



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 Coy & Jennifer Thomas	Telephone (717) 278-4362
Address 103 Pinewater Drive	
City/Zip Harbeson DE 19951	E:mail jenthomas1500@gmail.com

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			Bulkhead	106' ±	NA
Pier	48'	6'	Rip-Rap		NA
Dock	24'	6'	Transmission Line		
Dock			Pipe Line		
Boat Ramp					
PWC platform*	13'	10'			
Gangway	10'	4'			
Freestanding Piles	Quantity: 2		Boat/PWC Lifts	Quantity: 1	

* authorized by SL-282/12
but not present

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:

100+ feet.

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

Street Address 103 Pinewater Drive	
(Please do not use a PO Box or Lot # unless that number is visible somewhere on the property.)	
City/Zip Harbeson 19951	Subdivision Pinewater Farm
Waterbody Hopkins Prong	Tributary to Herring Creek/ Rehoboth Bay

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.

See Figures 1, 2, and 3 for maps and directions.

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 Wayne Eriksen	Name Charles & Marcia Melson
Street Address 101 Pinewater Dr.	Street Address 22312 Quail Dr.
City/Zip Harbeson DE 19951	City/Zip Lewes DE 19951

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.

Purpose of bulkhead is bank stabilization. Purpose of
docking facility is to moor vessels(s).

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:

1 - 51 - 37 - 00 - 0026 - 01 - 0000
 ←---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

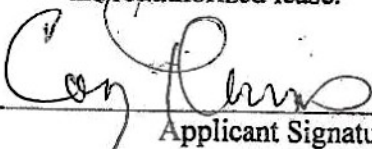
Sussex County: (302) 855-7600

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

2 - 34 - 17 - 12 - □ □ 19 - 00 - □ □ □ □
 ←---district---→ ←-----map-----→ ←-----parcel-----→ ←-----unit-----→
required required required if relevant

9. Applicant Signature and Certification

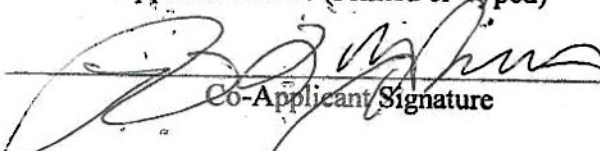
I hereby certify that the information on this form and the attached plans are true and accurate to the best of my knowledge. I understand that DNREC may request additional information as necessary to consider this application. I grant permission for the authorized DNREC representative(s) to enter upon 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

11-14-24
Date

Coy Thomas

Applicant Name (Printed or Typed)


Co-Applicant Signature

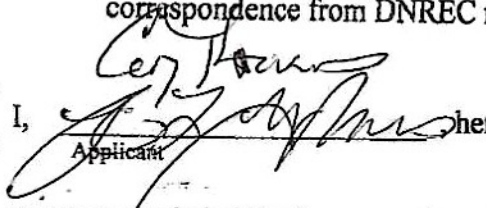
11-14-24
Date

Jennifer Thomas

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.

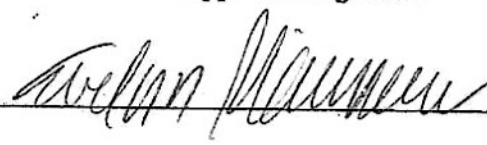
I,  hereby designate and authorize Evelyn Maurmeyer, CER
Applicant Name of Agent

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

Coy and Jennifer Thomas

Applicant Signature

11/14/2024
Date


Agent Signature

11/19/2024
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**



Copy

WETLANDS & SUBAQUEOUS
LANDS SECTION

STATE OF DELAWARE
DEPARTMENT OF NATURAL RESOURCES &
ENVIRONMENTAL CONTROL
DIVISION OF WATER
89 KINGS HIGHWAY
DOVER, DELAWARE 19901

TELEPHONE (302) 739-9943
FACSIMILE (302) 739-6304

Subaqueous Lands Lease No.: SL-282/12

Date of Issuance: 5/8/2013

Construction Expiration Date: 5/8/2016

Amended Date:

Tax Parcel No.: 234-17.12-19.00

**SUBAQUEOUS LANDS LEASE
GRANTED TO COY AND JENNIFER THOMAS
TO INSTALL 2 FREESTANDING PILINGS AND A 10 FOOT BY 13 FOOT PWC PLATFORM
AND TO MAINTAIN A 4 FOOT WIDE BY 10 FOOT LONG GANGWAY, A 6 FOOT WIDE BY 48
FOOT LONG FLOATING PIER, A 6 FOOT WIDE BY 24 FOOT LONG FLOATING DOCK AND 4
PILINGS FOR A BOATLIFT IN HOPKINS PRONG OF HERRING CREEK,
AT 103 PINEWATER DRIVE, HARBESON, SUSSEX COUNTY, DELAWARE**

Coy and Jennifer Thomas
103 Pinewater Drive
Harbeson, DE 19951

Pursuant to the provisions of 7 Del. C. §7205, and the Department's Regulations Governing the Use of Subaqueous Lands, permission is hereby granted on this 8th day of May A. D. 2013, to construct the above-referenced project in accordance with the approved plans for this Lease (3¹ Sheets), as approved on March 25, 2013, and request for Lease transfer received by this Division September 21, 2012, with additional information received February 5, 2013.

WHEREAS, the State of Delaware is the owner of ungranted subaqueous lands lying beneath the waters of Hopkins Prong;

WHEREAS, Coy and Jennifer Thomas, have applied for permission to install 2 pilings and a PWC platform and for an official Lease transfer;

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.

THIS approval is in accordance with the 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 is issued subject to the following conditions:

Delaware's good nature depends on you!

SPECIAL CONDITIONS

1. 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.
2. This Lease represents a transfer of Subaqueous Lands Lease No. SL-180/05 granted to Joseph Prettyman. All special and general conditions contained in this Lease shall supersede conditions set forth in Subaqueous Lands Lease No. SL-180/05 which shall become null and void.
3. The current area of structure over public subaqueous lands authorized by this Lease is 596 square feet represented by the 4 foot wide by 7 foot long section of gangway, 6 foot wide by 48 foot long pier, 6 foot wide by 24 foot long dock, 10 foot by 13 foot PWC platform, 2 freestanding pilings, and 4 pilings for the boatlift authorized to be constructed and/or maintained channelward of the mean low water line.
4. This Lease shall be continued through October 17, 2025, or so long as the conditions attached to the Lease are adhered to, whichever is the shorter in time. Upon the expiration of the Lease, this Lease shall become null and void, unless prior thereto the lessee has 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.
5. No portion of the structure authorized by this Lease shall exceed the dimensions for that structure identified on Page One of this Lease.
6. No portion of any structure shall be constructed using creosote treated lumber.
7. No portion of the structure shall extend more than 20 percent of the width of the waterbody at that location (from mean low water).
8. The structure shall be constructed and maintained in a manner so as not to impair water access to the adjoining property and a minimum of ten (10) feet from adjacent properties.
9. This office shall be notified within 10 days of the completion of the work authorized by this Lease by completing and submitting the enclosed Post Construction Contractor's Completion Report.
10. The work authorized by this Lease is subject to the terms and conditions of the attached Department of the Army Permit CENAP-OP-R- Delaware SPGP-20.
11. The structures on/or adjacent to subaqueous lands shall be for the explicit purpose of berthing up to 4 vessels.

