Section 1: Applicant Identification

1. Applicant's Name: Perns Properties, LLC
   Mailing Address: c/o Matthew Thompson
   112 N. Rehoboth Blvd.
   Milford DE 19963
   Telephone #: (302) 228-1921
   Fax #:
   E-mail: mthompson@bluehensprings.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: Clarke Droney
   Mailing Address: 31322 Railway Road
   Millville DE 19967
   Company Name: Droney Marine Construction
   Telephone #: (302) 537-2305
   Fax #: (302) 537-2553
   E-mail: captdroney@aol.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):
Applicant proposes to remove existing 50' L x 3' W wetland walkway/pier and 6' W x 32' L dock, and to construct a new 50' L x 3' W wetland walkway; a 15' L x 4' W fixed pier; a 10' L x 4' W gangway/ramp; and a 6' W x 24' L floating dock.

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

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

Section 3: Project Location

7. Project Site Address: 5334 Brown Street
   Milford DE 19963
   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: #330-7.00-24.00 Subdivision Name: City of Milford

WSLS Use Only: **Permit #s:** _____ _____ _____ _____

Type SP ☐ SL ☐ SU ☐ WE ☐ WQ ☐ LA ☐ SA ☐ MP ☐ WA ☐

Corps Permit: SPGP 18 ☐ 20 ☐ **Nationwide Permit #:** _____ **Individual Permit #** _____
Received Date: _____ **Project Scientist:** _____
Fee Received? Yes ☐ No ☐ **Amt: $** _____ **Receipt #:** _____
Public Notice #: _____ **Public Notice Dates: ON** _____ **OFF** _____

Section 3: Project Location (Continued)

10. Name of waterbody at Project Location: Herring Branch (Deep Branch) waterbody is a tributary to: Mispillion River

11. Is the waterbody: ☑ Tidal ☐ Non-tidal Waterbody width at mean low or ordinary high water 73' ±

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

* docking facilities ** wetland walkway

*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 attached sheet

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):

See attached sheet

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

None

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-177/98 (issued to previous owner, Thomas Grimes). 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

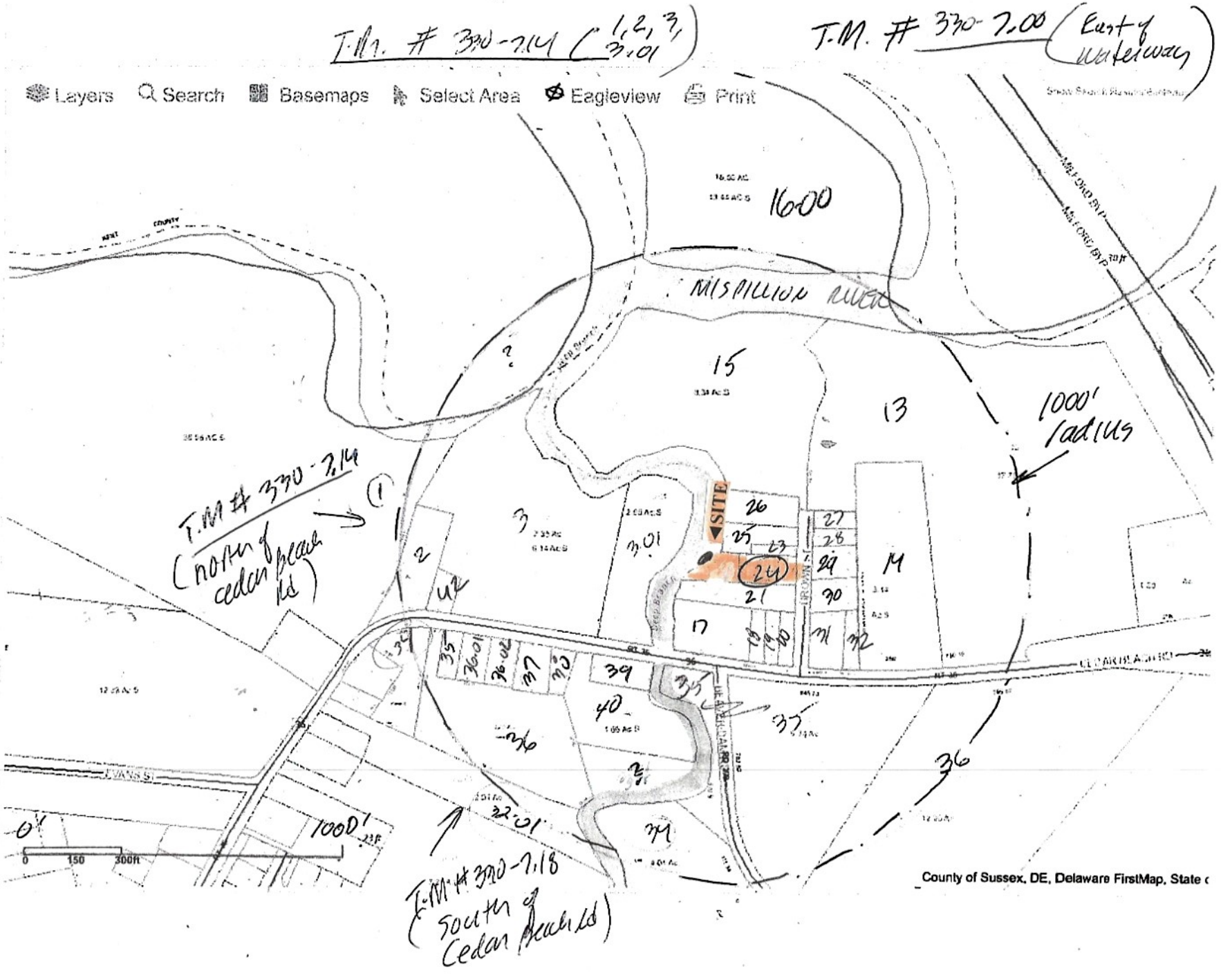
Other:

14A. List the name and mailing address of immediately adjoining property owners on all sides of the project. Project site: Tax Map Parcel #330-7.00-42.00 (5334 Brown Street, Milford DE)

Tax Map Parcel #	Name, address of owner
#330-7.00-21.00	Betty Jean Stweart, 5344 Brown Street, Milford DE 19963
#330-7.00-23.00	William David Hopkins, 4991 Mills Road, Milford DE 19963
#330-7.00-25.00	William David Hopkins, 4991 Mills Road, Milford DE 19963

14B. For wetlands projects, list the name and complete mailing address of each property owner within a 1,000 foot radius of the project.

Tax Map Parcel #	Name, address of owner
#330-7.00-13.00	Milford Marina Enterprises LLC, 26412 Broadkill Road, Milton DE 19968
#330-7.00-14.00	Brian & Heather Levan, 19817 Cedar Beach Road, Milford DE 19963
#330-7.00-15.00	Lawrence & Susan Houser, 5204 Brown Street, Milford DE 19963
#330-7.00-16.00	Jose Cisneros, 5660 Bucks Rd., Milford DE 19963
#330-7.00-17.00	Ronald Thornley, Jr., 20680 Sapp Rd., Milford DE 19963
#330-7.00-18.00	Ronald Thornley, Jr., 20680 Sapp Rd., Milford DE 19963
#330-7.00-19.00	Brian Saint, 515 Fairview Ave., Dover DE 19904
#330-7.00-20.00	Arthur Weidner, 19781 Cedar Beach Road, Milford DE 19963
#330-7.00-26.00	Salnave Beaucegour, 5318 Brown St., Milford DE 19963
#330-7.00-27.00	Edward Griffith, 5323 Brown St., Milford DE 19963
#330-7.00-28.00	Karin Sweeney, PO Box 33, Townsend DE 19734
#330-7.00-29.00	Edward Griffith, 5323 Brown St., Milford DE 19963
#330-7.00-30.00	Heather & Brian Levan, 19817 Cedar Beach Road, Milford DE 19963
#330-7.00-31.00	Timothy Lightcap, 695 Mountain Rd., Boyerstown PA 19512
#330-7.00-32.00	Heather & Brian Levan, 19817 Cedar Beach Road, Milford DE 19963
#330-7.00-34.00	Francis Morris, 19840 Beaver Dam Rd., Milford DE 19963
#330-7.00-35.00	Milford Marina Enterprises LLC, 26412 Broadkill Road, Milton DE 19968
#330-7.00-36.00	Milford Marina Enterprises LLC, 26412 Broadkill Road, Milton DE 19968
#330-7.14-1.00	Meredith Emory, 34439 Wilgus Cemetery Rd., Frankford DE 19945
#330-7.14-2.00	Claire Harper, 43 Cedar Beach Rd., Milford DE 19963
#330-7.14-3.00	Meredith Betts, 47 Cedar Beach Rd., Milford DE 19963
#330-7.14-3.01	John Morris, 21839 Shockley Rd., Milford DE 19963
#330-7.18-32.01	Cory & Angel Rose Fox, 8947 Shore Dr., Milford DE 19963
#330-7.18-34.00	William McBane, 20031 McBane Lane, Lincoln DE 19960
#330-7.18-35.00	Mitchell Rentals, LLC, 26 Beaver Dam Road, Milford DE 19963
#330-7.18-36.00	Kenneth & Cynthia Collins, 66 Cedar Beach Rd., Milford DE 19963
#330-7.18-36.01	Kenneth Howell, 64 Cedar Beach Rd., Milford DE 19963
#330-7.18-36.02	Kenneth & Cynthia Collins, 66 Cedar Beach Rd., Milford DE 19963
#330-7.18-37.00	Lisa Jones et al., 68 Cedar Beach Rd., Milford DE 19963
#330-7.18-38.00	William McBane, 20031 McBane Lane, Lincoln DE 19960
#330-7.18-39.00	John Morris, 21839 Shockley Rd., Milford DE 19963
#330-7.18-40.00	Michael & Kathy Shea, PO Box 264, Milford DE 19963
#330-7.18-42.00	Meredith Betts, 47 Cedar Beach Rd., Milford DE 19963


