

February 12, 2026

ERI Project No. 0004-0560

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

**RE: Shoreline Revetment Repair & Docking Facility
Sloan Property, Tax Map Parcel: 234-17.12-15.00 (Pinewater Farm Subdivision)
Indian River Hundred, Millsboro, Sussex County, Delaware**

Dear Mr. Jones,

Environmental Resource Insights (ERI) has been retained by Samuel and Linda Sloan to act as their agent in regard to the installation of a rip rap revetment along the shoreline of their property (Tax Map Parcel 234-17.12-15.00) in the Indian River Hundred of Sussex County. The project involves 112 feet of shoreline with a vertical eroding bank along Herring Creek. A preconstruction notice for use of Nationwide Permit No. 13 (Bank Stabilization) has been filed with the Corp of Engineers.

The second aspect of this project involves construction of a docking facility fitted with a boat lift for recreational use.

Should you or your staff have any questions in regard to this proposal, I am available at your convenience.

Sincerely,

ENVIRONMENTAL RESOURCE INSIGHTS


Edward M. Launay
Senior Professional Wetland Scientist No. 875

Cc: Samuel and Linda Sloan

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: Samuel & Linda Sloan Telephone #: 717-880-9681
 Mailing Address: 1099 Broadview Dr. Annapolis, MD 21409 Fax #: _____
 _____ E-mail: sandsloan@verizon.net

2. Consultant's Name: Edward M. Launay Company Name: Environmental Resource Insights
 Mailing Address: 1 Park Ave. Milford, DE 19963 Telephone #: 302-424-1441
 _____ Fax #: 302-424-0430
 _____ E-mail: elaunay@ericonsultants.com

3. Contractor's Name: Unknown Company Name: _____
 Mailing Address: _____ Telephone #: _____
 _____ Fax #: _____
 _____ E-mail: _____

Section 2: Project Description

4. Check those that apply:
 New Project/addition to existing project? **Repair/Replace existing structure? (If checked, must answer #16)**

5. Project Purpose (attach additional sheets as necessary):
 The project purpose is to stabilize the existing unarmored shoreline with a rip rap revetment and to provide the applicants with a boat docking facility consisting of a 4' x 52' pier, a 6' x 32' dock, a 12,000 pound capacity pile supported boat lift, and two individual mooring piles. The boat docking facility will provide the applicants with recreational water access to Hopkins Prong. See attached project description.

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

<input checked="" type="checkbox"/>	A. Boat Docking Facilities		G. Bulkheads		N. Preliminary Marina Checklist
	B. Boat Ramps	<input checked="" type="checkbox"/>	H. Fill		O. Marinas
	C. Road Crossings	<input checked="" type="checkbox"/>	I. Rip-Rap Sills and Revetments		P. Stormwater Management
	D. Channel Modifications/Dams		J. Vegetative Stabilization		Q. Ponds and Impoundments
	E. Utility Crossings		K. Jetties, Groins, Breakwaters		R. Maintenance Dredging
	F. Intake or Outfall Structures		M. Activities in State Wetlands		S. New Dredging

Section 3: Project Location

7. Project Site Address: 111 Pinewater Dr County: N.C. Kent Sussex
Harbeson, DE 19951 Site owner name (if different from applicant): _____
 Address of site owner: _____

8. Driving Directions: From the intersection of Route 24 (John J Williams Hwy) and Sloan Rd, continue east on Sloan Rd. After approximately 0.8 miles turn right onto Multiflora Dr. After +/- 0.2 miles, turn right onto Pinewater Dr. After +/- 0.1 miles, the project location is on the left.
 (Attach a vicinity map identifying road names and the project location)

9. Tax Parcel ID Number: 234-17.12-15.00 Subdivision Name: Pinewater Farm

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 2, Item 5, Project Description

The Sloan property is an existing undeveloped lot within the well-established Pinewater Farm Subdivision, located at 111 Pinewater Drive, Harbeson, DE 19951 within the Indian River Hundred, Sussex County, Delaware. The property consists of approximately 112 feet of existing unstabilized shoreline along the frontage of Hopkins Prong, a tributary of Herring Creek. The property is identified as tax map parcel 234-17.12-15.00.

Proposed Docking Facility

The proposed boat docking facility will consist of a 4 foot-wide by 52 foot-long pier beginning on uplands, a 6 foot-wide by 32 foot-long dock, a 12,000 lb capacity 10 foot-wide by 14 foot-long pile supported boat lift and two 12 inch diameter individual mooring piles. The two individual mooring piles will be installed 14 feet from the west side of the proposed pier and will be spaced 22 feet apart. The boat lift is proposed channelward of the proposed dock.

The proposed docking facility will be constructed with typical marine construction consisting of salt treated piles and timbers secured with galvanized or stainless steel hardware. Water and electric service to the docking facility is proposed.

Proposed Rip Rap Revetment

Currently, the 112 foot long shoreline of this property is unstabilized and is experiencing significant bank undercutting that requires remediation. There are no state regulated wetlands mapped on the property. The proposed rip rap revetment will line the entirety of the existing shoreline beginning at the existing top of bank and will extend 4 feet channelward from the existing vertical bank/mean high water line. The rip rap revetment will tie into the existing rip rap revetments located on both adjacent property shorelines. Approximately 11.2 cubic yards of rip rap quarry stone will be placed between the mean low and mean high water lines and will be underlain with geotextile fabric. The rip rap revetment will be authorized by a Corps of Engineers Nationwide Permit 13 – Bank Stabilization.

Section 3: Project Location (Continued)

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

11. Is the waterbody: Tidal Non-tidal Waterbody width at mean low or ordinary high water +/- 610 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):

Michelle & Todd Watson - 109 Pinewater Dr. Harbeson, DE 19951

Paul M. & Jill A. Zarebicki - 113 Pinewater Dr. Harbeson, DE 19951

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):

Not Applicable

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: February 7, 2025

Type of Permit: State Programmatic General Permit Federal Permit or ID #: DE SPGP-20
 Pending - Nationwide Permit NWP 13

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, Samuel & Linda Sloan, hereby designate and authorize Environmental Resource Insights - Attn. Edward Launay
 (Name of Applicant) (Name of Agent)
 to act on my behalf in the processing of this application and to furnish any additional information requested by the Department.

