

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



## Cover Letter

Mark Kassir

Marine Permitting & Consulting, LLC is pleased to submit a New Lease Authorization package on behalf of Mr. Mark Kassir. This site is complicated in that there is one deed and survey which covers Mr. Kassir's two lots. In fact, the deed also covers an additional adjacent lot he owns. I spoke to someone at the Sussex County Recorder of Deeds who said that some deeds will cover multiple lots, some of which can be miles from one another and not adjacent as Mr. Kassir's are. The existing bulkheads will be replaced in the same footprint. The pier and dock on lot 63.00 will be for Mr. Kassir's personal use. The adjacent lot, number 63.01 will remain vacant, and Mr. Kassir's brother will utilize the dock on that lot. I completed separate forms for each dock and bulkhead, but the plans, deed and survey are reflective of both lots. Within the package you will find the following:

- The Basic Application, Boat Docking, and Bulkhead forms for each lot
- Scaled Construction Drawings
- Site Aerial Photograph
- Sussex County Parcel Layers
- Site Photos
- Vicinity Map
- Deed and Survey

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- Sussex Parcel Layer for each lot

During the review for acceptance this project was rejected, and the following requests were made.

1. Separate the plans to depict each lot separately with the dock being removed depicted on both sets. This has been done.
2. Identify which tract described in the deed is associated with each lot. This information has been added to each property plan.
3. Reduce the channelward encroachment of the structure on lot 63.00 or provide justification regarding the need for the length. Mr. Kassir stated that his neighbor whose pier and dock extends 68' channelward has to use caution when getting his boat on or off his boat lift at low tide and cannot get on or off when the tide is even slightly lower than normal. Therefore Mr. Kassir requests authorization to extend channelward as much as possible to reach maximum depth. An additional site visit was performed and timed to occur at exactly low tide and as normal tide as possible. The original request was to extend 66' channelward. During the second site visit, it was found that an additional inch of depth was gained just after the 61' mark and then leveled off; therefore, the plans have been amended to depict the structure reduced by 4' to a 62' channelward extension. Although an extra inch may not seem like much, Mr. Kassir is asking for the maximum depth and agreed to reduce the channelward extend.

I am requesting the authorization be sent to me for distribution. Please let me know if there are 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: Matthew M. Kassir Telephone #: 410-440-9339  
 Mailing Address: 2085 Mt. Hebron Drive, Ellicott City, MD 21042 Fax #: N/A  
 E-mail: mmkassir@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: Clark Droney Company Name: Droney Marine Construction, Inc.  
 Mailing Address: 31322 Railway Road, Millville, DE 19967 Telephone #: 302-537-2305  
 Fax #: N/A E-mail: markdeere324@yahoo.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 new pier, dock, boat lift, and PWC lift, and replace an existing bulkhead in Roy Creek on an improved lot.
6. Check each Appendix that is enclosed with this application:

<input checked="" type="checkbox"/>	A. Boat Docking Facilities	<input checked="" 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: 37659 Pine Road, Selbyville, DE 19975 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 Rt. 54 in Fenwick, turn right and travel 2.23 miles, turn left onto Keenwick Road, travel .19 miles turn right onto Cedar Rd. travel .30 miles, turn left onto Pine Road, travel .29 miles to 37659.  
 (Attach a vicinity map identifying road names and the project location)
9. Tax Parcel ID Number: 533-19.12-63.00 Subdivision Name: Keenwick on the Bay

<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"/>
<b>Corps Permit:</b> SPGP 18 <input type="checkbox"/> 20 <input type="checkbox"/>		<b>Nationwide Permit #:</b> _____		<b>Individual Permit #</b> _____					
<b>Received Date:</b> _____		<b>Project Scientist:</b> _____							
<b>Fee Received?</b> Yes <input type="checkbox"/> No <input type="checkbox"/>		<b>Amt: \$</b> _____		<b>Receipt #:</b> _____					
<b>Public Notice #:</b> _____		<b>Public Notice Dates:</b> ON _____ OFF _____							

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

10. Name of waterbody at Project Location: Roy Creek waterbody is a tributary to: Little Assawoman Bay

11. Is the waterbody:  Tidal  Non-tidal Waterbody width at mean low or ordinary high water 354'

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):

David and Pamela Hasson, 16041 Fields End Court, Woodbine, MD 21797

Steven and Threase Baker, 44468 Blueridge Meadow, Ashburn, VA 20147

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, Matthew M. Kassir, 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 L. Figurski  
 Agent's Signature

February 24, 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.

Matthew M. Kassir  
 Applicant's Signature

02/24/26

Date

Matthew Mark Kassir

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.

Mark Droney  
 Contractor's Name

02/24/26

Date

Mark Droney

Print Name

**BULKHEADS**

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

1. Will the project be considered new construction or repair and replacement of an existing and currently serviceable bulkhead?

New Construction  
 Repair and Replacement

If repair and replacement, attach photos of entire length of project.

