

**Section 1: Applicant Identification**

1. Applicant's Name: Albert and Robin Ayoub Telephone #: (703) 314-5926  
 Mailing Address: 41169 Black Branch Pkwy. Fax #: \_\_\_\_\_  
Leesburg VA 20175 E-mail: albert.robinayoub@gmail.com
2. Consultant's Name: Evelyn Maurmeyer Company Name: CER, Inc.  
 Mailing Address: PO Box 674 Telephone #: (302) 645-9610  
Lewes DE 19958 Fax #: \_\_\_\_\_  
 E-mail: maurmeye@udel.edu
3. Contractor's Name: Troy Messick Company Name: J.T. Rogers Marine Const.  
 Mailing Address: 25245 Banks Road Telephone #: (302) 841-4955  
Millsboro DE 19966 Fax #: \_\_\_\_\_  
 E-mail: troymessick71@gmail.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):  
Applicants propose to repair/replace 188' bulkhead, and to  
construct a 66' long x 4' wide pier with a 6' wide x 24' long  
dock and 4-piling boat lift.

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

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

**Section 3: Project Location**

7. Project Site Address: \_\_\_\_\_ County:  N.C.  Kent  Sussex  
25 Creek Road Site owner name (if different from applicant): same  
Millsboro DE 19966 Address of site owner: \_\_\_\_\_

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

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

9. Tax Parcel ID Number: #234-24.00-68.00 Subdivision Name: Winding Creek Village

WSLS Use Only:		Permit #s: _____							
Type	SP <input type="checkbox"/>	SL <input type="checkbox"/>	SU <input type="checkbox"/>	WE <input type="checkbox"/>	WQ <input type="checkbox"/>	LA <input type="checkbox"/>	SA <input type="checkbox"/>	MP <input type="checkbox"/>	WA <input type="checkbox"/>
Corps Permit:	SPGP 18 <input type="checkbox"/> 20 <input type="checkbox"/>		Nationwide Permit #: _____	Individual Permit #: _____					
Received Date:	_____		Project Scientist: _____	Receipt #: _____					
Fee Received?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Amt: \$ _____	Receipt #: _____					
Public Notice #:	_____		Public Notice Dates: ON _____ OFF _____						

**Section 3: Project Location (Continued)**

10. Name of waterbody at Project Location: Guinea Creek waterbody is a tributary to: Rehoboth Bay

11. Is the waterbody:  Tidal  Non-tidal Waterbody width at mean low or ordinary high water 340' ±

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?  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):  
No structures in subaqueous lands

\*If no, were structures and/or fill in place prior to 1969?  Yes  No

17. Have you applied for or obtained a Federal permit from the Army Corps of Engineers?  
 No  Pending  Issued  Denied Date: \_\_\_\_\_

Type of Permit: SPGP-20 eligibility Federal Permit or ID #: \_\_\_\_\_

18. Have you applied for permits from other Sections within DNREC?  
 No  Pending  Issued  Denied Date: \_\_\_\_\_ Permit or ID #: \_\_\_\_\_

Type of permit (circle all that apply): Septic Well NPDES Storm Water

Other: \_\_\_\_\_



## Section 5: Signature Page

## 19. Agent Authorization:

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

I do not wish to authorize an agent to act on my behalf.

I wish to authorize an agent as indicated below.

I, ALBERT N. AYOUB, hereby designate and authorize Evelyn Maurmeyer, CER, Inc.  
Name of Applicant Name of Agent

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

Authorized Agent's Name: Evelyn Maurmeyer

Mailing Address: CER, Inc. Telephone #: (302) 645-9610  
PO Box 674 Fax #: \_\_\_\_\_  
Lewes DE 19958 E-mail: maurmeyer@udel.edu

## 20. Agent Signature

I hereby certify that the information on this form and on the attached plans is true and accurate to the best of my knowledge. I further understand that the Department may request information in addition to that set forth herein if deemed necessary to appropriately consider this application.

Agent's Signature

Date

## 21. Applicant's Signature:

I hereby certify that the information on this form and on the attached plans is true and accurate to the best of my knowledge and that I am required to inform the Department of any changes or updates to the information provided in this application. I further understand that the Department may request information in addition to that set forth herein if deemed necessary to appropriately consider this application. I grant permission to authorized Department representatives to enter upon the premises for inspection purposes during working hours.

Applicant's Signature

Date

Print Name

## 22. Contractor's Signature:

I hereby certify that the information on this form and on the attached plans is true and accurate to the best of my knowledge, and that I am required to inform the Department of any changes or updates to the information provided in this application. I further understand that the Department may request information in addition to that set forth herein if deemed necessary to appropriately consider this application.

Contractor Name

Date

**SIGN  
& DATE**

**BOAT DOCKING FACILITIES**

Any boat docking facility for more than four (4) vessels is considered a marina facility (see definitions and explanations section) and requires the applicant to complete Appendices N and O, and make application to the U. S. Army Corps of Engineers for approval.

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

1. Briefly describe the project. (Attach additional sheets as necessary.)

Applicants propose to construct a 66' long x 4' wide pier, a 24' long x 6' wide dock, and a 4-piling boat lift.

