

Wetlands and Subaqueous Lands Section Basic Application Form

Section 1: Applicant Identification

1. Applicant's Name: Kyle & Tracy Sareyka
 Mailing Address: 39 Creek Drive
Millsboro DE 19966

Telephone #: (610) 636-3890
 Fax #: _____
 E-mail: kyle.sareyka@gmail.com

2. Consultant's Name: Evelyn Maurmeyer
 Mailing Address: PO Box 674
Lewes, DE 19958

Company Name: CER, Inc.
 Telephone #: (302) 645-9610
 Fax #: (302) 645-4332
 E-mail: maurmeye@udel.edu

3. Contractor's Name: Troy Messick
 Mailing Address: 25245 Banks Road
Millsboro, DE 19966

Company Name: J.T. Rogers Marine Const.
 Telephone #: (302) 841-4955
 Fax #: _____
 E-mail: _____

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):
Applicants seek Supplemental Approval of SL-374/20 to add a
4-piling boat lift, and to repair/replace existing 6' wide x 42'
long pier and 6' wide x 54' long dock.

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

<input checked="" type="checkbox"/> A. Boat Docking Facilities	<input 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: 39 Creek Drive
Millsboro, DE 19966

County: N.C. Kent Sussex
 Site owner name (if different from applicant): same
 Address of site owner: _____

8. Driving Directions: See Figures 1, 2, and 3 for maps and directions.

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

9. Tax Parcel ID Number: #234-24.00-75.00 Subdivision Name: Winding Creek Village

WSLS Use Only:		Permit #s: _____							
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: Guinea Creek waterbody is a tributary to: Rehoboth Bay11. Is the waterbody: Tidal Non-tidal Waterbody width at mean low or ordinary high water 530' ±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:

(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):

See Figure 3.

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/a15. Provide the names of DNREC and/or Army Corps of Engineers representatives whom you have discussed the project with:
NoneA. Have you had a State Jurisdictional Determination performed on the property? Yes NoB. 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):

SL-374/20 (copy attached)*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: SPGP-20 eligibility Federal Permit or ID #: _____
(lift addition); NWP#3 (repair/replace)

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: _____



STATE OF DELAWARE
DEPARTMENT OF NATURAL RESOURCES AND
ENVIRONMENTAL CONTROL

DIVISION OF WATER
RICHARDSON & ROBBINS BUILDING
89 KINGS HIGHWAY
DOVER, DELAWARE 19901

PHONE:
(302) 739-9943

WETLANDS &
SUBAQUEOUS LANDS

Kyle Sareyka and Tracy Sareyka
39 Creek Drive

Millsboro, DE 19966
Tax Parcel: 2-34-24.00-75.00

Subaqueous Lands Lease: SL-374/20
Associated Permits: SL-103/18, SL-408/05,
SL-1004/88

Date of Issuance: 10-8-2021
Construction Expiration Date: 10-8-2024

SUBAQUEOUS LANDS LEASE

GRANTED TO:

Kyle Sareyka and Tracy Sareyka

TO UTILIZE:

**A 6 foot wide by 42 foot long pier
A 6 foot wide by 54 foot long dock
And 4 stand-alone pilings**

TO INSTALL AND UTILIZE:

Three PWC floating docks

OCCUPYING PUBLIC SUBAQUEOUS LANDS TOTALING:

580 square feet

LOCATED CHANNELWARD OF MEAN LOW WATER:

**In Guinea Creek
at 39 Creek Drive
Millsboro, Sussex County, Delaware**

Pursuant to the provisions of 7 Del. C. §7205, and the Department's Regulations Governing the Use of Subaqueous Lands, permission is hereby granted on this 8th day of October A.D. 2021, to construct the above-referenced project in accordance with the approved plans for this Lease (1 sheet) as approved on June 29, 2021 and the application dated September 29, 2020, and received by this Department on October 21, 2020.

WHEREAS, the State of Delaware is the owner of ungranted subaqueous lands lying beneath the waters of Guinea Creek; and

WHEREAS, Kyle Sareyka and Tracy Sareyka, owners of certain lands adjoining to Guinea Creek have applied for permission to occupy 580 square feet of those public lands to install the indicated structures for private use; and

WHEREAS, pursuant to the provisions of 7 Del. C. §7203, the Secretary of the Department of Natural Resources and Environmental Control through his duly authorized representative finds that it is not contrary to the public interest if this project is approved subject to the terms and conditions herein set forth.

This Lease shall be continued for a period of ten (10) years or so long as the conditions attached to the Lease are adhered to, whichever is the shorter in time. Upon the expiration of the ten-year term, this Lease shall expire and become null and void, unless prior thereto the lessee shall have applied for and received a renewal of this Lease. A renewal may be denied if the State determines that the Lease is no longer in the public interest.

NOW THEREFORE, this Lease is issued subject to the attached Subaqueous Lands Lease General Conditions and the following special conditions:

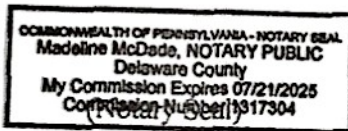
SPECIAL CONDITIONS

1. This Lease shall not be considered valid until it has been duly recorded in the office for the Recorder of Deeds in and for the appropriate County, and a copy of the recorded Lease is returned to, and has been received by, the Department.
2. This Lease replaces all previously issued subaqueous lands leases associated with this tax parcel (SL-180/08, SI-0010/98) which are hereby voided. Existing structures shall be removed prior to the construction of authorized structures granted by this lease, if not incorporated within the approved plans. This approval is in accordance with the plans and application submitted to the Department of Natural Resources and Environmental Control, a copy of which is attached hereto and made a part hereof.
3. The work authorized by this Lease is subject to the terms and conditions of the attached Department of the Army Permit Number CENAP-OP-R SPGP-20.
4. This Lease is granted for the purpose of berthing no more than four vessels, as indicated on the approved plans. Any other use without prior approval shall constitute reason for this Lease being revoked.
5. The authorized area of structure over public subaqueous lands is 580 square feet, represented by the 6 by 42 foot long pier, 6 by 54 foot long dock, 4 stand-alone pilings, and 3 PWC floating docks.

IN WITNESS WHEREOF, I, Kyle Sareyka and Tracy Sareyka, have caused this instrument to be executed on this 27th day of July, 2021.