T.M. # 330-7.14 (1, 2, 3, 3.01)
T.M. # 330-7.00 (East of Waterway)
Layers
Search
Basemaps
Select Area
Eagleview
Print
1600
MISPILLION RIVER
15
13
1000' radius
SITE
26
25
24
21
17
14
3.01
3
2
1
T.M # 330-7.14 (north of cedar beach rd)
T.M # 330-7.18 (south of Cedar Beach rd)
CEDAR BEACH RD
EVANS ST
1000'
0
150
300ft
County of Sussex, DE, Delaware FirstMap, State

45850 ☒02564 ☒103

Prepared By:

STATE OF DELAWARE
DEPARTMENT OF NATURAL RESOURCES
& ENVIRONMENTAL CONTROL
DIVISION OF WATER RESOURCES
89 Kings Highway, P.O. Box 1401
Dover, Delaware 19903

3150.1

WETLANDS & SUBAQUEOUS LANDS SECTION

TELEPHONE (302) 739-4691
FACSIMILE (302) 739-6304

Subaqueous Lands Lease No.: SL-177/98
Date of Issuance: 9/9/98
Amended Date:
Tax Parcel No.: 3-30-7.00-24.00

SUBAQUEOUS LANDS LEASE
GRANTED TO THOMAS GRIMES TO MAINTAIN A 3 FOOT BY 50 FOOT PIER AND A 6 FOOT BY 32 FOOT DOCK IN THE HERRING BRANCH OF THE MISPILLION RIVER AT BROWN STREET, MILFORD, SUSSEX COUNTY, DELAWARE.

RETURN TO:
Thomas Grimes
4967 Ogletown-Stanton Road
Newark, DE 19713

Pursuant to the provisions of 7 Del. C. 7203, and the Department's Regulations Governing the Use of Subaqueous Lands, permission is hereby granted on this 9th day of September A.D. 1998, to maintain the above-referenced project in accordance with plans titled "Proposed Activity: Pier" dated 5/11/98, and received by this Division on 5/11/98; and application dated 4/28/98, and received by this Division on 5/11/98.

WHEREAS, the State of Delaware is the owner of ungranted subaqueous lands lying beneath the waters of the Herring Branch of the Mispillion River; and

WHEREAS, Thomas Grimes, owner of certain adjoining lands to Herring Branch of the Mispillion River has applied for permission to maintain a dock and pier; 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.

Delaware's good nature depends on you!

SL-177/98

This approval is in accordance with plans and application submitted to Department of Natural Resources and Environmental Control, a copy of which is attached hereto and made a part hereof.

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.

THIS Lease is issued subject to the following conditions:

SPECIAL CONDITIONS

1. The conditions contained herein shall be included as part of the main body of the construction contract and other ancillary documents associated with earth disturbance and any other activities directly or indirectly associated with construction or maintenance which may impact subaqueous lands associated with this project.

2. This Lease authorizes the lessee to maintain the approved structure on public subaqueous land from August 2, 1998 through August 1, 2008.

3. Pending legislative action, this leased structure could be subject to a fee. In the event the General Assembly establishes lease fees for structures over public subaqueous lands a fee will be applied to this leased structure. Lease fees established by the General Assembly shall also apply to any lease that has expired until such time as the structure is removed pursuant to a denial or revocation, or until such time as a new Lease has been issued. The approved dock and pier include 237 square feet on public subaqueous lands.

4. 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 of Natural Resources and Environmental Control.

5. Maintenance shall be conducted so as not to violate the State of Delaware Department of Natural Resources and Environmental Control, "Surface Water Quality Standards" dated February 26, 1993.

6. The leased structure shall be maintained in a manner so as not to impair water access.

7. This Lease does not authorize any repairs, additions, or modifications to the existing structures authorized herein. Such activities require separate written authorization from the Department of Natural Resources and Environmental Control.

8. All debris, excavated material, brush, rocks, and refuse incidental to maintenance of the leased structure shall be placed above the influence of surface waters.

9. The structures on/or adjacent to subaqueous lands shall be for the explicit purpose of navigable access.

GENERAL CONDITIONS

1. The project is to be undertaken in accordance with the plans submitted and attached hereto. Any activities not specifically authorized herein may require a supplemental approval from this office prior to the initiation of construction. A determination on the need for a supplemental approval will be made by this office pursuant to the lessee submitting written notification and revised plans indicating project changes to this office.

2. Representatives of the Department of Natural Resources and Environmental Control may inspect the leased structure and may collect any samples or conduct any tests that are deemed necessary.

3. This Lease does not cover the structural stability of the project units.

4. Prior to the expiration of this Lease, the lessee shall remove all structures covered under this Lease unless the Lease has been renewed in accordance with its terms.

5. Any actions, operations or installations which are considered by the Department to be contrary to the best interests of the public shall constitute reason for the discontinuance and/or removal of said action, operation or installation.

6. The lessee shall maintain any structure on public subaqueous lands in good and safe condition and will protect and save the State of Delaware harmless from any loss, cost or damage by reason of said structures.

7. The issuance of this Lease does not imply approval of any other part, phase, or portion of any overall project the lessee may be contemplating.

8. This Lease shall not be construed to grant or confer any right, title, easement, or interest in, to, or over any land belonging to the State of Delaware other than that of a tenant.

9. This Lease is subject to the terms and conditions contained in any easement, license or lease that may have been granted by the State or any political subdivision, board, commission or agency of the State in the vicinity of the leased premises.

10. This Lease and authorization are granted for the purposes as stated herein. Any other use without prior approval shall constitute reason for this Lease being revoked.

11. This Lease is not assignable or transferable without the prior written consent of the Department. Prior to the transfer of the property, it is the responsibility of the lessee to provide the new owner with a copy of the Lease or to remove all structures. Prior to property conveyance, the lessee must also notify the Department of the change in ownership.

12. The lessee shall at all times comply with all applicable laws and regulations of the Department of Natural Resources and Environmental Control.

13. The issuance of this Lease does not constitute approval for any of the activities as may be required by any other local, state or federal governmental agency.

14. Application for renewal must be submitted six (6) months prior to the expiration date of this Lease.

15. This Lease may be revoked upon violation of any of the above conditions.

#02564 #107

SL-177/98

Page 5

IN WITNESS WHEREOF, I, Thomas Grimes, have caused this instrument to be executed on this 25th day of August, 1998.

By: Thomas A Grimes
Applicant

SWORN and subscribed before me on this 25th day of August, 1998.

Mark Johnston
Notary Public

TARA L. JOHNSTON
NOTARY PUBLIC-STATE OF DELAWARE
NEW CASTLE COUNTY
MY COMMISSION EXPIRES: 7-31-99

IN WITNESS WHEREOF, I, Christophe A.G. Tulou, Secretary, Department of Natural Resources and Environmental Control, have hereunto set my hand and seal this 3rd day of September, 1998.

Nicholas J. Pregula for
By Secretary of the Department of
Natural Resources and
Environmental Control

RECORDER OF DEEDS
RICHARD H. KELL
01 FEB -9 AM 10:55
SUSSEX COUNTY
DOC. SURCHARGE PAID

Received
FEB 12 2001
ASSESSMENT DIVISION
OF SUSSEX CTY.

