	12.5"	14"	18.5"
Depth 20 ft from bulkhead	14"	15"	16"	24"
Depth 25 ft from bulkhead	14"	15"	16.5"	24"
Depth 30 ft from bulkhead	15"	16"	17.5"	26"
Depth 35 ft from bulkhead	21"	22"	23.5"	36"
Depth 40 ft from bulkhead	24"	25"	27"	38"
Depth 45 ft from bulkhead	30"	31"	33"	44"
Depth 50 ft from bulkhead	35"	36"	38"	49"
Depth 55 ft from bulkhead	42"	43"	45"	56"
Depth 60ft from bulkhead	49"	50"	52"	63"
Mean Water Low (NOAA)	-0.055	0	0.295	0.48
Mean Water High (NOAA)	2.655	2.645	2.535	2.325

MLT ← | | | → MLT  
 4:55 | 5:49 | 8 | 12:20

MLW IS AT 3:49 pm AT O.C. INLET.  
 ADD 2 HOURS (5:49) FOR LOW TIDE AT  
 UPPER BAY.

6/16/22

MLW 5:49 pm  
 (UPPER BAY)

DEPTHS 5:30 pm  
 TAKEN



## Ocean City, MD (inlet), MD - Jun 2022

Date		High				Low						
		AM	ft	PM	ft	AM	ft	PM	ft	Rise	Set	Moon
1	Wed	9:49	1.9	10:22	2.5	4:07	0.4	3:29	0.3	5:36	8:19	
2	Thu	10:31	1.9	11:02	2.5	4:48	0.5	4:07	0.3	5:36	8:20	
3	Fri	11:14	1.8	11:42	2.4	5:31	0.5	4:49	0.4	5:36	8:20	
4	Sat	11:59	1.8			6:14	0.6	5:35	0.4	5:35	8:21	
5	Sun	12:24	2.3	12:46	1.8	6:57	0.6	6:27	0.5	5:35	8:22	
6	Mon	1:10	2.2	1:38	1.8	7:38	0.6	7:22	0.5	5:35	8:22	
7	Tue	1:58	2.2	2:34	1.9	8:19	0.5	8:21	0.5	5:35	8:23	
8	Wed	2:50	2.1	3:30	2.0	9:01	0.4	9:22	0.5	5:35	8:23	
9	Thu	3:43	2.1	4:25	2.2	9:47	0.3	10:25	0.4	5:34	8:24	
10	Fri	4:35	2.1	5:17	2.5	10:36	0.2	11:28	0.3	5:34	8:24	
11	Sat	5:26	2.1	6:09	2.7	11:27	0.1			5:34	8:25	
12	Sun	6:18	2.1	7:02	2.9	12:28	0.2	12:19	-0.1	5:34	8:25	
13	Mon	7:12	2.2	7:58	3.0	1:24	0.2	1:11	-0.2	5:34	8:26	
14	Tue	8:08	2.2	8:56	3.1	2:17	0.1	2:03	-0.2	5:34	8:26	
15	Wed	9:05	2.2	9:53	3.1	3:09	0.1	2:55	-0.2	5:34	8:27	
16	Thu	10:04	2.2	10:49	3.1	4:03	0.1	3:49	-0.1	5:34	8:27	
17	Fri	11:02	2.2	11:45	3.0	4:59	0.2	4:48	0.0	5:34	8:27	
18	Sat			12:01	2.2	5:57	0.3	5:50	0.1	5:34	8:28	
19	Sun	12:41	2.8	1:04	2.3	6:54	0.3	6:56	0.3	5:35	8:28	
20	Mon	1:38	2.6	2:13	2.3	7:49	0.3	8:02	0.4	5:35	8:28	
21	Tue	2:38	2.5	3:23	2.3	8:42	0.4	9:07	0.5	5:35	8:28	
22	Wed	3:35	2.3	4:27	2.4	9:32	0.4	10:11	0.6	5:35	8:29	
23	Thu	4:28	2.2	5:22	2.5	10:20	0.4	11:12	0.6	5:36	8:29	
24	Fri	5:14	2.1	6:10	2.5	11:07	0.4			5:36	8:29	
25	Sat	5:55	2.0	6:54	2.6	12:09	0.5	11:53A	0.4	5:36	8:29	
26	Sun	6:35	1.9	7:34	2.6	1:00	0.5	12:35	0.3	5:37	8:29	
27	Mon	7:16	1.9	8:13	2.6	1:45	0.5	1:15	0.3	5:37	8:29	
28	Tue	7:59	1.9	8:50	2.6	2:27	0.4	1:53	0.2	5:37	8:29	
29	Wed	8:43	1.9	9:27	2.5	3:06	0.4	2:29	0.2	5:38	8:29	
30	Thu	9:26	1.9	10:05	2.5	3:45	0.4	3:06	0.2	5:38	8:29	





