

Section 1: Applicant Identification

1. Applicant's Name: John L. and Stacy A.
 Mailing Address: Mancuso
29 Bridle Ridge Circle
Lewes DE 19958

Telephone #: (302) 249-6710
 Fax #: _____
 E-mail: johnny@jgmcustompainting.com

2. Consultant's Name: Evelyn Maurmeyer
 Mailing Address: PO Box 674
Lewes, DE 19958

Company Name: CER, Inc.
 Telephone #: (302) 645-9610
 Fax #: (302) 645-4332
 E-mail: maurmeyer@udel.edu

3. Contractor's Name: Justin Welsh
 Mailing Address: PO Box 600
Selbyville DE 19975

Company Name: J&J Bulkheading
 Telephone #: (302) 436-2800 / (302) 339-0863
 Fax #: (302) 436-2711
 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):
Applicants propose to install 160 l.f. stone rip-rap revetment,
and to construct an 18' L x 4' W pier with a 110' L x 5' W dock to
moor four (4) boats.

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 checked="" 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: _____
95 Creek Drive
Millsboro DE 19966

County: ☐ N.C. ☐ Kent ☒ Sussex
 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: #2-34-24.00-111.00 Subdivision Name: Winding Creek Village

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

Section 3: Project Location (Continued)

Artificial

Guinea Creek

10. Name of waterbody at Project Location: lagoon waterbody is a tributary to: (Rehoboth Bay)11. Is the waterbody: ☒ Tidal ☐ Non-tidal Waterbody width at mean low or ordinary high water 86' ±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:

Letter from Winding Creek Village attached

(Written permission from the private subaqueous lands owner must be included with this application)

13. Present Zoning: ☐ Agricultural ☒ Residential ☐ Commercial ☐ Industrial ☐ Other**Section 4: Miscellaneous**

14. A. List the names and complete mailing addresses of the immediately adjoining property owners on all sides of the project (attach additional sheets as necessary):

See Figure 3

B. For wetlands and marina projects, list the names and complete mailing addresses of property owners within a 1,000 foot radius of the project (attach additional sheets as necessary):

n/a

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

None

A. Have you had a State Jurisdictional Determination performed on the property?

☐ Yes ☒ No

B. Has the project been reviewed in a monthly Joint Permit Processing Meeting?

☐ Yes ☒ No

*If yes, what was the date of the meeting? _____

16. Are there existing structures or fill at the project site in subaqueous lands?

☐ Yes ☐ No

*If yes, provide the permit and/or lease number(s):

No structures present

*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 (pier/dock)

Federal Permit or ID #: _____

NWP13 (rip-rap)

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 ☐

we I wish to authorize an agent as indicated below ☒

we X John & Stacy Mancuso, 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: maurmeye@udel.edu

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.

Evelyn Maurmeyer
Agent's Signature

3/10/25
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.

John & Stacy Mancuso
Applicant's Signature

3/10/25
Date

John & Stacy Mancuso
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.

J&J Bulkheading
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.)

Applicants propose to construct an 18' L x 4' W pier, and a 110' L x 5' W dock to moor four (4) boats.

2. Please provide numbers and dimensions as follows:

Structure Type	Number of Support Pilings	Dimensions (Channelward of MHW or OHW)		Dimensions (Channelward of MLW- n/a for non-tidal water)		New, repair or maintain
		Width ____ ft.	Length ____ ft.	Width ____ ft.	Length ____ ft.	
Dock, Pier, Lift, gangway						
Pier	6±	4'	18'	4'	12'	new
Dock	42±	5'	110'	5'	110'	"
Freestanding Pilings	Number 0					

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? 86± 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
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)

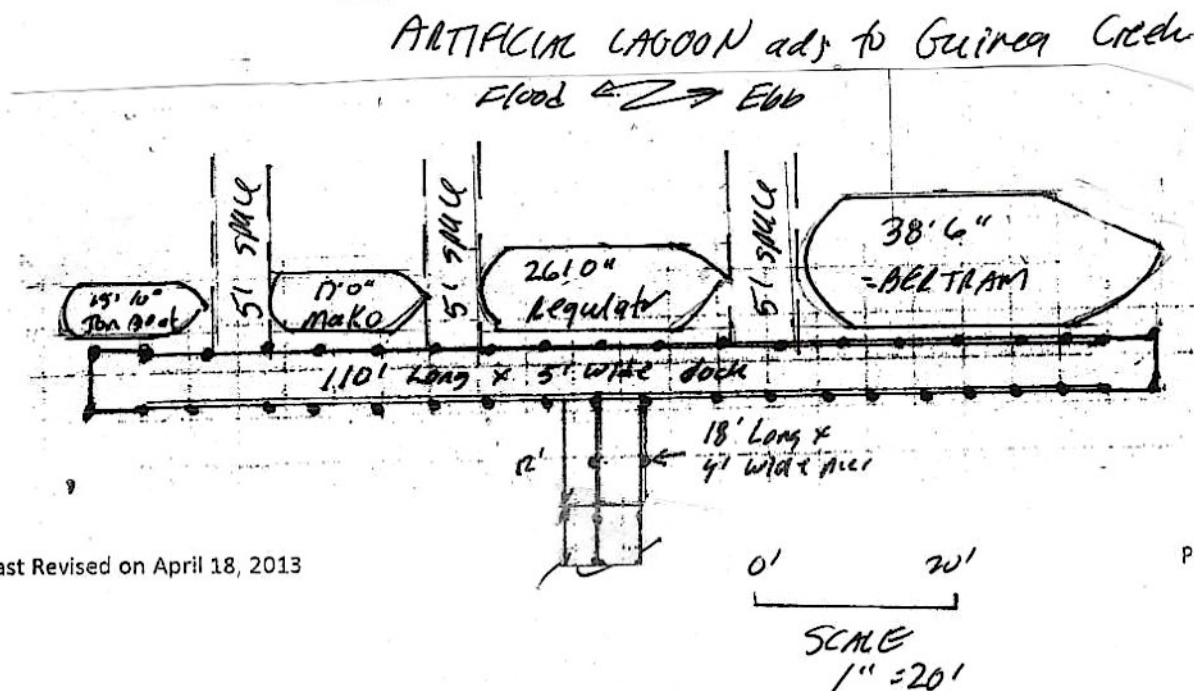
If any of the items are circled above, include their dimensions and location on the application drawings.