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, Matthew Thompson, Perns Properties LLC (Name of Applicant), hereby designate and authorize Evelyn Maurmeyer, CER, Inc. (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
Mailing Address: CER, Inc.
PO Box 674
Lewes DE 19958

Telephone #: (302) 645-9610
Fax #: (302) 645-4332
E-mail: maurmeye@udel.edu

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.

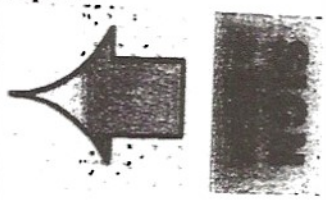
Agent's Signature — Date: 8/21/2023

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.

Matthew Thompson
Applicant's Signature — Date: 8/18/2023

Matthew Thompson
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.

Contractor's Name — Date

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.)
   Applicant proposes to remove existing docking facilities, and to construct a new 15' L x 4' W fixed pier; a 10' L x 4' W gangway/ramp, and a 6' W x 24' L floating dock
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
Dock, Pier, Lift, gangway		Width ___ ft.	Length ___ ft.	Width ___ ft.	Length ___ ft.	
Fixed pier	8±	4'	15'	4'	10'	new
Gangway	0	4'	10'	4'	10'	"
Floating dock	1±	6'	24'	6'	24'	"
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 _____

3. Approximately how wide is the waterway at this project site? 73± ft. (measured from MLW to MLW)
4. What will be the mean low water depth at the most channelward end of the mooring facility? 2± ft.
5. 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, aluminum gangway, poly (or similar) floats.
6. 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)

   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? 15 ft. to centerline

8. Describe the vessels that will be berthed at the docking facility. Please draw proposed vessel locations on plans and drawings. Kayaks/canoes (non-motorized vessels)

Make/model	Kayak	length	12'±	width	2'±	draft	<1'
Make/model	Canoe	length	14'±	width	2.5'±	draft	<1'
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.

Not required for non-motorized vessels

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? X Yes _____ No

12. Do you plan to reach the boat docking facility from your own upland property? _____ Yes X 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.

Access via elevated walkway over wetlands, see Appendix M

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 x 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? 90.53 ft.
Will any portion of the structure or any vessel be placed within 10 feet of your neighbor's property line?
_____ Yes x No
If yes, a letter of no objection from the adjacent property owner must be included with this application.

ACTIVITIES IN STATE WETLANDS

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

1. Project description and explanation of need.

   Applicant proposes to remove existing deteriorated wetland walkway and to construct a new 50' L x 3' W elevated walkway to access proposed docking facility.

2. What is area of impact for each activity in state wetlands?

   Wetlands Walkways/Other Structures:
   Length 50 ft. Width 3 ft.
   # Piles 22± Height +3 ft. over marsh

3. What is volume of fill or excavated material involved in this project?

   Fill 0 cubic yards
   Excavation 0 cubic yards

4. Map number of state wetland map where project is located: DNR # 209 (see Figure 5)

ENVIRONMENTAL SUMMARY - PLEASE SUBMIT AN EVALUATION OF IMPACT OF THE PROPOSED ACTIVITY (ATTACH ADDITIONAL SHEETS AS NEEDED): SEE ATTACHED REPORT

5. State reasons that structures cannot feasibly be located on lands other than wetlands.

6. Detail temporary and permanent changes which would be caused by the proposed project and the impact of these changes on the project area and adjacent areas.

7. Describe alternatives to the proposed action which would reduce or avoid environmental damage.

8. Describe all measures to be taken during and after the completion of the proposed project to reduce detrimental effects.

9. Describe all permanent environmental impacts which cannot be avoided.

10. Submit detailed evaluation of impact of the proposed project on the following:

a. Value of tidal ebb and flow

i. Production Value: carrying organic matter to adjacent estuaries and coastal waters which serve as breeding areas for certain animal species (especially fish and shellfish).
ii. Value as a natural protective system of absorption of storm wave energy, flood waters, and heavy rainfall, thereby decreasing flood and erosion damage.
iii. The prevention of silting in certain harbors and inlets thereby reducing dredging.
iv. Removal and recycling of inorganic nutrients.
v. Effect on the estuarine waters.

b. Habitat Value

i. Habitat for resident species of wildlife including furbearers, invertebrates, finfish.
ii. Habitat for migratory wildlife species including waterfowl, wading birds, shorebirds, shorebirds, passerines, finfish, shrimp.
iii. Rearing area, nesting area, breeding grounds for various species.
iv. Habitat for rare or endangered plants.
v. Presence of plants or animals known to be rare generally, or unique to the particular location.
vi. Presence of plants or animals near the limits of their territorial range.
vii. Presence of unique geological or wetland features.

c. Aesthetic Effect - Consideration of the aesthetic effect may include:

i. Presence of plants or animals of a high visual quality.
ii. The presence of an associated water body.
iii. Wetland type of topographic diversity.

d. Impact of Supporting Facilities

The supporting facilities to be considered include any public or private construction, whether or not the construction occurs in the wetlands, which would be required for construction or operation of the proposed wetlands activity, such as roads, sewage disposal facilities, electric lines, water supply systems, and schools. Effects shall be separately determined for the lands neighboring such facilities.

e. Effect on Neighboring Land Uses

i. The effects of the proposed wetland activity on neighboring land use are to be considered whether or not the neighboring lands are wetlands.

ii. The environmental, aesthetic and economic effects of the proposed wetlands activity on land uses neighboring the lands on which supporting facilities will be located may be considered.

f. Federal, State, Regional, County and Municipal Comprehensive Plans.

Compliance of the proposed activities with the plans of the jurisdiction in which it is proposed to take place, and its impact on the plans of other affected jurisdictions.

g. Economic Impact

Economic Impact shall include a short and long-term evaluation of the following factors to the extent the effect is directly attributable to the proposed activity:

i. Jobs created or lost and the net income effect of jobs.

ii. Increases in revenues to or increases in expenditure by State, County and local governments (e.g., increased taxes from an increased tax base and increased expenditure for maintaining supporting facilities).

iii. Increases or decreases in the value attributable to the wetland as a source of nutrients to finfish, crustacea and shellfish and as habitats of such species or other flora or fauna of significant actual or potential economic value.

iv. Increases or decreases in the value of the land as a recreational area.

v. Increases or decreases in the cost of flood control or expected flood damage which might be caused by the effect of the activity on the natural capacity of the wetland to reduce flood damage.

vi. Increases or decreases the costs of maintaining navigable harbors and waterways which would result from altering the capacity of the wetlands to absorb silt.

vii. The net economic effect, both public and private, or any contemplated supporting facilities.

viii. The net economic effect, both public and private, of the proposed activity on neighboring land uses.

August, 2023

APPENDIX M:
CONSTRUCTION IN STATE-REGULATED WETLANDS

Applicant

Perns Properties, LLC
c/o Matthew Thompson
112 N. Rehoboth Blvd.
Milford, DE 19963
(302) 228-1921
mthompson@bluehensprings.com

Site Location and Description

The project site is 5334 Brown Street, 102 Tyler Avenue, Milford, Sussex County, Delaware (Tax Map Parcel #330-7.00-24.00). See Figures 1, 2, and 3 for location maps and directions to site. The site is depicted on USGS topographic map, Milford, Delaware quadrangle (Figure 4), and is adjacent to Herring Branch, a tributary of the Mispillion River. The site is depicted on State of Delaware DNREC Wetland Map #209 (Figure 5), wetlands on site mapped M (Marsh). The site is shown on the National Wetlands Inventory Map (Figure 6). Wetlands on site are mapped **PEM1R** (palustrine emergent, persistent, seasonally flooded, freshwater tidal). See Figure 7 for aerial photograph of site, and Figure 8a for ground-level photograph of wetlands.

Proposed Project

The applicant proposes to remove the existing 3' wide x 50' long walkway/pier (authorized by SL-177/98, issued to Thomas Grimes, previous owner), and to construct a new wetland walkway, 3' in width x 50' in length, elevated +3' above the wetland surface. The walkway will provide access to a proposed 15' long x 4' wide fixed pier; a 10' long x 4' wide ramp/gangway; and a 6' wide x 24' long floating dock. New structures will be in approximately the same footprint as the old. See Figure 9 for plan view and cross-section sketches.

