

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



## Cover Letter

### Kevin and Kayla Sareyka

Marine Permitting & Consulting, LLC is pleased to apply for the construction of a new dock on behalf of Kevin and Kala Sareyka. The requested structure will be located at the currently vacant lot at 27 Creek Drive and will be very similar to the structure recently constructed on the adjacent lot. We are requesting approval to construct the new dock, pier, and install the associated pilings and boat lift. If granted approval, we will attach the letter of approval to this application package and submit it to DNREC requesting a permit to construct. Within the package you will find the following:

Basic Application and Boat Docking Appendix

Scaled Construction Drawings

Site Aerial Photograph

Sussex County Parcel Layer

Vicinity Map

Property Survey and Deed

Please contact me with any questions.

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: Kevin and Kala Sareyka Telephone #: 610-721-7445  
 Mailing Address: 456 Smithbridge Road, Glenn Mills, PA 19342 Fax #: N/A  
 \_\_\_\_\_ E-mail: K2sareka@gmail.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: J.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):  
Construct a 4' by 48' pier, a 6' by 24' dock, and a boatlift with 4 pilings in Guinea Creek.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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: 27 Creek Drive, 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. (Rt. 24) west, travel 6.35 miles to Banks Road, turn left and travel 1.25 Miles turn left onto Pond Road then immediate left onto Creek Drive, travel .41 miles to vacant lot on the right just before 29 Creek Drive.  
 (Attach a vicinity map identifying road names and the project location)
9. Tax Parcel ID Number: 234-24.00-69.00 Subdivision Name: Winding Creek Village

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

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

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

11. Is the waterbody:  Tidal  Non-tidal Waterbody width at mean low or ordinary high water 429 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):

Albert and Robin Ayoub 41169 Black Branch Parkway, Leesburg, VA 20175

Leroy Davis, Jr., 2009 West Newport Pike, Wilmington, DE 19804

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

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

A. Have you had a State Jurisdictional Determination performed on the property?  Yes  No

B. Has the project been reviewed in a monthly Joint Permit Processing Meeting?  Yes  No

\*If yes, what was the date of the meeting? \_\_\_\_\_

16. Are there existing structures or fill at the project site in subaqueous lands?  Yes  No

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

\*If no, were structures and/or fill in place prior to 1969?  Yes  No

17. Have you applied for or obtained a Federal permit from the Army Corps of Engineers?

No  Pending  Issued  Denied Date: \_\_\_\_\_

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, Kevin and Kayla Sareyka, hereby designate and authorize Kelly L. 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 L. Figurski Telephone #: 302-853-5928  
 Mailing Address: 9 Creek Drive, Millsboro, DE 19966 Fax #: N/A  
 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.



Agent's Signature

January 10, 2025

Date

## 21. Applicant's Signature:


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

   
 Kevin & Kayla Sareyka (Jan 10, 2026 14:52:45 EST) Kevin & Kayla Sareyka (Jan 10, 2026 14:52:45 EST) 01/10/ 26  
 Applicant's Signature Date

Kevin & Kayla Sareyka  
 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 (Jan 10, 2026 13:29:22 EST) 01/ 10/ 26  
 Contractor's Name Date

Troy Messick  
 Print Name










# Wetlands-Application-Form (1)

Final Audit Report

2026-01-10

Created:	2026-01-10
By:	Kelly Figurski (marinepermit@outlook.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA0jdmN-a1nZZSXbLYlZp0gfLhvj3B_Tr

## "Wetlands-Application-Form (1)" History

-  Document created by Kelly Figurski (marinepermit@outlook.com)  
2026-01-10 - 4:45:56 PM GMT
-  Document emailed to Kevin & Kayla Sareyka (k2sareyka@gmail.com) for signature  
2026-01-10 - 4:46:03 PM GMT
-  Document emailed to Troy Messick (troymessick71@gmail.com) for signature  
2026-01-10 - 4:46:03 PM GMT
-  Email viewed by Kevin & Kayla Sareyka (k2sareyka@gmail.com)  
2026-01-10 - 4:46:09 PM GMT
-  Email viewed by Troy Messick (troymessick71@gmail.com)  
2026-01-10 - 4:54:12 PM GMT
-  Document e-signed by Troy Messick (troymessick71@gmail.com)  
Signature Date: 2026-01-10 - 6:29:22 PM GMT - Time Source: server
-  Signer Kevin & Kayla Sareyka (k2sareyka@gmail.com) entered name at signing as Kevin & Kala Sareyka  
2026-01-10 - 7:52:43 PM GMT
-  Document e-signed by Kevin & Kala Sareyka (k2sareyka@gmail.com)  
Signature Date: 2026-01-10 - 7:52:45 PM GMT - Time Source: server
-  Agreement completed.  
2026-01-10 - 7:52:45 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.)