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

Make/model <u>Bertram</u>	length <u>38.6"</u>	width <u>13.6"</u>	draft <u>3'</u>
Make/model <u>Regulator</u>	length <u>26'0"</u>	width <u>8'6"</u>	draft <u>2'</u>
Make/model <u>Mako</u>	length <u>17'0"</u>	width <u>6'</u>	draft <u>18"</u>
Make/model <u>Jon boat</u>	length <u>15'10"</u>	width <u>5'</u>	draft <u>18"</u>

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.
MSD I on Bertram.
11. Is there currently a residence on the property? ____ Yes X No Applicants plan to build their home on site
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? X Yes ____ No.
If yes, written permission of the underwater land owner must be provided with this application.
Letter from Winding Creek Village attached.
14. What is the width of the waterfront property frontage adjacent to subaqueous lands? 164 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.

PROPOSED DOCKING PATTERNS



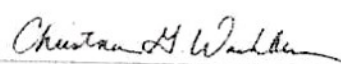



UNITED STATES OF AMERICA

DEPARTMENT OF HOMELAND SECURITY
UNITED STATES COAST GUARD

NATIONAL VESSEL DOCUMENTATION CENTER

CERTIFICATE OF DOCUMENTATION

VESSEL NAME HOLLYWOOD		OFFICIAL NUMBER 011876	IMO OR OTHER NUMBER BERL1072M79J	YEAR COMPLETED 1975
HAIRING PORT LEWES DE		HULL MATERIAL FRP (FIBERGLASS)		MECHANICAL PROPULSION YES
GROSS TONNAGE 31 GRT	NET TONNAGE 25 NRT	LENGTH 38.6	BREADTH 13.6	DEPTH 9.0
PLACE BUILT				
MIAMI FL				
OWNERS JOHN L. MANCUSO JOHN D. HAZARD		OPERATIONAL ENDORSEMENTS RECREATION		
MANAGING OWNER JOHN L. MANCUSO 29 BRIDLE RIDGE CR LEWES DE 19958				
RESTRICTIONS NONE				
ENTITLEMENTS NONE				
REMARKS NONE				
ISSUE DATE MAY 26, 2006		THIS CERTIFICATE EXPIRES MAY 31, 2025		
		 DIRECTOR, NATIONAL VESSEL DOCUMENTATION CENTER		
				

STATE OF DELAWARE

BOAT REGISTRATION CERTIFICATE

REG NO	REG NO	MAKE	YEAR
DL1611951506	DL77V	REGULATOR MARINE I	2006
LENGTH	HULL MATERIAL	PROPULSION	OPERATION
26' 0"	Fiberglass	Propeller	Pleasure
VESSEL TYPE	FUEL	ENGINE TYPE	EXPIRATION
Open Motorboat	Gasoline	Outboard	2025
OWNER	BOAT NAME		

JOHN MANCUSO

29 BRIDLE RIDGE CIR
LEWES, DE 19958

STATE OF DELAWARE

BOAT REGISTRATION CERTIFICATE

HULL ID NO	REG NO	MAKE	YEAR
MLK 116120874	DL777M	MAKO	1974
LENGTH 17'0"	HULL MATERIAL	PROPULSION	OPERATION
VESSEL TYPE	Fiberglass	Propeller	Pleasure
	FUEL	ENGINE TYPE	EXPIRATION
OWN Motorboat	Gasoline	Outboard	2027
OWNER	BOAT NAME		

JOHN L MANCUSO

24 BRIDLE RIDGE CIR
LEWES, DE 19958

STATE OF DELAWARE
BOAT REGISTRATION CERTIFICATE

HULL ID NO	REG NO	MAKE	YEAR
OMCL4083E393	DL6714AE	OMC	1994
LENGTH	HULL MATERIAL	PROPULSION	OPERATION
15' 10"	Aluminum	Propeller	Pleasure
VESSEL TYPE	FUEL	ENGINE TYPE	EXPIRATION
Open Motorboat	Gasoline	Outboard	2025
OWNER	BOAT NAME		

JOHN LOUIS MANCUSO

29 BRIDLE RIDGE CIR
LEWES, DE 19958

Rip-Rap Sills and Revetments

Please respond to each question. Questions left blank may result in the application being returned as incomplete. In addition, the answers to all of the questions in this Appendix must correspond accurately to the information on the plan and section view drawings for the project.

1. Will the project be:

- ☒ New Construction (un-stabilized shoreline)
☐ Repair or Replacement of an Existing Rip-Rap Structure or Rubble
☐ Repair or Replacement of an Existing Bulkhead
(If repair or replacement, submit photographs of the entire existing structure).

