

January 9, 2025

ERI Project No. 004#0498

Mr. Matthew Jones, Program Manager  
Delaware Department of Natural Resources and Environmental Control  
Division of Water Resources  
Wetlands and Waterways Section  
89 Kings Highway  
Dover, Delaware 19901

**Re: Westridge Shores Community Docking Facility  
Subaqueous Lands Permit Application  
Tax Map Parcel 234-17.00-165.00  
Indian River Hundred, Sussex County, Delaware  
Applicant: JPR Family Investments LLC**

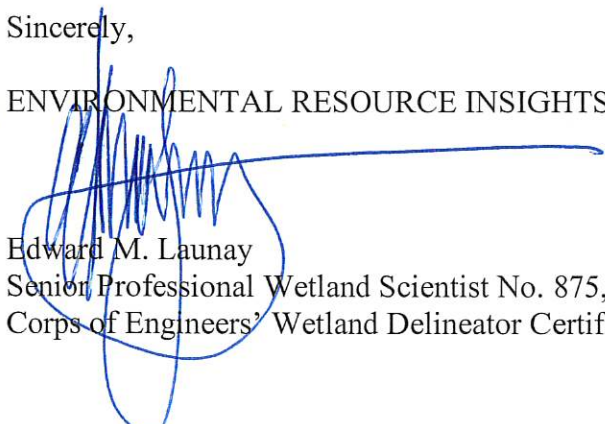
Dear Mr. Jones,

Environmental Resource Insights (ERI) is writing to you on behalf of the applicant, JPR Family Investments LLC (TMP 234-17.00-165.00) to request a Subaqueous Land Permit to construct a boat docking facility on the southern bank of the Hopkins Prong. The boat docking facility will provide four boat slips and a kayak launch floating dock for use by future residents of the Westridge Shores residential community. The community consists of 54 single family homes as approved by Sussex County.

Enclosed is an application and plans for the project. Upon your review of these materials, please let me know if you or your staff need any additional information in support of this request. On behalf of the applicant, thank you in advance for your time and attention to this request.

Sincerely,

ENVIRONMENTAL RESOURCE INSIGHTS



Edward M. Launay  
Senior Professional Wetland Scientist No. 875, Society of Wetland Scientists  
Corps of Engineers' Wetland Delineator Certification No. WDCP93MD0510036B

Cc: Mr. Brent Reed

# **WETLANDS AND SUBAQUEOUS LANDS SECTION PERMIT APPLICATION FORM**

**For Subaqueous Lands, Wetlands, Marina and  
401 Water Quality Certification Projects**

**State of Delaware  
Department of Natural Resources and Environmental Control  
Division of Water**

**Wetlands and Subaqueous Lands Section**



**APPLICATION FOR APPROVAL OF  
SUBAQUEOUS LANDS, WETLANDS, MARINA  
AND WATER QUALITY CERTIFICATION PROJECTS**

**PLEASE READ THE FOLLOWING INSTRUCTIONS CAREFULLY****Application Instructions:**

1. Complete each section of this basic application and appropriate appendices as thoroughly and accurately as possible. Incomplete or inaccurate applications will be returned.
2. All applications must be accompanied by a scaled plan view and cross-section view plans that show the location and design details for the proposed project. Full construction plans must be submitted for major projects.
3. All applications must have an original signature page and proof of ownership or permitted land use agreement.
4. Submit an original and two (2) additional copies of the application (total of 3) with the appropriate application fee and public notice fee\* (prepared in separate checks) to:

**Department of Natural Resources and Environmental Control  
Wetlands and Subaqueous Lands Section  
89 Kings Highway  
Dover, Delaware 19901**

\*Application and public notice fees are non-refundable regardless of the Permit decision or application status.

5. No construction may begin at the project site before written approval has been received from this office.

**Helpful Information:**

1. Tax Parcel Information:
 

New Castle County	(302) 395-5400
Kent County	(302) 736-2010
Sussex County	(302) 855-7878
2. Recorder of Deeds:
 

New Castle County	(302) 571-7550
Kent County	(302) 744-2314
Sussex County	(302) 855-7785
3. A separate application and/or approval may be required through the Army Corps of Engineers. Applicants are strongly encouraged to contact the Corps for a determination of their permitting requirements. For more information, contact the Philadelphia District Regulator of the Day at (215) 656-6728 or visit their website at: <http://www.nap.usace.army.mil/Missions/Regulatory.aspx>.
4. For questions about this application or the Wetlands and Subaqueous Lands Section, contact us at (302) 739-9943 or visit our website at: <http://www.dnrec.delaware.gov/wr/Services/Pages/WetlandsAndSubaqueousLands.aspx>. Office hours are Monday through Friday 8:00 AM to 4:30 PM, except on State Holidays.



