

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



Cover Letter

Troy and Tracy Heuer

Marine Permitting & Consulting, LLC is pleased to apply for authorization to repair by replacing an existing pier and dock and install a boatlift adjacent to the dock, slightly relocate the two existing stand-alone pilings to better align with the dock, and replace an existing boat ramp in the same footprint in Burton's Prong. Within the package you will find the following:

Basic Application and Boat Docking Appendix

Scaled Construction Drawings

Site Photographs

Site Aerial Photograph

Sussex County Parcel Layer

Vicinity Map

Property Survey and Deed

Vessel Registration

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?

X	_____ Yes	BASIC APPLICATION
X	_____ Yes	SIGNATURE PAGE (Page 3)
X	_____ Yes	APPLICABLE APPENDICES
X	_____ Yes	SCALED PLAN VIEW
X	_____ Yes	SCALED CROSS-SECTION OR ELEVATION VIEW PLANS
X	_____ Yes	VICINITY MAP
X	_____ Yes	COPY OF THE PROPERTY DEED & SURVEY
X	_____ Yes	THREE (3) COMPLETE COPIES OF THE APPLICATION PACKET
X	_____ 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: Troy & Tracy Heuer Telephone #: 610-310-7760
 Mailing Address: 3193 N. Charlotte St., Gilbertsville, PA 19525 Fax #: _____
 _____ E-mail: _____
2. Consultant's Name: Kelly Figurski Company Name: Marine Permitting & Consulting, LLC
 Mailing Address: 9 Creek Drive, Millsboro, DE 19966 Telephone #: 302-853-5928
 _____ Fax #: _____
 _____ 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):
The purpose of this project is to repair the existing structure, to install a new 13' x 13' boat lift and to relocate 2 stand alone pilings.

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

☒	A. Boat Docking Facilities	☐	G. Bulkheads	☐	N. Preliminary Marina Checklist
☒	B. Boat Ramps	☐	H. Fill	☐	O. Marinas
☐	C. Road Crossings	☐	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: 6 Sloan Rd. County: ☐ N.C. ☐ Kent ☒ Sussex
Harbeson, DE 19951 Site owner name (if different from applicant): _____
 _____ 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 Rd.

 (Attach a vicinity map identifying road names and the project location)
9. Tax Parcel ID Number: 234-17.12-96.01 Subdivision Name: N/A

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

Section 3: Project Location (Continued)

10. Name of waterbody at Project Location: Burtens Prong waterbody is a tributary to: Indian River Bay

11. Is the waterbody: ☒ Tidal ☐ Non-tidal Waterbody width at mean low or ordinary high water 672'

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):

Michael Burychka, 733 Beversrede Trail, Kennett Square, PA 19348

Margaret Craven, 771 Arbour Dr., Newark, DE 19713

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):

SL-199/05

*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, Troy & Tracy Heuer, hereby designate and authorize Kelly Figurski
(Name of Applicant) (Name of Agent)
to act on my behalf in the processing of this application and to furnish any additional information requested by the Department.

Authorized Agent's Name: Kelly Figurski Telephone #: 302-853-5928
Mailing Address: 9 Creek Drive, Millsboro, DE 19966 Fax #: _____
E-mail: marinepermit@outlook.com

20. Agent's Signature:

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

Kelly Figurski June 12, 2026
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.

Troy & Tracy Heuer 06/15/26
Troy & Tracy Heuer (Jun 15, 2026 09:45:21 EDT)
Applicant's Signature Date
Troy & Tracy Heuer
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 06/12/26
troy Messick (Jun 12, 2026 20:06:04 EDT)
Contractor's Name Date
Troy Messick
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.)

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
Dock, Pier, Lift, gangway		Width ____ ft.	Length ____ ft.	Width ____ ft.	Length ____ ft.	
Pier	10	5	30	5	26	Maintain
Dock	9	11	20	11	20	Maintain
Boatlift	4	13	13	13	13	New
Freestanding Pilings	Number					
	2					Maintain

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 _____

- Approximately how wide is the waterway at this project site? 672 _____ ft. (measured from MLW to MLW)
- What will be the mean low water depth at the most channelward end of the mooring facility? _____ 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. Marine grade treated pilings and galvanized metal.
- 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? 138 ft.
8. Describe the vessels that will be berthed at the docking facility. Please draw proposed vessel locations on plans and drawings.
- | | | | | | | | |
|------------|-------|--------|-------|-------|-------|-------|-------|
| Make/model | _____ | length | _____ | width | _____ | draft | _____ |
| Make/model | _____ | length | _____ | width | _____ | draft | _____ |
| Make/model | _____ | length | _____ | width | _____ | draft | _____ |
| Make/model | _____ | length | _____ | width | _____ | draft | _____ |
9. Please provide a copy of the current state registration or Coast Guard Certificate of Documentation for each motorized vessel listed above.
10. Give the number and type of each Marine Sanitation Device (e.g. MSD III, Portable toilet) that will be used on vessels to be docked at the facility.
11. Is there currently a residence on the property? X Yes _____ No
12. Do you plan to reach the boat docking facility from your own upland property? X 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 X No.
If yes, written permission of the underwater land owner must be provided with this application.
14. What is the width of the waterfront property frontage adjacent to subaqueous lands? _____ ft.
Will any portion of the structure or any vessel be placed within 10 feet of your neighbor's property line?
_____ Yes X No
If yes, a letter of no objection from the adjacent property owner must be included with this application.