Authorized Agent's Name: Edward M. Launay

Telephone #: 302-424-1441

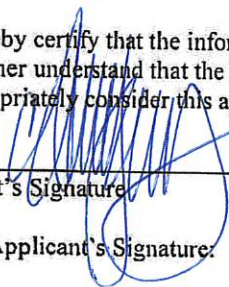
Mailing Address: 1 Park Ave. Milford, DE 19963

Fax #: 302-424-0430

E-mail: elaunay@ericonsultants.com

20. Agent's Signature:

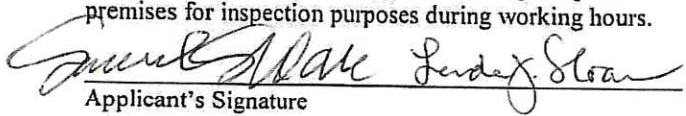
I hereby certify that the information on this form and on the attached plans are true and accurate to the best of my knowledge. I further understand that the Department may request information in addition to that set forth herein if deemed necessary to appropriately consider this application.


 Agent's Signature

1/23/2026
 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.


 Applicant's Signature

1/21/26
 Date

Samuel & Linda Sloan

Print Name

22. Contractor's Signature:

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

Unknown

Contractor's Name

 Date

 Print Name

BOAT DOCKING FACILITIES

Any boat docking facility for more than four (4) vessels is considered a marina facility (see definitions and explanations section) and requires the applicant to complete Appendices N and O, and make application to the U. S. Army Corps of Engineers for approval.

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

1. Briefly describe the project. (Attach additional sheets as necessary.)

See basic application (Section 2, Item 5, Project Description)

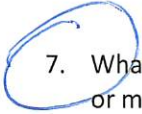
2. Please provide numbers and dimensions as follows:

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	43.5	4	39	New
Dock	8	6	32	6	32	New
Boat Lift	4	10	14	10	14	New
Freestanding Pilings	Number					
	2					

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 _____

- Approximately how wide is the waterway at this project site? +/- 610 _____ ft. (measured from MLW to MLW)
- What will be the mean low water depth at the most channelward end of the mooring facility? -2.8 _____ ft.
- 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 pilings and timber with galvanized or stainless steel hardware
- 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? _____ ft.

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

Make/model	Pontoon	length	22'	width	8'	draft	_____	DL 4035 U
Make/model	_____	length	_____	width	_____	draft	_____	
Make/model	_____	length	_____	width	_____	draft	_____	
Make/model	_____	length	_____	width	_____	draft	_____	

9. Please provide a copy of the current state registration or Coast Guard Certificate of Documentation for each motorized vessel listed above.

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? +/- 112 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.

FILL

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

1. How many linear feet will the fill extend channelward of the:
 - a. Tidal waters: mean high water line? 4 ft.
mean low water line? 0 ft.
 - b. Non-tidal waters: ordinary high water line? - ft.

2. What is the area of fill that will be located:
 - a. on subaqueous land (channelward of mean high water) +/- 448 sq. ft.
 - b. on vegetated wetlands? 0 sq. ft.

3. What is the source of the fill?
X Hauled in from upland sources: What is the source company/location/parcel number?
 Obtained from dredged material: Complete Dredging Appendix.

Commercial Quarry

4. What is the total volume of fill? 11.2 cubic yards
 - a. What is the total fill per running foot of shoreline? 0.10 cubic yards

5. What method will be used to place the fill?

Fill of rip rap stone will be placed using a track mounted excavator/loader working from uplands.

6. State the type and composition percentage of the fill material (e.g. sand 80%, silt 5%, clay 15%, etc.)

100% Rip Rap Stone underlain with geotextile fabric

7. How will the fill be retained? Complete appropriate appendix.

Rip rap stone will not require retention. Stone will be placed on geotextile fabric.

8. What type of vegetation or ground cover will be provided for the filled area(s) to prevent soil erosion and help keep sediment from reaching State waters?

A rip rap stone revetment is proposed, no vegetation or ground cover is needed.

9. Describe the type(s) of structure(s) to be erected on the filled area (if any). Complete appropriate appendix. None

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? +/- 112'

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

4. Describe the existing shoreline:

The existing shoreline consists of an unstabilized shoreline with a vertical face experiencing moderate levels of bank undercutting.

5. What is the total number of cubic yards of rip-rap that will be used? 11.2 cu yds

6. What is the number of cubic yards of rip-rap per running foot of shoreline? 0.10

(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: 20 lbs Core stone: 1 lb

[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: 4 Mean Low Water: 0

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

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

Channelward of Mean High Water: +/- 448 Channelward of Mean Low Water: 0

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

On vegetated wetlands: 0C. Will the revetment be backfilled? _____ Yes No

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

D. Will filter cloth be used behind the rip-rap structure? Yes _____ NoE. What is the average slope of the existing bank? 0% (Vertical face with bank undercutting)F. What is the proposed slope of the rip-rap revetment? 0.40%

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

9. Sill Projects:

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 X 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:

Fill of rip rap stone will be placed using a track mounted excavator/loader working from uplands.

Equipment will operate around large trees to remain.

