

Section 1: Applicant Identification

1. Applicant's Name: James & Michelle Cianfichi Telephone #: (570) 780-2120
 Mailing Address: 2085 Hamlin Highway Fax #: _____
Moscow PA 18444 E-mail: Fsgc@comcast.net
2. Consultant's Name: Evelyn Maurmeyer Company Name: CER, Inc.
 Mailing Address: PO Box 674 Telephone #: (302) 645-9610
Lewes, DE 19958 Fax #: (302) 645-4332
 E-mail: maurmeyer@udel.edu
3. Contractor's Name: Justin Welsh Company Name: J&J Bulkheading
 Mailing Address: PO Box 600 Telephone #: (302) 436-2800 / (302) 339-0863
Selbyville DE 19975 Fax #: (302) 436-2711
 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-328/20 (S1) to add
a 25' long x 6' wide pier extension, and to relocate an existing
boat lift.
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: _____ County: N.C. Kent Sussex
34857 Bookhammer Landing Rd. Site owner name (if different from applicant): same
Lewes DE 19958 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: #234-12.00-138.00 Subdivision Name: Joy Beach'

WLSL 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: Rehoboth Bay waterbody is a tributary to: Atlantic Ocean

11. Is the waterbody: Tidal Non-tidal Waterbody width at mean low or ordinary high water 3,400' ±

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/a

15. Provide the names of DNREC and/or Army Corps of Engineers representatives whom you have discussed the project with:
 None (original SL-328/20 reviewed by Matt Jones)

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):
 SL-328/20 (S1), 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 #: _____

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, James Cianfichi, 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 additional information requested by the Department.

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

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 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 Date 5/12/24

James Cianfichi
 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.

J&J Bulkheading _____
 Contractor's Name Date

 Print Name



STATE OF DELAWARE
**DEPARTMENT OF NATURAL RESOURCES AND
ENVIRONMENTAL CONTROL**

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

WETLANDS &
SUBAQUEOUS LANDS

PHONE
(302) 739-9943

James Cianfichi and Michelle Cianfichi
2085 Hamlin HWY 18444
Moscow, PA
Tax Parcel: 2-34-12.00-138.00

Subaqueous Lands Lease: SL-328/20 (S1)
Associated Permits:
Lease Expiration Date: 7/16/2031
Supplemental Approval Date: 4/6/2022
Construction Expiration Date: 4/6/2025

SUBAQUEOUS LANDS LEASE SUPPLEMENT

GRANTED TO:

James Cianfichi and Michelle Cianfichi

TO REMOVE:

Two (2) PWC floating docks and one (1) PWC lift

TO UTILIZE PREVIOUSLY AUTHORIZED STRUCTURES:

**A 4 foot wide by 15 foot long pier
A 6 foot wide by 25 foot long dock
A boat lift with four (4) associated pilings**

TO INSTALL:

Two (2) PWC lifts with one associated piling each

OCCUPYING PUBLIC SUBAQUEOUS LANDS TOTALING:

216 square feet

LOCATED CHANNELWARD OF MEAN LOW WATER:

**In the Rehoboth Bay
At 34857 Bookhammer Landing Road
Lewes, 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 6th day of April A.D. 2022, to construct the above-referenced project in accordance with the approved plans for this Lease (3 sheets) as approved on January 13, 2022 and the application dated August 2, 2021, and received by this Department on August 5, 2021, and with subsequent information received on October 20, 2021

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

WHEREAS, James Cianfichi and Michelle Cianfichi, owners of certain lands adjoining to Rehoboth Bay, have applied for permission to amend the existing lease to now occupy 216 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.

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

SPECIAL CONDITIONS

1. This Supplemental Approval is the first addendum to Subaqueous Lands Lease No. SL-328/20, granted to James Cianfichi and Michelle Cianfichi by the State of Delaware on July 16, 2021. This Supplemental Approval shall be attached thereto and made a part thereof and shall not be considered valid until it has been duly recorded in the office for the Recorder of Deeds of the appropriate County.
2. 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.
3. Unless modified herein, all terms and conditions of Subaqueous Lands Lease No. SL- 328/20 shall remain in full force and effect; including the 7/16/2031 expiration date.
4. The current total square footage over public subaqueous lands authorized by this lease is now **216 square feet** represented by 4 foot wide by a 15 foot long pier, a 6 foot wide by 25 foot long dock and a boat lift with four (4) associated pilings docks channelward of the mean low water line.
5. The lessee shall notify the Department of Natural Resources and Environmental Control within ten (10) days of completion of the work authorized by this Supplemental Approval by completing and returning the enclosed Contractor's Post Construction Completion Report form.
6. 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.
7. 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.

IN WITNESS WHEREOF, We, James Cianfichi and Michelle Cianfichi, have caused this instrument to be executed on this 10th day of December, 2021.

By: [Signature]
James Cianfichi (Lessee)

By: [Signature]
Michelle Cianfichi (Lessee)

Sworn and Subscribed before me on
this 10th day of December 2021

(Notary Seal)

[Signature]
Notary

Commonwealth of Pennsylvania - Notary Seal
MARGARET PATRICIA BENJAMIN - Notary Public
Lackawanna County
My Commission Expires May 14, 2022
Commission Number 1254987