1. What is the current condition of the shoreline at the site of the proposed bulkhead?

Existing Bulkhead.

2. Please attach an analysis of all alternatives to bulkheading as a shoreline stabilization method for this project. Please examine options using vegetation and/or non-vertical walled structures. Include a justification of need, based on the extent of erosion and the rate of erosion. This application will not be reviewed if this answer is not completed. The entire shoreline is bulkheaded in this area and extreme high tides overtop the bulkheads. Converting to riprap would cause the need for the riprap to be extremely high making it not feasible and would not fit in with the surrounding community bulkheads.

3. If this is a repair or replacement,

Do you intend to step out in front of existing bulkhead?  Yes  No

Is the current bulkhead creosote?  Yes  No

Will the new bulkhead be placed on or off the applicant's property?

On  Off Please indicate property lines on attached plans as well as MHW/MLW.

4. How many linear feet of shoreline are to be bulkheaded? 80 ft.

5. What will be the overall length of the bulkhead (including return walls)? 84 ft.

6. How many ends of the bulkhead will be tied into existing bulkheads which are in good repair?

None  One  Two

7. Will the return walls be protected from out flanking with rip-rap?

Yes  No If your answer is "Yes", complete Appendix I.

8. Will the toe of your bulkhead be protected from undercutting with rip-rap?

Yes  No If your answer is "Yes" complete Appendix I.

9. What type of material(s) will be used for construction of the bulkhead (e.g. reinforced concrete, steel sheet pilings, treated tongue-and-groove timber, etc.)?

10. Will deadmen be utilized  Yes  No If your answer is "Yes", indicate the type and location on your drawings/ If your answer is "No", explain the method to be used to anchor the bulkhead.
11. Will wooden materials be:  Salt Treated  Other
12. Will all metal fittings, cables, or tie rods be galvanized?  Yes  No
13. Will the bulkhead be backfilled?  Yes  No If your answer is "Yes", complete Appendix H.
14. Will filter cloth be used?  Yes  No If your answer is "No", explain the method to be used to control seepage of backfill from behind the bulkhead.
15. Have you consulted an engineer or other professional to assure that the design of your bulkhead will be adequate?  Yes  No If your answer is "Yes", give the name and address of the party consulted.

Name: Mark Droney

Address: 31322 Railway Road, Millville, DE 19967

Date: 11/4/25

**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.)

Install a new pier, dock, PWC lift, and boat lift on an improved lot.

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	16	4	56	4	56	New
Dock	5	6	20	6	20	New
PWC Lift	1	6	8	6	8	New
Boat Lift	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? 354 ft. (measured from MLW to MLW)
- 4. What will be the mean low water depth at the most channelward end of the mooring facility? 25" 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? 65 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>Berkshire</u>	length	<u>24'5"</u>	width	<u>8'6"</u>	draft	<u>18"</u>
Make/model	<u>SeaDoo</u>	length	<u>10'7"</u>	width	<u>48"</u>	draft	<u>18"</u>
Make/model	<u>                    </u>	length	<u>                    </u>	width	<u>                    </u>	draft	<u>                    </u>
Make/model	<u>                    </u>	length	<u>                    </u>	width	<u>                    </u>	draft	<u>                    </u>

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

10. Give the number and type of each Marine Sanitation Device (e.g. MSD III, Portable toilet) that will be used on vessels to be docked at the facility. The vessel does not contain a 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? 80 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.