GENERAL CONDITIONS

1. The lessee shall at all times comply with all applicable laws and regulations of the Department of Natural Resources and Environmental Control.
2. The structures authorized herein shall be maintained in accordance with the Lease conditions, the final stamped and approved plans, and with the information provided in the Lease application.
3. A copy of this Lease and the stamped approved plans shall be available on-site during all phases of construction activity.
4. The conditions contained herein shall be incorporated into any and all construction contracts associated with construction or maintenance of the structures authorized herein. The lessee and/or contractor are responsible to ensure that the workers executing maintenance have full knowledge of, and abide by, the terms and conditions of this Lease.
5. The lessee shall notify the Wetlands and Subaqueous Lands Section prior to the commencement of the work authorized by this Lease.

6. Representatives of the Department of Natural Resources and Environmental Control shall be allowed to access the property to inspect the leased structures, collect any samples or conduct any tests that are deemed necessary.
7. This Lease authorizes only the activities described herein. Modifications to the project may require a supplemental approval from this office prior to the initiation of construction. A determination of 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. Failure to contact the Department prior to executing changes to the project shall constitute reason for this Lease being revoked.
8. None of the construction activities authorized herein shall occur after the construction expiration date identified on Page 1 of this Lease. The lessee may file one construction expiration date extension request of up to one (1) year if necessary to complete the authorized work. Such requests must be received by the Department at least thirty (30) days prior to the construction expiration date.
9. The structures shall be constructed and maintained so as not to violate the State of Delaware Department of Natural Resources and Environmental Control, "Surface Water Quality Standards" dated June 11, 2011.
10. All construction materials, waste or debris associated with above-water maintenance of the authorized structures shall be properly disposed of and contained at all times to prevent its entry into waters or wetlands.
11. Disturbance of subaqueous lands or wetlands adjacent to the authorized structures or activities is prohibited. Disturbance of subaqueous lands or wetlands in the path of construction activity shall be minimized. Any temporarily impacted subaqueous lands or wetlands shall be returned to pre-disturbance elevations and conditions.
12. The lessee and contractor shall employ measures to prevent spills of fuels, lubricants or other hazardous substances associated with the use or above water maintenance of the pier or dock. In the event of a spill, the lessee and contractor shall make every effort to stop the leak and contain the spill, and shall immediately contact the Hazardous Spill Response Team (HAZMAT) at 1-800-662-8802 and this office at (302) 739-9943. The lessee and contractor are responsible to comply with all directives to contain and clean up the spilled material(s) as stipulated by the HAZMAT team, and to restore the site as may be required by this office.
13. The lessee shall protect and save the State of Delaware harmless from any loss, cost or damage resulting from the structures or activities authorized herein.
14. The lessee shall maintain all authorized structures in a good and safe condition.
15. The issuance of this Lease does not constitute approval for the authorized structures that may be required by any other local, state or federal governmental agency.
16. 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.
17. 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.
18. This Lease is personal and may not be transferred without the prior written consent of the Department. Prior to the transfer of the adjacent upland property, the lessee shall obtain the written consent of the Department to transfer this Lease to the new upland property owner. Failure to obtain such written consent may result in the revocation of this Lease and the removal of all structures authorized by this Lease at the expense of the lessee.

19. 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.
20. 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.
21. Application for renewal must be submitted prior to the expiration date of this Lease.
22. Any actions, operations or installations which are found by the Department to be contrary to the public interest may constitute reason for the discontinuance and/or removal of said action, operation or installation. Removal and restoration shall be at the expense of the lessee and/or upland property owner within thirty (30) days of receipt of written notice of revocation and demand for removal.
23. Failure to comply with any of the terms or conditions of this Lease may result in enforcement action, which could include the revocation of this Lease and subsequent restoration of the site to preconstruction conditions.

IN WITNESS WHEREOF, WE, Coy and Jennifer Thomas, have caused this instrument to be executed on this 1st day of May, 2013.

By: [Signature]
Coy Thomas (Lessee)

By: [Signature]
Jennifer Thomas (Lessee)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
CLAUDIA D. REVERON, Notary Public
City of Lancaster, Lancaster County
My Commission Expires Oct. 10, 2013

(Notary Seal)

By: [Signature]
Notary Public

IN WITNESS WHEREOF, I, Collin P. O'Mara, Secretary of the Department of Natural Resources and Environmental Control, have hereunto set my hand this 8th day of May, 2013.

[Signature]
Collin P. O'Mara, Secretary
Department of Natural Resources and Environmental Control

RENEWAL OF SL-282/12

IN: Hopkins Prong, Herring Creek (Rehoboth Bay)