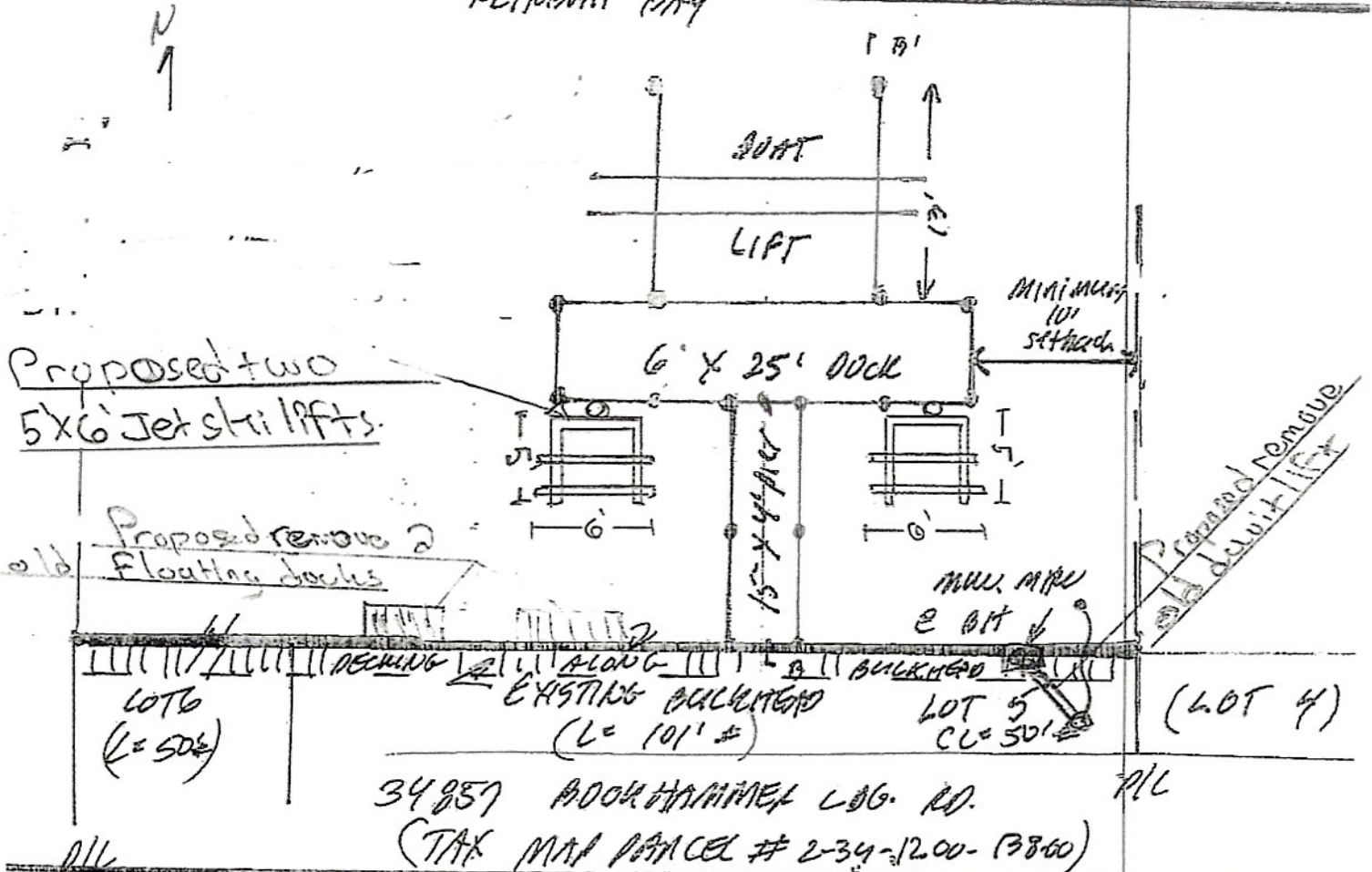
IN WITNESS WHEREOF, I, Shawn M. Garvin, Secretary of the Department of Natural Resources and Environmental Control, have hereunto set my hand this 15th day of February, 2022.

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

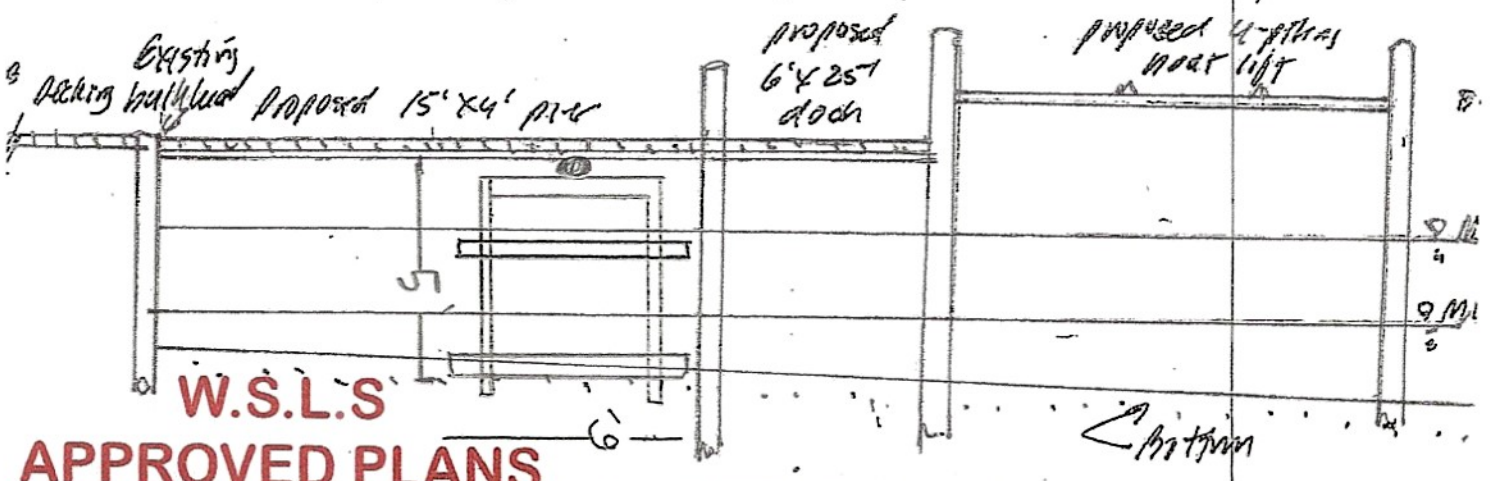
Cianfichi Job

(c) PLAN VIEW SKETCH (1" = 10' ±)

Flood ← → Ebb
REHOBOTH BAY



(d) CROSS-SECTION (1" = 5' ±)



PERMIT #: St 528/20(S1) Figure 6. Plan view and cross-section sketches of proposed project. Sketches for permit application purposes only.

