



## Cover Letter

### Randy and Bonnie Eddinger

Marine Permitting & Consulting, LLC is pleased to submit an application on behalf of Randy and Bonnie Eddinger to remove an existing pier and dock and replace it with a new pier and dock in a new configuration. The new configuration allows berthing for three vessels. The Eddingers currently own two vessels; Mr. Eddinger's brother is part-owner of their World Cat and the vessel is berthed at the Eddinger's. The other is a Parker in the name of Shore Water and Electric. The Eddingers will be taking advantage of winter pricing and will purchase a thirty-two-foot World Cat in the winter of 2025/26. The Parker and the new World Cat will be berthed on the lifts, and the current World Cat will be berthed in the center. There is 22" of water at the end of the current dock at a normal low tide which is barely enough for the Parker vessel, which has dual engines and an offshore fishing package installed on it giving it extra weight, more depth is needed to safely navigate. When the wind is out of the west/northwest, Hopkins prong experiences lower than usual low tides making it difficult or not possible to navigate larger vessels in the area, the extra length requested will help compensate for these circumstances. Extending the dock 11' channelward of the existing dock gains them 9" of additional depth which will help when the tide is lower than normal which is happening more often in recent years. During a second meeting with the Eddingers, they agreed to shorten the pier and remove the two stand-alone boatlift staging pilings originally requested. The supporting document package contains the following:

- Scaled plans depicting the structure in plan and cross-sectional views.
  
- An aerial photograph depicting the channelward extent of the new configuration.

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



- A vicinity map aerial photograph.
- The DNREC WWS Basic Application and Boat Docking Appendix.
- The property deed, survey, and Sussex County parcel layer depicting the subject property.
- Two site photographs.
- Two Vessel Registrations.
- Rip-rap Appendix. The rip-rap refreshment is authorized through Army Corps of Engineers Nationwide Permit #13. An explanation of the use of NWP13 is included as an additional sheet, I also included Federal form ENG 6082 which can be used to provide PCN to the U.S. Corps of Engineers.

Please contact me if you have 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: Randy and Bonnie Eddinger Telephone #: (302) 610-656-1025  
 Mailing Address: 35 Pinewater Drive, Harbeson, DE 19951 Fax #: N/A  
 E-mail: randy@wefixwater.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 #: \_\_\_\_\_  
 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):  
Remove an existing pier and dock and replace it with a new pier and dock in a different configuration and add two boatlifts. Refresh the existing rip-rap revetment.
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		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: 35 Pinewater Drive, Harbeson, DE 19951 County:  N.C.  Kent  Sussex  
 Site owner name (if different from applicant): N/A  
 Address of site owner: \_\_\_\_\_
8. Driving Directions: From Dover, drive south on Rt. 1/Coastal Hwy. to John J. Williams Hwy. (Rt. 24), 5.5 miles to Sloan Road, 3/4 mile to Multiflora Rd., 1/4 mile to Pinewater Dr., turn left, 35 is on the right as soon as you turn onto Pinewater.  
 (Attach a vicinity map identifying road names and the project location)
9. Tax Parcel ID Number: 234-17.12-21.00 Subdivision Name: Pinewater Farm

<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: 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 554 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):

Robert and Keely Maegerle, 201 Harris Circle, Newark, DE 19711

Wayne Ericksen, 101 Pinewater Drive, 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):

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, Randy Eddinger, 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.

Kelly Figurski 8/6/2025  
 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.

~~Randy Eddinger~~ 8/7/2025  
 Applicant's Signature Date

Randy Eddinger  
 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 8/7/2025  
 Contractor's Name Date

Troy Messick  
 Print Name









# WetlandsBasicApplicationForm

Final Audit Report

2025-08-08

Created:	2025-08-08
By:	Kelly Figurski (scottkel59@gmail.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAGTTDBoc1N4NXI1ULxjV1SzQEp5p5Rw5I

## "WetlandsBasicApplicationForm" History

-  Document created by Kelly Figurski (scottkel59@gmail.com)  
2025-08-08 - 6:53:01 PM GMT
-  Document emailed to Randy Eddinger (randy@wefixwater.com) for signature  
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-  Email viewed by Randy Eddinger (randy@wefixwater.com)  
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-  Agreement completed.  
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## **Addition to Eddinger Basic Application**

The intent of this additional sheet is to address the refreshment of existing rip-rap as part of the Eddinger pier and dock project. After examining the list of U.S. Army Corps of Engineers Nationwide Permits, it was found that Nationwide Permit #13 best fit this rip-rap refreshment component of the project. Army Corps agent Michael Yost was consulted and Nationwide Permits #13 and #3 were discussed. Mr. Yost said NP3 could work too but I'm more comfortable with NP13. The portion of NP13 which states it can be used if "The activity is no more than 500 feet in length along the bank" and "The activity will not exceed an average of one cubic yard per running foot, as measured along the length of the treated bank, below the plane of the ordinary high water mark or the high tide line." NP13 also mentions Federal Form ENG 6082 for preconstruction notification which I have included in this application resubmission. Mr. Yost also said the Corps' Regulatory Request System (RRS) should generate the form. I have an account in the RRS.

Jason Baumgartner ensured I am aware of the following condition in NP13:

"The applicant shall provide a pre-construction notification to DNREC Wetlands and Subaqueous Lands Section including information demonstrating that the proposed discharge of dredge or fill material will not result in a statistically significant reduction, accounting for natural variations, in biological, chemical, or habitat quality as measured or predicted using appropriate assessment protocols."

There will be no discharge of dredged material during this dock, pier, and rip-rap refreshment project. The pilings for the dock and pier will be vibrated in place, and only stone riprap will be placed to refresh the existing riprap for the purpose of diffusing wave action caused primarily by boat traffic. The riprap will be installed by an experienced contractor and the minimal amount of rock will be utilized.

### 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.)

Remove an existing dock and pier and replace it with a new dock and pier in a different configuration. The new dock will extend twenty-eight feet farther channelward than the existing. The existing rip-rap will be refreshed.