AT: 103 Pinewater Drive, Pinewater Farm

Harbeson, Sussex County, DE 19951

Tax Map Parcel #2-34-17.12-19.00

APPLICANTS: Coy and Jennifer Thomas

DATE: November 18, 2024

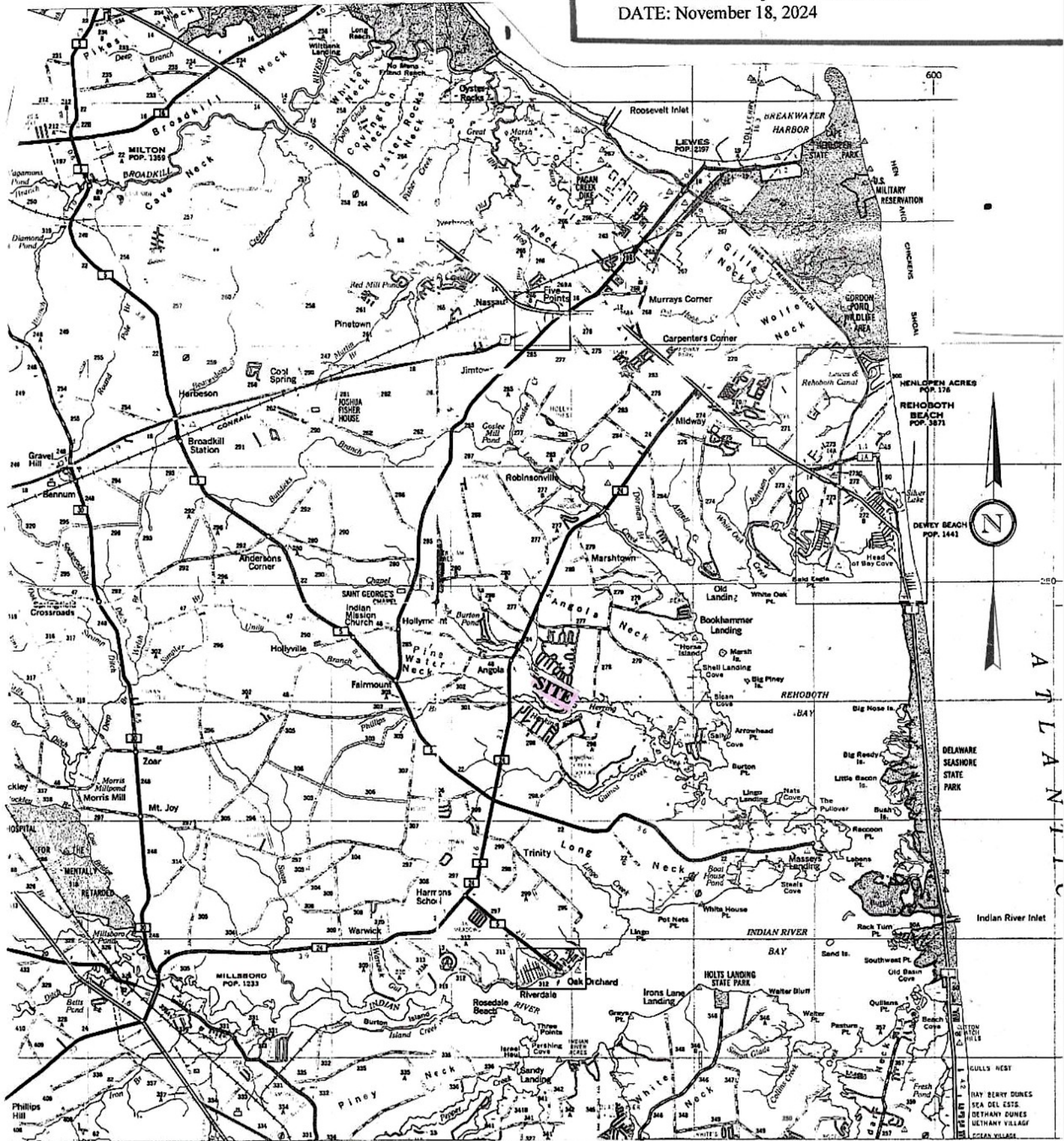


Figure 1. Map of southeastern Sussex County, Delaware showing site location, Pinewater Farm, Harbeson.

RENEWAL OF SL-282/12

IN: Hopkins Prong, Herring Creek (Rehoboth Bay)

AT: 103 Pinewater Drive, Pinewater Farm

Harbeson, Sussex County, DE 19951

Tax Map Parcel #2-34-17.12-19.00

APPLICANTS: Coy and Jennifer Thomas

DATE: November 18, 2024



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.

RENEWAL OF SL-282/12

IN: Hopkins Prong, Herring Creek (Rehoboth Bay)

AT: 103 Pinewater Drive, Pinewater Farm

Harbeson, Sussex Couty, DE 19951

Tax Map Parcel #2-34-17.12-19.00

APPLICANTS: Coy and Jennifer Thomas

DATE: November 18, 2024

Sussex County Mapping

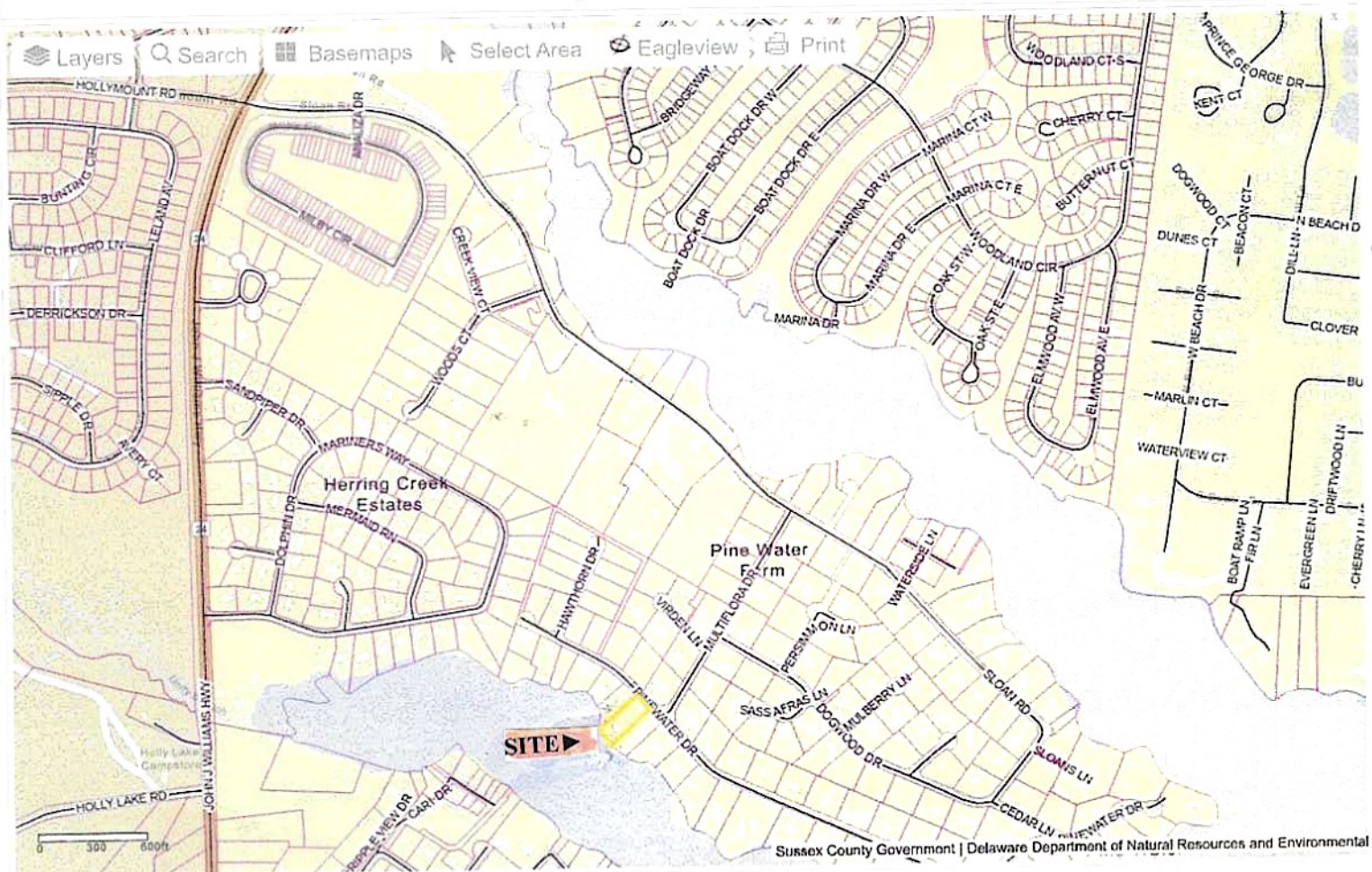


Figure 3.