By: Kyle Sareyka
Kyle Sareyka (Lessee)

By: Tracy Sareyka
Tracy Sareyka (Lessee)

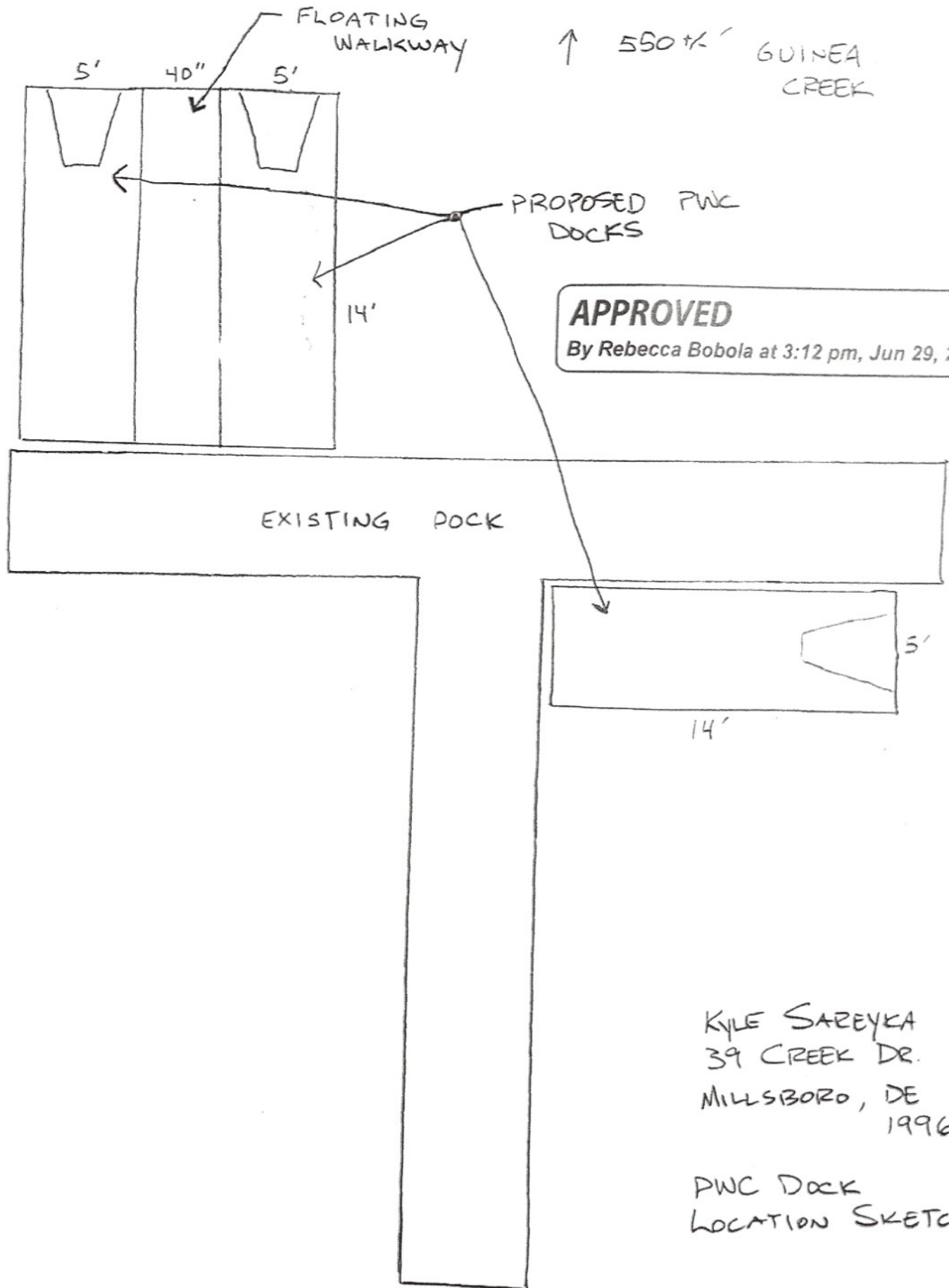


Sworn and Subscribed before me on
this 27th day of July, 2021

Madeline McDade
Notary

IN WITNESS WHEREOF, I, Shawn M. Garvin, Secretary of the Department of Natural Resources and Environmental Control, have hereunto set my hand this 8th day of October, 2021.

Shawn M. Garvin
Shawn M. Garvin, Secretary
Department of Natural Resources and Environmental Control



APPROVED
 By Rebecca Bobola at 3:12 pm, Jun 29, 2021

KYLE SAREYKA
 39 CREEK DR.
 MILLSBORO, DE
 19966

PWC DOCK
 LOCATION SKETCH

Section 5: Signature Page

19. Agent Authorization:

If you elect to complete this agent authorization 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, Kyle Sareyka, hereby designate and authorize Evelyn Maurmeyer, CER, Inc.
Name of Applicant Name of Agent

to act on my behalf in the processing of this application and to furnish any information that is requested by the Department.

Authorized Agent's Name: Evelyn Maurmeyer
Mailing Address: CER, Inc. Telephone #: (302) 645-9610
PO Box 674 Fax #: (302) 645-4332
Lewes DE 19958 E-mail: maurmeye@udel.edu

20. Agent Signature

I hereby certify that the information on this form and on the attached plans is 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

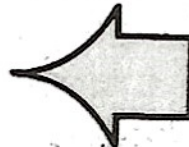
10/17/2023
Date

21. Applicant's Signature:

I hereby certify that the information on this form and on the attached plans is 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.

Kyle Sareyka
Applicant's Signature
Kyle Sareyka
Print Name

10/13/2023
Date



SIGN & DATE

22. Contractor's Signature:

I hereby certify that the information on this form and on the attached plans is 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.

[Signature]
Contractor Name

Date

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? 200 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>Avalon Pontoon</u> | length <u>27'0"</u> | width <u>8'6"±</u> | draft <u>1.5'±</u> |
| 2 | Make/model <u>Yamaha PWC</u> | length <u>11-0"</u> | width <u>4'+</u> | draft <u>1'±</u> |
| | 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.
Attached
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.
None
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? 151 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.

STATE OF DELAWARE

BOAT REGISTRATION CERTIFICATE

HULL ID NO	REG NO	MAKE	YEAR
YAMA18161021	DL961AR	YAMAHA	2021
LENGTH	HULL MATERIAL	PROPULSION	OPERATION
11' 0"	Fiberglass	Propeller	Pleasure
VESSEL TYPE	FUEL	ENGINE TYPE	EXPIRATION
Personal Watercraft	Gasoline	Inboard	2023
OWNER	BOAT NAME		
KYLE G SAREYKA			
19 SALVATORE CIRCLE SWEDESBORO, NJ 08085			

STATE OF DELAWARE

BOAT REGISTRATION CERTIFICATE

HULL ID NO	REG NO	MAKE	YEAR
YAMA23351021	DL962AR	YAMAHA	2021
LENGTH	HULL MATERIAL	PROPULSION	OPERATION
11' 0"	Fiberglass	Propeller	Pleasure
VESSEL TYPE	FUEL	ENGINE TYPE	EXPIRATION
Personal Watercraft	Gasoline	Inboard	2023
OWNER	BOAT NAME		
KYLE G SAREYKA			
19 CREEK DR MILLSBORO, DE 19966			

STATE OF DELAWARE

BOAT REGISTRATION CERTIFICATE

HULL ID NO	REG NO	MAKE	YEAR
DVN19761H021	DL3618AN	AVALON	2021
LENGTH	HULL MATERIAL	PROPULSION	OPERATION
27' 0"	Aluminum	Propeller	Pleasure
VESSEL TYPE	FUEL	ENGINE TYPE	EXPIRATION
Pontoon Boat	Gasoline	Outboard	2025
OWNER	BOAT NAME		
KYLE G SAREYKA			
19 SALVATORE CIRCLE SWEDESBORO, NJ 08085			

**SUPPLEMENTAL APPROVAL OF SL-374/20 TO ADD A
4-PILING BOAT LIFT; AND REPAIR/REPLACE EXISTING
6' WIDE X 42' LONG PIER AND 6' WIDE X 54' LONG DOCK**

IN: Guinea Creek (tributary of Rehoboth Bay)