2. How many linear feet of shoreline are proposed to be stabilized? 160'

3. Is the project a: ☒ Standard rip-rap revetment ☐ Free-standing sill

4. Describe the existing shoreline:

Eroding upland bank. See photographs, Figure 7.

5. What is the total number of cubic yards of rip-rap that will be used? 83±

6. What is the number of cubic yards of rip-rap per running foot of shoreline? 0.5±
(See page 4 for a guide to calculating total cubic yards and cubic yards per running foot).

7. What will be the average weight of the stone used for the:

Armor stone: 50-150 lb./-12 Core stone: 50-150 lb./-12 stone

[If material other than stone, such as prefab geo-grid or other similar product is proposed, please describe here and include photographs or a brochure. The Department strongly discourages the use of broken concrete, cinderblocks or other materials that are less dense than stone, more apt to move off site due to currents or wave action, and/or are not aesthetically pleasing or in keeping with the natural environment.]

Describe:

8. For Standard Revetments answer A-F, below: (for Sill projects, skip to Question #9)

A. How many linear feet will the structure extend channelward of:

Mean High Water: 6' ± Mean Low Water: 0'

Ordinary High Water: n/a (for non-tidal waters)

B. How many square feet of the structure will be located:

Channelward of Mean High Water: 960 Channelward of Mean Low Water: 0

Channelward of Ordinary High Water: n/a (for non-tidal waters)

On vegetated wetlands: 0

C. Will the revetment be backfilled? Yes x No

If yes, complete Appendix H and include it in your application.

D. Will filter cloth be used behind the rip-rap structure? x Yes No

E. What is the average slope of the existing bank? Varies; nearly vertical scarp in some areas

F. What is the proposed slope of the rip-rap revetment? 2:1

(See page 3 for a guide to calculating slopes).

9. Sill Projects: Not applicable

A. What is the base width of the proposed structure:

B. What is the top width of the proposed structure:

C. How many square feet of the structure will be located:

Channelward of Mean High Water: Channelward of Mean Low Water:

Channelward of Ordinary High Water: (for non-tidal waters)

On vegetated wetlands:

D. What will be the average height of the structure:

E. How much of the structure (in inches) will extend vertically above:

Mean High Water: Ordinary High Water: (for non-tidal waters)

F. Are breaks or notches proposed in the sill to allow for greater flushing? Yes No

G. Will fill material be placed behind the sill? Yes No If yes, complete appropriate appendix.

H. Will wetland vegetation be planted behind the sill? Yes No

If yes, complete Appendix H and include it in your application.

10. Construction Techniques (Complete for both Revetment and Sill Projects):

A. Will any dredging be required? ☐ Yes ☒ No

If yes, please include appropriate dredging Appendix with your application).

B. Please describe the sequence of construction and any techniques that will be utilized to minimize adverse impacts on the aquatic environment, and to preserve existing vegetation (particularly woody vegetation) along the shoreline:

No woody vegetation present (one stump to be removed); filter cloth to be placed, stone rip-rap (50-150 lb. stone and -12 stone) to be placed on top of filter cloth.

CALCULATIONS

RUN = Base width of the structure (in feet) RISE = Vertical height of the structure (in feet)

I. How to calculate total cubic yards:

$$0.5 * \text{RUN} * \text{RISE} * \text{Linear feet of shoreline stabilized} / 27 = \text{Total Cubic Yards}$$

II. How to calculate cubic yards per running foot of shoreline:

$$\text{Total \# Cubic Yards} / \text{Linear feet of shoreline} = \text{Cubic yards per running foot}$$

III. How to calculate slope: $\text{Slope} = \text{RUN} / \text{RISE}$

EXAMPLE:

If we propose to stabilize 100 linear feet of shoreline with a rip-rap revetment that has a basewidth of 6 feet and a height of 3 feet:

