

Marine Permitting & Consulting, LLC
9 Creek Dr.
Millsboro, DE 19966
302-853-5928
marinepermit@outlook.com



Cover Letter

Richard Fortney and S.B. Cordrey Farms

Marine Permitting & Consulting, LLC is pleased to apply for a new marina authorization on behalf of Richard and Devin Fortney. The structure is shared by Richard and Devin Fortney (father and son) and Steven Cordrey. Both parties purchased their properties after the structure was built on their shared property line, and the shared agreement was implemented. Currently, the Cordrey side has the capacity to berth three vessels and the Fortney side two vessels. The Fortney's now have a third vessel and are requesting the addition of a dock and lift to accommodate the vessel. The addition of the requested slip will bring the total berthing capacity of the structure to six; therefore, the marina permit paperwork is being submitted along with an O&M plan. Devin Fortney berths his 28' vessel on the channelward most lift. He states that it is difficult to get centered when approaching the lift due to the fetch to the east, west, and south, and is requesting two stand alone pilings on which he will install padding and use as guidance or "bump" pilings to assist with centering the vessel when approaching the lift. He is also requesting a catwalk to be installed on the west side of the lift so that he can perform both vessel and lift maintenance.

The application package contains the following:

Basic Application

Boat Docking Appendix

Marina Application

Marina Checklist

Scaled Construction Drawings

Site Aerial Photograph

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Sussex County Parcel Layer

Site Photo

Vicinity Map

Property Survey and Deed

Vessel Registrations

Original Shared Dock Document

Letter of No Objection from Steven Cordrey

Jena Saxton reviewed this application upon submittal, and it was rejected and the following revisions were requested:

- The application and Operations and Maintenance Plan reference dry stack spaces. Boats stored on trailers at private residences do not qualify as dry stack storage and therefore do not need to be listed in the O&M as such.
- The Operations and Maintenance Plan is included in the application but appears to be incomplete. For your convenience I have attached our standard O&M plan template to this email that you are welcome to use to ensure all the regulations are met.
- After reviewing the proposed plans, the recommended minimization for structure consistency and navigation considerations are to reduce the width of the catwalk to two feet and move the stand-alone pilings closer to the existing structure.
- Please provide updated boat registrations with the resubmittal.

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All these items have been completed.

I am requesting the authorization be sent to me for distribution.

Sincerely,

Kelly Louise Figurski

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: Richard Fortney & SB Cordrey Farms, LLC (Stephen Cordrey) Telephone #: Fortney 717-648-3104
 Mailing Address: Fortney's Address 6541 Leo Drive, Harrisburg, PA 17111 Cordrey's Address 33220 Mercer Ave., Millsboro, DE 19966 Fax #: N/A
 E-mail: Fortney rick@absolutegenerators.net Cordrey sbcordrey@yahoo.com
2. Consultant's Name: Kelly L. Figurski Company Name: Marine Permitting & Consulting, LLC
 Mailing Address: 9 Creek Drive, Millsboro, DE 19966 Telephone #: 302-853-5928
 Fax #: N/A E-mail: marinepermit@outlook.com
3. Contractor's Name: Troy Messick Company Name: John T. Rogers Marine Construction
 Mailing Address: 25245 Banks Road, Millsboro, DE 19966 Telephone #: (302)945-3016
 Fax #: N/A E-mail: troy.messick71@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):
Install a four piling boatlift and associated finger pier, install a catwalk adjacent to an existing boatlift, and two docking guidance pilings on one half of a shared dock.

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

<input checked="" type="checkbox"/>	A. Boat Docking Facilities	<input type="checkbox"/>	G. Bulkheads	<input checked="" 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: 33218 Mercer Avenue, Millsboro, DE 19966 County: N.C. Kent Sussex
 Site owner name (if different from applicant): _____
 Address of site owner: _____

8. Driving Directions: From Dover, south on Rt. 1 to John J. Williams Hwy., travel 9.25 miles to travel 2 miles turn left onto Delaware Avenue, travel 1.5 t_entsh of a mile, turn right onto Paul St. travel 421 feet, property is on the corner o f Paul and Mercer.
 (Attach a vicinity map identifying road names and the project location)

9. Tax Parcel ID Number: 2-34-35.05-123.00 Subdivision Name: N/A

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 20 Nationwide Permit #: _____ Individual Permit # _____
Received Date: _____ Project Scientist: _____
Fee Received? Yes No Amt: \$ _____ Receipt #: _____
Public Notice #: _____ Public Notice Dates: ON _____ OFF _____

Section 3: Project Location (Continued)

10. Name of waterbody at Project Location: Indian River waterbody is a tributary to: Atlantic Ocean

11. Is the waterbody: Tidal Non-tidal Waterbody width at mean low or ordinary high water 6,218 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):

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):

This is a marina project, please see attached sheet.

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

Katie Esposito Jason Baumgartner
Rebecca Bobola/Jena Saxton

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):

SL-013/02 and SL-360/14

*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: _____ 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, Richard Fortney & Stephen Cordrey, hereby designate and authorize Kelly Figurski
 (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: Kelly Figurski Telephone #: 302-853-5928
 Mailing Address: 9 Creek Drive, Millsboro, DE 19966 Fax #: _____

E-mail: marinepermit@outlook.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.

Kelly Figurski 10/17/25
 Agent's Signature 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.

Richard Fortney SB Cordrey 10/17/25
Richard Fortney (Oct 21, 2025 12:02:29 EDT) Stephen Cordrey (Dec 20, 2025 11:55:18 EST)
 Applicant's Signature Date
 Richard Fortney & SB Cordrey Farms, LLC. (Stephen Cordrey)

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.

Troy Messick 10/17/25
 Contractor's Name Date

Troy Messick
 Print Name






Fortney WetlandsBasicApplicationForm Signed 2

Final Audit Report

2025-12-20

Created:	2025-12-19
By:	Kelly Figurski (marinepermit@outlook.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA2mzss15o7wae3UxEMG8_W2Rx_THgheW_

"Fortney WetlandsBasicApplicationForm Signed 2" History

-  Document created by Kelly Figurski (marinepermit@outlook.com)
2025-12-19 - 8:04:43 PM GMT
-  Document emailed to Stephen Cordrey (sbcordrey@yahoo.com) for signature
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-  Email viewed by Stephen Cordrey (sbcordrey@yahoo.com)
2025-12-20 - 4:53:37 PM GMT
-  Document e-signed by Stephen Cordrey (sbcordrey@yahoo.com)
Signature Date: 2025-12-20 - 4:55:18 PM GMT - Time Source: server
-  Agreement completed.
2025-12-20 - 4:55:18 PM GMT

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.)

Add a boatlift with associated finger pier, a catwalk adjacent to an existing boatlift and two stand alone docking guidance pilings.

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.	
Boatlift	4	13	13	13	13	New
Dock	8	6	25	6	25	New
Catwalk	10	2	30	2	30	New
Pier	2	5	13' 8"	5	6' 9"	Maintain
Dock (Octagon)	10	16	28	16	28	Maintain
Pier	22	5	79	5	79	Maintain
Dock	8	4	25	4	25	Maintain
Dock	6	5	25	5	25	Maintain
Freestanding Pilings	Number					
	2					

Mooring Buoy: How many moorings will be installed? 0
 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? 6,218 ft. (measured from MLW to MLW)
4. What will be the mean low water depth at the most channelward end of the mooring facility? 29" 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. Marine Grade Treated Lumber.
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)
These items already exist.
 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? 1,700 ft.