AT: 39 Creek Drive, Winding Creek Village
Millsboro, Sussex Co. DE 19966

Tax Map Parcel #2-34-24.00-75.00

APPLICANTS: Kyle and Tracy Sareyka

DATE: October 17, 2023

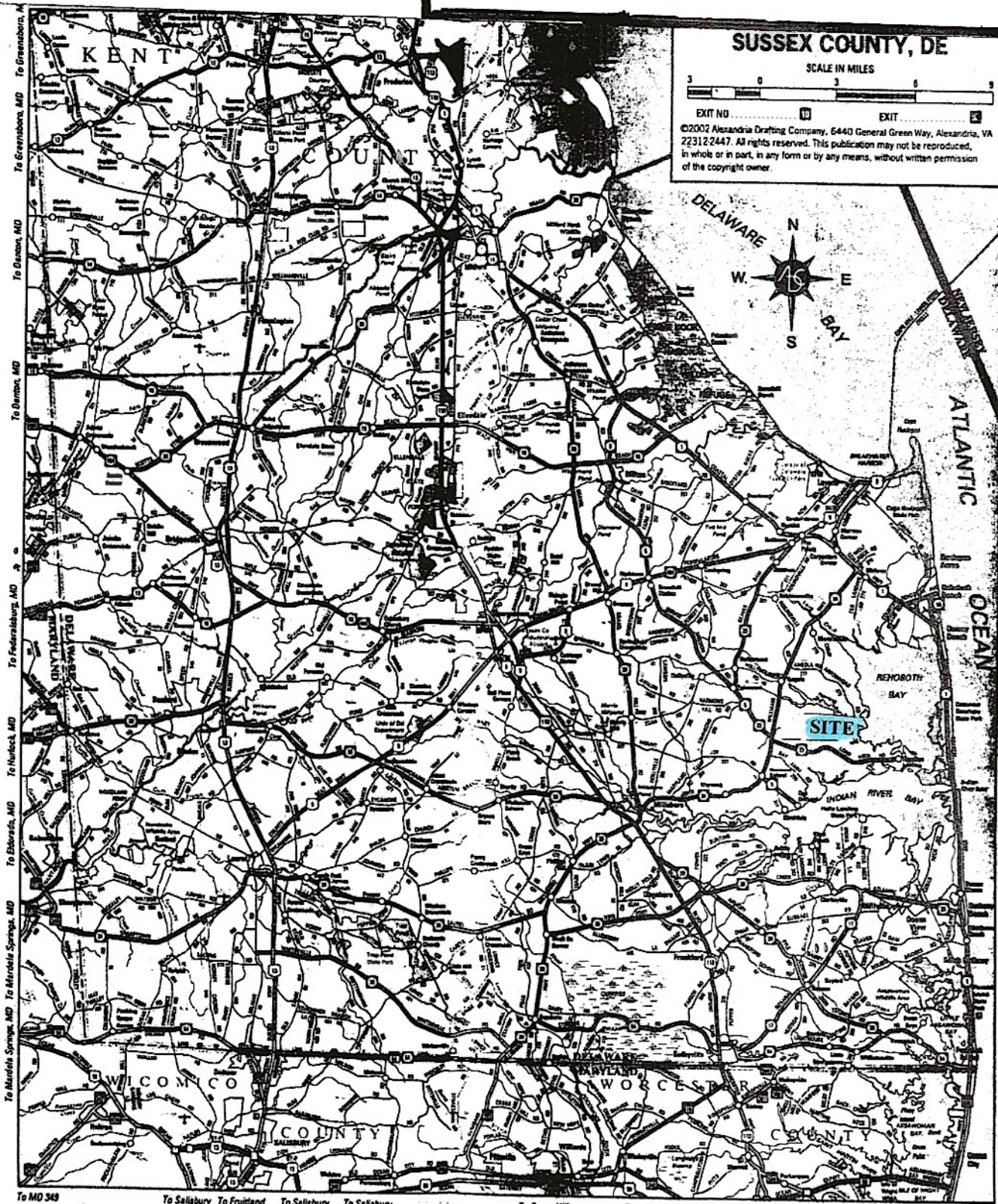


Figure 1. Map of Sussex County, Delaware, showing site location, Winding Creek Village, east of Millsboro. Scale as shown.

SUPPLEMENTAL APPROVAL OF SL-374/20 TO ADD A 4-PIILING BOAT LIFT; AND REPAIR/REPLACE EXISTING 6' WIDE X 42' LONG PIER AND 6' WIDE X 54' LONG DOCK

IN: Guinea Creek (tributary of Rehoboth Bay)