## APPLICANT'S REVIEW BEFORE MAILING

### DID YOU COMPLETE THE FOLLOWING?

<u>  x  </u>	Yes	BASIC APPLICATION
<u>  x  </u>	Yes	SIGNATURE PAGE (Page 3)
<u>  x  </u>	Yes	APPLICABLE APPENDICES
<u>  x  </u>	Yes	SCALED PLAN VIEW
<u>  x  </u>	Yes	SCALED CROSS-SECTION OR ELEVATION VIEW PLANS
<u>  x  </u>	Yes	VICINITY MAP
<u>  x  </u>	Yes	COPY OF THE PROPERTY DEED & SURVEY
<u>  x  </u>	Yes	THREE (3) COMPLETE COPIES OF THE APPLICATION PACKET
<u>  x  </u>	Yes	APPROPRIATE APPLICATION FEE & PUBLIC NOTICE FEE (Separate checks made payable to the State of Delaware)

**Submit 3 complete copies of the application packet to:**

**Department of Natural Resources and Environmental Control  
Wetlands and Subaqueous Lands Section  
89 Kings Highway  
Dover, Delaware 19901**

**Before signing and mailing your application packet, please read the following:**

The Department requests that the contractor or party who will perform the construction of your proposed project, if other than the applicant, sign the application signature page along with the applicant in the spaces provided. When the application is signed by the contractor as well as the applicant, the Department will issue the Permit to both parties. For Leases, the contractor will receive a separate construction authorization that will make them subject to all of the terms and conditions of the Lease relating to the construction

**Section 1: Applicant Identification**

1. Applicant's Name: JPR Family Investments, LLC. c/o Brent Reed Telephone #: 302-265-7400  
 Mailing Address: 28855 Lewes Georgetown Highway, Lewes, DE Fax #: \_\_\_\_\_  
19958 E-mail: brent@reedventures.net
2. Consultant's Name: Edward M. Launay Company Name: Environmental Resource Insights  
 Mailing Address: 1 Park Ave, Milford, DE 19963 Telephone #: 302-436-9637  
 Fax #: 302-424-1441  
 E-mail: elaunay@ericonsultants.com
3. Contractor's Name: Unknown Company Name: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_ Telephone #: \_\_\_\_\_  
 Fax #: \_\_\_\_\_  
 E-mail: \_\_\_\_\_

**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):  
The construction of a four slip docking facility and kayak launch within the waterfront community open parcel of Westridge Shores Residential Planned  
Community. The project will provide residents of the 54 lot single family home community with recreational water access (see attached project description).
6. Check each Appendix that is enclosed with this application:

<input checked="" type="checkbox"/>	A. Boat Docking Facilities	<input 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: +/- 360 feet northeast of Westridge County: ☐ N.C. ☐ Kent ☒ Sussex  
Drive and Waterview Way (both currently paper roads), Millsboro, Site owner name (if different from applicant): \_\_\_\_\_  
DE 19966 Address of site owner: \_\_\_\_\_
8. Driving Directions: Heading north on John J. Williams Highway (SR 24), turn right onto Banks Road (SCR 298). After approximately 0.5 miles the  
project location can be accessed on the left (northeast) side of Banks Road (SCR 298).  
 (Attach a vicinity map identifying road names and the project location)
9. Tax Parcel ID Number: 234-17.00-165.00 Subdivision Name: Westridge Shores

<b>WSLS Use Only:</b>		<b>Permit #s:</b> _____	
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: _____	
Fee Received? Yes <input type="checkbox"/> No <input type="checkbox"/> Amt: \$ _____		Receipt #: _____	
Public Notice #: _____		Public Notice Dates: ON _____ OFF _____	

## Section 2, Item 5, Project Description.

The Westridge Shores Residential Planned Community consists of 54 single family lots and community open space is located upon 21.32 acres of land located near Long Neck on the north side of Banks Road (SCR 298) approximately 0.5 miles east of John J. Williams Highway (SR 24) within the Indian River Hundred, Sussex County, Delaware. The site has approximately 450 feet of shoreline open space frontage on Hopkins Prong. Local high water is elevation +1.25 feet and local mean low water is -0.25 feet (NAVD 88).

A docking facility and kayak launch is proposed on the waterfront community open parcel, Tax Map Parcel 234-17.00-165.00. The development of the project is underway and the applicant is the JPR Family Investments LLC, Lewes, Delaware. Ownership of the facility will be transferred to the Westridge Shores Homeowners Association Inc.

No state (DNREC) regulated wetlands are mapped at the location selected for the docking facility. Approximately 34 feet of federally regulated forested wetlands exist landward (south) of the existing top of bank – mean high water line. This area will be crossed by an elevated three-foot-wide pile supported boardwalk. There will be an eight-foot-long transition section of pier going from three-feet-wide to four-feet-wide immediately channelward of mean high water. Then, an 80-foot-long by four-feet-wide pile supported pier will access a six-foot- wide by 72-foot-long dock in a “T” configuration (elevation 3.8 feet NAVD88). Typical pile spacing will be on eight-foot centers. Two six-foot-wide by 28-foot-long finger piers will be constructed to create four 15-foot-wide boat slips. The water depth at the channelward end of the facility is approximately 2.8 feet (NAVD88). Two 12,000-pound boat lifts are proposed for the outer slips mounted on four individual pilings. The applicant is seeking a blanket approval for boat lifts on all four slips.