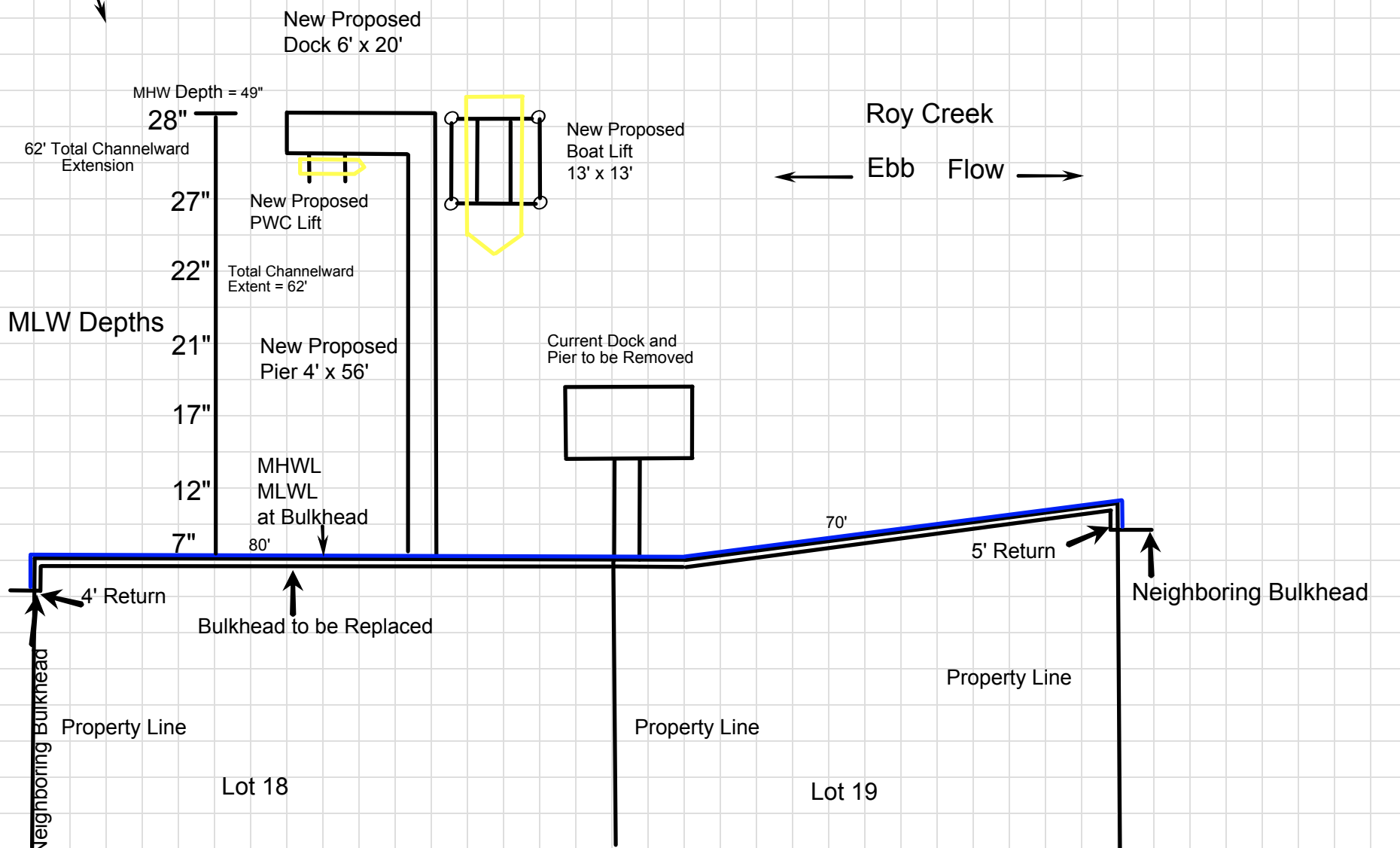
# Plan View

Scale 1/4" = 5'

Mark Kassir  
37659 Pine Rd.  
Selbyville, DE 19975

Tract No. 1, Lot 18  
Tax Parcel # 533-19.12-63.00

North

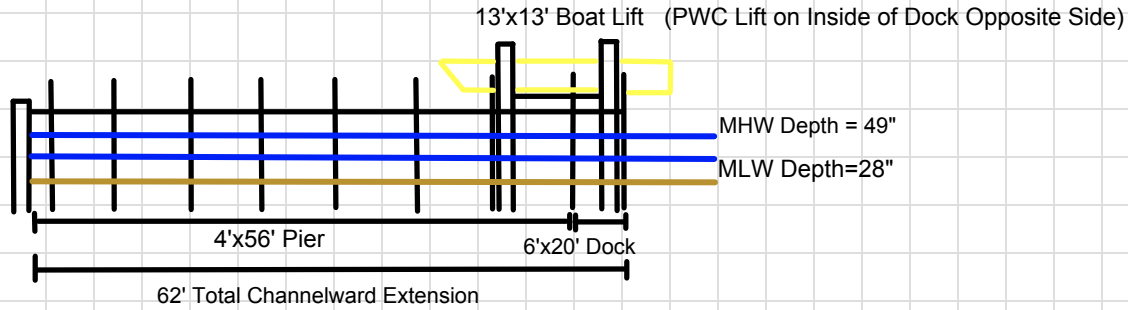


# Cross Sectional View

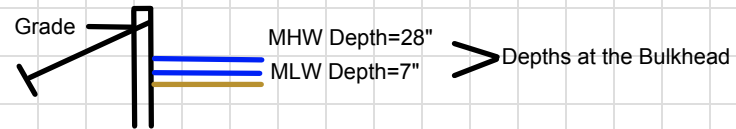
Scale: 1/4" = 5'

Mark Kassir  
37659 Pine Rd.  
Selbyville, DE 19975

Lot 18  
Tax Parcel # 533-19.12-63.00



## Bulkhead Replacement Cross-Section Detail



37659 Pine Rd

Pine Rd

Lot 63.00  
Waterbody width=354'



TAX MAP # 5-33-19.12-63.00

PREPARED BY & RETURN TO:  
Parsons & Robinson, P.A.  
P.O. Box 480  
118 Atlantic Ave, Ste 401  
Ocean View, DE 19970  
File No. 38777/KMT

THIS DEED, is made effective as of the 9<sup>th</sup> day of September, 2022,

- BETWEEN -

ALBERT D. CATRINO, of 30763 Long Leaf Rd., Dagsboro, DE 19939, party of the first part,

- AND -

MATTHEW MARK KASSIR, TRUSTEE OF THE MATTHEW MARK KASSIR REVOCABLE TRUST, DATED MARCH 1, 2006, AS MAY BE AMENDED AND/OR RESTATED, of 2085 Mt. Hebron Drive, Ellicott City, MD 21042, party of the second part.

