



SHORELINE AND WATERWAY MANAGEMENT SECTION Coastal Construction Application

Public Notice No. WSS20260044 Date: 02/04/2026

Application Submitted: **11/17/2025**

To place 103,000 cubic yards of material on Middlesex Beach from an offshore borrow source
on Lot(s) 93-116,237-239, Block(s) 134-17.16 and 134-17.20, Middlesex Beach Association, in Sussex County, Delaware

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

Applicant Information

Name: Tyler Littlefield

Property Type: Residential: Multiple-Family

Activities:

- Earth work
 - Excavation (removal of sand) : Seaward
 - Hauling sand/fill/gravel : Seaward

Site Work:

Will there be any lot clearing or excavation at the site?

No

Will any sand be removed from the site?

Will sand or fill be added to the site?

Yes

What will be the reason for placement of sand or fill?

This project will provide increased protection benefits from storm damage, coastal erosion, and add to the recreational value of the Middlesex Beach community.

How much sand will be added?

103000 Cubic yards

What will be the source of the sand/fill?

The 103,000 +/- cy per event will be sourced from either "Borrow Area E" or "Fenwick Island"

What method will be used to deposit the sand/fill?

Material will be deposited via offshore pipeline from either a hopper or hydraulic dredge.

Do you know who will be conducting the work?

No

Contractor Name

Contractor Phone number

Landscaping:

Will there be any landscaping?

No

Will you bring in topsoil or mulch?

Are there any structures including irrigation systems proposed in your landscape design?

No

What type of structures being proposed?

Other structure description:

Flood Zone Information:

In which NFIP Flood Zone(s) is the property located?

VE - Area of 100 -year flooding where wave action could reach above 3 feet

In which NFIP Flood Zone(s) is the proposed construction taking place?

VE - Area of 100 -year flooding where wave action could reach above 3 feet

What is the Base Flood Elevation (NAVD88)?

13

What is the effective/revised date of the FIRM panel used for flood zone determination?

03/16/2015

Will any enclosures, such as entrances, storage areas, elevators, showers, skirting, utilities etc., be constructed below the first living floor?

No

Will any concrete, brick or asphalt be used? This could be for flooring, driveways, sidewalks, patios etc.

No

Where will the concrete, brick or asphalt be used?

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:

Wetlands:

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

Yes

Septic:

Is there a septic system on the lot?

No

What is the Septic Permit # of the system (optional)?

Wetlands Attachment

**Division of Water - Wetlands and
Subaqueous Lands**

Gahagan & Bryant Associates, Inc.

295-A N. Green Meadows Drive
Wilmington, North Carolina 28405
(910)-313-3338

info@gba-inc.com



To whom it may concern,

On behalf of the Middlesex Beach Association, Gahagan and Bryant Associates has requested a 401 Water Quality Certification and submitted a Subaqueous Lands Lease Application to the Department of Natural Resources and Environmental Control. Our applications are pending and can be referenced for the Coastal Construction Application after approval is granted.

Thank you for understanding. Please contact me if you have any questions or require additional information concerning this project.