## PURCHASE/SALES AGREEMENT

11102 NW S River Dr  
Medley, FL 33178  
(305) 759-6419/ FAX (305) 436-1102

**Order:** ORD-01477-B9J1J8  
**Salesperson:**  
**Cell:**  
**CRM Status:**

**To:**  
John Stanch  
38355 Bayberry Ln  
Selbyville Del, 19975  
Email: john464@comcast.net  
Phone: 3025003968

**Order Date:** 2/18/2023  
**Last Revised:** 11/7/2023  
**Hull Id:**  
**Trailer Serial No:**  
**Engine Serial No:**

Qty	Description	Extended Amount
<b>Base Boat and Engines</b>		
1	OPEN FISHERMAN 290B-Mercury Verado Twin 300 HP V8 AMS Engine Color: Standard Black Plan: None	\$252,000
<b>Standard Features</b>		
1	Bennett Trim Tabs	\$0
1	TACO Rub Rail Medium Colors: White with White Insert	\$0
<b>Selected Options</b>		
1	Bennett Trim Tabs with LED Control Indicator	\$300
1	Extra Battery, AGM with Two Year Warranty	\$650
1	Dual Engine Battery Charger, Galvanic Isolator, 30 Amp Inlet, Dual Bank	\$1,600
1	Folding Dive Ladder (Stows on Top of Swim Platform)	\$480
1	Grip Handle, White Powder Coated Location: Port	\$150
1	Fiberglass Molded Hard Top, Includes 6 Rod Holders, Aft & Fwd Led Spreader Lights, and 4 Multicolored Led Lights Main Helm Top Underside Color: White Pipework Finish/Color: Black \$2,900 2nd Station: None	\$21,350
1	Rod Slots for Hard Top (One Pair)	\$750
1	Twin Mercury Optimus EPS Single Station Steering(Includes Mercury NMEA 2000 Gateway)	\$4,200
1	Lumitec Razor Light Bar - Surface Mount	\$700
1	Gemlux Blue Water Outrigger Bases	\$4,750
1	Welded Grab Handles (Pair)	\$385
8	Orca Console Rod Holder	\$1,280
1	Dual Forward Console Cup Holders plumbed for Drainage	\$195
1	Dual SS Cup Holders w/Plumbed Drainage and Fiberglass Wedge (Helm or 2nd Station)	\$375
1	Console Stainless Steel Deep Cup Holder (Forward of Throttle Control)	\$110
1	13" Edson Wheel with Power Knob Type: Black Location: Helm	\$545
1	Satin Black Wrapped Dash	\$350
1	Under Gunnel Lighting Color: Blue	\$550
1	Freshwater Washdown System with Hose Coil	\$1,400
1	Freshwater Pull-Out Shower Head Location: Port Side Learning Post	\$265
1	Saltwater Washdown System	\$750