CALCULATIONS

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

I. How to calculate total cubic yards:

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

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: Slope = RUN/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:

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

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

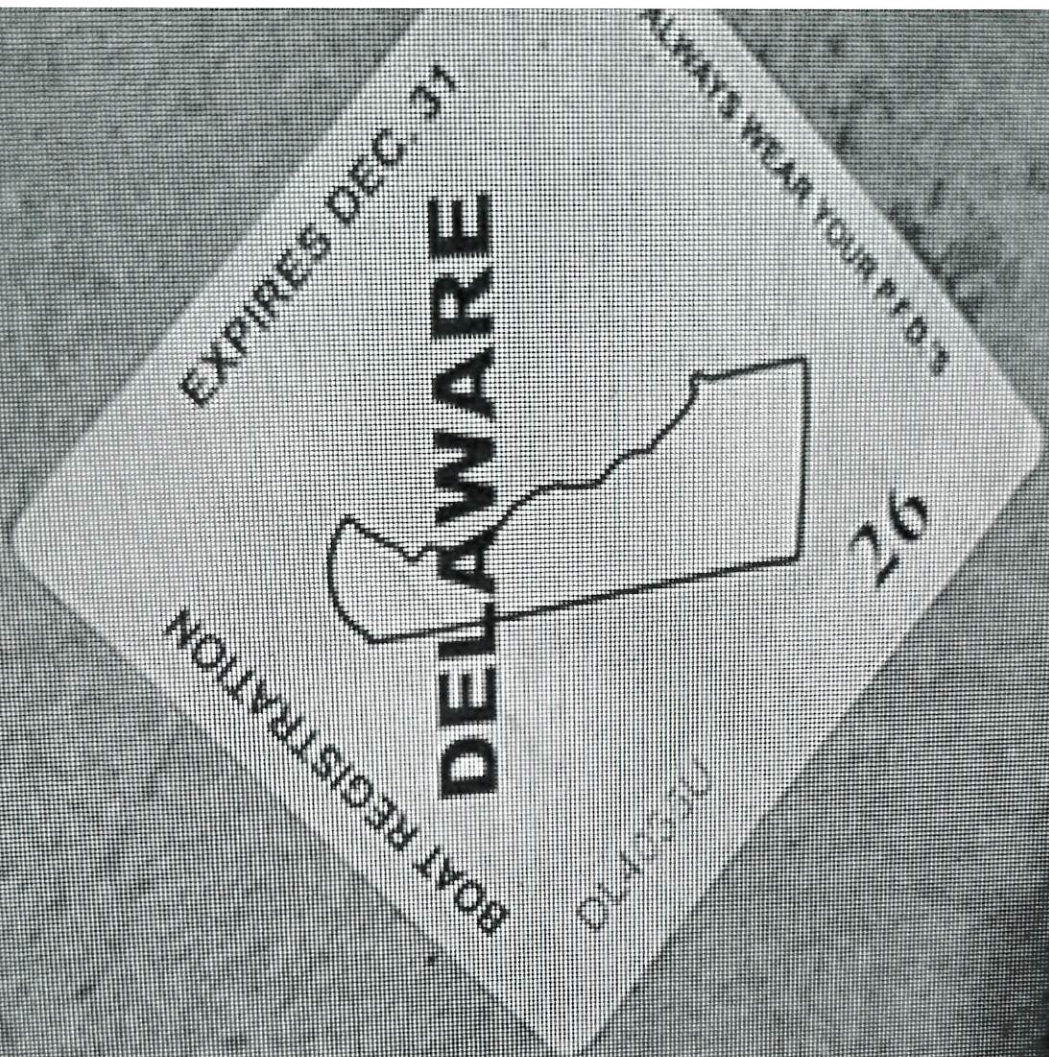
$$\text{III. } 6/3 = \text{Slope of 2}$$



View southwest to opposite shore



View of eroding vertical bank
at high tide.



Boat slated for lift

07098

BOOK 680 PAGE 287

This Deed, made this

1st day of March in the year of
our LORD one thousand nine hundred and seventy-two,
BETWEEN, SAMUEL M. SLOAN and AMELIE A. SLOAN, his wife, of Star
Route, Harbeson, Delaware, parties of the first part, and SAMUEL M.
SLOAN, JR., and LINDA JANE SLOAN, his wife, of 122 Oakwood Drive,
State College, Pennsylvania 16801, parties of the second part,

Witnesseth, That the said parties of the first part, for and in consideration of the
sum of ONE (\$1.00) DOLLAR, and other valuable and lawful considera-
tions, lawful money of the United States
of America, the receipt whereof is hereby acknowledged, hereby grant and convey
unto the said parties of the second part,

ALL THAT certain lot, piece or
parcel of land, situate, lying and being in Indian River Hundred,
Sussex County, Delaware, generally known as LOT C-12 of PINEWATER
FARM, the courses and distances, metes and bounds of which are as
follows, according to a survey made by D. L. Jefferson, Land Sur-
veyor, February 10, 1972, viz: BEGINNING at a point on the southerly
edge of Pinewater Drive West, said point lying 599.16 feet, westerly,
along the tangent centerline of Pinewater Drive West from an inter-
section with the tangent centerline of Multiflora Drive; thence,
southerly, at 90°, 25 feet, being the point of BEGINNING; thence
(1) S. 29° 19' 40" W., a distance of 213.9 feet, along LOT C-11, to
a point on the edge of Hopkins Prong of Herring Creek, for a corner;
thence (2) N. 71° 36' 54" W., a distance of 101.8 feet, along said
creek, to a point for a corner; thence (3) N. 22° 22' 40" E., a

LAW OFFICES
Houston Wilson
WILMINGTON TRUST BUILDING
1 WEST MARKET STREET
GEORGETOWN, DELAWARE
19427

distance of 231.6 feet, along LOT C-13, to a point for a corner on the said southerly edge of Pinewater Drive West; thence (4) S. 62° 28' 20" E., a distance of 128 1/2 feet, along said Pinewater Drive West, to the place of BEGINNING, containing 25,478 square feet of land, to be the same, more or less.

TOGETHER with all those perpetual easements and rights-of-way to be enjoyed in common with all other present and future owners of any lot or lots situate in Pinewater Farm, aforesaid, as more particularly described in two certain deeds of easement heretofore given by Samuel M. Sloan, etux, unto ALL PRESENT AND FUTURE OWNERS OF ANY LOT OR LOTS SITUATE IN PINEWATER FARM DEVELOPMENT, both dated January 1, 1969, and now of record in the Office of the Recorder of Deeds, in and for Sussex County, at Georgetown, Delaware, in Deed Book 640, Page 215, &c., and Deed Book 640, Page 223, &c., all as reference thereunto being had will more fully and at large appear.