AT: 39 Creek Drive, Winding Creek Village

Millsboro, Sussex Co. DE 19966

Tax Map Parcel #2-34-24.00-75.00

APPLICANTS: Kyle and Tracy Sareyka

DATE: October 17, 2023

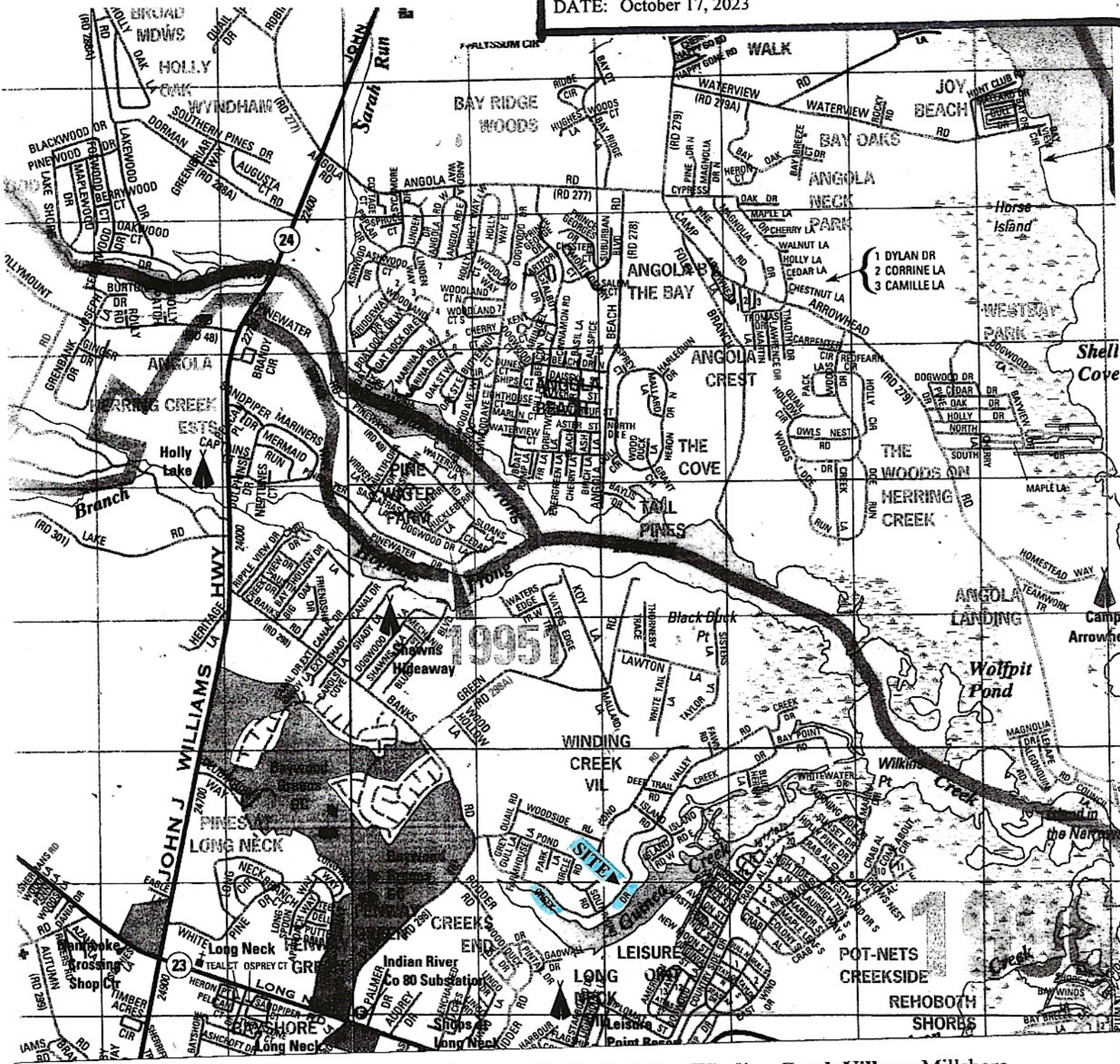


Figure 2. Map showing site location, 39 Creek Drive, Winding Creek Village, Millsboro. Directions to site (from Dover, DE): SR-1 southbound to Route 24 (John J. Williams Highway); right (at McDonalds) onto Route 24; left onto Banks Road; left into Winding Creek Village; bear right onto Creek Drive; continue to site, house on right at 39 Creek Drive. Also see Figure 3.

**SUPPLEMENTAL APPROVAL OF SL-374/20 TO ADD A
4-PILING BOAT LIFT; AND REPAIR/REPLACE EXISTING
6' WIDE X 42' LONG PIER AND 6' WIDE X 54' LONG DOCK**

IN: Guinea Creek (tributary of Rehoboth Bay)
AT: 39 Creek Drive, Winding Creek Village
Millsboro, Sussex Co. DE 19966
Tax Map Parcel #2-34-24.00-75.00

APPLICANTS: Kyle and Tracy Sareyka
DATE: October 17, 2023

Sussex County Mapping

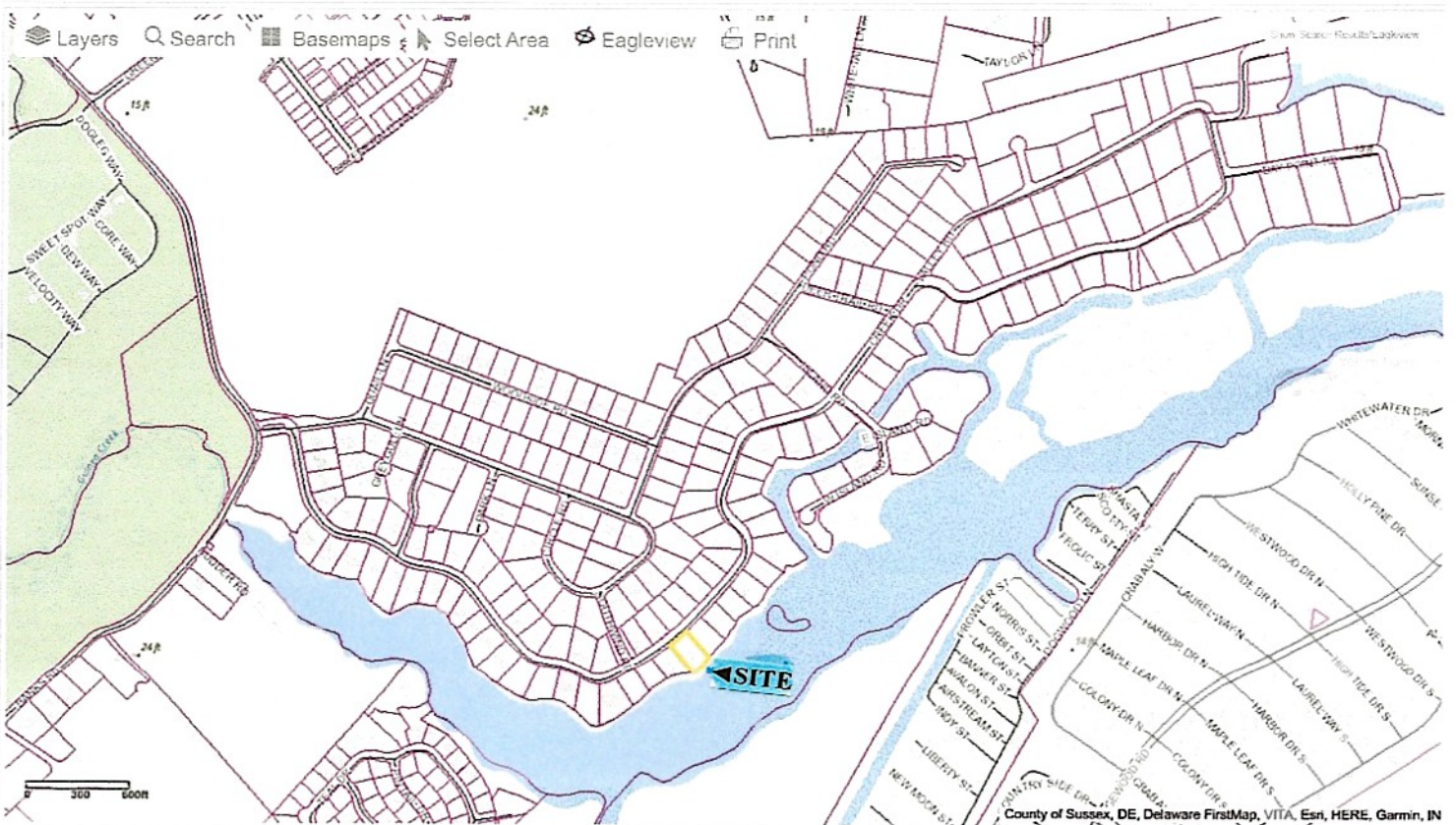


Figure 3. Site location, 39 Creek Drive, Winding Creek Village, Millsboro, Sussex County, Delaware (Tax Map Parcel #234-24.00-75.00). Names and addresses of owners of adjoining properties:

<u>Tax Map Parcel #</u>	<u>Name, address of owner</u>
2-34-24.00-74.00	Winding Creek Village POA, 77 Creek Drive, Millsboro DE 19966
2-34-24.00-76.00	Dale Fry, 41 Creek Drive, Millsboro DE 19966

SUPPLEMENTAL APPROVAL OF SL-374/20 TO ADD A 4-PILING BOAT LIFT; AND REPAIR/REPLACE EXISTING 6' WIDE X 42' LONG PIER AND 6' WIDE X 54' LONG DOCK

IN: Guinea Creek (tributary of Rehoboth Bay)