**WITNESSETH:** That the said party of the first part, for and in consideration of the sum of ONE DOLLAR and 00/100 (\$1.00) and other valuable consideration, lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby grants and conveys unto the party of the second part:

**TRACT NO. ONE:**

ALL THAT CERTAIN Lot, piece or parcel of land situate, lying and being in Baltimore Hundred, Sussex County, and State of Delaware, and being known and designated as LOT 18, SECTION A, as shown on a plot of lots known as Keen Wik Subdivision No. 2 in Baltimore Hundred, Sussex County, Delaware, as surveyed in February of 1958, by George B. Cropper, said plot being of record in the Office of the Recorder of Deeds, in and for Sussex County, at Georgetown, in Plot Book No. 2, Page 109. The lot herein conveyed fronts on the Southwesterly side of Pine Road and extended in a Southwesterly direction to Roy Creek.

**TRACT NO. TWO:**

ALL THAT CERTAIN Piece or parcel of land situate, lying and being in Baltimore Hundred, Sussex County, and State of Delaware, in the development known as "Keen-Wik",

being more particularly described as follows, to wit: BEGINNING for this parcel at the Northeasterly corner of Lot 18, Block A, as shown on a plot entitled "Keen-Wik Subdivision No. 2, in Baltimore Hundred, Sussex County, Delaware", as surveyed in February of 1958 by George Bert Cropper, said plot being of record in the Office of the Recorder of Deeds, in and for Sussex County, at Georgetown, in Plot Book No. 2, Page 109; thence by and with the Northerly property line of the above numbered lot and the original Southerly property line of Pine Road as shown on the above named plat, North 57 degrees 35' 05" West 75.0 feet; thence North 32 degrees 22' 55" East 15.0 feet to the Southerly property line of Pine Road as shown on plat titled "Resubdivision of Lots 16 thru 30, Block A, Subdivision No. 2, Keen-Wik, Baltimore Hundred, Sussex County, Delaware" and dated January, 1965, which is recorded in Plot Book No. 1, Page 490; thence by and with the Southerly property line of Pine Road as shown on the last mentioned plat, South 53 degrees 45' 35" East 75.17 feet; thence South 32 degrees 22' 55" West 10.0 feet to the point of beginning, and containing 937.5 square feet, bearings refer to true North.

**TRACT NO. THREE:**

ALL THAT CERTAIN Lot, piece or parcel of land situate, lying and being in Baltimore Hundred, Sussex County, and State of Delaware, and being known and designated as LOT NO. 19, in SECTION A, as shown on a plot of lots known as Re-Subdivision of Subdivision No. 2, Keen Wik, Baltimore Hundred, Sussex County, Delaware, as surveyed in July of 1965 by George Bert Cropper, Inc., said plot of being of record in the Office of the Recorder of Deeds, in and for Sussex County, at Georgetown, in Plot Book No. 6, Page 13; the lot herein conveyed fronting on the Southwesterly side of Pine Road and extending in a Southwesterly direction such a distance as will reach Roy Creek.

BEING the same lands conveyed to Albert D. Catrino and Delores A. Catrino by Deed dated October 25, 1985, from Rosalie F. McQuire, recorded in the Office of the Recorder of Deeds, Georgetown, Sussex County, Delaware, in Deed Book 1373, Page 276. The said Delores A. Catrino having departed this life on December 17, 2013, and the subject property having passed unto Albert D. Catrino, as surviving tenant by the entirety.

THIS CONVEYANCE is subject to the same restrictive covenants and conditions as are contained in prior deeds with particular reference given to the restrictions placed upon said property by deed dated the 19<sup>th</sup> day of March, 1958, and recorded in the Office of the Recorder of Deeds, Sussex County, Delaware, in Deed Book 484, Page 434, and as amended by instrument dated April 11, 1958, and recorded as aforesaid, in Deed Book 493, Page 212, and as amended in Deed Book 622, Page 110; and subject further to any and all restrictions, reservations, conditions, easements and agreements of record in the Office of the Recorder of Deeds, in and for Sussex County, Delaware.

