

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: Frank and Suzanne Thomas
 Mailing Address: 143 Riverview Drive, Dagsboro, DE 19939
 Telephone #: 301-395-5968
 Fax #: N/A
 E-mail: mdman221@aol.com
2. Consultant's Name: Kelly L. Figurski
 Mailing Address: 9 Creek Drive, Millsboro, DE 19966
 Company Name: Marine Permitting & Consulting, LLC
 Telephone #: 302-853-5928
 Fax #: N/A
 E-mail: marinepermit@outlook.com
3. Contractor's Name: John Merritt
 Mailing Address: 32992 Lighthouse Rd.
Selbyville, DE 19975
 Company Name: Merritt Marine Construction
 Telephone #: 302-436-2881
 Fax #: N/A
 E-mail: Merrittmarineconstruction@aol.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):

Replace an existing structure with a new pier, dock, and 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 Location

7. Project Site Address: 143 Riverview Drive, Dagsboro, DE 19939
 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 113 travel 46 miles to Rt. 26 Dagsboro/Vines Creek Road, travel 5 miles turn left into the Point Farm
Creekside Drive, follow to Riverview Drive, turn left onto Riverview, travel on Riverview .41 miles to 143.
 (Attach a vicinity map identifying road names and the project location)
9. Tax Parcel ID Number: 233-7.00-44.00 Subdivision Name: The Point Farm

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: Vines Creek waterbody is a tributary to: The Indian River

11. Is the waterbody: ☒ Tidal ☐ Non-tidal Waterbody width at mean low or ordinary high water 762'

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):

Patricia McClure, 141 Riverview Drive, Dagsboro, DE 19939

Lisa Sinclair, 26 Deer Run, Newark, DE 19711

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:

John Merritt corresponded with Julie Malina and Katie Esposito

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-062/03

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

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

20. Agent's Signature:

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

Kelly Figurski
Agent's Signature

January 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.

Frank & Suzanne Thomas (Jan 24, 2026 17:10:41 EST)
Applicant's Signature

January 24, 2026
Date

Frank and Suzanne Thomas
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.

John Merritt
Contractor's Name

January 25, 2026
Date

John Merritt
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.)

Replace an existing structure with a new dock, pier and boat lift.

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	24	4	100	4	90	New
Dock	10	6	30	6	30	New
Boatlift	4	13	13	13	13	New
Freestanding Pilings	Number					
	1	1	1	1	1	New

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? 762 ft. (measured from MLW to MLW)
4. What will be the mean low water depth at the most channelward end of the mooring facility? 32" 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? 320 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>Regulator</u>	length <u>33'8"</u>	width <u>11'</u>	draft <u>26"</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.

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. One portable toilet.

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.

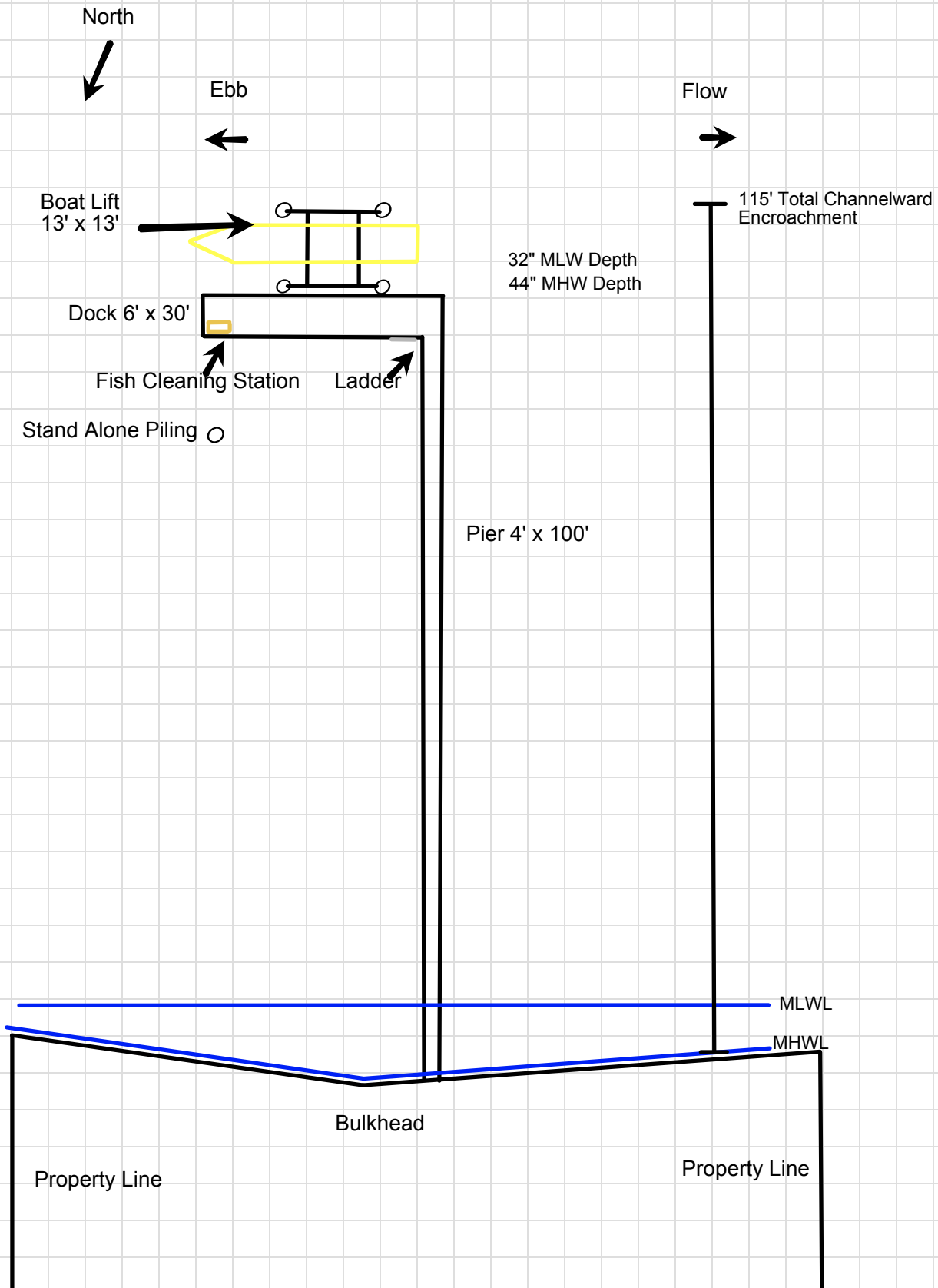
14. What is the width of the waterfront property frontage adjacent to subaqueous lands? 110.31 ft.

