



SHORELINE AND WATERWAY MANAGEMENT SECTION Coastal Construction Application

Public Notice No. WSS20250466 Date: 12/24/2025

Application Submitted: **12/16/2025**

To mechanically scrape sand from the beach to rebuild the dune

Beach east of Dune Road

Tax Map # **134-17.16-117.00**

Applicant Information

Name: David Wiecking

Property Type: Residential: Community

Activities:

- Earth work
 - Scraping : Seaward

Dune Preservation Information:

What mitigating measures will be taken to prevent disturbance and damage to the dune during construction?

Keeping all equipment personnel and supplies off the dune

Other measure(s) description:

Scraping:

Do you know who will be conducting the work?

No

Contractor Name

Contractor Phone number

Wetlands:

Will any work be occurring on regulated wetlands located on this lot?

No

Deed/Lease/Sales contract

DEED OF EASEMENT

THIS DEED OF EASEMENT, Made this 17th day of December,
A. D. 1959,

BETWEEN, MIDDLESEX BEACH ASSOCIATION, a corporation of
the State of Delaware, of Bethany Beach, Delaware, party of
the first part, and ALL PRESENT AND FUTURE OWNERS OF ANY LOT OR
LOTS SITUATE IN MIDDLESEX BEACH, as shown upon a certain plot
entitled "Plat of MIDDLESEX BEACH", Baltimore Hundred, Sussex
County, Delaware, dated November, 1958, as drawn and surveyed by
William B. Darling, and approved by Edward L. Simpson, Land Surveyor,
and now of record in the Office of the Recorder of Deeds, in and
for Sussex County, at Georgetown, Delaware, in Plot Book No. 3,
Page 22, parties of the second part, WITNESSETH:

WHEREAS, Margaret Dunning, in and by her certain deed
of bargain and sale, dated December 14, 1959, and now of record
in the Office of the Recorder of Deeds, aforesaid, in Deed Book
512, Page 518, &c., has conveyed unto the party of the first part
hereto all those certain lots, pieces, strips or parcels of land,
which are shown and designated upon a certain Plot entitled "Plat
of MIDDLESEX BEACH", Baltimore Hundred, Sussex County, Delaware,
dated November, 1958, as drawn and surveyed by William B. Darling,
and approved by Edward L. Simpson, Land Surveyor, as "Dune Road",
"Beach Plum Road", "Pine Road", "Evergreen Road", "Addy Road",
"Bridge Road", "Errett Road", "Bayberry Road", "Short Road", Five
"10' Walkways" and One "5' Walkway"; which Plot is now of record
in the Office of the Recorder of Deeds, aforesaid, in Plot Book
No. 3, Page 22, as reference thereto being had will more fully
and at large appear; and

WHEREAS, it is the intent and purpose of these presents
to define and make certain the status of the title to, the rights
in, and the privileges over the lands comprising and designated
on said plat as "Dune Road", "Beach Plum Road", "Pine Road",
"Evergreen Road", "Addy Road", "Bridge Road", "Errett Road",
"Bayberry Road", "Short Road", Five "10' Walkways" and One "5'
Walkway;

NOW THEREFORE, the party of the first part, for and in consideration of the sum of ONE DOLLAR (\$1.00), lawful money of the United States of America, and other valuable and lawful considerations, to it in hand paid, the receipt whereof is hereby acknowledged, does hereby grant and convey unto the parties of the second part, their heirs, successors and assigns forever, as the case may be, a perpetual easement or right of way, to be enjoyed in common by all the parties of the second part, their heirs, successors and assigns forever, as the case may be, for the uses and purposes hereinafter set forth, in and upon, through and across, over and from, the lands comprising and designated on said plat as "Dune Road", "Beach Plum Road", "Pine Road", "Evergreen Road", "Addy Road", "Bridge Road", "Errett Road", "Bayberry Road", "Short Road", Five "10' Walkways", and One "5' Walkway".

TO HAVE AND TO HOLD the above described perpetual easement or right of way in and upon, through and across, over and from, the lands aforesaid unto all and singular the said parties of the second part, and their respective heirs, successors and assigns, as the case may be, in common, to and for the following uses and purposes:

- (1) As ways or means of ingress, egress, regress and passage to and from their respective lots situate in Blocks A to R, inclusive, of Middlesex Beach Development, as shown upon said official plat thereof, aforesaid, for themselves, and their families, members of their household, tenants, guests and invitees, and none other.