BOAT RAMPS

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

1. How many boat ramps will be constructed? 1 This ramp already exists and existed at the time of the lease transfer.
2. What are the dimensions of the proposed boat ramp(s)?

<u>17'</u>	Length	<u>5'10"</u>	Width
<u>1:6</u>	Slope	<u>2"</u>	Thickness
3. How many feet will the boat ramp(s) extend channelward of:

Tidal Waters: mean high water line? 14'4" ft.
 Non-tidal Waters: ordinary high water line? N/A ft.
4. How many square feet of the boat ramp(s) will be located:

Below mean high water? 73.44 sq. ft.
 On vegetated wetlands? 0 sq. ft.

A pier and dock already exists and was authorized by SL-199/05.
5. Will any docking facilities be constructed alongside of the boat ramp(s)? X Yes No
 If your answer is yes, complete Appendix A and show structure on plans.
6. What type of material(s) will be used for construction of the boat ramp(s) (e.g. concrete, timber, gravel, etc.)?
7. Will any fill be required? Yes ✓ No If yes, complete the appropriate appendix.
8. Amount of material to placed? 0 cubic yards below MHW
0 cubic yards below MLW
9. Will any dredging or excavation be required? Yes ✓ No If yes, complete the dredging appendix.
10. What boat ramp(s) do you now use in the area?
11. Will this ramp be: public, commercial, X private? If public or commercial, complete Appendix N (Marinas).

Plan View

Scale 1/4" = 5'

Troy & Tracy Heuer
6 Sloan Rd.
Harbeson, DE 19951

North



Flow Ebb



Existing Pier and Dock to be Replaced in the Same Footprint as the Existing

New Proposed Boat Lift 13' x 13'

2'3" MLW Depth Dock 11' x 20'

Stand Alone Piling to be Removed and Replaced with Boatlift Piling

Relocate Existing Stand Alone Piling

Stand Alone Piling to be Removed

Pier 5' x 30'

4' Difference Between MHW and MLW

14' From Edge of Ramp to Property Line

MLWL

MHWL

Existing Boat Ramp to be Replaced in the Same Footprint

10.64' 9.13'

29.04'

94'22"