BEING a part of the same lands and premises heretofore acquired by Samuel M. Sloan from Rehoboth Bay Development Company, a Delaware corporation, by deed dated May 16, 1930, and now of record in the Office of the Recorder of Deeds, aforesaid, in Deed Book 280, Page 161, &c.

PROVIDED, HOWEVER, and it is hereby expressly stipulated and understood, that the lands and premises abovedescribed, as well as title to the property conveyed therein, are subject to all those easements, rights-of-way, restrictive covenants and remedial clauses which are more fully set forth and referred to in SCHEDULE A attached unto this present Deed and made a part hereof by express reference thereto as fully and as effectually as though incorporated herein.

In Witness Whereof, ^{BOOK 680 PAGE 269} The said parties of the first part have hereunto set their hands and seals, the day and year aforesaid.

SIGNED, SEALED AND DELIVERED
in the presence of

James H. Alder
as to him

Samuel M. Sloan (Seal)
Samuel M. Sloan
Amelie A. Sloan (Seal)
Amelie A. Sloan
(Seal)
(Seal)

State of Delaware,
SUSSEX County, ss.

Be It Remembered, that on this *1st* day of *March*, in the year of our Lord one thousand nine hundred and seventy-two, personally came before me, the Subscriber, a Notary Public for the State and County aforesaid, SAMUEL M. SLOAN and AMELIE A. SLOAN, his wife,

RECEIVED
STATE OF DELAWARE
1972 MAR 12
REALTY TRANSFER TAX
00.00

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

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

PURCHASERS REPORT MADE
This *12th* day of *March 1972*
Board of Assessment of Sussex County

By *Anna Beach, Clerk*
ANB

James H. Alder
Notary Public



LAW OFFICES
Houston Wilson
WILMINGTON TRUST BUILDING
1 WEST MARKET STREET
GEORGETOWN, DELAWARE
19942

SCHEDULE A

IT IS HEREBY EXPRESSLY STIPULATED AND UNDERSTOOD that the lands and premises abovescribed in the foregoing Instrument, as well as the title to the property hereby conveyed therein, shall enjoy the following easements and shall be subject to the following restrictive covenants and remedial clauses, viz:

(1) All lot owners in this DEVELOPMENT, their heirs, successors and assigns, as the case may be, shall have and enjoy an easement or access-way of ingress, egress, and regress, fifty (50) feet in width throughout its entire length, as laid out by the Subdividers, to be enjoyed in common with all others who may be authorized and empowered by the Subdividers, their heirs and assigns, to use and enjoy the same, from and to their respective lots and the Public Highway formerly designated, as County Route 48A, but now designated and known as County Route 49, by way of Pinewater Drive and Multiflora Drive, as laid out and shown but which are unnamed upon the aforesaid Plan of Lots of this DEVELOPMENT.

(2) The lands and premises herein and hereby conveyed shall be limited and restricted to single-family, residential uses and purposes only.

(3) No more than one, single-family, detached dwelling house shall be erected or maintained upon the lands and premises herein and hereby conveyed.

(4) No garage or other auxiliary building which is detached from, and does not form an integral part of, the main dwelling house served thereby shall be erected upon the lands and premises herein and hereby conveyed.

(5) No garage or other auxiliary building shall be used or occupied as a place of human abode at any time in this DEVELOPMENT.

(6) The floor area of the dwelling house erected upon that lot in this DEVELOPMENT which is hereby conveyed exclusive of all porches, breezeways, stoops, car-ports, garages, terraces, and the like, shall have no less than the following number of square feet of floor area:

(a) 1200 square feet minimum living floor space in any single-story dwelling house;

(b) 700 square feet minimum living floor space per floor in any multi-story dwelling house;

(c) No detached structure in any event; and

(d) Samuel M. Sloan, his heirs or assigns, must be furnished with a copy of the plans and specifications for any dwelling house, and the same must be approved by him or them before construction is commenced.

(7) The following building set-back lines are hereby established for this DEVELOPMENT, and front yards, side yards and rear yards of each Lot shall be maintained free of any building or structure, or part thereof, in accord therewith, excepting as hereinafter provided:

- (a) Upon that side of any Lot designated by the letter C, which fronts upon either Burton's Prong of Herring Creek or Hopkins' Prong of Herring Creek, or County Route 49, or Pinewater Drive, or Multiflora Drive, or Lake Drive, or any other interior Drive, if such DEVELOPMENT, the building set-back line shall be thirty (30') feet from the adjacent water's edge and/or Drive-way line, as the case may be;
- (b) In the case of each side-yard, the building set-back line shall be twenty-five (25') feet back from the common side boundary line between said Lot and the adjoining Lot or Property line;
- (c) In the case of each interior rear-yard the building set-back line of each Lot shall be fifteen (15') feet back from the common rear boundary line between such Lot and the adjoining Lot or Property line; and
- (d) Whenever two or more adjoining Lots are acquired as a single building site, the side-yard building set-back line or lines thereof shall refer only to the Lot line bordering the adjoining property owners.

(8) No toilet, sewerage disposal system, or cesspool shall be constructed, maintained, or used upon any Lot in this DEVELOPMENT except where the same is used in combination with a septic tank and an approved tile field or leaching tank constructed and maintained in accord with the rules and regulations established by those public health authorities having jurisdiction over the same. All garbage shall be disposed of by means of a power garbage disposal unit attached to the drain. All trash shall be disposed of by means of an incinerator approved by the Subdividers, their heirs and assigns, to be erected by the Lot owner upon his Lot. No sewer or other drain shall empty into Burton's Prong or Hopkin's Prong of Herring Creek.