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	8	4	24	4	12	New
Dock	8	5	15	5	15	New
Dock	14	6	30	6	34	New
Dock	14	6	30	6	34	New
Boat Lift	4	12	13	12	13	New
Boat Lift	4	12	13	12	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? 554 ft. (measured from MLW to MLW)
4. What will be the mean low water depth at the most channelward end of the mooring facility? 2' 7" 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, composite decking.
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? 86 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>World Cat</u>	length	<u>22' 7"</u>	width	<u>8.5'</u>	draft	<u>12"</u>
Make/model	<u>Parker</u>	length	<u>27' 3"</u>	width	<u>9.5'</u>	draft	<u>22"</u>
Make/model	<u>World Cat</u>	length	<u>32'</u>	width	<u>10' 6"</u>	draft	<u>18"</u> This vessel to be purchased winter of 2026.
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. The Parker has a portable toilet on board for long trips, same for the new World Cat the Eddinger's will be purchasing.
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? 175 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.

### 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? 185

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

4. Describe the existing shoreline:

The shoreline currently consists of a four foot wide by two and a half foot tall rip-rap revetment made of four to six inch stone. A fringe of tidal wetland vegetation has emerged landward of the existing rip-rap the applicant will preserve this fringe, and landward of this vegetation is lawn. There is an existing dock and pier, the pier traverses over the rip-rap.

5. What is the total number of cubic yards of rip-rap that will be used? 34.3

6. What is the number of cubic yards of rip-rap per running foot of shoreline? .343  
(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:  Core stone:

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

Describe:

There is existing rip-rap at the site comprised 4"-6" stone. The existing rip-rap will be refreshed with as close to the same stone as possible. The total weight will be approximately 20 tons.

## 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: 185 Mean Low Water: 185

Ordinary High Water: \_\_\_\_\_ (for non-tidal waters)

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

Channelward of Mean High Water: 740 Channelward of Mean Low Water: 740

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? 1.6F. What is the proposed slope of the rip-rap revetment? 1.3

(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  NoG. 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:

The applicant is applying to remove and reconfigure an existing dock and refresh the existing rip-rap. The contractor will remove the existing dock and then refresh the rip-rap. There is a fringe of wetland vegetation landward of the existing rip-rap which will be preserved. The contractor will place mats and use an excavator or skid loader to carefully transport and place the rip-rap. Efforts will be used to minimize disturbance to the existing shoreline and waterway.

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## 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:

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

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

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

Prepared by and return to:  
Procino-Wells & Woodland, LLC  
225 High Street  
Seaford, Delaware 19973

Tax Map Parcel No.: 234 17.12 21.00

NO TITLE SEARCH, LIEN SEARCH OR SURVEY REQUESTED OR PERFORMED

THIS DEED is made on October 27, 2025.

BETWEEN RANDY S. EDDINGER and BONNIE L. EDDINGER, of 35 Pinewater Drive, Harbeson, Delaware 19951, hereinafter referred to as the Grantor.

-and-

THE RANDY S. EDDINGER AND BONNIE L. EDDINGER JOINT REVOCABLE TRUST DATED October 27, 2025, AND ANY AMENDMENTS THERETO, of 35 Pinewater Drive, Harbeson, Delaware 19951, hereinafter referred to as the Grantee,

WITNESSETH that the Grantor, for and in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration, lawful money of the United States of America, the receipt whereof is hereby acknowledged, grants and conveys unto the Grantee, and the Grantee's successors and assigns,

See Exhibit 'A' attached hereto.

SUBJECT to taxes due and payable in the current tax year and 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 Grantor has set his/her/its Hand and Seal the day and year aforesaid.

Signed, Sealed and Delivered  
in the presence of:

Randy S. Eddinger (SEAL)  
RANDY S. EDDINGER

Bonnie L. Eddinger (SEAL)  
BONNIE L. EDDINGER

STATE OF DELAWARE :  
: ss.  
SUSSEX COUNTY :

This Deed was acknowledged before me on the day and year aforesaid by RANDY S. EDDINGER and BONNIE L. EDDINGER, Grantor.

JALENE K GREEN  
Notary Public  
State of Delaware  
My Commission Expires  
April 02, 2026

Jalene K Green  
Notary Public

EXHIBIT 'A'

ALL that certain lot, piece parcel of land, together with all buildings and improvements thereon erected, situate, lying and being in PINEWATER FARM, Indian River Hundred, Sussex County, Delaware fronting upon Hopkins Prong of Herring Creek, generally known as westerly half of Lot Number Four (4) and the whole of Lot Number Five (5), the courses and distances of which are as follows, according to a Survey and Plot thereof prepared by William J. Mann, Professional Land Surveyor, entitled A CORRECT AND REVISED PLOT PLAN OF A PORTION OF PINEWATER FARMS dated October 14, 1981, recorded on the 9th day of September, 1982, in the Office of the Recorder of Deeds, in and for Sussex County, at Georgetown, Delaware in Plot Book 26, Page 311, viz:

BEGINNING at a concrete monument on the southwesterly side of Pinewater Drive, marking a new division line through Lot No. 4; thence, by and with said new division line and passing over a concrete monument, South 49 degrees 16' West, 190.00 feet to a point on the northeasterly edge of Hopkins Prong of Herring Creek, marking a new corner for the lands and premises hereby conveyed; thence, by and with the high water mark of said Creek, with a tie line, North 70 degrees 11' 44" West, 172.35 feet to a point on the edge of said Creek, marking a common corner between Lots No. 5 and 6; thence, by and with the common boundary line between Lots No. 5 and 6, and passing over a concrete monument, North 49 degrees 16' East, 282.36 +/- feet to a concrete monument on the southwesterly side of Pinewater Drive, marking another common corner between Lot No. 5 and 6; thence, by and with the southwesterly side of Pinewater Drive, South 40 degrees 44' East, 150.09 feet to the concrete monument first abovementioned, being home to the point and place of beginning, be the contents what they may.

THE IMPROVEMENTS thereon being commonly known as: 35 Pinewater Drive, Harbeson, Delaware 19951

BEING the same lands conveyed to the Grantor by Deed of Louise F. Baylis, said Deed dated December 27, 2012, of record in the Office of the Recorder of Deeds in and for Sussex County, Delaware in Deed Book 4106, Page 302 et seq.