DATE: 01/13/2022

BY: Robert Josefowski

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.)

Applicants propose to add a 25' long x 6' wide pier extension, and relocate an existing 4-piling boat lift

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						
Pier ext.	8±	6'	25'	6'	25'	new
Boat lift	4	13'	13'	13'	13'	relocate
Freestanding Pilings	Number 0					

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? 3400± ft. (measured from MLW to MLW)
- What will be the mean low water depth at the most channelward end of the mooring facility? 2± 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 pier extension
- Circle any of the following items that are proposed over subaqueous lands:
Fish Cleaning Stations/Benches/Ladders/Water Lines/ Satellite/Electric Lines/ Handrails/Other (Describe)
present
 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? 160 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>Pontoon</u>	length	<u>21'0"</u>	width	<u>8'9"</u>	draft	<u>1.5'±</u>
Make/model	<u>SeaDoo PWC</u>	length	<u>12'±</u>	width	<u>4'±</u>	draft	<u>±'±</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.

Boat registration 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? 101 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.

Letter of no objection attached.

Saved Photo

STATE OF DELAWARE BOAT REGISTRATION CERTIFICATE

HULL ID NO	REG NO	MAKE	YEAR
HAMP6980E414	DL4001AH	HARR	2014
LENGTH	HULL MATERIAL	PROPULSION	OPERATION
21' 0"	Aluminum	Propeller	Pleasure
VESSEL TYPE	FUEL	ENGINE TYPE	EXPIRATION
Pontoon Boat	Gasoline	Outboard	2021
OWNER	BOAT NAME		

JAMES J CIANFICHI And
MICHELLE A CIANFICHI

21734 B STREET
REHOBOTH BEACH, DE 19971

Matthew Jones
Wetlands and Subaqueous Lands Section, DNREC
89 Kings Highway
Dover, DE 19901

Dear Mr. Jones:

As the adjacent property owner at 34867 Bookhammer Landing Road, Joy Beach, Lewes, Sussex County, Delaware (Tax Map Parcel #2-34-12.00-139.00), I hereby have no objection to the pier extension and relocated boatlift proposed by James and Michelle Cianfichi, 34857 Bookhammer Landing Road, Joy Beach, Lewes, Sussex County, Delaware (Tax Map Parcel #2-34-12.00-138.00).

Kathleen Schneider

Signature

5/15/2024

Date

Kathleen Schneider

Name (printed)

**SUPPLEMENTAL APPROVAL: SL-328/20 (S1):
ADDITION OF A 25' LONG X 6' WIDE PIER EXTENSION;
RELOCATION OF AN EXISTING 4-PILING BOAT LIFT**

IN: Rehoboth Bay
AT: 34857 Bookhammer Landing Road,
Joy Beach, Lewes, Sussex Co., DE 19958
(Tax Map Parcel #2-34-12.00-138.00)

