

## Lease Renewal Application

for Structures/Fill in Public Subaqueous Lands

In order to ensure that your lease renewal application is processed in a timely manner, please be sure to provide complete, accurate, and current information for each of the questions below. Incomplete applications may be returned for additional information which will delay the renewal process. This application will be placed on public notice with a 20 day public comment period following publication. Remember that a valid lease is required to continue to maintain your structures/fill on public land. If you need assistance or have any questions about this application or the renewal process, please don't hesitate to contact the Wetlands and Subaqueous Lands Section at 302/739-9943.

1. Applicant Information (mailing address and contact information)

Name <u>5 White Oak Rd LLC</u> <u>DICKERSON FAMILY LIVING TRUST</u> <u>SCOTT E. DICKERSON ATTN</u>	Telephone <u>973-703-7818</u>
Address <u>8 S. Morris St #302</u>	
City/Zip <u>Dover, NJ 07801</u>	E:mail <u>SEDickerson@verizon.net</u>

2. Existing Authorized Structures/Fill

Please fill in the dimensions for all of your leased structures/fill (i.e. docks, piers, boatlifts, boat ramps, etc.). The dimensions identified below should describe the structures/fill as they exist today. If the list below does not include your authorized structure, please identify the structure(s) in the blank space provided or on a separate page.

Object	Length	Width	Linear Object	Linear Feet	Diameter
Wetland Walkway	<u>158'6"</u>	<u>12"</u>	Bulkhead	<u>153.87</u> <u>158'6"</u>	NA
Pier	<u>39'8"</u>	<u>6'0"</u>	Rip-Rap		NA
Dock	<u>NO change to existing dock.</u>		Transmission Line		
Dock	<u>39'8"</u>	<u>6'0"</u>	Pipe Line		
Boat Ramp	<u>N/A</u>	<u>N/A</u>			
Freestanding Piles	Quantity: <u>5</u>		Boat/PWC Lifts	Quantity: <u>1</u>	

3. Please provide the distance between the point on your structure which is the farthest channelward and the nearest navigation channel, whether the channel is marked or not:

N/A feet.

4. Project Location/Address (so that we can find the property)

Street Address <u>5 White Oak Rd.</u>	
<i>(Please do not use a PO Box or Lot # unless that number is visible somewhere on the property.)</i>	
City/Zip <u>Rehoboth, DE 19971</u>	Subdivision
Waterbody	Tributary to

5. Please provide directions from the nearest State or county roads (for example, 1.3 miles north of State Route 99 on county road 999). List a permanent landmark if one is nearby.

Route 1 to Shuttle Rd to West Side Dr (Right @ circle)  
then right onto White Oak Rd.

6. Please list the name and complete mailing address of the adjacent property owners contiguous to your parcel on all sides (attach extra sheets if necessary).

Name <u>Ronald + Janette Hoffman</u>	Name <u>William + Deborah Kaplan</u>
Street Address <u>7 White Oak Rd.</u>	Street Address <u>3 White Oak Rd.</u>
City/Zip <u>Rehoboth Bch, DE 19971</u>	City/Zip <u>Rehoboth Bch, DE 19971</u>
Parcel: <u>334-19.00-59.00</u>	Parcel: <u>334-19.00-58.00</u>

7. Please describe the purpose/use of the structure. If it is a dock and/or pier, identify the number of vessels typically berthed there.

Dock for 2 vessels.

8. Please fill in your County Tax Parcel Number. If you do not know the number contact your County's Recorder of Deeds at the phone numbers provided or find the information online from your counties website. See the example, below.

Example based on the fictitious tax parcel identification number "1-51-37-00-0026-01-0000" from Sussex County:

-   -   .   -     .   -

←---district---→ ←-----map-----→ ←-----parcel-----→ ←-----unit-----→

**New Castle County:** (302) 395-7700

<http://www.nccde.org/parcelview/>

-    .   -    .  -

←district→ ←-----map page number-----→ ←-----parcel number-----→ ←-----subparcel-----→

*required* *required* *required* *if relevant*

**Kent County:** (302) 744-2300

<http://400.co.kent.de.us/PropInfo/PIMap.HTM>

.   -   -   -  -  -   .

