



Cover Letter

Joseph and Connie Startt

Marine Permitting & Consulting, LLC is pleased to submit an application on behalf of Joseph and Connie start to remove an existing dock, extend the existing pier, and relocate an existing boatlift and two PWC platforms. The Startt's recently purchased their property, and Mr. Startt owns a thirty-two-foot vessel with twin outboard engines and needs to extend their current structure to reach deeper water. 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.
- 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.
- An aerial Photo.
- Vessel Registration.

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



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?

☒	Yes	BASIC APPLICATION
☒	Yes	SIGNATURE PAGE (Page 3)
☒	Yes	APPLICABLE APPENDICES
☒	Yes	SCALED PLAN VIEW
☒	Yes	SCALED CROSS-SECTION OR ELEVATION VIEW PLANS
☒	Yes	VICINITY MAP
☒	Yes	COPY OF THE PROPERTY DEED & SURVEY
☒	Yes	THREE (3) COMPLETE COPIES OF THE APPLICATION PACKET
☒	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 Identification1. Applicant's Name: Joseph & Connie StarttTelephone #: 302-632-6937Mailing Address: 24200 Big Oak Lane, Millsboro, DE 19966

Fax #: _____

E-mail: connie.startt@verizon.net2. Consultant's Name: Kelly FigurskiCompany Name: Marine Permitting & Consulting, LLCMailing Address: 9 Creek Drive, Millsboro, DE 19966Telephone #: 302-853-5928

Fax #: _____

E-mail: marinepermit@outlook.com3. Contractor's Name: Troy MessickCompany Name: J.T. Rogers Marine ConstructionMailing Address: 25245 Banks Road, Millsboro, DE 19966Telephone #: 302-841-4995

Fax #: _____

E-mail: troymessick71@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):

Extend an existing pier and dock to reach deeper water by removing an existing dock, extending the existing pier, building a new dock, and relocating an existing boatlift.

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 Location7. Project Site Address: 24200 Big Oak Lane,
Millsboro, DE 19966County: ☐ 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. 24 (John J. Williams Hwy.), continue west for 6.34 miles, turn left onto Banks Road,
travel .18 miles to Big Oak Road, travel .30 miles turn right, travel .14 miles, residence is on the left.

(Attach a vicinity map identifying road names and the project location)

9. Tax Parcel ID Number: 234-17.00-67.00Subdivision Name: N/A**WLS Use Only:** Permit #s: _____

Section 3: Project Location (Continued)

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

11. Is the waterbody: ☒ Tidal ☐ Non-tidal Waterbody width at mean low or ordinary high water 475 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):

Paul & Janet Oliva, 24206 Big Oak Lane, Millsboro, DE 19966

Harry & Jackqueline Fowler, 24262 Canal Drive, Millsboro, DE 19966

Rodney & Tracey Homan, 108 Slater Dr., Wernersville, PA 19565

Paul Trapuzzano & Dorothy Marie Lieb, 24280 Canal Dr., Millsboro, DE 29966

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-181/21

*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: _____

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 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, Joseph & Connie Startt, hereby designate and authorize Kelly L. Figurski

(Name of Applicant)

(Name of Agent)

to act on my behalf in the processing of this application and to furnish any additional information requested by the Department.

Authorized Agent's Name: Kelly L. Figurski

Telephone #: 302-853-5928

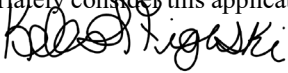
Mailing Address: 9 Creek Drive, Millsboro, DE 19966

Fax #: N/A

E-mail: marinepermit@outlook.com

20. Agent's Signature:

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



Agent's Signature

June 5, 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.



Joseph & Connie Startt (Jun 5, 2026 16:08:14 EDT)

Applicant's Signature

Joseph & Connie Startt

Print Name

06/05/26

Date

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 (Jun 5, 2026 14:37:47 EDT)

Contractor's Name

Troy Messick

Print Name

06/05/26

Date

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, extend the existing pier, and relocate an existing boatlift and two PWC platforms.

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	8	4	31	4	31	New
Dock	8	6	36	6	36	New
Boatlift	4	13	13	13	13	Relocate/Maintain
Pier	18	4	72	4	68'4"	Maintain
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? 475 ft. (measured from MLW to MLW)
4. What will be the mean low water depth at the most channelward end of the mooring facility? 4'2" 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.
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? 182 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>Sportsman</u> | length <u>32'2"</u> | width <u>10'10"</u> | draft <u>28"</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> |
| 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. **Vessel does not provide a bathroom facility.**
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 ✓ 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? 147.75 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'

Joseph & Connie Startt
24200 Big Oak Ln.
Millsboro, DE 19966

North

Flow Ebb

Legend:

Black=Existing Structures

Red=Proposed/Relocated Structures

New location of
13' x 13' Boat Lift

New Proposed Dock
6' x 36'

PWC Platform
8' x 20'
New location

PWC Platform
11' x 12'
New Location

New Proposed Pier
4' x 31'

Boat Lift
13' x 13'
to be relocated

PWC Platform
8' x 20'
to be relocated

PWC Platform
11' x 12'
to be relocated

Dock 6' x 36'
to be removed

Pier 4' x 72'
to Remain

Total Channelward
Extent=128'

MLW Depth=4'2"

MLW Depth=3'9"

MLW Depth=3'6"

MLW Depth=2'3"

MHWL MLWL
Difference=3'8"

33'

36.8'

41.88'

36.79'

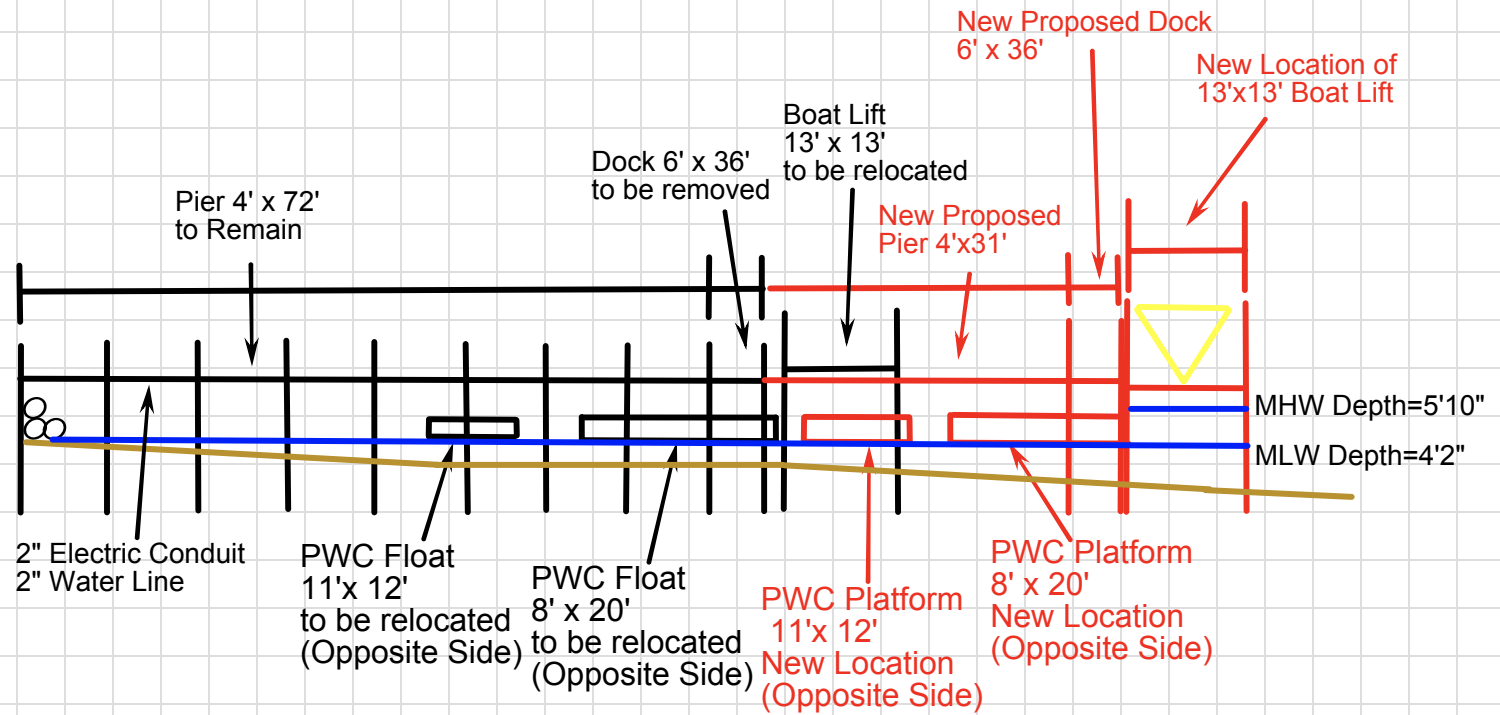
Property Line

Property Line

Cross Sectional View

Scale 1/4" = 5'

Joseph & Connie Startt
24200 Big Oak Ln.
Millsboro, DE 19966





Waterbody
Width=475'

128' Channelward
Extent

24200 Big Oak Ln

SUBAQUEOUS LANDS LEASE - OVERVIEW

NEW ☒ SUPPLEMENTAL ☐ RENEWAL ☐ TRANSFER ☐

Applicant: Jonathan L. Lokken and Karlyn F. Lokken

Lease #: SL- 181/21

Scientist Assigned: Anthony Konrad

Project Location: In the Hopkins Prong at 24200 Big Oak Lane Millsboro, Sussex County, Delaware

Project Details:

Compliance History: ☒ No issues
☐ Authorization of Previously Grandfathered Structures
☐ After-the-fact permitting

Site Inspection: ☒ Yes, Date: 10/5/21 ☐ No, reason provided below:

Public Notice Start (date): 11/10/21

Public Comments:

Public Notice End (date): 11/30/21

☒ No Comments Received
☐ Yes, summary provided below:

Received DFW comments November 29, 2022.