APPLICANTS: James and Michelle Cianfichi
DATE: May 9, 2024

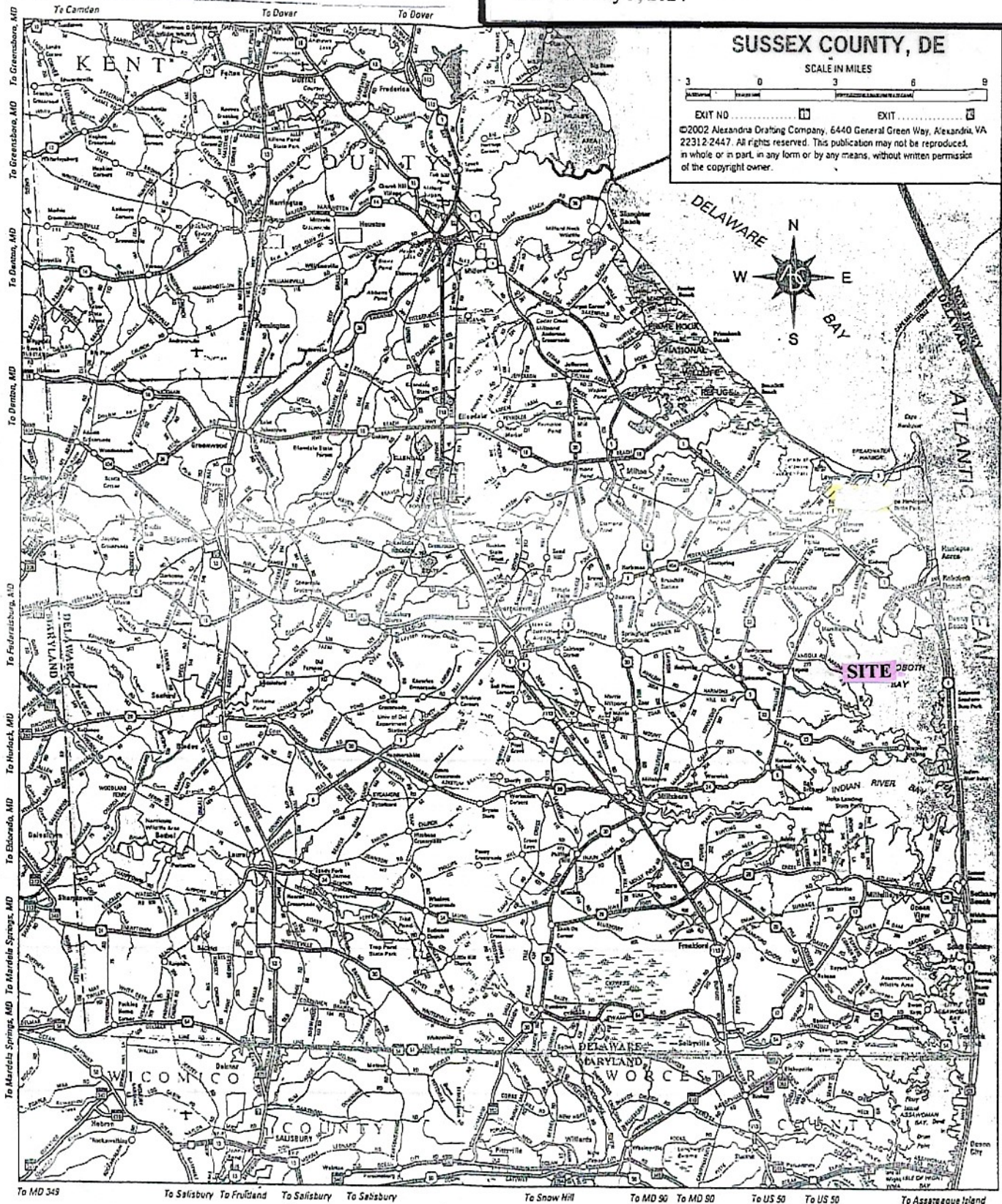


Figure 1. Map of Sussex County, Delaware showing site location, Lewes.

**SUPPLEMENTAL APPROVAL: SL-328/20 (S1):
ADDITION OF A 25' LONG X 6' WIDE PIER EXTENSION;
RELOCATION OF AN EXISTING 4-PILING BOAT LIFT**

IN: Rehoboth Bay
 AT: 34857 Bookhammer Landing Road,
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 APPLICANTS: James and Michelle Cianfichi
 DATE: May 9, 2024