Site location, Tax Map Parcel #2-34-17.12-19.00 (103 Pinewater Drive, Pinewater Farm, Harbeson, Sussex County, Delaware).

RENEWAL OF SL-282/12

IN: Hopkins Prong, Herring Creek (Rehoboth Bay)

AT: 103 Pinewater Drive, Pinewater Farm

Harbeson, Sussex County, DE 19951

Tax Map Parcel #2-34-17.12-19.00

APPLICANTS: Coy and Jennifer Thomas

DATE: November 18, 2024

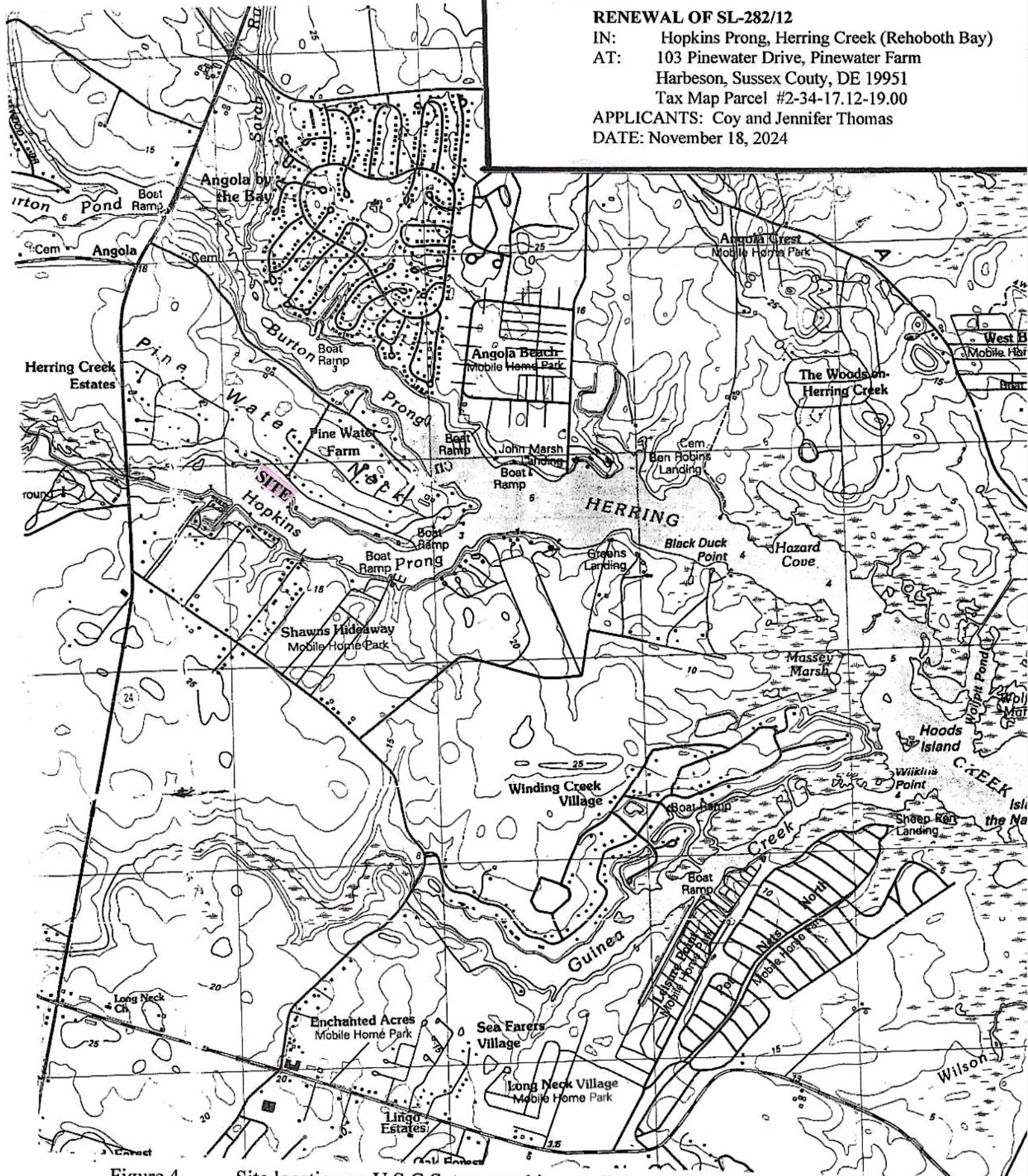


Figure 4.

Site location on U.S.G.S. topographic map, Fairmount, Delaware quadrangle. Site is adjacent to Hopkins Prong, Herring Creek (tributary of Rehoboth Bay). Scale: 1" = 2,000'.

RENEWAL OF SL-282/12

IN: Hopkins Prong, Herring Creek (Rehoboth Bay)