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

Signed, Sealed and Delivered in the presence of:

[Signature]

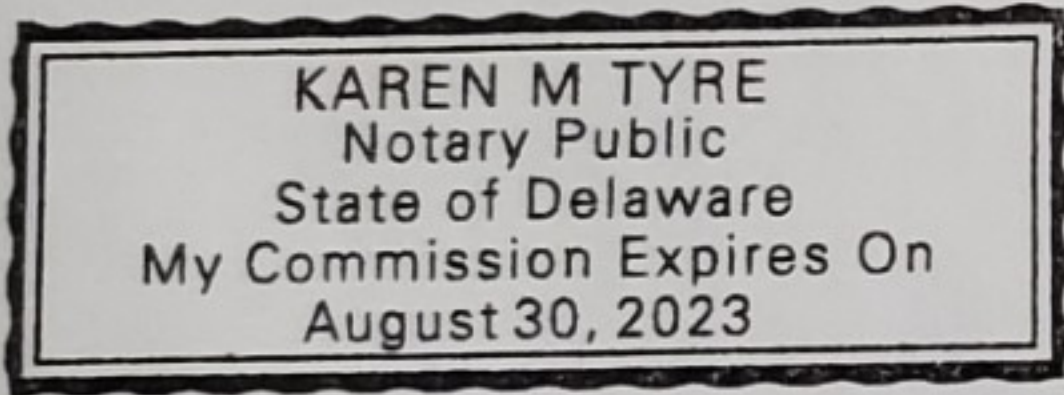
[Signature] (SEAL)  
Albert D. Catrino

STATE OF DELAWARE, COUNTY OF SUSSEX: to-wit

BE IT REMEMBERED, that on this 9<sup>th</sup> day of September, 2022, personally came before me, the subscriber, Albert D. Catrino, party of the first part to this Indenture, known to me personally to be such, and acknowledged this Indenture to be his act and deed.

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

[Signature]  
Notary Public  
Printed Name: Karen M. Tyre  
My Commission Expires: 8/30/2023



NOTE: THIS PLAT REFLECTS THE DESCRIPTION OF THE LOT/PARCEL AS NOTED IN THE TITLE OF THIS PLAT, AS SHOWN ON THE RECORD PLAT AND DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF RIGHTS OF WAY, WETLANDS, UTILITIES OR EASEMENTS PERTAINING TO THIS PROPERTY OTHER THAN THOSE AS SHOWN ON SAID RECORD PLAT. NO TITLE SEARCH OR COVENANTS PROVIDED OR STIPULATED.

