

## Section 1: Applicant Identification

1. Applicant's Name: Alan T. Knight, Trustee Telephone #: (609) 865-2477  
 Mailing Address: c/o Daniel Knight (son/POA) Fax #:  
7 Oxford Ct. E-mail: dknightfam@aol.com  
Voorhees, NJ 08043
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):

Applicant proposes to repair/replace/elevate (by 18") existing 70' long x 5.5' wide pier and 22 1/2' long x 3.5' wide finger pier; and to authorize (maintain) a 12 1/2' long x 4 1/2' wide floating PWC dock, and a grandfathered 20' long x 24' wide platform with a 12' long x 14' wide gazebo.

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: 23392 Angola Beach Road County: ☐ N.C. ☐ Kent ☒ Sussex  
Lewes DE 19958 Site owner name (if different from applicant): same  
 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: 234-18.00-6.00 Subdivision Name: Indian River Hundred

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:							
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: Herring Creek waterbody is a tributary to: Rehoboth Bay
11. Is the waterbody: ☒ Tidal ☐ Non-tidal Waterbody width at mean low or ordinary high water 1,000+
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):

Structure is grandfathered

\*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; NWP#3

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: \_\_\_\_\_



# Wetlands and Subaqueous Lands Section Basic Application Form

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## 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, Alan T. Knight, 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 additional information requested by the Department.

Authorized Agent's Name: Evelyn Maurmeyer  
Mailing Address: CER, Inc.  
PO Box 674  
Lewes DE 19958

Telephone #: (302) 645-9610  
Fax #: (302) 645-4332  
E-mail: maurmeyer@udel.edu

### 20. Agent's Signatures:

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.

Evelyn Maurmeyer  
Agent's Signature

12/16/2024  
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.

Alan T. Knight  
Applicant's Signature

Alan T. Knight (owner)  
Print Name

12/12/24

### 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.

[Signature]  
Contractor's Name

Date

Print Name

## 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.)

See attached sheet

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.	
Pier	16±	5.5'	70'	5.5'	60'±	Repair/
Finger pier	8±	3.5'	22.5'	3.5'	22.5'	elevate
Jet-ski dock	2	4.5'	12'±	4.5'	12'±	"
ALSO (grandfathered):						
Platform/dock	12±	24'	20'	24'	20'	"
Gazebo	--	12'	14'	12'	14'	"
Freestanding Pilings	Number 0					

(18")

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? 1,000± ft. (measured from MLW to MLW)
4. What will be the mean low water depth at the most channelward end of the mooring facility? 3± 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; poly. PWC dock
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.



## **1. Project Description**

The existing structure consists of a walkway/pier, 70' long (channelward of MHWL) x 5.5' wide; a finger pier 22.5' long x 3.5' wide; and a platform 20' long x 24' wide with a 12' long x 14' wide gazebo and rooftop observation deck. The structure was constructed in 1968 (grandfathered), see Figure 6b for 1968 aerial photograph. A 12' long x 4.5' wide floating PWC dock was installed at a later date. Applicant proposes the following:

- To repair/replace/elevate (by 18") the 70' long x 5.5' wide pier and the 22.5' long x 3.5' wide finger pier.
- Authorization to maintain the grandfathered 20' long x 24' wide platform and 12' long x 14' wide gazebo and rooftop observation deck.
- Authorization to maintain the 12' long x 4.5' wide floating PWC dock.

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? 400 ft.  $\pm$
8. Describe the vessels that will be berthed at the docking facility. Please draw proposed vessel locations on plans and drawings.

Make/model <u>Seadoo</u>	length <u>10'0"</u>	width <u>4' <math>\pm</math></u>	draft <u>1' <math>\pm</math></u>
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.

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? 882  $\pm$  ft. (see survey)  
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.



# STATE OF DELAWARE

## BOAT REGISTRATION CERTIFICATE

HULL ID NO	REG NO	MAKE	YEAR
YDV29549E808	DL687AB	SEADOO	2008
LENGTH	HULL MATERIAL	PROPULSION	OPERATION
10' 0"	Fiberglass	Water Jet	Pleasure
VESSEL TYPE	FUEL	ENGINE TYPE	EXPIRATION
Personal Watercraft	Gasoline	Stern Drive	2025
OWNER	BOAT NAME		

DANIEL KNIGHT

23392 ANGOLA BEACH RD  
LEWES, DE 19958



**STRAIDLEY  
& RONON**

Straidley Ronon Messeri & Young, LLP  
One Valley Corporate Center  
10 Valley Junction Parkway  
Millsboro, PA 19966  
Telephone: 410-640-1800  
Fax: 410-640-1900  
WWW.SRMILLSDLR.COM

Wendy J. Ressler, Esquire  
410-321-1044  
WRessler@straidley.com

August 4, 2023

*Via UPS*  
**PERSONAL AND CONFIDENTIAL**

Ms. Wendy Kuremsky  
11186 Terwilligers Hill Court  
Cincinnati, OH 45249

Re: Alan T. Knight, Jr. - Estate Planning; Our File No. 192594-0001

Dear Wendy:

Per your request, enclosed please find the original recorded Special Warranty Deed. Please store it in a safe location.

If you have any questions concerning the enclosed, or if I may be of further assistance to you at this time, please do not hesitate to contact me.

Very truly yours,



Russell J. Ressler

RJR/wp  
Encl.

cc: Mr. Alan T. Knight (w/encl.)

Philadelphia, PA • Malvern, PA • Cherry Hill, NJ • Wilmington, DE • Washington, DC • New York, NY • Chicago, IL  
A Pennsylvania Limited Liability Partnership

**THE MESSERI LAW FIRM WORLDWIDE**

4506812v.1



-6.00

and  
-recorded. Return To:

Zamora Leiting, Esq.  
Stradley Roman Stevens & Young, LLP  
2005 Market Street, Suite 2600  
Philadelphia, PA 19103

#### SPECIAL WARRANTY DEED

THIS INDENTURE is made the day 15<sup>th</sup> of January, 2023 between Alan T. Knight, Jr., an adult individual (hereinafter called the "Grantor"), and Alan T. Knight, Jr., Trustee of the Alan T. Knight, Jr. Revocable Deed of Trust dated April 26, 2023 (hereinafter called the "Grantee").

**WITNESSETH**, that the Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) lawful money of the United States of America, unto it well and truly paid by the Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and conveyed, and by these presents does grant, bargain and sell, release and convey unto the Grantee, its successors and assigns:

**ALL THAT CERTAIN** lot or parcel of land situate in the County of Sussex, State of Delaware, bounded and described as set forth in the legal description attached to this Deed as Exhibit A and incorporated herein by reference.

**UNDER AND SUBJECT** to all covenants, conditions, restrictions, easements, rights of way, and reservations of record, to the extent valid, subsisting, and enforceable.

**TOGETHER** with all and singular the buildings, improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof, and all the estate, right, title, interest, property, claim and demand whatsoever of it, the Grantor, in law, equity, or otherwise howsoever, of, in and to the same and every part thereof.

**TO HAVE AND TO HOLD** the said lot or piece of ground above described with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the Grantee, its successors and assigns, to and for the only proper use and behoof of the Grantee, its successors and assigns forever.