PROVIDED, that title to all such lands aforesaid designated as ways or means of ingress, egress, regress and passage is hereby expressly reserved unto the party of the first part, its successors and assigns, and neither the filing and recording of the aforesaid plat, nor any supplement, amendment, modification or revision thereto or thereof, nor the sale and/or conveyance of any lots by reference to said plat, or any supplement, amendment, modification or revision thereto or thereof, nor the sale and/or conveyance of any lots by reference on said plat or any supplement, amendment, modification or revision thereto or thereof, shall constitute or in any manner be construed or considered as a dedication of the ways or means of ingress, egress, regress or passage, nor as a dedication of any other

lands shown upon said plat or any supplement, amendment, modification or revision thereto or thereof;

RATHER, the party of the first part, its successors and assigns, retains the right to convey, in the future, unto any public authority, all or any part of its right, title and interest in and to all or any part of said ways or means of ingress, egress, regress or passage, should the party of the first part, or its successors or assigns, deem it expedient so to do; and,

FURTHER, the party of the first part, its successors and assigns, also retains the right to dedicate to public use, all or any part of such ways or means of ingress, egress, regress or passage, at any future time, should the said party of the first part, or its successors or assigns, deem it expedient so to do; and,

FURTHER, the party of the first part reserves unto itself, its successors and assigns, all easements and rights of way over, upon and under the lands comprising and designated on said plat as "Dune Road", "Beach Plum Road", "Pine Road", "Evergreen Road", "Addy Road", "Bridge Road", "Errett Road", "Bayberry Road", "Short Road", Five "10' Walkways" and One "5' Walkway", for the erection, construction, maintenance, and use of poles, wires, pipe lines, conduits, and the necessary, proper, or desirable attachments in connection therewith, for the transmission of electricity for lighting, heating, telephone, and other purposes; for public and private sewers; storm water drains; land drains; pipe lines for supplying gas, water and heat; and for any other public or quasi-public utility or function conducted, maintained, or performed in any manner above, upon or beneath the surface of the ground; and the party of the first part, its successors, assigns, agents and employees, as well as representatives of utility companies, private or quasi-public, and representatives of public agencies, with the permission of the party of the first part, its successors and assigns, shall have the right to enter upon such strips of land designated as aforesaid for any of the utilitarian purposes for which such easements and rights of way are reserved, as aforesaid.

IN WITNESS WHEREOF, the party of the first part, pursuant to an appropriate resolution of its Board of Directors duly

authorizing the same, has caused these presents to be signed by its President and its corporate seal to be by him hereunto affixed, attested by its Secretary, the day and year first above written.

Signed, sealed and delivered
in the presence of:

Minnie M. Keer

MIDDLESEX BEACH ASSOCIATION

By: William R. Smith
President

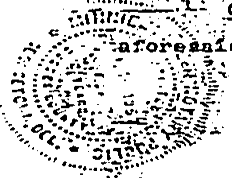
Attest: William R. Smith
Secretary



STATE OF DELAWARE }
COUNTY OF SUSSEX } SS

BE IT REMEMBERED, That on this 17 day of December,
in the year of our Lord, one thousand nine hundred and fifty-nine,
personally came before me, the subscriber, a Notary Public for the
State and County aforesaid, William R. Barrett, Jr.,
President of MIDDLESEX BEACH ASSOCIATION, a corporation existing
under the laws of the State of Delaware, party of this Indenture,
known to me personally to be such, and acknowledged this Indenture
to be his act and deed and the act and deed of said corporation,
that the signature of the President thereto is in his own proper
handwriting and the seal affixed is the common and corporate seal
of said corporation, and that his act of sealing, executing,
acknowledging and delivering said Indenture was duly authorized
by a resolution of the Board of Directors of said corporation.

GIVEN under my hand and seal of office, the day and year
aforesaid.



William R. Barrett, Jr.
Notary Public

RECEIVED FOR RECORD
December 17 A. D. 1959
G. EDWARD VEASEY, Recorder

Adjacent property owners document

Parcel ID	Blk	Lot #	Parcel Address	Owner Name-SussexCo Online Records	Co-Owner-SussexCo	Street Address	City	State	ZIP
134-17.20-268.00		LOT 29	30 Seaside Drive	STILLMAN ROBERT R	STILLMAN PATRICIA J	30 Sea Side Drive	Bethany Beach	DE	19930
134-17.20-239.00	A	LOT 01	2 DUNE RD	KAFKA FAMILY LLC		306 First St	Annapolis	MD	21403
134-17.20-238.00	A	LOT 02	4 DUNE RD	AL-SOWAYEL NAILA		3111 Woodland Dr NW	Washington	DC	20008
134-17.20-237.00	A	LOT 03	6 DUNE RD	KAZEMZADEH ALI TTEE REV TR	JENNIFER KAZEMZADEH TTEE REV TR	6 Dune Rd	Bethany Beach	DE	19930
134-17.16-93.00	A	LOT 04	8 DUNE RD	QUINLAN MEGAN E TRUSTEE		6002 Herring St	Bethesda	MD	20817
134-17.16-94.00	A	LOT 05	10 DUNE RD	DRIESELL CHARLES G TTEE REV TR		5407 Glenwood Rd	Bethesda	MD	20817
134-17.16-95.00	A	LOT 06	12 DUNE RD	KINGS BOATHOUSE FAMILY LIMITED	PARTNERSHIP	14909 Poplar Hjill Rd	Darnestown	MD	20874
134-17.16-96.00	A	LOT 07	14 DUNE RD	AMBROSE MICHAEL J		925 Greenwood Ave	Wyncote	PA	19095
134-17.16-96.00	A	LOT 08	16 DUNE RD	AMBROSE MICHAEL J		925 Greenwood Ave	Wyncote	PA	19095