2. Please provide numbers and dimensions as follows:

Structure Type	Number of Support Pilings	Dimensions (Channelward of MHW or OHW)		Dimensions (Channelward of MLW- n/a for non-tidal water)		New, repair or maintain
		Width _____ ft.	Length _____ ft.	Width _____ ft.	Length _____ ft.	
Dock, Pier, Lift, gangway						
Pier	24±	4'	66'	4'	66'	new
Dock	8±	6'	24'	6'	24'	"
Boat lift	4	12'	12'6"	12'	12'6"	"
Freestanding Pilings	Number					

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? 340± 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± 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, galvanized hardware; steel/aluminum 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.



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? 100 ft. ±

8. Describe the vessels that will be berthed at the docking facility. Please draw proposed vessel locations on plans and drawings.

	Bennington			
Make/model	pontoon	length	22'	width
				8' 6" ±
				draft
				2 ±'
Make/model		length		width
				draft
Make/model		length		width
				draft

9. Please provide a copy of the current state registration or Coast Guard Certificate of Documentation for each motorized vessel listed above.

Attached

10. Give the number and type of each Marine Sanitation Device (e.g. MSD III, Portable toilet) that will be used on vessels to be docked at the facility.

none

11. Is there currently a residence on the property?  Yes  No

12. Do you plan to reach the boat docking facility from your own upland property?  Yes  No If "No", explain your proposed means of access and provide documentation of easement or documentation authorizing access if you intend to cross someone else's property.

13. Will any portion of the structure be located in privately owned underwater land (such as a pond or lagoon) owned by someone other than the applicant?  Yes  No.

If yes, written permission of the underwater land owner must be provided with this application.

14. What is the width of the waterfront property frontage adjacent to subaqueous lands? 183' ± ft.

Will any portion of the structure or any vessel be placed within 10 feet of your neighbor's property line?

Yes  No

If yes, a letter of no objection from the adjacent property owner must be included with this application.



**NOTICE:**

Please do not utilize the browsers BACK button while on the Boat Registration Page. Utilize the Navigation at the bottom of the page.

**Boat(s) Found**

Use the Actions Section per boat

---

Hull Number Renewal: ETWH5331G920

Boat DL Number: DL3610AM

Owner(s): ALBERT AYOUB Single

Vessel Name: None Provided

Make & Model: BENNINGTON

Vessel Type: Pontoon Boat

Year Built: 2020

Vessel Class: Class 1

Vessel Length(ft): 22

Vessel Length(in): 4

Hull Material: Aluminum

Propulsion Type: Propeller

Primary Use: Pleasure

Engine Type: Outboard

Fuel: Gasoline

Previous Owner

Name(s):

Previous Registration:

Current Term: 3 Years

Issued Date: 12/13/24

Expiration Date: 12/31/27

Current Registration  
Status: Active

Status Indicator:

Order Duplicate Decal:

Order Duplicate Card:

**BULKHEADS  
REPAIR/REPLACE**

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

1. Will the project be considered new construction or repair and replacement of an existing and currently serviceable bulkhead?
  - New Construction
  - Repair and Replacement

If repair and replacement, attach photos of entire length of project.  
See Figure 6 for aerial and Figure 7 for ground level
1. What is the current condition of the shoreline at the site of the proposed bulkhead?
 

Grassy (vacant) uplands
2. Please attach an analysis of all alternatives to bulkheading as a shoreline stabilization method for this project. Please examine options using vegetation and/or non-vertical walled structures. Include a justification of need, based on the extent of erosion and the rate of erosion. This application will not be reviewed if this answer is not completed.
 

Not required for repair/replacement
3. If this is a repair or replacement,
  - Do you intend to step out in front of existing bulkhead?  Yes  No
  - Is the current bulkhead creosote?  Yes  No
  - Will the new bulkhead be placed on or off the applicant's property?  
 On  Off Please indicate property lines on attached plans as well as MHW/MLW.
4. How many linear feet of shoreline are to be bulkheaded? 188± ft.
5. What will be the overall length of the bulkhead (including return walls)? 188± ft.
6. How many ends of the bulkhead will be tied into existing bulkheads which are in good repair?
 

None  One  Two
7. Will the return walls be protected from out flanking with rip-rap?
 

Yes  No If your answer is "Yes", complete Appendix I.
8. Will the toe of your bulkhead be protected from undercutting with rip-rap?
 

Yes  No If your answer is "Yes" complete Appendix I.
9. What type of material(s) will be used for construction of the bulkhead (e.g. reinforced concrete, steel sheet pilings, treated tongue-and-groove timber, etc.)?
 