**UNDER AND SUBJECT**, as aforesaid.



**SPECIAL WARRANTY DEED**

THIS INDENTURE is made the day 15<sup>th</sup> of June 2023 between Alan T. Knight, Jr., an adult individual (hereinafter called the "Grantor"), and Alan T. Knight, Jr., Trustee of the Alan T. Knight, Jr. Revocable Deed of Trust dated April 26, 2023 (hereinafter called the "Grantee").

**WITNESSETH**, that the Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) lawful money of the United States of America, unto it well and truly paid by the Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and conveyed, and by these presents does grant, bargain and sell, release and convey unto the Grantee, its successors and assigns:

**ALL THAT CERTAIN** lot or parcel of land situate in the County of Sussex, State of Delaware, bounded and described as set forth in the legal description attached to this Deed as Exhibit A and incorporated herein by reference.

**UNDER AND SUBJECT** to all covenants, conditions, restrictions, easements, rights of way, and reservations of record, to the extent valid, subsisting, and enforceable.

**TOGETHER** with all and singular the buildings, improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of it, the Grantor, in law, equity, or otherwise howsoever, of, in and to the same and every part thereof.

**TO HAVE AND TO HOLD** the said lot or piece of ground above described with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the Grantee, its successors and assigns, to and for the only proper use and behoof of the Grantee, its successors and assigns forever.

**UNDER AND SUBJECT**, as aforesaid.



AND, the Grantor, for itself and its successors and assigns, does covenant, promise and agree, to and with the Grantee, its successors and assign, by these presents, that it, the Grantor, and its successors and assigns, all and singular the buildings, hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the Grantee, its successors and assigns, against the Grantor and its successors and assigns, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under it or any of them, shall and will, subject as aforesaid, WARRANT and forever DEFEND.

[Remainder of Page Intentionally Left Blank.]



IN WITNESS WHEREOF, the Grantee has signed and delivered this Deed as a sealed instrument the day and year first written above.

GRANTOR:

AKJ  
Alan T. Knight, Jr.

STATE OF Delaware

COUNTY OF Sussex

SS

On this 15 day of June, 2023, before me, a Notary Public in and for the State of Delaware, the undersigned officer, personally appeared Alan T. Knight, Jr., who is known to me or proved to me on the basis of satisfactory evidence, and acknowledged that he executed the foregoing instrument for the purposes therein contained.

In Witness Whereof, I hereunto set my hand and official seal.

Christina D. Jones  
Notary Public

[SEAL]

U.S. 101 11/11/20

My Commission Expires:

12-6-2023



The address of the within-named Grantee is:

Alan T. Knight, Jr. Revocable Deed of Trust  
c/o Alan T. Knight, Jr.  
17024 Cadbury Circle, Apt. 124  
Lewes, DE 19958



## Exhibit A

Legal Description

ALL that tract, lot or parcel of land situate in Indian River Hundred, Sussex County, Delaware, on the northerly shore of Herring Creek and more particularly described as follows: Beginning at the low water mark of Herring Creek at the center point of Public Road #278 (now 50' wide) and running northerly along the centerline of said road North eleven and one-half (11 1/2) degrees East six hundred seventy-five (675) feet to a point in center of said road; thence North seventy-eight and one-half (78 1/2) degrees West nine hundred and three (903) feet to a corner of lands of Harty R. Fardwell et al; thence with the westerly division line of said Fardwell lands South eleven and one-half (11 1/2) degrees West five hundred and thirteen (513) feet more or less to a point at the low water mark of Herring Creek; thence along and with the said Creek binding upon its several watercourses to the place of beginning, the whole containing 12.3 acres more or less.

BEING the same land and premises which Alan T. Knight, Jr., by deed dated February 28, 1996, and recorded in the Office of the Recorder of Deeds in and for Sussex County, Delaware, in Deed Book 02110, Page 228, did grant and convey unto his wife, Virginia P. Knight, in fee.

BEING the same land and premises transferred by that certain Last Will and Testament of Virginia P. Knight dated November 14, 2011 to Alan T. Knight, Jr. upon the death of Virginia P. Knight, who departed this life on January 27, 2016, as evidenced by that certain Inventory filed with the Register of Wills on May 18, 2016.



INDIVIDUAL DEED—Type-set  
and by YOUNG & RUSS, Inc. Stationers  
MILFORD, DELAWARE

# This Deed, MADE THE

15th day of December in the year of our LORD,  
one thousand nine hundred and sixty-five.

Between CHARLOTTE SINGEWALD, Widow, owner of a one-third undivided interest, and KARL SINGEWALD and MERCANTILE-SAFE DEPOSIT AND TRUST COMPANY, Trustees under the Last Will and Testament of H. Elmer Singewald, owners of two-thirds undivided interest, parties of the first part, and KARL SINGEWALD, individually and co-trustee,

- AND -

ALAN T. KNIGHT and VIRGINIA WAY KNIGHT, his wife, of 1528 Walnut Street, Philadelphia, Pennsylvania, parties of the second part,

**Witnesseth.** That the said parties of the first part, for and in consideration of the sum of Twenty-seven Thousand Five Hundred Dollars (\$27,500.00) lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby grant and convey unto the said parties of the second part,

**All** that tract, lot or parcel of land situate in Indian River Hundred, Sussex County, Delaware, on the northerly shore of Herring Creek and more particularly described as follows: BEGINNING at the low water mark of Herring Creek at the center point of Public Road #276 (now 50 feet wide) and running northerly along the center line of said road North eleven and one-half (11 1/2) degrees East six hundred and seventy-five (675) feet to a point in center of said road; thence North seventy-eight and one-half (78 1/2) degrees West nine hundred and three (903) feet to a corner of lands of Harry R. Fardwell etux; thence with the westerly division line of said Fardwell lands South eleven and one-half (11 1/2) degrees West five hundred and thirteen (513) feet more or less to a point at the low water mark of Herring Creek; thence along and with the said Creek binding upon its several watercourses to the place of beginning, the whole containing 12.3 Acres more or less.

BEING a part of the same lands conveyed unto the above named grantors by deed of Karl Singewald, single man, by deed dated the 20th day of February, 1961, and now of record in the Office of the Recorder of Deeds, in and for Sussex County, at Georgetown, Delaware, in Deed Book 532, Page 33.

SUBJECT to and with the use in common of a right-of-way and to reciprocal restrictions as stipulated in deed from H. Elmer Singewald, etux and Karl Singewald to said Harry R. Fardwell, etux, dated August 26, 1958, and now of record in the Office of the Recorder of Deeds, in Deed Book 494, Page 6.



**In Witness Whereof,**

The individual of the first part have here-

unto self, heirs and assigns, the day and year aforesaid, and the said corporate party of the first part has caused these presents to be executed by its proper officers thereunto duly authorized and the corporate seal to be hereunto affixed.

**SEALED AND DELIVERED**

in the presence of

WITNESS:

Louise B. Collins  
Louise B. Collins  
Louise B. Collins  
Louise B. Collins  
Louise B. Collins  
Louise B. Collins

MERCANTILE-SAFE DEPOSIT AND TRUST COMPANY

By

Vice-President  
C. E. Gienberger

Attest

Henry L. Meladin  
Trust Officer - Henry L. Meladin

Charlotte Singewald  
Karl Singewald (Seal)  
CHARLOTTE SINGEWALD

CHARLOTTE SINGEWALD

KARL SINGEWALD



MARYLAND  
State of ~~Dakota~~

CITY OF BALTIMORE

~~Delaware~~ ss.