(9) Nothing shall be done or maintained upon any Lot in this DEVELOPMENT which may be or become an annoyance or a nuisance to the neighborhood. No horses, cattle, goats,

swine, or other livestock, and no poultry or fowl, shall be kept or maintained upon any Lot in this DEVELOPMENT.

(10) Each Lot in this DEVELOPMENT shall be kept and maintained free and clear of all trash, rubbish, garbage, wild under-growth, and dead wood and trees at all times. All grass and hedges growing upon any such Lot shall be kept cut and trimmed at all reasonable times. No live tree may be cut, killed or otherwise destroyed upon any Lot in this DEVELOPMENT: Excepting, However, those live trees necessary to be cleared off of any Lot in order to erect and construct thereon a dwelling house and sanitary facilities used in connection therewith.

(11) No clothes drying line or lines shall be erected, used or maintained upon any Lot in this DEVELOPMENT.

(12) For the purpose of further insuring the development of the lands comprehended in this DEVELOPMENT as a residential area of high standards, the Subdividers, their heirs and assigns, reserve the power to control the buildings, structures or improvements, including sanitary facilities, walks, wharfs and piers, placed on each Lot or given land area. Whether or not provision therefor is specifically stated in any conveyance of a Lot made by the Subdividers, or their heirs or assigns, the owner or occupier of each and every Lot, by acceptance of title thereto, or by taking possession thereof, covenants and agrees that no building, sanitary facility, pier, wharf, wall, or other structure shall be placed upon any such Lot unless and until the plans and specifications therefor, and the plot plan thereof have been approved, in writing, by the Subdividers, or their heirs and assigns, as the case may be. Each building, sanitary facility, wharf, pier, wall, or other structure, shall be placed on the premises only in accord with the plans and specifications therefor and the plot plan thereof, as so approved. Refusal to approve any such plans, and specifications, or plot plan by the Subdividers, their heirs and assigns, may be based on any grounds, including purely aesthetic grounds which in the sole and uncontrolled discretion of the Subdividers shall seem sufficient. No alteration in the exterior appearance of any such building, sanitary facility, wall, wharf, pier, or structure shall be made without first obtaining like approval. If the Subdividers, or their heirs or assigns, as the case may be, shall fail to disapprove the plans or specifications or plot plan within thirty (30) days after written request therefor, then no such approval shall be required: PROVIDED, HOWEVER, that no building, sanitary facility, pier, wall, wharf, or other structure shall be erected which violates any of the covenants, reservations and restrictions herein contained.

(13) Before the grantees, aforementioned, or their heirs, as the case may be, shall convey the Lot or Lots hereinabove described, or any part thereof, or any interest therein, to any subsequent party, they shall first submit, in writing, the name of their prospective grantee, or grantees, together with his or their address or addresses and the amount of

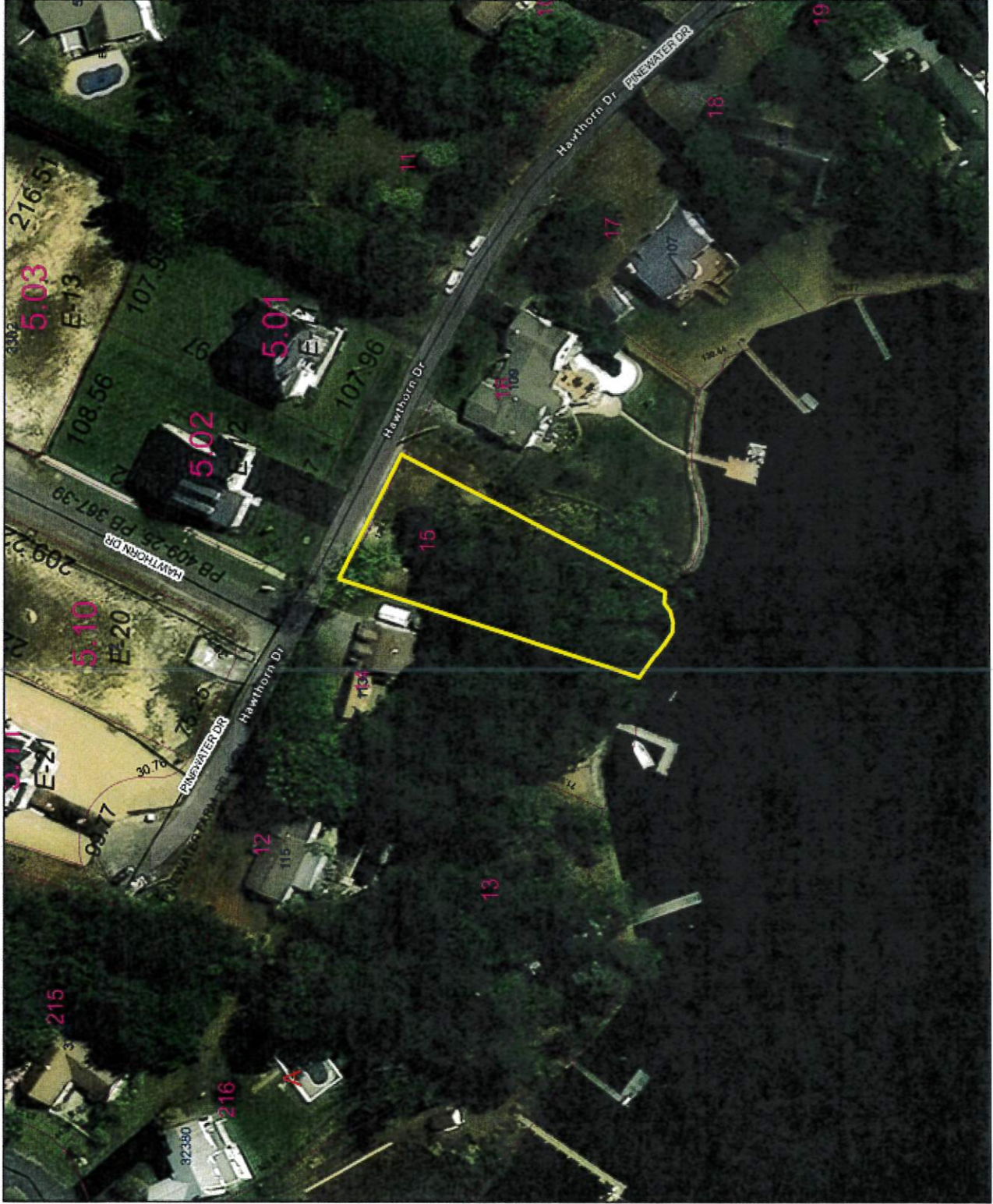
any bona-fide sale price offered therefor, to the Subdividers, being the parties of the first part hereto, their heirs and assigns, and if the said Subdividers, their heirs and assigns, should not approve such prospective grantee or grantees, as the owner or owners of property or an interest in property in this DEVELOPMENT, said Subdividers, their heirs and assigns, shall have the option of exercising the right to purchase said property, or interest therein, so proposed to be conveyed at the same price offered by such prospective grantee or grantees, upon condition, nevertheless, that if such option to purchase is not exercised by the Subdividers, their heirs and assigns, in writing, within thirty (30) days after the delivery of such notice, the hereinbefore named grantees, or their heirs, shall then have the right and power to sell said property, or interest therein, to said prospective purchaser or purchasers at the price offered by him or them; and this condition or restriction shall be a covenant running with the land and the Lot or Lots hereby conveyed, and the same shall apply to the grantee or grantees herein named, their heirs and assigns, as well as to any future owner or owners of said Lot or Lots herein and hereby conveyed.