$$0.5 * 6 * 3 * 100 / 27 = 33.33 \text{ Total Cubic Yards}$$

$$\text{II. } 33.33 / 100 = 0.333 \text{ Cubic Yards per running foot}$$

$$\text{III. } 6 / 3 = \text{Slope of 2}$$

**INSTALLATION OF 160 LF OF RIP-RAP REVETMENT;
18' L x 4' W PIER; AND 110' L x 5' W DOCK**

IN: Artificial lagoon adjacent to Guinea Creek

AT: 95 Creek Drive, Winding Creek Village
Millsboro, Sussex Co. DE 19966

Tax Map Parcel #2-34-24.00-111.00

APPLICANTS: John L. and Stacy A. Mancuso

DATE: March 10, 2025

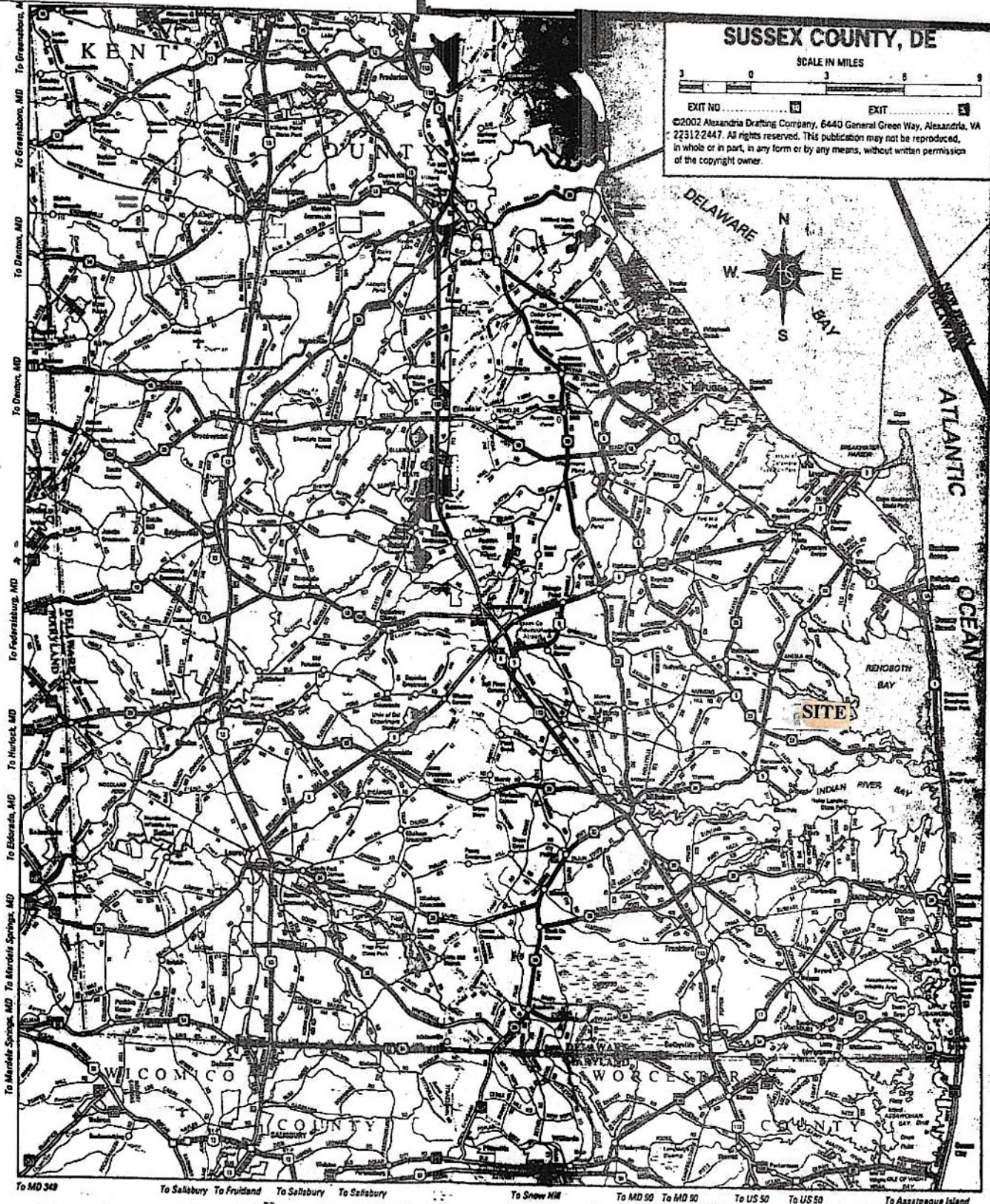


Figure 1. Map of Sussex County, Delaware, showing site location, Winding Creek Village, east of Millsboro. Scale as shown.