ENVIRONMENTAL SUMMARY

5. The project cannot feasibly be located on lands other than wetlands because the purpose of the elevated walkway is to provide access from the applicant's upland property across wetlands to proposed docking facilities in Herring Branch for recreational boating (water-dependent activity). There are no uplands directly adjacent to the waterway on the applicant's property (see Figures 5 and 6).

6. Temporary changes resulting from the project may include short-term impacts to wetlands during construction of the walkway. Work will be conducted from uplands, and will continue in a channelward direction. Equipment (mini-excavator) will be on mats to minimize wetland impacts. Permanent changes to the area include the presence of an elevated walkway in the wetland area. However, it should be noted that the existing walkway (to be removed) is not elevated (see photograph, Figure 8a). The new elevated walkway will allow sunlight to reach the wetland surface beneath it. It is anticipated that the wetland vegetation will recolonize the old walkway "footprint."

7. The proposed project has been minimized to reduce environmental impacts to the greatest extent feasible. The new walkway will be located in the same "footprint" as the old, and as stated in (6), will be elevated so that sunlight will reach the marsh surface, allowing recolonization of wetland vegetation. As stated in (5) above, there are no feasible alternatives to the proposed action that would avoid environmental impacts in wetlands. The only alternative to constructing a new walkway is to utilize the old, deteriorated walkway, which is no longer safe; or to walk across the wetlands, which is dangerous (due to the soft substrate).

8. The proposed walkway has been designed to reduce environmental impacts to the greatest extent feasible by incorporating recommendations set forth in the WSLS Docking Facilities Guidance Document (July, 2005). These include the following:

- Locating the new walkway in the same "footprint" as the old (authorized) walkway, where the length of vegetated wetlands to be crossed is only 50' (much less than the WSLS limit of 150').
- Keeping the width of the walkway at 3', to minimize shading effects.
- Elevating the walkway 3' above the wetland surface, also to minimize shading effects.

9. Permanent environmental impacts which cannot be avoided include the "footprint" of the walkway (50' x 3' = 150 sq. ft.). However, since the structure will be elevated 3' above the marsh surface to minimize shading effects, it is anticipated that wetland vegetation will recolonize beneath the new structure, as is the case for most elevated walkways.

The support pilings (a total of 22 8" diameter posts at 10'± spacing) will result in a permanent loss of less than 8 sq. ft. of vegetated wetlands. However, it should be noted that this is a very small fraction of the total wetland area on the applicant's property; therefore wetland functions (as described in the following sections) should continue undiminished.

10. Evaluation of the impacts of the proposed project on the following:

A. <u>Value of tidal ebb and flow</u>

1. The proposed project will have minimal effects on production value. The processes by which organic matter is carried to the adjacent waters (tidal ebb and flow) should not be impeded by the proposed project, as the height of the elevated structure will continue to allow tidal inundation of wetlands underlying the proposed walkway.

2. The presence of a tidal wetland buffer along Herring Branch serves as a natural protective system for absorption of storm wave energy, flood waters, and heavy rainfall (thereby decreasing flood and erosion damage). Daiber and others (1976) state that the large size of wetlands enhances their value as storm surge buffers. The width of the wetland fringe along the waterway in the vicinity of the project site will remain the same after completion of the structure, so that its function as a buffer will not be affected. The presence of vegetated intertidal wetlands will continue to attenuate wave and flood waters at the project site upon completion of the project.

3. Although there may be minor scouring at the base of the support pilings, it is not anticipated that this will lead to silting of the adjacent waterway and necessitate dredging. Based on studies of the Holland Glade marsh by Stumpf (1983), much of the entrained sediment in the wetlands area is expected to settle on the lower and upper marsh during flood tidal conditions and storm events, respectively, or become trapped by biological processes (adhesion onto stems and leaves of the vegetation; filtration by the ribbed mussel, *Geukensia demissa*). Thus, the proposed project is not likely to contribute to siltation in the waterway.

4. The proposed project will have a minimal effect on the removal and recycling of inorganic nutrients, since the elevated structure will permit natural wetlands processes (tidal ebb and flow) to continue.

5. The elevated walkway is not expected to have adverse impacts on estuarine waters. Construction materials will consist of materials approved for use in estuarine environments (salt-treated wood, galvanized hardware).

B. Habitat Value

Palustrine, freshwater tidal, seasonally flooded emergent wetlands such as those at the project site are typically dominated by grasses, rushes, sedges, and other herbaceous plants (Tiner, 1985). Daiber and others (1976) placed the project site in Zone V, Transition Marsh (see Attachment 1), where drainage patterns extend far inland and water becomes essentially fresh. Characteristics of this zone are as follows (Daiber and other, 1976):

ZONE V. Transition Marsh

Primary Flora: In general no single species dominates this zone but at the same time there is no sharp line of demarcation that separates it from the cordgrass zone or the arrow-arum-Pickerel weed zone. It occurs wherever drainage patterns extend far inland and water becomes essentially fresh.

Wetland Species:
- Salt marsh cordgrass
- Big cordgrass
- Rush (*Juncus* spp.)
- Three-Square (*Scirpus* spp.)
- Switch grass
- Groundsel bush
- High tide bush
- Marsh mallow
- Cattail (*Typha* spp.)
- Arrow-arum (*Peltrandra virginica* (L.) Kunth)
- Pickerel weed (*Pontederia cordata* L.)
- Tide marsh water hemp (*Acnida cannabina* L.)
- Reed grass
- Wild rice (*Zizania aquatica* L.)

Growth Habit: Highly variable depending on species present.

Primary Production:

	Value	Measure	Locale	Source
Typha sp.	1565	$g(dry)m^{-2}yr^{-1}$	New Jersey	Jervis, 1969
Mixed	1246	$g(dry)m^{-2}$	Maryland	Johnson, 1970
S. cynosuroides	1110	$g(dry)m^{-2}$	Blackbird	Crichton and Fornes, 1973
Z. aquatica	1547	$g(dry)m^{-2}yr^{-1}$	New Jersey	Jervis, 1964
J. gerardi	180	$g(dry)m^{-2}$	Sussex Co.	Reimold and Gallagher, 1973

Physiographic Conditions: Very wet and still affected by tidal action. Salinity low. Peat substrate giving way to mud.

Associated Waterfowl and Wildlife: Provides excellent conditions for many ducks, rails and for the muskrat for both food, nesting and shelter.

Biting Flies and Mosquitoes: Production of the salt marsh mosquito *Aedes sollicitans* and of the greenhead flies is reduced in this zone because of decreased salinities. The production of other less obnoxious mosquitoes is increased, however.

ATTACHMENT 1

The elevated walkway should not adversely affect wetland habitats once the structure is in place, as most species should be able to continue to utilize the area after project completion. The walkway should not obstruct passage for small migratory mammals, as these animals will easily be able to pass beneath the 3' high elevated walkway. Larger mammals, such as deer (if present) will be able to leap over the 3' structure. There are no known rare or endangered plants or animals, nor any unique geologic or wetlands features in the project area.

C. Aesthetic Effect

There should be minimal adverse impacts to the aesthetics of the wetlands and estuarine area as a result of the proposed project. The new walkway will be a visual improvement to the old, deteriorated structure. To the applicant, the proposed walkway will add to the aesthetics of the area by allowing him and his family to utilize the structure to enjoy the beauty of their surroundings.

D. Impact of Supporting Facilities

The walkway is for private use by the applicant, his family, and friends. No other supporting facilities (roads, sewage disposal facilities, etc.) will be constructed in association with this project.

E. Effects on Neighboring Land Uses

The walkway should not have adverse effects on neighboring land uses. Similar structures are already present in the vicinity (see aerial photograph, Figure 7).

F. Federal, State, Regional, County, and Municipal Comprehensive Plans

The project will be constructed in compliance with all federal, state, county, and local regulations.

G. Economic Impact

The proposed project will provide employment for the contractor, and will contribute to product sales for suppliers of construction material. Once the structure is completed, it will allow the applicant access to navigable waters for boating and other water-dependent activities, thereby increasing spending on boating supplies; recreational equipment (fishing/crabbing supplies); and other boating-related purchases, all of which will benefit the local economy.

References Cited

Bailey, A. R., 1997. Detecting and Monitoring *Phragmites* Invasion of Coastal Wetlands: A Comparison of Remote Sensing Techniques. Master's thesis, College of Marine Studies, University of Delaware, Newark, DE, 112 p.

Stumpf, R. P., 1983. The Process of Sedimentation on the Surface of a Salt Marsh. Estuarine, Coastal and Shelf Science, vol. 17, p. 495-508.