ROY CREEK

NOTE:  
EXISTING DOCK TO BE  
RELOCATED

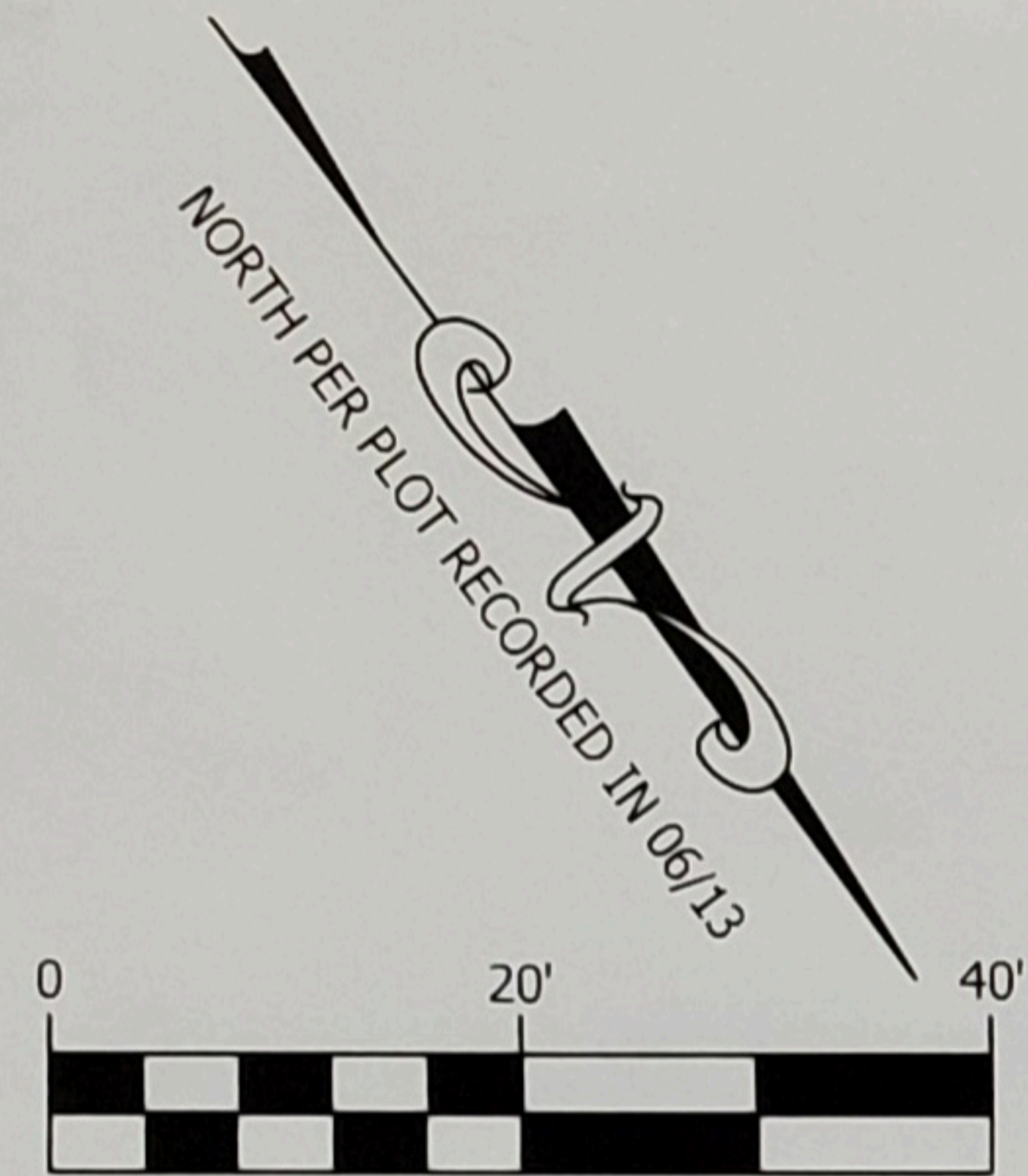
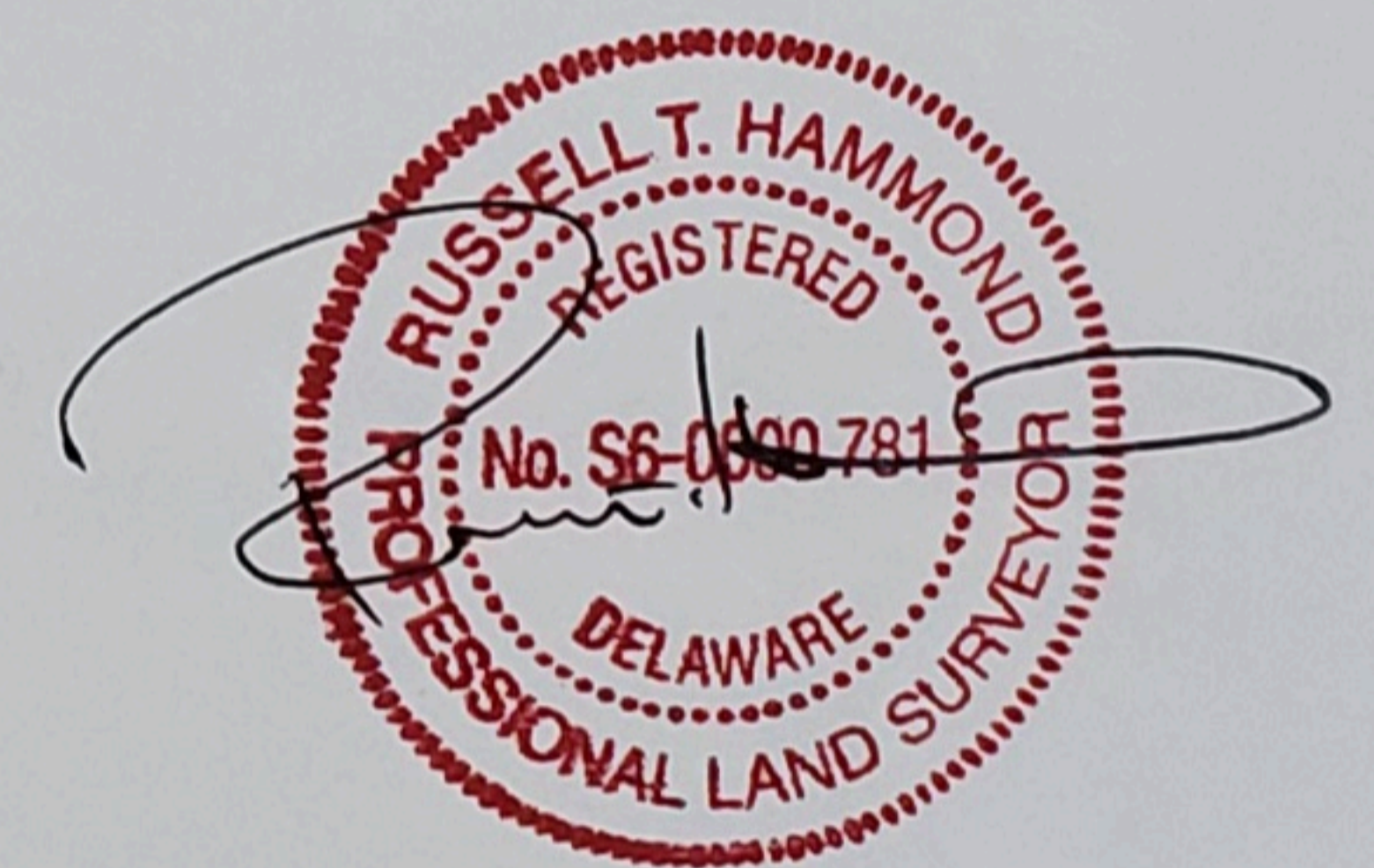
I, THE UNDERSIGNED, HEREBY CERTIFY TO THE OWNERSHIP OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT MY DIRECTION AND THAT I ACKNOWLEDGE THE SAME TO BE OUR ACT, AND THAT I DESIRE THE PLAN TO BE RECORDED ACCORDING TO THE LAW.