←---map page number---→ ←-hundred-→ ←-town-→ ←block→ ←-----lot number-----→

*required* *required* *if relevant* *required* *required*

**Sussex County:** (302) 855-7600

<http://www.sussexcountyde.gov/e-service/propertytaxes/>

-   -   .   -   .   .   -

←---district---→ ←-----map-----→ ←-----parcel-----→ ←-----unit-----→

*required* *required* *required* *if relevant*

3-34 19.00 59.01

9. Applicant Signature and Certification

I hereby certify that the information on this form and the attached plans are true and accurate to the best of my knowledge. I understand that DNREC may request additional information as necessary to consider this application. I grant permission for the authorized DNREC representative(s) to enter upon the premises for the purpose of inspecting the leased structures during working hours. I will abide by all conditions of the reauthorized lease.

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Date 1/8/2024

\_\_\_\_\_  
Applicant Name (Printed or Typed)  
Scott E Dickerson

\_\_\_\_\_  
Co-Applicant Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Co-Applicant Name (Printed or Typed)

10. Agent Authorization

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

I, \_\_\_\_\_, hereby designate and authorize \_\_\_\_\_  
Applicant Name of Agent

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

\_\_\_\_\_  
Applicant Signature Date

\_\_\_\_\_  
Agent Signature Date

## **FINAL CHECKLIST**

Please include 2 copies and the original of the following items to complete your application:

1. A copy of your property deed and property survey showing all legal boundaries that abut the leased structure(s)/fill.
2. A scaled drawing of the existing structure(s)/fill location. Include the current configuration with all dimensions, piling, and other significant features. Indicate the approximate location of the mean high tide line and the mean low tide line on your drawing.
3. All pages of this renewal form, after completing and signing (be sure to include the original form with original signatures and 2 copies).
4. The application fee of \$225.00. Checks should be made payable to the State of Delaware.