**Be It Remembered,**

that on this seventh day of December in the year of our Lord one thousand nine hundred and sixty-five personally came before me, the Subscriber a Notary Public, in and for the State and County aforesaid, CHARLOTTE SINGEWALD, Widow and KARL SINGEWALD, Trustees, and KARL SINGEWALD, individual and Quitclaimant,

PURCHASER REPORT MADE

This 20 day of December 1965

Board of Assessment of Sussex County

By Roland Daught clerk

Parties to this Indenture, known to me personally to be such, and acknowledge this Indenture to be their Deed.

they

GIVEN under my hand and Seal of Office, the day and year aforesaid



Louise B. Collins  
Notary Public

My Commission expires 7/1/67

STATE OF DELAWARE  
REALTY TRANSFER TAX

Serial Number 1-1166  
Amount of State Tax \$ 275.00  
Date Recorded 12-17-65  
Cancelled by C.E.



STATE OF MARYLAND  
City of Baltimore  
BALTIMORE COUNTY

SS.

BE IT REMEMBERED, That on this 13<sup>th</sup> day of December in the year of our LORD one thousand nine hundred and sixty-five, personally came before me, the Subscriber, a Notary Public in and for the State of Maryland, City of Baltimore Vice-President of MERCANTILE-SAFE DEPOSIT AND TRUST COMPANY, a corporation existing under the laws of the State of Maryland, party to this Indenture, known to me personally to be such, and acknowledged this Indenture to be his act and deed and the act and deed of said corporation, that the signature of the Vice-President thereto is in his own proper handwriting and the seal affixed is the common and corporate seal of said corporation, and that his act of sealing, executing, acknowledging and delivering said Indenture was duly authorized by a resolution of the Board of Directors of said corporation.

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

**Deed**

CHARLOTTE SINGEWALD,  
KARL SINGEWALD AND  
MERCANTILE-SAFE DEPOSIT  
AND TRUST COMPANY, Trustees,  
KARL SINGEWALD, individually  
and co-trustee,  
- AND -  
ALAN T. KNIGHT  
VIRGINIA MAY KNIGHT

Joseph M. Jennings

Received for Record

December 17 A.D. 1965

Fee for Recording, \$3.25

95421

Sold by VORNO & HYVEL, Inc., Stationers  
BALTIMORE, DELAWARE

STATE OF Delaware  
Sussex County, ss.

Recorded in the office for the Recording of Deeds, &c., at Georgetown  
in and for the said County of Sussex in Deed  
Record Vol. 598 Page 47 &c., the  
17 day of December A. D. 1965  
Witness my Hand and the Seal of said Office.

S. Edward Tracy Recorder.



STATE OF MARYLAND )  
City ) SS.  
BALTIMORE )

BE IT REMEMBERED, That on this 13<sup>th</sup> day of December in the year of our LORD one thousand nine hundred and sixty-five, personally came before me, the Subscriber, a Notary Public in and for the State of Maryland, City of Baltimore Vice-President of MERCANTILE-SAFE DEPOSIT AND TRUST COMPANY, <sup>Trustee as aforesaid</sup> a corporation existing under the laws of the State of Maryland, party to this Indenture, known to me personally to be such, and acknowledged this Indenture to be his act and deed and the act and deed of said corporation, that the signature of the Vice-President thereto is in his own proper handwriting and the seal affixed is the common and corporate seal of said corporation, and that his act of sealing, executing, acknowledging and delivering said Indenture was duly authorized by a resolution of the Board of Directors of said corporation.

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

Attest,  
Specially

Joseph M. Jennings - Notary Public  
My Commission expires 1/1/67

RECEIVED FOR RECORD

December 17 A.D. 1965

G EDWARD VEASEY, Recorder

Fee for Recording &c. \$25.00  
95421

Filed by YOUNG & BEVEL, Inc., Notaries  
BALTIMORE, DELAWARE

STATE OF Delaware )  
 Sussex  ) ss.  
County, )

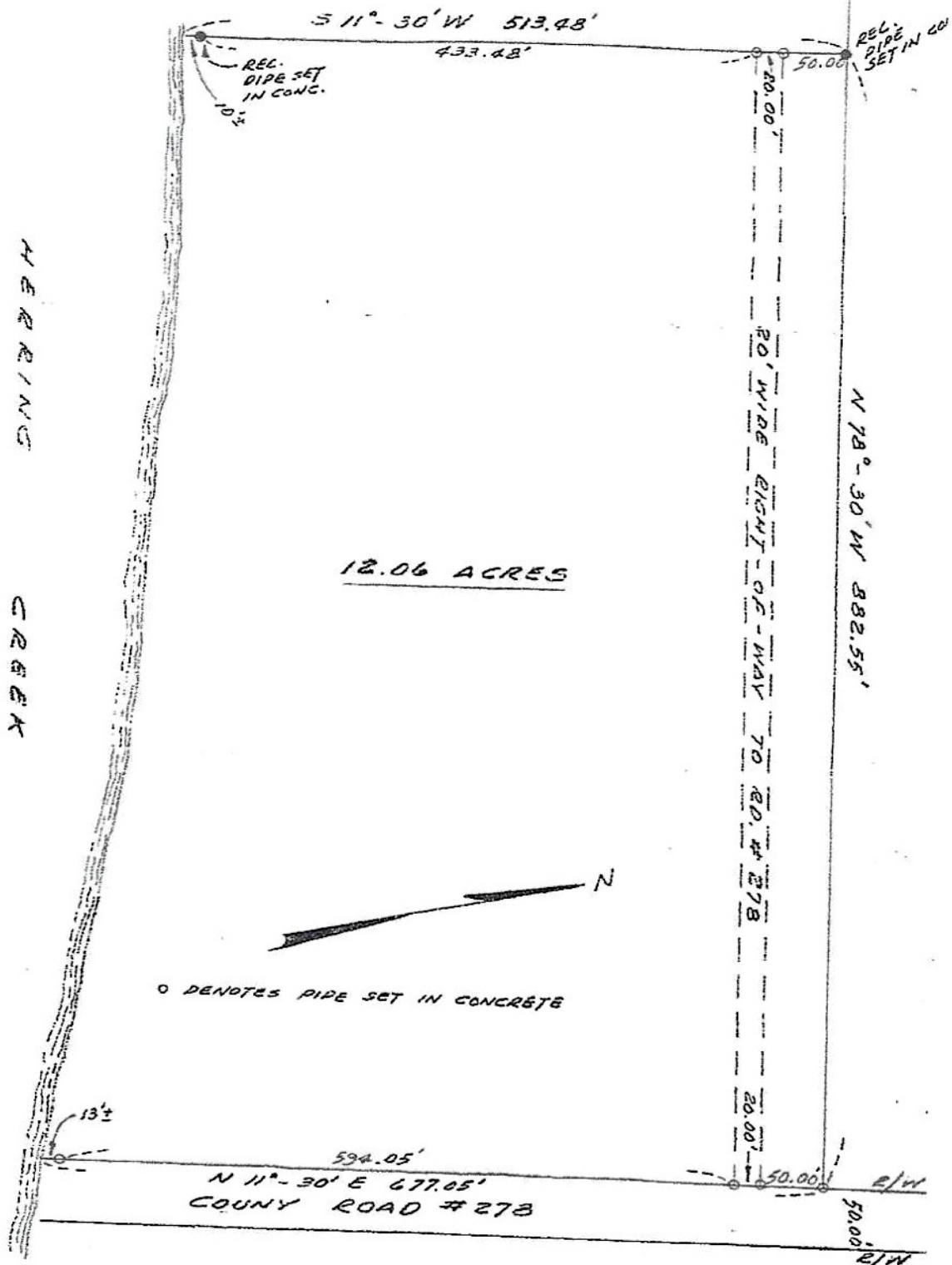
Recorded in the office for the Recording of Deeds, &c., at Georgetown  
in and for the said County of Sussex in Deed  
Record ..... Vol. 598 Page 47 &c., the  
17 day of December A. D. 1965

Witness my Hand and the Seal of said Office.