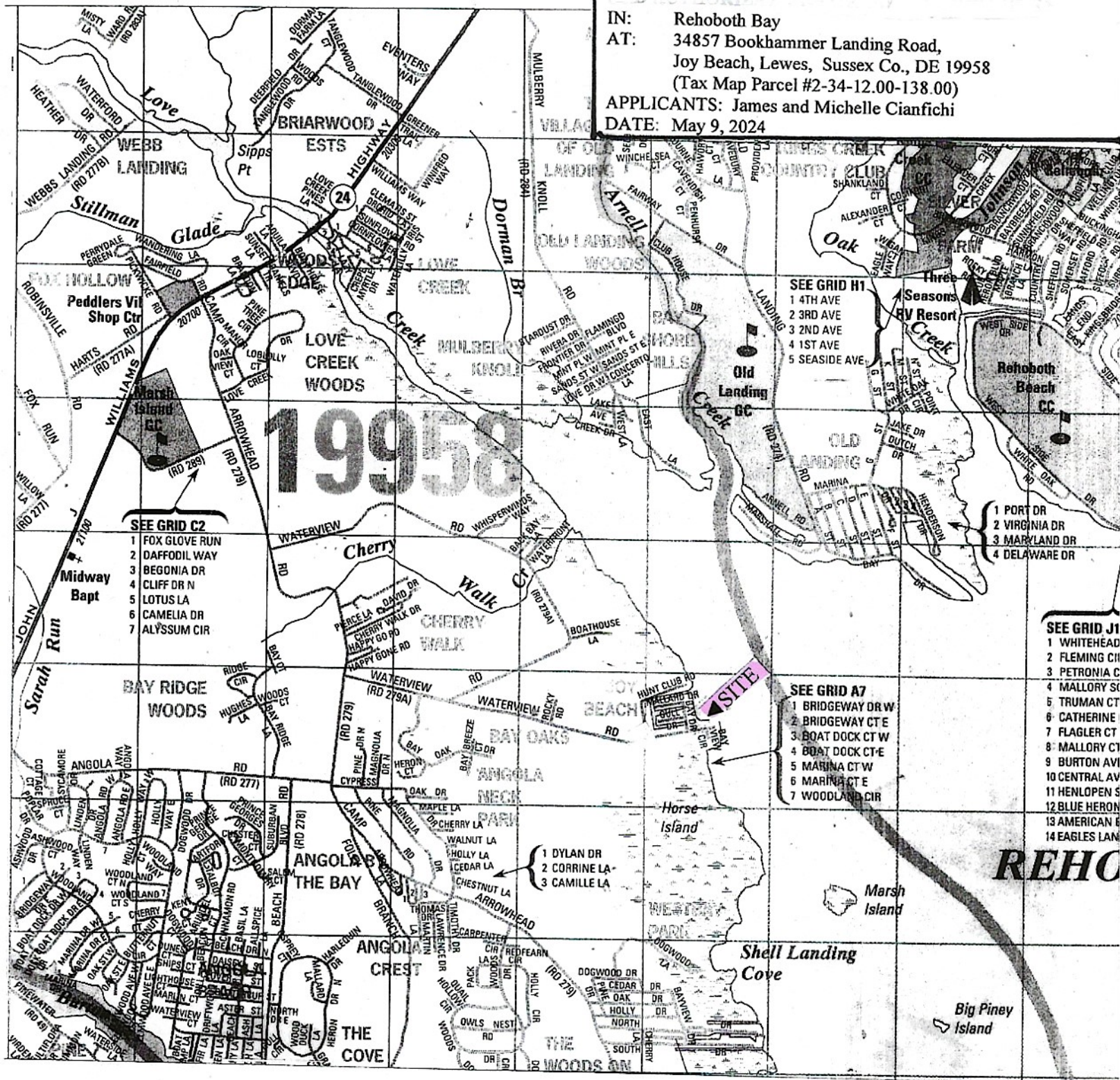


Figure 2. Map of Lewes area, Sussex County, Delaware showing site location, 34857 Bookhammer Landing Road, Joy Beach. Directions to site (from Dover, DE): SR-1 southbound toward beaches; right at traffic signal (at McDonald's) onto Route 24 westbound (John J. Williams Highway); cross Love Creek; left at traffic signal (at Peddler's Village) onto Camp Arrowhead Road; continue past first intersection with Waterview Road, then left onto second intersection with Waterview Road; bear right at fork onto Bookhammer Landing Road to entrance to Joy Beach; continue straight ahead to site, house on left at 34857 Bookhammer Landing Road. Also see Figure 3.

**SUPPLEMENTAL APPROVAL: SL-328/20 (S1):
 ADDITION OF A 25' LONG X 6' WIDE PIER EXTENSION;
 RELOCATION OF AN EXISTING 4-PILING BOAT LIFT;**

IN: Rehoboth Bay
 AT: 34857 Bookhammer Landing Road,
 Joy Beach, Lewes, Sussex Co., DE 19958
 (Tax Map Parcel #2-34-12.00-138.00)
 APPLICANTS: James and Michelle Cianfichi
 DATE: May 9, 2024



Figure 3. Map of Joy Beach, Lewes area, Sussex County, Delaware, showing site location, **34857 Bookhammer Landing Road** (Tax Map Parcel #2-34-12.00-138.00). Names and addresses of adjacent property owners:

<u>Tax Map Parcel #</u>	<u>Name, address of owner</u>
#234-12.00-137.00	Jo Stambaugh and Billie Gayle Messick, 34847 Bookhammer Landing Rd., Lewes DE 19958
#2-34-12.00-139.00	Kathleen Schneider, 34867 Bookhammer Landing Rd., Lewes DE 19958

**SUPPLEMENTAL APPROVAL: SL-328/20 (S1):
ADDITION OF A 25' LONG X 6' WIDE PIER EXTENSION;
RELOCATION OF AN EXISTING 4-PILING BOAT LIFT;**

IN: Rehoboth Bay
AT: 34857 Bookhammer Landing Road,
Joy Beach, Lewes, Sussex Co., DE 19958
(Tax Map Parcel #2-34-12.00-138.00)
APPLICANTS: James and Michelle Cianfichi
DATE: May 9, 2024