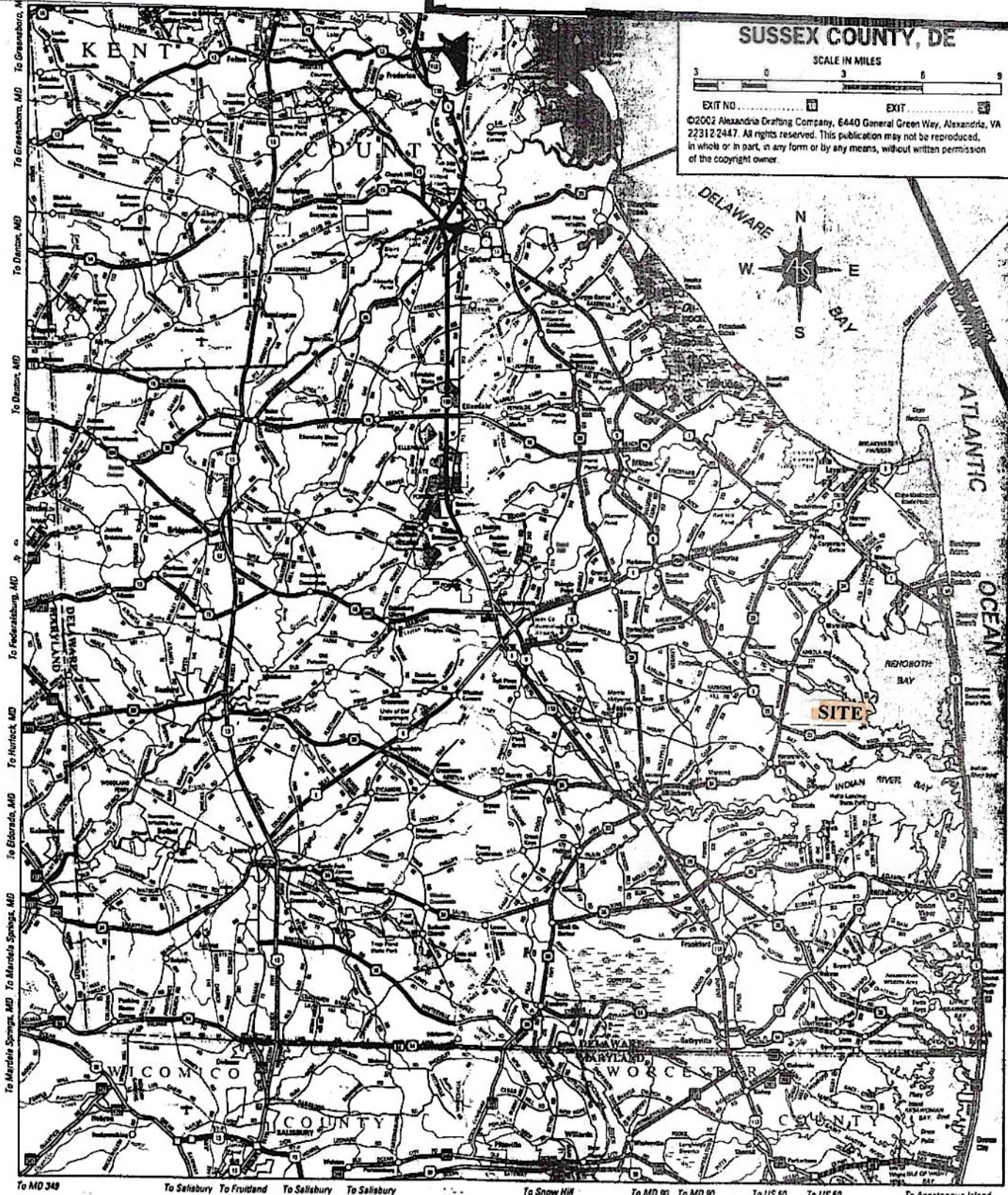
Vinyl

10. Will deadmen be utilized  Yes  No If your answer is "Yes", indicate the type and location on your drawings/ If your answer is "No", explain the method to be used to anchor the bulkhead.
11. Will wooden materials be:  Salt Treated  Other
12. Will all metal fittings, cables, or tie rods be galvanized?  Yes  No
13. Will the bulkhead be backfilled?  Yes  No If your answer is "Yes", complete Appendix H.
14. Will filter cloth be used?  Yes  No If your answer is "No", explain the method to be used to control seepage of backfill from behind the bulkhead.
15. Have you consulted an engineer or other professional to assure that the design of your bulkhead will be adequate?  Yes  No If your answer is "Yes", give the name and address of the party consulted.
- Name: Troy Messick, J.T. Rogers Marine Construction  
Address: 25245 Banks Road, Millsboro DE 19966  
(302) 841-4955

Date: November 2024



**REPAIR/REPLACE 188' BULKHEAD; CONSTRUCT A NEW 66' L x 4' W PIER; 6' W x 24' L DOCK; AND 4-PILING BOAT LIFT**  
**IN:** Guinea Creek (tributary of Rehoboth Bay)  
**AT:** 25 Creek Drive, Winding Creek Village  
 Millsboro, Sussex Co. DE 19966  
 Tax Map Parcel #2-34-24.00-68.00  
**APPLICANTS:** Albert and Robin Ayoub  
**DATE:** December 17, 2024