AT: 103 Pinewater Drive, Pinewater Farm

Harbeson, Sussex County, DE 19951

Tax Map Parcel #2-34-17.12-19.00

APPLICANTS: Coy and Jennifer Thomas

DATE: November 18, 2024

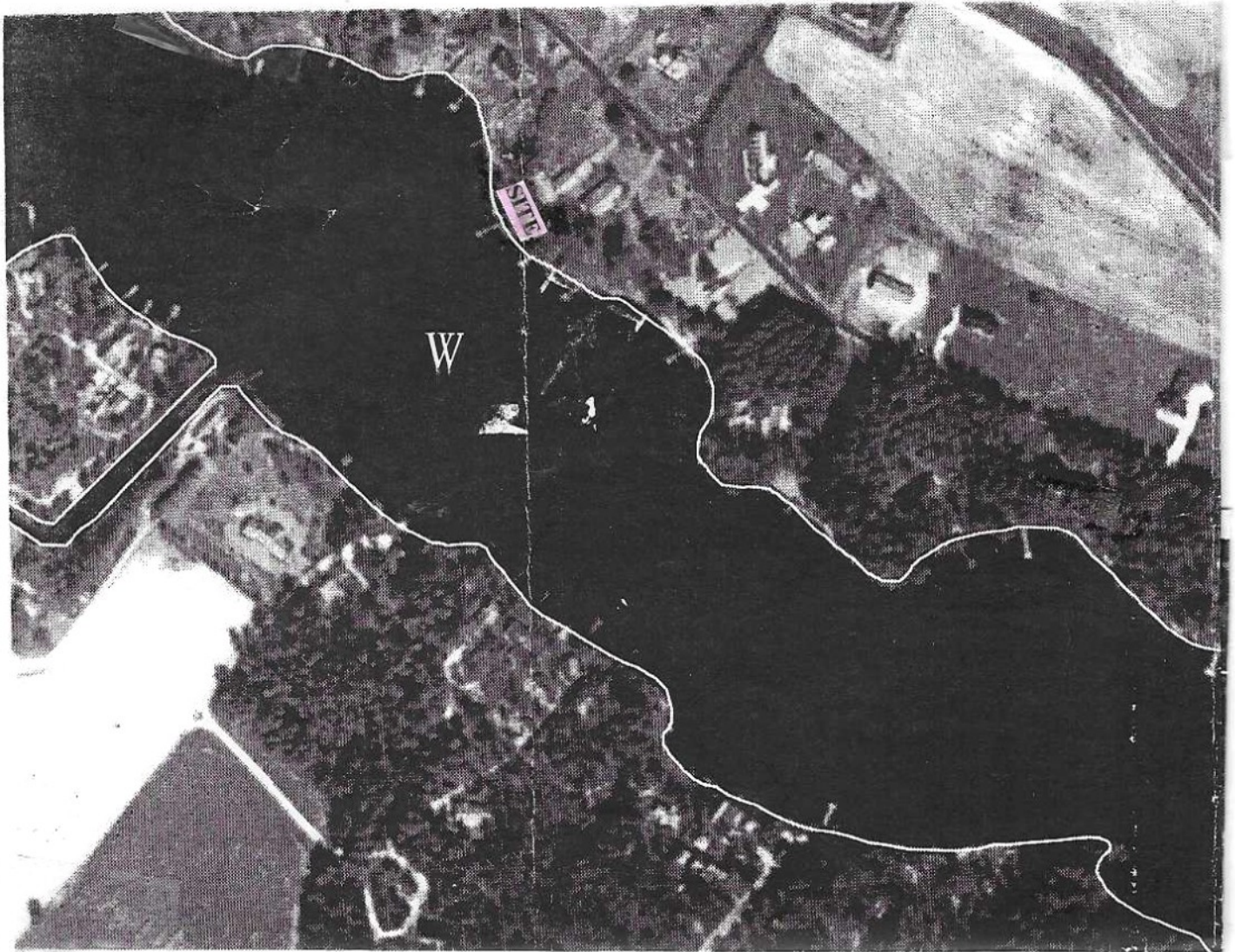


Figure 5. Site location on State of Delaware DNREC Wetland Map #095 (1988 photobase). Site is mapped W (water), adjacent to O (Other, uplands or non-tidal wetlands less than 400 acres). No DNREC-regulated wetlands mapped on site. Scale: 1" = 300'.

RENEWAL OF SL-282/12

IN: Hopkins Prong, Herring Creek (Rehoboth Bay)

AT: 103 Pinewater Drive, Pinewater Farm

Harbeson, Sussex County, DE 19951

Tax Map Parcel #2-34-17.12-19.00

APPLICANTS: Coy and Jennifer Thomas

DATE: November 18, 2024

Thomas docking facility



Figure 6.

Aerial photo of site, 103 Pinewater Drive, Pinewater Farm, Harbeson, Sussex County, Delaware (Tax Map Parcel # Parcel #2-34-17.12-19.00), adjacent to Hopkins Prong, Herring Creek (tributary of Rehoboth Bay) showing existing docking facility authorized by SL-282-/1 (10' long x 4' wide gangway; 48' long x 6' wide floating pier; a 6' wide x 24' long floating dock; a 4-piling boat lift; and 2 free-standing pilings). A 10' x 13' PWC platform, also authorized, was removed and will not be re-installed. Applicants seek to renew subaqueous lands lease to maintain existing structure. See Figures 8a, 8b, and 9 for plan view and cross-section diagrams.

RENEWAL OF SL-282/12

IN: Hopkins Prong, Herring Creek (Rehoboth Bay)

AT: 103 Pinewater Drive, Pinewater Farm

Harbeson, Sussex County, DE 19951

Tax Map Parcel #2-34-17.12-19.00

APPLICANTS: Coy and Jennifer Thomas

DATE: November 18, 2024



Figure 7. Ground-level photograph of bulkhead at 103 Pinewater Drive, Pinewater Farm, Harbeson, Sussex County, Delaware (Tax Map Parcel # Parcel #2-34-17.12-19.00), adjacent to Hopkins Prong, Herring Creek (tributary of Rehoboth Bay) showing existing docking facility authorized by SL-282-/1 (10' long x 4' wide gangway; 48' long x 6' wide floating pier; a 6' wide x 24' long floating dock; a 4-piling boat lift; and 2 free-standing pilings). A 10' x 13' PWC platform, also authorized, was removed and will not be re-installed. Applicants seek to renew subaqueous lands lease to maintain existing structure. See Figures 8a, 8b, and 9 for plan view and cross-section diagrams.

IN: Hopkins Prong, Herring Creek (Rehoboth Bay)
AT: 103 Pinewater Drive, Pinewater Farm
Harbeson, Sussex Couty, DE 19951
Tax Map Parcel #2-34-17.12-19.00
APPLICANTS: Coy and Jennifer Thomas
DATE: November 18, 2024

IN: Hopkins Prong, Herring Creek (Rehoboth Bay)
AT: 103 Pinewater Drive, Pinewater Farm
Harbeson, Sussex Couty, DE 19951
Tax Map Parcel #2-34-17.12-19.00
APPLICANTS: Coy and Jennifer Thomas
DATE: November 18, 2024