The dock will also serve as a community kayak launch facility. The easterly end of the dock will be fitted with a four-foot-wide by 20-foot-long aluminum ramp. The ramp will access an eight-foot-wide by 24-foot-long floating dock moored with loops and two pilings. The floating dock will be fitted with a four-foot-wide by five-foot-long “Yakport” kayak launch device.

The dock and pier will be of standard marine construction. All hardware will be galvanized, and all timbers and pilings will be salt treated. The docking facility will occupy 2,796 square feet of subaqueous land channelward of mean high water and 2,734 square feet as measured channelward of mean low water.

### 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.)

The construction of a four slip docking facility and kayak launch within the waterfront community open parcel of Westridge Shores Residential Planned Community. The project will provide residents of the 54 lot single family home community with recreational water access (see basic application section 2 item 5).

2. Please provide numbers and dimensions as follows:

Structure Type	Number of Support Pilings	Dimensions (Channelward of MHW or OHW)		Dimensions (Channelward of MLW- n/a for non-tidal water)		New, repair or maintain
Dock, Pier, Lift, gangway		Width ____ ft.	Length ____ ft.	Width ____ ft.	Length ____ ft.	
See	Attached	Sheet				
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? 560 ft. (measured from MLW to MLW)

4. What will be the mean low water depth at the most channelward end of the mooring facility? -0.25 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 for timber and pilings secured with galvanized hardware. Aluminum ramp connecting the dock and floating dock with PVC floats (see attached project description)

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? 80 ft.
8. Describe the vessels that will be berthed at the docking facility. Please draw proposed vessel locations on plans and drawings.
- |            |       |        |       |       |       |       |       |
|------------|-------|--------|-------|-------|-------|-------|-------|
| Make/model | _____ | length | _____ | width | _____ | draft | _____ |
| Make/model | _____ | length | _____ | width | _____ | draft | _____ |
| 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.
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.
11. Is there currently a residence on the property? \_\_\_\_\_ Yes X No
12. Do you plan to reach the boat docking facility from your own upland property? X 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 X No.  
If yes, written permission of the underwater land owner must be provided with this application.
14. What is the width of the waterfront property frontage adjacent to subaqueous lands? +/- 450 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.



Structure Type	Number of Support Pilings	Dimensions (Channelward of MHW or OHW)		Dimensions (Channelward of MLW- n/a for non-tidal water)		New, repair or maintain
Dock, Pier, Lift, gangway		Width ____ Ft.	Length ____ Ft.	Width ____ Ft.	Length ____ Ft.	
TRANSITION PIER	2	+/- 3.5	8	0	0	NEW
PIER	22	4	80	4	72	NEW
DOCK	18	6	72	6	72	NEW
FINGER PIER	8	6	28	6	28	NEW
FINGER PIER	8	6	28	6	28	NEW
BOAT LIFT	4	10	14	10	14	NEW
BOAT LIFT	4	10	14	10	14	NEW
RAMP	0	4	20	4	20	NEW
FLOATING DOCK	2	8	24	8	24	NEW
“YAKPORT” KAYAK LAUNCH	0	4	5	4	5	NEW
Freestanding Pilings	Number	4				

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

10. Name of waterbody at Project Location: Hopkins Prong waterbody is a tributary to: Herring Creek

11. Is the waterbody: ☒ Tidal ☐ Non-tidal Waterbody width at mean low or ordinary high water 560 feet

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):

234-17.00-147.00 Shady Lane Homeowners Assoc. Inc. 24314 Shady Lane, Millsboro, DE 19966

234-17.00-166.03 Evelyn M Abel 9380 Falling Water Dr., Bristow, VA 20136

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):

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

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): \_\_\_\_\_

\*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: 1/7/2020

Type of Permit: SPGP-20

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

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

I wish to authorize an agent as indicated below ☒

I, JPR Family Investments, LLC. c/o Brent Reed, hereby designate and authorize Edward M. Launay  
(Name of Applicant) (Name of Agent)  
to act on my behalf in the processing of this application and to furnish any additional information requested by the Department.

