Applicant's Name: Robert & Dianne Ramsey   Mailing Address: 107 Pinewater Brive   Harbeson DE 19951   Email: 100.ramsey24@gmail.com	Section I: Applicant Identification		37		
Fast   Fob. ramsey 248gmail. com   Fast   Fast   Fast   Fob. ramsey 248gmail. com   Fast   Fast   Fast   Fob. ramsey 248gmail. com   Fast	1. Applicant's Name Robert	& Dianne Ramsev	(203) 470	-6614	
Email: rob.ramsey248gmall.com  Email: rob.ramsey248gmall.com  Mailing Address: FO Box 674  Lewes DE 19958  Company Name: CER, Inc. Telephone #: (302) 645-9510  Email: malurmayaBudal.adu  Company Name: J.T. Rogers Marine Const.  Troy Messick Mailing Address: 25245 Banks Road Millsboro, DE 19966  Millsboro, DE 19966  Section 2: Project Description  4. Check those that apply: (P)New Project/Addition to existing project?  Project Purpose (attach additional pheets as necessary): Application of propose to install a depiling boat lift; to maintain/ Application propose to install a depiling boat lift; to maintain/ Application propose to install a depiling boat lift; to maintain/ Application propose to install a depiling boat lift; to maintain/ Application propose to install a depiling boat lift; to maintain/ Application propose to install a depiling boat lift; to maintain/ Application propose to install a depiling boat lift; to maintain/ Application propose to install a depiling boat lift; to maintain/ Application propose to install a depiling boat lift; to maintain/ Application propose to install a depiling boat lift; to maintain/ Application propose to install a depiling boat lift; to maintain/ Application propose to install a depiling boat lift; to maintain/ Application propose to install a depiling boat lift; to maintain/ Application propose to install a depiling boat lift; to maintain/ Application propose to install a depiling boat lift; to maintain/ Application propose to install a depiling boat lift; to maintain/ Application propose to install a depiling boat lift; to maintain/ Application propose to install a depiling boat lift; to maintain/ Application propose to install a depiling boat lift; to maintain/ Application propose to install a depiling boat lift; to maintain/ Application propose to install a depiling boat lift; to maintain/ Application propose to install a depiling boat lift; to maintain/ Application propose to install a depiling boat lift; to maintain/ Application propose to install a depiling boat	Mailing Address: 107 Pin	ewater Prive	Telephone #:	-0014	
2. Consultant's Name Evelyn Maurmeyer  Mailing Address: PO Box 674  Lewes, DE 19958  3. Contractor's Name: Troy Messick Mailing Address: 25245 Banks Road Millaboro, DE 19966  Section 2: Project Description  4. / Check those that apply:  my New Project/Addition to existing project?  5. Project Purpose (attach additional pheet has necessary) Applicants propose to Install'	Harbeso	n DE 19951		Acma III aan	
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Mailing Address:    Do Box 674		-			
Telephone #: 13021 645-9510   Telephone #: 13021 645-9510   Telephone #: 13021 645-9510   Telephone #: 13021 645-4332   Tele	2. Consultant's Name: Evelyn	Maurmeyer	Company Name: CER T	nċ	
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Last Revised on: March 28, 2017

Section 3: Project Location (Continued)
Hopkins Prong,  10. Name of waterbody at Project Location: Herring Creek waterbody is a tributary to: Rehoboth Bay
11. Is the waterbody: U Tidal U Non-tidal Waterbody width at mean low or ordinary high water 690 ±
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
A. Have you had a State Jurisdictional Determination performed on the property?  B. Has the project been reviewed in a monthly Joint Permit Processing Meeting?  *If yes, what was the date of the meeting?
16. Are there existing structures or fill at the project site in subaqueous lands?  *If yes, provide the permit and/or lease number(s): SL-119/00 (Hubert H. Plattner, lessee), first page 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 #:
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:

38795

±02545 2223



Prep:

STATE OF DELAWARE
DEPARTMENT OF NATURAL RESOURCES &
ENVIRONMENTAL CONTROL
DIVISION OF WATER RESOURCES

89 KINGS HIGHWAY DOVER, DELAWARE 19901

WETLANDS & SUBAQUEOUS LANDS SECTION TELEPHONE (302) 739-4691 FACSIMILE (302) 739-6304

Subaqueous Lands Lease: SL-119/00
Date of Issuance: 8-28-00
Construction Expiration Date: 8-28-03
Tax Parcel #: 2-34-17.00-17

SUBAQUEOUS LANDS LEASE
GRANTED TO HUBERT H. PLATTNER FOR THE CONSTRUCTION OF A 4 FOOT
BY 70 FOOT PIER IN HERRING CREEK, 107 PINEWATER DRIVE, PINEWATER
FARMS, HARBESON, SUSSEX COUNTY, DELAWARE

Ret: Hubert H. Plattner 107 Pinewater Drive Harbeson, DE 19951

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 Office day of A.D. 2000, to construct the above-referenced project in accordance with the approved plans for this Lease (2 Sheets) as approved on 8/21/00, and the application dated 4/24/00 and received by this Division on 6/29/00.

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

WHEREAS, Hubert H. Plattner, owner of certain adjoining lands to Herring Creek, has applied for permission to remove an existing floating pier and associated components and replace it with a 4 foot by 70 foot fixed 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!

				AND PARKET
		The second second		
Section 5: Signatu	ire Page			
19. Agent Authori	ization:		TO ST. SECULION ST. SEC. SEC. SEC. SEC. SEC. SEC. SEC. SEC	
If you elect to com- duly authorized ag Department.	aplete this agent authorizate the agent and addition, the agent	tion section, all future corresponds will become the primary point	ndence to the Department ma t of contact for all correspond	y be signed by the ence from the
I do not wish to au	thorize an agent to act on	my behalf. 🗆 📜		
I wish to authorize	an agent as indicated bel	ow. 🛣		
Name of Applican	nt //	hereby designate and authoriz	Thank of Tigoth	1
to act on my behal	If in the processing of this	application and to furnish any	information that is requested	by the Department
	's Name: Evelyn Ma	aurmever		
Mailing Address:	CER, Inc.	Telephone #: ( ) U	2) -645-9610	
	PO Box 674 Lewes DE 1995	Fax#: (302) (	e@udel.edu	
			1	+,
20. Agent Signati	ure			<i>z</i> ,
Agent's Signature	11000	/	Date	
21. Applicant's S	Signature:			
and that I am requ further understand appropriately cons	nat the information on this sired to inform the Depart it that the Department may sider this application. I'rection purposes during we have	Kamsey	s to the information provided on to that set forth herein if de Department representatives to	in this application emed necessary to
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## 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.

Briefly describe the project. (Attach additional sheets as necessary.)
 Applicants propose to install a new 4-piling boat lift; to maintain an existing 70' long x 4' wide pier; to authorize and maintain a
 Blassa provide numbers and dimensions as follows:12' long x 6' wide floating PWC dock.

2. Please provide Structure Type	Number of Support Pilings	Dimensions ( MHW or OHW	Channelward of	Dimensions (C MLW- n/a water)	for non-tidal	New, repair or maintain
Dock, Pier, Lift, gangway		Width ft.	Length ft.	Width ft.	Length ft.	
Pier	16±	4 '	70'	4'	70'	maintain
PWC dock	2	6'±	12'±	6'±	12'±	"/authori
Boat lift	4	13'±	13'±	13'±	13'±	new
6						
Freestanding Pilings	Number	- ,		è		
		1				

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	*1

- 3. Approximately how wide is the waterway at this project site?  $\underline{-690\pm}$  ft. (measured from MLW to MLW)
- 4. What will be the mean low water depth at the most channelward end of the mooring facility?  $2.5 \pm 1$ .
- 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, poly floating dock; aluminum/steel lift
- 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.