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.

Plan View
Scale 1/4" = 5'

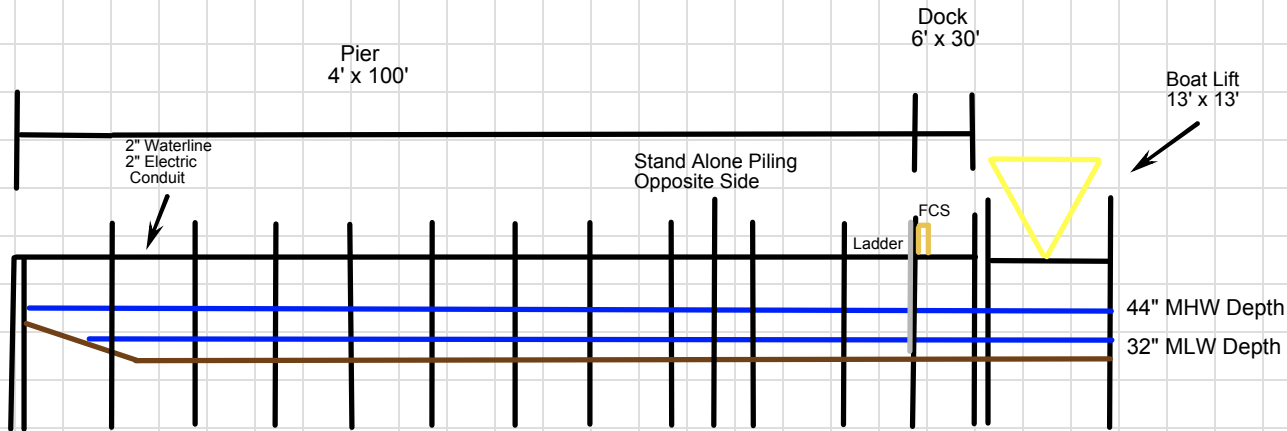
Frank & Suzanne Thomas
143 Riverview Dr.
Dagsboro, DE 19939



Frank & Suzanne Thomas
143 Riverview Dr.
Dagsboro, DE 19939

Cross Sectional View

Scale 1/4" = 5'





Riverview Dr

Riverview Dr

Waterbody Width
762'

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 PXM79033B626	REG NO DL3W	MAKE PARKER	YEAR 2026
LENGTH 27' 4"	HULL MATERIAL Fiberglass	PROPULSION Propeller	OPERATION Pleasure
VESSEL TYPE Open Motorboat	FUEL Gasoline	ENGINE TYPE Outboard	EXPIRATION 2028
OWNER DAVID CROPPER	BOAT NAME		
31201 HELMS LANDING RD DAGSBORO, DE 19939			

BDCR 71674

Use this form to report a change in status to the boat described on the reverse side of this form; check all that apply. Change in status must be reported within

CHANGE IN STATUS FORM

- Decals must be displayed on the vessel for which they were issued
- Scrape off old decal with putty knife
- Rub off remaining glue with solvent and rinse thoroughly before applying new decal
- Peel decal from backing paper by bending backward at center and lifting edge
- Affix one sticker to each side of vessel within 6 inches of your Delaware Registration Number. Place in position and press firmly to surface
- Each number shall be painted on or permanently attached to each side of the forward half of the hull.
- Numbers must be in plain vertical block characters not less than 3 inches in height and of contrasting color to the background.
- If decal is defaced, lost or destroyed, you must apply to the Division of Fish & Wildlife for a replacement set. Please visit our website at www.dnrec.delaware.gov for more information
- Decals expire on December 31st of the year listed in the box on the right side of the decal. Your registration card also indicates the year of expiration

DECAL APPLICATION INSTRUCTIONS



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

WETLANDS & SUBAQUEOUS
LANDS SECTION

TELEPHONE (302) 739-4691
FACSIMILE (302) 739-6304

Subaqueous Lands Lease No.: SL-062/03
Renewal of Lease No: SL-1002/90
Date of Issuance: 9/25/03
Amended Date:
Tax Parcel No.: 2-33-7.00-44

SUBAQUEOUS LANDS LEASE

GRANTED TO GARY E. HANNA TO MAINTAIN A PIER 5 FEET WIDE BY 50 FEET LONG, A DOCK 10 FEET WIDE BY 20 FEET LONG, A DOCK 5 FEET WIDE BY 20 FEET LONG, 5 FREE STANDING PILING FOR A BOAT LIFT AND A GANGWAY 3 FEET WIDE BY 10 FEET LONG, IN VINES CREEK, AT 143 RIVERVIEW DRIVE, POINT FARM, DAGSBORO, SUSSEX COUNTY, DELAWARE

Gary E. Hanna
143 Riverview Drive
Point Farm
Dagsboro, DE 19939

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 25th day of September A.D. 2003, to maintain the above-referenced project in accordance with the approved plans for this lease (2 Sheets) as approved on 9/3/03, and the application dated 3/4/03, and received by this Division on 3/10/03.