G. Edward Veasey Recorder.



HERRING  
CREEK



Jay D. Wingate

LANDS TO BE DEEDED TO  
ALAN T. & VIRGINIA MAY KNIGHT  
BY  
CHARLOTTE SINGEWALD & TRUSTEES OF H. E. SINGEWALD  
INDIAN RIVER HUND.  
SUSSEX COUNTY, DEL.

WINGATE & ESCHENBACH, REG. SURV.  
SCALE: 1" = 100'

9 DEC 1965



REPAIR/REPLACE/ELEVATE 70' L x 3.5' W FINGER PIER; AUTHORIZE  
AND 22.5' L x 3.5' W FINGER PIER; AUTHORIZE  
12' L x 4.5' W FLOATING PWC DOCK  
IN: Herring Creek (Tributary of Rehoboth Bay)  
AT: 23392 Angola Beach Road, Lewes DE 19958  
Tax Map Parcel #234-18.00-6.00  
APPLICANT: Alan T. Knight, Trustee  
DATE: December 16, 2024

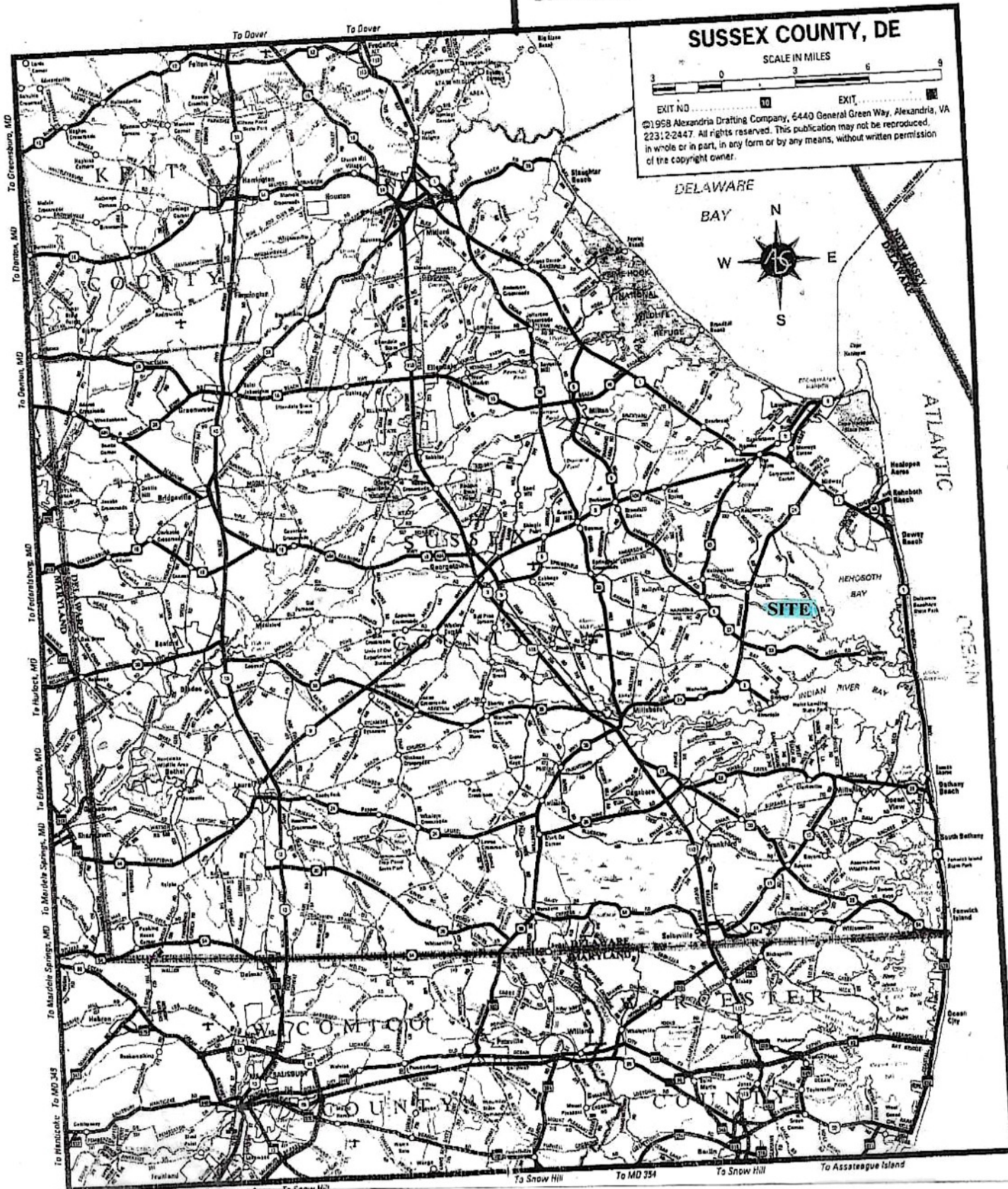


Figure 1. Map of Sussex County, Delaware showing site location, Lewes area.