Notes to Secretary (special circumstances/considerations)

The existing docking facility consisted of a 4 foot wide by 72 foot long pier, a 6 foot wide by 35 foot long dock, two (2) 5 foot wide by 10.5 foot long floating PWC docks. Additionally, the applicant is proposing to install a boat lift with four (4) associated pilings, a 2 foot wide by 16 foot long catwalk, an 8 foot wide by 20 foot long floating boat dock and an aluminum ladder in Hopkins Prong located at 24200 Big Oak Lane, Millsboro, DE. The project requires a new Subaqueous Lands Lease since new structures are being installed and a previous lease was never transferred. The construction meets regulations set forth by the Department. The proposed construction is consistent with basic marine construction practices and the work authorized by this Lease is subject to the terms and conditions of the Department of the Army Permit Number CENAP-OP-R-SPGP-20.

Lease Recommendations:

Issue as conditioned.

Document Review/Signature

Application Received (date): 5/6/21

Program Manager I-WSLS (date): _____

Program Manager II-WSLS (date): 5/25/22

Sent to Applicant (date): 7/13/22

Received from Applicant (date): 8/16/22

Director-Division of Water (date): 6/27/23

Sent to Secretary (date): 6/27/23

INTERNAL SUMMARY: ☒ See Attached Scientist Notes for more detail

PHOTOS: ☒ If not, state reason:

Lease Packet Checklist:

- ☐ Routing Slip
- ☐ Overview (this sheet)
- ☐ One (1) full copy of notarized lease with approved plans
- ☐ Scientist Notes (including)
 - ☐ Write-Up
 - ☐ Photos (explain on front if absent)
 - ☐ Agency comments, if any (e.g. F & W comments)

SCIENTIST NOTES: Subaqueous Lands Lease

Jonathan L. Lokken and Karlyn F. Lokken – SL-181/21 Tax Map Parcel Number: 2-34-17.00-67.00 24200 Big Oak Lane, Millsboro, Delaware 19966	
Project Details	The applicant is proposing to install a boat lift with four (4) associated pilings, a 2'x16" catwalk, an aluminum ladder and an 8'x20' floating dock. The applicant is proposing to utilize and maintain a 6'x35' dock, a 4'x72' pier and two (2) 5'x10.5' floating PWC docks.

Date:	Project Activity:	Comments:
May 3, 2021	Application Date.	
May 6, 2021	Application Received.	Permit to be authorized in conjunction with Nationwide Permit #3.
October 5, 2021	Initial Site Visit.	An unauthorized 8'x20' floating vessel dock and access ladder were observed.
November 10, 2021	Placed on Public Notice	
November 29, 2021	DFW Comment Received	No time of year restrictions provided by DFW. No public comments received.
November 30, 2021	Public Notice End	
January 13, 2022	Consultant Communication	Anthony sent email to Evelyn Maurmeyer requesting information on unauthorized structures and ladder. Requested vessel registration and revised drawings, etc.
February 3, 2022	Contractor Communication and Supplemental Information Received.	Jessica Short responded to my email on 1-13-22 and indicated that the applicant would like the vessel float and ladder authorized. Boat registration received.
March 30, 2022	Supplemental Information Received	Evelyn M. sent revised documents to Anthony for review/approval. Information was not correct.
May 20, 2022	Supplemental Information Received.	Evelyn M. sent revised documents to Anthony for review/approval. All information provided was correct.
December 22, 2022	After-the-fact fee	An after the fact fee (\$56.25) for the unauthorized 8'x20' floating vessel was received.

Scientist: Anthony Konrad**Project:** Jonathan L. Lokken and Karlyn F. Lokken**Current Authorization:** SL-181/21**Previous Authorizations:** SL-097/03 and SL-308/04**New Application:** Proposed Boat Lift, Catwalk, Ladder and Floating Dock

The application was received by our section on May 3, 2021. A site visit was performed on October 5, 2021. An unauthorized 8'x20' floating dock and an access ladder were observed during the site inspection. The applicant included the unauthorized structures in the supplement information provided on May 20, 2022. The project was placed on Public Notice # 30 on November 10, 2021 and ended on November 30, 2021. On November 29, 2021, we received public notice comments back from DNREC-Fish and Wildlife. No time of year restrictions or public comments were received.