EXCEPTING AND RESERVING any and all possible out conveyances from December 27, 2012, forward.

DOCK

Parcel #2-34 17.12 21.00 Lot 5 1/2 4

Prepared by and return to:

Hudson, Jones, Jaywork & Fisher

309 Rehoboth Avenue

Rehoboth Beach, DE 19971

**File No.: EDDINGER-P-12JPB**

**THIS DEED**, made this 27 day of December, in the year of our Lord Two Thousand Twelve,

**BETWEEN** Louise F. Baylis, party of the first part, of 35 Pinewater Drive, Harbeson, DE 19951,

**-AND-**

Randy S. Eddinger and Bonnie L. Eddinger, parties of the second part, of 1104 Douglass Drive, Boyertown, PA 19512, as Tenants by the Entirety, their Assigns and unto the Survivor of Them, and the Survivor's Personal Representatives and Assigns;

**WITNESSETH:** That the said party of the first part, for and in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration, Current 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, as Tenants by the Entirety, their Assigns and unto the Survivor of Them, and the Survivor's Personal Representatives and Assigns, in fee simple the following described lands, situate, lying and being in Sussex County, State of Delaware;

**ALL** that certain lot, piece parcel of land, together with all buildings and improvements thereon erected, situate, lying and being in PINEWATER FARM, Indian River Hundred, Sussex County, Delaware fronting upon Hopkins Prong of Herring Creek, generally known as westerly half of Lot Number Four (4) and the whole of Lot Number Five (5), the courses and distances of which are as follows, according to a Survey and Plot thereof prepared by William J. Mann, Professional Land Surveyor, entitled A CORRECT AND REVISED PLOT PLAN OF A PORTION OF PINEWATER FARMS dated October 14, 1981, recorded on the 9th day of September, 1982, in the Office of the Recorder of Deeds, in and for Sussex County, at Georgetown, Delaware in Plot Book 26, Page 311, viz:

BEGINNING at a concrete monument on the southwesterly side of Pinewater Drive, marking a new division line through Lot No. 4; thence, by and with said new division line and passing over a concrete monument, South 49 degrees 16' West, 190.00 feet to a point on the northeasterly edge of Hopkins Prong of Herring Creek, marking a new corner for the lands and premises hereby conveyed; thence, by and with the high water mark of said Creek, with a tie line, North 70 degrees 11' 44" West, 172.35 feet to a point on the edge of said Creek, marking a common corner between Lots No. 5 and 6; thence, by and with the common boundary line between Lots No. 5 and 6, and passing over a concrete monument, North 49 degrees 16' East, 282.36 +/- feet to a concrete monument on the southwesterly side of Pinewater Drive, marking another common corner between Lot No. 5 and 6; thence, by and with the southwesterly side of

PCS

Pinewater Drive, South 40 degrees 44' East, 150.09 feet to the concrete monument first abovementioned, being home to the point and place of beginning, be the contents what they may.

**SUBJECT**, however, to the reservations, restrictions, conditions and covenants of record and subject to such state of facts as an accurate survey and/or inspection of the lands and premises will disclose, the operation and effect of any zoning laws, and building restrictions imposed by public authority; and easements and public utility grants of record;

**BEING** the same land and premises which by Deed dated June 10, 1983, and recorded , in the Office of the Recorder of Deeds, in and for Sussex County, in Deed Book 1183, Page 169, was granted and conveyed by Carlton J. Bailey unto Louise F. Baylis, the Grantor herein.

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

**Signed, Sealed and Delivered  
in the presence of:**

*[Handwritten signature]*  
\_\_\_\_\_

*Louise F. Baylis* (SEAL)  
\_\_\_\_\_  
Louise F. Baylis

Consideration: 565,000.00

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

County 8,475.00  
State 8,475.00  
Town Total 16,950.00  
Received: Kara S Mar 22, 2013

BE IT REMEMBERED, that on the 22 day of December, A.D. 2012, personally came before me, a Notary Public for the State and County aforesaid, Louise F. Baylis, party of the first part to this Indenture, known to me personally to be such, and acknowledged this Indenture to be her act and deed.

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

*[Handwritten signature]*  
\_\_\_\_\_  
Notary Public  
Printed Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