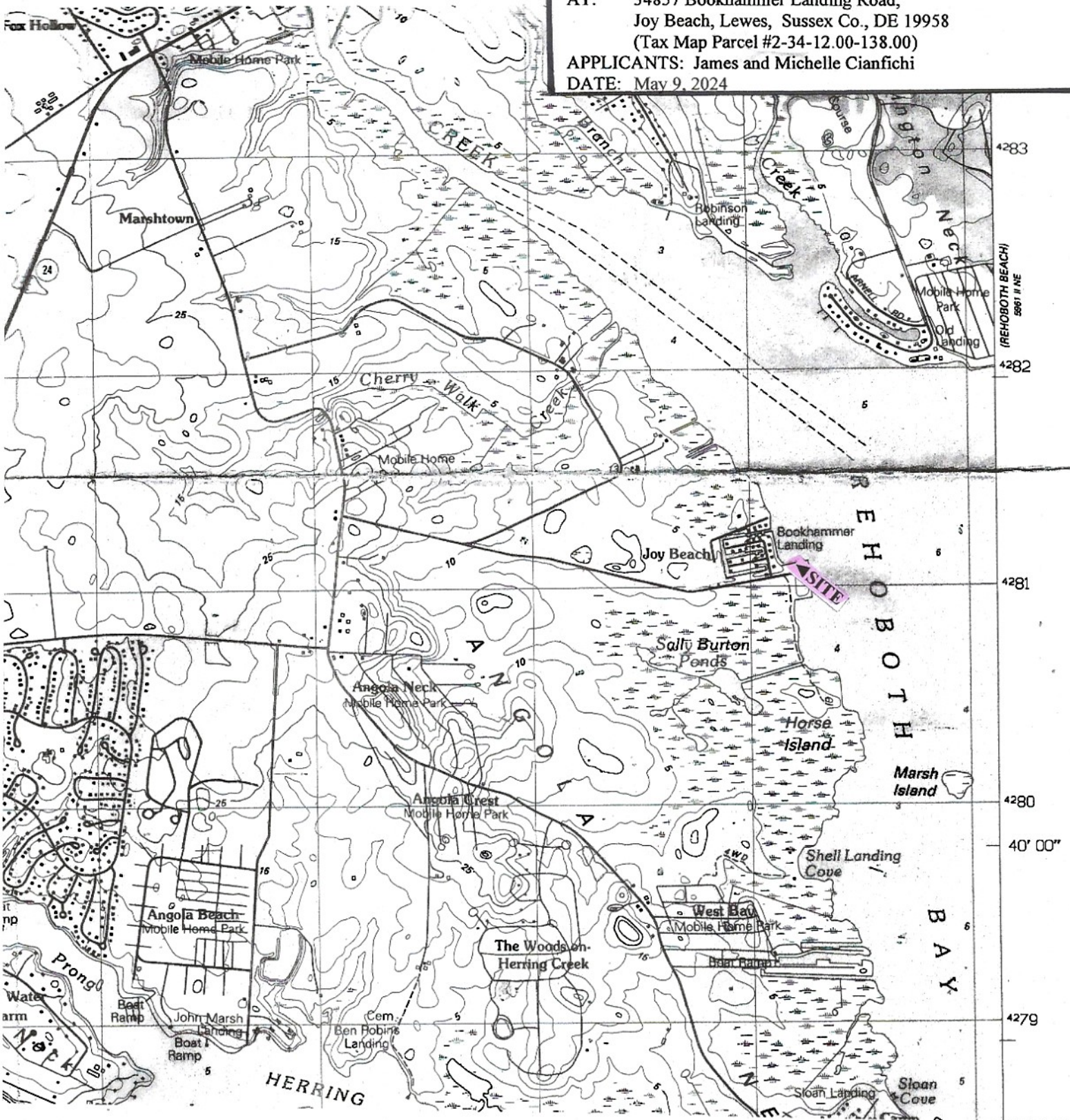


Figure 4. Site location on USGS topographic map, Fairmount, Delaware quadrangle, showing site location, adjacent to Rehoboth Bay. Scale: 1" = 2,000'.

**SUPPLEMENTAL APPROVAL: SL-328/20 (S1):
 ADDITION OF A 25' LONG X 6' WIDE PIER EXTENSION;
 RELOCATION OF AN EXISTING 4-PILING BOAT LIFT;**

IN: Rehoboth Bay
 AT: 34857 Bookhammer Landing Road,
 Joy Beach, Lewes, Sussex Co., DE 19958
 (Tax Map Parcel #2-34-12.00-138.00)
 APPLICANTS: James and Michelle Cianfichi
 DATE: May 9, 2024



Cianfichi

Figure 5. Aerial photograph of site, 34857 Bookhammer Landing Road, Joy Beach, Lewes, Sussex County, Delaware, adjacent to Rehoboth Bay, showing existing docking facility, a 4' wide x 15' long pier; a 6' wide x 25' long dock; a 4-piling boat lift; and two (2) PWC lifts, authorized by SL-328/20 (S1). Site faces north; distance across waterway to opposite shore (at Old Landing) = 3,400+'. Applicants seek Supplemental Approval to add a 25' long by 6' wide pier extension, and to relocate an existing boat lift to the right side of the pier. See Figure 7 for plan view and cross-section sketches.

**SUPPLEMENTAL APPROVAL: SL-328/20 (S1):
ADDITION OF A 25' LONG X 6' WIDE PIER EXTENSION;
RELOCATION OF AN EXISTING 4-PILING BOAT LIFT;**

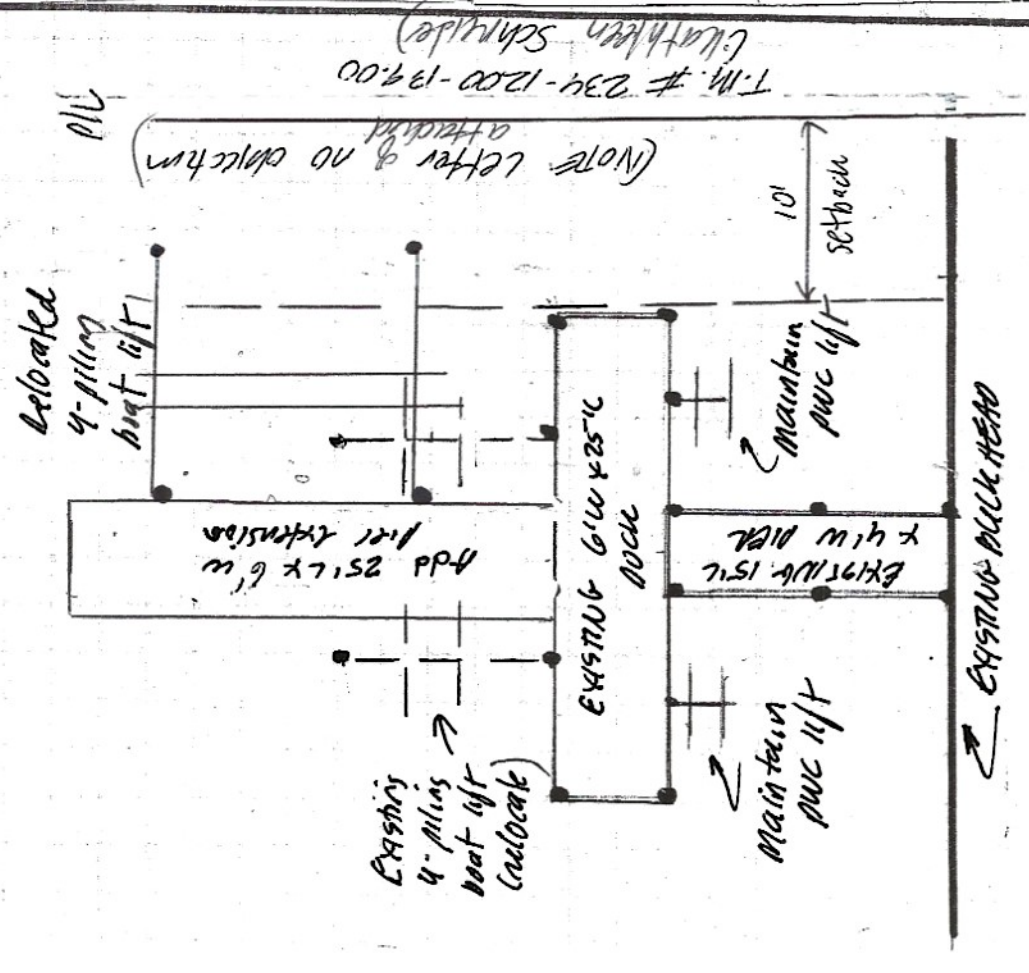
IN: Rehoboth Bay
AT: 34857 Bookhammer Landing Road,
Joy Beach, Lewes, Sussex Co., DE 19958
(Tax Map Parcel #2-34-12.00-138.00)
APPLICANTS: James and Michelle Cianfichi
DATE: May 9, 2024



Figure 6. Ground-level photograph of site, 34857 Bookhammer Landing Road, Joy Beach, Lewes, Sussex County, Delaware, adjacent to Rehoboth Bay showing existing docking facility, a 4' wide x 15' long pier; a 6' wide x 25' long dock; a 4-piling boat lift; and two (2) PWC lifts, authorized by SL-328/20 (S1). Site faces north; distance across waterway to opposite shore (at Old Landing) = 3,400+'. Applicants seek Supplemental Approval to add a 25' long by 6' wide pier extension, and to relocate an existing boat lift to the right side of the pier. See Figure 7 for plan view and cross-section sketches.