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	14	4	48	4	48	New
Dock	8	6	24	6	24	New
Boatlift	4	13	13	13	13	New
Freestanding Pilings	Number					
	0					

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? 429 ft. (measured from MLW to MLW)
- 4. What will be the mean low water depth at the most channelward end of the mooring facility? 1'10" 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)

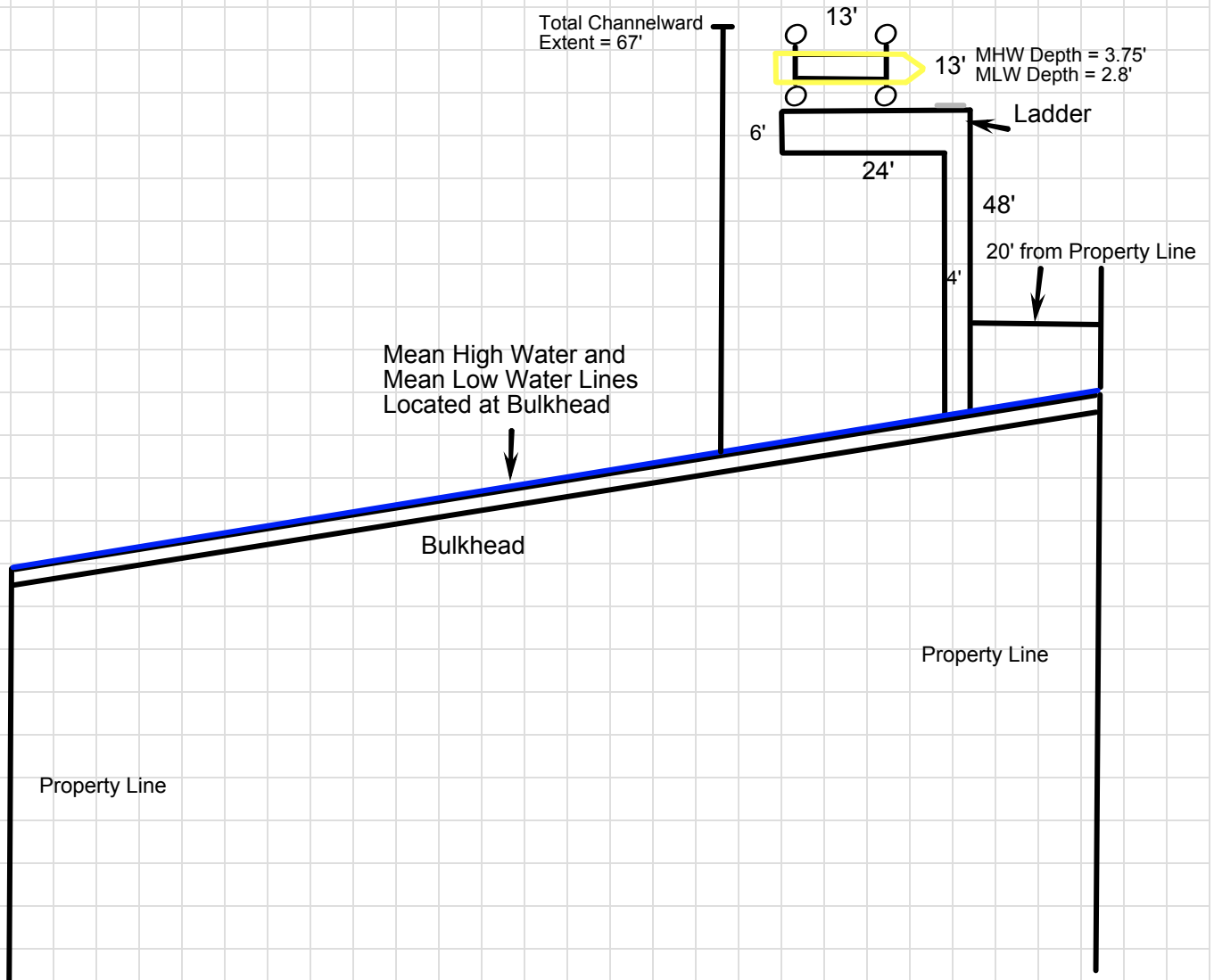
If any of the items are circled above, include their dimensions and location on the application drawings.

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? 76 ft.
8. Describe the vessels that will be berthed at the docking facility. Please draw proposed vessel locations on plans and drawings.
- |                  |              |             |             |
|------------------|--------------|-------------|-------------|
| Make/model _____ | length _____ | width _____ | draft _____ |
| Make/model _____ | length _____ | width _____ | draft _____ |
| Make/model _____ | length _____ | width _____ | draft _____ |
| Make/model _____ | length _____ | width _____ | draft _____ |
9. Please provide a copy of the current state registration or Coast Guard Certificate of Documentation for each motorized vessel listed above.
10. Give the number and type of each Marine Sanitation Device (e.g. MSD III, Portable toilet) that will be used on vessels to be docked at the facility. The vessel does not have a facility on board.
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? \_\_\_\_\_ 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.