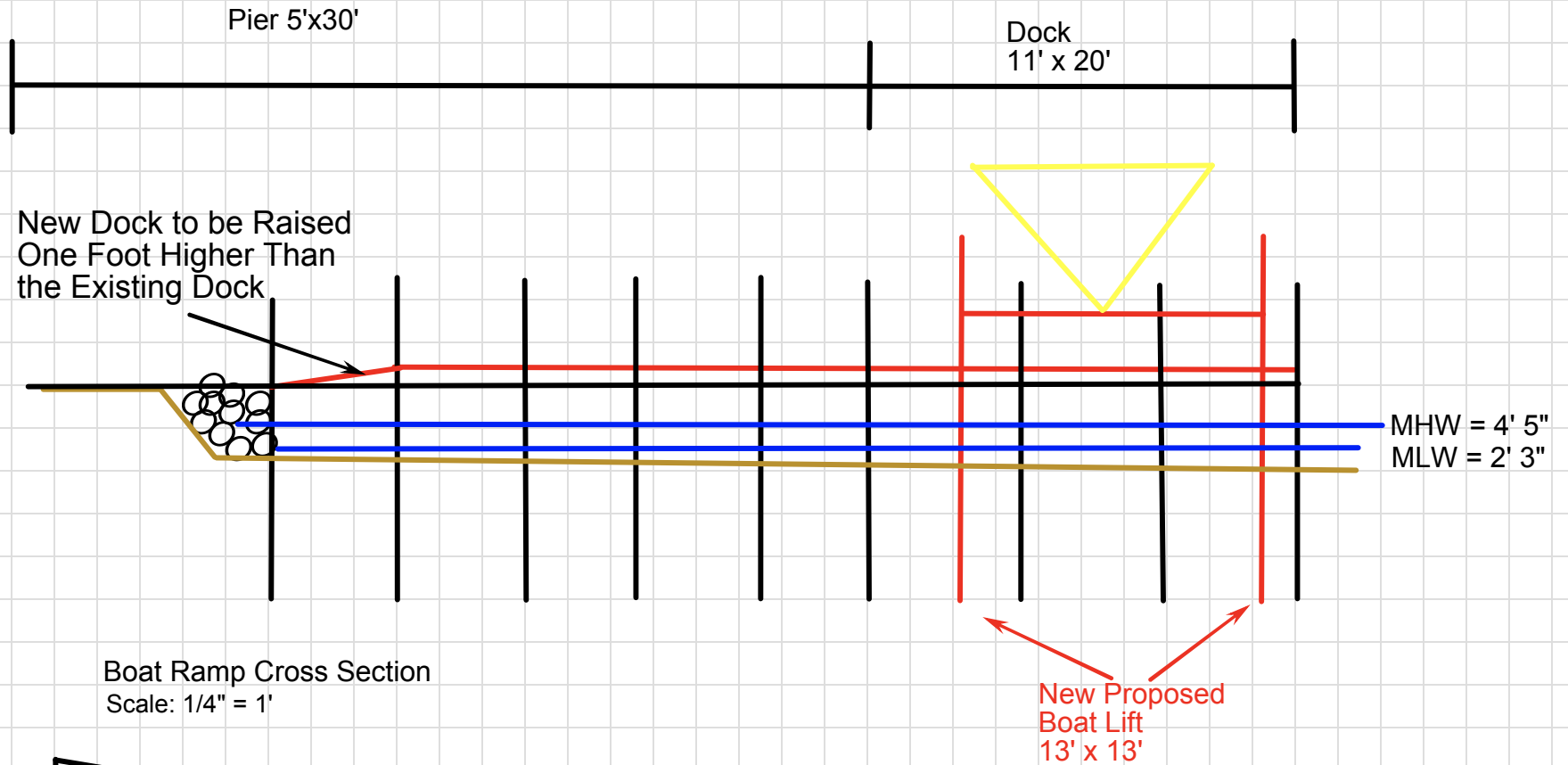
Property Line Segments

Property Line

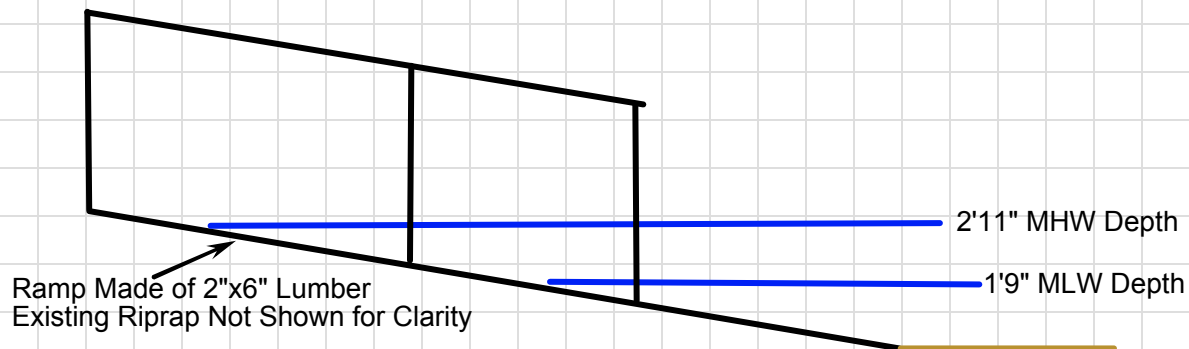
The Exact Dock Location in Relation to the Property Lines is Depicted on the Survey

Cross Sectional View
Scale 1/4" = 2'

Troy & Tracy Heuer
6 Sloan Rd.
Harbeson, DE 19951



Boat Ramp Cross Section
Scale: 1/4" = 1'





Waterbody
Width=672'

Rd



FOR REMOVAL OF DECALS FOLD HERE AND PEEL BACK
PLEASE READ INSTRUCTIONS FOR DECAL APPLICATIONS ON THE BACK

Use the form on back for reporting a **CHANGE IN STATUS** pertaining to the boat described below.
Please include your mailing address (if different) and phone number should we need to contact you.

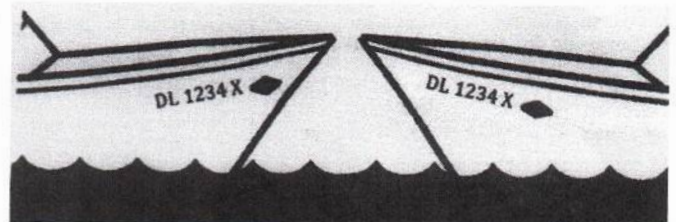
Division of Fish & Wildlife
Boat Registration Office
89 Kings Hwy
Dover, DE 19901
(302) 739-9916



\$50.00

TROY HEUER
912 PARESTIS ROAD
BARTO, PA 19504

No boat may be operated on the waters of this State without a current signed certificate of registration on board. Anyone using a vessel on the waters of this State shall present the certificate to any Federal, State, or Local Law Enforcement Officer for inspection at the Officer's request. No other numbers, letters, or pictures may be displayed on the forward half of the hull, or in the area of the registration numbers.