	the edge of any natural
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?300+ ft.
	Describe the vessels that will be berthed at the docking facility. Please draw proposed vessel locations on
8.	Destribe the vesses that will be seen as
	plans and drawings.
	Avalon Make/model pontoon length 23'0" width 8'9" draft 1.5'±
	Avalon Make/model pontoon length 23'0" width 8'9" draft 1.5'±
	William Mark 11.
	Make/model length width draft
	Make/model length width draft
	Watchinger
	Please provide a copy of the current state registration or Coast Guard Certificate of Documentation for each
9.	Please provide a copy of the current state registration of coast dual a set shade
	motorized vessel listed above.
	Attached
10	Attached  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
	. Is there currently a residence on the property? X Yes No
	. Do you plan to reach the boat docking facility from your own upland property? X Yes No If "No",
12	. Do you plan to reach the boat docking facility from your own upland property.
	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 X No.
	If yes, written permission of the underwater land owner must be provided with this application.
	If yes, written permission of the underwater land owner meet to permission of the underwater land owner.
	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
14	What is the width of the waterfront property frontage adjacent to subaqueous lands? 144± 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.
	ii laaka iarraa ar iira arakarii iira ka arakarii iira ka arakarii

## STATE OF DELAWARE

1/1

BOAT REGISTRATION CERTIFICATE

HUI-BVRSA911D323

AVALONECATALINA OL

2028

PPESSUPTION

**PROPULL**SION

HAILIMATERIAL

VESPENTONE Boat

Gasbliffe

**BUGBBERTYPE** 

EXP2024ION

OWNEBERT RAMSEY And BOAT NAME DIANNE RAMSEY

HARBESON, DE 19951 107 PINEWATER DR

LENGTH.

## EXPIRATION 2025 OPERATION Pleasure 3628<sup>8</sup> Yamaha Ex1050A-VA STATE OF DELAWARE BOAT REGISTRATION CERTIFICATE ENGINE TYPE Inboard PROPULSION Water Jet HULL MATERIAL Fiberglass OWNER BOAT NAME ROBERT TYRONE RAMSEY DL833AL NO FUEL Gasoline HARBESON, DE 19951 107 PINEWATER DR VESSEL TYPE Personal Watercraft WAMA3981C020 LENGTH 10'3"

6752

BK: 4667 PG:

PARCEL ID NO.:
2-34 17.12 17.00
PREPARED BY & RETURN TO:
Ellis & Szabo, LLP
9 North Front Street
P.O. Box 574
Georgetown, DE 19947

NO TITLE EXAMINATION PERFORMED OR REQUESTED

THIS DEED, made this 7th day of February, 2017,

- BETWEEN -

**DIANNE G. RAMSEY**, of 107 Pinewater Drive, Harbeson, Delaware 19951, party of the first part,

- AND -

<u>DIANNE G. RAMSEY AND ROBERT TYRONE RAMSEY</u>, of 107 Pinewater Drive, Harbeson, Delaware 19951, 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, their heirs and assigns, in fee simple, the following described land, situate, lying and being in Sussex County, Delaware.

ALL that certain lot, piece or parcel of land, situate, lying and being in PINEWATER FARM, Indian River Hundred, Sussex County, Delaware, fronting upon Hopkins Prong of Herring Creek, generally known as Lot Number Nine (9) and the easterly half of Lot Number Ten (10), the courses and distances of which are as follows, according to a survey and plot thereof prepared by William J. Mann, Professional Land Surveyor, entitled "CORRECT AND REVISED PLOT PLAN OF A PORTION OF PINEWATER FARM", dated October 14, 1981, recorded on the 9<sup>th</sup> day of September, 1982, in the Office of the Recorder of Deeds, in and for Sussex County, at Georgetown, Delaware, in Plot Book 26, Page 311, viz:

BEGINNING at a concrete monument of the Southwesterly side of Pinewater Drive, marking a common corner between Lots No. 8 and 9; thence by and with the common boundary line between Lots No. 8 and 9, and passing over a concrete monument at 110.0 feet, South 49 degrees 16 minutes West, 195.00 +/- feet to a point on the Northeasterly edge of Hopkins Prong of Herring Creek, marking another common corner between Lots No. 8 and 9; thence by and with the high water mark of said Creek, with a tie line North 27 degrees 46 minutes 10 seconds West 102.61 feet to a point on the edge of said Creek; thence by and with the high water mark of