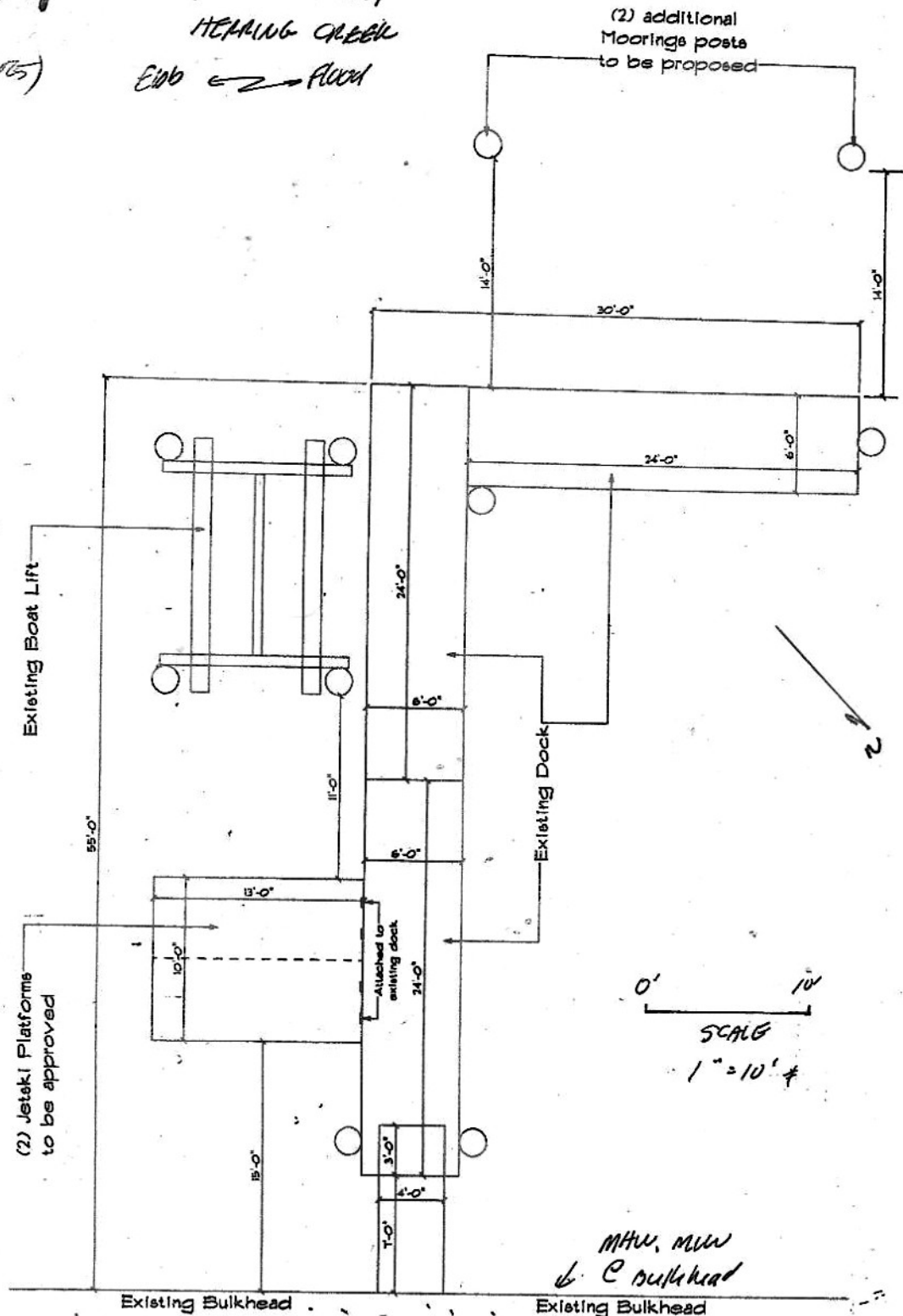
DELETE

Fig 6a

(July 9, 2005)

HOPKINS PRONG,
HEARING CREEK

Ebb \longleftrightarrow Flood



Homeowner: Coy & Jenifer Thomas
Address: 103 Pinewater Drive
Harbeson, DE 19951
At: Hopkins Prong of Herring Creek

Figure 8a. Plan view diagram of authorized structure per SL-282/12. PWC platform has been removed, no longer present.

RENEWAL OF SL-282/12

IN: Hopkins Prong, Herring Creek (Rehoboth Bay)

AT: 103 Pinewater Drive, Pinewater Farm

Harbeson, Sussex County, DE 19951

Tax Map Parcel #2-34-17.12-19.00

APPLICANTS: Coy and Jennifer Thomas

DATE: November 18, 2024 *REVISED July 9, 2025*

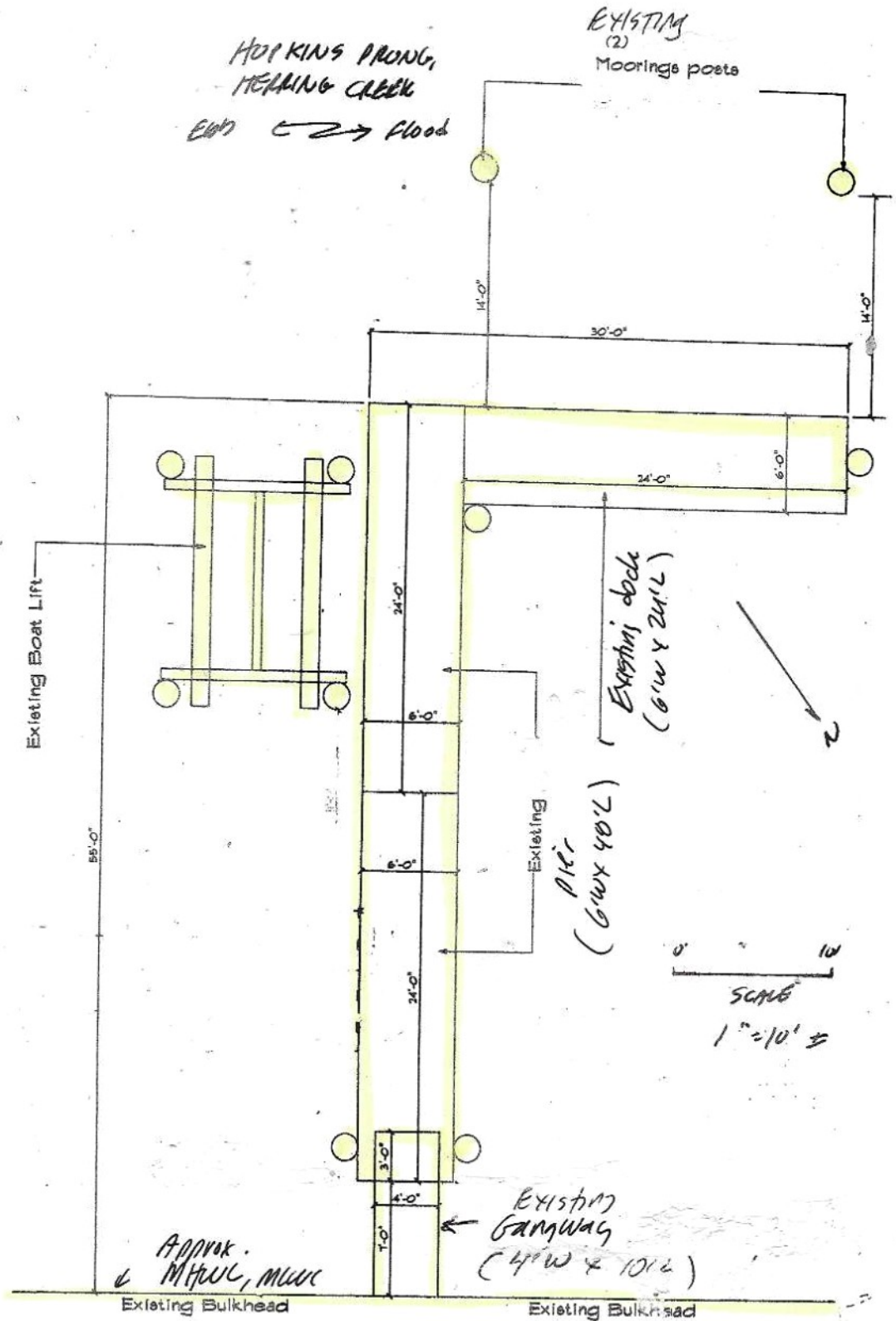


Figure 8b. Plan view diagram of existing structure. (Approved by SL-282/12)

Homeowner: Coy & Jennifer Thomas
Address: 103 Pinewater Drive
Harbeson, DE 19951
At: Hopkins Prong of Herring Creek