NOTE: The illustration shows the proper placement of decals.

REPORT BOATING ACCIDENTS

Stop and render assistance if you are involved in a boating accident. You are required to report all accidents to the Delaware Natural Resources Police, Fish & Wildlife upon the following circumstances: (1) a person dies; (2) a person is injured and requires medical treatment beyond first aid; (3) damage to the vessel and other property totals more than \$500; or (4) a person disappears from the vessel under circumstances that indicate death or injury.

STATE OF DELAWARE

BOAT REGISTRATION CERTIFICATE

HULL ID NO DVN35623K122	REG NO DL8056AN	MAKE AVALON 2485 LSZ QL	YEAR 2022
LENGTH 24' 0"	HULL MATERIAL Aluminum	PROPULSION Propeller	OPERATION Pleasure
VESSEL TYPE Pontoon Boat	FUEL Gasoline	ENGINE TYPE Outboard	EXPIRATION 2026
OWNER TROY A HEUER Or TRACY A HEUER			
BOAT NAME			
912 PARESTIS ROAD BARTO, PA 19504			

BDCO 90131

TAX MAP #: 2-34 17.12 96.01

PREPARED BY & RETURN TO:

Tunnell & Raysor, P.A.
323 Rehoboth Avenue
Suite E
Rehoboth Beach, DE 19971
File No. AS10740/HED

Document # 201800034674 BK: 4953 PG: 133
On 9/24/2018 at 11:57:32 AM
RECORDER OF DEEDS Scott Dailey
Sussex County, DE
Consideration: \$700,000.00 County/Town: \$10,500.00
State: \$17,500.00 Total: \$28,000.00 Doc Surcharge Paid

THIS DEED, made this September 21, 2018,

- BETWEEN -

WARREN THOMAS FIPP, as to an undivided Fifty Percent (50%) tenant in common interest, and **SUSAN FIPP ADAMS**, as to an undivided Fifty Percent (50%) tenant in common interest, of 2045 N. Shepherd Dr., Northfield, NJ 08225, parties of the first part,

- AND -

TROY A. HEUER and **TRACY A. HEUER**, his wife, of 3193 N. Charlotte Street, Gilbertsville, PA 19525, as tenants by the entireties, parties of the second part.

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

ALL that certain piece, parcel and tract of land lying and being situate in Indian River Hundred, Sussex County and State of Delaware, known as **Lot #5** of "Burton Hall Estates" subdivision, being described more particularly:

BEGINNING at an iron pipe found on the northerly right-of-way line of Sloan Road (50' R/W); said iron pipe being situate westerly of the right-of-way line of Blackberry Lane a distance of 400 feet, more or less; thence with the right-of-way line of

Sloan Road: along a curve to the right having a radius of 8,527.55 feet, the central angle being $1^{\circ}-27'-06''$, the arc length being 216.06 feet, the chord bearing North $46^{\circ}-13'-06''$ West a distance of 216.05 feet to an iron rod set; thence with Lot #4 North $62^{\circ}-42'-15''$ East a distance of 160.00 feet to an iron pipe found; thence with Lot #4 North $86^{\circ}-07'-55''$ East a distance of 111.02 feet to a point, passing over an iron rod at 81.98 feet; thence running with the low mean waterline of Burton's Prong Creek the following 4 courses a distances: 1) South $49^{\circ}-06'-50''$ East a distance of 10.64 feet to a point; 2) North $69^{\circ}-59'-09''$ East a distance of 9.13 feet to a point; 3) South $47^{\circ}-43'-05''$ East a distance of 72.99 feet to a point; 4) South $39^{\circ}-45'-03''$ East a distance of 21.23 feet to a point; thence with the Lands of William E. Craven, JR. Trustee South $48^{\circ}-17'-49''$ West a distance of 241.77 feet to an iron pipe found, passing over an iron pipe at 59.01 feet, home to the point and place of beginning said to contain 42,288 Square Feet of land, be the same more or less.

BEING the same lands conveyed to Dorothy R. Fipp from August B. Fipp, Jr. and Dorothy R. Fipp, his wife, by Deed dated February 15, 1997, recorded in the Office of the Recorder of Deeds in and for Sussex County, Delaware, on February 21, 1997, in Deed Book 2183, Page 273.