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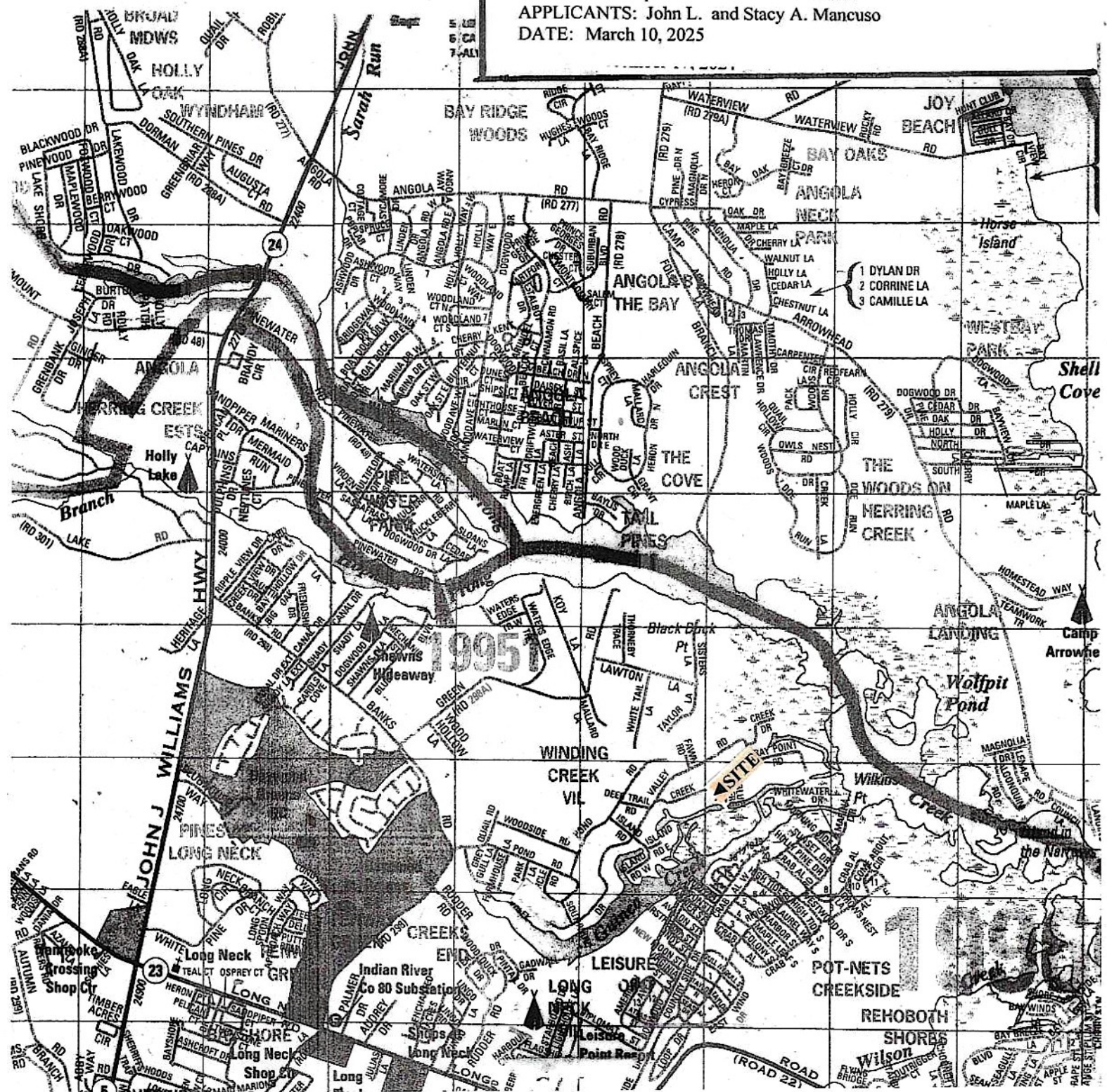
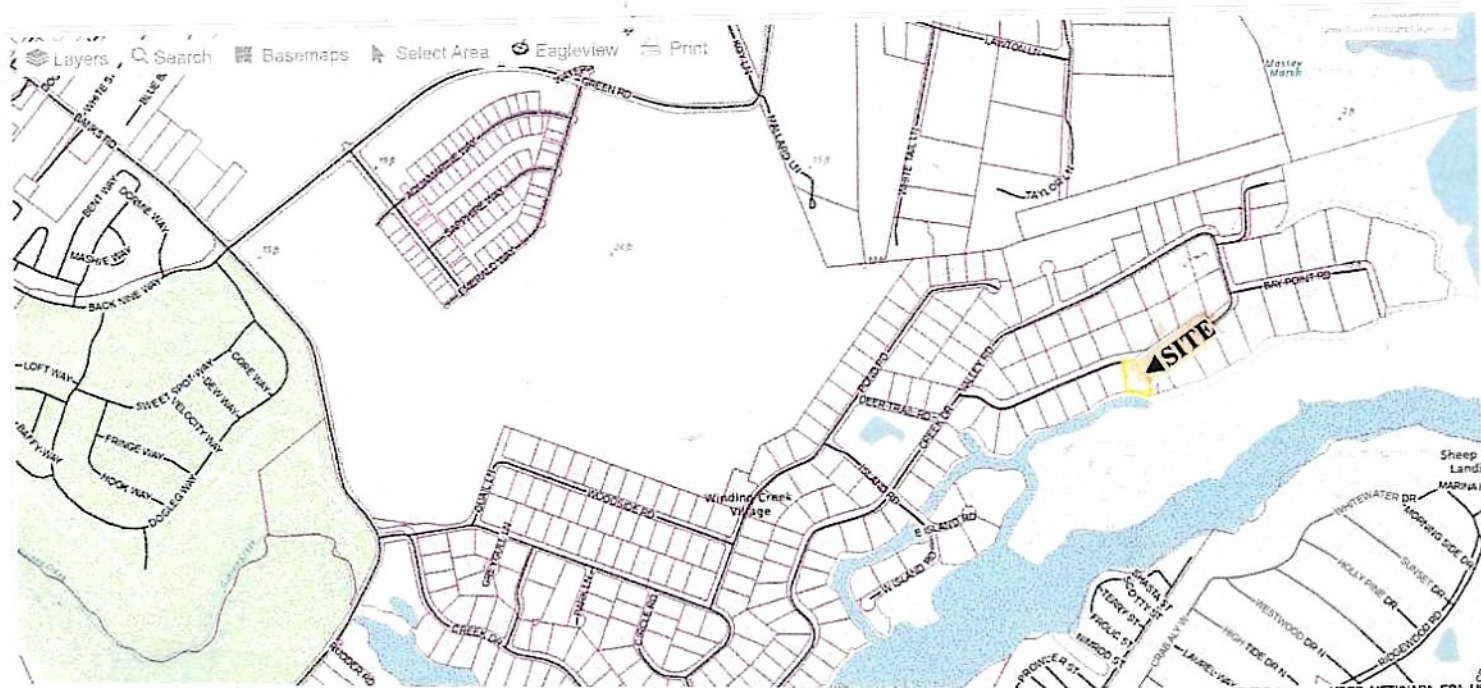


Figure 2. Map showing site location, 95 Creek Drive, Winding Creek Village, Millsboro. Directions to site (from Dover, DE): SR-1 southbound to Route 24 (John J. Williams Highway); right (at McDonalds) onto Route 24; left onto Banks Road; left into Winding Creek Village; bear right onto Creek Drive; continue to site, vacant lot on right, past house at 93 Creek Drive. Also see Figure 3.

IN: Artificial lagoon adjacent to Guinea Creek
AT: 95 Creek Drive, Winding Creek Village
Millsboro, Sussex Co. DE 19966
Tax Map Parcel #2-34-24.00-111.00

Sussex County Mapping



<u>Tax Map Parcel #</u>	<u>Name, address of owner</u>
2-34-24.00-110.00	Ronald Finelli, 93 Creek Drive, Millsboro DE 19966
2-34-24.00-304.00	Winding Creek Village POA, 77 Creek Drive, Millsboro DE 19966

**INSTALLATION OF 160 LF OF RIP-RAP REVETMENT;
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Millsboro, Sussex Co. DE 19966

Tax Map Parcel #2-34-24.00-111.00

APPLICANTS: John L. and Stacy A. Mancuso

DATE: March 10, 2025



Figure 4. Site location on U.S.G.S. topographic map, Fairmount, Delaware quadrangle. Site is located at the inner end of a lagoon adjacent to Guinea Creek (tributary of Rehoboth Bay). Scale: 1" = 2,000'.