Plan View  
Scale 1/4" = 7'

Kevin & Kala Sareyka  
27 Creek Dr.  
Millsboro, DE 19966

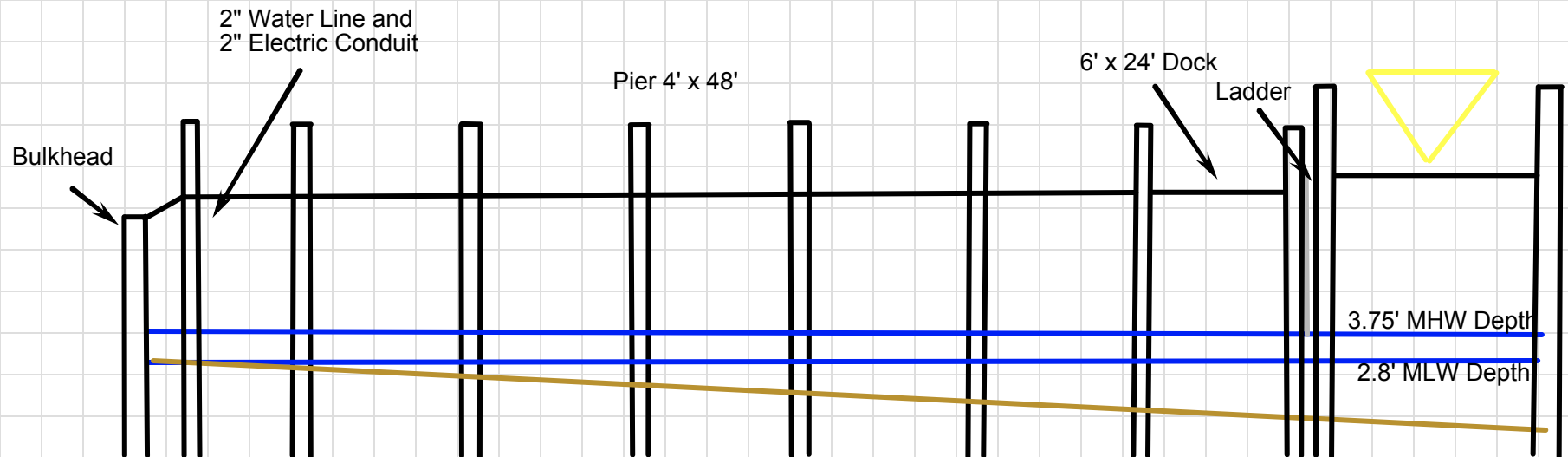
Black = New Dock Structure, Existing Bulkhead and Property Lines  
Blue = Water Lines  
Brown = Creek Bottom  
Yellow = Vessel  
Gray = Ladder



Kevin & Kala Sareyka  
27 Creek Dr.  
Millsboro, DE 19966

Cross Sectional View  
Scale 1/4" = 2'

Black = New Dock Structure, Existing Bulkhead and Property Lines  
Blue = Water Lines  
Brown = Creek Bottom  
Yellow = Vessel  
Gray = Ladder



Document # 2025000037654 BK: 6386 PG: 165  
On 10/7/2025 at 11:31:42 AM  
RECORDER OF DEEDS Alexandra Reed Baker  
Sussex County  
Consideration: \$700,000.00 County/Town: \$10,500.00  
State: \$17,500.00 Total: \$28,000.00 Doc Surcharge Paid

PARCEL NO. 2-34-24.00-69.00

**PREPARED BY, RECORD AND RETURN TO:**

**LAW OFFICES OF VANCE A. FUNK, P.A.**

273 E. Main Street, Suite A

Newark, Delaware 19711

VAf:/af #N-21592

**THIS DEED, Made this** 6<sup>th</sup> day of October, A.D. 2025,

B E T W E E N

Joyce L. Prettyman, Successor Trustee Under Declaration of Trust (Revocable) of Leroy C. Davis, Jr., dated March 26, 1996, party of the first part,

- A N D -

KEVIN SAREYKA and KALA SAREYKA, of Delaware County and Commonwealth of Pennsylvania, parties of the second part,

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN and 00/100 DOLLARS, (\$10.00), current lawful money of the United States of America, the receipt thereof is hereby acknowledged, hereby grants and conveys unto the said parties of the second part, their heirs and assigns as tenants by the entirety:

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN and 00/100 DOLLARS, (\$10.00), current lawful money of the United States of America, the receipt thereof is hereby acknowledged, hereby grants and conveys unto the said parties of the second part, their heirs and assigns as tenants by the entirety:

ALL that certain lot, piece or parcel of land situate, lying and being in Indian River Hundred, Sussex County, Delaware, known as 27 CREEK DRIVE, and being more particularly designated as Lot No. A-14, Winding Creek Village, Section 1, as shown on a plot of Winding Creek Village, Section 1, of record in the Office of the Recorder of Deeds, in and for Sussex County, in Plot Book 8, Page 677, subject to the easements and restrictions of record in the Office of the Recorder of Deeds, in and for Sussex County, at Georgetown, Delaware, in Deed Book 729, Page 767, be the contents thereof what they may.