The said Dorothy R. Fipp departed this life on or around December 30, 2014. Pursuant to Item II Section B Subsection 3 of the Last Will and Testament of Dorothy R. Fipp dated September 15, 2005, this real property passed in approximately equal shares to Warren Thomas Fipp and Susan Fipp Adams. Therefore, ownership in this real property is currently held as follows: Warren Thomas Fipp as to a Fifty Percent (50%) tenant in common interest and Susan Fipp Adams as to a Fifty Percent (50%) tenant in common interest.

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

IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered
in the presence of:

Witness

Witness

Warren Thomas Fipp

(SEAL)

Susan Fipp Adams

(SEAL)

STATE OF DELAWARE, COUNTY OF SUSSEX: to-wit

BE IT REMEMBERED, that on September 21, 2018, personally came before me, the subscriber, Warren Thomas Fipp and Susan Fipp Adams, parties of the first part to this Indenture, known to me personally to be such, and acknowledged this Indenture to be their act and deed.

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

HAROLD E. DUKES, JR.
ATTORNEY AT LAW WITH
POWER TO ACT AS NOTARY PUBLIC
PER 29 DEL. C SEC 4323 (A)3

Notary Public

My Commission Expires: _____

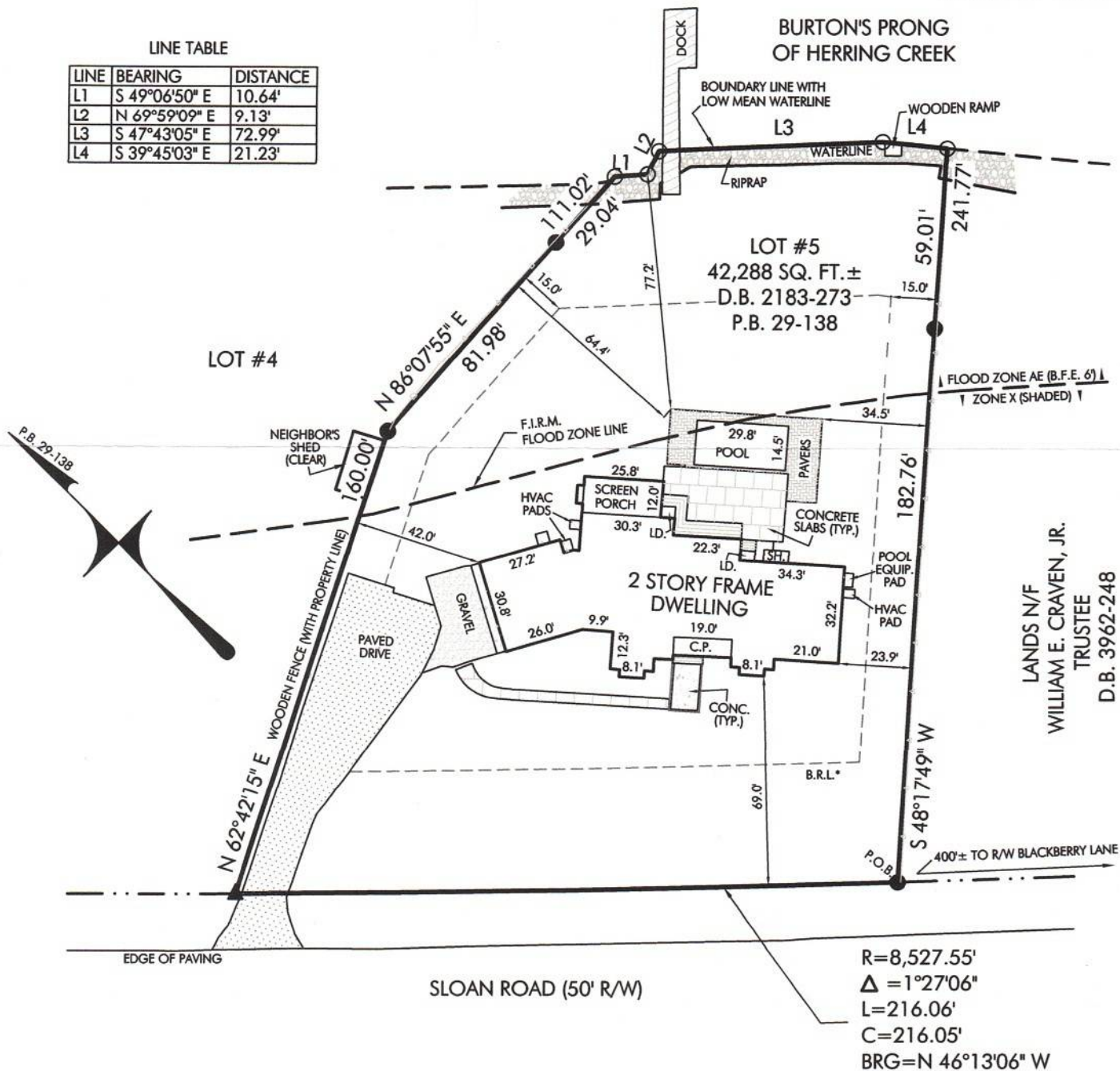
HAROLD E. DUKES, JR.
ATTORNEY AT LAW WITH
POWER TO ACT AS NOTARY PUBLIC
PER 29 DEL. C SEC 4323 (A)3