WHEREAS, the State of Delaware is the owner of ungranted subaqueous lands lying beneath the waters of Vines Creek ; and

WHEREAS, Gary E. Hanna, owner of certain lands adjoining to Vines Creek has applied for permission to maintain a pier, dock and boat slip; and

WHEREAS, pursuant to the provisions of 7 Del. C., 7203, the Secretary of the Department of Natural Resources and Environmental Control through his duly authorized representative finds that it is not contrary to the public interest if this project is approved subject to the terms and conditions herein set forth.

This approval is in accordance with plans and application submitted to Department of Natural Resources and Environmental Control, a copy of which is attached hereto and made a part hereof.

This Lease shall be continued for a period of twenty (20) years or so long as the conditions attached to the Lease are adhered to, whichever is the shorter in time. Upon the expiration of the twenty-year term, this Lease shall expire and become null and void, unless prior thereto the lessee shall have applied for and received a renewal of this Lease. A renewal may be denied if the State determines that the Lease is no longer in the public interest.

THIS Lease is issued subject to the following conditions:

SPECIAL CONDITIONS

1. The conditions contained herein shall be included as part of the main body of the construction contract and other ancillary documents associated with earth disturbance and any other activities directly or indirectly associated with or maintenance which may impact subaqueous lands associated with this project.
2. **This Lease authorizes the lessee to maintain the approved structure on public subaqueous land from 5/11/00 through 5/10/20.**
3. **The approved piers and docks include 670 square feet on public subaqueous lands.**
4. **This Lease 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.**
5. **This lease represents a renewal of Subaqueous Lands Lease No. SL-1002/90 granted to Joseph Fitzgerald. All special and general conditions contained in this Lease renewal shall supersede conditions set forth in Subaqueous Lands Lease No. SL-1002/90 which has become null and void.**
6. Maintenance shall be conducted so as not to violate the State of Delaware Department of Natural Resources and Environmental Control, "Surface Water Quality Standards" dated August 11, 1999.
7. The leased structure shall be maintained in a manner so as to assure water access to adjacent properties.

8. This Lease does not authorize any repairs, additions, or modifications to the existing structures authorized herein. Such activities require separate written authorization from the Department of Natural Resources and Environmental Control.
9. All debris, excavated material, brush, rocks, and refuse incidental to maintenance of the leased structure shall be placed above the influence of surface waters.
10. The structures on/or adjacent to subaqueous lands shall be for the explicit purpose of mooring one vessel as stated in the application.

GENERAL CONDITIONS

1. The project is to be undertaken in accordance with the plans submitted and attached hereto. Any activities not specifically authorized herein may require a supplemental approval from this office prior to the initiation of construction. A determination on the need for a supplemental approval will be made by this office pursuant to the lessee submitting written notification and revised plans indicating project changes to this office.
2. Representatives of the Department of Natural Resources and Environmental Control may inspect the leased structure and may collect any samples or conduct any tests that are deemed necessary.
3. This Lease does not cover the structural stability of the project units.
4. Prior to the expiration of this Lease, the lessee shall remove all structures covered under this Lease unless the Lease has been renewed in accordance with its terms.
5. Any actions, operations or installations which are considered by the Department to be contrary to the best interests of the public shall constitute reason for the discontinuance and/or removal of said action, operation or installation.
6. The lessee shall maintain any structure on public subaqueous lands in good and safe condition and will protect and save the State of Delaware harmless from any loss, cost or damage by reason of said structures.
7. The issuance of this Lease does not imply approval of any other part, phase, or portion of any overall project the lessee may be contemplating.
8. This Lease shall not be construed to grant or confer any right, title, easement, or interest in, to, or over any land belonging to the State of Delaware other than that of a tenant.

9. This Lease is subject to the terms and conditions contained in any easement, license or lease that may have been granted by the State or any political subdivision, board, commission or agency of the State in the vicinity of the leased premises.
10. This Lease and authorization are granted for the purposes as stated herein. Any other use without prior approval shall constitute reason for this Lease being revoked.
11. This Lease is personal and may not be transferred without the prior written consent of the Department. Prior to the transfer of the adjacent upland property, the lessee shall obtain the written consent of the Department to transfer this Lease to the new upland property owner. Failure to obtain such written consent may result in the revocation of this Lease and the removal of all structures authorized by this Lease at the expense of the lessee.
12. The lessee shall at all times comply with all applicable laws and regulations of the Department of Natural Resources and Environmental Control.
13. The issuance of this Lease does not constitute approval for any of the activities as may be required by any other local, state or federal governmental agency.
14. Application for renewal must be submitted six (6) months prior to the expiration date of this Lease.
15. This Lease may be revoked upon violation of any of the above conditions.

IN WITNESS WHEREOF, I, Gary E. Hanna, have caused this instrument to be executed
on this 15th day of September, 2003.

Gary Hanna
lessee

(Notary Seal)

AMANDA F. MAULL
NOTARY PUBLIC, STATE OF DELAWARE
My Commission Expires August 13, 2004

Amanda F. Maull
Notary
My commission expires 8-13-04

By the authority invested in me under 7 Del. C. Sec. 7203 (a), I hereby grant this Lease for the use
of the State owned subaqueous lands to the Lessee(s) by setting my hand on this 25th day
of September, 2003.