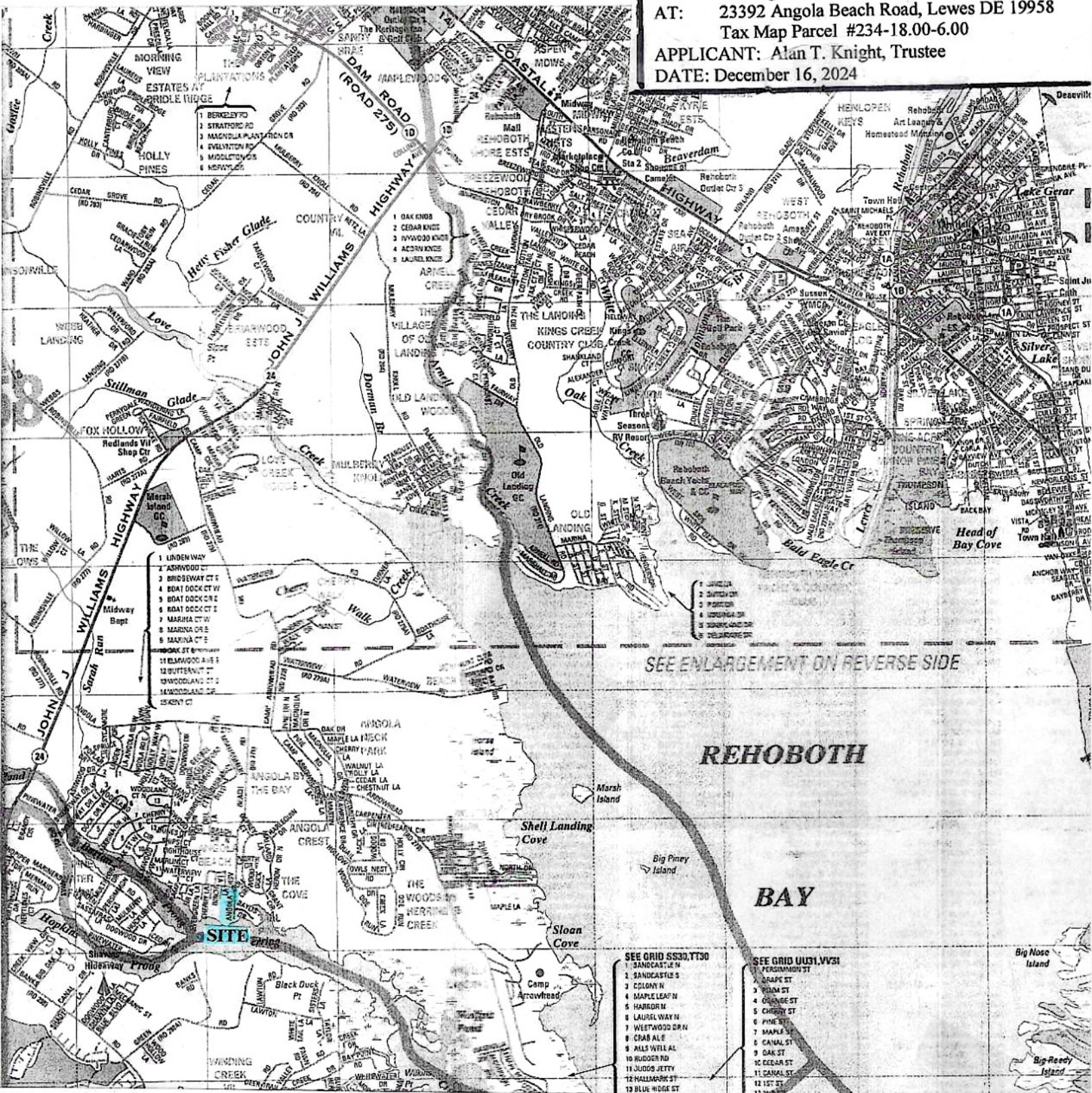


**REPAIR/REPLACE/ELEVATE 70' L x 5.5' W PIER  
AND 22.5' L x 3.5' W FINGER PIER; AUTHORIZE  
12' L x 4.5' W FLOATING PWC DOCK**

**IN:** Herring Creek (Tributary of Rehoboth Bay)  
**AT:** 23392 Angola Beach Road, Lewes DE 19958  
Tax Map Parcel #234-18.00-6.00

**APPLICANT:** Alan T. Knight, Trustee

**DATE:** December 16, 2024



**Figure 2.** Map showing site location, 23392 Angola Beach Road, Lewes, 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 Angola Road; right onto Angola Beach Road to end, right turn into driveway at 23392 Angola Beach Road. Also see Figure 3.



REPAIR/REPLACE/ELEVATE 70' L x 5.5' W PIER  
AND 22.5' L x 3.5' W FINGER PIER; AUTHORIZE  
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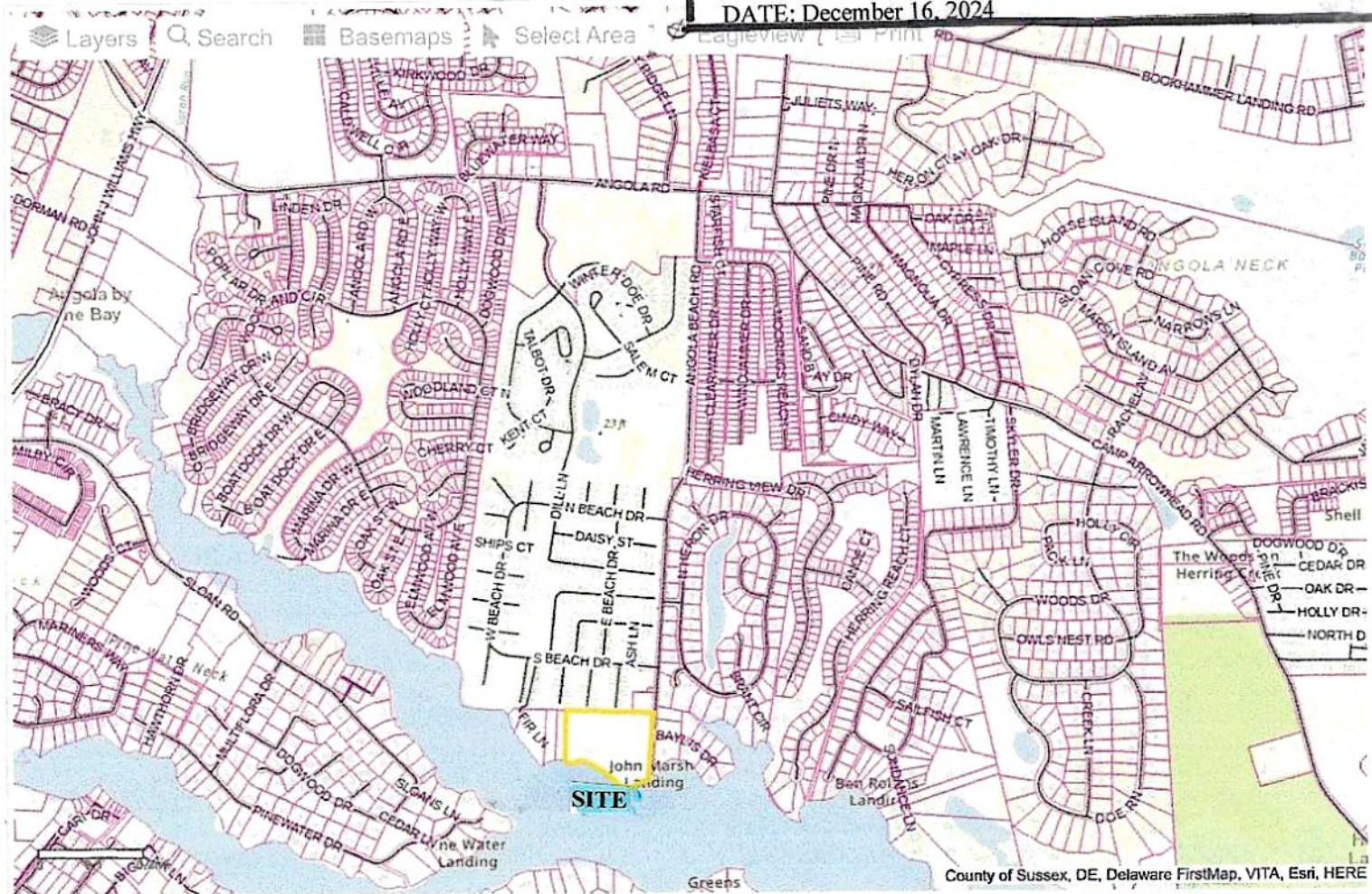


Figure 3. Site location, Tax Map Parcel #234-18.00-6.00 (23392 Angola Beach Road, Lewes, Sussex County, Delaware). Names and addresses of adjacent property owners:

<u>Tax Map Parcel #</u>	<u>Name, address of owner</u>
#234-18.00-1.00	Hometown Angola Beach, LLC, 150 N. Wacker Dr., Suite 2800, Chicago, IL 60606
#234-18.00-5.00	Hugh & Erika Hood, 11 Chippenham Dr., Newark DE 19711
#234-18.00-7.00	Adele Fluharty, 22379 Camp Arrowhead Rd., Lewes DE 19958



REPAIR/REPLACE/ELEVATE 70' L x 5.5' W PIER  
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Figure 4. Site location on U.S.G.S. topographic map, Fairmount, Delaware quadrangle. Site is adjacent to Herring Creek (tributary of Rehoboth Bay). Scale: 1" = 2,000'.