# PURCHASE/SALES AGREEMENT

Customer Name: John Stanch

Order No: ORD-01477-B911J8

Qty	Description	Extended Amount
1	Backup 1600 GPH Baitwell Pump with Brass Base	\$375
1	Y-Valve for Dual Fishbox or Baitwell Application	\$150
6	Deck Ring Stainless Steel Cup Holder Depth: Deep	\$660
14	Additional Rod Holders 15 Degree (Gunnel Mounted)	\$2,170
1	Transom Bulkhead 15 Degree Rod Holder	\$150
2	Electric Reel 30 Amp Outlet Plug with Cover and Breaker	\$700
1	Captains Edition Helm Seat/Prep Station Pipework Finish/Color: White	\$7,950
1	Twin Seat Tackle Center Backrest Upgrade to High Headrest w/Built-In Armrests	\$1,200
1	Fiberglass Cooler w/Divider, 145 qt. for Capt.'s Edition Leaner, with Acrylic/Starboard Sliding Cooler Tray	\$2,780
1	Tackle Station Deep Storage Tray with Cup and Rod Holder Plumbing	\$530
1	Three Panel Polycarbonate Enclosure Color: Black	\$2,300
<b>Electronics</b>		
1	Garmin GHP Reactor Steer-by-Wire for Optimus	\$3,050
1	Garmin 8612 Color GPS Plotter 12" Display Multi Function Touch Screen	\$4,100
1	Garmin 8612 XSV Color GPS Plotter 12" Display Multi Function Touch Screen	\$4,600
1	Garmin B275LHW 1KW CHIRP Thru Hull Transducer	\$2,950
1	Garmin 434 xHD3 4KW 4' Open Array Radar	\$5,350
1	Fusion MS-RA770 Apollo Marine Entertainment System w/Digital AM/FM Antenna and Mount Type: 8' Black AM/FM Digital Antenna	\$1,650
1	JL Audio M6 7.7 NONLED Coaxial Speaker (pair) Model: Titanium speaker, Sport grill	\$760
1	JL Audio M6 8.8 NONLED Coaxial Speaker (pair) Model: Titanium speaker, Sport grill	\$790
1	Single Speaker Molded Pods on Hardtop (Includes Set of 8.8 NONLED JL Speakers) Model: Titanium speaker, Sport grill	\$1,525
1	JL Audio M6 10" NONLED Subwoofer (pair) Model: Titanium speaker, Sport grill	\$875
1	JL Audio XDM600/6 Amplifier	\$1,195
1	JL Audio XDM600/1 Amplifier	\$995
1	ICOM M-330G VHF radio (Black) w/8' Digital Antenna, Flush mount kit & Antenna mount Color: Black 8' antenna	\$1,125
1	Poly-Planar VHF -External Speaker Black	\$165
1	Dual Charger Socket - USB and USB-C 2.0	\$140
<b>Subtotal – Base Boat, Engines and Options</b>		<b>\$341,370</b>
<b>Discounts</b>		
VIP		(\$14,000)
Price Protection		(\$4,715)
<b>Surcharge</b>		
<b>Subtotal Before Sales Tax</b>		<b>\$322,655</b>
State Sales Tax		\$17,950
Local Sales Tax		\$50
<b>Trade-In Loan Payoff Balance</b>		<b>\$0</b>





# PURCHASE/SALES AGREEMENT

Customer Name: John Stanch

Order No: ORD-01477-B911J8

<b>Total Build Price</b>	\$340,655
<b>Payments</b>	
Order Placement Deposit (Non-Refundable)	(\$5,000)
Additional Deposit	(\$19,000)
<b>Balance Due</b>	<b>\$316,655</b>

**Buyer:** John Stanch

**Seller:** RAM Investments of South Florida, Inc.  
D/B/A SeaVee Boats

Signature	Date	Signature	Date
-----------	------	-----------	------

### MANUFACTURING NOTES

- CONSOLE - Merc Gauges to be Black
- POPBOAT - Raw & Fresh Water Washdown Hoses to be Gray
- HARD TOP OPTIONS - Customer has option of KW top or Full at 150.00 more + 750 for rod slots
- CONSOLE - Ignition Keys to be Installed Inside Console
- CUSHIONS - White w/Black Piping N/C
- MERCURY - Black Bezel Gauges N/C
- 
- POPBOAT - Received 5,000.00 2-22-2023
- POPBOAT - Customer can change to 320b and receive 17k MIBS discount
- ELECTRONICS OPTIONS - If 9000 series Garmin in 12" becomes available give customer option to change