**RETURN TO:**  
Randy S. Eddinger and Bonnie L. Eddinger  
1104 Douglass Drive  
Boyertown, PA 19512

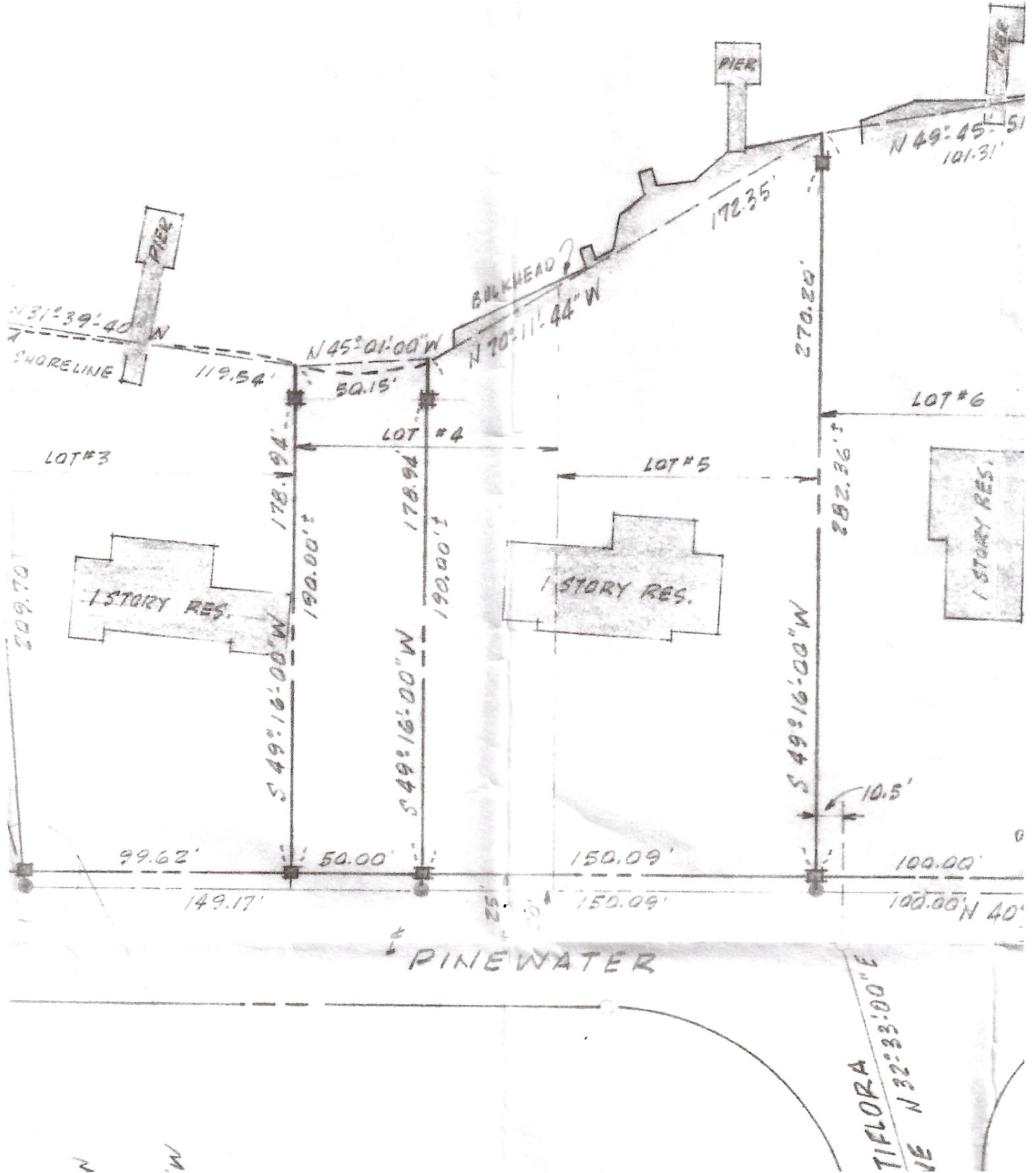
**RECEIVED**

MAR 22 2013

**ASSESSMENT DIVISION  
OF SUSSEX COUNTY**

Recorder of Deeds  
Scott Dailey  
Mar 22, 2013 02:07P  
Sussex County  
Doc. Surcharge Paid

HOPKINS PRONG OF



# STATE OF DELAWARE

## BOAT REGISTRATION CERTIFICATE

HULL ID NO	REG NO	MAKE	YEAR
EPY05716J223 LENGTH	DL4390AP HULL MATERIAL	WORLD CAT PROPULSION	2023 OPERATION
22' 7" VESSEL TYPE	Fiberglass FUEL	Propeller ENGINE TYPE	Pleasure EXPIRATION
Open Motorboat OWNER	Gasoline BOAT NAME	Outboard	2025

RANDY S EDDINGER And  
KYLE N EDDINGER

35 PINEWATER DR  
HARBESON, DE 19951



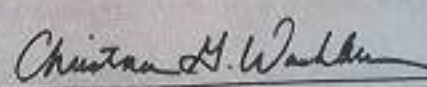
# UNITED STATES OF AMERICA

DEPARTMENT OF HOMELAND SECURITY  
UNITED STATES COAST GUARD



NATIONAL VESSEL DOCUMENTATION CENTER

## CERTIFICATE OF DOCUMENTATION

VESSEL NAME PAUL B SANDS		OFFICIAL NUMBER 1274576	IMO OR OTHER NUMBER PXM76222D616	YEAR COMPLETED UNKNOWN
HAILING PORT INDIAN RIVER DE		HULL MATERIAL FRP (FIBERGLASS)		MECHANICAL PROPULSION YES
GROSS TONNAGE 7 GRT	NET TONNAGE 7 NRT	LENGTH 27.3	BREADTH 9.5	DEPTH 4.6
PLACE BUILT UNKNOWN				
OWNERS SHORE WATER AND DAGSBORO ELECTRIC INC		OPERATIONAL ENDORSEMENTS RECREATION		
MANAGING OWNER SHORE WATER AND DAGSBORO ELECTRIC, INC. 32430 DUPONT HIGHWAY DAGSBORO DE 19939				
RESTRICTIONS NO COASTWISE - BUILD EVIDENCE NOT PRESENTED; NO FISHERY - BUILD EVIDENCE NOT PRESENTED				
ENTITLEMENTS NONE				
REMARKS NONE				
ISSUE DATE APRIL 08, 2024		 DIRECTOR, NATIONAL VESSEL DOCUMENTATION CENTER		
THIS CERTIFICATE EXPIRES APRIL 30, 2029				





STOCK NO. **N83704**

## 2026 WORLD CAT 325 DC

Hull No.	<b>EPY07056D626</b>
Length (feet)	<b>32' 2"</b>
Beam (feet)	<b>10' 6"</b>
Dry Weight (lbs.)	<b>12,500</b>
Engine Make	<b>YAMAHA</b>
Engine Model	<b>F350XSA2</b>
Total Horsepower	<b>700</b>
Number of Engines	<b>2</b>

### DESCRIPTION

Experience the ultimate in versatility and luxury with the 2026 World Cat 325 DC, a stunning new dual console boat for sale. Measuring just over 32 feet, this World Cat boat for sale is powered by twin Yamaha F350XSB2 "Pearlescent White" engines, delivering an impressive 700 horsepower for thrilling performance and smooth cruising. The Ice Blue Full Hull and matching hardtop underside turn heads at every dock, while the forward bow shade and three sliding hardtop hatch shades offer comfort in any weather. Premium features include a high-grade curtain package with Strataglass, HelmMaster Integrated DES Steering with CL-5 Display, GARMIN 8616 Display, B175M-1kW CHIRP transducer, VHF-115 & Antenna, and a powerful stereo upgrade. Enjoy L-Lounge portside seating, back-to-back port seating, and an Edson wheel with satin finish and power knob. The 630AH lithium/inverter 120v ship's system and blue LED underwater lights add convenience and style. Perfect for family outings, fishing adventures, or relaxing cruises, this dual console boat blends comfort, technology, and performance for unforgettable days on the water.