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



**REPAIR/REPLACE 188' BULKHEAD; CONSTRUCT A NEW  
66' L x 4' W PIER; 6' W x 24' L DOCK; AND 4-PILING BOAT LIFT  
IN:** Guinea Creek (tributary of Rehoboth Bay)  
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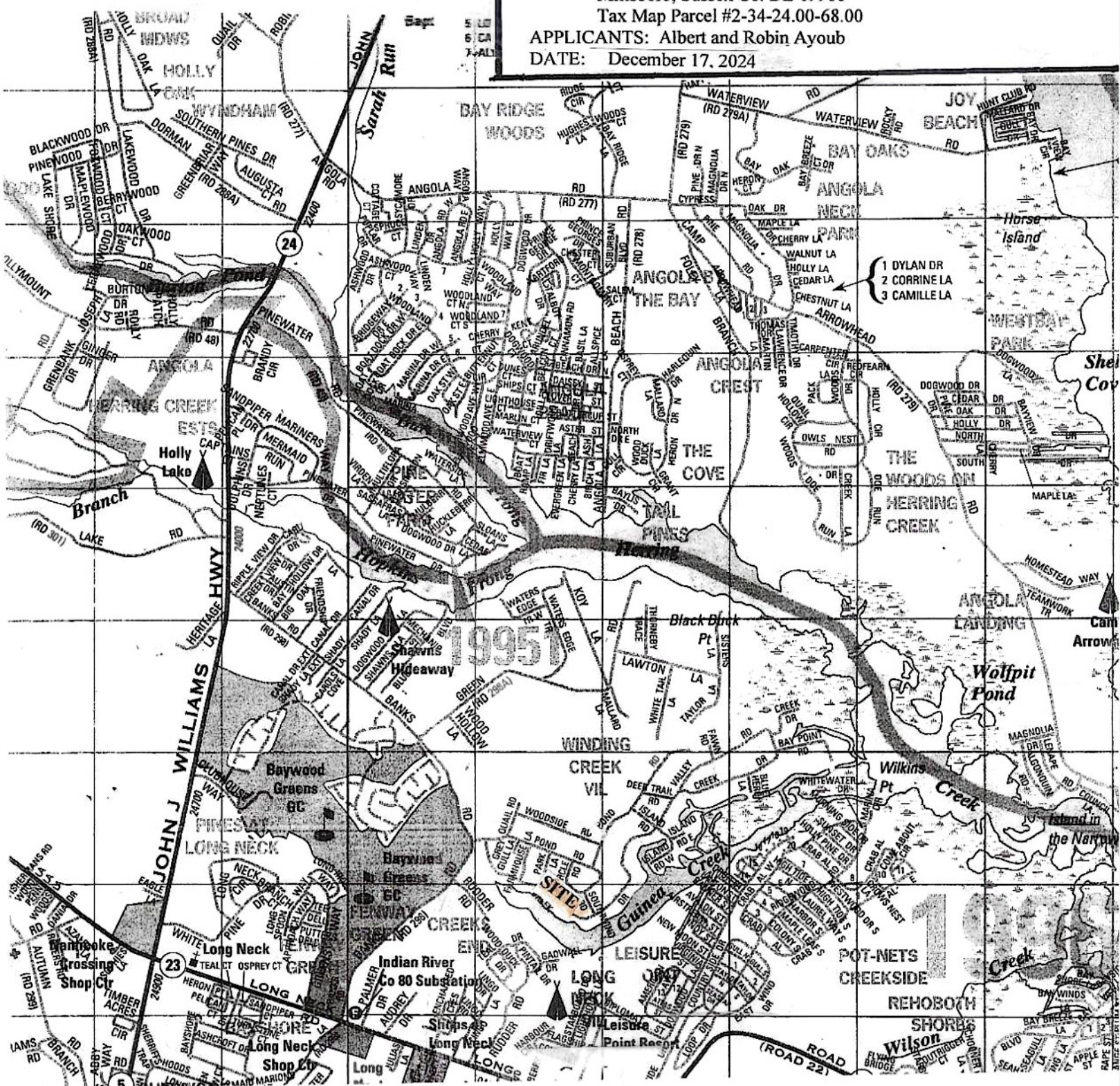


Figure 2. Map showing site location, 25 Creek Drive, Winding Creek Village, Millsboro. Directions to site (from Dover, DE): SR-1 southbound to Route 24 (John J. Williams Highway); right (at McDonalds) onto Route 24; left onto Winding Creek Drive; continue to site, vacant lot on right, past house at 23 Creek Drive. Also see Figure 3.



**REPAIR/REPLACE 188' BULKHEAD; CONSTRUCT A NEW  
66' L x 4' W PIER; 6' W x 24' L DOCK; AND 4-PILING BOAT LIFT**

IN: Guinea Creek (tributary of Rehoboth Bay)