**REPAIR/REPLACE/ELEVATE 70' L x 5.5' W PIER  
AND 22.5' L x 3.5' W FINGER PIER; AUTHORIZE  
12' L x 4.5' W FLOATING PWC DOCK**

IN: Herring Creek (Tributary of Rehoboth Bay)

AT: 23392 Angola Beach Road, Lewes DE 19958

Tax Map Parcel #234-18.00-6.00

APPLICANT: Alan T. Knight, Trustee

DATE: December 16, 2024

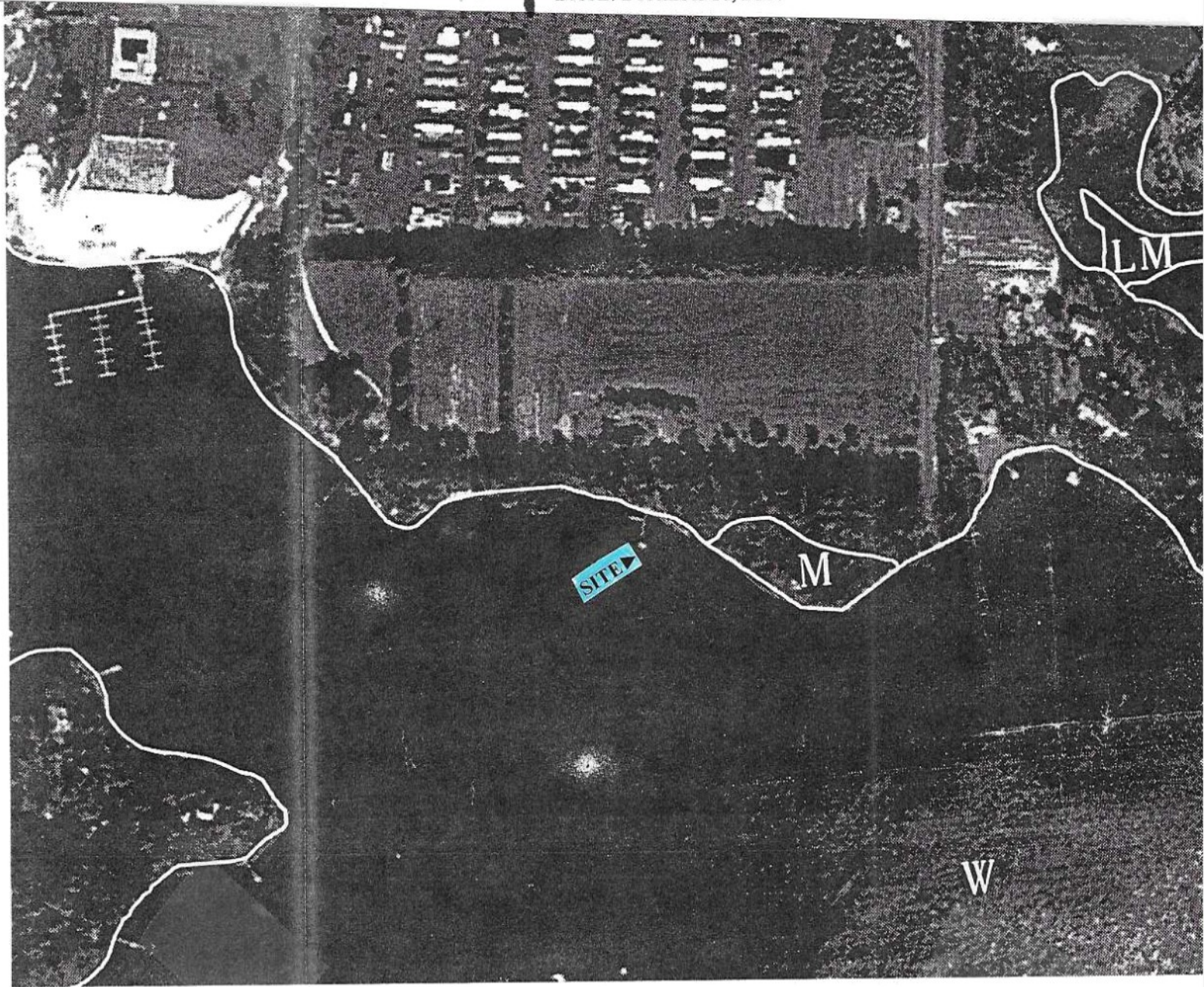


Figure 5. Site location on State of Delaware DNREC Wetland Map #082 (1988 photobase). Project site is mapped W (water), adjacent to O (uplands or non-tidal wetlands less than 400 acres). No DNREC-regulated wetlands mapped on site. Scale: 1" = 300'.



**REPAIR/REPLACE/ELEVATE 70' L x 5.5' W PIER  
AND 22.5' L x 3.5' W FINGER PIER; AUTHORIZE  
12' L x 4.5' W FLOATING PWC DOCK**  
IN: Herring Creek (Tributary of Rehoboth Bay)  
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APPLICANT: Alan T. Knight, Trustee  
DATE: December 16, 2024



Figure 6a. Aerial photograph of site, 23392 Angola Beach Road, Lewes, Sussex County, Delaware (Tax Map Parcel #234-18.00-6.00), adjacent to Herring Creek (tributary of Rehoboth Bay). Width of waterway at project site = 1,000+'. Existing structure consists of a walkway/pier, 70' long (channelward of MHWL) x 5.5' wide; a finger pier 22.5' long x 3.5' wide; and a platform 20' long x 24' wide with a 12' long x 14' wide gazebo and rooftop observation deck. Structure was constructed in 1968 (grandfathered), see Figure 6b for 1968 aerial photograph. A 12' long x 4.5' wide floating PWC dock was installed at a later date. Applicant proposes to repair/replace/elevate the pier and finger pier; and seeks authorization for the PWC dock. See Figure 8 for plan view and cross-section sketches.



**REPAIR/REPLACE/ELEVATE 70' L x 5.5' W PIER  
AND 22.5' L x 3.5' W FINGER PIER; AUTHORIZE  
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APPLICANT: Alan T. Knight, Trustee  
DATE: December 16, 2024

10/23/24, 10:45 AM

ArcGIS - Delaware Imagery

ArcGIS ▾ Delaware Imagery

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- ☒ DE Imagery 1968
- ☐ DE Imagery 1961
- ☐ DE Imagery 1954
- ☐ DE Imagery 1937

Trust Center Legal Contact Esri Report Abuse



Esri Community Maps Contribu

Figure 6b. 1968 aerial photograph of site, 23392 Angola Beach Road, Lewes, Sussex County, Delaware (Tax Map Parcel #234-18.00-6.00), adjacent to Herring Creek (tributary of Rehoboth Bay) showing existing walkway/pier, finger pier, and platform (dock) present at that time.