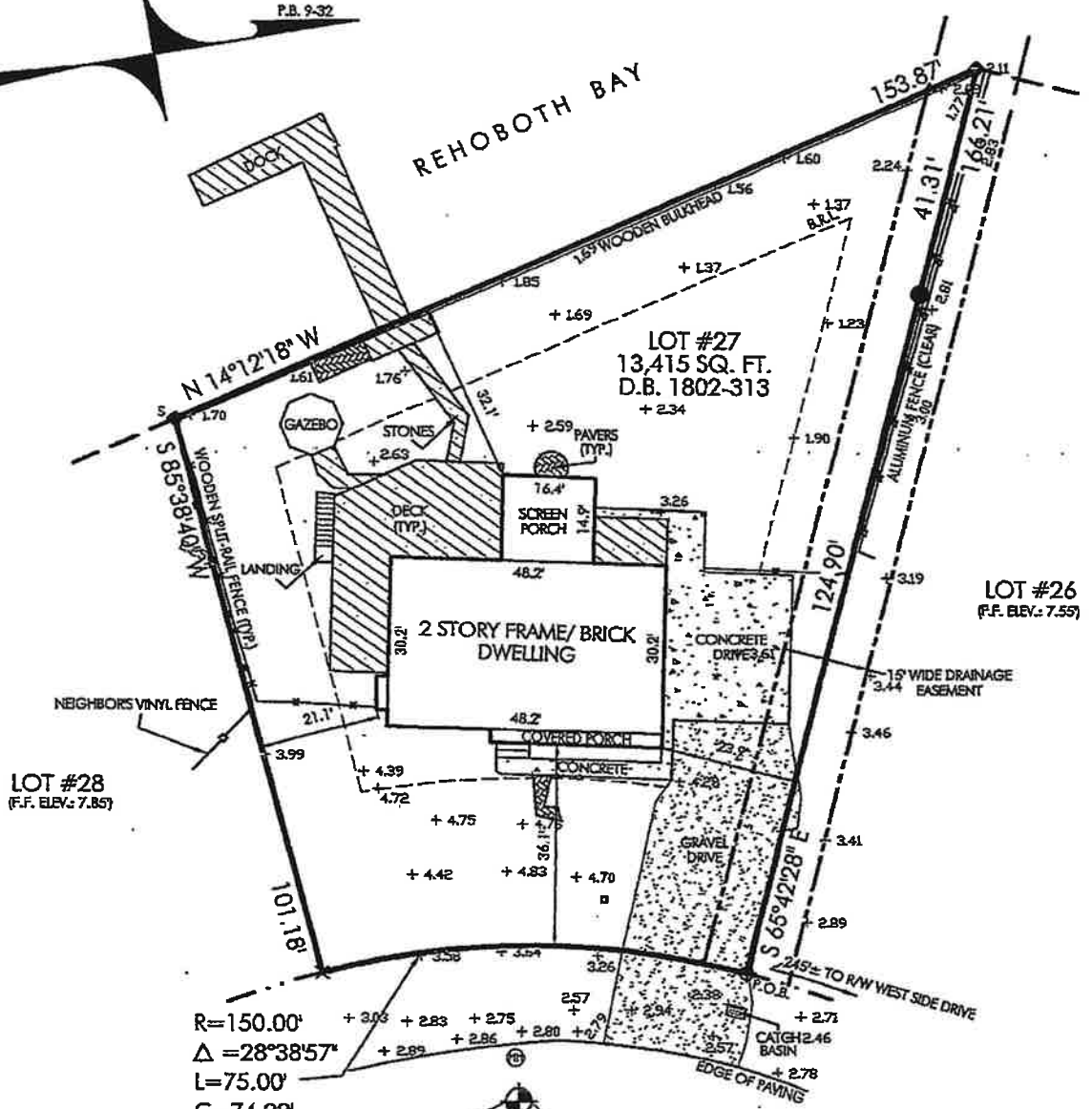
Return this application with the above information and fee to the following address:

**DNREC  
Wetlands and Subaqueous Lands Section  
89 Kings Highway  
Dover, Delaware 19901**



P.B. 9-32

REHOBOTH BAY



LOT #27  
13,415 SQ. FT.  
D.B. 1802-313

LOT #26  
(F.F. ELEV.: 7.55')

LOT #28  
(F.F. ELEV.: 7.85')

$R=150.00'$   
 $\Delta=28^{\circ}38'57''$   
 $L=75.00'$   
 $C=74.22'$   
 $BRG=S 09^{\circ}58'03'' W$

REFERENCE BENCHMARK:  
"PK" NAIL SET IN C WHITE OAK ROAD  
ELEVATION: 2.73 (NAVD 88)

WHITE OAK ROAD (50' R/W)

**LEGEND:**

- IRON PIPE (FOUND)
- ⊕ "60D" NAIL (SET)
- X X MARK IN ELECTRIC BOX (SET)
- ◆ "PK" NAIL (FOUND)
- ◆ "PK" NAIL (SET)
- ⊕ MANHOLE
- + 0.00 ELEVATION SPOT SHOT (NAVD 88)

TOPOGRAPHIC &  
BOUNDARY SURVEY PLAN FOR  
**DICKERSON LIVING TRUST**

LOT #27, BLOCK 19 OF  
"REHOBOTH BEACH YACHT & COUNTRY CLUB" SUBDIVISION  
LEWES & REHOBOTH HUNDRED SUSSEX COUNTY  
STATE OF DELAWARE  
DECEMBER 20, 2018 SCALE: 1" = 30'

**NOTES:**

\*ALL RESTRICTIONS MUST BE VERIFIED BY THE HOME OWNER, GENERAL CONTRACTOR AND/OR THE DESIGNER. PLEASE CALL SUSSEX CO. (302-855-7720) AND THE H.O.A. (MORE RESTRICTIVE SUPERSEDES).  
VERTICAL DATUM: NAVD 1988  
THIS DRAWING DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF WETLANDS, UTILITIES, RIGHT-OF-WAYS OR EASEMENTS IN REFERENCE TO OR LOCATED ON THIS PROPERTY.  
NO TITLE SEARCH PROVIDED OR STIPULATED.  
SURVEY CLASS: SUBURBAN