### OPTIONS

Edson Wheel - 14.5" w/ Satin Finish with Power Knob & Nut  
Hardtop Hatch Shades (3) - Sliding  
LED underwater light package (Blue)

Port- Back to Back Seating  
Stereo Upgrade (800W Amp + 6.5" M6-Series Speakers + 2 Addl 8.8" Speakers)  
Yamaha F350XSB2 "Pearlescent White" Engines w/Yamaha EX Controls, HelmMaster Integrated DES Steering & CL-5 Display, GARMIN 8616 Display, B175M-1kW CHIRP transducer, VHF-115 & Antenna. L-Lounge Portside Seating and (630AH Lithium/Inverter 120v Ship's System

Total List Price	<b>\$566,881</b>
Discount 10%	<b>\$56,687</b>
<b>Price</b>	<b>\$510,194</b>

*SELLING PRICE \$ 485,465*

*W/ FINANCE THROUGH BOSUN'S  
\$ 469,885*

Buyer(s):  
**Eddinger, Randy**  
**(610) 656-1025**  
**randy@weftxwater.com**



411 Winchester Creek Road  
 Grasonville, MD 21638  
 (410) 286-1350

**Buyer Quote**  
 Date: 26-May-2026  
 Delivery: 02-Jun-2026  
 Order No: 1645999  
 Salesperson: Rick Haas  
 Quote valid for 7 days

This Purchase Agreement ("Agreement") is between me as buyer (jointly and severally if more than one and together called the "Buyer") and you as selling dealer (the "Dealer"). The term "Unit" refers collectively to the product(s), optional equipment, accessories and services described below which Buyer is purchasing. Subject to the terms and conditions on this page, Dealer agrees to sell and Buyer agrees to purchase the following described Unit(s). The Dealer's location is the address shown above.

**UNIT INFORMATION**

N/U	Year	Make	Model	HIN/VIN/Serial No.	Stock Number	List Price
New	2026	WORLD CAT	325 DC	EPY07056D626	N83704	\$566,881.00
New	2026	YAMAHA	F350XSA2	6MLX1010001	N83704E	\$0.00
New	2026	YAMAHA	LF350XSA2	6MMX1002261	N83704E.0	\$0.00

**OPTIONS:**

Edson Wheel - 14.5" w/ Satin Finish with Power Knob & Nut  
 Hardtop Hatch Shades (3) - Sliding  
 LED underwater light package (Blue)

Port- Back to Back Seating  
 Stereo Upgrade (800W Amp + 6.5" M6-Series Speakers + 2 Addl 8.8" Speakers)  
 Yamaha F350XSB2 "Pearlescent White" Engines w/Yamaha EX Controls,  
 HelmMaster Integrated DES Steering & CL-5 Display, GARMIN 8616 Display,  
 B175M-1kW CHIRP transducer, VHF-115 & Antenna. L-Lounge Portside Seating and  
 (630AH Lithium/Inverter 120v Ship's System

**TRADE INFORMATION:**

No Trade Information.

**DEALER ADDS:**

No Dealer Adds.

**NOTES:**

Includes all Applicable Incentives at time of Sale  
 Subject to Financing Approval  
 Subject to on-water demonstration  
 Down payment is refundable, excludes customer added options  
 Notes continued on next page.

<b>Sale Price</b>	<b>\$566,881.00</b>
<b>Discount</b>	<b>-\$81,416.00</b>
<b>Freight</b>	Included
<b>Prep</b>	Included
<b>Purchase Price</b>	<b>\$485,465.00</b>
<b>Cash Difference</b>	<b>\$485,465.00</b>
State Registration	\$185.00
Federal Documentation	\$1,250.00
Document/Administration Fees *	\$495.00
<b>Customer Total</b>	<b>\$487,395.00</b>
<b>Total</b>	<b>\$487,395.00</b>
Down Payment	-\$48,739.50
<b>Amount to Pay/Finance</b>	<b>\$438,655.50</b>

**TRADE LIEN PAYOFF AND LIENHOLDER INFORMATION PROVIDED BY BUYER Payoff**  
 Amount: \_\_\_\_\_ Payoff To: \_\_\_\_\_

Buyer and Dealer understand that this Agreement is subject to necessary corrections and adjustments concerning changes in the payoff of trade -in to be made at the time of settlement.

\* This charge represents costs and profit to the dealer for items such as inspecting, cleaning and adjusting vehicles, and preparing documents related to the sale.

\*\* Buyer agrees to finance with or through Dealer. (Initials) \_\_\_\_\_ (Initials) \_\_\_\_\_  
Buyer Co-Buyer

\*\* BUYER AGREES TO COMPLETE THE PURCHASE OF THE UNIT ON OR BEFORE THE FOLLOWING DATE (UNLESS DEALER NOTIFIES BUYER OF A LATER CLOSING DATE): 02-Jun-2026  
 (Initials) \_\_\_\_\_ (Initials) \_\_\_\_\_  
Buyer Co-Buyer

I ALSO AGREE THAT THE UNPAID BALANCE WILL BE PAID EITHER: by execution of a Retail Installment Contract, promissory note or other financing agreement and its acceptance by a financing source; cash, bank wire; or certified check

All down payment(s) are non-refundable unless explicitly stated in this Agreement. The receipt of which is acknowledged by Dealer this date.

Buyer certifies that Buyer has read, understands, and agrees to these terms and the Additional Terms and Conditions attached hereto this Agreement and that they are part of this Agreement the same as if they were printed above Buyer's signature.

Buyer Signed \_\_\_\_\_ Date \_\_\_\_\_

Co-Buyer Signed \_\_\_\_\_ Date \_\_\_\_\_

Dealer R Haas Date 5-26-26

Not valid unless signed by authorized representative of the dealer.