MATTHEW MARK KASSIR, TRUSTEE

DATE

I, RUSSELL T. HAMMOND REGISTERED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF DELAWARE, HEREBY STATE THAT THE INFORMATION SHOWN ON THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE AS ESTABLISHED BY THE STATE OF DELAWARE BOARD OF PROFESSIONAL LAND SURVEYORS. ANY CHANGES TO THE PROPERTY CONDITIONS, IMPROVEMENTS, BOUNDARY OR PROPERTY CORNERS AFTER THE DATE SHOWN HEREON SHALL NECESSITATE A NEW REVIEW AND CERTIFICATE FOR ANY OFFICIAL OR LEGAL USE.

RUSSELL T. HAMMOND, PLS S6-000781  
DATE



( IN FEET )

1" = 20'

MIN. ACCURACY = 0.1'±

**LEGEND**

- DENOTES CONCRETE MONUMENT FOUND
- DENOTES IRON PIPE FOUND
- ▲ DENOTES MAG NAIL FOUND
- ⊗ DENOTES MAG NAIL SET
- △ DENOTES UNMARKED POINT

CONFORMED COPY  
Document # 2023000023-44 BK 403 PG. 75  
On 7/6/2023 at 2:43:59 PM  
RECORDER OF DEEDS Alexandra Reed Baker  
Sussex County  
Consideration: \$0.00

LOT 17  
IMPROVED

EX. ASPHALT DRIVE  
CROSSES BOUNDARY LINE

EX. ASPHALT DRIVEWAY

PROPOSED  
LOT 18 - VACANT  
9,380 SQ. FT. +/-

PROPOSED  
LOT 19 - VACANT  
8,831 SQ. FT. +/-

LOT 20  
IMPROVED

WATER  
METER

SEWER  
CLEANOUT

EX. UTILITY POLE

N 53°45'35" W  
150.34'

S 53°45'35" E 75.17'

S 53°45'35" E 75.17'

EDGE OF PAVEMENT

PINE ROAD 50' R.O.W.

**LOT LINE ADJUSTMENT AND REINSTATEMENT PLAN**

LOT 18 & LOT 19 - BLOCK A

KEEN WIK - RESUBDIVISION No. 2

BALTIMORE HUNDRED, SUSSEX COUNTY, DELAWARE

**GENERAL NOTES:**

ADDRESS: 37659 PINE ROAD  
TAX ID.: 5-33-19.12-63.00  
DEED REF.: 5771/307  
PLAT REF.: 06/13  
EX. ZONING: MR  
ZONING SETBACKS:  
FRONT: 30', SIDES: 5', REAR: 5'  
(H.O.A. SETBACK REQUIREMENTS MAY BE GREATER)  
FLOOD ZONE: AE (EL 4')  
PER FIRM NO. 100029 0653 K  
DATED JUNE 20, 2018.  
CLASS "B" SURVEY

**RUSSELL T. HAMMOND**

Surveying, L.L.C.

SURVEYING - LAND PLANNING  
10310 Hotel Road Bishopville, MD 21813  
(410) 352-5674 - (410) 726-8076

DRAWN BY: R. SAVAGE  
FILE NO.: 2023-3427  
DATE: 05/17/2023

# STATE OF DELAWARE

## BOAT REGISTRATION CERTIFICATE

HULL ID NO	REG NO	MAKE	YEAR
YDV06355B707 LENGTH	DL179AG HULL MATERIAL	SEADOO PROPULSION	2007 OPERATION
10' 7" VESSEL TYPE	Fiberglass FUEL	Propeller ENGINE TYPE	Pleasure EXPIRATION
Personal Watercraft OWNER	Gasoline BOAT NAME	Inboard	2025