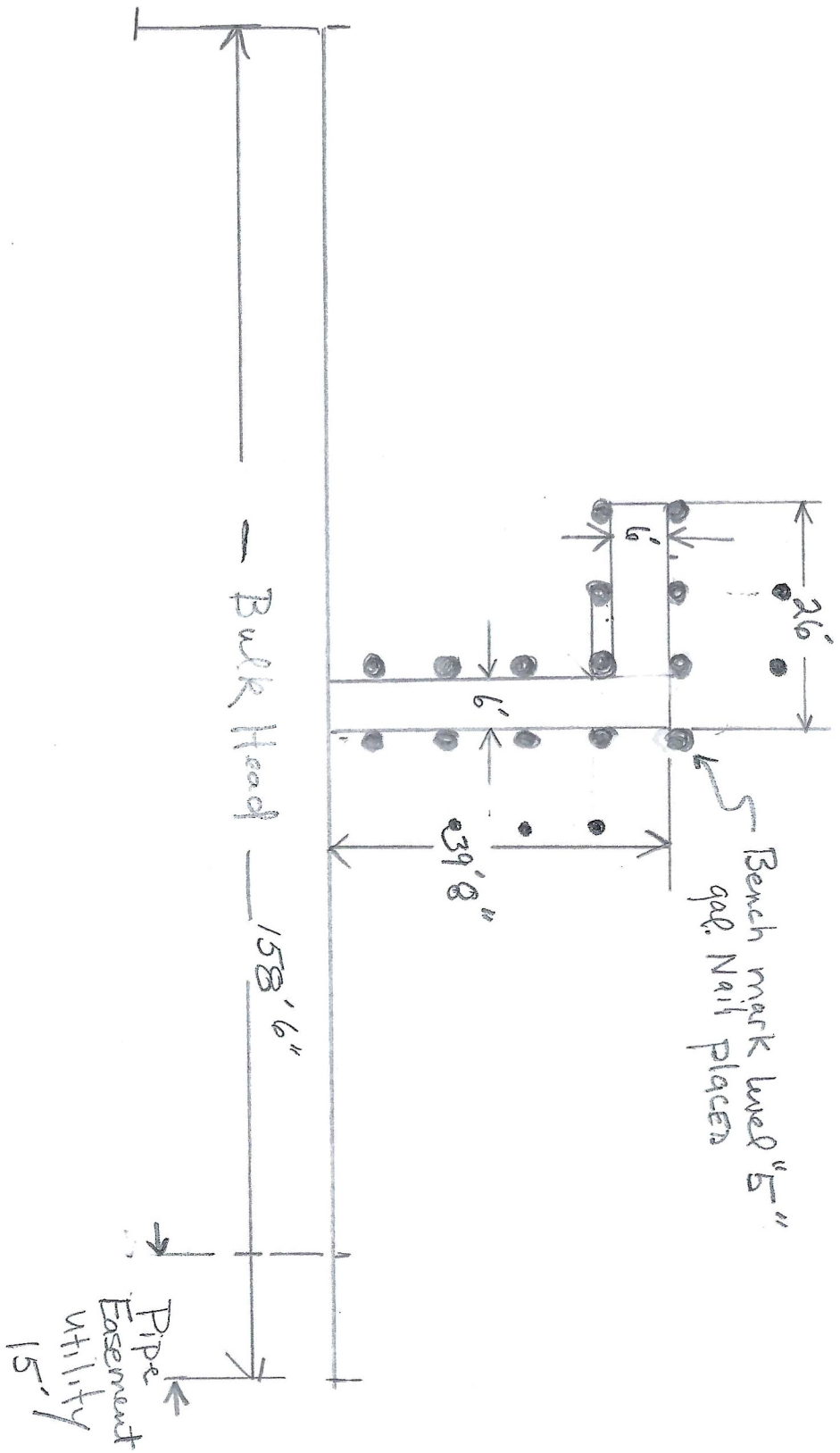
Prepared by:

**FORESIGHT** Services

Surveying & Precision Measurement

302.226.2229 phone 302.226.2239 fax 2103A Coastal Highway Dewey Beach, DE 19971

5 White Oak Road  
Rehoboth Beach, DE.



TAX MAP AND PARCEL #: 3-34 19.00  
59.01

PREPARED BY & RETURN TO:  
Hudson, Jones, Jaywork & Fisher  
309 Rehoboth Avenue  
Rehoboth Beach, DE 19971  
File No. DICKERSON-P-18/DPM

**THIS DEED**, made this        day of February, 2019,

- BETWEEN -

**ERIKA J. PAYNE**, of 6065 Pilgrams Rest Rd, Broad Run, VA 20137, party of the first part,

- AND -

**5 WHITE OAK ROAD, LLC A DELAWARE LIMITED LIABILITY COMPANY**, of 5 White Oak Road, Rehoboth Beach, DE 19971, as sole owner, parties of the second part.

**WITNESSETH:** That the said party of the first part, for and in consideration of the sum of **TEN DOLLARS (\$10.00)**, lawful money of the United States of America and other good and valuable consideration, the receipt whereof is hereby acknowledged, hereby grants and conveys unto the parties of the second part, and their 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 located in Lewes and Rehoboth Hundred, Sussex County, Delaware, lying to the southwest of Rehoboth, Delaware, being known and designated as Lot No. 27 in Block No. 19 as shown on a plot of the lands of "Rehoboth Beach Yacht & Country Club", said plot being of record in the Office of the Recorder of Deeds, at Georgetown, Delaware, in Plot Book 5, Page 32, and also shown on a revised Plot in Plot Book 9, Page 32, prepared by Wingate & Eschenbach, Inc., more particularly described according to survey by Wingate & Eschenbach, dated December 1, 1986, as follows, to wit:

**BEGINNING** at a pipe on the westerly right-of-way line of White Oak Road, said pipe marking a common corner for this lot, the westerly right of way line of White Oak Road, and Lot No. 26; thence, by and with Lot No. 26, North 65 degrees 42 minutes 28 seconds West, 166.21 feet to a PK Nail set in a Wood Bulkhead along White Oak Creek, said point marking a common

corner for this Lot and Lot 26; thence, turning and running in a southerly direction by and with the aforesaid Wood Bulkhead to a PK Nail set in the aforesaid Wood Bulkhead, said point marking a common corner for this Lot and Lot 28; thence by and with Lot 28, South 85 degrees 38 minutes 40 seconds West, 101.18 feet to a chisel mark on an electric transformer, said point marking a common corner for this lot, Lot No. 28, and the westerly right-of-way line of White Oak Road; thence, following the curve of White Oak Road, said curve having a radius of 150.00 feet, a delta of 28 degrees 38 minutes 52 seconds, and an arc distance of 75.00 feet, home to the point and place of beginning, be the contents what they may, with all improvements thereon.

This conveyance is made subject to all the restrictions, covenants and conditions as are contained in the Deed of Great South Beach Improvement Co. to Robert W. Tunnell, dated July 27, 1964, and of record in the Office of the Recorder of Deeds aforesaid in Deed Record Book 578, Page 408.

The conveyance is made subject to the further restrictive covenant that no telephone or electric transmission lines or poles shall be erected, maintained or permitted thereon, and such lines shall be laid below ground.

The boundary line between Lot 26 and Lot 27, Block 19, forms the centerline of a 15-foot drainage and utility easement.

**BEING** the same property conveyed to John J. Cristea and Erika J. Payne from John J. Cristea, by Deed dated September 9, 1991, and recorded in the Office of the Recorder of Deeds in and for Sussex County, Delaware on September 11, 1991, in Deed Book 1802, Page 313.