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Tax Map Parcel #2-34-24.00-111.00
APPLICANTS: John L. and Stacy A. Mancuso
DATE: March 10, 2025



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

12/3/24, 2:55 PM

95 Creek Dr

**INSTALLATION OF 160 LF OF RIP-RAP REVETMENT;
18' L x 4' W PIER; AND 110' L x 5' W DOCK**

IN: Artificial lagoon adjacent to Guinea Creek

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Millsboro, Sussex Co. DE 19966

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APPLICANTS: John L. and Stacy A. Mancuso

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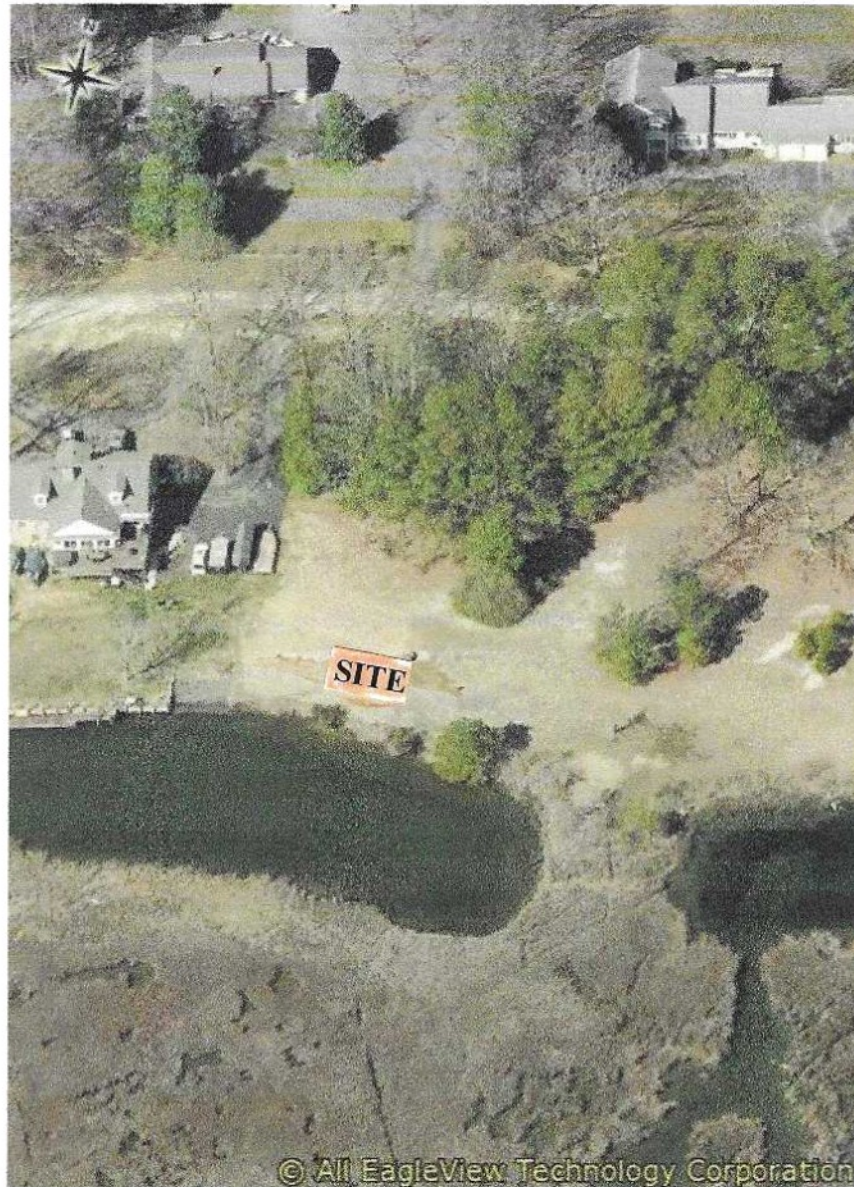
Imagery ©2024 Airbus, Maxar Technologies, Map data ©2024 Google 100 ft



Figure 6a.

Aerial photograph of site and vicinity, 95 Creek Drive, Winding Creek Village, Millsboro, Sussex County, Delaware, located at the inner end of a lagoon adjacent to Guinea Creek. Width of lagoon at project site = $86' \pm$ (MLW to MLW); $98' \pm$ (MHW to MHW). Applicants propose to install 160 linear feet of stone rip-rap revetment for bank stabilization; and to construct docking facilities consisting of an 18' L x 4' W pier (dimensions channelward of MHW/ 12' L x 4' W channelward of MLW) and a 110' L x 5' wide dock to moor their four (4) boats. See Figure 8 for plan view and cross-section sketches.

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Mancuso

Figure 6b. Close-up aerial photograph of site, 95 Creek Drive, Winding Creek Village, Millsboro, Sussex County, Delaware, located at the inner end of a lagoon adjacent to Guinea Creek. Width of lagoon at project site = $86' \pm$ (MLW to MLW); $98' \pm$ (MHW to MWH). Applicants propose to install 160 linear feet of stone rip-rap revetment for bank stabilization; and to construct docking facilities consisting of an 18' L x 4' W pier (dimensions channelward of MHW/ 12' L x 4' W channelward of MLW) and a 110' L x 5' wide dock to moor their four (4) boats. See Figure 8 for plan view and cross-section sketches.