John A. Hughes
John A. Hughes
Secretary, Department of Natural Resources
and Environmental Control

143 RIVERVIEW DRIVE
LOTS 18 / 17 1/2 (HANNA)

RECESSED BULKHEAD

GRASSLAND

GRASSLAND

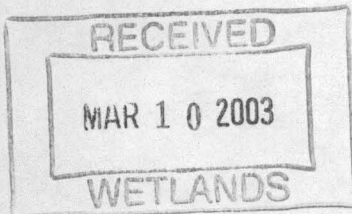
PIER

W.S.L.S.
APPROVED PLANS
PERMIT # SL-062/03 cm
DATE 9/3/03
(SEE PERMIT CONDITIONS)

FLEXIBLE BRIDGE

FLOATING
DOCK

BOAT LIFT



MEAN
LOW WATER
MARK

TIDAL MUD FLAT
(VINES CREEK ESTUARY)

FIG. 1

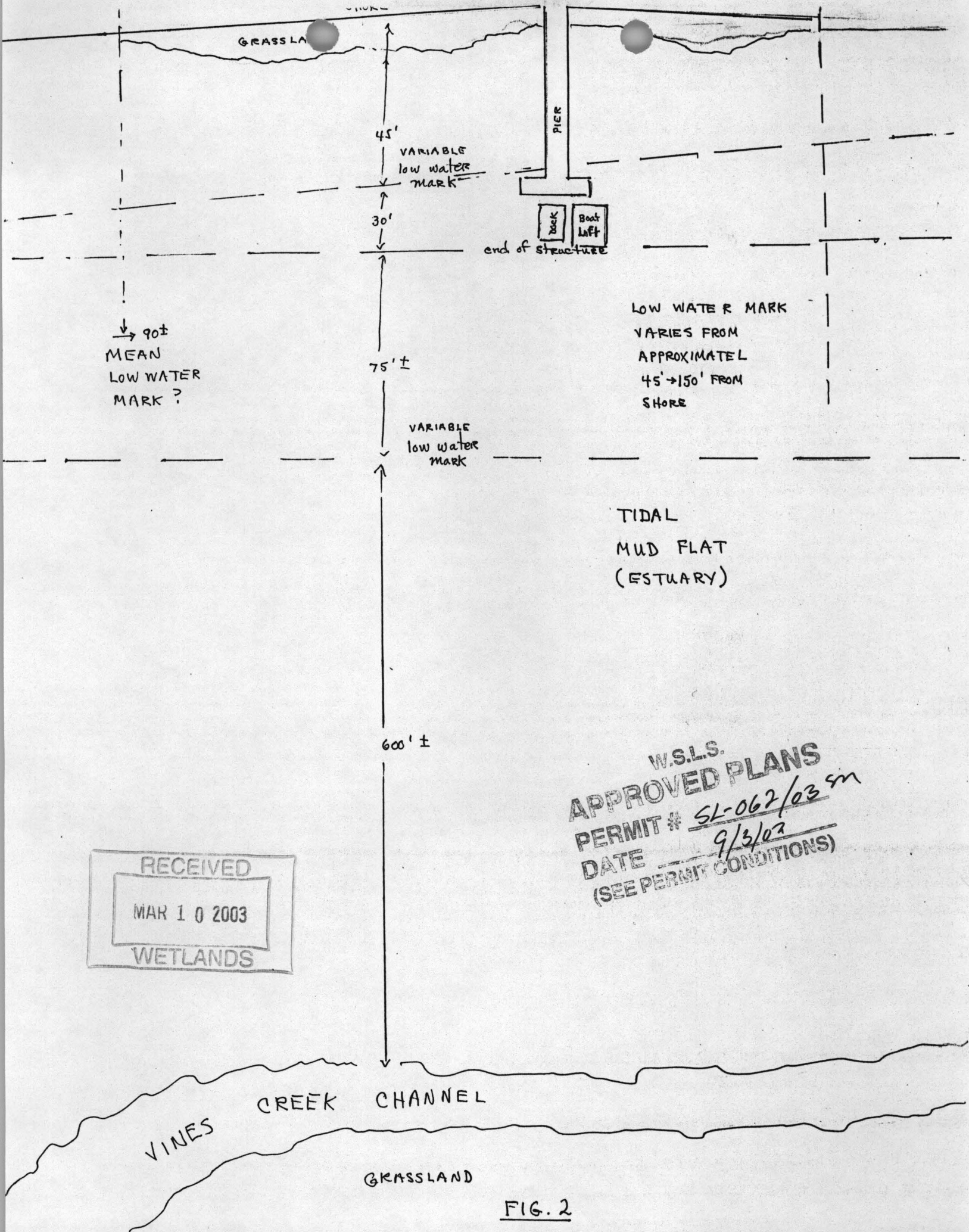


FIG. 2

OFFICIAL RECEIPT
DATE: 10/02/2003

RECEIPT NUMBER: 180364

PAGE 1 OF 1
TIME: 10:31A

Sussex County, DE
OFFICE OF THE Recorder of Deeds

ISSUED TO: GARY HANNA

INST_NO	DESCRIPTION	REC FEE BOOK PAGE	TRAN TAX	DOC FEE	MISC FEE	TOTAL
000060013	LEASE	46.00	0.00	6.00	0.00	52.00
	HANNA	02892 00014				
		46.00	0.00	6.00	0.00	52.00
	CHARGE :	0.00				
	CHECK () :	0.00				
	CASH :	52.00				
	CHANGE :	0.00				