**Buyer(s):**  
**Eddinger, Randy**  
**(610) 656-1025**  
**randy@wefixwater.com**

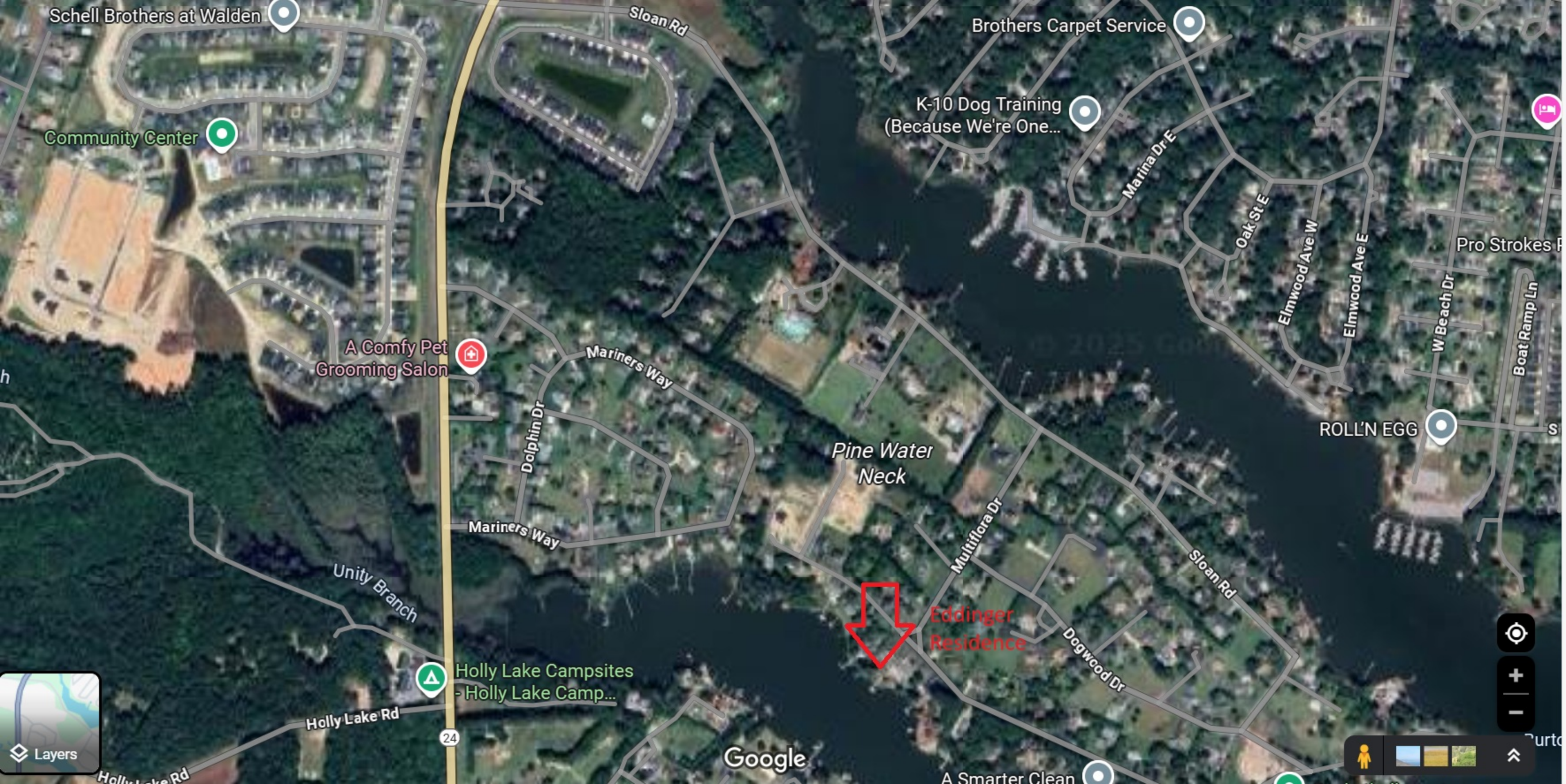


411 Winchester Creek Road  
Grasonville, MD 21638  
(410) 286-1350

**Buyer Quote**  
Date: 26-May-2026  
Delivery: 02-Jun-2026  
Order No: 1645999  
Salesperson: Rick Haas  
Quote valid for 7 days

**NOTES CONTINUED:**

Deal to include full tank of gas, USCG safety kit, dock lines, fenders and on water orientation on day of delivery. Finance through Bosun's Marine.  
Extended 2 year Yamaha warranty, 5 total if closed by 5-31-26



Schell Brothers at Walden

Brothers Carpet Service

Community Center

K-10 Dog Training  
(Because We're One...)

A Comfy Pet  
Grooming Salon

Mariners Way

Pine Water  
Neck

ROLL'N EGG

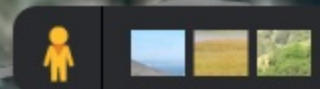
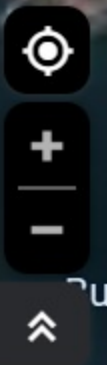
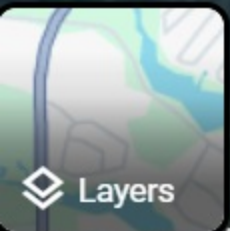
Unity Branch

Holly Lake Campsites  
- Holly Lake Camp...