Authorized Agent's Name: Edward M. Launay  
Mailing Address: 1 Park Ave, Millford, DE 19963

Telephone #: 302-436-9637  
Fax #: 302-424-1441  
E-mail: elaunay@ericonsultants.com

**20. Agent's Signature:**

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

[Signature]  
Agent's Signature

1/2/2025  
Date

**21. Applicant's Signature:**

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

[Signature]  
Applicant's Signature

1/2/25  
Date

JPR Family Investments, LLC. c/o Brent Reed  
Print Name

**22. Contractor's Signature:**

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

Unknown

Contractor's Name

                      
Date

                      
Print Name

January 2, 2025

Mr. Matthew Jones, Program Manager  
Delaware Department of Natural Resources and Environmental Control  
Division of Water Resources  
Wetlands and Subaqueous Lands Section  
89 Kings Highway  
Dover, Delaware 19901

**RE: JPR Family Investments, LLC  
Tax Map Parcel 234-17.00-165.00  
Westridge Shores Residential Planned Community  
Indian River Hundred, Sussex County, Delaware**

Dear Mr. Jones,

This letter is to confirm that I, Brent Reed, have been designated signatory authority by the other comembers of the JPR Family Investments, LLC for matters related to all land use applications involving the above referenced properties. Environmental Resource Insights (ERI) is submitting an application for a Subaqueous Lands Permit involving the proposed Westridge Shores Residential Community on behalf of the JPR Family Investments, LLC who is the owner of the subject property.

Please let me know if you need any additional information.

Kind Regards,

  
Brent Reed, Member

JPR Family Investments, LLC  
28855 Lewes Georgetown Highway  
Lewes, DE 19958



Tax Parcel No. 234-17.00-165.00

**PREPARED BY/RETURN TO:**

Barbara Snapp Danberg, Esq.  
Baird Mandalas Brockstedt Federico & Cardea, LLC  
Little Falls Centre One  
2711 Centerville Road, Suite 401  
Wilmington, DE 19808

BSD/23405-001

***NO SURVEY, TITLE SEARCH OR  
TITLE INSURANCE REQUESTED OR PERFORMED***

**THIS DEED**, made this 30 day of December, 2022,

Between:

**BOARDWALK DEVELOPMENT, LLC, a Delaware limited liability company**, of 16165 Rockport Drive, Lewes, Sussex County, Delaware, 19958, party of the first part,

AND

**JPR FAMILY INVESTMENTS, LLC, a Delaware limited liability company**, of 28855 Lewes Georgetown Highway, Suite B, Lewes, Sussex County, Delaware 19958, party of the second part,

**WITNESSETH:**

That the said party of the first part, for and in consideration of the sum of **TEN AND 00/100 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 said party of the second part, its, successors and assigns, in fee simple:

ALL that certain lot, piece, and parcel of land situate, lying and being in Indian River Hundred, Sussex County, Delaware, and being more particularly described on a Boundary Survey of Lands of Madeline Rodgers Smythe, Banks Road, prepared by Axiom Engineering L.L.C., dated February 2, 2017, of record in the Office of the Recorder of Deeds, in and for Sussex County, Delaware, in Plot Book 249, Page 92, and further described as follows, to wit:

BEGINNING at a rebar set on the eastern right-of-way line of Banks Road (SCR 298) 50.00 feet wide at the corner of Shady Lane (50.00 foot private road); thence along Shady Lane the following three (3) courses: North 39 degrees 07 minutes 33 seconds East, for a distance of 1,381.92 feet to a metal post found; thence North 27 degrees 14 minutes 15 seconds East, for a distance of 159.58 feet to a rebar set at a metal post; thence North 39 degrees 07 minutes 33

seconds East, and passing through a rebar set offset 13.77 feet from the end point, of a total distance of 405.18 feet to a point at or near the waterline of Hopkins Prong; thence along or near the waterline of Hopkins Prong, various courses and distances with a tie line bearing of South 59 degrees 03 minutes 31 seconds East, for a distance of 406.76 feet to the corner of lands n/f Evelyn M. Abel; thence along said lands of Abel the following three courses: South 37 degrees 23 minutes 37 seconds West, passing through a concrete monument found a 40.04 feet to a total distance of 340.04 feet to a concrete monument found; thence South 50 degrees 47 minutes 00 seconds East, for a distance of 100.00 feet to a concrete monument found; thence South 39 degrees 12 minutes 50 seconds West, and passing through a concrete monument found offset 5.93 feet from the end point, for a total distance of 1,652.86 feet to a point on the eastern right-of-way line of Banks Road (SCR 298) 50 feet wide; thence along said Banks Road the following three courses; North 51 degrees 26 minutes 17 seconds West, for a distance of 159.73 feet to a point; thence with a curve turning to the left with an arc length of 192.89 feet, with a radius of 12,025.00 feet, with a chord bearing of North 51 degrees 53 minutes 52 seconds West, with a chord length of 192.98 feet to a point; thence North 52 degrees 21 minutes 26 seconds West, for a distance of 124.94 feet to the point of beginning, containing 21.32 acres, more or less.

SUBJECT TO easements and conditions as contained in Plat Book 249, Page 92, of record in the Office aforesaid.