**SUBSEQUENTLY** the said John J. Cristea departed this life, on or about November 19, 2016, said property passed by operation of law unto his daughter, Erika J. Payne, sole surviving joint tenant by right of survivorship.

**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.

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:

\_\_\_\_\_ Erika J. Payne (SEAL)  
Erika J. Payne

STATE OF Virginia, COUNTY OF Fauquier: to-wit

BE IT REMEMBERED, that on February 8, 2019, personally came before me, the subscriber, Erika J. Payne, 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.



Renita H. Bland  
Notary Public

My Commission Expires: 1-31-22

Profile

Sales

Owners

Land

Agriculture

Residential

Outbuildings

Values

Permits

Sketch

Map

Documents

PARID: 334-19.00-59.01  
5 WHITE OAK ROAD LLC

5 WHITE OAK RD



1 of 1

[Return to Search Results](#)

Property Information

Property Location: 5 WHITE OAK RD  
 Unit:  
 City: REHOBOTH BEACH  
 State: DE  
 Zip: 19971  
 Class: RES-Residential  
 Use Code (LUC): RS-RESIDENTIAL SINGLE FAMILY  
 Town: 00-None  
 Tax District: 334 – LEWES REHOBOTH  
 School District: 6 - CAPE HENLOPEN  
 Fire District: 86-Rehoboth  
 Deeded Acres: .2972  
 Frontage: 78  
 Depth: 166.000  
 Irr Lot:  
 Plot Book Page: /PB  
 100% Land Value: \$19,100  
 100% Improvement Value: \$75,400  
 100% Total Value: \$94,500

Actions

-  [Printable Summary](#)
-  [Printable Version](#)

Legal

Legal Description REH.BCH YACHT CC  
LOT 27 BLK 19 W/IMP

Owners

Owner	Co-owner	Address	City	State	Zip
5 WHITE OAK ROAD LLC	%SCOTT DICKERSON	8 S MORRIS ST STE 302	DOVER	NJ	07801

Sussex County  
 Administrative Office Building  
 119 Cox 509, 2 The Circle  
 Georgetown, DE 19847

Contact Us  
 Phone: (302) 555-7824  
 Fax: (302) 555-7820  
 Email: [assessment@sussexcountyde.gov](mailto:assessment@sussexcountyde.gov)  
 Hours: Monday-Friday 8:30am-4:30pm

Location [Google Map](#)

[Search Disclaimer](#)

**Property Information**

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Unit:  
City: REHOBOTH BEACH  
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Town: 00-None  
Tax District: 334 – LEWES REHOBOTH  
School District: 6 - CAPE HENLOPEN  
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Frontage: 78  
Depth: 166.000  
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Plot Book Page: /PB  
  
100% Land Value: \$19,100  
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**Legal**

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Legal Description: REH.BCH YACHT CC  
LOT 27 BLK 19 W/IMP

**Owners**

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Owner	Co-owner	Address	City	State	Zip
5 WHITE OAK ROAD LLC	%SCOTT DICKERSON	8 S MORRIS ST STE 302	DOVER	NJ	07801

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Unit:	
City:	REHOBOTH BEACH
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Class:	RES-Residential
Use Code (LUC):	RS-RESIDENTIAL SINGLE FAMILY
Town:	00-None
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Fire District:	86-Rehoboth
Deeded Acres:	.2972
Frontage:	78
Depth:	166.000
Inr Lot:	
Plot Book Page:	/PB
100% Land Value:	\$19,100
100% Improvement Value:	\$75,400
100% Total Value:	\$94,500

**Legal**

Legal Description	REH.BCH YACHT CC LOT 27 BLK 19 W/IMP
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**Owners**

Owner	Co-owner	Address	City	State	Zip
5 WHITE OAK ROAD LLC	%SCOTT DICKERSON	8 S MORRIS ST STE 302	DOVER	NJ	07801