Tiner, R. W., Jr., 1985. Wetlands of Delaware: U.S. Fish and Wildlife Service, National Wetlands Inventory, Newton Corner, MA, and Delaware DNREC, Wetlands Section, Dover, DE, Cooperative Publication, 77 p.

WSLS Docking Facilities Guidance Document, 2005. DNREC Wetlands and Subaqueous Lands Section, Dover, DE, 8 p.

PROPOSED 50' LONG x 3' WIDE WETLAND WALKWAY; A 15' LONG x 4' WIDE PIER; A 10' LONG x 4' WIDE RAMP; AND 6' WIDE x 24' LONG DOCK

IN: Herring Branch (tributary of Mispilllion River

AT: 5334 Brown Street, Milford, Sussex County, DE 19963
Tax Map Parcel #330-7.00-24.00

APPLICANT: Perns Properties, c/o Matthew Thompson

DATE: August 15, 2023

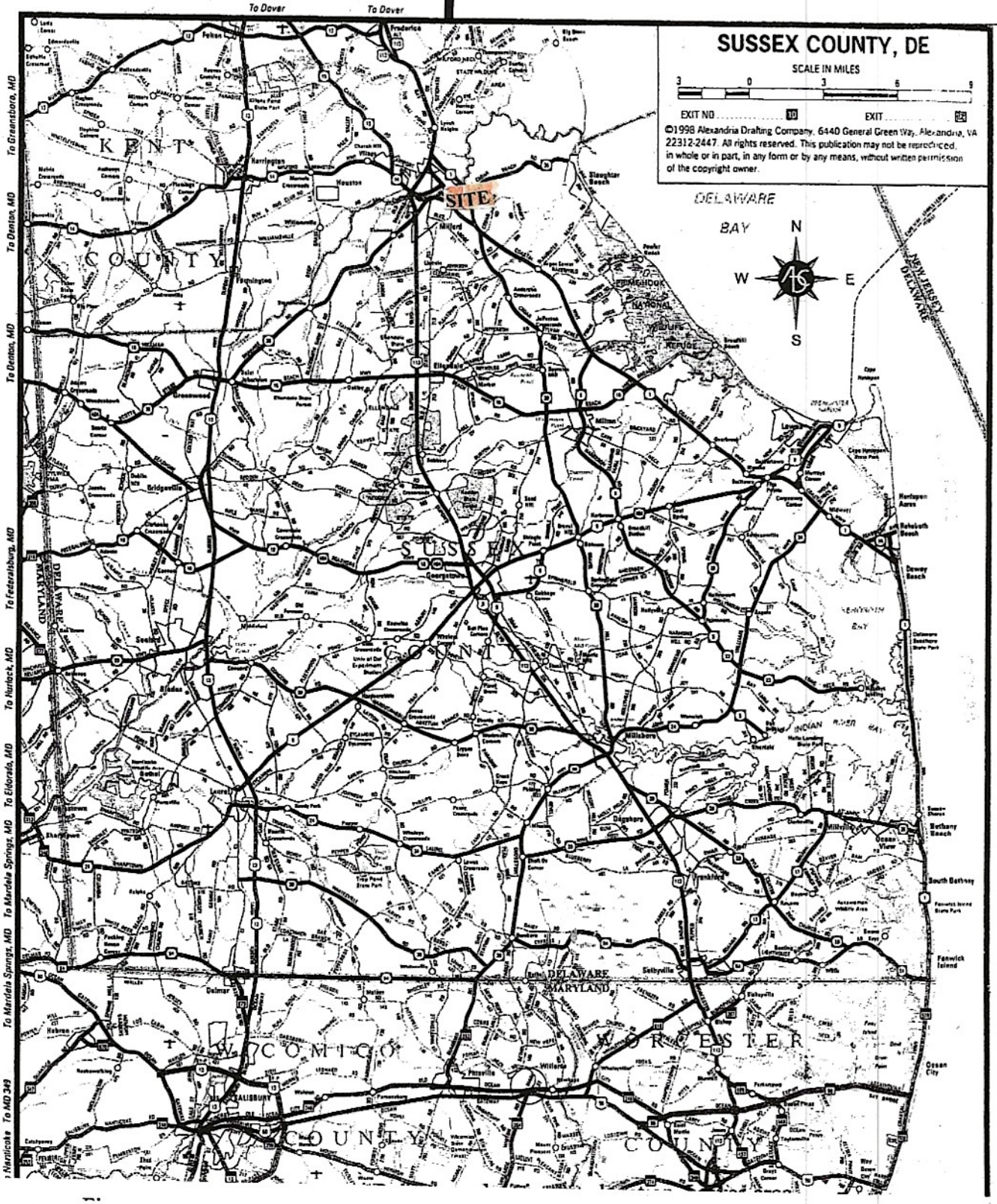


Figure 1. Map of Sussex County, Delaware showing site location, Milford.

PROPOSED 50' LONG x 3' WIDE WETLAND WALKWAY;
A 15' LONG x 4' WIDE PIER; A 10' LONG x 4' WIDE RAMP;
AND 6' WIDE x 24' LONG DOCK
IN: Herring Branch (tributary of Mispilllion River
AT: 5334 Brown Street, Milford, Sussex County, DE 19963
Tax Map Parcel #330-7.00-24.00
APPLICANT: Perns Properties, c/o Matthew Thompson
DATE: August 15, 2023

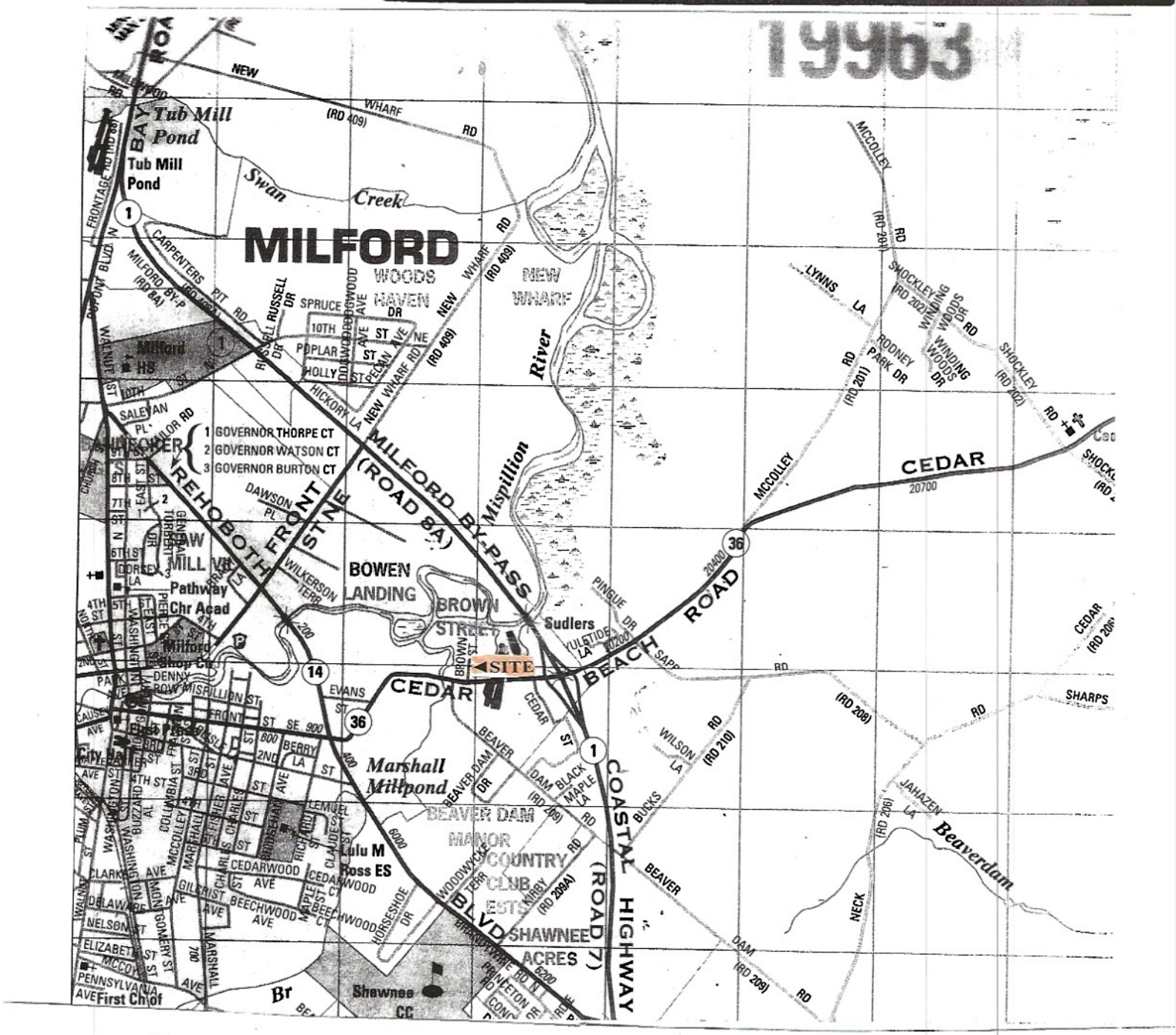


Figure 2. Map of Milford, Sussex County, Delaware, showing site location, **5334 Brown Street.** Directions to site (from Dover, DE): SR-1 southbound toward Milford; Cedar Beach Road westbound to Brown Street; right onto Brown Street, site is house on left. Also see Figure 3.