THANK YOU! John F. Brady
Recorder of Deeds

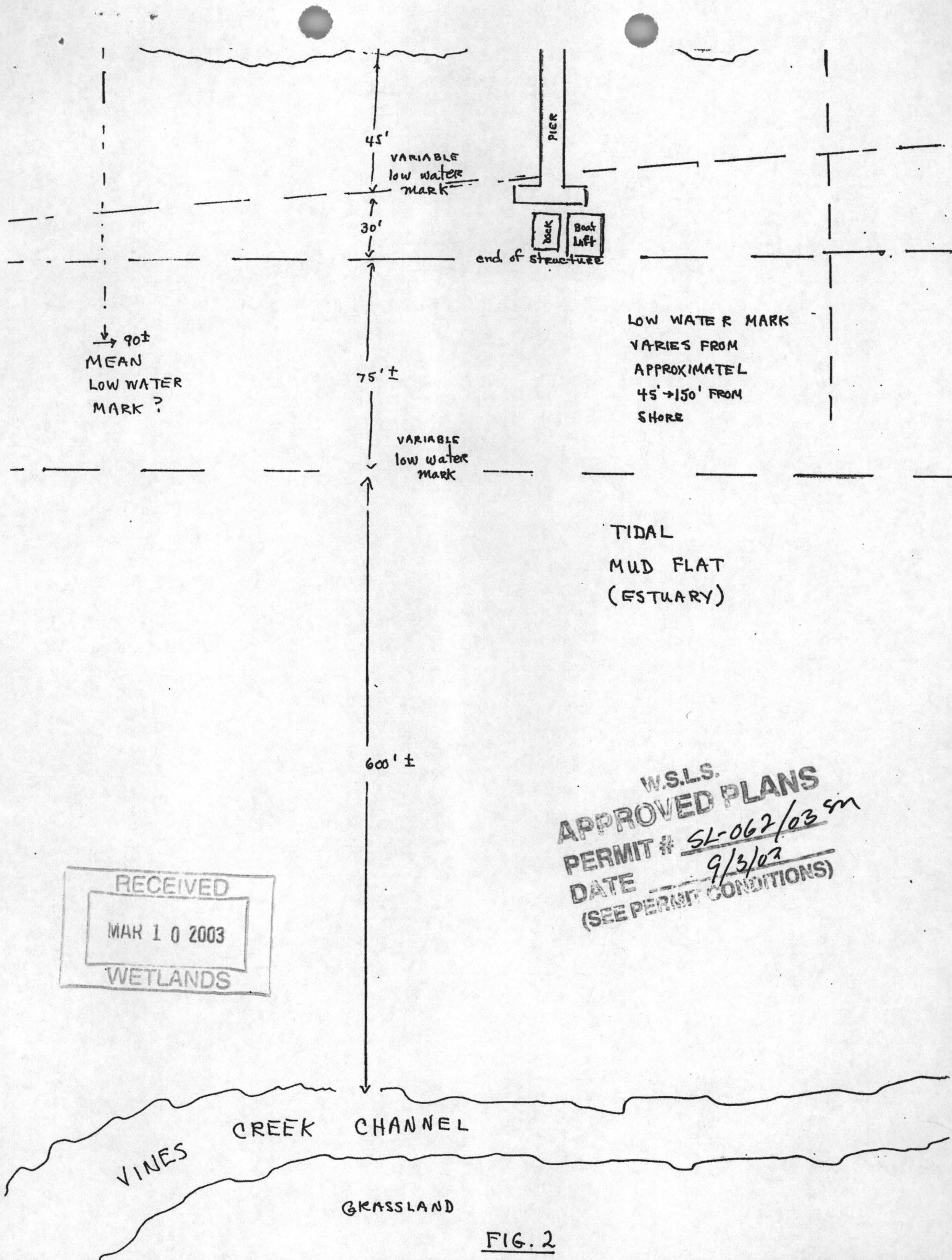


FIG. 2

RETURN TO GRANTEE's ADDRESS:

Franklin D. Thomas and Suzanne B. Thomas,
Trustees of the Franklin D. Thomas and Suzanne
B. Thomas Revocable Trust, as amended and
restated
143 Riverview Drive
Dagsboro, DE 19939



COPY

TAX PARCEL #
233-7.00-44.00

PREPARED BY :
Chris Mancini, Esq.
Ridgway Law Group, LLC
1209 Coastal Highway, Suite B
Fenwick Island, DE 19944

File No. CCN-BB-110322

No title search performed

THIS DEED, made this 5 day of June, 2023,

- BETWEEN -

FRANKLIN D. THOMAS AND SUZANNE B. THOMAS, of Sussex County,
Delaware, of the first part,

- AND -

**FRANKLIN D. THOMAS AND SUZANNE B. THOMAS, TRUSTEES OF THE
FRANKLIN D. THOMAS AND SUZANNE B. THOMAS REVOCABLE TRUST, AS
AMENDED AND RESTATED**, of Sussex County, Delaware, of the second part.

WITNESSETH: That the said of the first part, for and in consideration of the sum of **TEN DOLLARS (\$10.00)** lawful money of the United States of America, and other good and valuable consideration, the receipt whereof is hereby acknowledged, hereby grant(s) and Conveys unto the of the second part, and his 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 Dagsboro Hundred, Sussex County and State of Delaware, being known as LOT No. 18 & WESTERLY ONE-HALF OF LOT NO. 17, on an unrecorded Plot of Point Farm, and being more particularly described as follows, to wit:

BEGINNING at a 3/4-inch pipe found along the Southerly right-of-way line of Riverview Drive,

(80 foot R/W), said pipe being 85 miles in a Northeasterly direction from Route No. 26, said pipe also being a common property corner for this lot and Lot No. 19; thence running along said right-of-way line of Riverview Drive, North 84 degrees 20 minutes 07 seconds East 112.53 feet to a concrete monument found, said monument being a common property corner for this lot and Easterly half of Lot No. 17; thence turning and running with said common property line for this lot and Lot No. 17, South 05 degrees 17 minutes 10 seconds East 117.90 feet to a concrete monument found; thence continuing with said course, 60 feet +/-, a total distance of 178 feet +/- to a point at the mean low water line of vines Creek; thence turning and running with said mean low water line of Vines Creek in a Southwesterly direction 110 feet +/- to a point at the mean low water line of Vines Creek; thence turning and running with said common property line for this lot and Lot No. 19, North 06 degrees 15 minutes 00 seconds West 30 feet +/- to a 3/4 inch pipe found; thence continuing with said course, 149.94 feet, a total distance of 180 feet +/-, home to the point and place of beginning.