SUBJECT FURTHER TO ALL other covenants, conditions, restrictions, plans and easements of record with respect to the property described above, this reference to which shall not be construed to reimpose any such covenants, conditions, restrictions, plans and easements of record which have otherwise lapsed, expired or have otherwise been terminated in accordance with their terms or otherwise as applicable.


BEING the same lands and premises which PHILIP SMYTHE, JR., MADELINE SMYTHE, and NICHOLAS BILLY CAPPARELLI a/k/a WILLIAM BILLY SMYTHE, by Deed dated July 14, 2017 and recorded August 2, 2017 in the Office of the Recorder of Deeds in and for Sussex County, State of Delaware, in Deed Book 4747, Page 58, did convey unto BOARDWALK DEVELOPMENT, LLC, a Delaware limited liability company, in fee simple.

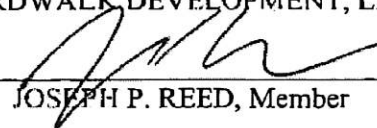
**Grantee's Mailing Address:**

28855 Lewes Georgetown Highway, Suite B  
Lewes, DE 19958

IN WITNESS WHEREOF, the said party of the first part has hereunto set their hands and seals the day and year first above written.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:


  
\_\_\_\_\_  
Witness

BOARDWALK DEVELOPMENT, LLC  
BY:  (Seal)  
JOSEPH P. REED, Member

STATE OF DELAWARE                    )  
                                                  ) SS.  
COUNTY OF NEW CASTLE            )

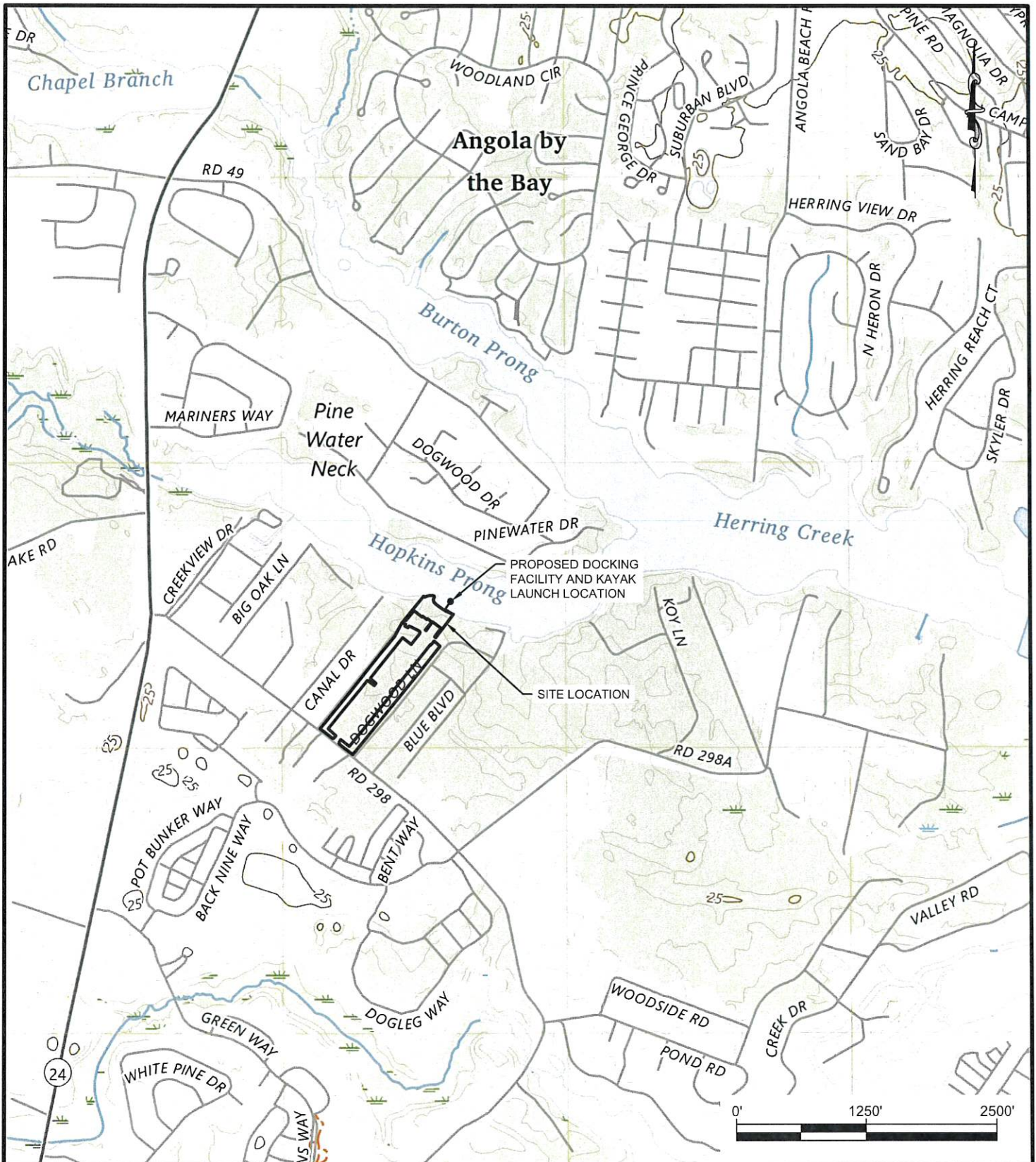
BE IT REMEMBERED, that on this 30 day of December, 2022 personally came before me, the Subscriber, a Notary Public in and for the State and County aforesaid, JOSEPH P. REED, Member of BOARDWALK DEVELOPMENT, LLC, party to this Indenture, known to me personally to be such, and acknowledged this Indenture to be his act and deed.