Eddinger  
Residence

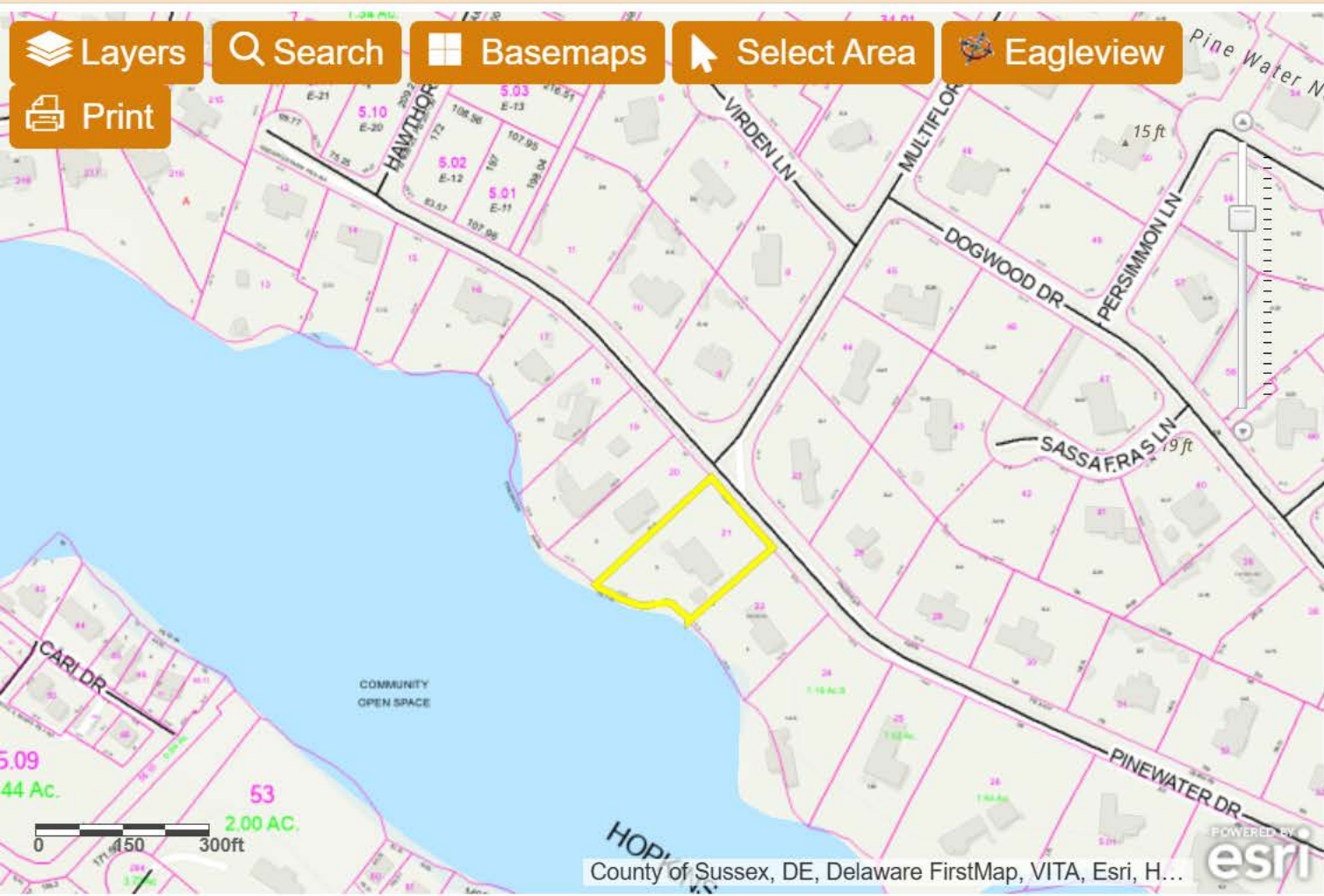
Google

A Smarter Clean



[Layers](#)
[Search](#)
[Basemaps](#)
[Select Area](#)
[Eagleview](#)

[Print](#)



Eagleview Search Results x

Selected Features: Parcels (1) v

▼ 1) 234-17.12-21.00 [Zoom](#)

BOOK	4106
PAGE	302
FULLNAME	EDDINGER RANDY S
Second_Owner_Name	BONNIE L EDDINGER
MAILINGADDRESS	35 PINEWATER DRIVE
CITY	HARBESON
STATE	DE
a_account	25-03-021
DESCRIPTION	PINEWATER FARM
DESCRIPTION2	LOT 5 1/2 LOT 4
LUC	101

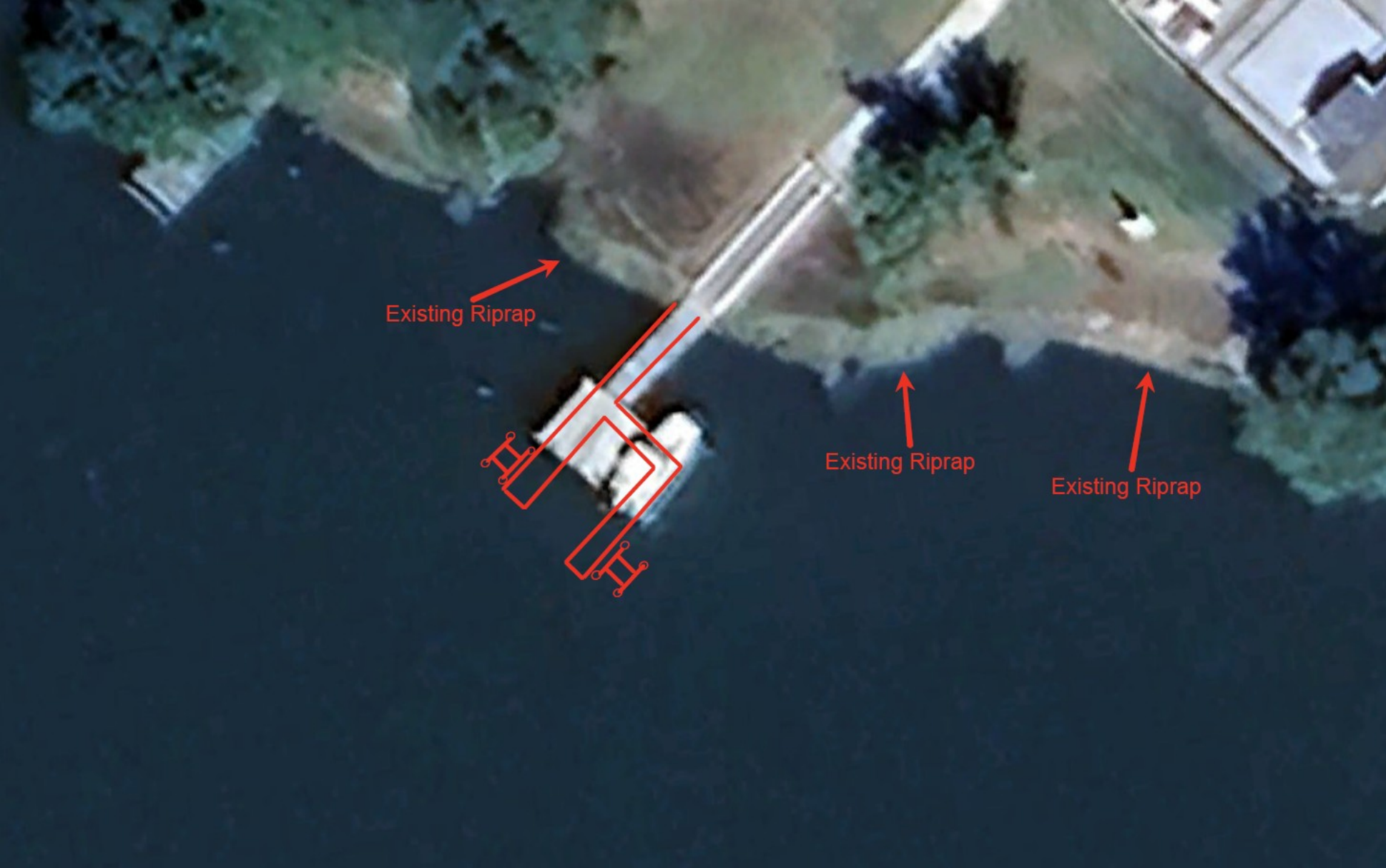
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[⏵](#)
[⏩](#)