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

Make/model	<u>Pursuit</u>	length	<u>25'</u>	width	<u>8.5'</u>	draft	<u>22"</u>
Make/model	<u>Carolina Skiff</u>	length	<u>17' 2"</u>	width	<u>7'</u>	draft	<u>10"</u>
Make/model	<u>Southport</u>	length	<u>28'</u>	width	<u>10' 6"</u>	draft	<u>26"</u>
Make/model	<u> </u>	length	<u> </u>	width	<u> </u>	draft	<u> </u>

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 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? 87.48 ft.

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

Yes No

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

PRELIMINARY MARINA SCREENING CHECKLIST

(To be submitted at least one week prior to the pre-application meeting)

* Provide the following information and/or answer the following with regard to the proposed marina project:

- | | |
|--|--|
| 1. Applicant's (Property Owners) Name
Address: <u>Rick and Devin Fortney</u>
<u>33218 Mercer Avenue</u>
<u>Millsboro, DE 19966</u>
_____ | Telephone Number
Home (717): <u>648-3102</u>
Work (): _____ |
|--|--|

Project Name: Fortney/Cordrey Docking Facility

2. Provide an aerial photograph of the site, if available.
3. What are the existing land uses on the site? A shared dock between two private residences in a residential community.
4. What are the existing land uses on adjacent properties within 1000 feet of the proposed marina or marina alteration, including the opposite shore? Mostly residential, some small businesses.
5. Name and distance of nearest municipality.
Millsboro, DE. 8 miles.
6. Is the proposed project an open water or enclosed basin marina?
 Open water Enclosed basin
7. Is the marina on a creek, river, or open bay? Name of the water body?
River. Indian River.
8. Indicate the number of wet slips. Proposed 6 Existing 5
9. Indicate the number of dry stack spaces. Proposed 0 Existing 0
10. Will the proposed marina or marina alteration require dredging?
 Yes No
If yes, approximate the amount in cubic yards. _____ cubic yards
11. If the project requires dredging, do you own or have access to an upland site for dredged material disposal? _____
 Yes No If yes, where is it located?
12. If not, how do you propose to dispose of your dredged material?
13. How many years of maintenance dredge spoil capacity does the spoil site possess?
_____ Years

14. Will the proposed project require the use of any State wetlands? ____ Yes No If yes, approximate the amount of wetlands required in acres and the intended use.

15. What is the tide range at the marina site? Normal tide 32" Neap tide 28"
 What is the source of this information? Site visit findings, property owner observations, Delaware tide data.

16. What is the approximate MLW depth at the marina site? 2.5 Ft.
 What is the source of this information?

17. If the site includes residential development, indicate: No development proposed.
 Number of units platted _____
 Length of shoreline owned _____
 Acreage of upland property _____

Indicate the number of on-site parking spaces for:

	cars	trailers	cars with trailers	oversize vehicles
Proposed				
Existing				

18. What utilities will be provided on or in the marina or dock area proper? Be specific, e.g. fuel, electricity, sewage pump-out, water, etc. Electric and water already exist. The electric for the new lift will be tied into the existing electric supply.

19. What additional shore-based facilities are included in the proposed marina or marina alteration? Be specific, e.g., boat or engine repairs, fuel, foods, etc. None.

20. Will the marina project be available to the general public? If so, on what basis? No.

21. Are existing public facilities, services, and transportation adequate to accommodate the project and associated development impacts? ____ Yes ____ No If no, please describe the upgrades required: Not applicable, this is two private residences.

22. Has a market study been completed for the project? ____ Yes No
 If so, please attach the study report.

23. If no market study has been completed, please describe briefly the intended market, particularly the types and sizes of boats anticipated to use the facility. There is no intended market, this facility serves two private residences.

MARINAS

Marina applicants must complete this appendix and any other appendices that may apply to the proposed project (see "List of Appendices").

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

1. Name of marina: Fortney/Cordrey Docking Facility

2. Complete mailing address for marina: 33218 Mercer Avenue
Millsboro, DE 19966

Telephone Number: (717) 648-3102

3. Name and complete address for Harbormaster, if applicable:

Devin Fortney

33218 Mercer Avenue
Millsboro, DE 19966

4. Check appropriate box: New Marina Alteration to Existing Marina

5. Number of Slips: Complete Appendix A for details of docking facilities.

	a. Wet Slips	Dry Storage Spaces
b. Existing	<u>5</u>	<u>0</u>
c. Proposed or Additional	<u>1 Additional</u>	<u>0</u>

- If this is an alteration to an existing marina, please be advised that the questions that follow pertain only to the altered portion(s) of the facility.

6. Shellfish Resources: Is any part of the marina located within or adjacent to a classified shellfish growing area? This information can be obtained from the Division of Watershed Stewardship, Watershed Assessment Section (302-739-9939)

Yes No

If yes, how is the area currently classified?

Approved Area Conditionally Restricted Area
 Conditionally Approved Area Prohibited Area
 Restricted Area

7. Submerged Aquatic Vegetation (SAV): Are any SAV beds located within the marina basin or adjacent areas? Yes No

8. Critical Habitats: Is the marina located within or adjacent to an area classified as a critical habitat by the Department's Division of Parks and Recreation? Critical habitat areas are those that are included in the Natural Areas Inventory, or that provide habitat for species included in the State Endangered Species Act (7 Del. C., Chapter 6). To obtain the locations of these areas, contact the Division of Parks and Recreation at (302) 739-5285. _____ Yes No

9. Dredging and Dredged material Disposal: Complete Appendices R and/or S. N/A

10. Shoreline Protection Structures: Complete appropriate Appendices. N/A

11. Water Supply: Describe the existing or proposed water supply facilities for the project.

Public water system. Identify: Tidewater Utilities

_____ Private well. If existing, include the DNREC Well Permit Number: _____

If there are plans to construct a new well, a permit must be obtained from the Department's Water Supply Section prior to well construction.

12. Wastewater Facilities:

a. How many restroom facilities are planned for the marina? There is currently restroom facilities available in the two existing residences.
If none, please explain:

b. How will the wastewater from the facility be handled?

Public sewer, identify: County Sewer, but no wastewater proposed for this docking facility.

_____ On-site septic system

_____ Other, describe:

c. Identify the permit numbers for any treatment, storage or disposal permits that have been obtained for the proposed wastewater facilities, including name and permit number for any waste transporters who will be transporting wastewater or septage. N/A

d. If permits for the wastewater facilities have not yet been obtained, have permit applications been submitted? _____ Yes _____ No

If Yes, show the date and to whom the application was mailed. If no, describe all proposed plans for wastewater handling. Attach additional sheets as necessary.

13. Parking:

How many parking spaces will be provided? 6 at both residences combined.

Does the proposed parking plan conform to:

Local planning codes or requirements; (Contact the County Planning Department and/or local municipal government offices for this information). _____ Yes _____ No

The 0.5 spaces/slip rebuttable presumption from the Marina Regulations _____ Yes _____ No

If no, please explain:

14. Stormwater Management: Describe in detail the plans to detain the first one-half inch of stormwater run-off from the disturbed portion of the site and release it over a 24 hour period. Attach additional sheets and drawings as necessary. The two existing residences both comply with the community stormwater parameters which existed when the homes were built.

15. Solid Waste Management:

How many trash receptacles/ recycling bins will be provided at the marina? The existing residences have trash and recycling receptacles available.
If trash receptacles will not be provided, what measures will be taken to ensure that solid wastes are properly disposed of?