AT: 39 Creek Drive, Winding Creek Village

Millsboro, Sussex Co. DE 19966

Tax Map Parcel #2-34-24.00-75.00

APPLICANTS: Kyle and Tracy Sareyka

DATE: October 17, 2023

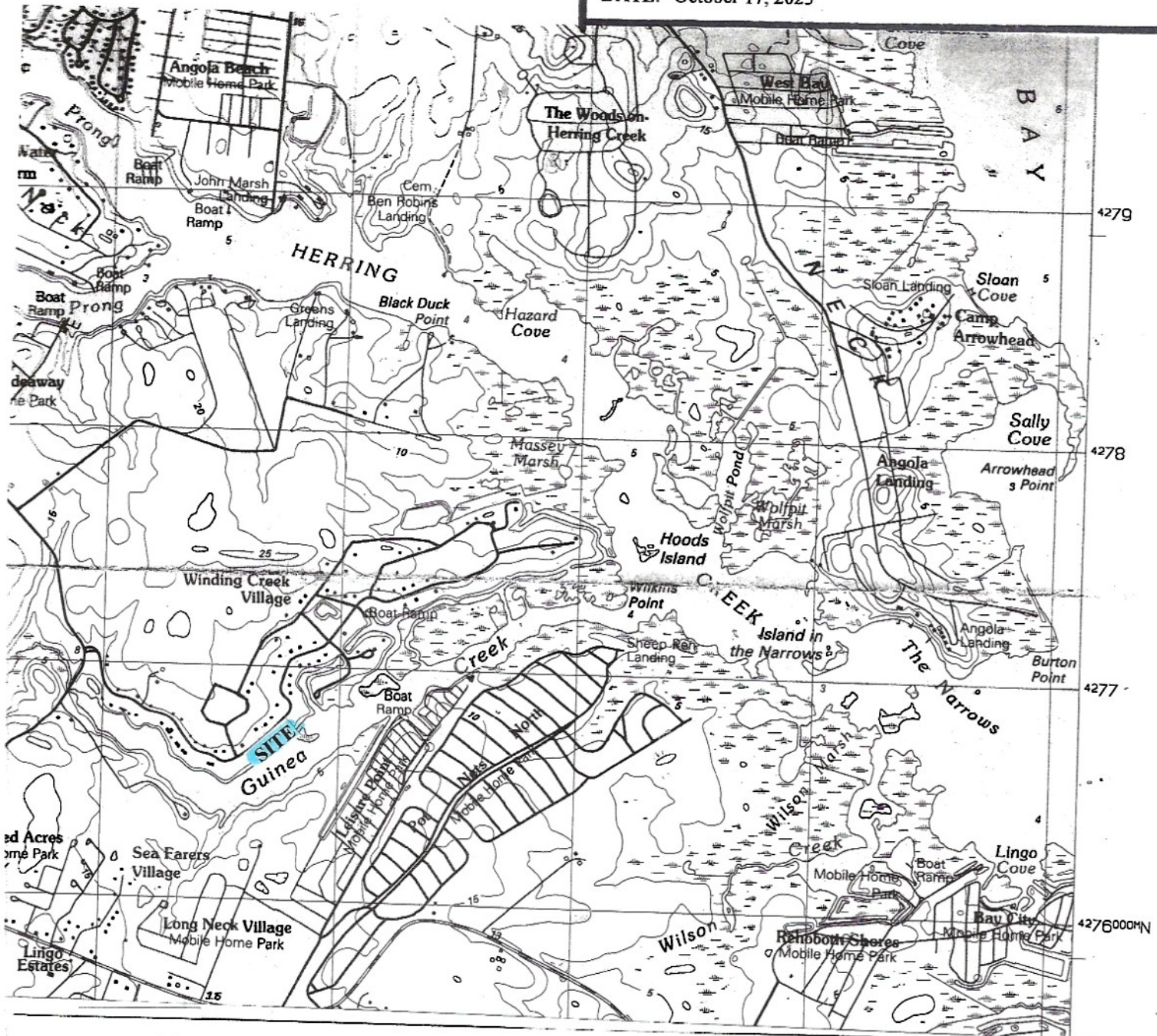


Figure 4. Site location on U.S.G.S. topographic map, Fairmount, Delaware quadrangle. Site is adjacent to Guinea Creek, tributary of Rehoboth Bay. Scale: 1" = 2,000'.

**SUPPLEMENTAL APPROVAL OF SL-374/20 TO ADD A
4-PILING BOAT LIFT; AND REPAIR/REPLACE EXISTING
6' WIDE X 42' LONG PIER AND 6' WIDE X 54' LONG DOCK**

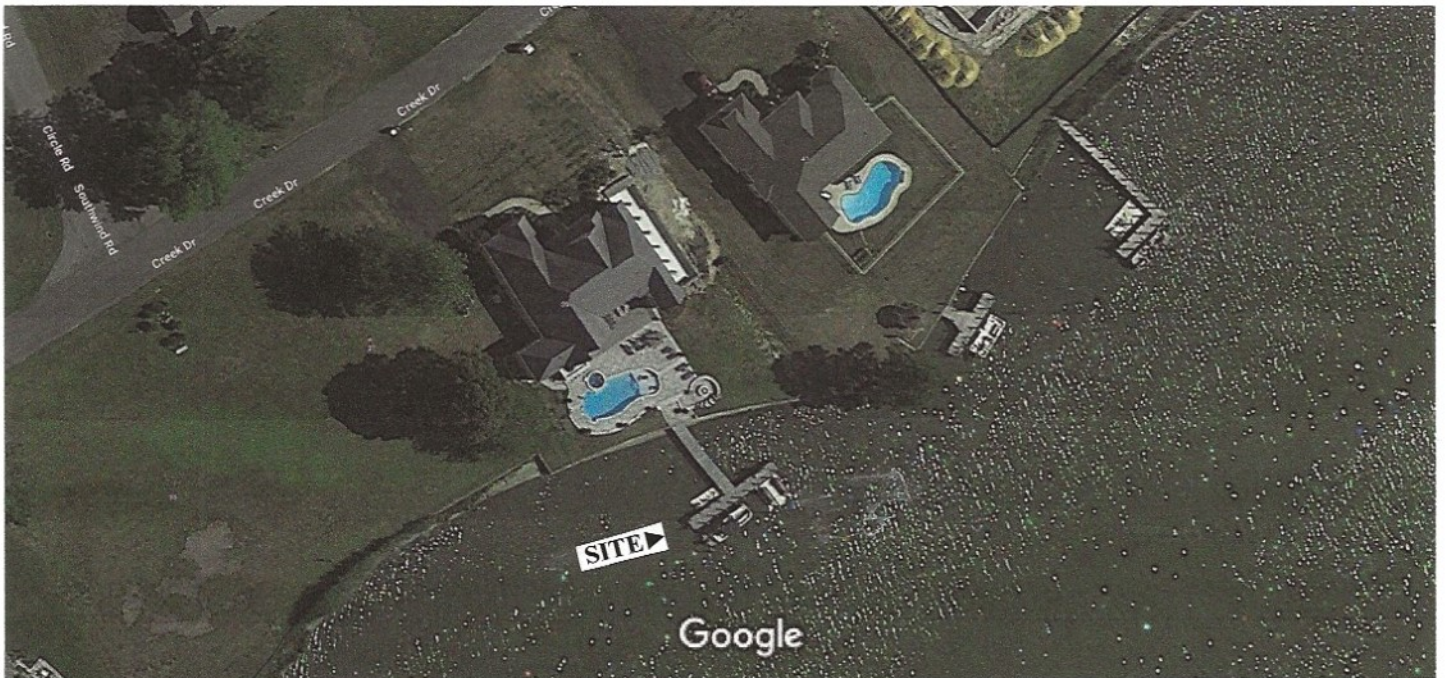
IN: Guinea Creek (tributary of Rehoboth Bay)

AT: 39 Creek Drive, Winding Creek Village
Millsboro, Sussex Co. DE 19966
Tax Map Parcel #2-34-24.00-75.00

APPLICANTS: Kyle and Tracy Sareyka

DATE: October 17, 2023

Google Maps



Imagery ©2023 Airbus, Maxar Technologies, U.S. Geological Survey, Map data ©2023 Google 20 ft

Figure 5. Aerial photograph of site, 39 Creek Drive, Winding Creek Village, Millsboro, Sussex County, Delaware, adjacent to Guinea Creek. Width of waterway at project site = 530'±. Existing structures authorized by SL-374/20 (copy included in application). Applicants propose to repair/replace existing 6' wide x 42' long pier and 6' wide x 54' long dock, and to install a new 4-piling boat lift. See Figure 7 for plan view and cross-section sketches.