SUBJECT to the following restrictions and agreements:

Easement Agreement to the State Highway Department recorded 11/26/56 as set forth in Deed Book 471, Page 71.

Right-of-Way to Delaware Electric Cooperative, Inc. recorded 9/6/73 as set forth in Deed Book 717, Page 349.

Easement to the Diamond State Telephone Company recorded 4/8/74 as set forth in Deed Book 728, Page 416.

Cable TV Service Agreement recorded 2/25/91 as set forth in Deed Book 1769, Page 95.

Interface Grant to Verizon Delaware, Inc. recorded 6/1/05 as set forth in Deed Book 3150, Page 113.

Restrictions for Winding Creek Village Section I And Section 2 recorded 4/8/74 as set forth in Deed Book 728, Page 435; and, recorded 5/6/74 as set forth in Deed Book 729, Page 767.

First Amendment to Restrictive Covenants, Conditions and Remedial Clauses for Winding Creek Village Subdivision recorded 10/31/90 as set forth in Deed Book 1747, Page 189.

Second Amendment to Restrictive Covenants, Conditions and Remedial Clauses for Winding Creek Village Subdivision recorded 11/15/91 as set forth in Deed Book 1814, Page 5.

Third Amendment to Restrictive Covenants, Conditions and Remedial Clauses for Winding Creek Village Subdivision recorded 10/16/95 as set forth in Deed Book 2081, Page 222.

Fourth Amendment to Restrictive Covenants, Conditions and Remedial Clauses for Winding Creek Village Subdivision recorded 6/3/98 as set forth in Deed Book 2293, Page 43.

Fifth Amendment to Restrictive Covenants, Conditions and Remedial Clauses for Winding Creek Village Subdivision recorded 11/15/00 as set forth in Deed Book 2539, Page 3.

Sixth Amendment to Restrictive Covenants, Conditions and Remedial Clauses for Sections 1, 2 And 3 Of Winding Creek Village Subdivision recorded 12/15/09 as set forth in Deed Book 3742, Page 212 (Lot A-27 only); and, recorded 12/15/09 as set forth in Deed Book 3742, Page 279.

Seventh Amendment to Restrictive Covenants, Conditions and Remedial Clauses for Sections 1, 2 And 3 Of Winding Creek Village Subdivision Recorded 17/28/11 As Set Forth In Deed Book 3912, Page 315.

Permanent Easement Agreement to the State of Delaware by and through the Department Of Transportation, Division of Highways recorded 3/1/91 as set forth in Deed Book 1770, Page 50; and, recorded 3/1/91 as set forth in Deed Book 1770, Page 55.

Declaration recorded 6/9/06 as set forth in Deed Book 3320, Page 236; and, recorded 8/7/06 as set forth in Deed Book 3344, Page 190.

Bylaw of Winding Creek Village Property Owners' Association recorded 9/16/09 as set forth in Deed Book 3713, Page 179; Fifth Amendment recorded 9/7/11 as set forth in Deed Book 3924, Page 43; Sixth Amendment recorded 9/21/18 as set forth in Deed Book 4952, Page 221; Corrective Sixth Amendment recorded 11/28/18 as set forth in Deed Book 4983, Page 346; Seventh Amendment recorded 4/30/19 as set forth in Deed Book 5050, Page 304; Eighth Amendment recorded 8/19/19 as set forth in Deed Book 5106, Page 300; and, Amended and Restated Bylaws recorded 12/15/20 as set forth in Deed Book 5371, Page 244.

Blanket Easement Agreement recorded 3/30/2021 as set forth in Deed Record 5435, Page 324.

Notes, Easements and Restrictions as Shown on Subdivision Plan of Winding Creek Village

Section 1 as set forth in Plot Book 8, Page 677.

Subaqueous Lands Lease recorded 4/3/06 as set forth in Deed Record 3290, Page 164; and, Renewal recorded 8/14/18 as set forth in Deed Record 4932, Page 275.

Interface Grant to Verizon Delaware Inc. recorded 6/1/05 as set forth in Deed Record 3150, Page 113.