2024 - New House Flood Cert

T.M. #2-34-17.12-96.01

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 49°06'50" E	10.64'
L2	N 69°59'09" E	9.13'
L3	S 47°43'05" E	72.99'
L4	S 39°45'03" E	21.23'



R=8,527.55'
 Δ =1°27'06"
 L=216.06'
 C=216.05'
 BRG=N 46°13'06" W

6 SLOAN ROAD, HARBESON
 LOT #5 OF "BURTON HALL ESTATES" SUBDIVISION
 INDIAN RIVER HUNDRED SUSSEX COUNTY
 STATE OF DELAWARE
 SEPTEMBER 6, 2023 SCALE: 1" = 50'

Prepared by:

FORESIGHT Services

Surveying & Precision Measurement

302 226 2229 phone

302 226 2239 fax

2103A Coastal Highway

Dewey Beach, DE 19971



STATE OF DELAWARE
DEPARTMENT OF NATURAL RESOURCES &
ENVIRONMENTAL CONTROL
DIVISION OF WATER
89 KINGS HIGHWAY
DOVER, DELAWARE 19901

WETLANDS & SUBAQUEOUS
LANDS SECTION

TELEPHONE (302) 739-9943
FAX (302) 739-6304

Troy A. and Tracy A. Heuer
6 Sloan Road
Harbeson, DE 19951
Tax Parcel No: 2-34-17.12-96.01

Transferred Lease: SL-199/05 (T1)
Authorization Date: 1-4-2019
Original Lease Issuance: July 27, 2005
Lease Expiration Date: July 28, 2025

AUTHORIZATION OF LEASE TRANSFER

GRANTED TO:

**Troy A. and Tracy A. Heuer
6 Sloan Road
Harbeson, DE 19951**

TO UTILIZE AND MAINTAIN:

**A 5 foot wide by 40 foot long pier
A 11 foot wide by 20 foot long dock
4 mooring pilings**

OCCUPYING PUBLIC SUBAQUEOUS LANDS TOTALING:

424 square feet

ORIGINALLY ISSUED TO:

August B. Fipp, Jr.

LOCATED:

**In Bruton's Prong
at 6 Sloan Road, Pinewater Farms
Harbeson, Sussex County Delaware**

Pursuant to the provisions of 7 Del. C., §7203 and the Department's Regulations Governing the Use of Subaqueous Lands, permission is hereby granted on this 4th day of January A.D. 2019 to transfer the above-referenced lease between the parties listed above.

WHEREAS, the State of Delaware is the owner of ungranted subaqueous lands lying beneath the waters of Burton's Prong; and

WHEREAS, on July 27, 2005, the State of Delaware issued a lease renewal (SL-199/05) to August B. Fipp, Jr. for the period of July 27, 2005 through July 28, 2025; and

Delaware's good nature depends on you!

WHEREAS, on December 7, 2005 August B. Fipp, Jr. departed this life leaving Dorothy R. Fipp sole owner. On December 30, 2014 Dorothy R. Fipp departed this life, pursuant to the Last Will and Testament of Dorothy R. Fipp dated September 15, 2005 this real property passed in equal shares to Warren Thomas Fipp and Susan Fipp Adams; and

WHEREAS, on September 21, 2018, Troy A. and Tracy A. Heuer purchased the associated riparian property from Warren Thomas Fipp and Susan Fipp Adams (Parcel 2-34-17.12-96.01).

NOW THEREFORE, based on the above-presented information,

THE above-referenced Subaqueous Lands Lease is hereby transferred to **Troy A. and Tracy A. Heuer** subject to the conditions herein set forth:

1. This Lease Transfer is transference of the original Subaqueous Lands Lease (SL-199/05) granted to August B. Fipp, Jr. This authorization shall be attached thereto and made part thereof;
2. This Lease Transfer only authorizes the continued use and maintenance of the structures authorized in the original lease (SL-199/05) as identified on Page One. Any deviations from the previously-approved configuration are the responsibility of the current lease holder;
3. All terms and conditions of the original Subaqueous Lands Lease (SL-199/05), including the **July 28, 2025** expiration, remain intact and are conveyed with this Lease Transfer;
4. This Lease Transfer shall not be considered valid until it has been duly recorded in the office for the Recorder of Deeds in and for the appropriate County and a copy of the recorded Lease is returned to, and has been received by, the Department.