### ASSESSMENT

*I. TYPE OF IMPROVEMENT*

Cost of Improvements \$6,000.00 Stories \_\_\_\_\_

New Build: PIER Size 4 X 10

Addition: LONG DOCK Size 5 X 25

Relocation: 2 WATERCRAFT LIFTS Size \_\_\_\_\_

A. Structure: \_\_\_\_\_ Size \_\_\_\_\_

Sign: DNREC PERMIT: SL100/11 Size \_\_\_\_\_

Remodeling: \_\_\_\_\_ Size \_\_\_\_\_

Other: \_\_\_\_\_ Size \_\_\_\_\_

### ZONING

*TYPE OF USE*

Existing Use DW

Proposed Use PIER, LONG DOCK, 2 WATERCRAFT LIFTS, DNREC PERMIT: SL100/11

Single Family \_\_\_\_\_ Commercial \_\_\_\_\_ Other \_\_\_\_\_

Zoning District HR Number of Units \_\_\_\_\_

### SETBACKS

Front Yd \_\_\_\_\_ Side Yd \_\_\_\_\_ Rear Yd \_\_\_\_\_

From any dwelling of other ownership \_\_\_\_\_

From any unit of Assessor's Structure \_\_\_\_\_

Cannot occupy more than \_\_\_\_\_ % of total lot area

Height \_\_\_\_\_

Board of Adjustment Case No. \_\_\_\_\_

Conditional Use Case No. \_\_\_\_\_

Approved by Planning and Zoning: Martha Miller

#### II. INTERIOR

No. of Bedrooms \_\_\_\_\_

No. of Bathrooms \_\_\_\_\_

No. of Rooms \_\_\_\_\_

Basement \_\_\_\_\_

#### III. HEATING

Electric  Gas

Heat Pump:  FHA:

Air Condition

#### IV. EXTERIOR WALLS

Vinyl  Wood

Alum. Siding  Brick

Stone

Other \_\_\_\_\_

#### V. INTERIOR WALLS

Dry Wall

Paneling

Other \_\_\_\_\_

Contract Price: \_\_\_\_\_

#### VI. FOUNDATION

Pad:  Brick:

Piling:  Conc. Blk:

Poured:  Slab:

Other \_\_\_\_\_

#### VII. FIRE PLACE

Yes:  No:

Masonry:  Metal:

# FP: \_\_\_\_\_

#### VIII. ROOFING

Build-up  Metal:

Asp Shingle:  Wd Single:

Other \_\_\_\_\_

#### IX. FLOORING

Earth:  Vinyl:

Carpet:  Tile:

Concrete:  Wood:

Other \_\_\_\_\_

← For Transfer Tax Only

### FLOOD

Flood Zone \_\_\_\_\_

To be measured to:

1. Finished first floor
2. Lowest Structural member

Elevation Certification:

Breakaway Walls:

Placement Survey:

Height Certification:

Venting- Flood:

Slab:

I fully understand the Zoning Requirements of this Permit

ADDITIONAL REQUIREMENTS COMMENTS \_\_\_\_\_

### OWNERS IDENTIFICATION

Name: BURTON CORCORAN D & TRACT 1

Address: 6 MOUNT AIRE FARM RD

City: GLEN MILLS State PA Zip 19342

Fire Station: STA 90

### Name & Address of recipient of Certificate of Compliance (Builders)

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

The owner of this building or land and the undersigned agree to all applicable Federal, State and County Regulations and to apply for Compliance at Completion. This does not imply Approval of other Governmental Agencies or Compliance with private deed restrictions.

Signature of Applicant: J AND J BUILDING - MAIL IN Name Printed: \_\_\_\_\_ Phone No: 302-436-2800

Permit Fee \$22.50 + \$15.00 + \$2.50 = \$40.00 \$40.00 Payment Type: Check 15259 Date Issued: 7/21/2011

BP Fee + Fire Station Fee + Disc Fee + Viol Fee + Mail Fee + Other Fees = Total Permit Fee

ZONING AND BUILDING PERMIT will expire one (1) year from the date of issue. Permit may be renewed if construction has begun and continued in a normal manner and not discontinued for reasons other than those beyond the permit-holder's control. Grading on surface-shaping of the site shall not be considered as "actual construction". Permit must be renewed prior to expiration date.

ASSESSORS AND INSPECTORS RIGHT TO GO ON PREMISES TO ASSESS AND INSPECT PROPERTY. The owner or owners of these premises do hereby consent to the Board of Assessment and Planning and Zoning Agents and Building Code Officials to enter upon said premises during the construction for which this PERMIT is granted, or within a reasonable time thereafter, for the purposes of assessing and inspection said property, said consent being giving on the signing of this permit.

THE SUSSEX COUNTY PLANNING AND ZONING COMMISSION APPROVAL OF THIS PERMIT APPLICATION PERTAINS ONLY TO COMPLIANCE WITH SUSSEX COUNTY ZONING ORDINANCES IT









$$A \longleftrightarrow B = 65'$$

$$C \longleftrightarrow D = 120'$$