Blanket Easement Agreement to Sussex County recorded 3/30/21 as set forth in Deed Record 5435, Page 324; and, recorded 3/7/24 as set forth in Deed Record 6065, Page 254; Supplemental Easement and Agreement to Sussex County recorded 12/20/22 as set forth in Deed Record 5828, Page 156; and, Easement and Agreement to Sussex County recorded 10/11/23 as set forth in Deed Record 5987, Page 311.

Trust Agreement and any amendments thereto, to be produced and examined. Proof must be provided that: a) the Trust has not been amended or revoked; b) the identity of the current serving trustee(s); and c) the Trust is still in full force and effect. Additional requirements and/or exceptions may be added after review of said documentation and information.

RIGHTS of the United States of America, the State of Delaware, the public and other riparian owners between the high and low water marks of Guinea Creek running through the premises.

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

BEING the same lands and premises which Leroy C. Davis, Jr. and Betty L. Davis, husband and wife, by Deed dated April 03, 1996 and recorded in the Office of the Recorder of Deeds in and for Sussex County, Delaware, in Deed Record 2116, Page 267 granted and conveyed unto Leroy C. Davis, Jr. Trustee Under Declaration of Trust (Revocable) of Leroy C. Davis, Jr. dated March 26, 1996, in fee.

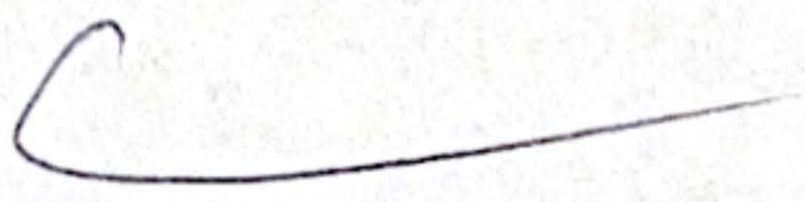
**GRANTEES' ADDRESS:**

456 Smithbridge Road  
Glen Mills, PA 19342

IN WITNESS WHEREOF, the said party of the first part has hereunto set hand and seal, the day and year aforesaid.

Sealed and Delivered  
in the Presence of:

JOYCE L. PRETTYMAN, Successor Trustee  
Under Declaration of Trust (Revocable) of Leroy  
C. Davis, Jr., dated March 26, 1996

  
\_\_\_\_\_

By: *Joyce L. Prettyman, Successor Trustee*  
JOYCE L. PRETTYMAN, Successor Trustee (SEAL)

STATE OF DELAWARE

:  
: SS.