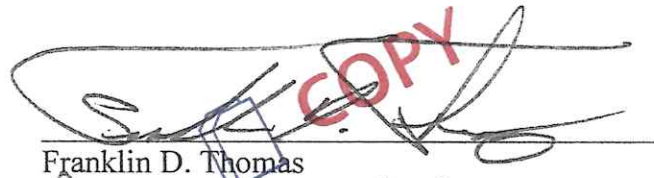
BEING the same property conveyed to Franklin D. Thomas and Suzanne B. Thomas, by deed from Haidee Hanna (f/k/a Haidee Hanna Calore), Substitute Trustee, dated December 5, 2022 and recorded December 15, 2022 among the land records of Sussex County, DE, in Book 5825, Page 166 as Instrument No. 2022000055352.

SUBJECT to any and all restrictions, reservations, conditions, easements and agreements of record in the Office of the Recorder of Deeds in and for Dagsboro, Sussex County, Delaware, including but not limited to those set forth herein.

1. Right of Way Agreement to Delaware Power & Light Company as set forth in Deed Record 438, Page 320, Deed Record 485, Page 220, Deed Record 485, Page 402, Deed Record 522, Page 193.
2. Right of Way Agreement to Delmarva Power & Light Company as set forth in Deed Record 523, Page 59.
3. Right of Way Agreement to Diamond State Telephone Company as set forth in Deed Record 656, Page 138.
4. Easement Agreement to Delmarva Power & Light Company as set forth in Deed Record 1553, Page 210.
5. Development Grant to Diamond State Telephone Company as set forth in Deed Record 1606, Page 236.
6. Subaqueous Lands Lease as set forth in Deed Record 2892, Page 14.
7. Declaration of Covenants, Conditions and Restrictions as set forth in Deed Record 1538, Page 94, Deed Record 2289, Page 93, Deed Record 3054, Page 187, Deed Record 3625, Page 39, Deed Record 4713, Page 295 and Deed Record 5634, Page 257.
8. Restrictions in Chain Deed as set forth in Deed Record 660 Page 675.
9. Record Major Subdivision Plan for Point Farm as set forth in Plot Book 38, Page 123.

IN WITNESS WHEREOF, the of the first part hereunto set his hand(s) and seal(s) the day and year first above written.

Signed, Sealed and Delivered
In the presence of:

 (SEAL)

Franklin D. Thomas

 (SEAL)

Suzanne B. Thomas

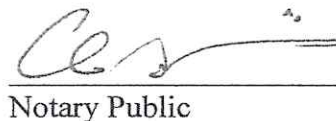
STATE OF DELAWARE

COUNTY OF SUSSEX

BE IT REMEMBERED, that on this 5th day of June, 2023, personally came before me, the subscriber, Franklin D. Thomas and Suzanne B. Thomas 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.

Christopher Mancini, Esq
ATTORNEY AT LAW
State of Delaware
29 Del.C. Sec. 4323(a)(3)
Perpetual Commission