**SUPPLEMENTAL APPROVAL OF SL-374/20 TO ADD A
4-PILING BOAT LIFT; AND REPAIR/REPLACE EXISTING
6' WIDE X 42' LONG PIER AND 6' WIDE X 54' LONG DOCK**

IN: Guinea Creek (tributary of Rehoboth Bay)

AT: 39 Creek Drive, Winding Creek Village
Millsboro, Sussex Co. DE 19966

Tax Map Parcel #2-34-24.00-75.00

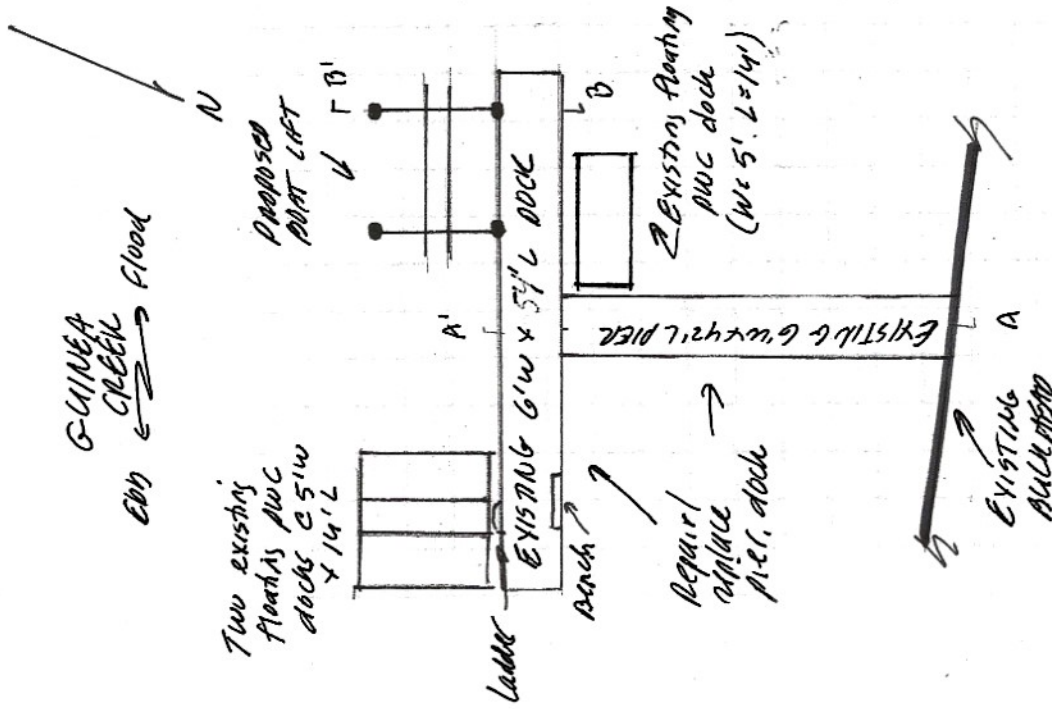
APPLICANTS: Kyle and Tracy Sareyka

DATE: October 17, 2023



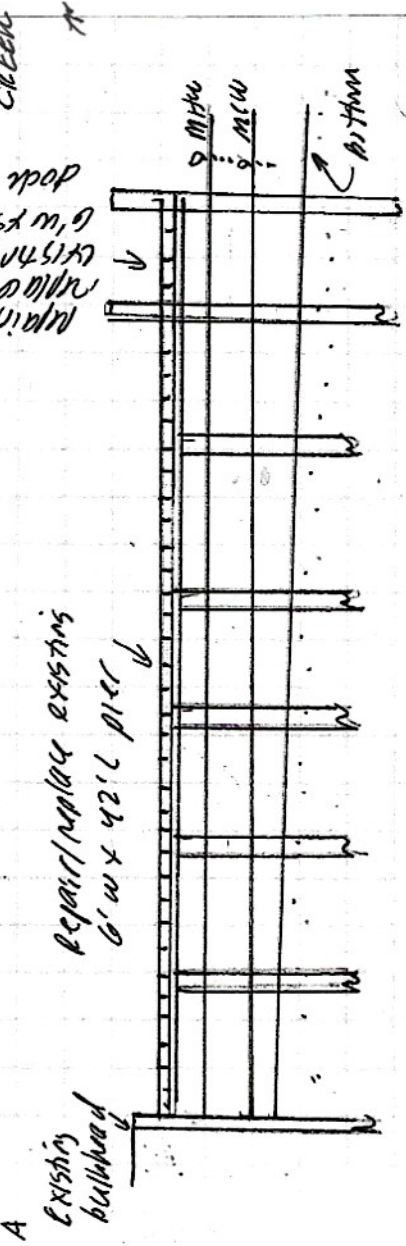
Figure 6. Photograph of project site, 39 Creek Drive, Winding Creek Village, Millsboro, Sussex County, Delaware, adjacent to Guinea Creek, showing existing structures (authorized by SL-374/20, copy included in application). Applicants propose to repair/replace existing 6' wide x 42' long pier and 6' wide x 54' long dock, and to install a new 4-piling boat lift. See Figure 7 for plan view and cross-section sketches.

(A) PLAN VIEW (1" = 20' ±)



SUPPLEMENTAL APPROVAL OF SL-374/20 TO ADD A
 4-PILING BOAT LIFT; AND REPAIR/REPLACE EXISTING
 6' WIDE X 42' LONG PIER AND 6' WIDE X 54' LONG DOCK
 IN: Guinea Creek (tributary of Rehoboth Bay)
 AT: 39 Creek Drive, Winding Creek Village
 Millsboro, Sussex Co. DE 19966
 Tax Map Parcel #2-34-24.00-75.00
 APPLICANTS: Kyle and Tracy Sareyka
 DATE: October 17, 2023

(B) CROSS-SECTION, PIER DOCK: (1" = 10' ±)



(C) CROSS-SECTION, DOCK; PROPOSED BOAT LIFT (1" = 5' ±)