(14) In the event of any violation, or attempted violation, of any of the foregoing restrictive covenants, it shall be lawful for the Subdividers, or their heirs or assigns, or any person or persons adversely affected thereby to bring any proceeding or take any action, either at law or in equity, against the violator thereof as may be appropriate to either prevent or abate the violation thereof, or to recover damages resulting therefrom, or both.

RECEIVED
JAMES H. BIXTER JR.
MAR 14 2 57 PM '72
RECORDER OF DEEDS
SUSSEX COUNTY



A3 Landscape Parcel Details



PIN: 234-17.12-15.00

Owner Name SLOAN SAMUEL M JR
LINDA JANE

Book 0

Mailing Address 1099 BROADVIEW DR

City ANNAPOLIS

State MD

Description

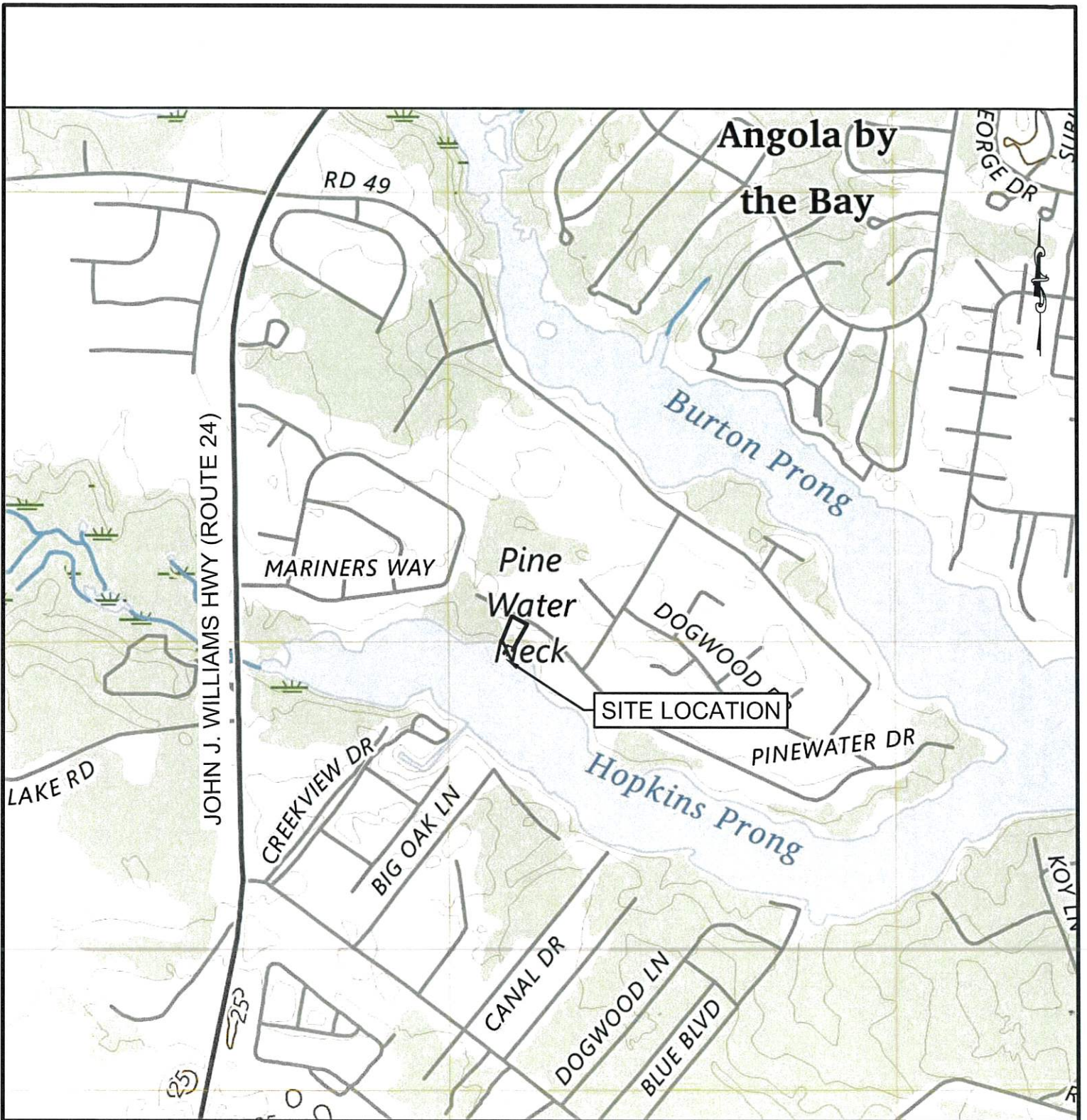
Description 2

Description 3

Land Code

- Tax Parcels
- 911 Address
- Streets
- County Boundaries
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- 30cm Resolution Metadata