The proposed project involves the installation of the following:

- A boat lift with four (4) associated pilings
- A 2 foot wide by 16 foot long catwalk
- A 3 foot wide by 5 foot long aluminum Ladder
- An 8 foot wide by 20 foot long floating vessel dock

To utilize and maintain the following structures:

- A 4 foot wide by 72 foot long pier
- A 6 foot long by 35 foot long dock
- Two (2) 5 foot wide by 10.5 foot long floating PWC docks

The applicant owns two (2) vessels and two (2) PWCs. The proposed structure is consistent in length/configuration to surrounding structures as indicated on the site maps included within these notes. The project requires a new Subaqueous Lands Lease and meets regulations set forth by the Department.

The proposed structure is consistent with basic marine construction practices. The work authorized by this Lease is subject to the terms and conditions of the Department of the Army SPGP-20.

Per our regulations DNREC Wetlands and Subaqueous Lands Section takes jurisdiction of structure that is channelward of the Mean High Water Line.

The square footage of structure that is channelward of the Mean Low Water Line is **779 square feet**.

Total square feet of structure built channelward of MLW:

- A 4 foot wide by 67 foot long pier = 268 square feet
- A 6 foot wide by 35 foot wide dock = 210 square feet
- Boat lift with 4 associated pilings = 4 square feet
- Two (2) 5 foot wide by 10.5 foot long PWC floating docks with 2 total pilings = 105 square feet
- A 8 foot wide by 20 foot long floating dock = 160 square feet
- A 2 foot wide by 16 foot long catwalk = 32 square feet
- **Subaqueous Lands Lease Total square footage = 779 square feet**

The lessee's private subaqueous lands total **20 square feet** represented by a 4 foot wide by 5 foot long section of the pier.

The total structure is 799 square feet.



TAX MAP AND PARCEL ID NO.: 234-17.00-67.00

PREPARED BY/RETURN TO:
GIORDANO AND GAGNE
20238 Coastal Hwy., Suite A
Rehoboth Beach, DE 19971

THIS DEED, made this 25th day of February, 2026,

- BETWEEN -

KARLYN F LOKKEN, of 33437 Islander Drive, Millsboro, DE 19966, Grantor,

- AND -

JOSEPH GARRETT STARTT III AND CONNIE R STARTT, a married couple, of 24200 Big Oak Lane, Millsboro, DE 19966, Grantees.

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of TEN DOLLARS AND NO/100 (\$10.00), lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby grant and convey unto the Grantee(s), and its heirs and assigns, in fee simple, the following described lands, situate, lying and being in Sussex County, State of Delaware:

ALL THAT CERTAIN lot, piece or parcel of land, lying and being situate in Indian River Hundred, Sussex County, State of Delaware, being more particularly described according to a survey prepared by Alan O. Kent Land Surveying, LLC, dated January 17, 2017, attached as Exhibit A, and as follows, hereto:

COMMENCING at a point where the right of way line of Big Oak Lane (50 feet wide) intersects the right of way of Bank Road, thence following the northern right of way of Sand Bay Drive for a distance of 2,218 feet more or less, to an mag nail set, said mag nail also being the POINT OF BEGINNING, thence, with the lands now or formerly Paul and Janet Oliva the following two courses and distances, having a bearing of South 42° 11' 07" East and a distance of 30.00 feet to a capped iron pin set, thence having a bearing of North 56° 57' 08" East and a distance of 206.70 feet to a point at the edge of Hopkins Prong, passing over a capped iron pin set 103 feet more or less from Hopkins Prong, thence with Hopkins Prong the following four courses and distances: 1) having a bearing of South 18° 01' 27" East and a distance of 33.00 feet to a point, 2) thence having a bearing of South 42° 59' 37" East and a distance of 36.08 feet to a point, 3) thence having a bearing of South 53° 06' 44" East and a distance of 41.88 feet to a point, 4) thence having a bearing of South 67° 14' 40" East and a distance of 36.79 feet to a point, at a common corner for the lands herein described and the lands now or formerly of Jaqueline Fowler, Robert and Carmela Singer, and Joseph and Patricia Meyer, the following two courses and distances, 1) having a bearing of South 01° 52' 17" East and a distance of 6.10 feet to a capped iron pin set, 2) thence having a bearing of South 38° 56' 10" West and a distance of 229.82 feet to an iron pipe found, at a common corner for the lands herein described, the lands now or formerly of the aforementioned Meyer, and other lands now or formerly of Paul and Janet Oliva, thence with the lands herein described and the other lands of the aforementioned Oliva the following two courses and distances, 1) having a bearing of North 51° 46' 44" West a distance of 244.37 feet, 2) thence having a bearing of North 45° 10' 24" East and a distance of 57.21 to the POINT AND PLACE OF BEGINNING.