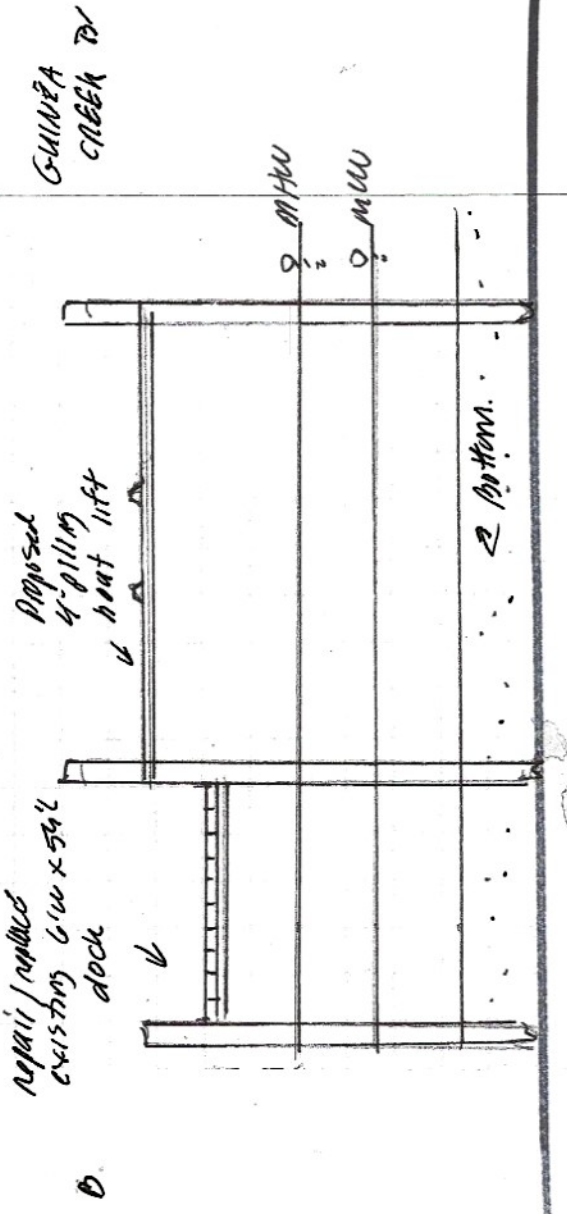


Figure 7. Plan view and cross-section sketches of proposed project. Sketches for permit application purposes only.

234-24.00-75.00
PREPARED BY & RETURN TO:
Sergovic Carmean Weidman
McCartney & Owens, P.A.
25 Chestnut Street
P.O. Box 751
Georgetown, DE 19947-0751
File No. DOM.HAND

THIS DEED, made this 16th day of June, 2020,

- BETWEEN -

JOHN JACOB HAND AND BARBARA KATHLEEN HAND, CO-TRUSTEES OF THE JOHN JACOB HAND AND BARBARA KATHLEEN HAND JOINT REVOCABLE TRUST DATED AUGUST 19, 2002, of 39 Creek Drive, Millsboro, DE 19966, party of the first part,

- AND -

KYLE SAREYKA and TRACY SAREYKA, husband and wife, of 39 Creek Drive, Millsboro, DE 19966, as tenants by the entirety, parties of the second part.

WITNESSETH: That the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00), lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby grants and conveys unto the parties of the second part, and their heirs and assigns:

ALL that certain lot, piece of land, situate, lying and being in Indian River Hundred, Sussex County, Delaware, being more particularly designated as LOT NO. A-20, WINDING CREEK VILLAGE, SECTION 1, as shown on a plot of Winding Creek Village, Section 1, of record in the Office of the Recorder of Deeds, in and for Sussex County, in Plot Book 8, page 677, and being more particularly described as follows, to wit:

BEGINNING at a concrete monument found lying on the Southerly right-of-way line of Creek Drive, (60' right of way), said concrete monument found being a common boundary line for this lot and for Lot A-19, and being 125 feet more or less to the extension of the center line Southwind Road; thence by and with curving right-of-way line of Creek Drive, said curve having a length of 125.04 feet, a radius of 1,430.27 feet, a delta of 05 degrees 00 minutes 33 seconds, a chord length of 125.00 feet and a bearing of South 64 degrees 30 minutes 27 seconds West to a concrete monument found; thence turning and running by and with a common boundary line for this lot and for Lot A-21 South 27 degrees 30 minutes 00 seconds East 216.45 feet to a concrete monument found; thence containing South 27 degrees 30 minutes 00 seconds East 6.2 feet more

or less to the edge of Guinea Creek; thence turning and running along the edge of Guinea Creek for the following courses and distances: 1) North 88 degrees 04 seconds 30 30 seconds West 36.01 feet to a point; 2) South 85 degrees 43 minutes 57 seconds West 48.15 feet to a point; 3) South 80 degrees 00 minutes 48 seconds West 35.59 feet to a point; 4) South 75 degrees 25 minutes 47 seconds West 31.27 feet to a point; thence turning and running by and with a common boundary line for this lot and for Lot A-19 North 22 degrees 30 minutes 00 seconds West 23.39 feet to a concrete monument found; thence continuing on North 22 degrees 30 minutes 00 seconds West 149.91 feet, home to the place of beginning, said to contain 26,600 square feet of land, more or less, as shown on a survey prepared by Simpler Surveying & Associates dated July 7, 2003.

BEING the same lands conveyed to John Jacob Hand and Barbara Kathleen Hand, Co-Trustees of The John Jacob Hand and Barbara Kathleen Hand Joint Revocable Trust Dated August 19, 2002 by Corrective Deed of John J. Hand and Barbara K. Hand, Co-Trustees of The John Jacob Hand and Barbara Kathleen Hand Joint Revocable Trust Dated August 19, 2002, dated the 16th day of June, 2020, of record in the Office of the Recorder of Deeds, in and for Sussex County, Delaware, in Deed Book 5255, page 155.

THIS CONVEYANCE is made subject to any and all out conveyances, covenants, restrictions, reservations, conditions, easements and agreements of record in the Office of the Recorder of Deeds, in and for Sussex County, Delaware.

IN WITNESS WHEREOF, John Jacob Hand and Barbara Kathleen Hand, Co-Trustees of The John Jacob Hand and Barbara Kathleen Hand Joint Revocable Trust Dated August 19, 2002 have hereunto set their hands and seals, the day and year first above written.

THE JOHN JACOB HAND AND BARBARA KATHLEEN HAND JOINT REVOCABLE TRUST DATED AUGUST 19, 2002

Witness *MW* as to both

Witness _____

By: *John J. Hand* (SEAL)
John Jacob Hand, Co-Trustee

By: *Barbara Kathleen Hand* (SEAL)
Barbara Kathleen Hand, Co-Trustee

STATE OF DELAWARE, COUNTY OF SUSSEX: to-wit

BE IT REMEMBERED, that on this 16th day of June, A.D. 2020, personally appeared before me, the Subscriber, a Notary Public for the State and County aforesaid, John Jacob Hand and Barbara Kathleen Hand, Co-Trustees of The John Jacob Hand and Barbara Kathleen Hand Joint Revocable Trust Dated August 19, 2002, parties to this Indenture, known to me personally to be such, and acknowledged this Indenture to be their act and deed.

Given under my Hand and Seal of office the day and year aforesaid.

JENNA L. STAYTON
Attorney-at-Law
Notary Public, State of Delaware
My Commission Has No Expiration Date
29 Del.C. § 4323(a)(3)

MW
Notary Public
Printed Name: Jenna L Stayton
My Commission Expires: MA

Tax Map # 2-34 24.00 75.00
Prepared By / Return To:
Sergovic Carmean Weidman McCartney &
Owens, P.A.
25 Chestnut Street
Georgetown DE 19947

RIGHT OF FIRST REFUSAL/CONSENT

KNOW ALL MEN BY THESE PRESENTS, WINDING CREEK VILLAGE PROPERTY OWNERS ASSOCIATION, does hereby approve, consent and waive it's right of first refusal for the sale and conveyance of 39 Creek Drive, Millsboro DE 19966, Lot # A-20, Section 1, Winding Creek Village, Millsboro, DE 19966, for a purchase price of \$825,000.00, from **John Jacob Hand and Barbara Kathleen Hand, Co-Trustees of The John Jacob Hand and Barbara Kathleen Joint Revocable Trust Dated August 19, 2002 (Sellers)** to **Kyle Sareyka and Tracy Sareyka, husband and wife, (Buyers)** currently of 39 Creek Drive, Millsboro DE 19966.