(a) PLAN VIEW SKETCH (1" = 10' ±)

REHOBOTH CITY
 FROM → → →



SUPPLEMENTAL APPROVAL: SL-328/20 (SI):
 ADDITION OF A 25' LONG X 6' WIDE PIER EXTENSION;
 RELOCATION OF AN EXISTING 4-PILING BOAT LIFT;
 AND AUTHORIZATION FOR TWO (2) PWC LIFTS
 IN: Rehoboth Bay
 AT: 34857 Bookhammer Landing Road,
 Joy Beach, Lewes, Sussex Co., DE 19958
 (Tax Map Parcel #2-34-12.00-138.00)
 APPLICANTS: James and Michelle Cianfichi
 DATE: May 9, 2024

(b) CROSS-SECTION SKETCH (1" = 10' ±)

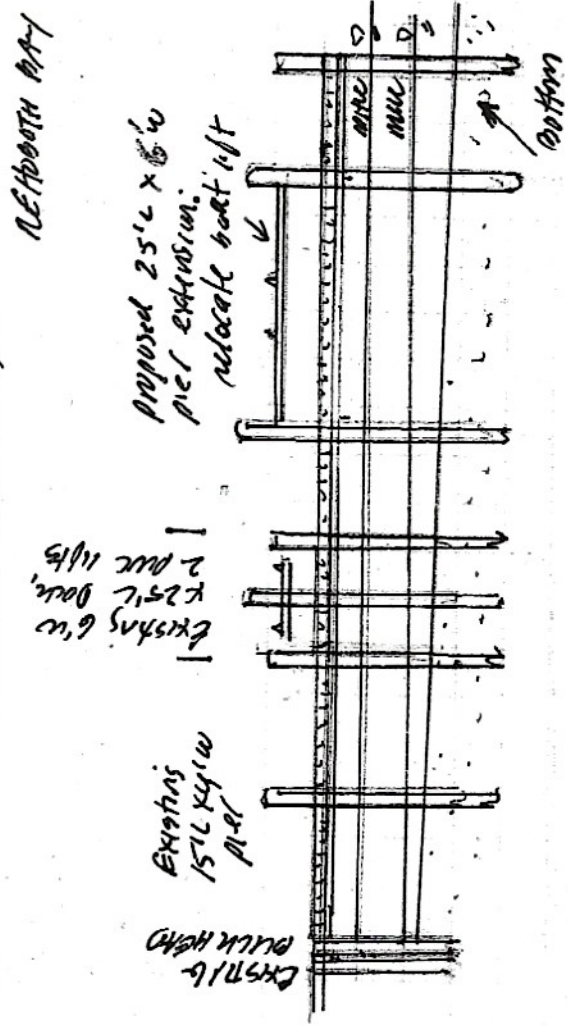


Figure 7. Plan view and cross-section sketches of proposed project. Sketches for permit application purposes only.

Parcel No.: 2-34 12.00 138.00

Prepared by:
Ward & Taylor, LLC
37212 Rehoboth Avenue Ext
Rehoboth, DE 19971
2020-5075

Return to:
James Cianfichi and
Michelle Cianfichi
2085 Hamlin Highway
Moscow, PA 18444

THIS DEED, made this 10th day of August, in the year Two Thousand Twenty, (2020),

BETWEEN Susan Wolper and Deidre L. Yunginger, of Sussex County and the State of Delaware, parties of the first part,

AND

James Cianfichi and Michelle Cianfichi, Married, of Lackawanna County and the State of Pennsylvania, as Tenants by the Entireties, parties of the second part,

WITNESSETH, that the said parties of the first part, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration, lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby grant and convey unto the said parties of the second part, their heirs and assigns, as tenants by the entireties, in fee simple:

ALL those certain lots, pieces and parcels of land situate, lying and being in Indian River Hundred, Sussex County and State of Delaware, being known and designated as LOT NO. 5 and LOT NO. 6, on the plot of lots of "JOY BEACH" as the same appears of record in the Office of the Recorder of Deeds at Georgetown, Delaware, in Plot Book No. 2, page 107; subject to the conditions and restrictions of Joy Beach.

SUBJECT TO ALL covenants, conditions, restrictions and easements of record.

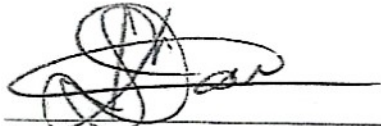
BEING the same lands and premises which Peggy Ann Peake, Executrix of the Estate of James L. Cregger, by Deed dated January 15, 2009, and recorded March 5, 2009, in the Office of the Recorder of Deeds in and for Sussex County, Delaware, in Book 3659, Page 83, did grant and convey unto Susan Wolper and Deidre L. Yunginger, in fee.