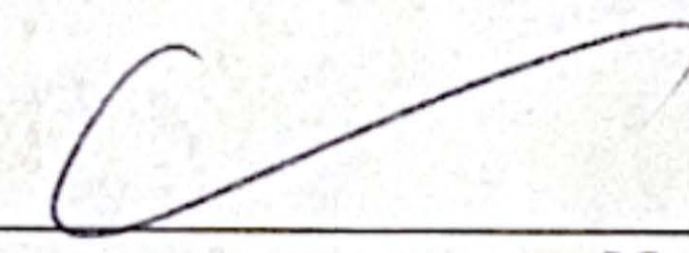
COUNTY OF SUSSEX

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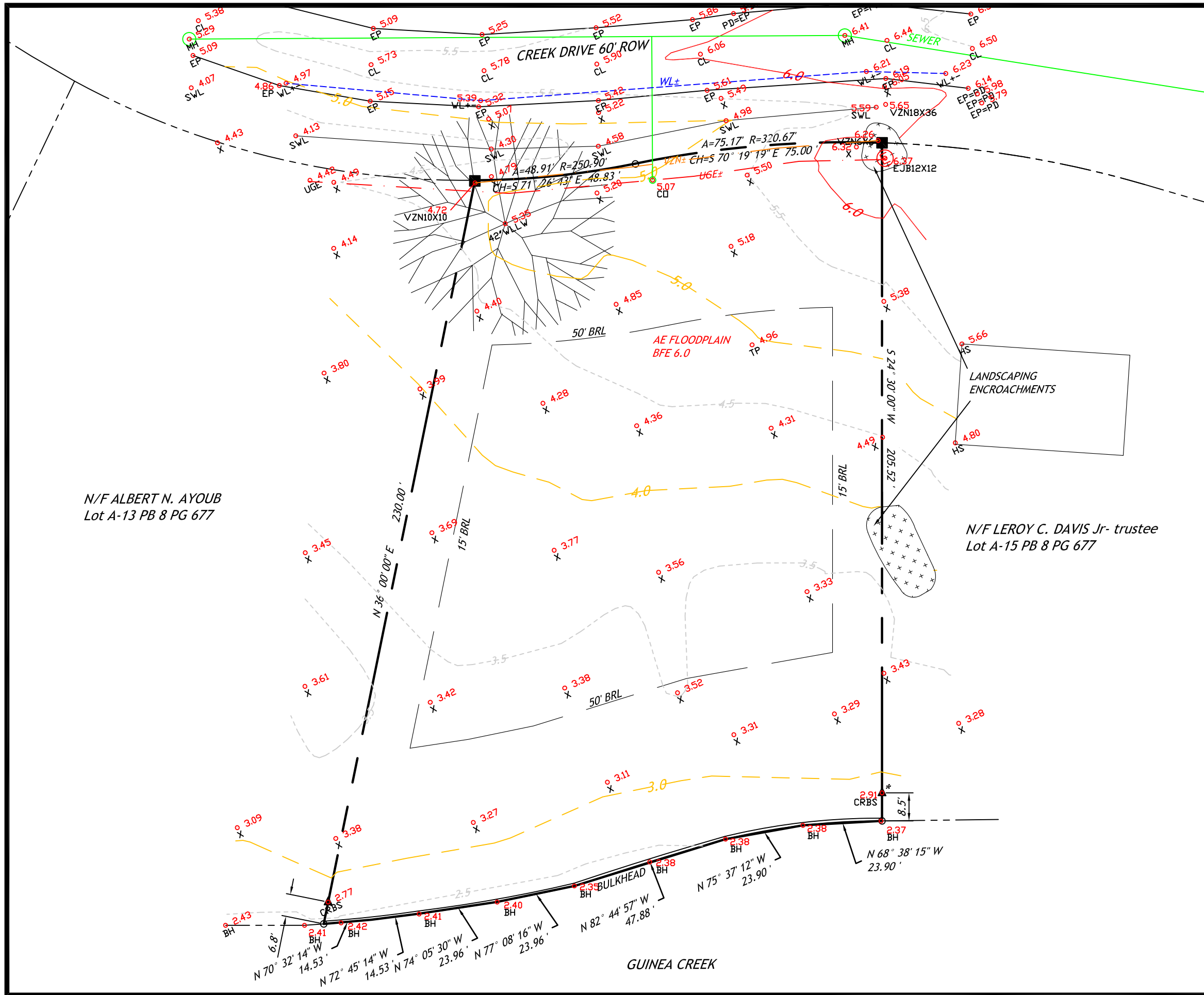
BE IT REMEMBERED, that on this 6<sup>th</sup> day of OCTOBER, A.D. 2025, personally came before me, the subscriber, a notary for the state and county aforesaid, JOYCE L. PRETTYMAN, Successor Trustee Under Declaration of Trust (Revocable) of Leroy C. Davis, Jr., dated March 26, 1996, party to this Indenture, known to me personally to be such, and duly acknowledged this Indenture to be his Deed.

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

VANCE A. FUNK, IV  
ATTORNEY-AT-LAW  
NOTORIAL OFFICER  
29 Del. C. (§)4323 (a)(3)

  
\_\_\_\_\_  
Notary Public

My Commission expires: *N/A*



SITE DATA-  
 CURRENT OWNER-  
 KEVIN AND KALA SAREYKA  
 DB 6386 PG 165  
 LOT A-14 PB 8 PG 677  
 SUBURBAN CLASS SURVEY

DATE OF SURVEY-  
 11/10/25  
 LOT AREA= 31,160SF±

ZONE AR-1  
 LOT A-14 DEED RESTRICTIONS-  
 DB729 PG 767  
 MAX HEIGHT= 35 FEET  
 MIN HOUSE SIZE= 1400 SF  
 MINIMUM BLDG SETBACKS  
 FRONT -50 FEET (deed restricted)  
 SIDE YARDS-15 FEET each (P and Z required)  
 REAR YARD- 50 FEET (deed restricted along waterfront)

Flood Plain AE 6  
 FIRM 10005C0343K

**CORNER LEGEND**

- CONCRETE MONUMENT FOUND
- ▲ REBAR SET
- ▲\* REBAR SET AT BASE  
PIPE FOUND-disturbed
- POINT

NOTES-  
 THE UTILITIES SHOWN HEREON  
 ARE AN ESTIMATION BASED UPON  
 THE LOCATION OF EXISTING  
 STRUCTURES AND PAINT MARKS  
 LOCATED AT THE TIME OF THE  
 SURVEY. A MISS UTILITY CALL  
 MUST BE MADE PRIOR TO ANY  
 CONSTRUCTION EXCAVATION TO  
 AVOID ANY POTENTIAL CONFLICTS.

THIS SURVEY DOES NOT VERIFY  
 THE EXISTENCE NOR NON-  
 EXISTENCE OF ANY EASEMENTS,  
 OTHER THAN WHAT ARE SHOWN.