IN WITNESS WHEREOF, the said Winding Creek Village Property Owners Association, has caused these presents to be signed by its proper officer this 20th day of May, 2020.

WINDING CREEK VILLAGE PROPERTY OWNERS ASSOCIATION

By _____

STATE OF DELAWARE :
: SS.
COUNTY OF SUSSEX :

BE IT REMEMBERED, That on this 20 day of May, A.D. 2020, personally came before me, the Subscriber, a Notary Public for the State and County aforesaid, Michael Phoebos, President (Office) of Winding Creek Village Property Owners Association, party to this Indenture, known to me personally to be such, and acknowledged this Indenture to be his/her act and deed, and the act and the deed of the said Association.

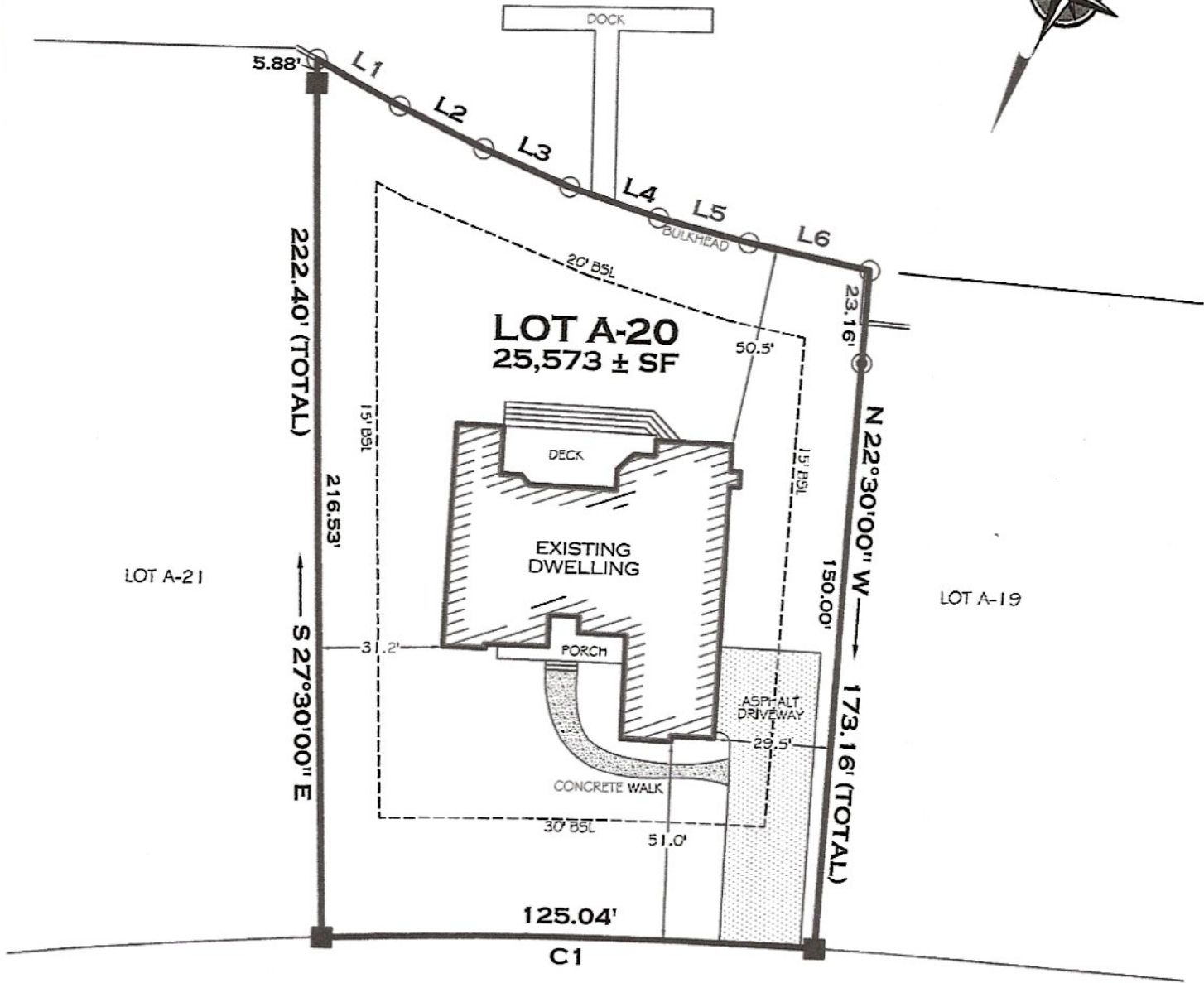
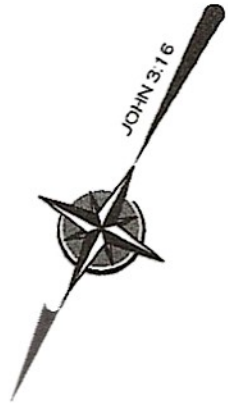
GIVEN under my Hand and Seal of Office, the day and year aforesaid.



Karen Marie Carey
Notary Public
Print Name: Karen Marie Carey
My Commission Expires:

LINE	BEARING	DISTANCE
L1	N 87°53'31" W	24.14'
L2	S 89°59'59" W	23.90'
L3	S 86°44'49" W	23.99'
L4	S 81°52'01" W	23.84'
L5	S 78°22'31" W	23.78'
L6	S 75°29'16" W	31.38'

GUINEA CREEK



CREEK DRIVE 60' RIGHT OF WAY

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1430.27'	125.04'	125.00'	N 64°30'27" E

NOTES

1. CLASSIFICATION OF SURVEY: SUBURBAN
2. ZONE: AR - 1
3. BUILDING SETBACK LINES (BSL)
 - FRONT 30'
 - SIDE 15'
 - REAR 20'

ALL SETBACKS ARE THE RESPONSIBILITY OF THE HOME OWNER AND/OR GENERAL CONTRACTOR. SETBACKS SHOWN AS PER SUSSEX COUNTY & MAY DIFFER FROM THE HOME OWNERS ASSOCIATION (HOA) SETBACKS. ANY USER OF SAID INFORMATION IS URGED TO

I, BRADLEY A. ABSHER, REGISTERED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF DELAWARE, HEREBY STATE THAT THE INFORMATION SHOWN ON THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE AS ESTABLISHED BY THE STATE OF DELAWARE BOARD OF PROFESSIONAL LAND SURVEYORS. ANY CHANGES TO THE PROPERTY CONDITIONS, IMPROVEMENTS, BOUNDARY OR PROPERTY CORNERS AFTER THE DATE SHOWN HEREON SHALL NECESSITATE A NEW REVIEW AND CERTIFICATION FOR ANY OFFICIAL OR LEGAL USES.

Bradley A. Absher
 BRADLEY A. ABSHER, DE PLS # 735
 DATE

6.9.2020