MATTHEW MARK KASSIR

2085 MT HEBRON DR  
ELLCOTT CITY, MD 21042

# STATE OF DELAWARE

## BOAT REGISTRATION CERTIFICATE

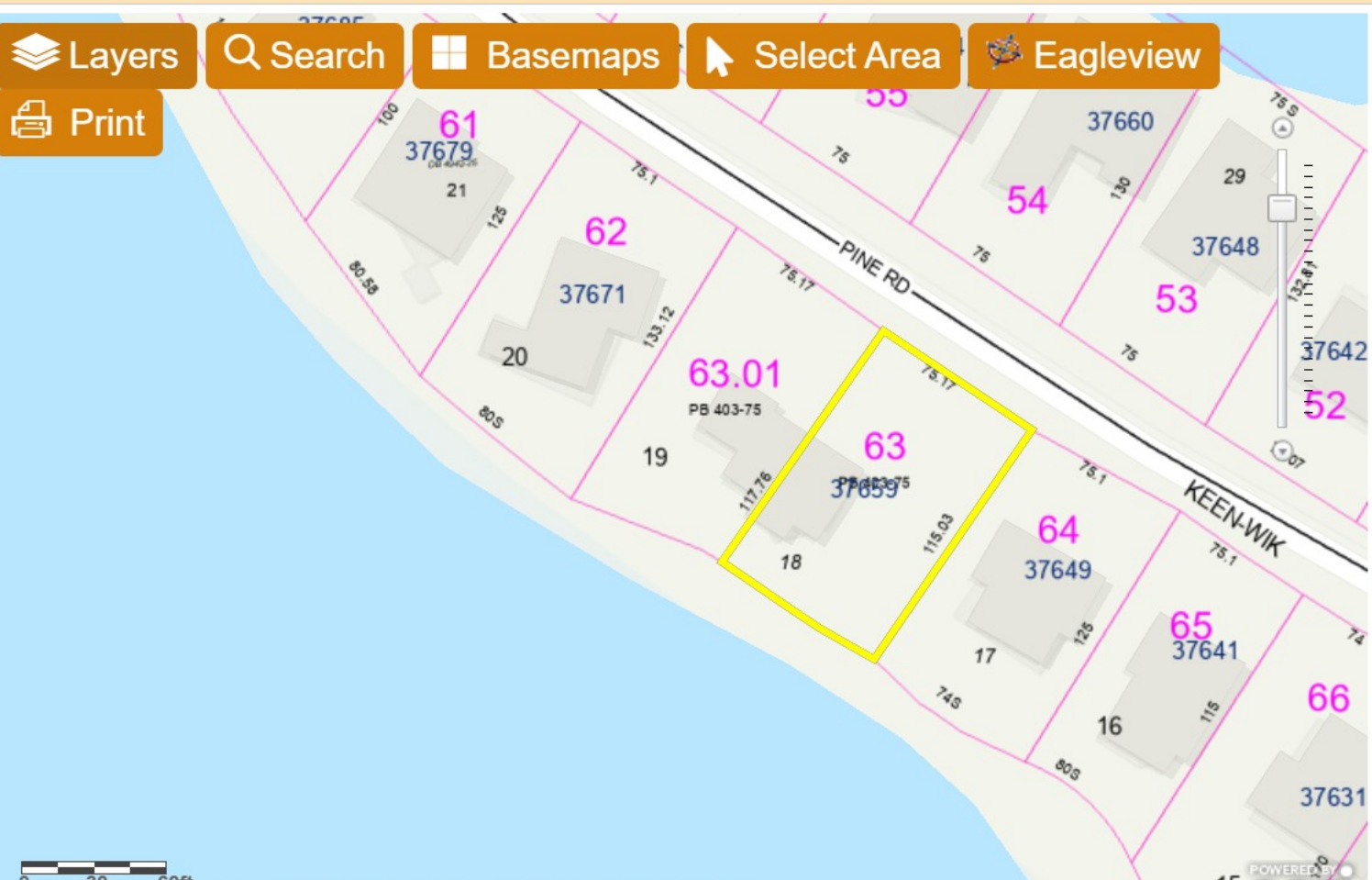
HULL ID NO	REG NO	MAKE	YEAR
FRU50939B222 LENGTH	DL9161AN HULL MATERIAL	BERKSHIRE PROPULSION	2022 OPERATION
24' 5" VESSEL TYPE	Aluminum FUEL	Propeller ENGINE TYPE	Pleasure EXPIRATION
Pontoon Boat OWNER	Gasoline BOAT NAME	Outboard	2025

MATTHEW MARK KASSIR REVOCABLE TRUST

2085 MOUNT HEBRON DRIVE  
ELLICOTT CITY, MD 21042

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

[Print](#)



X: -8359888.560759 Y: 4645080.010939  
 County of Sussex, DE, Delaware FirstMap, VITA, Esri, H...

Eagleview Search Results x

Selected Features: Parcels (1) x

▼ 1) 533-19.12-63.00 [Zoom](#)

BOOK	5771
PAGE	307
FULLNAME	KASSIR MATTHEW MARK TTEE OF REV TR
MAILINGADDRESS	2085 MT HEBRON DR
CITY	ELLCOTT CITY
STATE	MD
a_account	04-11-063
DESCRIPTION	SW/PINE RD
DESCRIPTION2	KEEN WIK - BLOCK A LOT 18
LUC	101
SCHOOL	1

[⏪](#)
[⏴](#)
[⏵](#)
[⏩](#)

Selected Features (1)

[Clear Selected](#)



An aerial photograph showing a residential area with several houses and docks along a waterfront. A central house is labeled 'Lot 63.00' and an adjacent lot is labeled 'Lot 63.01'. A red arrow points to a dock structure in the water, with the text 'Dock to be Removed' below it. Other houses and docks are visible in the surrounding area.

Lot 63.01

Lot 63.00



Dock to be  
Removed