AT: 25 Creek Drive, Winding Creek Village  
Millsboro, Sussex Co. DE 19966

Tax Map Parcel #2-34-24.00-68.00

APPLICANTS: Albert and Robin Ayoub

DATE: December 17, 2024

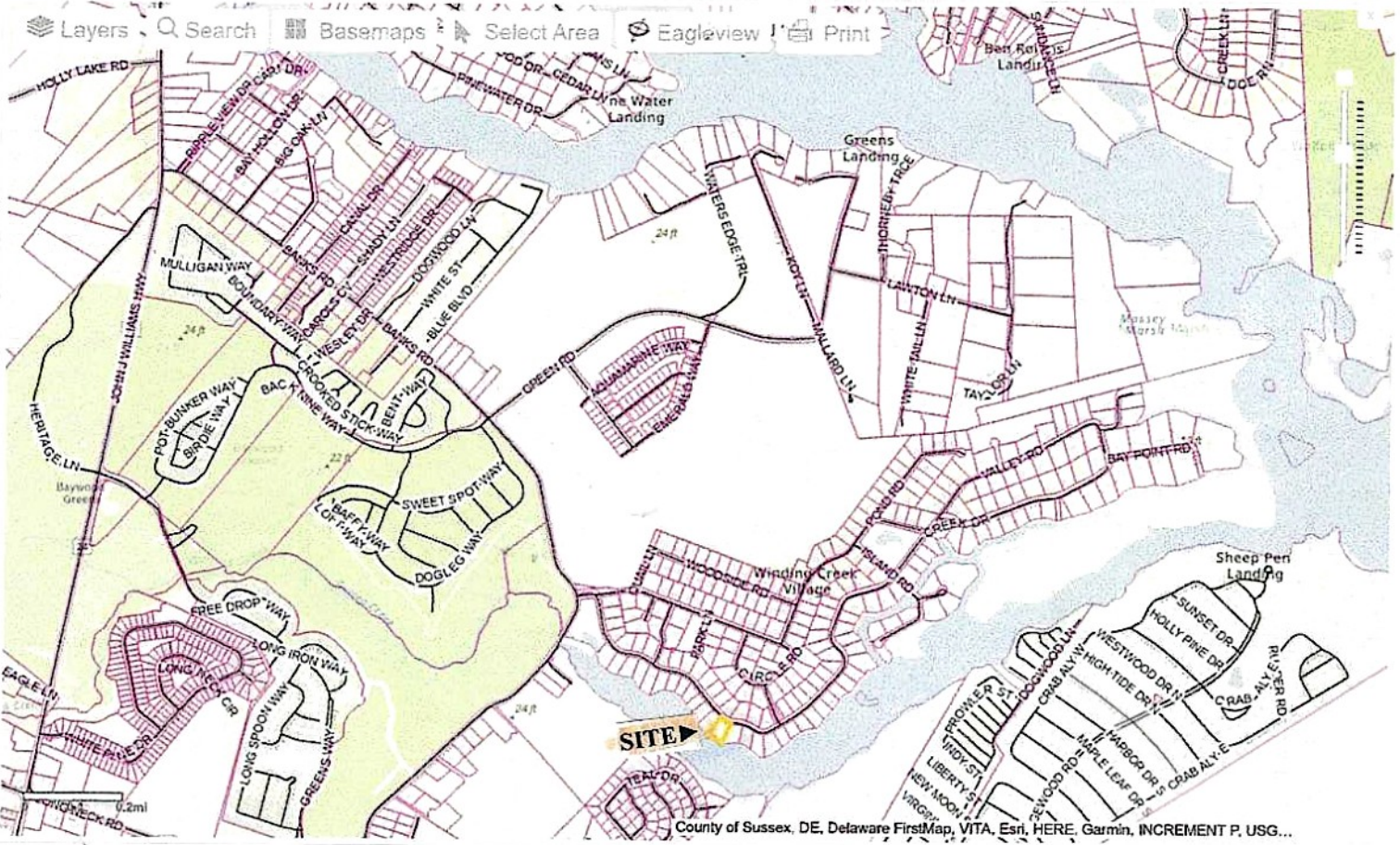


Figure 3. Site location, 25 Creek Drive, Winding Creek Village, Millsboro, Sussex County, Delaware (Tax Map Parcel #234-24.00-68.00). Names and addresses of owners of adjoining properties:

<u>Tax Map Parcel #</u>	<u>Name, address of owner</u>
2-34-24.00-67.00	David & Lori Peoples, 23 Creek Drive, Millsboro DE 19966
2-34-24.00-69.00	Leroy Davis, Jr., 2009 W. Newport Pike, Wilmington DE 19804



**REPAIR/REPLACE 188' BULKHEAD; CONSTRUCT A NEW  
 66' L x 4' W PIER; 6' W x 24' L DOCK; AND 4-PILING BOAT LIFT**  
 IN: Guinea Creek (tributary of Rehoboth Bay)  
 AT: 25 Creek Drive, Winding Creek Village  
 Millsboro, Sussex Co. DE 19966  
 Tax Map Parcel #2-34-24.00-68.00  
 APPLICANTS: Albert and Robin Ayoub  
 DATE: December 17, 2024



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



**REPAIR/REPLACE 188' BULKHEAD; CONSTRUCT A NEW  
66' L x 4' W PIER; 6' W x 24' L DOCK; AND 4-PILING BOAT LIFT**

IN: Guinea Creek (tributary of Rehoboth Bay)

AT: 25 Creek Drive, Winding Creek Village

Millsboro, Sussex Co. DE 19966

Tax Map Parcel #2-34-24.00-68.00

APPLICANTS: Albert and Robin Ayoub

DATE: December 17, 2024



Figure 5. Site location on State of Delaware DNREC Wetland Map #081. (1988 photobase). Site is mapped O (Other, uplands or non-tidal wetlands less than 400 acres), adjacent to W (water).



**REPAIR/REPLACE 188' BULKHEAD; CONSTRUCT A NEW  
66' L x 4' W PIER; 6' W x 24' L DOCK; AND 4-PIILING BOAT LIFT**

IN: Guinea Creek (tributary of Rehoboth Bay)

AT: 25 Creek Drive, Winding Creek Village

Millsboro, Sussex Co. DE 19966

Tax Map Parcel #2-34-24.00-68.00

APPLICANTS: Albert and Robin Ayoub

DATE: December 17, 2024

25 Creek Dr



25 Creek Dr

Figure 6. Aerial photograph of site, 25 Creek Drive, Winding Creek Village, Millsboro, Sussex County, Delaware, adjacent to Guinea Creek. Width of waterway at project site =  $340' \pm$ . Applicants propose to repair/replace a 188' bulkhead; and to construct a 66' long x 4' wide pier; a 6' wide x 24' long dock, and a 4-piling boat lift. See Figure 8 for plan view and cross-section sketches.