5

BK = 4667 PG=

said Creek, with a further tie line North 52 degrees 10 minutes 16 seconds West, 27.83 feet to a point on a new division line of Lot No. 10; thence by and with the new division line of Lot No. 10, and passing over a concrete monument at 100.70 feet, North 42 degrees 14 minutes 16 seconds East, 161.71 +/- feet to a computed point on the Southwesterly side of Pinewater Drive; thence, by and with the curve of Pinewater Drive, as more particularly delineated on the aforementioned plot, such distance as may be required to reach the concrete monument first abovementioned, being home to the point or place of beginning, be the contents thereof what they may.

TOGETHER with all those perpetual easements and rights-of-way, to be enjoyed in common with all other present and future owners of any lots situated in PINEWATER FARM, which are more particularly described in certain DEEDS OF EASEMENTS heretofore given by Samuel M. Sloan and wife unto ALL PRESENT AND FUTURE OWNERS OF ANY LOTS SITUATE IN PINEWATER FARM DEVELOPMENT, as follows: (1) dated January 1, 1969, and now or record in the Office of the Recorder of Deeds, aforementioned, in Deed Book 640, Page 215, &c.; (2) Dated January 1, 1969, and now of record in the Office of the Recorder of Deeds, aforementioned, in Deed Book 682, Page 816, &c., all as reference thereto being had will more fully and at large appear.

BEING the same lands conveyed unto Sandra P. Naumann and Dianne G. Ramsey, by a Deed of Sandra Naumann and Dianne Ramsey, Successor Trustees of the Hubert H. Plattner Revocable Trust dated April 27, 1995, and Sandra Naumann and Dianne Ramsey, Successor Trustees of the Irma Plattner Revocable Trust dated April 27, 1995, dated February 7, 2017 and filed for record in the Office of the Recorder of Deeds, in and for Sussex County, at Georgetown, Delaware, in Deed Book 466, Page 307.

AND ALSO BEING the same lands conveyed unto Dianne G. Ramsey, by a Deed of Sandra Naumann, dated February 7, 2017 and filed for record in the Office of the Recorder of Deeds, in and for Sussex County, at Georgetown, Delaware in Deed Book 4667, Page,

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.

RECEIVED Feb 20,2017 ASSESSMENT DIVISION OF SUSSEX COUNTY BK = 4667 PG =

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:

Dianne G. Ramsey

\_(SEAL)

STATE OF DELAWARE

: SS.

COUNTY OF SUSSEX

Consideration:

.00

County ... State ... Town Total ... Received: Mary W Feb 20:2017

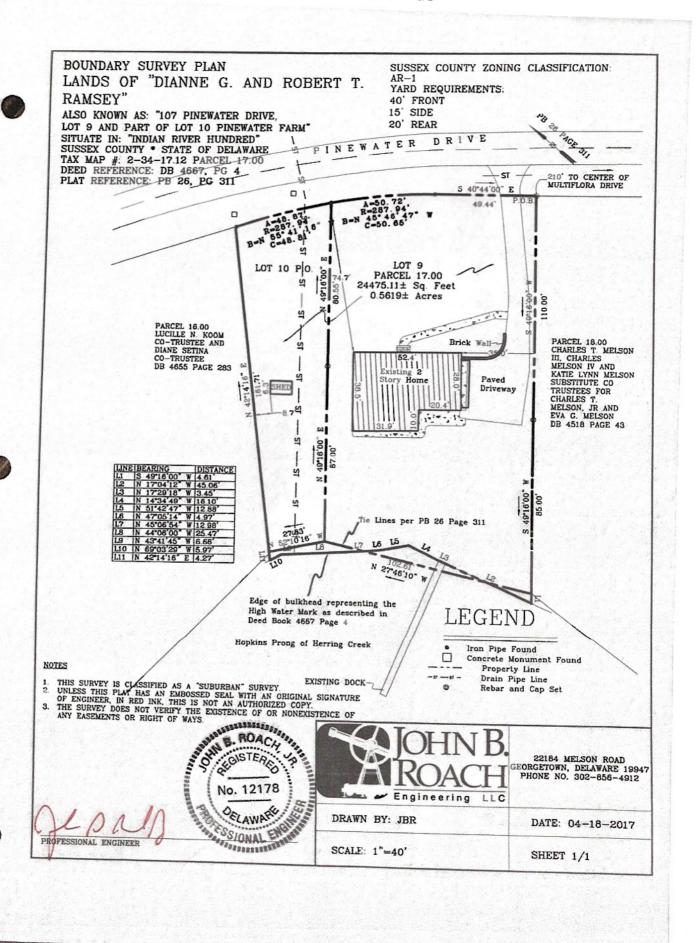
BE IT REMEMBERED, that on February 7, 2017, personally came before me, the subscriber, Dianne G. Ramsey, party of the first part to this Indenture, known to me personally to be such, and acknowledged this Indenture to be her act and deed.