E. Scott Wallis  
 11/24/2025

N/F ALBERT N. AYOUB  
 Lot A-13 PB 8 PG 677

N/F LEROY C. DAVIS Jr- trustee  
 Lot A-15 PB 8 PG 677

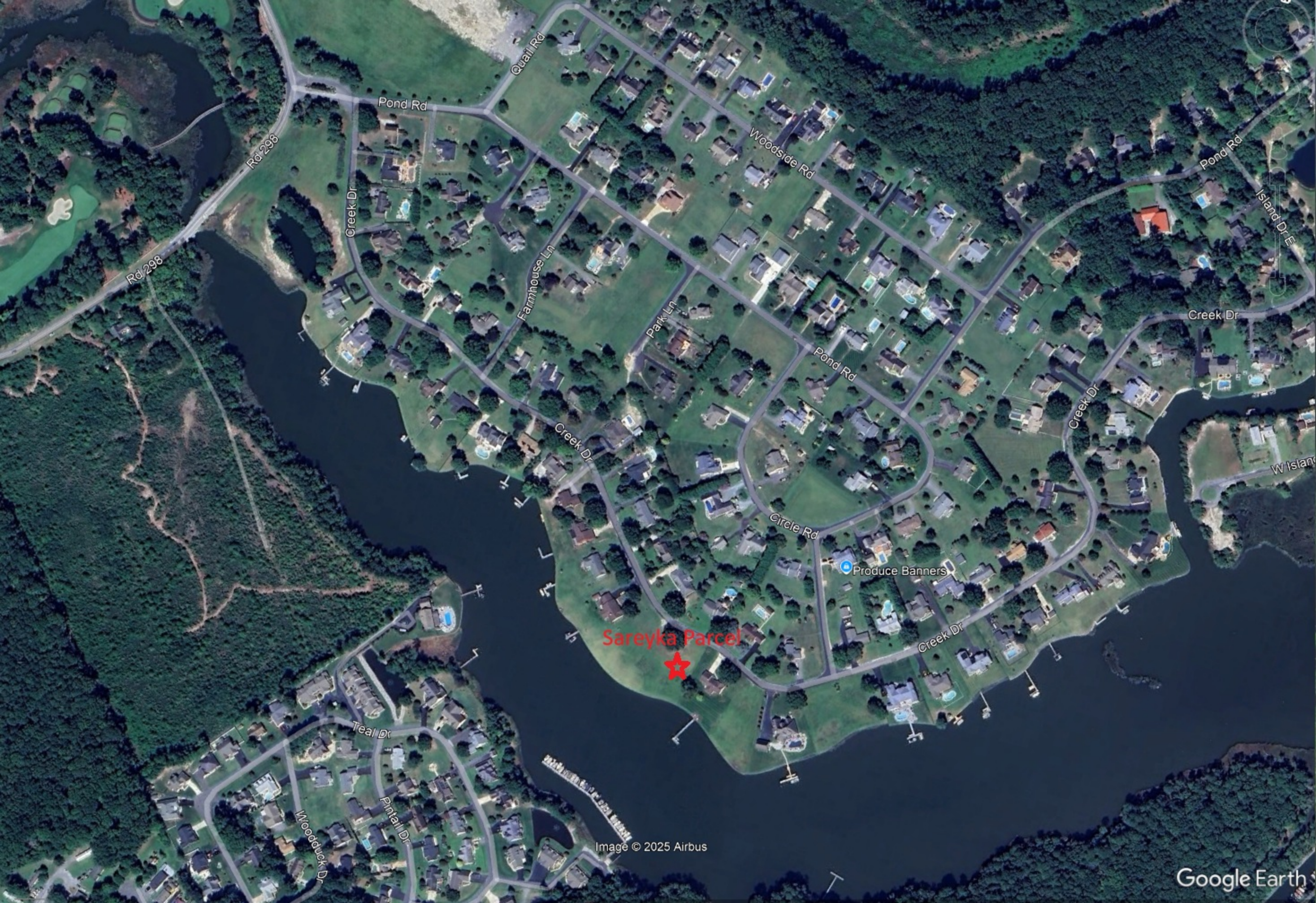
SCALE	1"=30'
DESIGNED	ESW
DRAWN	ESW
CHECKED	
DATE	11/17/25
T.M.	234-24.00-69.00

0704-2501 EXHIBIT  
**BOUNDARY AND TOPOGRAPHIC SURVEY**  
 27 CREEK DRIVE  
 MILLSBORO , SUSSEX COUNTY, DELAWARE  
**BT**

**Axiom Engineering**  
 18 CHESTNUT STREET  
 MILLSBORO, DE 19967  
 (302) 855-0810  
 FAX: 855-0812  
 EMAIL: AXIOM@AXIOMENGIN.COM  
 WEB: WWW.AXIOMENGIN.COM



Waterbody  
Width = 429'