16. Boat Maintenance Areas and Activities:

- a. Describe in detail how boat maintenance by-products, debris, residues, spills and run-off from maintenance areas will be controlled in accordance with the Marina Regulations. Attach separate sheets if necessary. Both property owners take their boats to boat mechanics for maintenance, no maintenance is performed at the residences.
- b. Will special containers for waste oils and other maintenance wastes be provided? Yes
 No Explain: N/A. No maintenance occurs on site.
- c. Describe in detail how materials used in maintenance and repair operations will be handled and stored. Materials of concern include, but are not limited to, paints, solvents, oils, greases, preservatives, pesticides, epoxies and corrosive cleaners. Indicate whether local fire codes or national Fire Protection Association (NFPA) standards have been used in developing the proposed handling and storage. Attach separate sheets if necessary. N/A. No maintenance occurs on site.

17. Fuel Storage and Delivery Facilities/Spill Contingency Plan:

- a. Describe in detail all procedures for storage, handling and dispensing of fuel. Indicate whether local fire codes or National Fire Protection Association (NFPA) standards have been used in developing proposed procedures. A permit from the Department's Underground Storage Tank Branch may also be required. Attach separate sheets as necessary.
The owners of both residences fuel their vessels at the North Shore Marina. 5 gallon cans are located at both residences for lawn mowers.
- b. Describe in detail procedures that will be used to contain and clean any fuel spills that occur as a result of marina operations. Notification procedures should also be described. Attach separate sheets if necessary. If a vessel leaks fuel from its onboard tank, the DNREC environmental hotline will be called.

18. Fire Protection Systems: Describe the fire protection systems that are proposed for the facility. Indicate whether local fire codes or National Fire Protection Association (NFPA) standards have been used in choosing and designing the systems. Attach additional sheets as necessary.

Devin Fortney has a fire extinguisher in his garage and each vessel has an extinguisher onboard.

19. Life Safety Equipment:

- a. For alterations to existing marinas: Does the alteration involve the addition of new water-based structures? _____ Yes No If yes, complete 20 B. If no, skip to question 21.
- b. How many floatation devices will be provided around the marina and how far apart will they be located?

20. Fish Waste:

Will fish cleaning stations be provided? Yes _____ No

If yes, how many? 1 (Be sure to show their location on the engineering plans).

Will the marina provide a live bait concession? _____ Yes No

21. Piers and Docks: Complete Appendix A.

22. **Drawing Requirements:** At a minimum, all marina applicants must submit at least the following drawings:

- a. Elevation or Section View
 - b. Vicinity Map
 - c. Plan View
- General Information for All Drawings: For all major structures, the structural dimensions and distance from the nearest property line, survey marker or permanent landmark should be shown.
 - Wherever possible, identify the materials used in construction. If dredging or filling is involved, show the volume and type of materials to be moved, and _____ the grade to be used.

a. Elevation or Section View

The elevation or section view includes the following, as applicable: (check those which apply). Pre-checked items must be included.

Mean high and low water lines;

Construction details for all water-based structures (e.g. piers docks, pilings);

Construction details for all bulkheads, rip-rap and other shoreline protection structures;

_____ Intake and outfall structures

_____ Boat Ramps

_____ Channel or basin modifications (proposed dredging areas)

_____ Other

b. Vicinity Map

c. Plan View

The plan view should be prepared on 8 1/2" x 11" paper, and in a standard blue print size and format, and contain the locations of the following features, as applicable (Check all those which apply to the project and include these items on the plan view drawing):

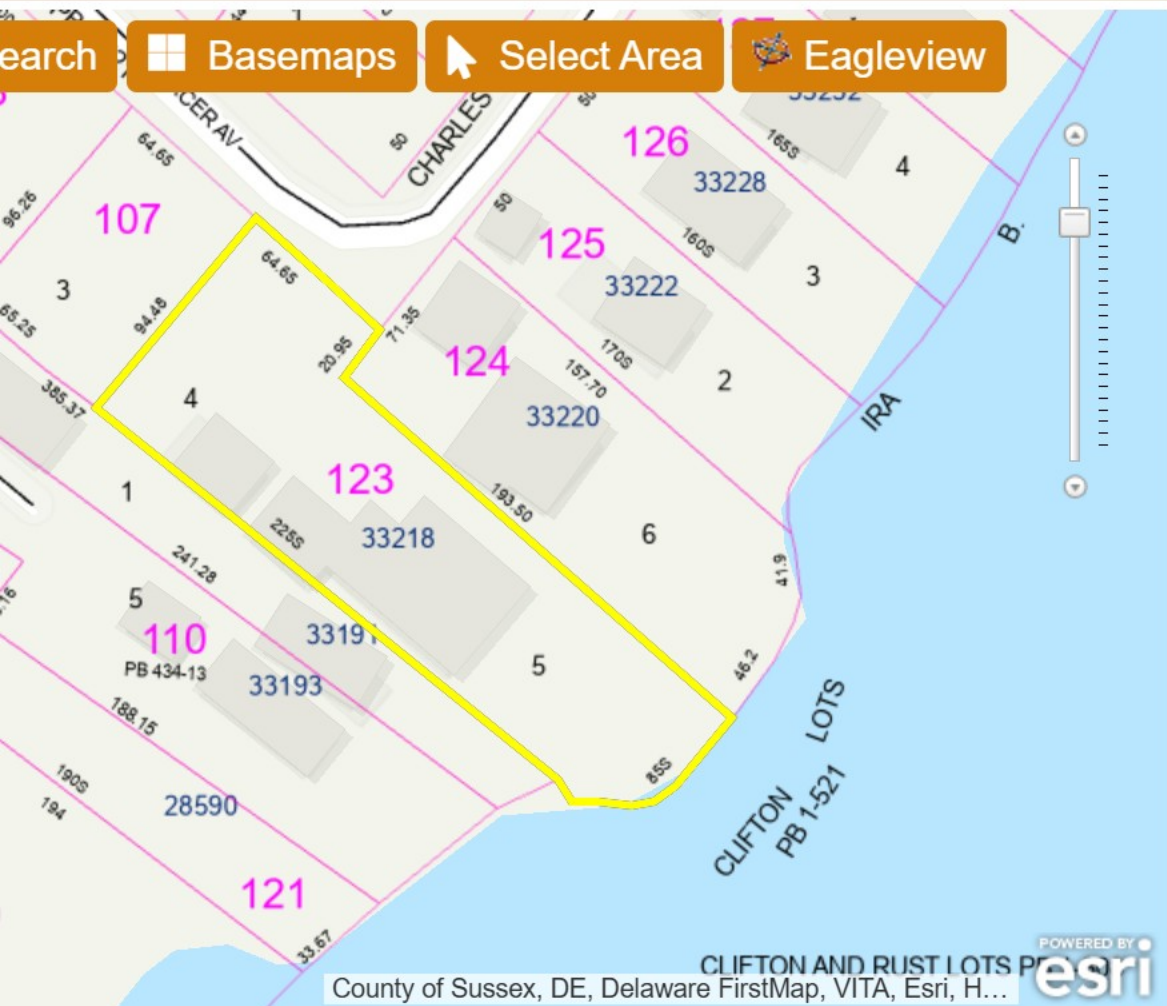
- Property boundaries
- Shoreline
- Mean high and low water lines
- Direction of river flow/ebb and flow of tide
- Proposed channel
- Navigation Aids
- Piers, docks, pilings, bulkheads, moorings, anchorages, jetties, groins, breakwaters and other water-based structures
- Slips (Wet)
- Slips (Dry)
- Boat ramp(s)
- Buildings, other structures (identify each)
- Boat storage areas/facilities
- Boat maintenance area(s)
- Extent of roof coverage (e.g. over maintenance areas, boat storage areas, etc.)
- Roadways (identify surface, e.g. asphalt, gravel dirt, etc.)
- Parking areas (identify surface, e.g. asphalt, gravel, dirt, grass, etc.)
- Maintenance materials storage areas(s)
- Public telephone(s)
- Public restroom(s)
- Fish cleaning station(s)
- Life safety equipment station(s)
- Fuel dispensing pump(s) underground storage tank
- Septic tank
- Sewer connection/wastewater collection system
- Water supply well
- Portable fire extinguisher(s), fire hydrant(s)
- Spill containment equipment storage areas(s)
- Trash receptacle(s) waste oil - other waste receptacles
- Stormwater management facilities
- Compensation area for wetlands
- Other