**REPAIR/REPLACE/ELEVATE 70' L x 5.5' W PIER  
AND 22.5' L x 3.5' W FINGER PIER; AUTHORIZE  
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APPLICANT: Alan T. Knight, Trustee

DATE: December 16, 2024

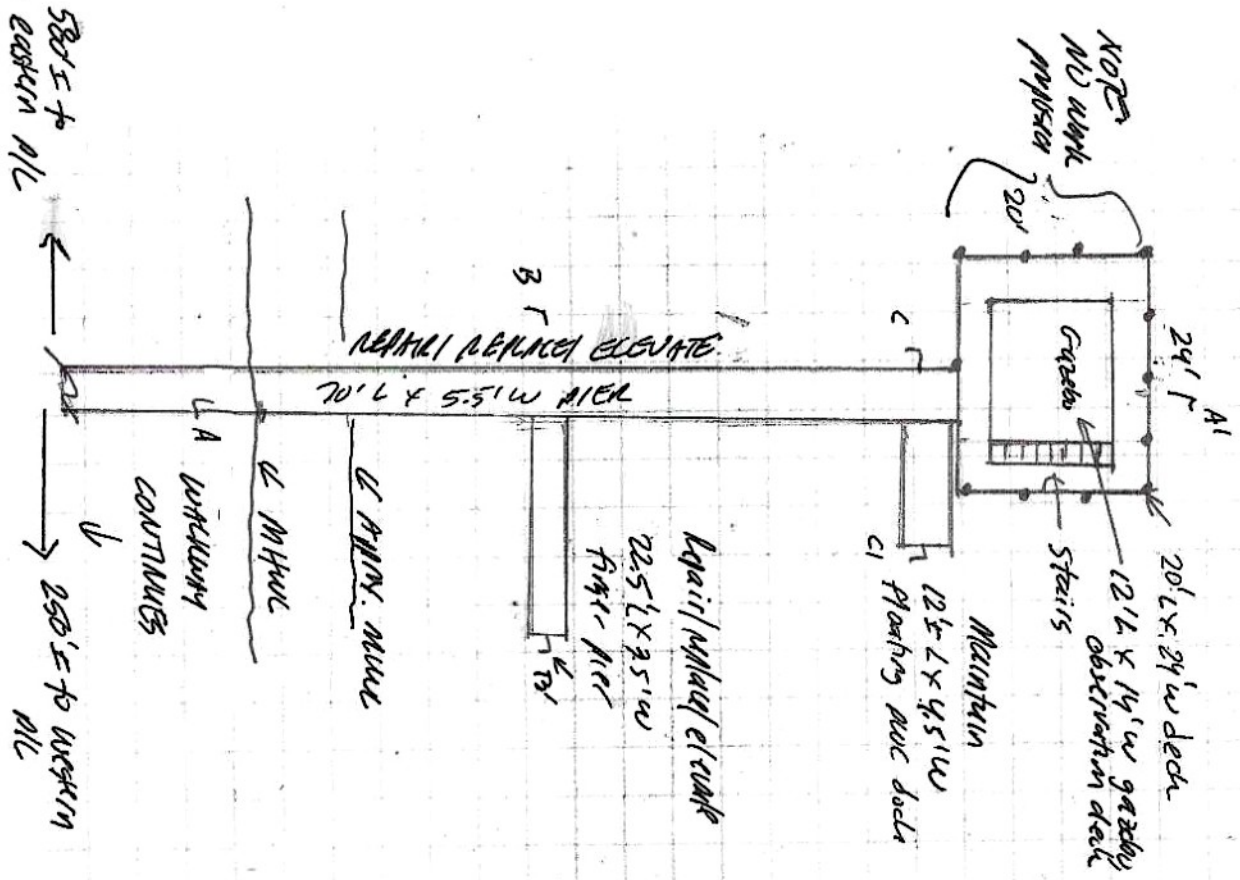


Figure 7. Ground-level photograph of site, 23392 Angola Beach Road, Lewes, Sussex County, Delaware (Tax Map Parcel #234-18.00-6.00), adjacent to Herring Creek (tributary of Rehoboth Bay). Existing structure consists of a walkway/pier, 70' long (channelward of MHWL) x 5.5' wide; a finger pier 22.5' long x 3.5' wide; and a platform 20' long x 24' wide with a 12' long x 14' wide gazebo and rooftop observation deck. Structure was constructed in 1968 (grandfathered), see Figure 6b for 1968 aerial photograph. A 12'± long x 4.5±' wide floating PWC dock was installed at a later date. Applicant proposes to repair/replace/elevate (by 18") the pier and finger pier; and seeks authorization for the PWC dock. See Figure 8 for plan view and cross-section sketches.

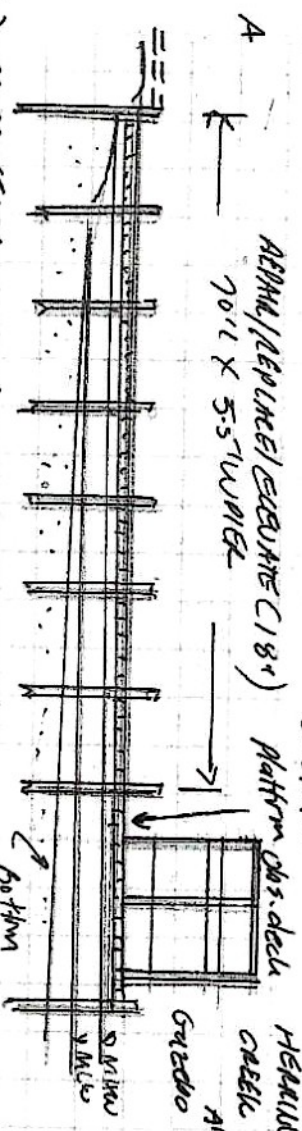


(A) PLAN VIEW SKETCH (1" = 20' ±)

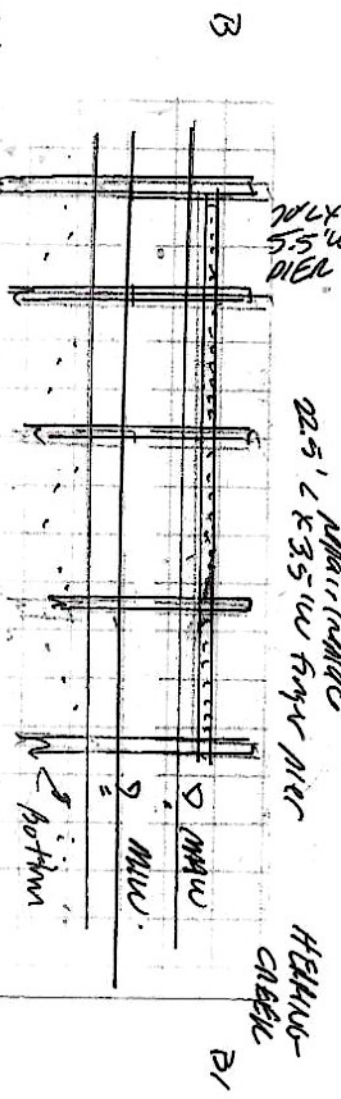
HEADING CREEK  
Ebb ← Flood →



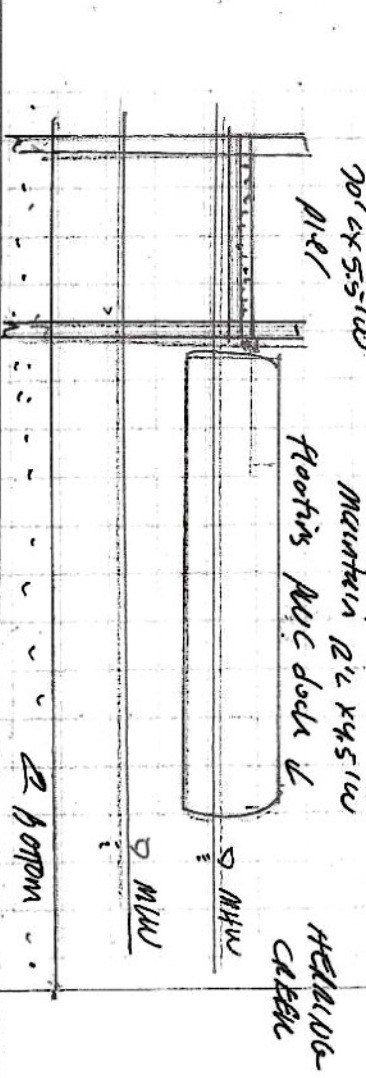
(B) CROSS-SECTION, PIER (1" = 20' ±)