IN WITNESS WHEREOF, We, The new property owners Troy A. and Tracy A. Heuer have caused this instrument to be executed on this 24th day of December, 2018.

By: _____

Troy A. Heuer

By: _____

Tracy A. Heuer

Sworn and Subscribed before me on
this 24 day of December, 2018

(Notary Seal)

Commonwealth of Pennsylvania - Notary Seal
Theresa Ann O'Connor, Notary Public
Montgomery County
My commission expires September 21, 2022
Commission number 1191273
Member, Pennsylvania Association of Notaries

Notary

IN WITNESS WHEREOF, I, Tyler Brown, the duly authorized representative of Shawn M. Garvin, Secretary of the Department of Natural Resources and Environmental Control, have hereunto set my hand this 4th day of January, 2019.

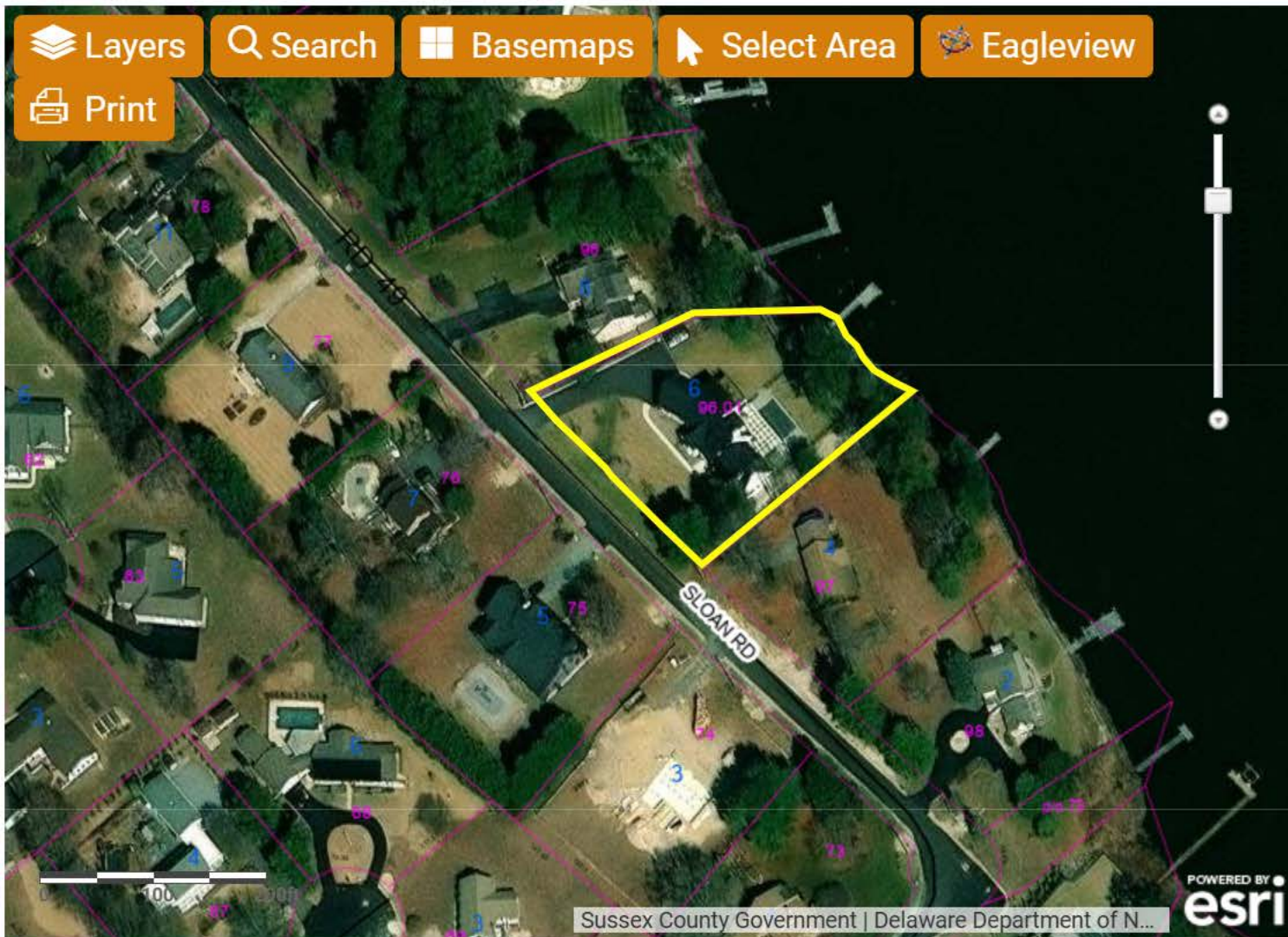
A handwritten signature in black ink, appearing to read 'Tyler Brown', written over a horizontal line.