- Fortney Dock Addition Letter of No Objection

I Stephen B Cordrey, SB Cordrey Farms the undersigned, reviewed the plans for the addition of a boat slip and boat lift to the dock I share with Richard and Devin Fortney and I understand that this new construction brings our shared docking facility under the DNREC definition of a marina. By signing this letter I am stating that I have no objection to the addition of the new slip and boatlift.

SB Cordrey SB Cordrey Farms 10/10/25

Stephen B Cordrey / SB Cordrey Farms



Selected Features: Parcels (1)

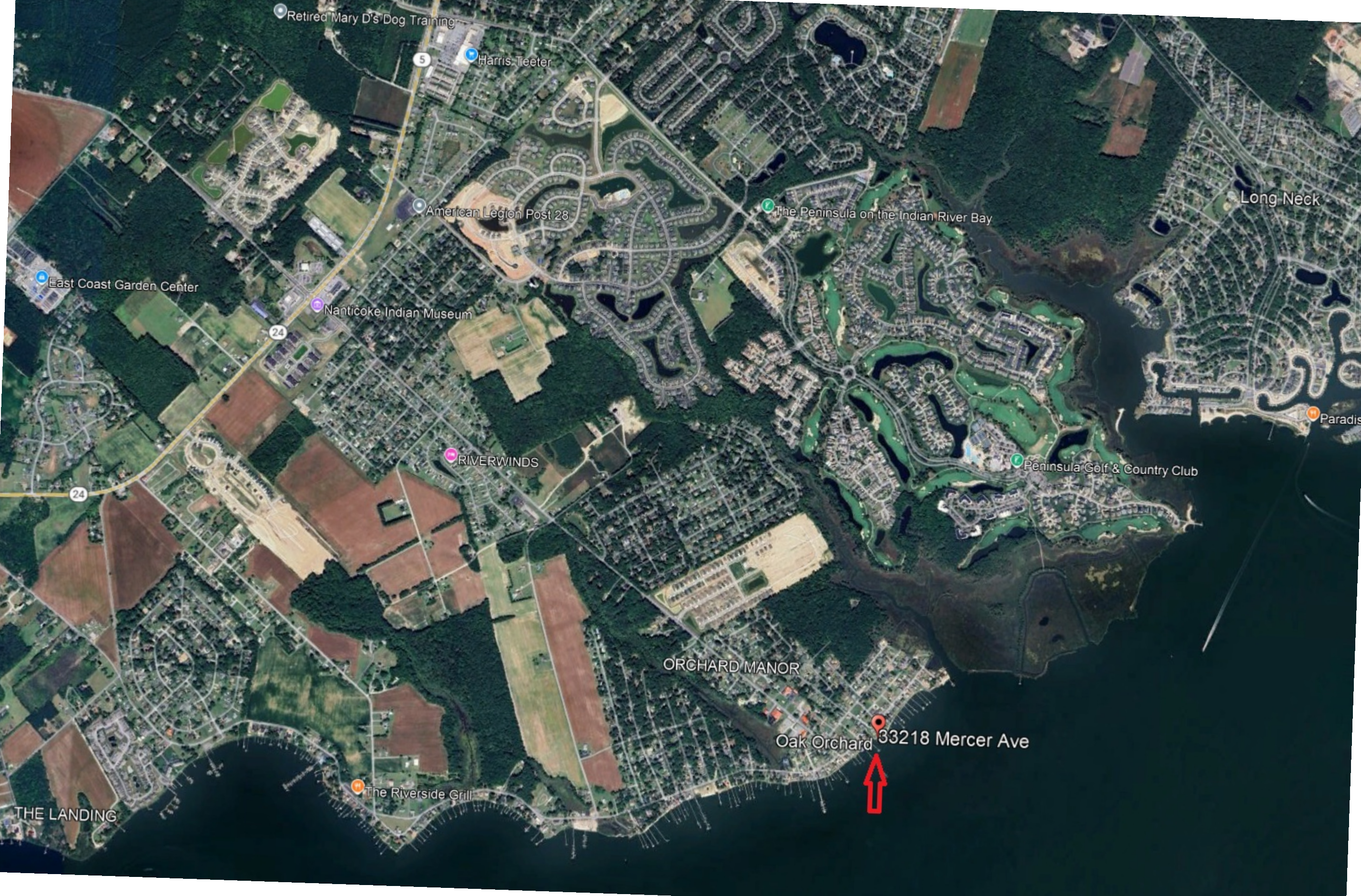
▼ 1) 234-35.05-123.00

BOOK	5673
PAGE	99
FULLNAME	FORTNEY RICHARD E JR
Second_Owner_Name	DEVIN FORTNEY
MAILINGADDRESS	6541 LEO DR
CITY	HARRISBURG
STATE	PA
a_account	15-08-123
DESCRIPTION	LANDS OF NORMAN E AND HOWARD G CLIFTON
DESCRIPTION2	LOTS 4 5
LUC	101



Selected Features (1)