GRANTEES' ADDRESS:

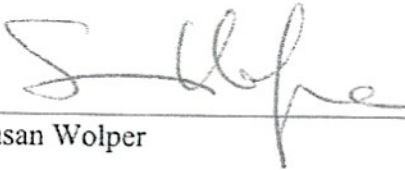
**2085 Hamlin Highway
Moscow, PA 18444**

Signature Page to follow

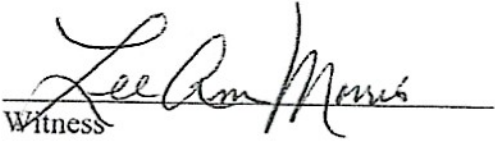
IN WITNESS WHEREOF, the Grantors have set their hands and seals the day and year first above written.



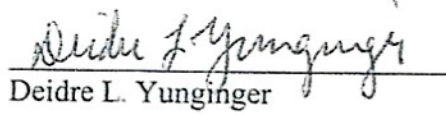
Witness



Susan Wolper (SEAL)



Witness

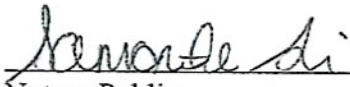


Deidre L. Yunginger (SEAL)

STATE OF Massachusetts)
)SS.
COUNTY OF Barnstable)

The foregoing Deed was acknowledged before me this 10 day of August, 2020, by Susan Wolper and Deidre L. Yunginger.

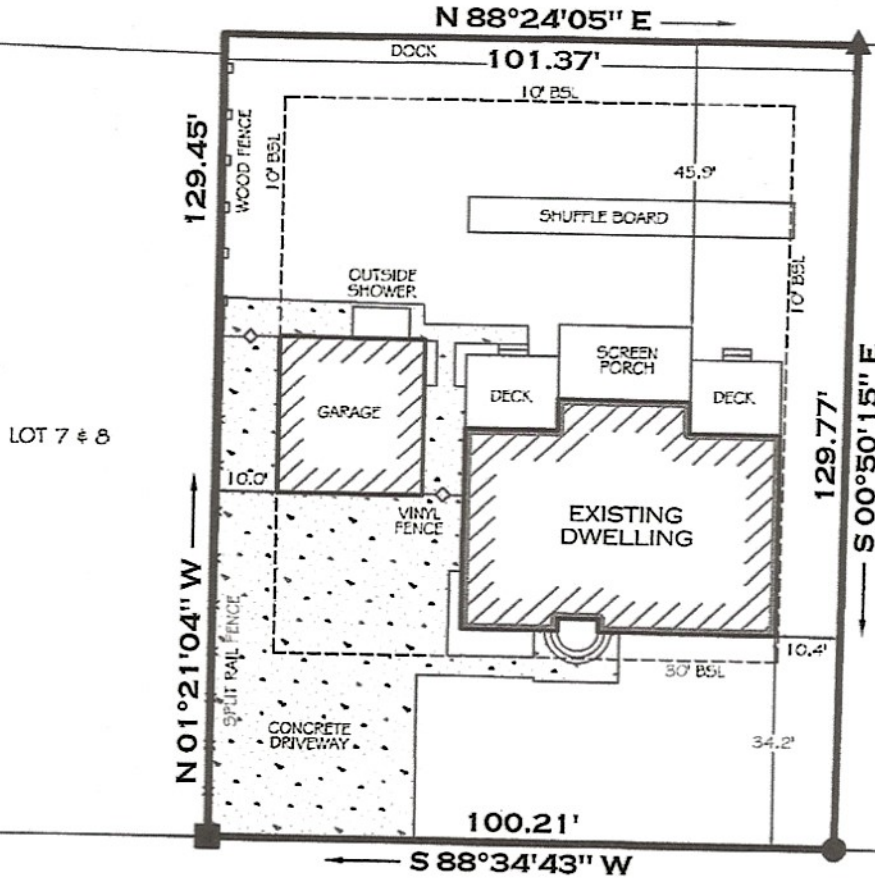




Notary Public
Printed Name: Samantha Siar
My commission expires: 8-26-22



REHOBOTH BAY



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 USE.

Bradley A. Absher
 BRADLEY A. ABSHER, DE PLS # 735
 DATE 7.31.2020

NOTES

1. CLASSIFICATION OF SURVEY: SUBURBAN
2. ZONE: MR
3. BUILDING SETBACK LINES (BSL)
 FRONT 30'
 SIDE 10'
 REAR 10'

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 DIRECTLY CONTACT THE LOCAL AGENCY AND HOA, IF APPLICABLE, TO VERIFY IN WRITING ALL SETBACKS & REQUIREMENTS.

4. NO TITLE REPORT WAS PROVIDED FOR OUR USE, THEREFORE THIS BOUNDARY SURVEY IS SUBJECT TO ANY ENCUMBRANCES, RESTRICTIONS, EASEMENTS, AND/OR RIGHTS OF WAY THAT MIGHT BE REVEALED BY A THOROUGH TITLE SEARCH.

LEGEND	
●	IRON ROD W/ CAP FOUND
■	CONCRETE MONUMENT FOUND
▲	PK NAIL FOUND

TAX MAP	2-34 - 12.00 - 138.00
STATE	DELAWARE
COUNTY	SUSSEX
HUNDRED	INDIAN RIVER
TOWN	---
AREA	13,063 ± SQ. FT.
DEED REF.	3659 / 83
PLAT REF.	2 / 107
DRAWN BY	JMH
DATE	07 / 31 / 2020
SCALE	1" = 30'
SURVEY #	DE - 06854

BOUNDARY SURVEY PLAN


LOTS 5 & 6

JOY BEACH

FOR
JAMES & MICHELLE CIANFICHI

34857 BOOKHAMMER LANDING ROAD, LEWES, DE 19958

TRUE NORTH



LAND SURVEYING

118 ATLANTIC AVENUE, SUITE 202
 OCEAN VIEW, DE 19970
 DE: 302-539-2488
 MD: 410-430-2092