RENEWAL OF SL-282/12
 IN: Hopkins Prong, Herring Creek (Rehoboth Bay)
 AT: 103 Pinewater Drive, Pinewater Farm
 Harbeson, Sussex County, DE 19951
 Tax Map Parcel #2-34-17.12-19.00
 APPLICANTS: Coy and Jennifer Thomas
 DATE: November 18, 2024 *As of July 7, 2025*

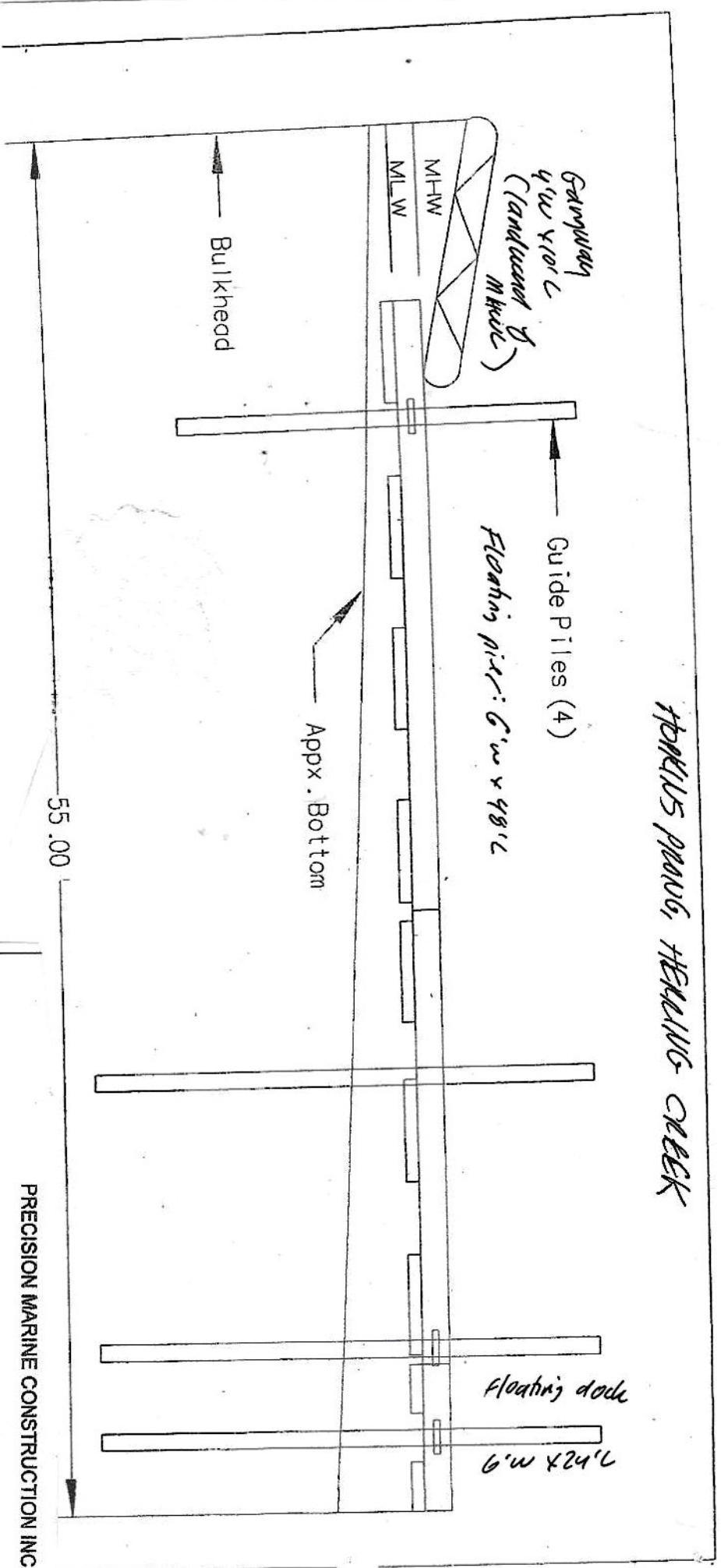


Figure 9. Cross-section diagram of existing structure.
(Authorised by SC-202/12)

Copy

22915

BK: 4015 PG: 82

Parcel #2-34 17.12 19.00 Lot 7

Prepared by:
Hudson, Jones, Jaywork & Fisher
309 Rehoboth Avenue
Rehoboth Beach, DE 19971

File No.: THOMAS,C-P-12DDM

RETURN TO:

Coy L. Thomas Jr. and Jenifer L. Thomas
1500 Long Lane
Millerville, PA 17551

THIS DEED, made this 29th day of June, in the year of our Lord Two Thousand Twelve,

BETWEEN: Joseph H. Prettyman and Patti M. Prettyman, parties of the first part, of 103 Pinewater Drive, Harbeson, DE 19951,

-AND-

Coy L. Thomas Jr. and Jenifer L. Thomas, parties of the second part, of 1500 Long Lane, Millerville, PA 17551, as Tenants by the Entirety, their Assigns and unto the Survivor of Them, and the Survivor's Personal Representatives and Assigns;

WITNESSETH: That the said parties of the first part, for and in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration, Current 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, as Tenants by the Entirety, their Assigns and unto the Survivor of Them, and the Survivor's Personal Representatives and Assigns, in fee simple the following described lands, situate, lying and being in Sussex County, State of Delaware;

ALL that certain lot, piece parcel of land, together with all buildings and improvements thereon erected, 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 Seven (7), 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 A CORRECT AND REVISED PLOT PLAN OF A PORTION OF PINEWATER FARMS dated October 14, 1981, recorded on the 9th 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 on the southwesterly side of Pinewater Drive, marking a common corner between Lots No. 6 and 7, thence, by and with the common boundary line between Lots No. 6 and 7, and passing over a concrete monument at 291.88 feet, south 49 degrees 16 minutes West, 296.44 +/- feet to a point on the northeasterly edge of Hopkins Prong of Herring Creek, marking another common corner between Lots No. 6 and 7; thence, by and with the high water mark of said Creek, with a tie line north 26 degrees 41 minutes 09 seconds West, 103.08 feet to a point on the edge of said Creek, marking a common corner between Lots No. 7 and 8, and passing over a concrete monument on the southwesterly side of Pinewater Drive, south 40 derees 44 minutes East, 100.00 feet to the concrete monument first

abovementioned, being home to the point or place of BEGINNING, be the contents thereof what they may be.

SUBJECT, however, to the reservations, restrictions, conditions and covenants of record and subject to such state of facts as an accurate survey and/or inspection of the lands and premises will disclose, the operation and effect of any zoning laws, and building restrictions imposed by public authority, and easements and public utility grants of record;

BEING the same land and premises which by Deed dated September 1, 2004, and recorded September 8, 2004, in the Office of the Recorder of Deeds, in and for Sussex County, in Deed Book 3031, Page 312, was granted and conveyed by Ralph Clark and Mary Catherine Clark unto Joseph H. Prettyman and Patti M. Prettyman, the Grantors herein.

IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands and seals the day and year aforesaid.

Signed, Sealed and Delivered
in the presence of:

[Signature]

[Signature] {SEAL}
Joseph H. Prettyman

[Signature]

[Signature] {SEAL}
Patti M. Prettyman

State of Delaware)
County of Sussex) S.S.

BE IT REMEMBERED, that on the 29th day of June, A.D. 2012, personally came before me, a Notary Public for the State and County aforesaid, Joseph H. Prettyman and Patti M. Prettyman, 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.

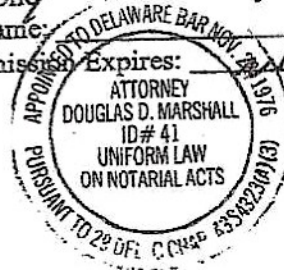
Given under my Hand and Seal of office the day and year aforesaid.

[Signature]

Notary Public

Printed Name:

My Commission Expires:



Considerations

685,000.00

County	10,275.00
State	10,275.00
Town	20,550.00
Total	41,100.00

Received: Mary W Jun 29, 2012

Recorder of Deeds
Scott Dailey
Jun 29, 2012 04:12P
Sussex County
Doc. Surcharge Paid

TAX NO.: 2-34 17.12 19.00 Lot 7

PREPARED BY/RETURN TO:

HUDSON, JONES, JAYWORK & FISHER

309 REHOBOTH AVENUE

REHOBOTH BEACH, DE 19971

File Name: Thomas, C-P-12DDM

"Exhibit"
CONSENT

KNOW ALL MEN BY THESE PRESENTS, THAT Amelie A. Sloan, Developer of PINEWATER FARM DEVELOPMENT, does hereby approve and consent to the sale and conveyance of LOT 7, 103 Pinewater Drive, Pinewater Farm Development, Harbeson, Delaware 19951 by Joseph H. Prettyman and Patricia M. Prettyman to Coy L. Thomas, Jr. and Jennifer L. Thomas of 1500 Long Lane, Millersville, PA 17551

DATED this 29th day of June, A.D., 2012

Amelie A. Sloan (SEAL)

Amelie A. Sloan

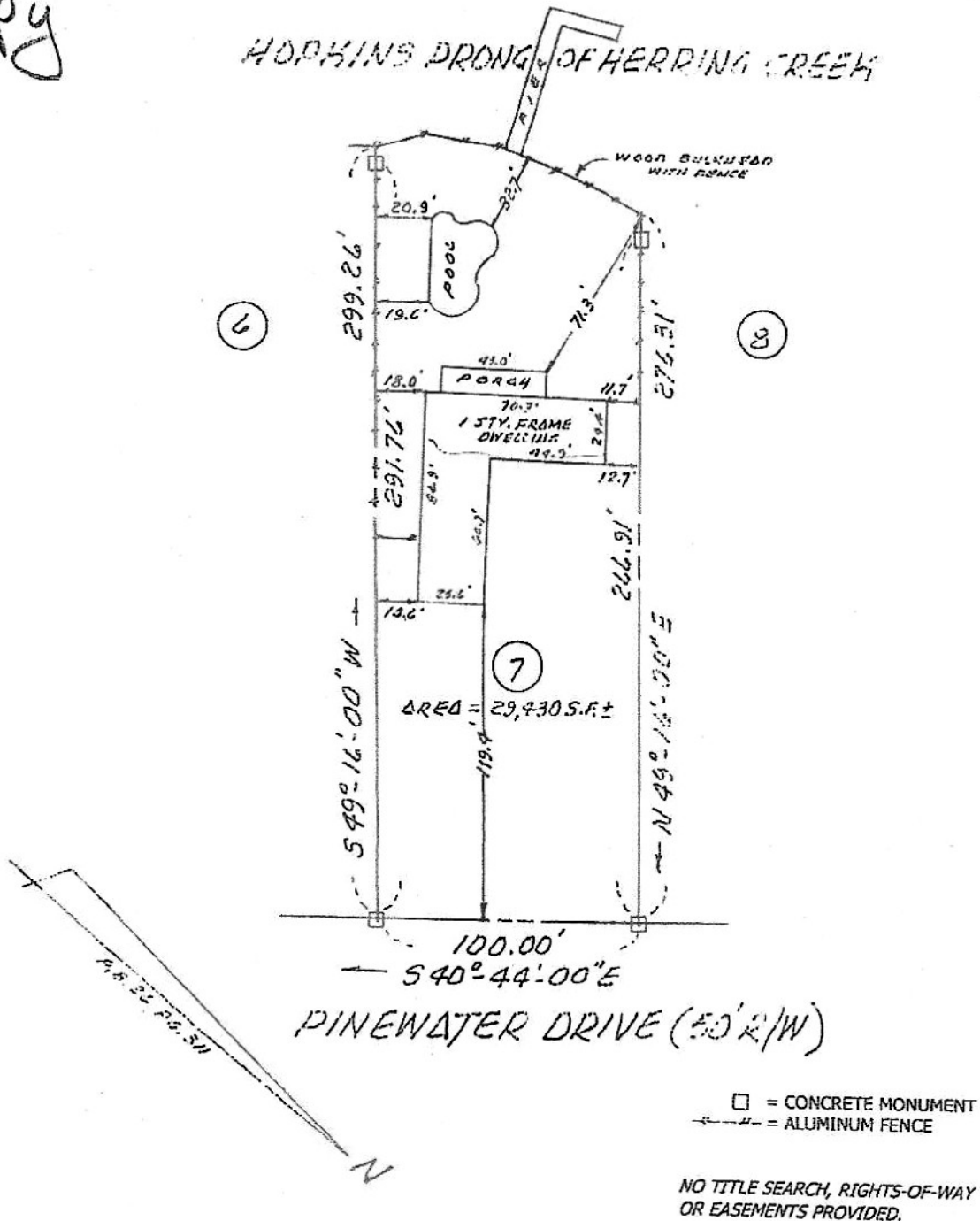
Recorder of Deeds
Scott Dailey
Jun 29, 2012 04:12P
Sussex County
Doc. Surcharge Paid

RECEIVED

JUN 29 2012

**ASSESSMENT DIVISION
OF SUSSEX COUNTY**

SUSSEX COUNTY TAX MAP
2-34-17.12-19.00



SUBURBAN SURVEY DEED REF: BOOK 3031 PG. 312)

BOUNDARY SURVEY PLAN
prepared for
COY L. THOMAS, JR. & JENIFER L. THOMAS

LOT 7, PINEWATER FARM
(K/A 103 PINEWATER DRIVE),
INDIAN RIVER HUNDRED,
SUSSEX COUNTY, DELAWARE

WINGATE & ESCHENBACH, LLC, REGISTERED SURVEYORS
P.O. BOX 142, REHOBOTH BEACH, DE 19971

SCALE: 1" = 50'

25 JUNE 2012

LS521 6/25/12