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

  
\_\_\_\_\_  
Notary Public/Notarial Officer







Date:	JANUARY, 2025
Scale:	1" = 1250'
Dwn.By:	KWW
Proj.No.:	0004-0498
FAIRMONT QUAD.	
Dwg.No.:	1

# USGS TOPO MAP

WESTRIDGE SHORES DOCKING  
FACILITY AND KAYAK LAUNCH

TAX MAP PARCEL 234-17.00-165.00  
INDIAN RIVER HUNDRED  
SUSSEX COUNTY, DELAWARE

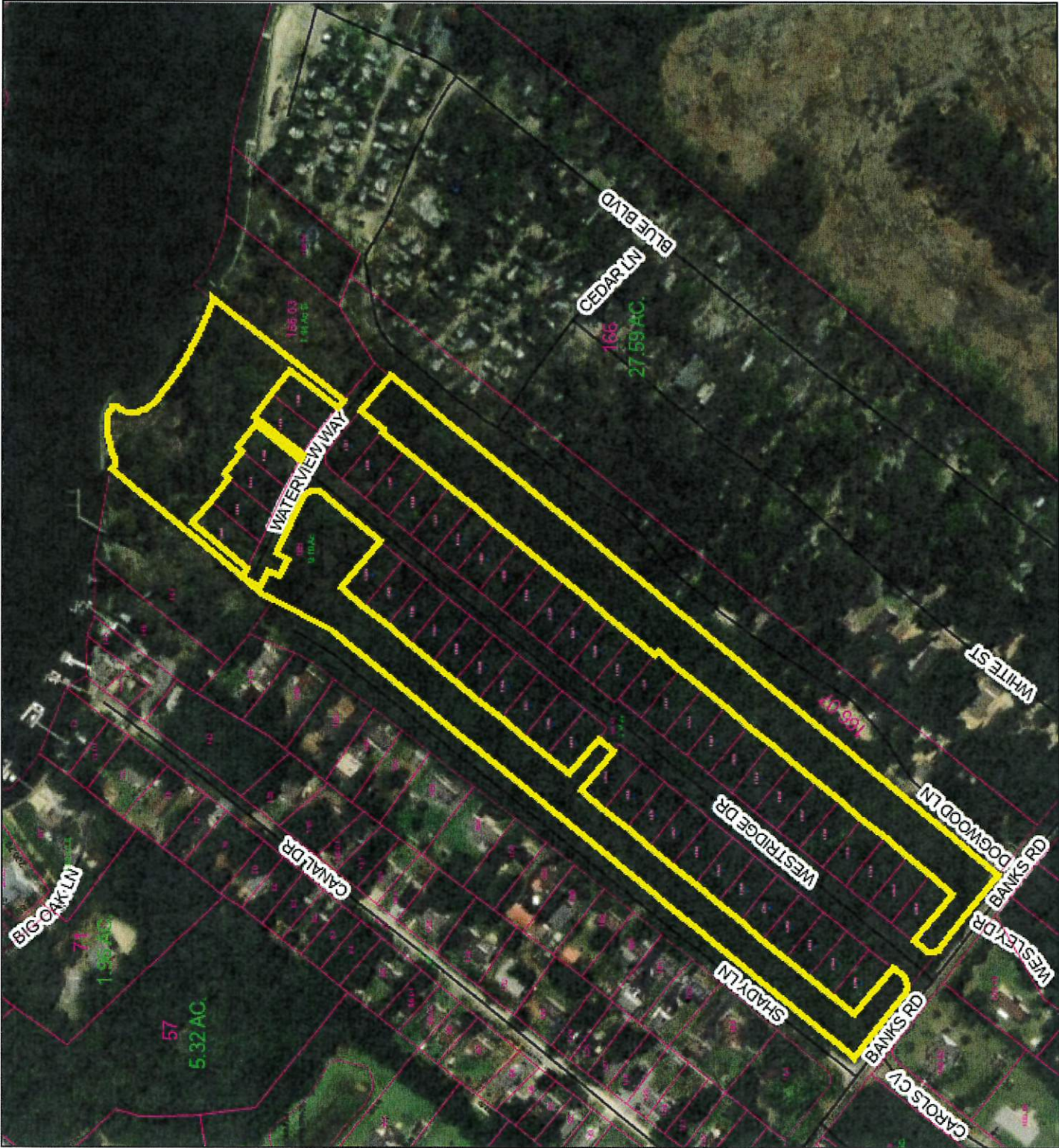
**ERI** ENVIRONMENTAL  
RESOURCE  
INSIGHTS  
A DIVISION OF DAVIS, BOWEN & FRIEDEL, INC.