CONTAINING 44,461 square feet more or less or 1.020 acre more or less.

TAX MAP AND PARCEL ID NO.: 234-17.00-67.00

PREPARED BY/RETURN TO:
GIORDANO AND GAGNE
20238 Coastal Hwy., Suite A
Rehoboth Beach, DE 19971

THIS DEED, made this 25th day of February, 2026,

- BETWEEN -

KARLYN F LOKKEN, of 33437 Islander Drive, Millsboro, DE 19966, Grantor,

- AND -

JOSEPH GARRETT STARTT III AND CONNIE R STARTT, a married couple, of 24200 Big Oak Lane, Millsboro, DE 19966, Grantees.

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of TEN DOLLARS AND NO/100 (\$10.00), lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby grant and convey unto the Grantee(s), and its heirs and assigns, in fee simple, the following described lands, situate, lying and being in Sussex County, State of Delaware:

ALL THAT CERTAIN lot, piece or parcel of land, lying and being situate in Indian River Hundred, Sussex County, State of Delaware, being more particularly described according to a survey prepared by Alan O. Kent Land Surveying, LLC, dated January 17, 2017, attached as Exhibit A, and as follows, hereto:

COMMENCING at a point where the right of way line of Big Oak Lane (50 feet wide) intersects the right of way of Bank Road, thence following the northern right of way of Sand Bay Drive for a distance of 2,218 feet more or less, to an mag nail set, said mag nail also being the POINT OF BEGINNING, thence, with the lands now or formerly Paul and Janet Oliva the following two courses and distances, having a bearing of South 42° 11' 07" East and a distance of 30.00 feet to a capped iron pin set, thence having a bearing of North 56° 57' 08" East and a distance of 206.70 feet to a point at the edge of Hopkins Prong, passing over a capped iron pin set 103 feet more or less from Hopkins Prong, thence with Hopkins Prong the following four courses and distances; 1) having a bearing of South 18° 01' 27" East and a distance of 33.00 feet to a point, 2) thence having a bearing of South 42° 59' 37" East and a distance of 36.08 feet to a point, 3) thence having a bearing of South 53° 06' 44" East and a distance of 41.88 feet to a point, 4) thence having a bearing of South 67° 14' 40" East and a distance of 36.79 feet to a point, at a common corner for the lands herein described and the lands now or formerly of Jaqueline Fowler, Robert and Carmela Singer, and Joseph and Patricia Meyer, the following two courses and distances, 1) having a bearing of South 01° 52' 17" East and a distance of 6.10 feet to a capped iron pin set, 2) thence having a bearing of South 38° 56' 10" West and a distance of 229.82 feet to an iron pipe found, at a common corner for the lands herein described, the lands now or formerly of the aforementioned Meyer, and other lands now or formerly of Paul and Janet Oliva, thence with the lands herein described and the other lands of the aforementioned Oliva the following two courses and distances, 1) having a bearing of North 51° 46' 44" West a distance of 244.37 feet, 2) thence having a bearing of North 45° 10' 24" East and a distance of 57.21 to the POINT AND PLACE OF BEGINNING.

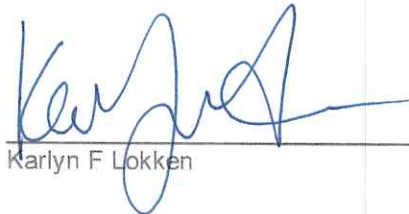
CONTAINING 44,461 square feet more or less or 1.020 acre more or less.

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.

BEING the same lands and premises which David A. Greth, by Deed dated January 13, 2017 and recorded in the Office of the Recorder of Deeds in and for Sussex County, Delaware, in Deed Record 4660, Page 315 granted and conveyed unto Jonathan L. Lokken and Karlyn F. Lokken. SUBSEQUENTLY, the said Jonathan L. Lokken departed this life on or about 9/21/24, vesting title in Karlyn F. Lokken, surviving Tenant by the Entirety.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal on the day and year first above written.

Signed, Sealed and Delivered
in the presence of:


Karlyn F Lokken

STATE OF DELAWARE

COUNTY OF SUSSEX

BE IT REMEMBERED, That on this 25th day of February, 2026, before me, a Notary Public for the State and County aforesaid, party to this Indenture, known to me personally to be such, and acknowledged this Indenture to be his/her/their act and deed.

WITNESS my hand and official seal, this the .