Clear Selected



Retired Mary D's Dog Training

Harris Teeter

American Legion Post 28

The Peninsula on the Indian River Bay

Long Neck

East Coast Garden Center

Nanticoke Indian Museum

Paradis

Peninsula Golf & Country Club

RIVERWINDS

ORCHARD MANOR

Oak Orchard 33218 Mercer Ave

The Riverside Grill

THE LANDING

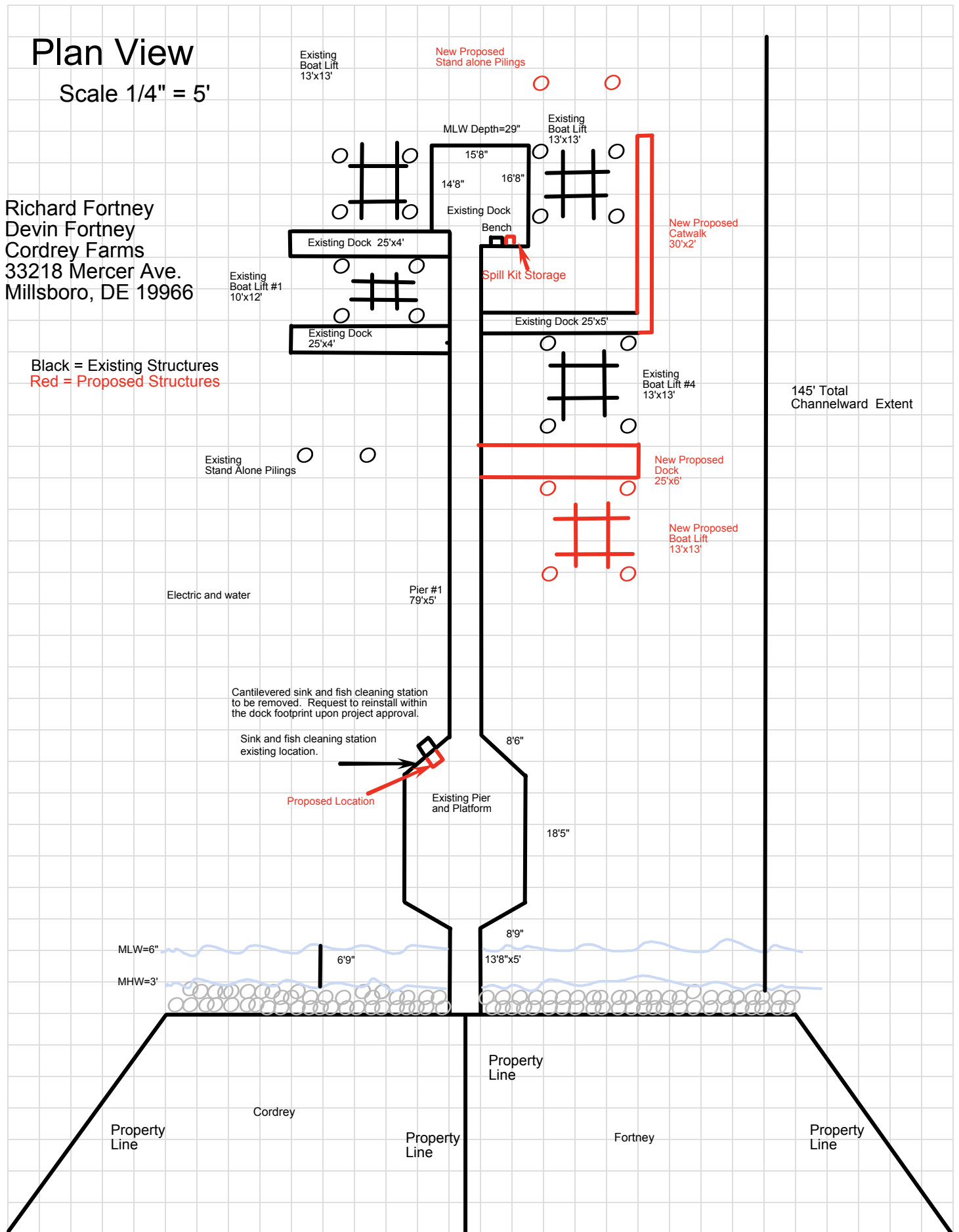


Plan View

Scale 1/4" = 5'

Richard Fortney
Devin Fortney
Cordrey Farms
33218 Mercer Ave.
Millsboro, DE 19966

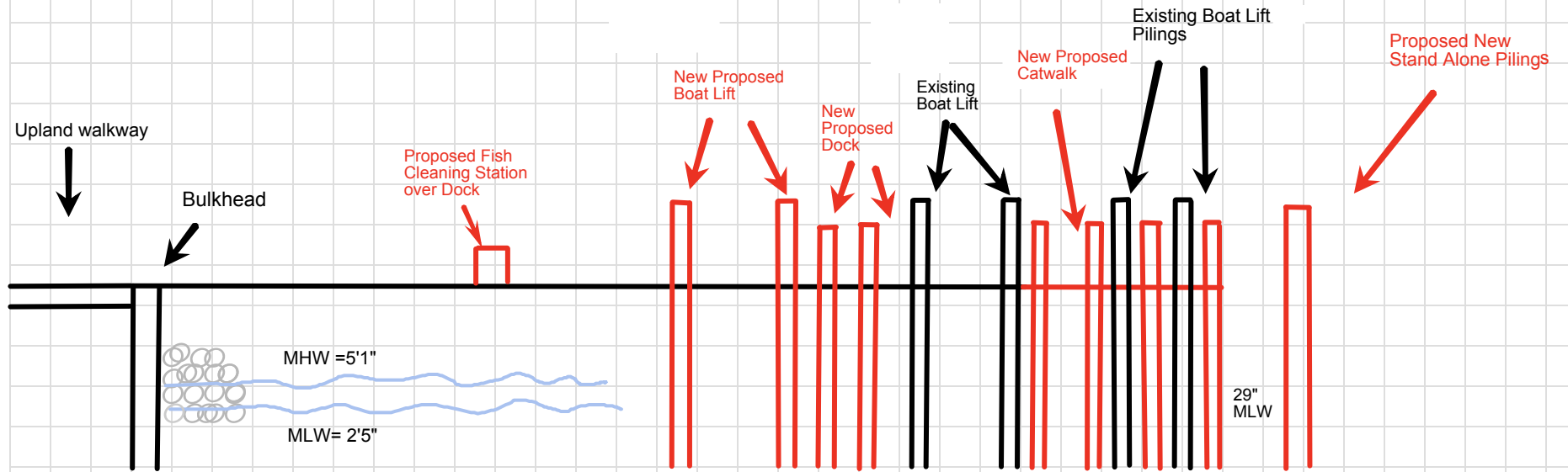
Black = Existing Structures
Red = Proposed Structures



Cross Sectional View

Scale 1/4" = 5'

Richard Fortney
Devin Fortney
Cordrey Farms
33218 Mercer Ave.
Millsboro, DE 19966



STATE OF DELAWARE

BOAT REGISTRATION CERTIFICATE

HULL ID NO SPXC8190C606	REG NO DL4022AP	MAKE SOUTHPORT BOAT WOR	YEAR 2006
LENGTH 28' 0"	HULL MATERIAL Fiberglass	PROPULSION Propeller	OPERATION Pleasure
VESSEL TYPE Open Motorboat	FUEL Gasoline	ENGINE TYPE Outboard	EXPIRATION 2026
OWNER DEVIN C FORTNEY	BOAT NAME		
33218 MERVER AVE MILLSBORO, DE 19966			

STATE OF DELAWARE

BOAT REGISTRATION CERTIFICATE

HULL ID NO SSUJ5111L788	REG NO DL4550AL	MAKE PURSUIT	YEAR 1988
LENGTH 25' 0"	HULL MATERIAL Fiberglass	PROPULSION Propeller	OPERATION Pleasure
VESSEL TYPE Cabin Motorboat	FUEL Gasoline	ENGINE TYPE Outboard	EXPIRATION 2026
OWNER DEVIN C FORTNEY	BOAT NAME		
33218 MERVER AVE MILLSBORO, DE 19966			

STATE OF DELAWARE

BOAT REGISTRATION CERTIFICATE

HULL ID NO EKH0320YK506	REG NO DL4575AA	MAKE CAROLINA SKIFF	YEAR 2006
LENGTH 17' 2"	HULL MATERIAL Fiberglass	PROPULSION Propeller	OPERATION Pleasure
VESSEL TYPE Open Motorboat	FUEL Gasoline	ENGINE TYPE Outboard	EXPIRATION 2026
OWNER DEVIN CHARLES FORTNEY	BOAT NAME		
33218 MERCER AVE MILLSBORO, DE 19968			

Tax Parcel Numbers: 2-34-35.05-124.00
2-34 35.05-123.00

Prepared by: Schmittinger and Rodriguez, P.A.
414 South State Street
Dover, Delaware

AGREEMENT

This Agreement made this 31 day of May, 2007, by and between Jere M. Coxon and Janet M. Coxon, husband and wife

AND

John R. Gerhart and Deborah S. Gerhart, husband and wife.