Sussex County

TAX MAP OF  
WESTRIDGE SHORES  
OPEN SPACE PARCEL  
SHEET 2 of 4 JAN. 8, 2025



PIN:	234-17.00-165.00
Owner Name	JPR FAMILY INVESTMENTS LLC
Book	5833
Mailing Address	28855 LEWES GEORGETOWN
City	LEWES
State	DE
Description	WESTRIDGE SHORES
Description 2	OPEN SPACES A & B
Description 3	
Land Code	

Tax Parcels

Streets

County Boundaries

World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

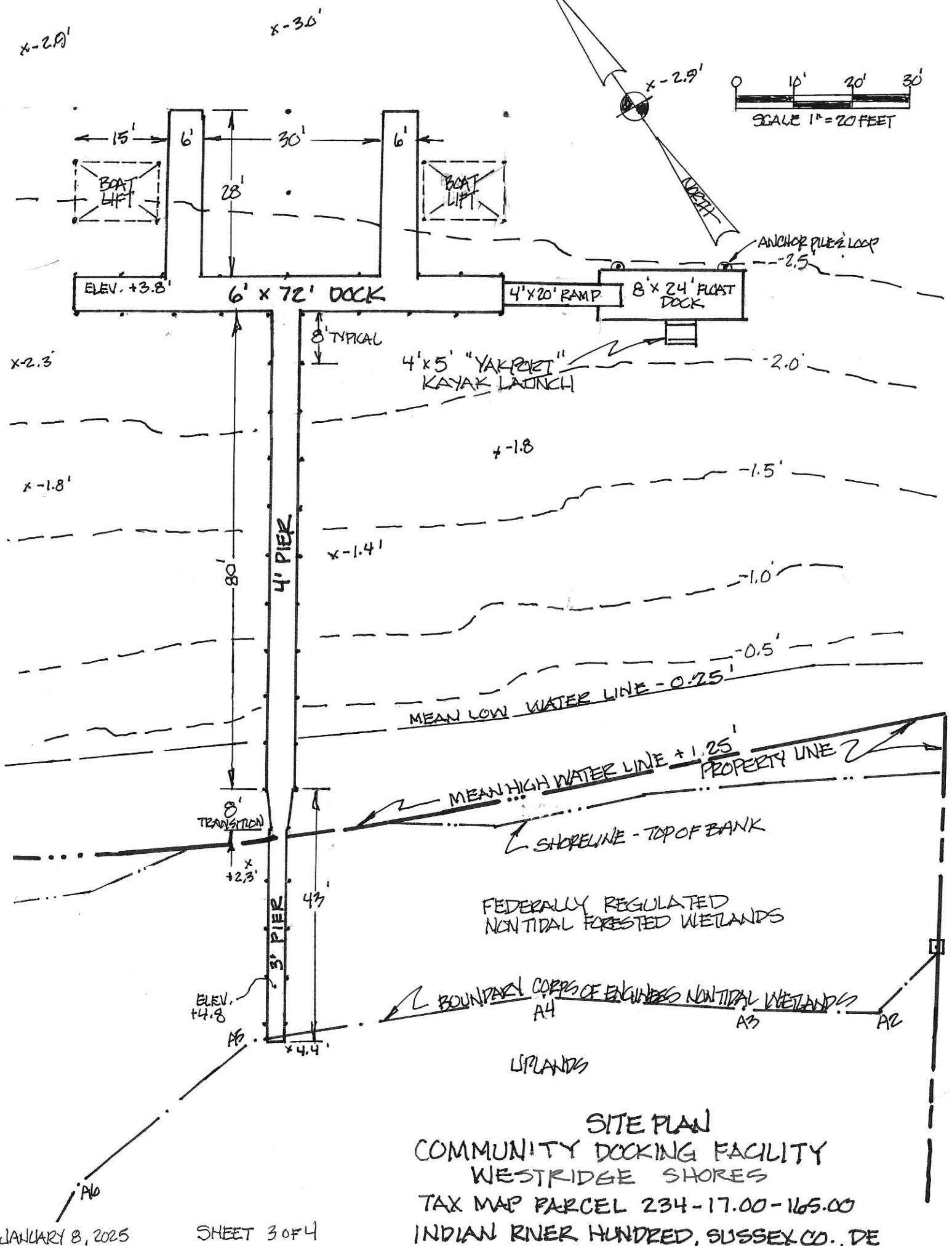
Citations

1.2m Resolution Metadata