Notary Public
My Commission Expires:

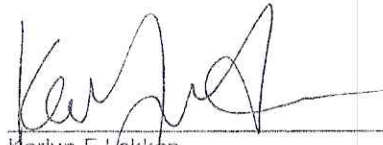
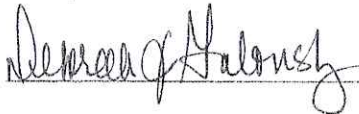
DEBORAH J. GALONSKY
Attorney-at-Law
Notary Public, State of Delaware
My Commission Has No Expiration Date
29 Del. C. § 4323 (a)(3)

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.

BEING the same lands and premises which David A. Greth, by Deed dated January 13, 2017 and recorded in the Office of the Recorder of Deeds in and for Sussex County, Delaware, in Deed Record 4660, Page 315 granted and conveyed unto Jonathan L. Lokken and Karlyn F. Lokken. SUBSEQUENTLY, the said Jonathan L. Lokken departed this life on or about 9/21/24, vesting title in Karlyn F. Lokken, surviving Tenant by the Entirety.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal on the day and year first above written.

Signed, Sealed and Delivered
in the presence of:


Karlyn F. Lokken

STATE OF DELAWARE

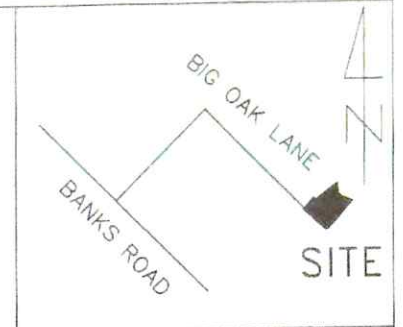
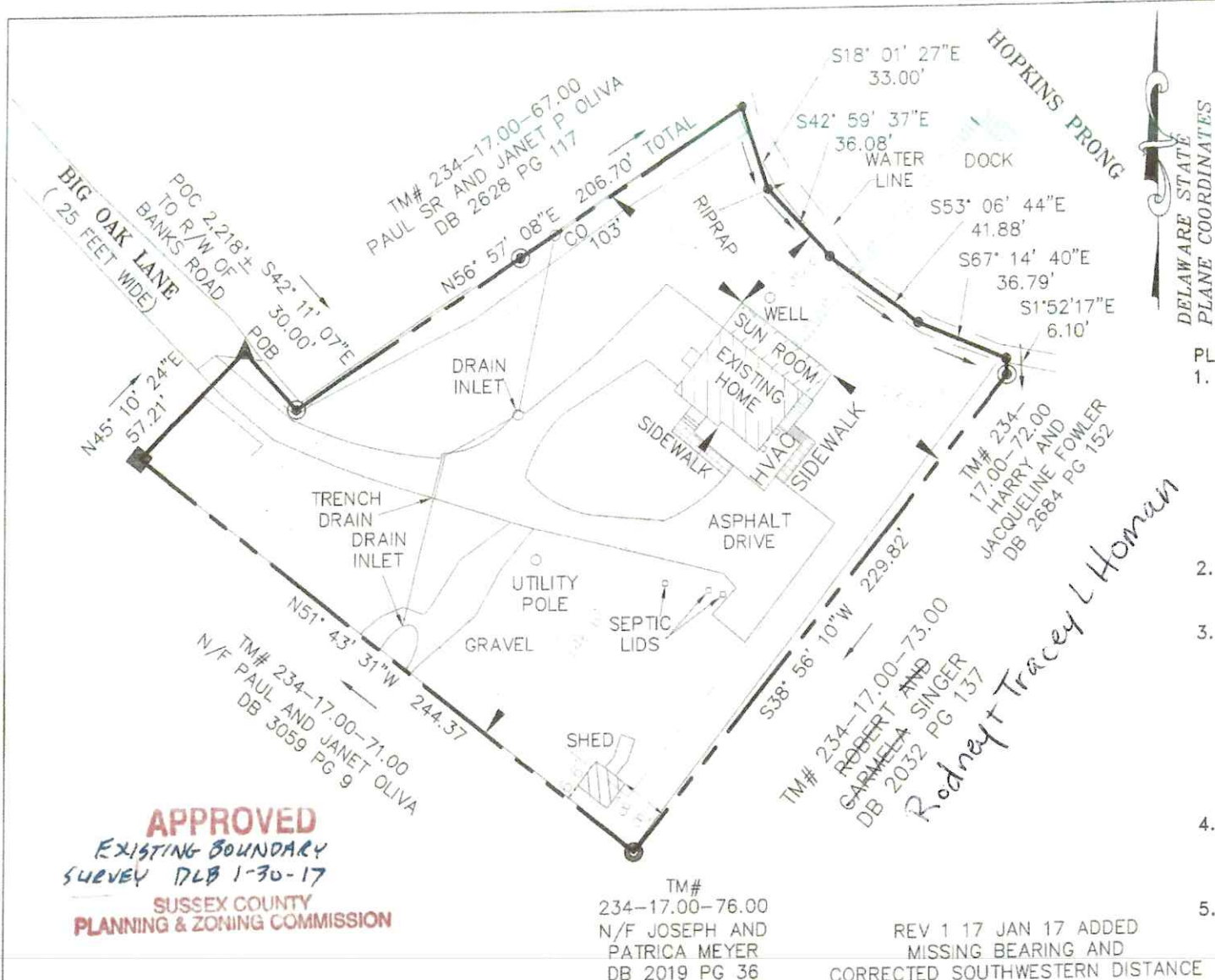
COUNTY OF SUSSEX