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Figure 7.

Ground-level photographs of site, 95 Creek Drive, Winding Creek Village, Millsboro, Sussex County, Delaware, located at the inner end of a lagoon adjacent to Guinea Creek. Applicants propose to install 160 linear feet of stone rip-rap revetment for bank stabilization; and to construct docking facilities consisting of an 18' L x 4' W pier (dimensions channelward of MHW/ 12' L x 4' W channelward of MLW) and a 110' L x 5' wide dock to moor their four (4) boats. See Figure 8 for plan view and cross-section sketches.

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ARTIFICIAL
LAGOON

adj to 110' L x 5' W

GUINEA DOCK 18' 2 1/2" W
PIER

Green 51 121 MW

[illegible]

PLAN VIEW SKETCH (1" = 30' ±)

ARTIFICIAL CAVEON
adj to
GUINEA CREEK

flood ← → Ebb

41

...with
...with

18' 2" x 4' 6" 1/2

00.0000

A

44

CHURCH

THE BACK PAGE

FOR ALL THE WORLD

1955

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Proposed project: Sko

posed project. SKE

3 600
UPLANDS

BLANK COUNTY B.O.
FIVE LINES SUBACK MAY
BE MORE EFFECTIVE
CONSTRUCTION MATHS

LOT D-17
34,800 SQ. FT.
D.B. 5575-130
P.B. 8-869

NEIGHBORS DAVE
1.3 JCHBQ

Dist. One
LEADING TO EAST

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

Parcel #234-24.00-111.00
Prepared by:
Fuqua, Willard & Schab, PA
16698 Kings Highway, Suite B
Lewes, DE 19958
File No. 240325

Return to:
John L. Mancuso and Stacy A. Mancuso
29 Bridle Ridge Circle
Lewes, DE 19958

THIS DEED is made this 8th day of January, 2025, between:

Francis J. Velez and Roseann P. Velez, of 7622 Nine Patch Way, Milford, DE 19963, parties of the first part,

and

John L. Mancuso and Stacy A. Mancuso, as tenants by the entirety, of 29 Bridle Ridge Circle, Lewes, DE 19958, parties of the second part.


WITNESSETH: That the parties of the first part, for and in consideration of the sum of Six Hundred Fifty Thousand and 00/100 Dollars (\$650,000.00), lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby grant and convey unto the parties of the second part, the following described lands, situate, lying and being in Sussex County, State of Delaware:

ALL that certain lot, piece and parcel of land situate, lying and being in Indian River Hundred, Sussex County, Delaware, known as 95 Creek Drive, Millsboro, designated as Lot D-17, Winding Creek Village, Section II, as shown on a plot of Winding Creek Village, Section II, recorded with the Recorder of Deeds, Georgetown, Delaware, in Plot Book 8, Page 869, and any amendments thereto, together with any and all improvements located thereon.


BEING the same land conveyed unto Francis J. Velez and Roseann P. Velez, by Deed of Kenneth H. Bethard and Martha Jane Bethard, Co-Executors of the Estate of Dorothy Hudson, dated October 19, 2021, and recorded with the Recorder of Deeds, Georgetown, Delaware, in Deed book 5575, Page 130.

SUBJECT to any and all restrictions, reservations, conditions, easements and agreements of record in the Office of the Recorder of Deeds in and for Sussex County, Delaware

IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands and seals the day and year written below :


Witness


Francis J. Velez (SEAL)


Witness

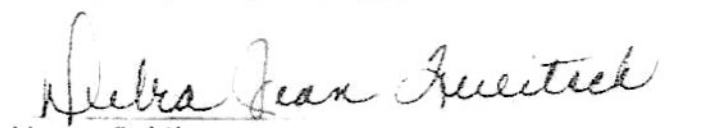

Roseann P. Velez (SEAL)

State of Delaware :
County of Sussex : S.S.