PROPOSED 50' LONG x 3' WIDE WETLAND WALKWAY;
A 15' LONG x 4' WIDE PIER; A 10' LONG x 4' WIDE RAMP;
AND 6' WIDE x 24' LONG DOCK
IN: Herring Branch (tributary of Mispilllion River
AT: 5334 Brown Street, Milford, Sussex County, DE 19963
Tax Map Parcel #330-7.00-24.00
APPLICANT: Perns Properties, c/o Matthew Thompson
DATE: August 15, 2023

Figure 3. Site location, Tax Map Parcel #30-7.00-24.00 (5334 Brown Street, Milford, Sussex County, Delaware).

PROPOSED 50' LONG x 3' WIDE WETLAND WALKWAY;
A 15' LONG x 4' WIDE PIER; A 10' LONG x 4' WIDE RAMP;
AND 6' WIDE x 24' LONG DOCK
IN: Herring Branch (tributary of Mispilllion River
AT: 5334 Brown Street, Milford, Sussex County, DE 19963
Tax Map Parcel #330-7.00-24.00
APPLICANT: Perns Properties, c/o Matthew Thompson
DATE: August 15, 2023

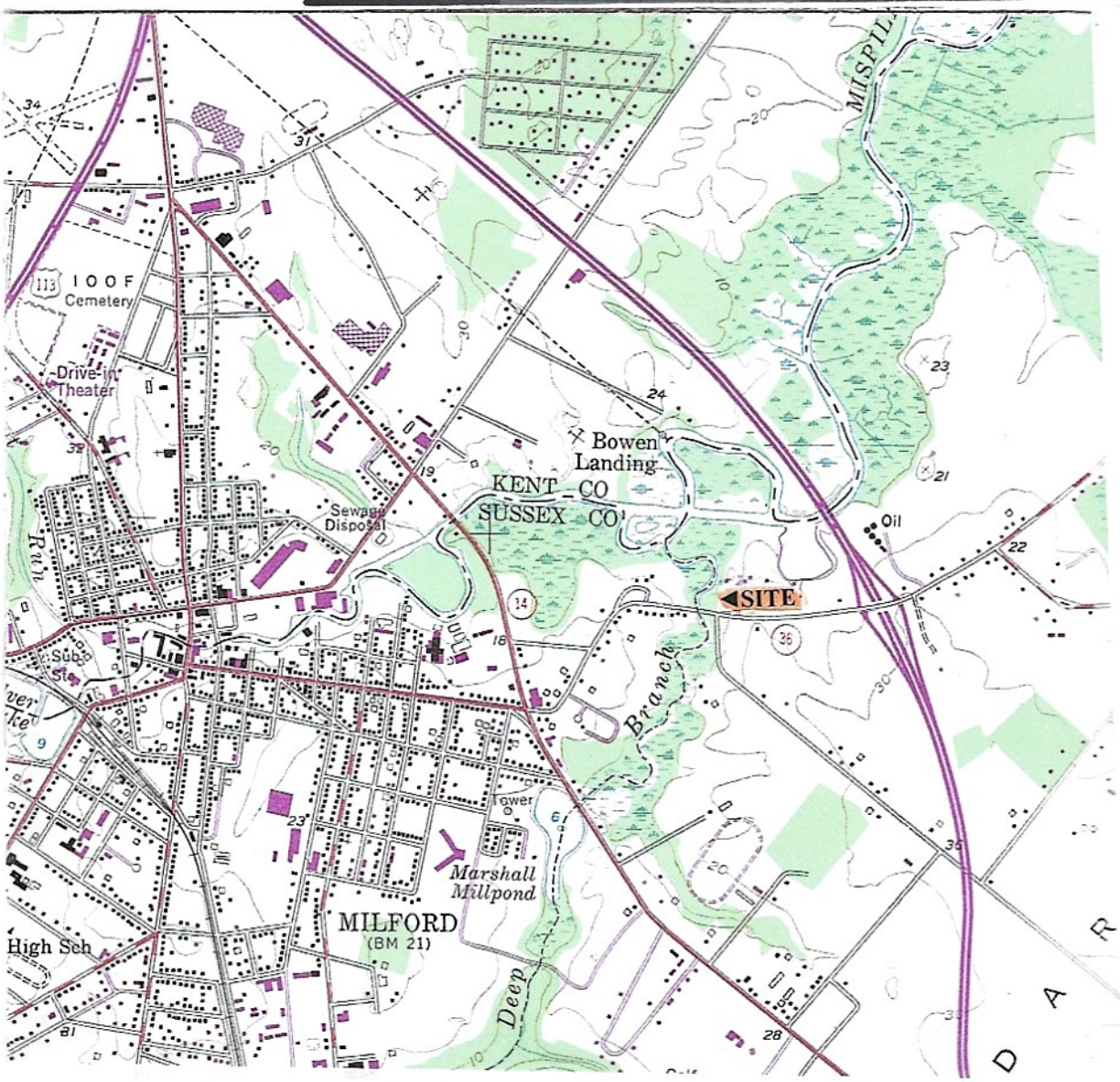


Figure 4. Site location on U.S.G.S. topographic map, Lewes, Delaware quadrangle. Site is adjacent to Deep Branch/Herring Branch, a tributary of the Mispillion River. Scale: 1" = 2,000'

PROPOSED 50' LONG x 3' WIDE WETLAND WALKWAY;
A 15' LONG x 4' WIDE PIER; A 10' LONG x 4' WIDE RAMP;
AND 6' WIDE x 24' LONG DOCK
IN: Herring Branch (tributary of Mispilllion River
AT: 5334 Brown Street, Milford, Sussex County, DE 19963
Tax Map Parcel #330-7.00-24.00
APPLICANT: Perns Properties, c/o Matthew Thompson
DATE: August 15, 2023

Figure 5. Site location on State of Delaware DNREC Wetlands Map #209 (1988 photobase). Project site is mapped M (marsh) and W (water).

PROPOSED 50' LONG x 3' WIDE WETLAND WALKWAY;
A 15' LONG x 4' WIDE PIER; A 10' LONG x 4' WIDE RAMP;
AND 6' WIDE x 24' LONG DOCK
IN: Herring Branch (tributary of Mispilllion River
AT: 5334 Brown Street, Milford, Sussex County, DE 19963
Tax Map Parcel #330-7.00-24.00
APPLICANT: Perns Properties, c/o Matthew Thompson
DATE: August 15, 2023

Figure 6. Site location on National Wetlands Inventory Map. Wetlands on site are mapped PEM1R (palustrine emergent, persistent, seasonally flooded, freshwater tidal).

PROPOSED 50' LONG x 3' WIDE WETLAND WALKWAY;
A 15' LONG x 4' WIDE PIER; A 10' LONG x 4' WIDE RAMP;
AND 6' WIDE x 24' LONG DOCK
IN: Herring Branch (tributary of Mispilllion River
AT: 5334 Brown Street, Milford, Sussex County, DE 19963
Tax Map Parcel #330-7.00-24.00
APPLICANT: Perns Properties, c/o Matthew Thompson
DATE: August 15, 2023

Figure 7. Aerial photograph of site, 5334 Brown Street, Milford, Sussex County, Delaware, adjacent to Herring Branch (tributary of the Mispillion River). MLW width of waterway at project site = 75'±. Applicant proposes to remove existing structures, and construct a new wetland walkway, 50' long x 3' wide (elevated 3' above the marsh surface); a 15' long x 4' wide fixed pier; a 10' long x 4' wide ramp/gangway; and a 6' wide x 24' long floating dock. New structure will be in approximately the same footprint as the old. See Figure 9 for plan view and cross-section sketches.