By Tyler Brown, Section Manager
the duly authorized representative of the Secretary of the
Department of Natural Resources and Environmental Control









Eagleview Search Results

Selected Features: Parcels (1)

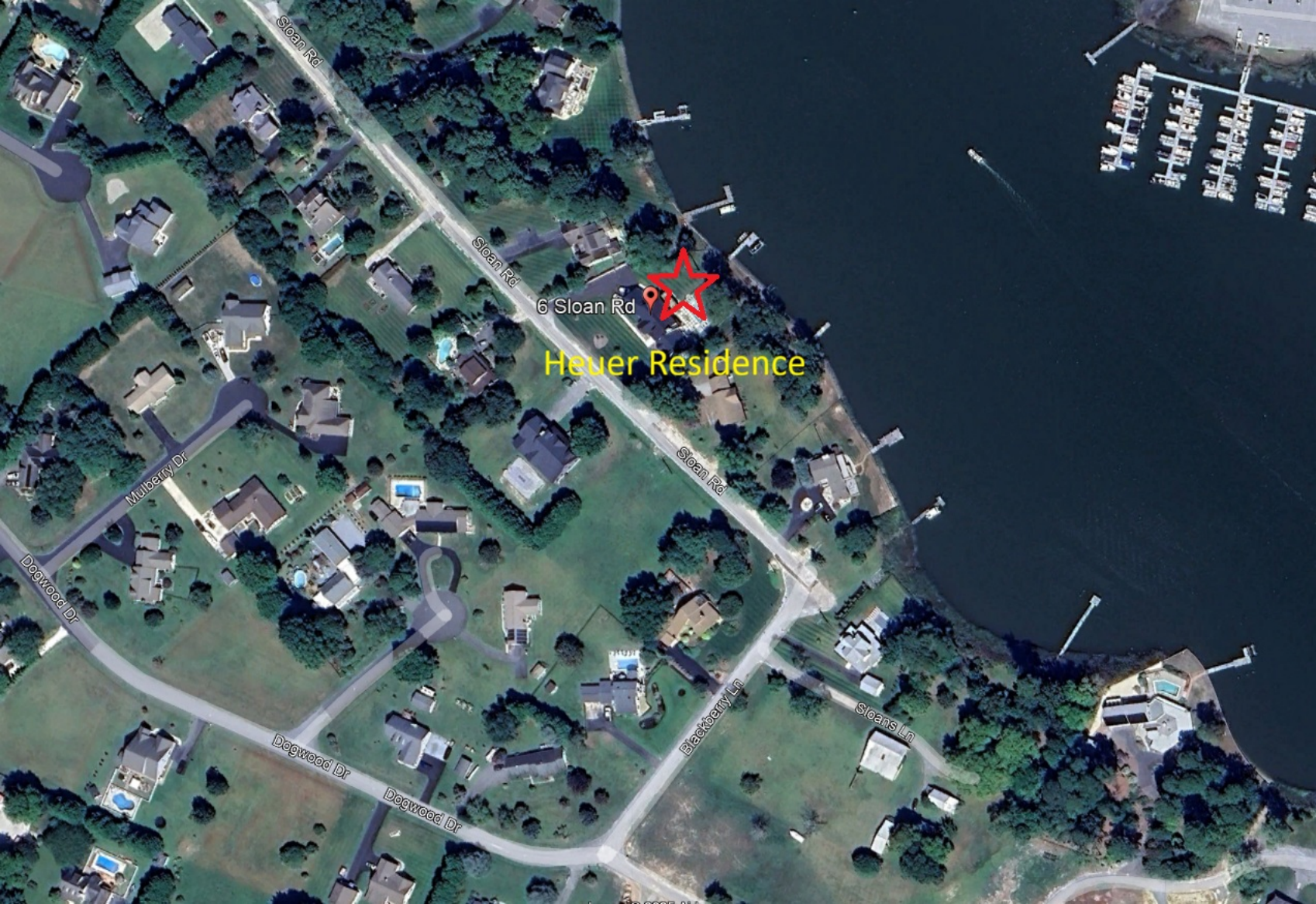
1) 234-17.12-96.01 Zoom

BOOK	4953
PAGE	133
FULLNAME	HEUER TROY A
Second_Owner_Name	TRACY A HEUER
MAILINGADDRESS	3193 N CHARLOTTE ST
CITY	GILBERTSVILLE
STATE	PA
a_account	25-03-096.1
DESCRIPTION	PINEWATER FARM
DESCRIPTION2	LOT 5
DESCRIPTION3	
LUC	101

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⏪
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⏩
⏭

Selected Features (1)

Clear Selected



6 Sloan Rd

Heuer Residence