134-17.16-97.00	A	LOT 09	18 DUNE RD	ROBINSON THOMAS E & ELIZABETH F	ROBINSON TRUSTEES	2720 Buckthorn Way	Naples	FL	34105
134-17.16-98.00	A	LOT 10	20 DUNE RD	PICHLER GREGORY EUGENE		5602 Glenwood Rd	Bethesda	MD	20817
134-17.16-99.00	A	LOT 11	22 DUNE RD	BLOCH RICHARD I	SUSAN LOW BLOCH	22 Dune Rd	Bethany Beach	DE	19930
134-17.16-100.00	A	LOT 12	24 DUNE RD	LUBBEN GARY R BABETTE S LUBBEN	REVOCABLE TRUST	128 Hillcrest Rd	New Canaan	CT	06840
134-17.16-101.00	A	LOT 13	26 DUNE RD	TUMBLEWEED 2018 LLC		970 Melvin Rd	Annapolis	MD	21403
134-17.16-102.00	A	LOT 14	28 DUNE RD	AIYER MAMUNDI GS	JEAN MARGARETTA AIYER	7207 Brennon Lane	Chevy Chase	MD	20815
134-17.16-103.00	A	LOT 15	30 DUNE RD	ERRETT LEGACY PROPERTIES LLC		201 Snowden Ct	Leesburg	VA	20175
134-17.16-103.01	A	LOT 16	32 DUNE RD	RASKAUSKAS ANN C TRUSTEE		PO Box 802	Bethany Beach	DE	19930
134-17.16-104.00	A	LOT 17	34 DUNE RD	IMUS ABIGAIL KRUGER TRUSTEE	AKI REVOCABLE TRUST	7171 Woodmont Ave #811	Bethesda	MD	20815
134-17.16-105.00	A	LOT 18	36 DUNE RD	WARD ELLEN M		1755 Meadow Hill Drive	Annapolis	MD	21409

134-17.16-106.00	A	LOT 19	38 DUNE RD	DAWSON JAMES	DAWSON JOAN	540 Innsbruch Ave	Great Falls	VA	22066
134-17.16-107.00	A	LOT 20	40 DUNE RD	DEBOIS CHERYL D TRUSTEE		PO Box 127	Bethany Beach	DE	19930
134-17.16-108.00	A	LOT 21	42 DUNE RD	SCHREIBER ERIK TTEE	DAN SCHREIBER TTE J SCHREIBER IRR TR	6 Ocean Willow Drive	Ocean View	DE	19970
134-17.16-109.00	A	LOT 22	44 DUNE RD	WEINER LOUIS	HARRIET WEINER	2925 38th Street NW	Washington	DC	20016
134-17.16-110.00	A	LOT 23	46 DUNE RD	STONE JOSEPH V JR MARY LYNN	RUNCO STONE REVOCABLE TRUST	23811 Ke nsington Creek Rd	California	MD	20619
134-17.16-111.00	A	LOT 24	48 DUNE RD	GROSS DONALD A	JILL B GROSS	11305 Crossing Glen Ct	Potomac	MD	20854
134-17.16-112.00	A	LOT 25	50 DUNE RD	J & N HICKMAN FAMILY LP		PO Box 1	Bethany Beach	DE	19930
134-17.16-113.00	A	LOT 26	52 DUNE RD	ANDREAS CHRISTOPHER M	ANDRITA JUDE ANDREAS	9430 Cornwell Farm Dr	Great Falls	VA	22066
134-17.16-114.00	A	LOT 27	54 DUNE RD	HURT THOMAS W REVOCABLE TRUST		238 Prince George St	Annapolis	MD	21401
134-17.16-115.00	A	LOT 28	56 DUNE RD	JOHNSON DEAN A	MAIDA J JOHNSON	2342 Ballard Way	Ellicott City	MD	21042

134-17.16-116.01	A	LOT 29	58 DUNE RD	COFFAY FAMILY LLC		19 Westspring Way	Lutherville	MD	21093
134-17.16-116.02	A	LOT 30	60 DUNE RD	JOHNSON EVERETT & JUDITH BROCIES		4820 Cumberland Ave	Chevy Chase	MD	20815
134-17.16-116.00	A	LOT 31	62 DUNE RD	LAZORCHAK CARRIE JOANNE	KENNETH MICHAEL LAZORCHAK	62 Dune Rd	Bethany Beach	DE	19930
134-17.00-56.07	A		Sea Colony E Phase VII	CMFF SEA COLONY GL LLC		31255 Americana Parkway	Selbyville	DE	19975