WITNESSETH:

WHEREAS, Jere M. Coxon and Janet M. Coxon, husband and wife, party of the first part, are owners of that certain parcel located on the South side of Mercer Avenue, Oak Orchard, Delaware, being the same Lot conveyed to them by deed now of record in the Office of the Recorder of Deeds, Sussex County, Delaware, in Deed Book 1339. Page 87, such parcel having been assigned a tax parcel number of 2-34-35.05-123.00

WHEREAS, John and Deborah Gerhart, husband and wife, party of the second part, are owners of that certain parcel located on the south side of Mercer Avenue, Oak Orchard, Delaware, being the same Lot conveyed to them by deed of Charles G. Klenotiz, Sr. dated May 11, 2001, now of record in the Office of the Recorder of Deeds, Sussex County, Delaware, in Deed Book 2590, Page 118 and having been assigned a tax parcel number of 2-34-35.05-124.00

WHEREAS, a survey prepared by Adams Kemp Associates Inc., dated JUNE 1, 2007 depicts a boat dock located as an extension of the boundary line between the above referenced parcels into the Indian River, a copy of the survey is attached hereto as Exhibit "A"

ef

WHEREAS, such boat dock was constructed for the joint recreational use and enjoyment of the predecessors in title to the parties in the second part, and by the party in the first part; and

WHEREAS, the parties hereto desire to acknowledge a reciprocal right of use and enjoyment the boat dock as restricted below as well as the ancillary rights and obligations thereto in writing and to make their understanding binding upon their successors in interest.

NOW THEREFORE, Jere M. Coxon and Janet M. Coxon, parties of the first part and John R. Gerhart and Deborah S. Gerhart parties of the second part, in and for the mutual consideration of ten dollars (\$10.00), receipt of which is hereby acknowledged by and between the parties hereto, hereby mutually covenant and agree as follows, to wit:

1. The parties hereto mutually acknowledge a reciprocal right of use and enjoyment of the boat dock depicted on Exhibit "A" hereto entitling them respectively to the free use and enjoyment of the boat dock as restricted below.

2. The party of the first part now has and shall continue to enjoy primary use of the southern side of the boat dock. The party of the first part shall not engage in activities that obstruct, impair or interfere with the second party's use of the northern side of the boat dock and shall not place or store objects on the northern side of the boat dock without the consent of the party of the second part.

3. The party of the second part now has and shall continue to enjoy primary use of the northern side of the boat dock. The party of the second part and its invitees shall not engage in activities that obstruct, impair or interfere with the party of the first part's use of the southern side of the boat dock and shall not place or store objects on the ~~northern~~ ^{southern} side of the boat dock without the consent of the party of the first part.

4. Neither party shall have the right to access or make use of any structures, extensions, fingers, or docking mechanisms extending from the stem of the boat dock in the opposite direction of their respective lot.

5. Neither party shall undertake to remove the boat dock as a whole or any portion thereof in such a manner as to threaten the structural integrity of boat dock without the consent of the other party.

6. In the event that either party elects to install one or more utilities on the boat dock such utilities shall be located on and service their respective side of the boat dock and any and all expenses incurred therefrom shall be the sole responsibility of the party who caused their installation.

7. Any repairs or maintenance to the boat dock as a whole deemed necessary or advisable shall not be undertaken under this agreement except with the prior, express and written consent of each of the parties hereto and an assumption by each of the parties in writing of their proportionate share of the financial liability for the cost of such repairs or maintenance.

8. Nothing contained in this Agreement shall in any way be construed to impose liability on any party hereto for the conduct or acts of the other party or their invitees. The parties hereto and their respective successors and assigns agree to defend, indemnify and hold harmless each other from and against all liability, damages, causes of action, suits, claims, judgments, loss, costs and expenses (including attorney's fees and court costs) in connection with injury or damage to persons or property arising out of each other's use and occupancy of the boat dock and the exercise of other rights granted hereunder, unless such injury or damage results from the negligence or willful act or omission of the other party.

ef

9. Any modification of this agreement or additional obligation assumed by either party in connection with this agreement shall be binding only if evidenced in writing signed by each party or an authorized representative of each party.

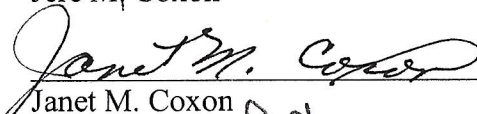
10. This agreement shall run with the land and shall be binding on and shall inure to the benefit of the parties to this agreement, their respective heirs, successors, or assigns.

11. This agreement may be executed in counterparts.

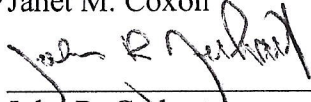
IN WITNESS WHEREOF, the parties hereto hereby set their hands and seals the day and year first written above.



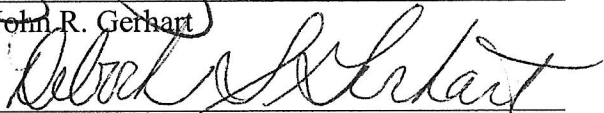
Jere M. Coxon



Janet M. Coxon



John R. Gerhart



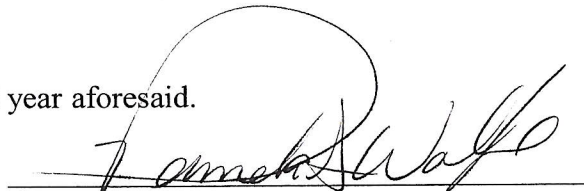
Deborah S. Gerhart

STATE OF Pennsylvania *
*
COUNTY OF Dauphin *

RECORDER OF DEEDS
JOHN F. BRADY
09/07/2007 12:29P
SUSSEX COUNTY
DOC. SURCHARGE PAID

BE IT REMEMBERED this on this 31st day of May, 2007,
personally came before me, the subscriber, a Notary public in and for the State and County
aforesaid Jere M. Coxon and Janet M. Coxon, husband and wife, parties to this indenture, known
to me personally to be such and acknowledged this Instrument in Writing to be their act and
deed.

GIVEN under my hand and seal the day and year aforesaid.

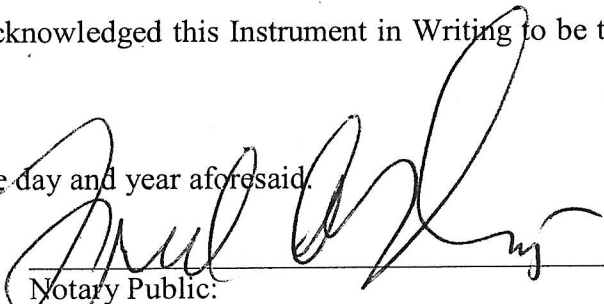


Notary Public:
Commission Expiration: December 22, 2007
Printed Name: Pamela S. Wolfe
City of Harrisburg, Dauphin County
Commonwealth of Pennsylvania

STATE OF *
*
COUNTY OF *

BE IT REMEMBERED this on this 25 day of June, 2007,
personally came before me, the subscriber, a Notary public in and for the State and County
aforesaid John R. Gerhart and Deborah S. Gerhart, husband and wife, parties to this indenture,
known to me personally to be such and acknowledged this Instrument in Writing to be their act
and deed.

GIVEN under my hand and seal the day and year aforesaid.