Sareyka Parcel



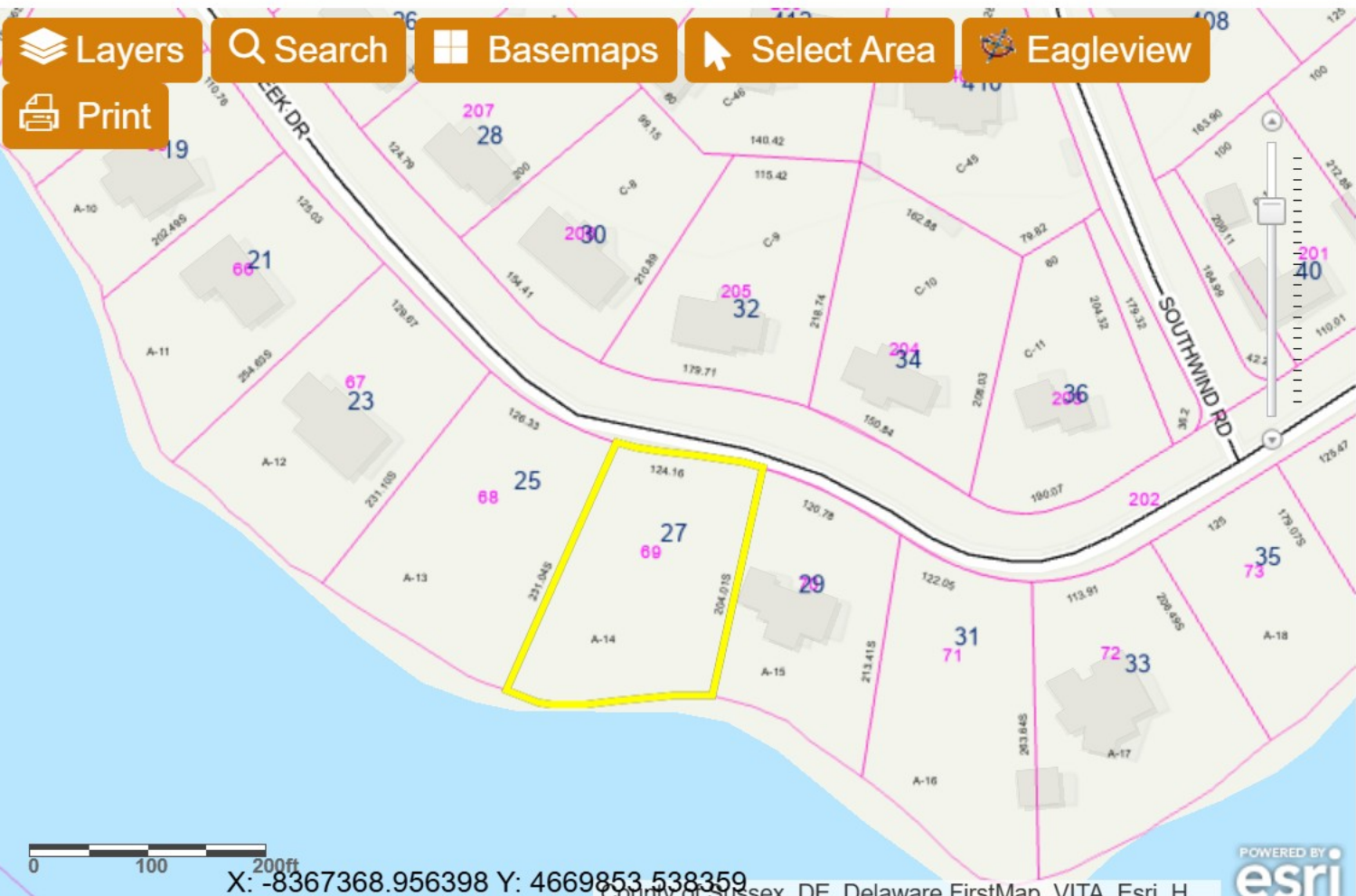
Produce Banners

# SUSSEX COUNTY

DELAWARE

Help

- Layers
- Search
- Basemaps
- Select Area
- Eagleview
- Print



Eagleview Search Results

Selected Features: Parcels (1)

1) 234-24.00-69.00 Zoom

BOOK	6386
PAGE	165
FULLNAME	SAREYKA KEVIN
Second_Owner_Name	KALA SAREYKA
MAILINGADDRESS	456 SMITHBRIDGE RD
CITY	GLEN MILLS
STATE	PA
a_account	25-07-069
DESCRIPTION	WINDING CREEK VILLAGE
DESCRIPTION2	LOT A14
LUC	100

- Navigation icons: Home, Previous, Next, Previous, Next

Selected Features (1)

Clear Selected

0 100 200ft X: -8367368.956398 Y: 4669853.538359





Sareyka Parcel

An aerial photograph of a residential neighborhood. A red star is placed on a grassy area, with the text 'Sareyka Parcel' written in red below it. The area includes several houses, a swimming pool, a tennis court, and a curved road. A body of water is visible at the bottom of the image, with a pier extending into it.