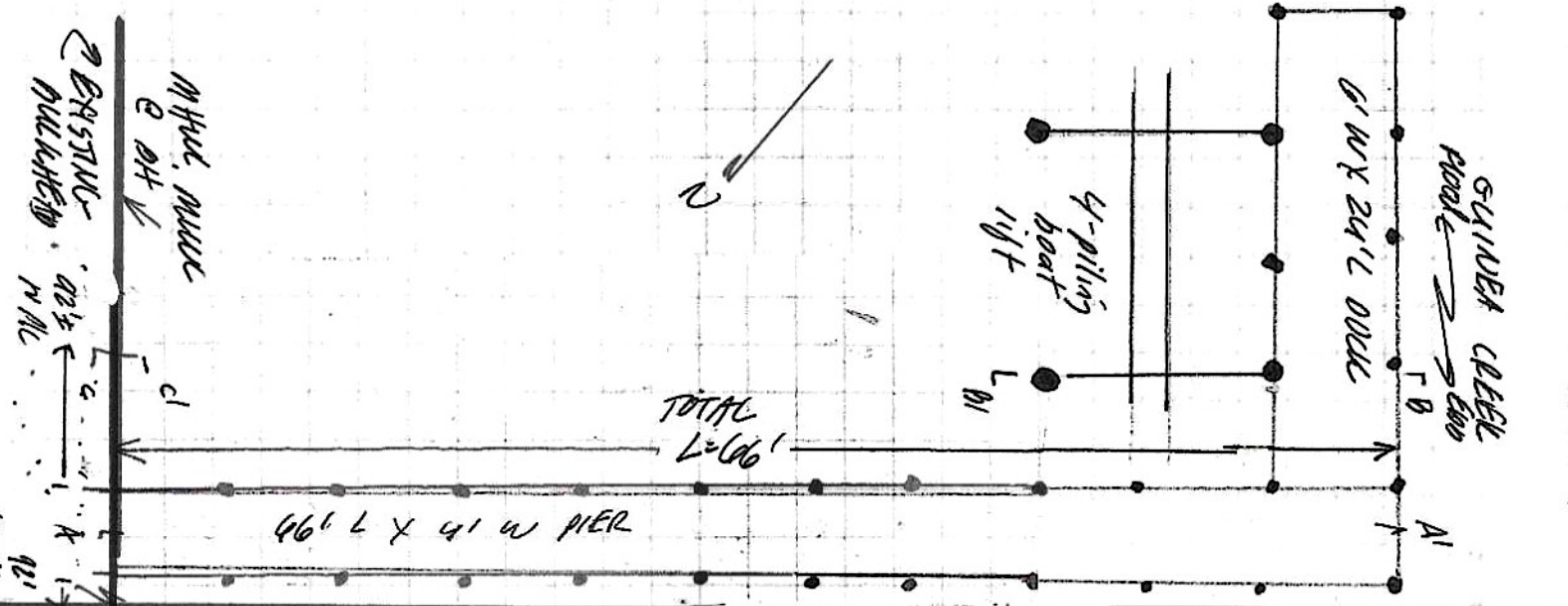
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IN: Guinea Creek (tributary of Rehoboth Bay)  
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Millsboro, Sussex Co. DE 19966  
Tax Map Parcel #2-34-24.00-68.00  
APPLICANTS: Albert and Robin Ayoub  
DATE: December 17, 2024



Figure 7. Ground-level photographs of site, 25 Creek Drive, Winding Creek Village, Millsboro, Sussex County, Delaware, adjacent to Guinea Creek. Applicants propose to repair/replace a 188' bulkhead and to construct a 66' long x 4' wide pier; a 6' wide x 24' long dock, and a 4-piling boat lift. See Figure 8 for plan view and cross-section sketches.



(1) PLAN VIEW SKETCH (1" = 10' ±)