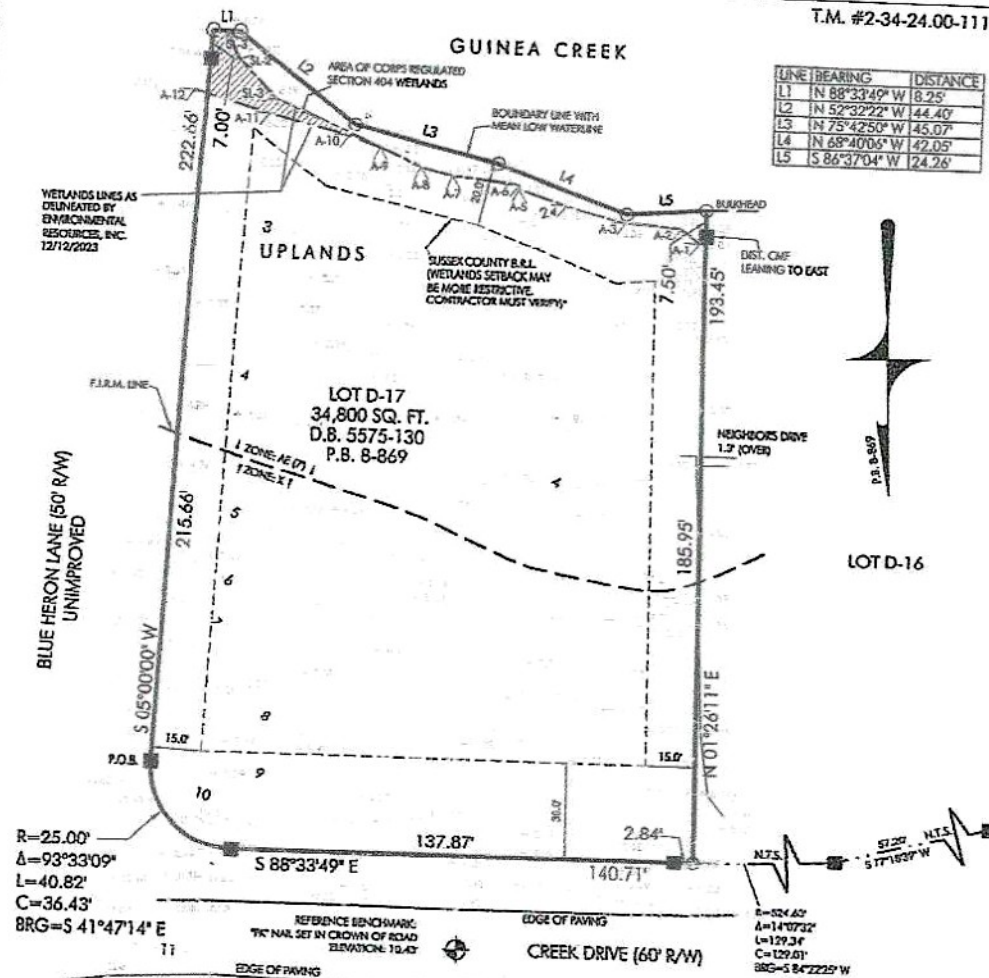
BE IT REMEMBERED, that on this 27th day of December, 2024, personally came before me, the Subscriber, a Notary Public for the State and County aforesaid, Francis J. Velez and Roseann P. Velez, parties to this Indenture, known to me personally to be such, and acknowledged this Indenture to be their act and deed.

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




Notary Public
Printed Name Debra Jean Queitsch
My Commission Expires 11/20/2025







LINE	BEARING	DISTANCE
L1	N 88°33'49" W	8.25'
L2	N 52°32'22" W	44.40'
L3	N 75°42'50" W	45.07'
L4	N 68°40'06" W	42.05'
L5	S 86°37'04" W	24.26'



1. EDWARD M. LARNEY, SP5, STATE THAT THE BOUNDARIES OF WATERS OF THE UNITED STATES INCLUDING WETLANDS SUBJECT TO THE CORPS OF ENGINEERS REGULATORY PROGRAM Delineated ON THE PROPERTY ILLUSTRATED ON THIS PLAN HAVE BEEN DETERMINED USING ANY PROFESSIONAL JUDGEMENT IN ACCORDANCE WITH THE 1987 CORPS OF ENGINEERS WETLANDS Delineation MANUAL AND ALL CURRENTLY APPLICABLE SUPPLEMENTAL GUIDANCE INCLUDING THE ATLANTIC AND GULF COAST REGIONAL MANUAL (VERSION 2.0). THIS Delineation HAS NOT BEEN CONDUCTED FOR USDA PROGRAM OR AGRICULTURAL PURPOSES.

THE BOUNDARY OF WETLANDS REGULATED BY THE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL WAS DETERMINED IN ACCORDANCE WITH THE DEPARTMENT'S WETLAND MAP NO. DNR-081.

EDWARD J. LAUNAY, SENIOR PWS No. 675
SOCIETY OF WETLANDS SCIENTISTS
CORPS OF ENGINEERS, CERTIFIED WETLAND
DELINEATOR WDOP22MD080068

 CONCRETE MONUMENT (FOUND)
 POINT
 ELEVATION SPOT SHOT
 ELEVATION CONTOUR
 BOUNDARY OF STATE (DNR&Q & FEDERALLY REGULATED) (CORPS WETLANDS & WATERS ESTABLISHED E.R.I. SITE VISIT 12/12/2023)
 BOUNDARY OF FEDERALLY REGULATED WETLANDS / SECTION 404 WETLANDS (CORPS OF ENGINEERS)

TOPOGRAPHIC &
BOUNDARY SURVEY PLAN FOR
FRANCIS J. &
ROSEANN P. VELEZ

95 CREEK DRIVE, MILLSBORO
LOT D-17 OF "WINDING CREEK VILLAGE" SUBDIVISION
INDIAN RIVER HUNDRED SUSSEX COUNTY
STATE OF DELAWARE
JANUARY 4, 2024 SCALE: 1" = 40'

NOTES:

"ALL SETBACKS MUST BE VERIFIED BY THE OWNER, GENERAL CONTRACTOR AND/OR THE DESIGNER. PLEASE CONTACT SULLER COUNTY (903-855-7074) AND THE H.O.A. (MORE RESTRICTIVE SUPERSEDES).
VERTICAL DATUM: NAVD (1988)
PART OF THIS PARCEL IS ON FLOOD ZONE: AE (EL. 71)
F.E.R.M. 10005C0340C, JUNE 20, 2010
THIS DRAWING DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF UTILITIES, RIGHT-OF-WAYS OR EASEMENTS IN REFERENCE TO OR LOCATED ON THIS PROPERTY.
NO TITLE SEARCH PROVIDED OR STIPULATED.
SURVEY CLASS: SUBSTANTIAL

Prepared by:

FORESIGHTServices

Surveying & Precision Measurement

302 716 2725 phone 302 226 2229 fax 21034 Coastal Highway Dewey Beach, DE 19971