FAIRMOUNT QUADRANGLE



Date: JANUARY, 2026

Scale: 1" = 1000'

Dwn.By: KWW

Proj.No.: 0004-0560

VICINITY MAP

Dwg.No.: 1

**SLOAN - 111 PINEWATER
RIP RAP SHORELINE REVETMENT
& BOAT DOCKING FACILITY
USGS TOPO. MAP
TMP: 234-17.12-15.00
SUSSEX COUNTY, DELAWARE**

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

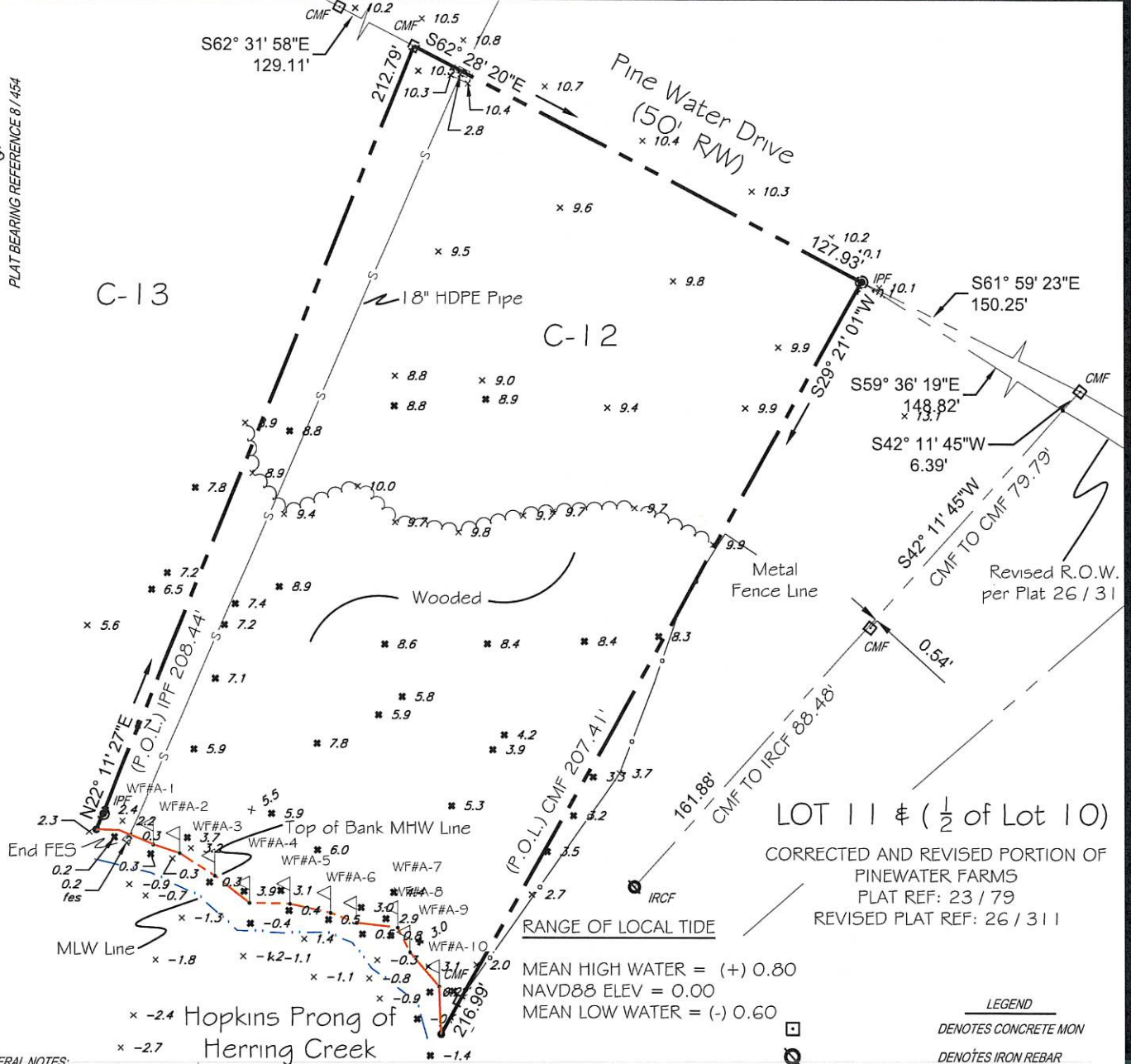


C-13

C-12

LOT 11 & (1/2 of Lot 10)

CORRECTED AND REVISED PORTION OF
PINEWATER FARMS
PLAT REF: 23 / 79
REVISED PLAT REF: 26 / 31 I



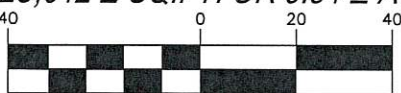
GENERAL NOTES:

1. THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A FORMAL TITLE REPORT. EASEMENTS, RIGHTS-OF-WAY, COVENANTS AND OTHER RESTRICTIONS MAY AFFECT THIS PROPERTY AND NOT BE SHOWN. CLASS "B" SURVEY
2. THIS SURVEY IS BASED ON THE FINAL SITE PLAN OF PINEWATER FARMS, DATED 02/10/72, AND IS SUBJECT TO ANY OR ALL EASEMENTS AND RIGHT-OF-WAYS AS RECORDED. BEARING SYSTEM REFERENCED TO PLAT BOOK 8 PAGE 454
3. THIS SURVEY SHOWS ONLY VISIBLE ABOVE GROUND IMPROVEMENTS AND DOES NOT ADDRESS WETLANDS, CONTAMINATED WASTE OR TOXIC SOIL CONDITIONS, NOR HAVE ANY REPORTS, STUDIES OR INFORMATION REGARDING SUCH BEEN PROVIDED.
4. THE INFORMATION SHOWN HEREON IS BASED ON THE PLATS OF RECORD AS INDEXED IN THE PROPERTY CADASTRE OF SUSSEX COUNTY, DELAWARE AND A FIELD RUN SURVEY. (FLOOD ZONE "X" SHADED AND "X" UN-SHADED AND AE (NO BFE DETERMINED PER FEMA MAP #10005C0341 K DATED 03/16/15)