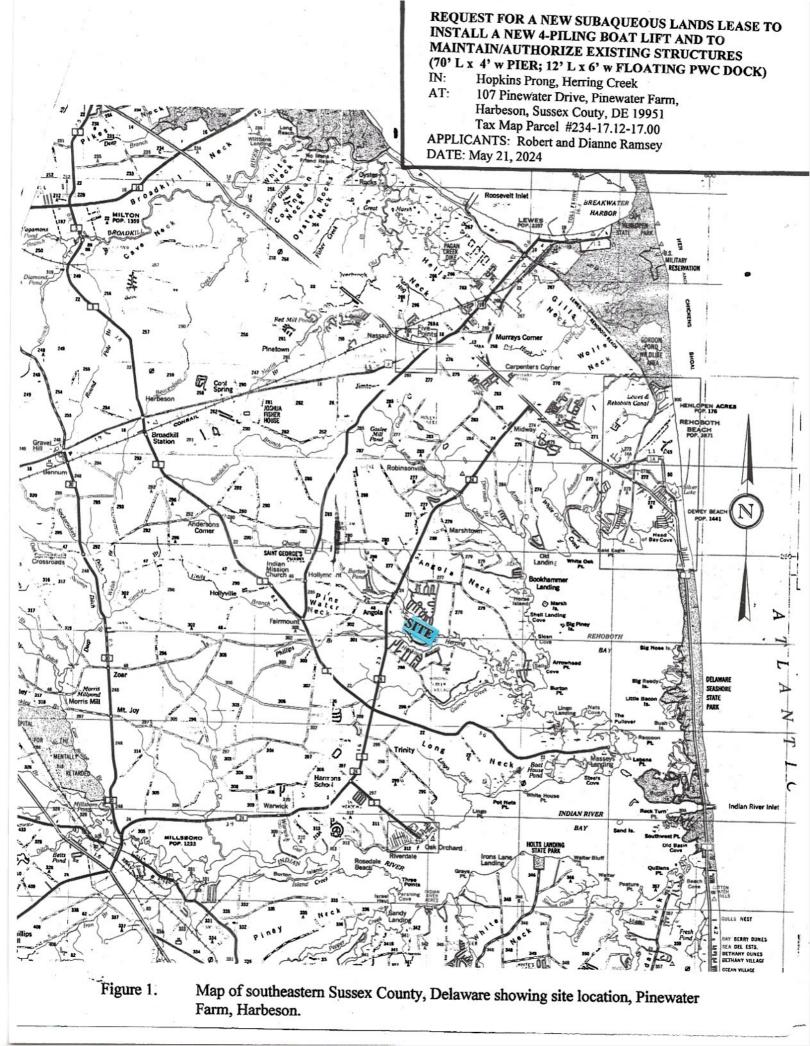
Given under my Hand and Seal of office the day and year aforesaid.