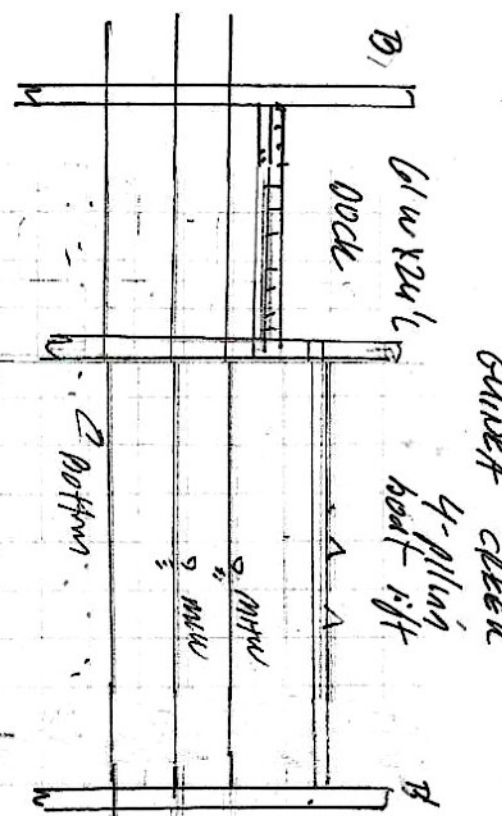


REPAIR/REPLACE 188' BULKHEAD; CONSTRUCT A NEW  
 66' L x 4' W PIER; 6' W x 24' L DOCK; AND 4-PILING BOAT LIFT  
 IN: Guinea Creek (tributary of Rehoboth Bay)  
 AT: 25 Creek Drive, Winding Creek Village  
 Millsboro, Sussex Co. DE 19966  
 Tax Map Parcel #2-34-24.00-68.00  
 APPLICANTS: Albert and Robin Ayoub  
 DATE: December 17, 2024

(b) CROSS-SECTION SKETCH (1" = 10' ±)



(c) CROSS-SECTION DOCK / BOAT LIFT (1" = 5' ±)



(d) CROSS-SECTION BULKHEAD (1" = 5' ±)

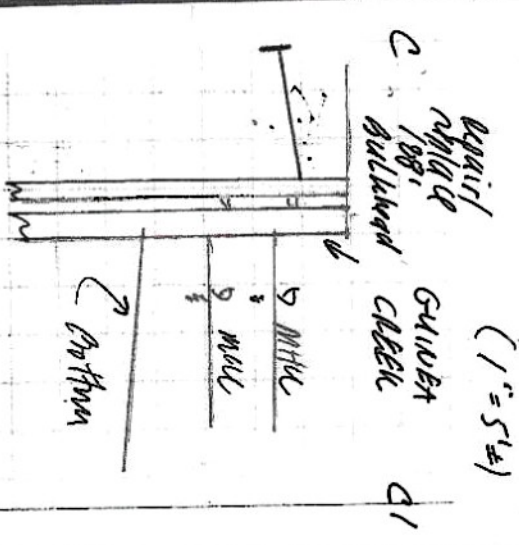


Figure 8. Plan view and cross-section sketches of proposed project. Sketches for permit application purposes only.

TAX MAP #: 2-34 24.00 68.00  
PREPARED BY & RETURN TO:  
Tunnell & Raysor, P.A.  
323 Rehoboth Avenue  
Suite E  
Rehoboth Beach, DE 19971  
File No. AS13334/HED

**THIS DEED**, made this August 29, 2024,

- BETWEEN -

**WILLIAM B. BREIGHNER** and **DIANE C. BREIGHNER**, his wife, of 4001 Newport Gap Pike, Wilmington, DE 19808-1415, parties of the first part,

- AND -

**ALBERT N. AYOUB** and **ROBIN K. AYOUB**, his wife, of 41169 Black Branch Parkway, Leesburg, VA 20175-4807, as tenants by the entireties, parties of the second part.

**WITNESSETH:** That the said parties of the first part, for and in consideration of the sum of **ONE DOLLAR (\$1.00)**, lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby grant and convey 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 or parcel of land situate, lying and being in Indian River Hundred, Sussex County, and State of Delaware, being more particularly designated as LOT NO. A-13, WINDING CREEK VILLAGE, SECTION 1, as shown on a plot of Winding Creek Village, Section 1, of record in the Office of the Recorder of Deeds, in and for Sussex County, State of Delaware, in Plot Book 8, Page 677, subject to the easements and restrictions of record in the office of the Recorder of Deeds, in and for Sussex County, State of Delaware, in Deed Book 729, Page 767, together with any and all improvements located thereon.



BEING the same lands conveyed to William B. Breighner and Diane C. Breighner from Leonard W. Grove, Successor Trustee Under the Revocable Living Trust Agreement of Mary E. Grove Dated 12/3/93, by Deed dated December 7, 2002, recorded in the Office of the Recorder of Deeds in and for Sussex County, Delaware, on December 10, 2002, in Deed Book 2780, Page 269.

**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 parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered  
in the presence of:

Michelle L. Ann  
Witness

William B. Breighner (SEAL)  
William B. Breighner

Michelle L. Ann  
Witness

Diane C. Breighner (SEAL)  
Diane C. Breighner

STATE OF DELAWARE, COUNTY OF SUSSEX: to-wit

**BE IT REMEMBERED**, that on August 29, 2024, personally came before me, the subscriber, William B. Breighner and Diane C. Breighner, parties of the first part to this Indenture, known to me personally to be such, and acknowledged this Indenture to be their act and deed.