LEGEND

- DENOTES CONCRETE MON
- DENOTES IRON REBAR
- DENOTES IRON PIPE
- DENOTES POINT
- DENOTES PROPERTY LINE
- DENOTES B.R.L.
- DENOTES MEAN LOW WATER LINE
- DENOTES TOP OF BANK MEAN HIGH WATER

WETLANDS LOCATIONS
PREPARED FOR
LOT C-12, PINE WATER FARM
INDIAN RIVER HUNDRED
SUSSEX COUNTY, DELAWARE
TAX MAP# 2-34-17.12 PARCEL 15.00
AREA 23,642 ± SQ.FT. OR 0.54 ± ACRES



GRAPHIC SCALE

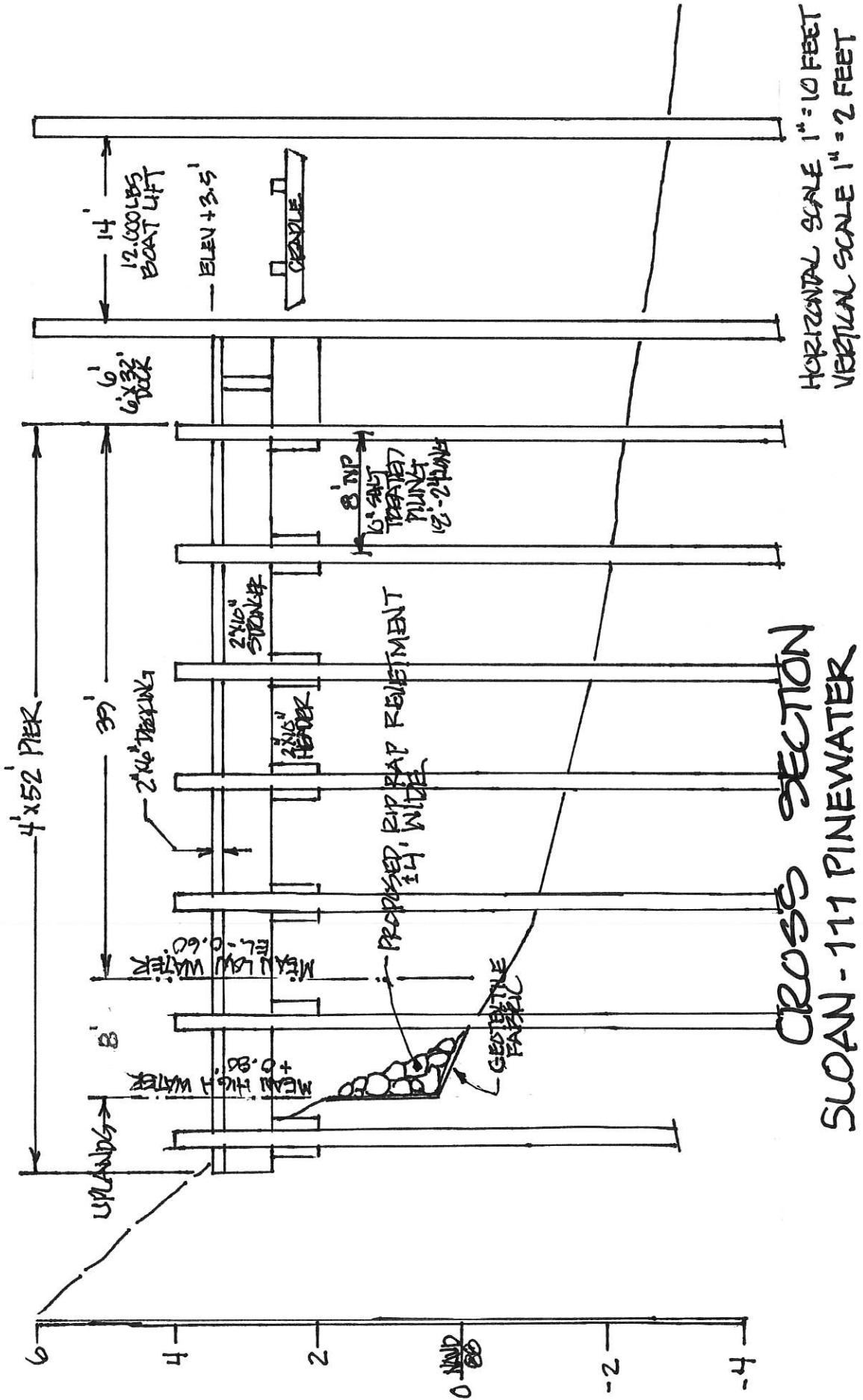
VISTA
DESIGN INC.

Landscape Architects, Land Planning Consultants and Engineers
11634 Worcester Hwy, Showell, MD 21862
ph. 410-352-5604 email vista@vistadesigninc.com

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DESIGNED BY: VD	FIELD BOOK# PAGE#	JOB# 22-101
DRAWN BY: VD	DATE: 11/09/25	SHEET 2
CHECKED BY: DLA	SCALE: AS SHOWN	

HOPKINS PRONG



CROSS SECTION
SLOAN - 111 PINEWATER

RIP RAP SHOEBELINE REVETMENT
 & BOAT DOCKING FACILITY

TMP 234-17.12 - 15.00

HORIZONTAL SCALE 1" = 10 FEET
 VERTICAL SCALE 1" = 2 FEET