Notary Public

Cindy L. Szabo Attorney at Law and Notary Public pursuant to 29 Del. C. § 4323(a)(3)

> Recorder of Deeds Scott Dailey Feb 20:2017 10:00A Sussex County Doc. Surcharse Paid





MAINTAIN/AUTHORIZE EXISTING STRUCTURES (70' L x 4' w PIER; 12' L x 6' w FLOATING PWC DOCK) Hopkins Prong, Herring Creek 107 Pinewater Drive, Pinewater Farm, AT: Harbeson, Sussex Couty, DE 19951 Tax Map Parcel #234-17.12-17.00 APPLICANTS: Robert and Dianne Ramsey DATE: May 21, 2024 ZASHWOOD CT WATERVIEW 3 BRIDGEWAY CT E BOAT DOCK CT W Cherry 5 BOAT DOCK DRE Midway 6 BOAT DOCK CTE Bapt 7 MARINA CTW 8 MARINA DRE 9 MARINA CTE HOLLY AK STE OAK 11 ELMWOOD AVE E 12 BUTTERNUT CT 13 WOODLAND CT S 14 WOODLAND CIR ATERVIEW BO 15 KENT CT MAPLE LA NECK CHERRY PARK Shell Landing HERRING CRESH Branch WINDING

REQUEST FOR A NEW SUBAQUEOUS LANDS LEASE TO

INSTALL A NEW 4-PILING BOAT LIFT AND TO

Figure 2. Map showing site location, 107 Pinewater Drive, Pinewater Farm, Harbeson, Sussex County, Delaware. Directions to site (from Dover, DE): SR-1 southbound toward beaches; right (westbound) onto Route 24 (John J. Williams Hwy.); left (at traffic signal) onto Sloan Road; right onto Multiflora Drive to end; right onto Pinewater Drive, site is on left, house at 107 Pinewater Drive. Also see Figure 3.

5/8/24, 11:18 AM

REQUEST FOR A NEW SUBAQUEOUS LANDS LEASE TO INSTALL A NEW 4-PILING BOAT LIFT AND TO MAINTAIN/AUTHORIZE EXISTING STRUCTURES (70' L x 4' w PIER; 12' L x 6' w FLOATING PWC DOCK)

IN: Hopkins Prong, Herring Creek

AT: 107 Pinewater Drive, Pinewater Farm,

Harbeson, Sussex Couty, DE 19951

Tax Map Parcel #234-17.12-17.00

APPLICANTS: Robert and Dianne Ramsey

DATE: May 21, 2024

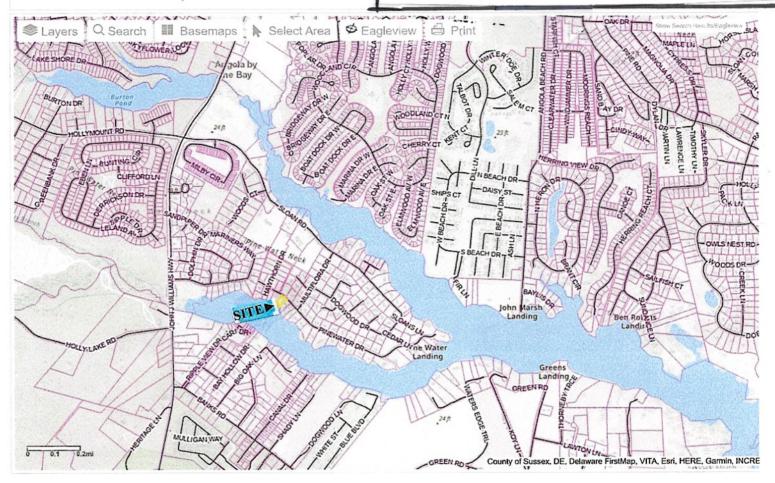


Figure 3. Site location, Tax Map Parcel #234-17.12-17.00 (107 Pinewater Drive, Pinewater Farm, Harbeson, Sussex County, Delaware). Names and addresses of adjacent property owners:

Tax Map Parcel #	Name, address of owner
#234-17.12-16.00	Michelle & Todd Watson, 109 Pinewater Drive,
	Harbeson, DE 19951
#234-17.12-18.00	Charles & Marcia Melson, 22312 Quail Drive,
	Lewes DE 19958



Scale: 1'' = 2.000'.