BE IT REMEMBERED, That on this ^{25th} day of February, 2026, before me, a Notary Public for the State and County aforesaid, party to this Indenture, known to me personally to be such, and acknowledged this Indenture to be his/her/their act and deed.

WITNESS my hand and official seal, this the .


Notary Public
My Commission Expires:

DEBORAH J. GALONSKY
Attorney-at-Law
Notary Public, State of Delaware
My Commission Has No Expiration Date
29 Del. C. § 4323 (a)(3)



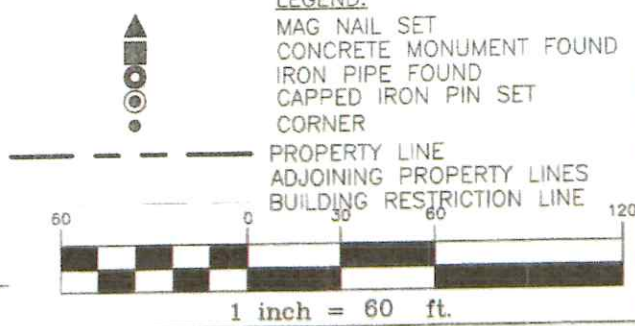
DELAWARE STATE
PLANE COORDINATES

- PLAN DATA:
1. TITLE REFERENCED TO:
TM# 234-17.00-67.00,
DB 2575, PG 319,
PB 70 PG 176
24200 BIG OAK LANE,
MILLSBORO, DE 19966
INDIAN RIVER HUNTERD,
SUSSEX COUNTY, STATE OF
DELAWARE
 2. NO TITLE REPORT PERFORMED
OR FURNISHED IN
PREPARATION OF THIS PLAT.
 3. THIS PLAN DOES NOT CERTIFY
THE EXISTENCE OR
NON-EXISTENCE OF
EASEMENTS OR RIGHTS OF
WAY AS A FULL AND
COMPLETE SEARCH MAY
REVEAL IN THE SUSSEX
COUNTY RECORDER OF
DEEDS.
 4. ACCORDING TO SUSSEX COUNTY
PLANNING AND ZONING THE
SETBACKS ARE FRONT-40,
SIDE-15, AND REAR-20.
 5. AREA: 44,461±SQFT OR
1.020 ACRE

APPROVED
EXISTING BOUNDARY
SURVEY DLB 1-30-17
SUSSEX COUNTY
PLANNING & ZONING COMMISSION

TM#
234-17.00-76.00
N/F JOSEPH AND
PATRICA MEYER
DB 2019 PG 36
REV 1 17 JAN 17 ADDED
MISSING BEARING AND
CORRECTED SOUTHWESTERN DISTANCE

LEGEND:
MAG NAIL SET
CONCRETE MONUMENT FOUND
IRON PIPE FOUND
CAPPED IRON PIN SET
CORNER
PROPERTY LINE
ADJOINING PROPERTY LINES
BUILDING RESTRICTION LINE



JOB # 2016176

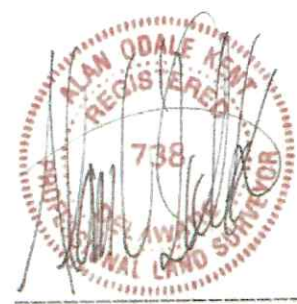
THIS IS A SUBURBAN SURVEY

DATE OF
PLAN
17 JAN 2017

DATE OF
FIELD WORK
5 DEC 2017

BOUNDARY SURVEY FOR
KARLYN LOKKEN
OF THE LANDS NOW
OR FORMERLY OF
DAVID A GRETH

PREPARED BY
ALAN O KENT LAND SURVEYING, LLC
SEAFORD, DE 19973
(302) 745-1735



ALAN O'DALE KENT, P.L.S. NO. 738, DATE 27 JAN 2016

Eagleview

Search Results

X

Selected Features:

Parcels (1)