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

HAROLD E. DUKES, JR.  
ATTORNEY AT LAW WITH  
POWER TO ACT AS NOTARY PUBLIC  
PER 29 DEL. C SEC 4323 (A)3

Harold E. Dukes Jr  
Notary Public

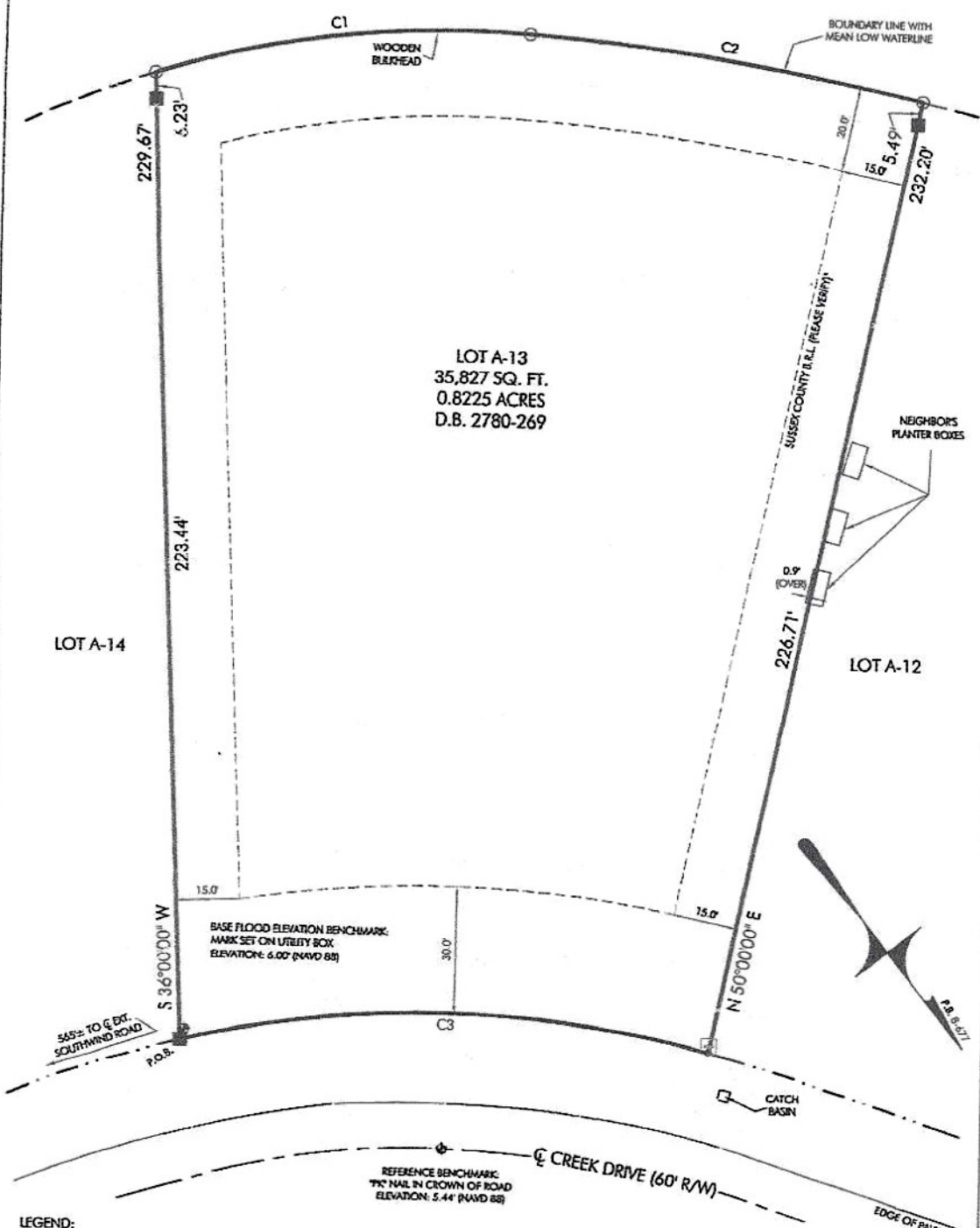
My Commission Expires: \_\_\_\_\_



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	241.35'	189.45'	88.94'	N 58°50'36" W	21°14'03"
C2	600.62'	94.14'	94.05'	N 43°23'21" W	8°58'50"
C3	250.90'	126.33'	125.00'	S 51°30'20" E	28°50'56"

T.M. #2-34-24.00-68.00

GUINEA CREEK



LOT A-13  
35,827 SQ. FT.  
0.8225 ACRES  
D.B. 2780-269

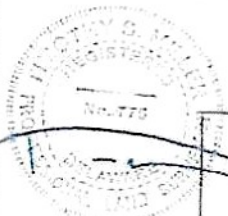
LOT A-14

LOT A-12

- LEGEND:**
- CONCRETE MONUMENT (FOUND)
  - POINT IN EDGE OF TRANSFORMER
  - POINT
  - ELEVATION SPOT SHOT (NAVD 88)

TOPOGRAPHIC &  
BOUNDARY SURVEY PLAN FOR  
**ALBERT & ROBIN AYOUB**

25 CREEK DRIVE, MILLSBORO  
LOT A-13, SECTION 1 OF "WINDING CREEK VILLAGE" SUBDIVISION  
INDIAN RIVER HUNDRED SUSSEX COUNTY  
STATE OF DELAWARE  
AUGUST 27, 2024 SCALE: 1" = 30'



Prepared by  
**FORESIGHT Services**  
Surveying & Precision Measurement

**NOTES:**  
THIS PARCEL IS IN FLOOD ZONE: AE (6' B.F.E.)  
F.I.R.M.: 1000SC0343K, JUNE 20, 2018  
\*ALL RESTRICTIONS MUST BE VERIFIED BY THE HOME OWNER, GENERAL CONTRACTOR AND/OR THE DESIGNER. PLEASE CONTACT SUSSEX COUNTY 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