# HOPKINS PRONG

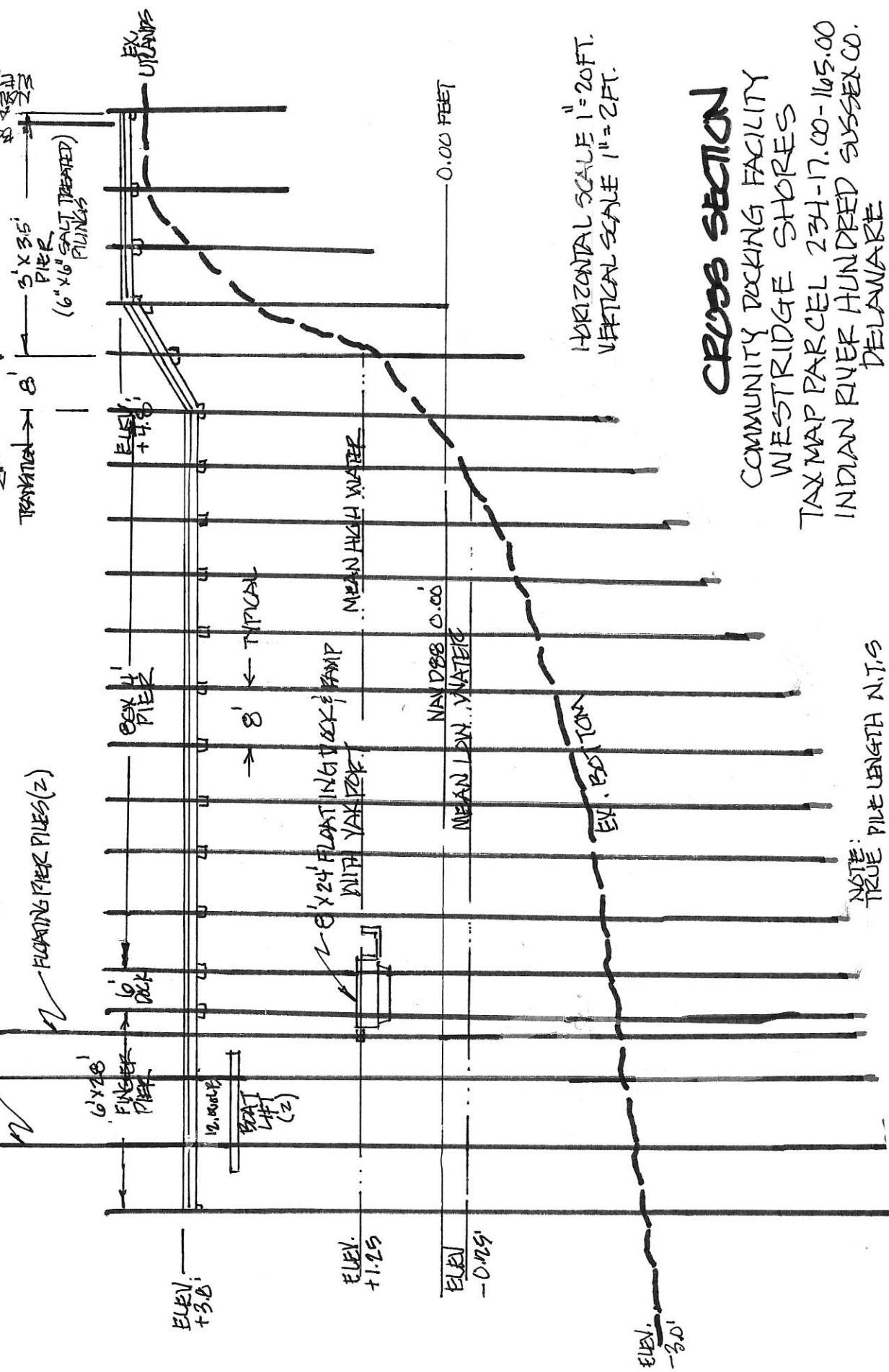


# HOPKINS PRONG

- 10" 12" DIAM PILES FOR 4' WIDE PIER & FINGERS
- 2' X 8" DECKING
- 3' X 10" STRINGERS & WHARVES
- SALT TREATED GALVANIZED HARDWARE

BOAT LIFT PILES (4)

FLOATING PIER PILES (2)



HORIZONTAL SCALE 1" = 20 FT.  
VERTICAL SCALE 1" = 2 FT.

## CROSS SECTION

COMMUNITY DOCKING FACILITY  
WESTRIDGE SHORES  
TAX MAP PARCEL 234-17.00-165.00  
INDIAN RIVER HUNDRED SUSSEX CO.  
FLORIDA

NOTE: TRUE PILE LENGTH N.T.S

SHEET 4054

JANUARY 8, 2025