▼ 1) 234-17.00-67.00

Zoom

BOOK	6461
PAGE	190
FULLNAME	STARTT JOSEPH GARRETT III
Second_Owner_Name	CONNIE R STARTT
MAILINGADDRESS	24200 BIG OAK LN
CITY	MILLSBORO
STATE	DE
a_account	25-02-067
DESCRIPTION	S/HERRING CRK
LUC	101
SCHOOL	1

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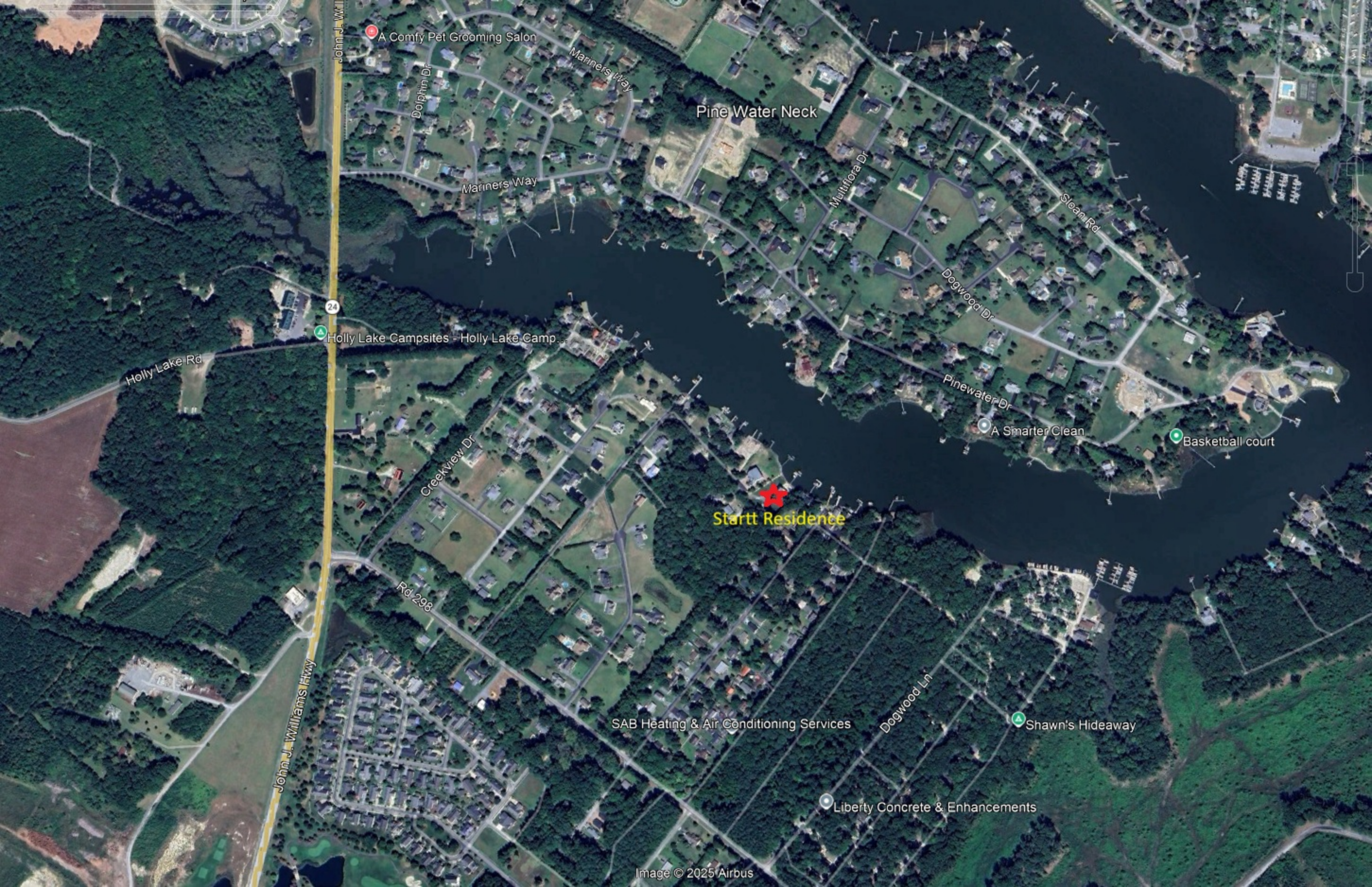
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Selected Features (1)

Clear Selected



A Comfy Pet Grooming Salon

Pine Water Neck

24

Holly Lake Campsites - Holly Lake Camp...

Holly Lake Rd

Creekview Dr

Rd 298

Startt Residence

SAB Heating & Air Conditioning Services

Dogwood Ln

Shawn's Hideaway

Liberty Concrete & Enhancements

Pinewater Dr

A Smarter Clean

Basketball court

Dogwood Dr

Sloan Rd

Multiflora Dr

Mariners Way

Dolphin Dr

John J. Williams Hwy