REQUEST FOR A NEW SUBAQUEOUS LANDS LEASE TO INSTALL A NEW 4-PILING BOAT LIFT AND TO MAINTAIN/AUTHORIZE EXISTING STRUCTURES (70' L x 4' w PIER; 12' L x 6' w FLOATING PWC DOCK)

Hopkins Prong, Herring Creek IN:

107 Pinewater Drive, Pinewater Farm, AT:

Harbeson, Sussex Couty, DE 19951 Tax Map Parcel #234-17.12-17.00



Site location on State of Delaware DNREC Wetland Map #082 (1988 photobase). Figure 5. Project site is mapped W (water). Scale: 1" = 300'.

REQUEST FOR A NEW SUBAQUEOUS LANDS LEASE TO INSTALL A NEW 4-PILING BOAT LIFT AND TO MAINTAIN/AUTHORIZE EXISTING STRUCTURES (70' L x 4' w PIER; 12' L x 6' w FLOATING PWC DOCK)

IN: Hopkins Prong, Herring Creek

107 Pinewater Drive, Pinewater Farm, AT:

Harbeson, Sussex Couty, DE 19951 Tax Map Parcel #234-17.12-17.00

APPLICANTS: Robert and Dianne Ramsey

DATE: May 21, 2024

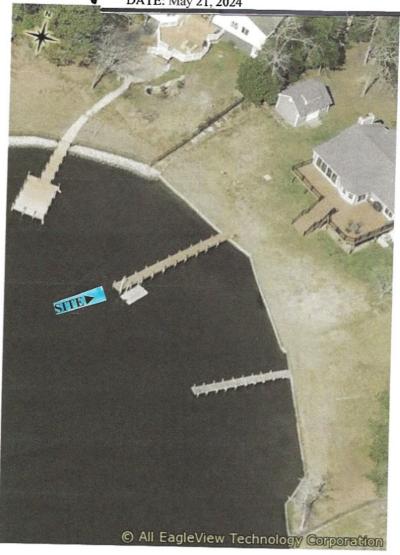


Figure 6. Aerial photo of site, 107 Pinewater Drive, Pinewater Farm, Harbeson, Sussex County, Delaware (Tax Map Parcel # Parcel #234-17.12-17.00), adjacent to Hopkins Prong, Herring Creek (tributary of Rehoboth Bay), showing existing structure, a 70' long x 4' wide pier (authorized by SL-119/00, Hubert H. Plattner, lessee). A 12'± long x 6'±wide floating PWC dock is also present.. Applicants propose to install a 4-piling boat lift; to maintain/authorize existing structures; and to have a new Subaqueous Lands Lease issued in their names. See Figure 8 for plan view and cross-section sketches.

## REQUEST FOR A NEW SUBAQUEOUS LANDS LEASE TO INSTALL A NEW 4-PILING BOAT LIFT AND TO MAINTAIN/AUTHORIZE EXISTING STRUCTURES (70' L x 4' w PIER; 12' L x 6' w FLOATING PWC DOCK)

IN: Hopkins Prong, Herring Creek

AT: 107 Pinewater Drive, Pinewater Farm,

Harbeson, Sussex Couty, DE 19951

Tax Map Parcel #234-17.12-17.00

APPLICANTS: Robert and Dianne Ramsey

DATE: May 21, 2024



Figure 7. Ground-level photographs of site 107 Pinewater Drive, Pinewater Farm, Harbeson, Sussex County, Delaware (Tax Map Parcel # Parcel #234-17.12-17.00), adjacent to Hopkins Prong, Herring Creek (tributary of Rehoboth Bay), showing existing structure, a 70' long x 4' wide pier (authorized by SL-119/00, Hubert H. Plattner, lessee). A 12'± long x 6'± wide floating PWC dock is also present. Applicants propose to install a 4-piling boat lift; to maintain/authorize existing structures; and to have a new Subaqueous Lands Lease issued in their names. See Figure 8 for plan view and cross-section sketches.