PROPOSED 50' LONG x 3' WIDE WETLAND WALKWAY; A 15' LONG x 4' WIDE PIER; A 10' LONG x 4' WIDE RAMP; AND 6' WIDE x 24' LONG DOCK
IN: Herring Branch (tributary of Mispilllion River
AT: 5334 Brown Street, Milford, Sussex County, DE 19963
Tax Map Parcel #330-7.00-24.00
APPLICANT: Perns Properties, c/o Matthew Thompson
DATE: August 15, 2023

Figure 8a. Photograph of site, 5334 Brown Street, Milford, Sussex County, Delaware, showing wetlands adjacent to Herring Branch (tributary of the Mispillion River). Wetlands mapped marsh on DNREC Wetlands Map #209 (Figure 5), and palustrine emergent, persistent, seasonally flooded, freshwater tidal on the National Wetlands Inventory Map (Figure 6).

PROPOSED 50' LONG x 3' WIDE WETLAND WALKWAY;
A 15' LONG x 4' WIDE PIER; A 10' LONG x 4' WIDE RAMP;
AND 6' WIDE x 24' LONG DOCK
IN: Herring Branch (tributary of Mispilllion River
AT: 5334 Brown Street, Milford, Sussex County, DE 19963
Tax Map Parcel #330-7.00-24.00
APPLICANT: Perns Properties, c/o Matthew Thompson
DATE: August 15, 2023

Figure 8b. Photograph of site, 5334 Brown Street, Milford, Sussex County, Delaware, adjacent to Herring Branch (tributary of the Mispillion River) showing existing docking facility, 3 foot by 50 foot walkway/pier and a 6 foot by 32 foot dock, authorized by SL-177/98 (issued to Thomas Grimes). Applicant proposes to remove existing structures, and construct a new wetland walkway, 50' long x 3' wide (elevated 3' above the marsh surface); a 15' long x 4' wide fixed pier; a 10' long x 4' wide ramp/gangway; and a 6' wide x 24' long floating dock. New structure will be in approximately the same footprint as the old. See Figure 9 for plan view and cross-section sketches.

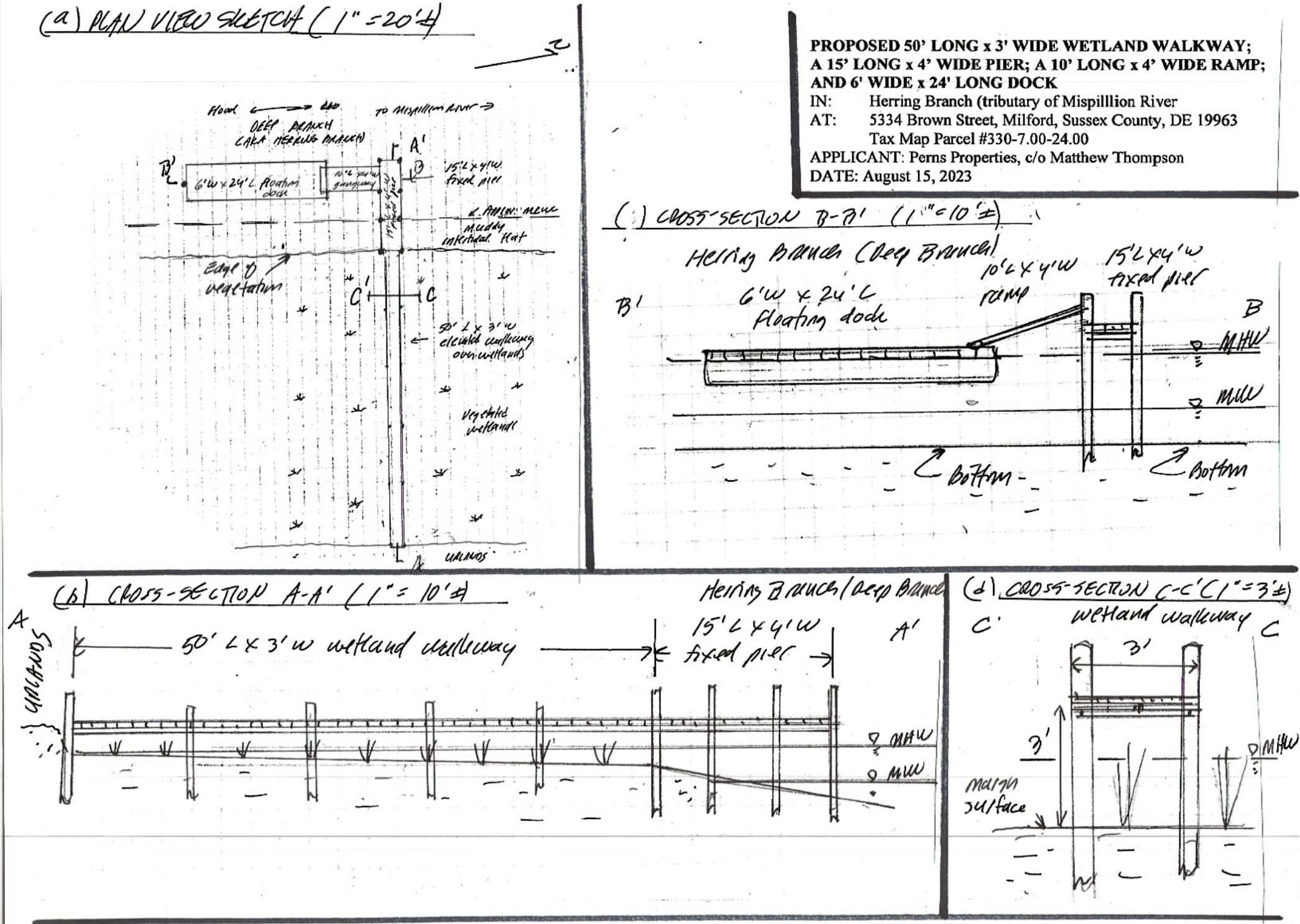


Figure 9. Plan view and cross-section sketches of proposed project. Sketches for permit application purposes only.

Electronically Recorded Document# 201900003[illegible]9 BK: 5127 PG: 349
Recorder of Deeds, Scott Dailey On 9/27/2019 a[illegible]:50:35 AM Sussex County, DE
Consideration: $55,250.00 County/Town: $828.75 State: $1,381.25 Total: $2,210.00
Doc Surcharge Paid Town: SUSSEX COUNTY

TAX MAP AND PARCEL #: 3-30-7.00-24.00
PREPARED BY & RETURN TO:
Moore & Rutt, PA
122 West Market Street
P.O. Box 554
Georgetown, DE 19947
File No. 31330/DNR

THIS DEED, made this 26th day of September, 2019,

- BETWEEN -

DIANE E. REMILLARD, F/K/A DIANE ELIZABETH KIRK, SUCCESSOR TRUSTEE OF THE THOMAS A. GRIMES LIVING TRUST DATED SEPTEMBER 9, 2003, of 4967 Olgetown-Stanton Road, Newark, DE 19713, party of the first part,

- AND -

PERNS PROPERTIES, LLC, of 112 N. Rehoboth Blvd, Milford, DE 19963, party of the second part.

WITNESSETH: That the said party of the first part, for and in consideration of the sum of ONE AND 00/100 DOLLARS ($1.00), and other good and valuable consideration, lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby grants and conveys unto the party of the second part, and its heirs and assigns, in fee simple, the following described lands, situate, lying and being in Sussex County, State of Delaware:

ALL THAT CERTAIN Lot, piece and parcel of land, situate, lying and being in Cedar Creek Hundred, Sussex County and State of Delaware, being known and designated as **LOT 10, PART OF LOT 9 AND LOT 11, BENSON AND BRIDGEHAM SUBDIVISION,** a plot of which is of record in the Office of the Recorder of Deeds in and for Sussex County at Georgetown, Delaware, in Plot Book 2 at Page 35, and being more particularly described as follows, to wit:

COMMENCING at an iron pipe found, said pipe being the point and place of **BEGINNING** and a corner for the lands described herein and the lands now or formerly of Betty Jean Stewart and the northwesterly right of way line of Brown Street (50' wide), said pipe also

Document# 2019000036019 BK: 5127 PG: 35
Recorder of Deeds, Scott Dailey On 9/27/2019 ... 11:50:35 AM Sussex County, DE
Doc Surcharge Paid

being 235 feet plus or minus from the intersection of the westerly right of way line of Brown Street and the northerly right of way line of Cedar Beach Road, thence with the lands now or formerly of Stewart, having a bearing of North 76°30'00'' West for a distance of 177.70 feet, to a point, thence turning and running with the meanderings of Herring Branch, having a bearing of North 07°19'42'' East for a distance of 90.53 feet, to a point, thence turning and running with the lands now or formerly of William David Hopkins, having a bearing of South 76°30'00'' East for a distance of 187.43 feet, to an iron pipe found, thence with the right of way line of Brown Street, having a bearing of South 13°30'00'' West for a distance of 90.00 feet, passing over an iron pipe found at 75.00 feet, to the point and place of **BEGINNING.**
CONTAINING AREA 16,432 ±square feet or 0.377±acres as depicted on a survey prepared by Cotten Engineering, LLC, dated September 4, 2019, attached hereto and made a part hereof.