(C) CROSS-SECTION, PIER (1" = 10' ±)



(D) CROSS-SECTION, PIER (1" = 5' ±)



REPAIR/REPLACE/ELEVATE 70' L x 5.5' W PIER AND 22.5' L x 3.5' W FINGER PIER; AUTHORIZE 12' L x 4.5' W FLOATING PWC DOCK IN: Herring Creek (Tributary of Rehoboth Bay) AT: 23392 Angola Beach Road, Lewes DE 19958 Tax Map Parcel #234-18.00-6.00 APPLICANT: Alan T. Knight, Trustee DATE: December 16, 2024

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





Stradley Ronon Stevens & Young, LLP

Great Valley Corporate Center

30 Valley Stream Parkway

Malvern, PA 19355

Telephone 610.640.5800

Fax 610.640.1965

[www.stradley.com](http://www.stradley.com)

Russell J. Ressler, Esquire

484.323.1346

[RRessler@stradley.com](mailto:RRessler@stradley.com)

August 4, 2023

*Via UPS*

**PERSONAL AND CONFIDENTIAL**

Ms. Wendy Kuremsky  
11186 Terwilligers Hill Court  
Cincinnati, OH 45249

Re: **Alan T. Knight, Jr. - Estate Planning; Our File No. 192594-0001**

Dear Wendy:

Per your request, enclosed please find the original recorded Special Warranty Deed. Please store it in a safe location.

If you have any questions concerning the enclosed, or if I may be of further assistance to you at this time, please do not hesitate to contact me.

Very truly yours,

Russell J. Ressler

RJR/wp

Encl.

cc: Mr. Alan T. Knight (w/encl.)



**Parcel ID # 234-18.00-6.00**

**Prepared By and  
When Recorded, Return To::**

Zunara Ishtiaq, Esq.  
Stradley Ronon Stevens & Young, LLP  
2005 Market Street, Suite 2600  
Philadelphia, PA 19103

---

**SPECIAL WARRANTY DEED**

THIS INDENTURE is made the day 15<sup>th</sup> of June 2023 between **Alan T. Knight, Jr.**, an adult individual (hereinafter called the “Grantor”), and **Alan T. Knight, Jr., Trustee of the Alan T. Knight, Jr. Revocable Deed of Trust dated April 26, 2023** (hereinafter called the “Grantee”).

**WITNESSETH**, that the Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) lawful money of the United States of America, unto it well and truly paid by the Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and conveyed, and by these presents does grant, bargain and sell, release and convey unto the Grantee, its successors and assigns:

**ALL THAT CERTAIN** lot or parcel of land situate in the County of Sussex, State of Delaware, bounded and described as set forth in the legal description attached to this Deed as Exhibit A and incorporated herein by reference.

**UNDER AND SUBJECT** to all covenants, conditions, restrictions, easements, rights of way, and reservations of record, to the extent valid, subsisting, and enforceable.

**TOGETHER** with all and singular the buildings, improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of it, the Grantor, in law, equity, or otherwise howsoever, of, in and to the same and every part thereof.

**TO HAVE AND TO HOLD** the said lot or piece of ground above described with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the Grantee, its successors and assigns, to and for the only proper use and behoof of the Grantee, its successors and assigns forever.

**UNDER AND SUBJECT**, as aforesaid.



AND, the Grantor, for itself and its successors and assigns, does covenant, promise and agree, to and with the Grantee, its successors and assign, by these presents, that it, the Grantor, and its successors and assigns, all and singular the buildings, hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the Grantee, its successors and assigns, against the Grantor and its successors and assigns, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under it or any of them, shall and will, subject as aforesaid, WARRANT and forever DEFEND.

[Remainder of Page Intentionally Left Blank.]



IN WITNESS WHEREOF, the Grantor has signed and delivered this Deed as a sealed instrument the day and year first written above.

GRANTOR:

ATKJ  
Alan T. Knight, Jr.

STATE OF Delaware

COUNTY OF Sussex

:  
:  
: SS

On this 15 day of June 2023, before me, a Notary Public in and for the State of Delaware, the undersigned officer, personally appeared Alan T. Knight, Jr., who is known to me or proved to me on the basis of satisfactory evidence, and acknowledged that he executed the foregoing instrument for the purposes therein contained.

In Witness Whereof, I hereunto set my hand and official seal.

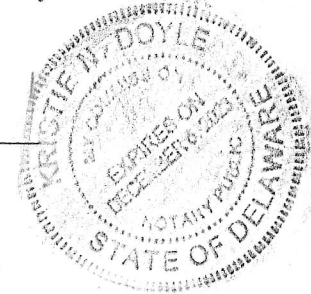
Kristie N. Doyle-Davis  
Notary Public

[SEAL]

Kristie N. Doyle-Davis

My Commission Expires:

12-6-2023



The address of the within-named Grantee is:

Alan T. Knight, Jr. Revocable Deed of Trust  
c/o Alan T. Knight, Jr.  
17024 Cadbury Circle, Apt. 124  
Lewes, DE 19958



## **Exhibit A**

### **Legal Description**

ALL that tract, lot or parcel of land situate in Indian River Hundred, Sussex County, Delaware, on the northerly shore of Herring Creek and more particularly described as follows: Beginning at the low water mark of Herring Creek at the center point of Public Road #278 (now 50' wide) and running northerly along the centerline of said road North eleven and one-half ( $11 \frac{1}{2}$ ) degrees East six hundred seventy-five (675) feet to a point in center of said road; thence North seventy-eight and one-half ( $78 \frac{1}{2}$ ) degrees West nine hundred and three (903) feet to a corner of lands of Harry R. Fardwell et us; thence with the westerly division line of said Fardwell lands South eleven and one-half ( $11 \frac{1}{2}$ ) degrees West five hundred and thirteen (513) feet more or less to a point at the low water mark of Herring Creek; thence along and with the said Creek binding upon its several watercourses to the place of beginning, the whole containing 12.3 acres more or less.

BEING the same land and premises which Alan T. Knight, Jr., by deed dated February 28, 1996, and recorded in the Office of the Recorder of Deeds in and for Sussex County, Delaware, in Deed Book 02110, Page 228, did grant and convey unto his wife, Virginia P. Knight, in fee.

BEING the same land and premises transferred by that certain Last Will and Testament of Virginia P. Knight dated November 14, 2011 to Alan T. Knight, Jr. upon the death of Virginia P. Knight, who departed this life on January 27, 2016, as evidenced by that certain Inventory filed with the Register of Wills on May 18, 2016.