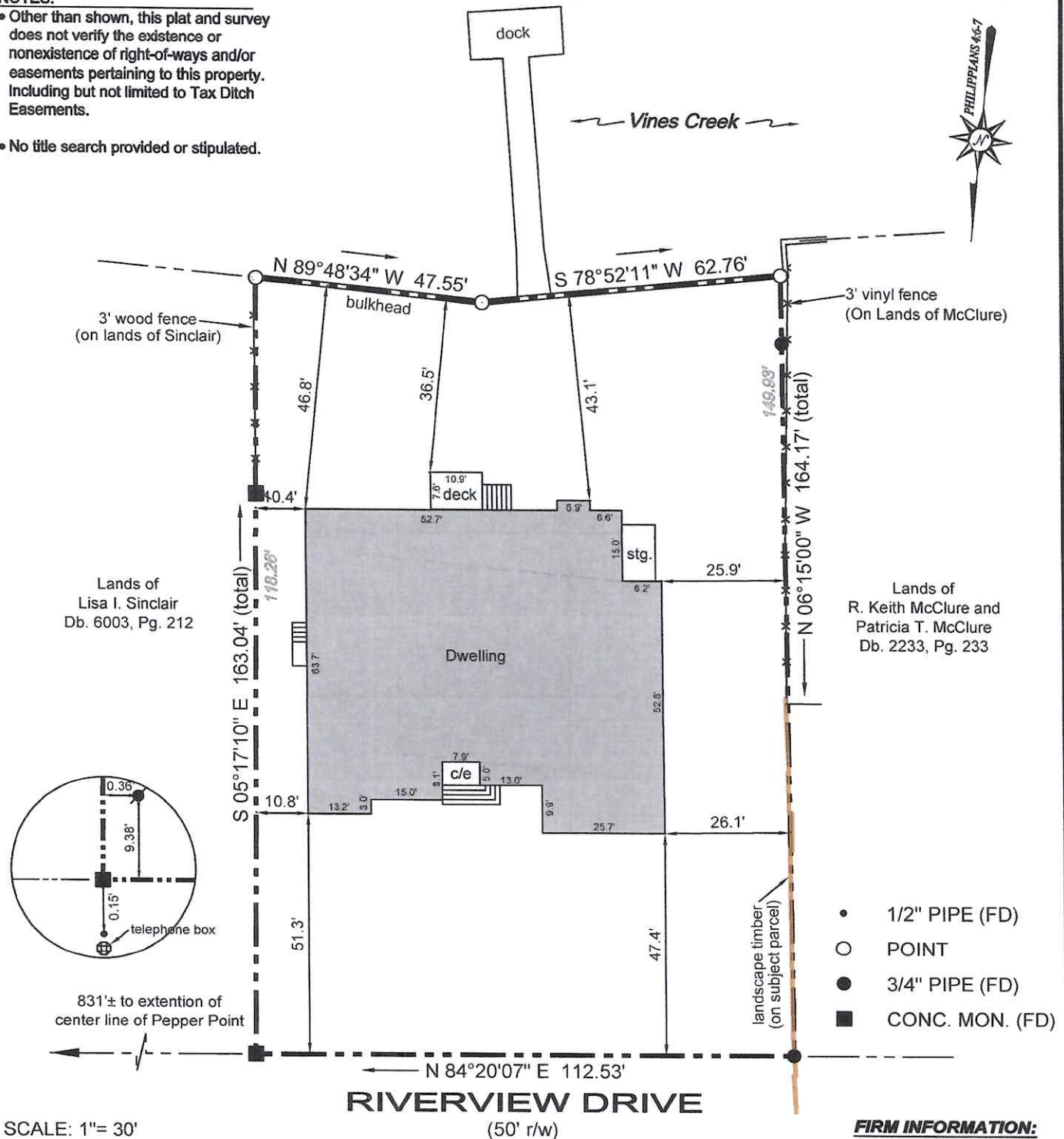

Notary Public

My Commission Expires: _____

NOTES:

• Other than shown, this plat and survey does not verify the existence or nonexistence of right-of-ways and/or easements pertaining to this property. Including but not limited to Tax Ditch Easements.

• No title search provided or stipulated.



SCALE: 1" = 30'

AREA: 17,892 SQ. FT.

PARCEL ID NO: 2-33-07-44

HUNDRED: DAGSBORO

COUNTY: SUSSEX

STATE OF DELAWARE

DATE OF ORIGINAL: 12/11/2023

DRAWN BY: MATT LEVESQUE

REVIEWED BY: MICHAEL LOVELAND

RIVERVIEW DRIVE (50' r/w)

Lands of FRANKLIN D. THOMAS AND SUZANNE B. THOMAS, TRUSTEES OF THE FRANKLIN D. THOMAS AND SUZANNE B. THOMAS REVOCABLE TRUST, AS AMENDED AND RESTATED. Being known as LOT NO. 18 & WESTERLY ONE-HALF OF LOT NO. 17, POINT FARM (unrecorded plat).

FIRM INFORMATION:

100029 - 0479 - K

MARCH 16, 2015

ZONE: "X", NON-SHADED & "VE", B.F.E. = 10.0'