BEING the same property conveyed to Thomas A. Grimes, Trustee of the Thomas A Grimes Living Trust dated September 9, 2003 by Deed of Thomas A. Grimes dated September 9, 2003, and recorded in the Office of the Recorder of Deeds in and for Sussex County, Delaware in Deed Book 2885 at Page 164. **THE SAID** Thomas A. Grimes departed this life on or about July 10, 2013, leaving Diane Elizabeth Kirk, n/k/a Diane E. Remillard as his Successor Trustee.

SUBJECT to any and all restrictions, reservations, conditions, easements and agreements of record in the Office of the Recorder of Deeds in and for Sussex County, Delaware.

[Remainder of this page intentionally left blank]

Document# 2019000036019 BK: 5127 PG: 351
Recorder of Deeds, Scott Dailey On 9/27/2019 ... 11:50:35 AM Sussex County, DE
Doc Surcharge Paid

IN WITNESS WHEREOF, the party of the first part has hereunto set her hand and seal the day and year first above written.

Signed, Sealed and Delivered
in the presence of:

Witness

Diane E. Remillard (SEAL)
DIANE E. REMILLARD, F/K/A DIANE ELIZABETH KIRK, SUCCESSOR TRUSTEE OF THE THOMAS A. GRIMES LIVING TRUST DATED SEPTEMBER 9, 2003

STATE OF DELAWARE, COUNTY OF SUSSEX: to-wit

BE IT REMEMBERED, that on September 26, 2019, personally came before me, the subscriber, **DIANE E. REMILLARD, F/K/A DIANE ELIZABETH KIRK, SUCCESSOR TRUSTEE OF THE THOMAS A. GRIMES LIVING TRUST DATED SEPTEMBER 9, 2003**, party of the first part to this Indenture, known to me personally to be such, and acknowledged this Indenture to be her act and deed.

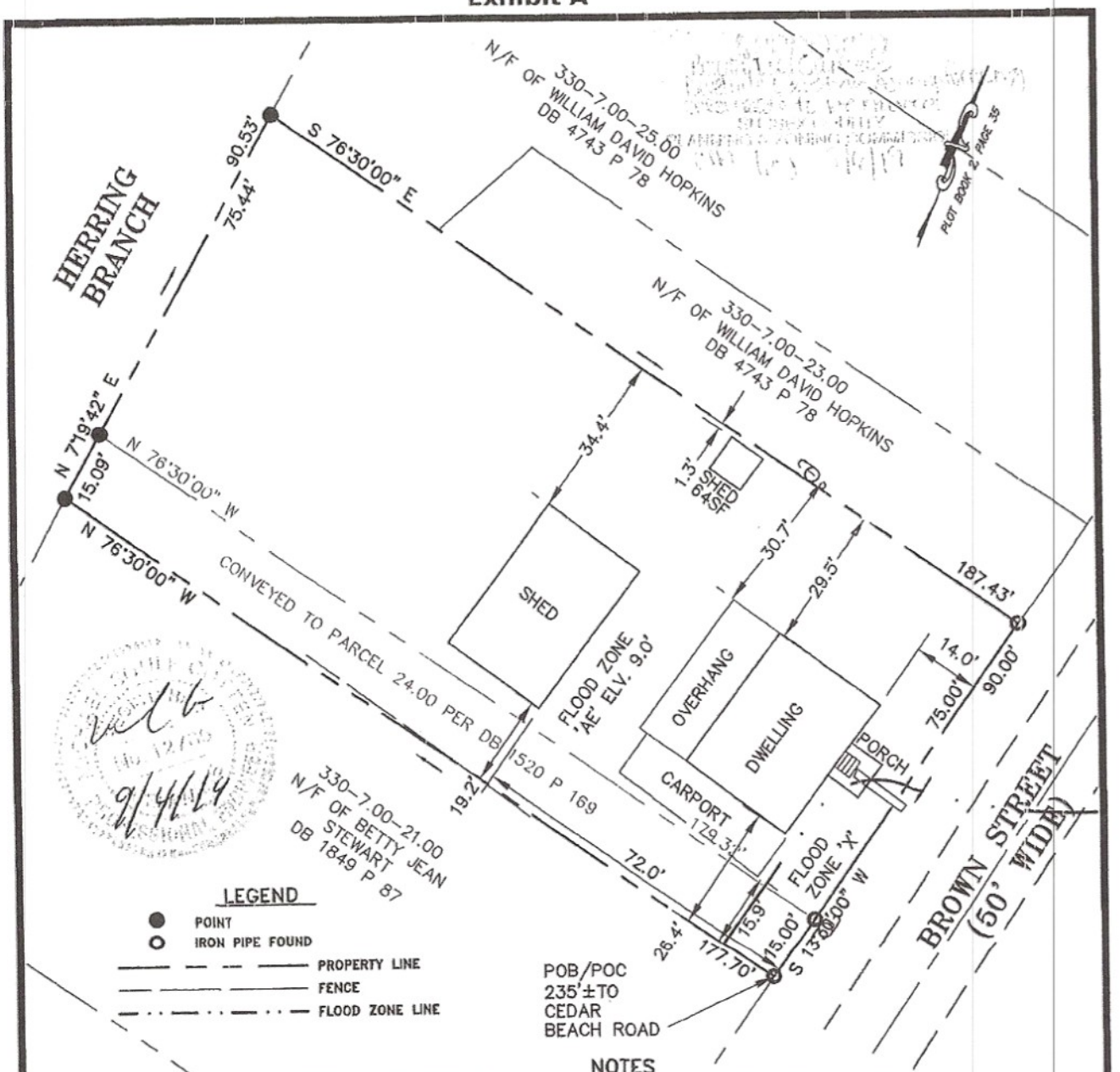
GIVEN under my Hand and Seal of Office the day and year aforesaid.

Notary Public

DAVID N. RUTT, ESQ.
NOTARY PUBLIC
STATE OF DELAWARE
My Commission Expires
Non Expiring Commission

Document# 2019000036019 BK: 5127 PG: 35?
Recorder of Deeds, Scott Dailey On 9/27/2019 ... 11:50:35 AM Sussex County, DE
Doc Surcharge Paid

Exhibit A



NOTES

1. TITLE REFERENCED TO DEED BOOK 2885, PAGE 164.
2. "SUBURBAN" SURVEY.
3. SUBJECT TO ANY AND ALL RESTRICTIONS, RESERVATIONS, CONDITIONS, EASEMENTS & AGREEMENTS OF RECORD IN THE OFFICE OF RECORDER OF DEEDS, SUSSEX COUNTY, DE. NO TITLE SEARCH WAS PROVIDED.
4. THIS LOT MAY CONTAIN STATE AND/OR FEDERAL WETLANDS – NO WETLAND DELINEATION WAS PERFORMED OR PROVIDED.
5. FLOOD ZONE LINE PER FEMA PANEL 10005C0041K, EFF. 3/16/2015

BOUNDARY SURVEY
FOR PERNS PROPERTY LLC
OF LANDS N/F OF
THOMAS A. GRIMES, TRUSTEE
LOTS 10, P/O 9 + 11,
BENSON AND BRIDGEHAM SUBDIVISION
5334 BROWN STREET
MILFORD, DE 19963
CEDAR CREEK HUNDRED
SUSSEX COUNTY, DELAWARE
TAX MAP #330-7.00-24.00
AREA: 16,432±SF / 0.377±AC

30 0 15 30
GRAPHIC SCALE
1 INCH EQUALS 30 FEET

COTTEN ENGINEERING LLC
CIVIL ENGINEERS
10087 CONCORD RD.
SEAFORD DE 19973
PHONE/FAX (302) 628-9164

DESIGNED BY: CE	REV:	JOB # 19-319
DRAWN BY: JCD	DATE: 09/04/2019	SHEET 1 OF 1
CHECKED BY: MSC	SCALE: AS-SHOWN	