**Sales**

Sale Date	Book/Page	Sale Price	Stamp Value	Parcels Sold	Grantee/Buyer
03/13/2019	5027/48	\$888,500.00			5 WHITE OAK ROAD LLC
07/08/1988	1802/313	\$1.00	\$7,700.00	0	
12/08/1986	/	\$1.00	\$6,500.00	0	

**Owner History**

Tax Year:	Owner:	Co-owner	Address:	City:	State:	Zip:	Deed Book/Page:
2023	5 WHITE OAK ROAD LLC	%SCOTT DICKERSON	8 S MORRIS ST STE 302	DOVER	NJ	07801	5027/48
2022	5 WHITE OAK ROAD LLC	%SCOTT DICKERSON	8 S MORRIS ST STE 302	DOVER	NJ	07801	5027/48
2022	5 WHITE OAK ROAD LLC	%SCOTT DICKERSON	25-27 DICKERSON ST STE 201	DOVER	NJ	07801	5027/48
2021	5 WHITE OAK ROAD LLC	%SCOTT DICKERSON	25-27 DICKERSON ST STE 201	DOVER	NJ	07801	5027/48
2020	5 WHITE OAK ROAD LLC	%SCOTT DICKERSON	25-27 DICKERSON ST STE 201	DOVER	NJ	07801	5027/48
2019	5 WHITE OAK ROAD LLC	%SCOTT DICKERSON	25-27 DICKERSON ST STE 201	DOVER	NJ	07801	5027/48
2019	5 WHITE OAK ROAD LLC		5 WHITE OAK RD	REHOBOTH BEACH	DE	19971	5027/48
2018	5 WHITE OAK ROAD LLC		5 WHITE OAK RD	REHOBOTH BEACH	DE	19971	5027/48
2018	PAYNE ERIKA JANE		6065 PILGRIMS REST RD	BROAD RUN	VA	20137	1802/313
2018	PAYNE ERIKA		6065 PILGRIMS REST ROAD	BROAD RUN	VA	20137	1802/313
2017	PAYNE ERIKA		6065 PILGRIMS REST ROAD	BROAD RUN	VA	20137	1802/313
2017	PAYNE ERIKA		6065 PILGRIMS REST ROAD	BROAD RUN	VA	20137	1802/313
2017	PAYNE ERIKA		6065 PILGRIMS REST ROAD	BROAD RUN	VA	20137	1802/313
2017	PAYNE ERIKA		6065 PILGRIMS REST ROAD	BROAD RUN	VA	20137	1802/313
2013	CRISTEA JOHN J		ERIKA J PAYNE 5 WHITE OAK RD	REHOBOTH BEACH	DE	19971	1802/313
1900	BESSION WALTER MARJORIE					0	1459/309
1900	BESSION WALTER MARJORIE					0	925/59

1900	CRISTEA JOHN ERIKA PAYNE	0	1802/313
1900	CRISTEA JOHN	0	1579/66

**Land**

Line	Class	Land Use Code	Act Front	Depth	Calculated Acres	Ag
1	RES	RS	78	166	.2972	

**Land Summary**

Line	1
100% Land Value	19,100

**100% Values**

100% Land Value	100% Improv Value	100% Total Value
\$19,100	\$75,400	\$94,500

**50% Values**

50% Land Value	50% Improv Value	50% Total Value
\$9,550	\$37,700	\$47,250

**Permit Details**

Permit Date:	Permit #:	Amount:	Note 1
16-DEC-2011	74549-5	\$9,000	REP SHINGLES-REH BCH YACHT & CC LOT 27
24-APR-1996	74549-4	\$8,000	ROOM ON EXIST.DECK-REH.BCH.YACHT & C.CLUBLOT 27
05-OCT-1994	74549-3	\$1,650	GAZEBO-REHOBOTH BEACH YACHT & CC
21-JUN-1985	74549-2	\$400	DECK-REH.BCH.YACHT & C.CLUBLOT 27
19-MAY-1983	74549-1	\$650	ENCLOSED PORCH-REH.BCH.YACHT & C.CLUBLOT 27