CLASS "B" SURVEY

**SIMPLER
SURVEYING
& ASSOCIATE, INC.**

32486 POWELL FARM ROAD, FRANKFORD, DE 19945

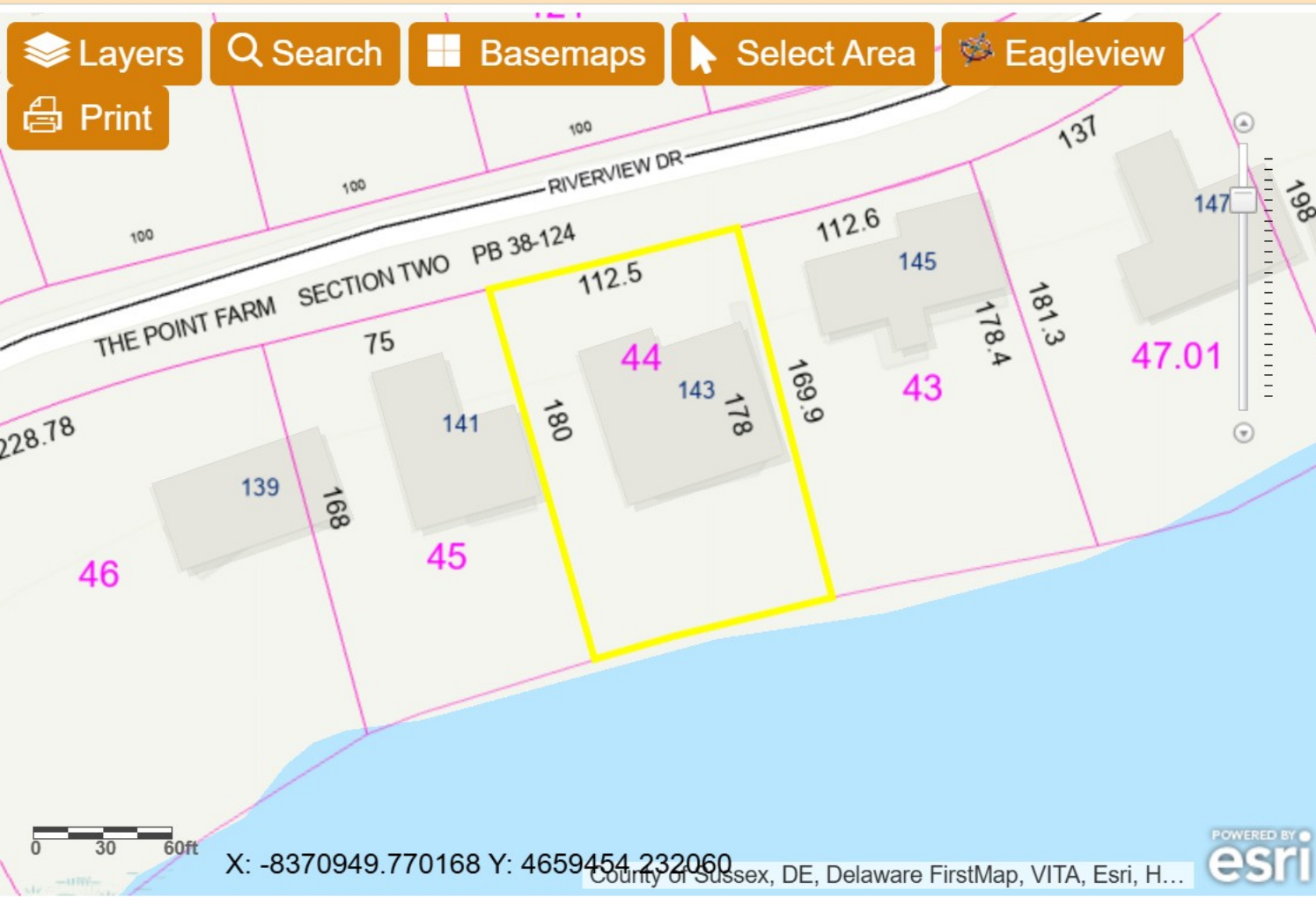
www.delawaresurveyor.com

PHONE: (302) 539-7873



I, Gregory M. Hook, 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 certification for any official or legal use.

P.L.S. 711



Eagleview

Search Results

X

Selected Features:

Parcels (1)

▼

▼ 1) 233-7.00-44.00

[Zoom](#)

BOOK	5923
PAGE	194
FULLNAME	THOMAS FRANKLIN D TTEE REV TR
Second_Owner_Name	SUZANNE B THOMAS TTEE REV TR
MAILINGADDRESS	143 RIVERVIEW DR
CITY	DAGSBORO
STATE	DE
DESCRIPTION	THE POINT FARM
LUC	101
SCHOOL	1

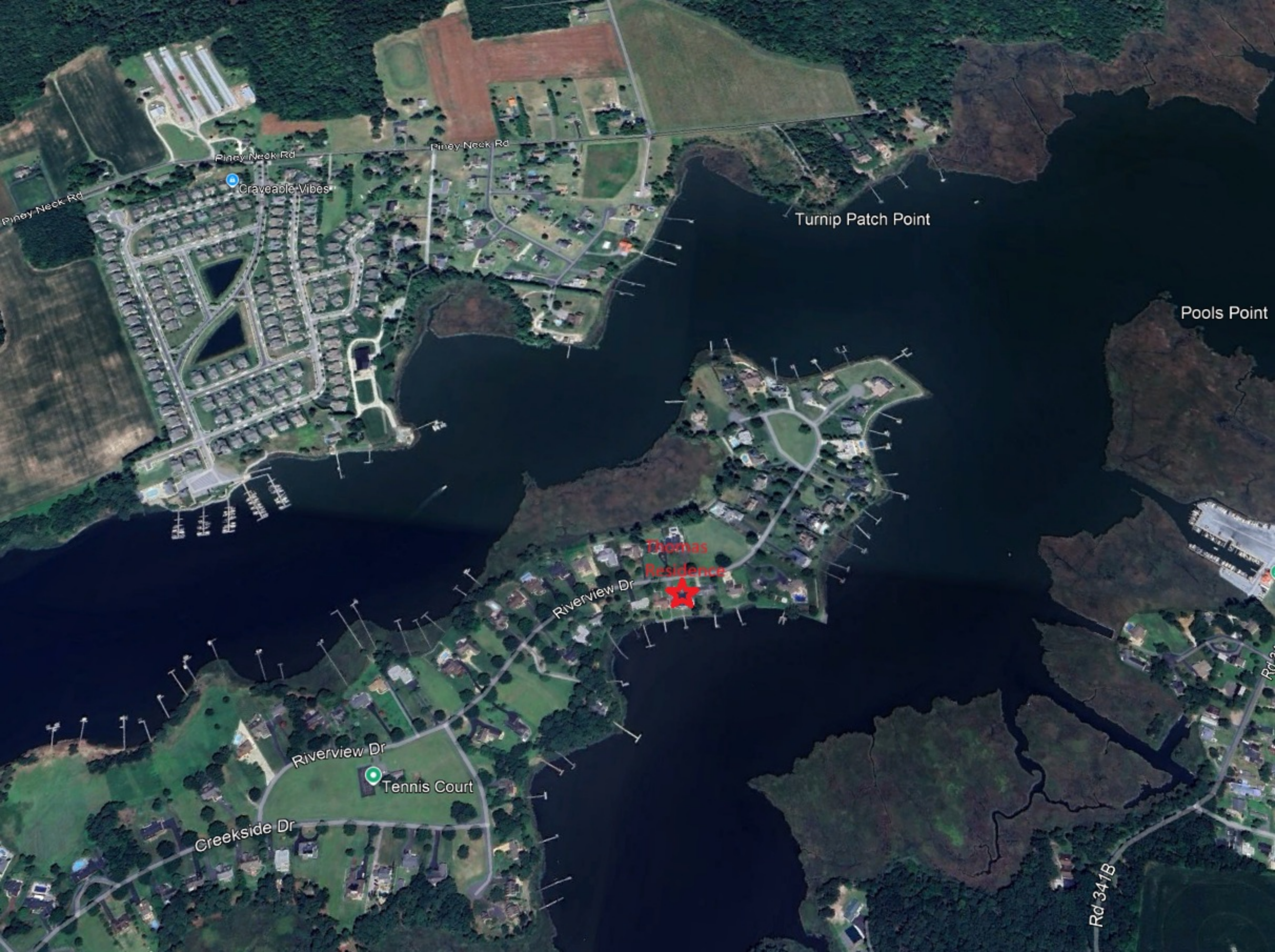


Selected Features (1)

[Clear Selected](#)



Google Earth



Piney Neck Rd

Craveable Vibes

Piney Neck Rd

Turnip Patch Point

Pools Point

Thomas Residence

Riverview Dr

Riverview Dr

Tennis Court

Creekside Dr

Rd 341B