Notary Public:
Commission Expiration
Printed Name:

FRED A. TOWNSEND III
Delaware Attorney at Law with
Power to act as Notary Public
per 29 Del. C § 4323 (a) (3)

RECEIVED

SEP 10 2007

**ASSESSMENT DIVISION
OF SUSSEX COUNTY**



Tax Parcel# 2-34-35.05-124.00

PREPARED BY AND RETURN TO:

David W. Baker, Esq., P.A.
109 South Race Street
P.O. Box 551
Georgetown, Delaware 19947

Document # 2023000017073 BK: 5907 PG: 315
On 5/17/2023 at 12:38:29 PM
RECORDER OF DEEDS Alexandra Reed Baker
Sussex County
Consideration: \$0.00 County/Town: \$0.00
State: \$0.00 Total: \$0.00 Doc Surcharge Paid

NO TITLE OR LIEN SEARCH
PERFORMED - NONE REQUESTED

This Deed, made this 2ND day of MAY, in

the year of our Lord Two Thousand Twenty-Three.

Between STEPHEN B. CORDREY, of 30352 Cordrey Road, Millsboro, Delaware 19966, party of the first part,

-and-

SB CORDREY FARMS, LLC, a Delaware limited liability company, of 30366 Cordrey Road, Millsboro, Delaware 19966, party of the second part,

Witnesseth, that the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby grants and conveys the hereinafter described property unto the said party of the second part, its Successors and Assigns,

ALL that certain lot, piece and parcel of land situate, lying and being in Indian River Hundred, Sussex County, Delaware, being known and designated as Lot 6, Lands of Norman C. and Howard G. Clifton, more fully shown on a subdivision plot of record in the Office Of the Recorder of Deeds, Georgetown, Delaware, in Plot Book 1, Page 521, and being more particularly described according to a survey prepared by Adams-Kemp Associates, Inc., Registered Surveyors, dated May 2, 2001, plan no. 010422-A-2, as follows, to wit:

BEGNNING at an iron pipe found on the southeast side of Mercer Avenue (a/k/a County Road 297A) at a corner for this lot

and for lands now or formerly of Ralph and Jeanette Williams, said pipe situated South 45 degrees 51 minutes 43 seconds West 50.02 feet from a concrete monument found, then, from this point of beginning running with the line of the aforesaid Williams' lands, South 40 degrees 17 minutes 14 seconds East 157.65 feet to a set p.k. nail in the bulkhead along the Indian River, then, turning and running with the bulkhead along the Indian River, 1) South 13 degrees 14 minutes 45 seconds East 41.83 feet to a set p.k. nail; 2) South 45 degrees 59 minutes 35 seconds West 46.14 feet to a p.k. nail set; and 3) South 51 degrees 59 minutes 23 seconds West 1.84 feet to a p.k. nail set; then, turning and running with the line of lands now or formerly of Jere and Janet Coxon, North 41 degrees 33 minutes 56 seconds West 193.43 feet to a brass disk found on the southeast side of Mercer Avenue, then, turning and running with the right of way line of Mercer Avenue, North 46 degrees 08 minutes 22 seconds East 71.35 feet to the iron pipe found at the point and place of beginning, said to contain 13,037 square feet of land, more or less, together with any and all improvements located thereon.

TOGETHER WITH AND SUBJECT TO a Dock Agreement dated May 31, 2007, between Benjamin J. Cataldi and Alice K. Cataldi, and John R. Gerhart and Deborah S. Gerhart, recorded September 7, 2007, in the Office of the Recorder of Deeds, in and for Sussex County, Delaware in Deed Book 3496, page 1.

ALSO 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 Deed Book 3496, page 1.

ALSO SUBJECT TO any and all covenants, restrictions, reservations, conditions, easements and agreements of record in the Office of the Recorder of Deeds, in and for Sussex County, State of Delaware. **ALSO SUBJECT TO**, if applicable, to any tax ditch right-of-way and/or assessment, or any tax lagoon right-of-way and/or assessment filed of record.

EXCEPTING AND RESERVING THEREFROM all previous out conveyances.

BEING the same lands conveyed unto STEPHEN B. CORDREY by deed of RICHARD J. CORDREY AND STEPHEN B. CORDREY, CO-ADMINISTRATORS OF THE ESTATE OF RICHARD S. CORDREY (a/k/a RICHARD STEPHEN CORDREY), and RICHARD J. CORDREY, Individually, and STEPHEN B. CORDREY, Individually dated March 14, 2023, and filed of record in the Office of the Recorder of Deeds, in and for Sussex County, State of Delaware, in Deed Book 5871, at Page 71.

In Witness Whereof, the party of the first part has hereunto set his Hand and Seal the day and year first above written.


Witness


 (Seal)
STEPHEN B. CORDREY

Witness

STATE OF DELAWARE :
: ss.
COUNTY OF SUSSEX :

BE IT REMEMBERED, that on this 2ND day of MAY, A.D. 2023, personally appeared before me, the Subscriber, a Notary Public for the State and County aforesaid, STEPHEN B. CORDREY, 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.

 (SEAL)
Notary Public

DAVID W. BAKER
ATTORNEY AT LAW
NOTARY PUBLIC - STATE OF DELAWARE
My Commission Has No Expiration
29 Del. C. § 4323(a)(3)

Tax Number: 2-34 35.05 123.00
PREPARED BY & RETURN TO:
Tunnell & Raysor, P.A.
30 E. Pine Street
Georgetown, DE 19947
File No. DO4006/ERM

NO TITLE SEARCH REQUESTED
NO TITLE SEARCH PERFORMED
NO TITLE GUARANTEE
DEED PREPARATION ONLY

THIS DEED, made this 25 day of MARCH, 2022,

- BETWEEN -

JERE M. COXON, of 639 Willow Way, Mechanicsburg, PA 17055, party of the first part,

- AND -

RICHARD E. FORTNEY, JR. and DEVIN FORTNEY, his son, of 6541 Leo Drive, Harrisburg, PA 17111, as joint tenants with the right of survivorship and not as tenants in common, parties of the second part.

WITNESSETH: That the said party of the first part, for and in consideration of the sum of **ONE DOLLAR (\$1.00)**, lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby grants and conveys unto the parties of the second part, and their heirs and assigns, in fee simple, the following described lands, situate, lying and being in Sussex County, State of Delaware:

ALL THAT certain lot, piece and parcel of land, situate, lying and being in the Town of Oak Orchard, Indian River Hundred, Sussex County and State of Delaware, comprising of Lots 4 and 5 in the Subdivision known as Lands of Norman E. Clifton and Howard G. Clifton, the plot plan of which is now of record in the Office of the Recorder of Deeds, in and for Sussex County, at Georgetown, Delaware, in Plot Book 1, Page 521, fronting on the southwesterly side of County Road 279A and on the southeasterly side of Mercer Avenue and on the northerly side of Indian River, adjoining lands now or formerly of Howard G. Clifton and lands now or formerly of Elmer Lindale, and being more particularly bounded and described according to a survey and plot thereof prepared by

Charles D. Murphy, Jr., Registered Surveyor, dated May 16, 1985, and now of record in the Office of the Recorder of Deeds, aforesaid, in Plot Book 32, Page 185, as follows, to wit:

BEGINNING at a found iron pipe at the southeasterly corner of Lot 3 and on the aforementioned southwesterly right-of-way line of County road 279A, 20 feet from the centerline thereof; thence, proceeding along the said southwesterly right-of-way line of County Road 279A, South 36 degrees 19 minutes 31 seconds East, 64.67 feet to a set iron pipe at the intersection of said southwesterly right-of-way line of County Road 279A with the southwesterly right-of-way line of Mercer Avenue at 30 feet wide; thence, running with Lot 6, South 50 degrees 28 minutes 21 seconds West, 21.36 feet to a found brass cap set in concrete; thence, following the westerly line of Lot 6, South 37 degrees 09 minutes 53 seconds East, 192.98 feet to a found nail in a bulkhead abutting the Indian River; thence, following said bulkhead abutting the Indian River the following two (2) courses and distances: (1) South 50 degrees 28 minutes 01 seconds West, 48.25 feet; and (2) North 68 degrees 25 minutes 22 seconds West, 39.23 feet to a set nail at a corner of lands now or formerly of Elmer Lindale; thence, following said lands now or formerly of Lindale, North 38 degrees 08 minutes 57 seconds West, 223.30 feet, passing over a set iron pipe at 158.52 feet, to a set iron pipe at the southwesterly corner of the aforementioned Lot 3; thence, finally running with said Lot 3, North 50 degrees 32 minutes 36 seconds East, 94.77 feet home to the point and place of beginning, containing 19,156 square feet of land, be the same more or less, with all the improvements thereon erected.

BEING the same lands conveyed to Jere M. Coxon and Janet M. Coxon, his wife from Norman E. Clifton and Ethel P. Clifton, his wife, by Deed dated May 17, 1985, recorded in the Office of the Recorder of Deeds in and for Sussex County, Delaware, on May 17, 1985, in Deed Book 1339, Page 87.

THEREAFTER the said Janet M. Coxon departed this life on or about January 12, 2017, at which time her interest in the above described property passed in its entirety to her husband, Jere M. Coxon, as the surviving owner by right of survivorship.

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 party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered
in the presence of:

WML CM

Witness

Jere M. Coxon (SEAL)

Jere M. Coxon

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF DAUPHIN : to-wit

BE IT REMEMBERED, that on March 05, 2022, personally came before me, the subscriber, Jere M. Coxon, party of the first part 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.

Kristi P. Foster

Notary Public

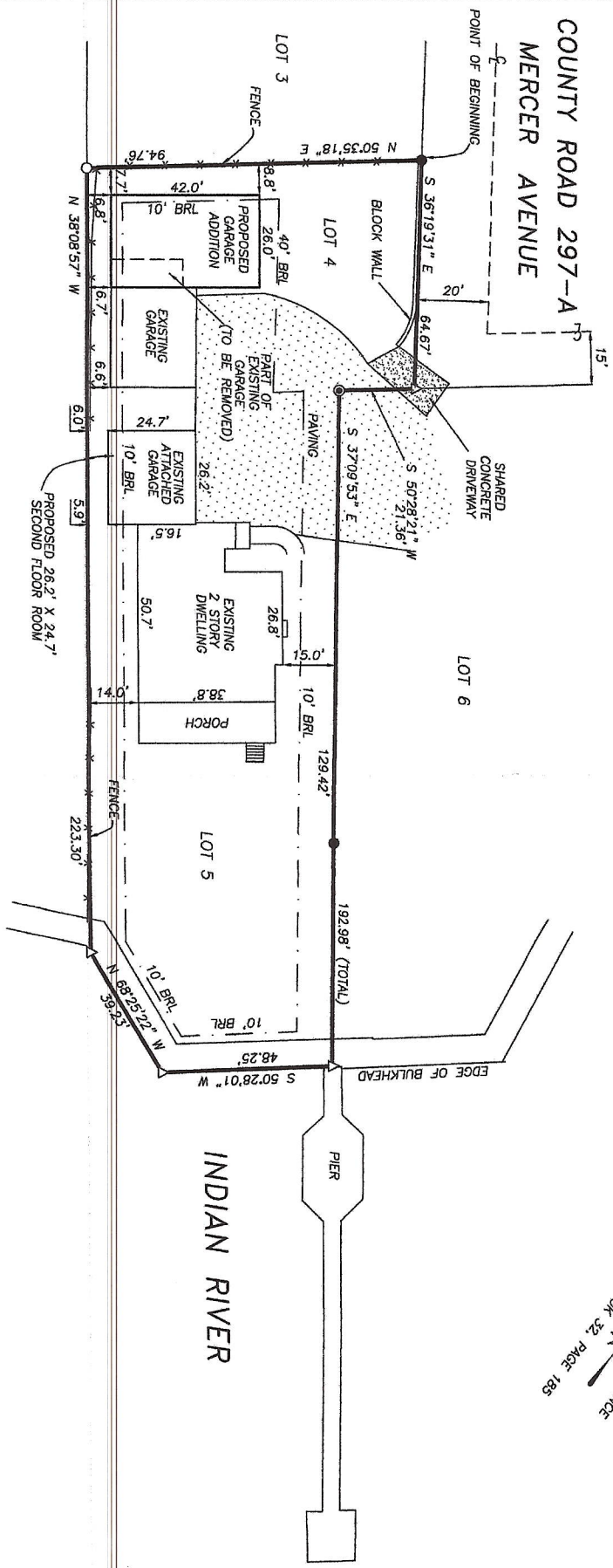
My Commission Expires: 9/8/2024

Commonwealth of Pennsylvania - Notary Seal
Kristi P. Foster, Notary Public
Dauphin County
My commission expires September 8, 2024
Commission number 1209394
Member, Pennsylvania Association of Notaries

I, DOUGLAS J. ANNAND, REGISTERED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF DELAWARE, HEREBY STATE THAT THE INFORMATION SHOWN ON THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE AS ESTABLISHED BY THE STATE OF DELAWARE BOARD OF PROFESSIONAL LAND SURVEYORS. ANY CHANGES TO THE PROPERTY CONDITIONS OR DIMENSIONS OF THE PROPERTY SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE CLIENT. THIS PLAN SHALL BE NECESSARILY A PLAN REVIEW AND CERTIFICATION FOR ANY OFFICIAL OR LEGAL USE.

BEARING REFERENCE
PIER
PLOT BOOK 32, PAGE 185

TAX MAP NO. 2-34-35.05-123.00



COUNTY ROAD 297-A
MERCER AVENUE

LANDS N.O.F.
DAVID W. SMITH
DEED BOOK 5093, PAGE 6

NOTES:

- 1) CLASS "B", SUBURBAN SURVEY
- 2) SOURCE OF TITLE: DEED BOOK 1339, PAGE 87
- 3) A TITLE SEARCH WAS NEITHER REQUESTED, PROVIDED OR UTILIZED FOR THIS SURVEY

Prepared By
DOUGLAS J. ANNAND
PROFESSIONAL LAND SURVEYOR
10027 NORTH OLD STATE ROAD
LINCOLN, DELAWARE 19960
PHONE: (302) 448-0320
douglassannand7@gmail.com

[Signature]
DOUGLAS J. ANNAND, PLS 622

LEGEND:

- FOUND IRON PIPE
- SET IRON PIPE
- △ SET DRILL HOLE IN CONCRETE
- ⊙ FOUND BRASS CAP

BOUNDARY SURVEY PLAN

PREPARED FOR
DEVIN C. FORTNEY

FOR PROPERTY KNOWN AS
LOTS 4 & 5, LANDS OF NORMAN E. & HOWARD G. CLIFTON
PLOT BOOK 1, PAGE 521
SITUATED IN
INDIAN RIVER HUNDRED, SUSSEX COUNTY, STATE OF DELAWARE
AREA: 19,156 SQ. FT.
SCALE: 1" = 30'
DATE: MARCH 2, 2022