Selected Features (1)

[Clear Selected](#)







Existing Riprap

Existing Riprap

Existing Riprap

# Plan View

Scale 1/4' = 8'

Randy & Bonnie Eddinger  
35 Pinewater Dr.  
Harbeson, DE 19951

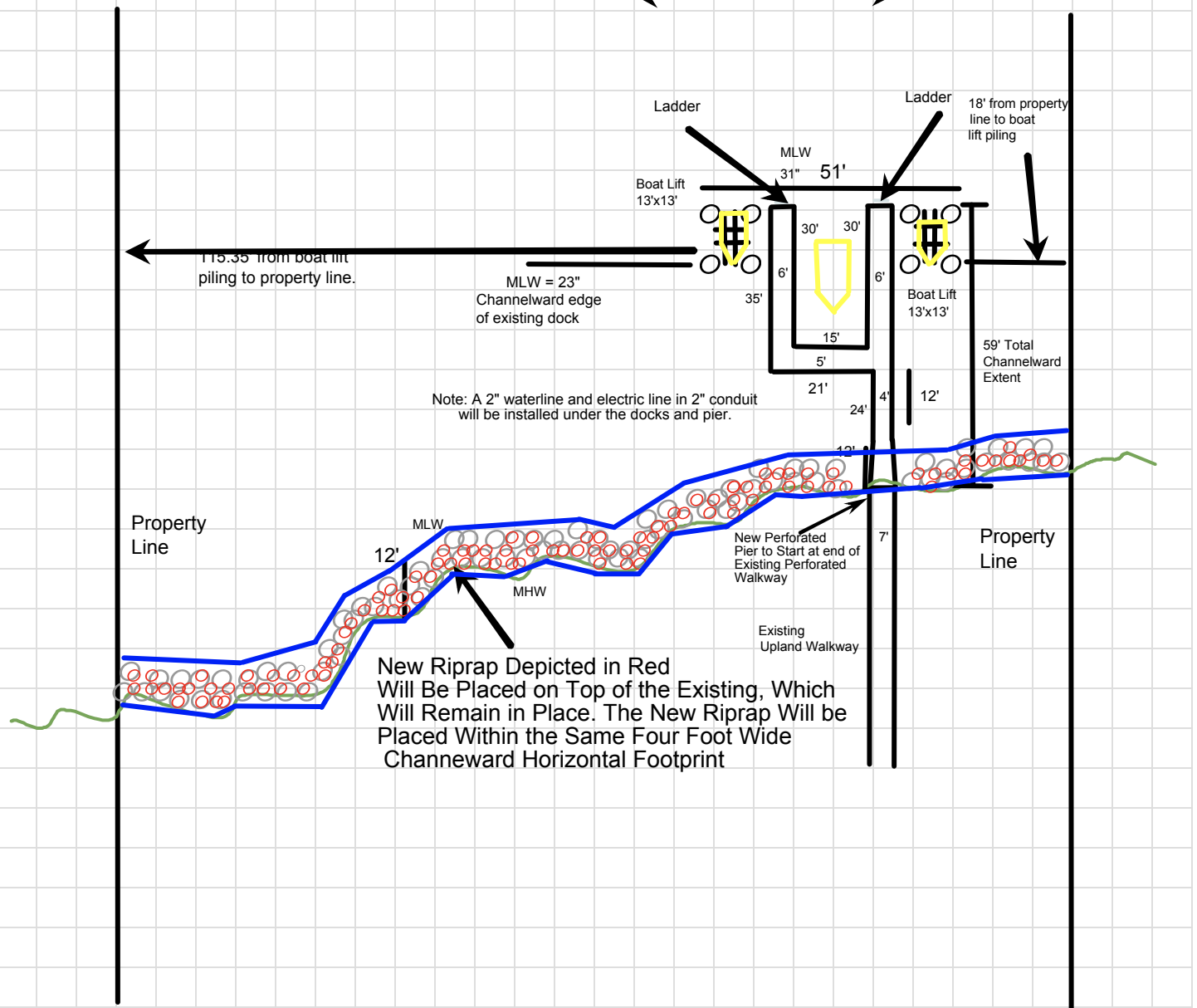
North



Bathymetry in Feet from the Mean High-Water Line and depth at Low Tide

- 45' = 23"
- 50' = 26"
- 55' = 29"
- 60' = 31"

Ebb Flow



# Cross Sectional View

Scale 1/4" = 1.6'

Randy & Bonny Eddinger  
35 Pinewater Dr.  
Harbeson, DE 19951