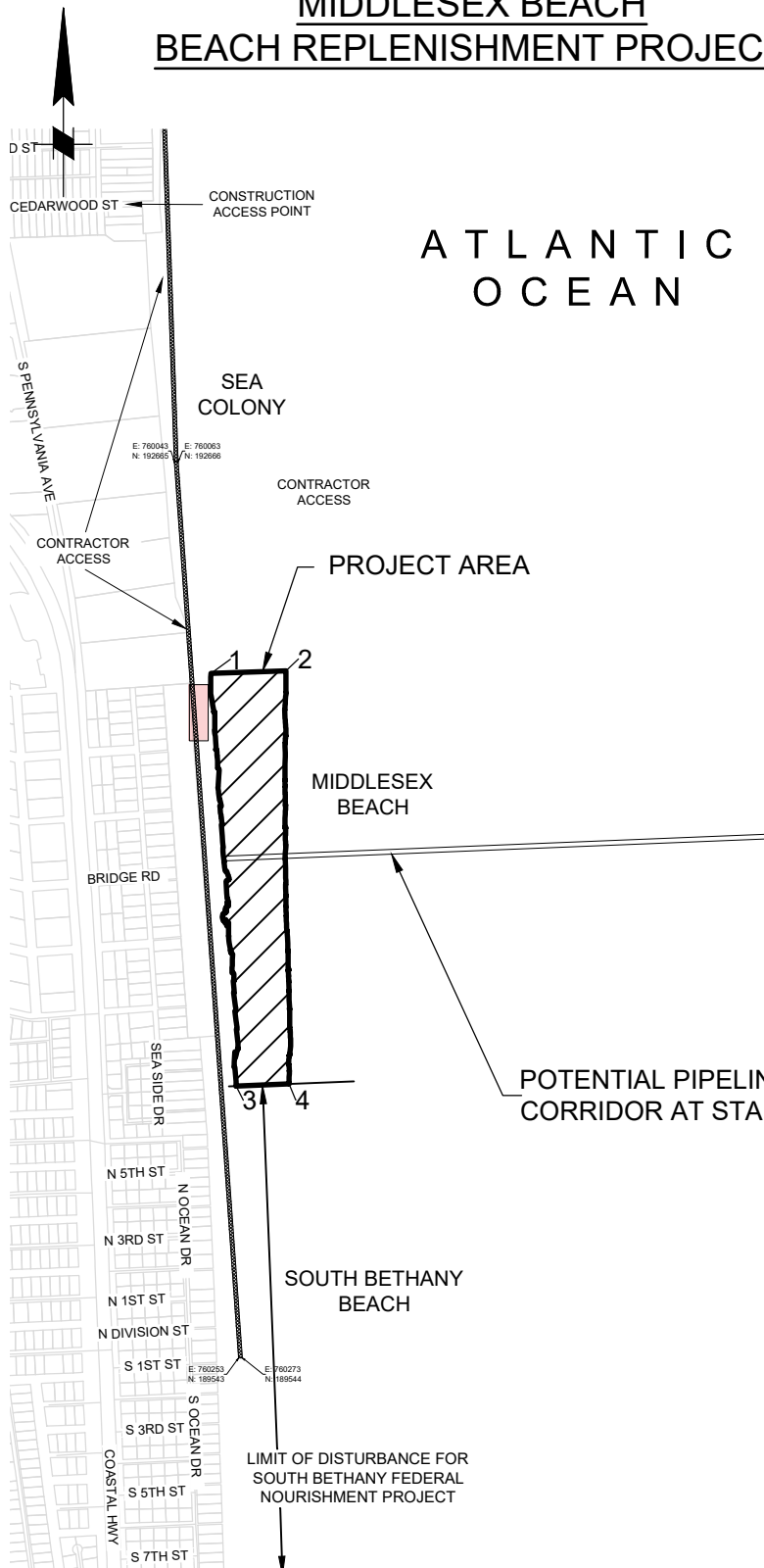
Sincerely,

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

Tyler Littlefield
Agent

Topographic survey and design document

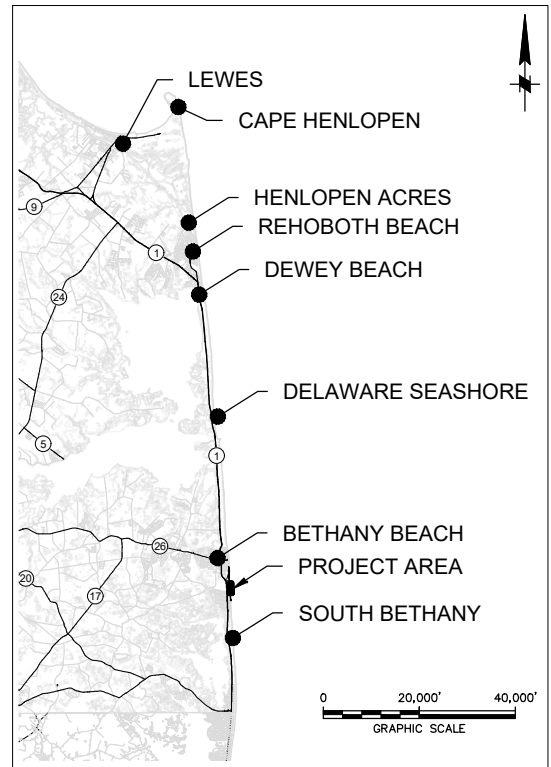
MIDDLESEX BEACH BEACH REPLENISHMENT PROJECT



DELAWARE STATE PLANE COORDINATE
SYSTEM, ZONE 0700 (NAD83, US SURVEY FT)

	EASTING	NORTHING
1	760238	191540
2	760635	191554
3	760370	189348
4	760652	189359

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NOT FOR CONSTRUCTION



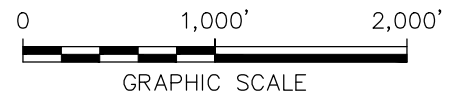
PURPOSE:
RESTORE RECREATIONAL BEACH
AREA AND PROVIDE EROSION AND
STORM PROTECTION

NOTE:

1. PROJECT AREA LENGTH =
±2200 LF
2. PROJECT AREA SIZE =
16.5 ACRES
3. SEE NOTES SHEET 8.

LEGEND:

STAGING AREA



BEACH REPLENISHMENT PROJECT

AT: MIDDLESEX BEACH
COUNTY OF SUSSEX, STATE OF DELAWARE

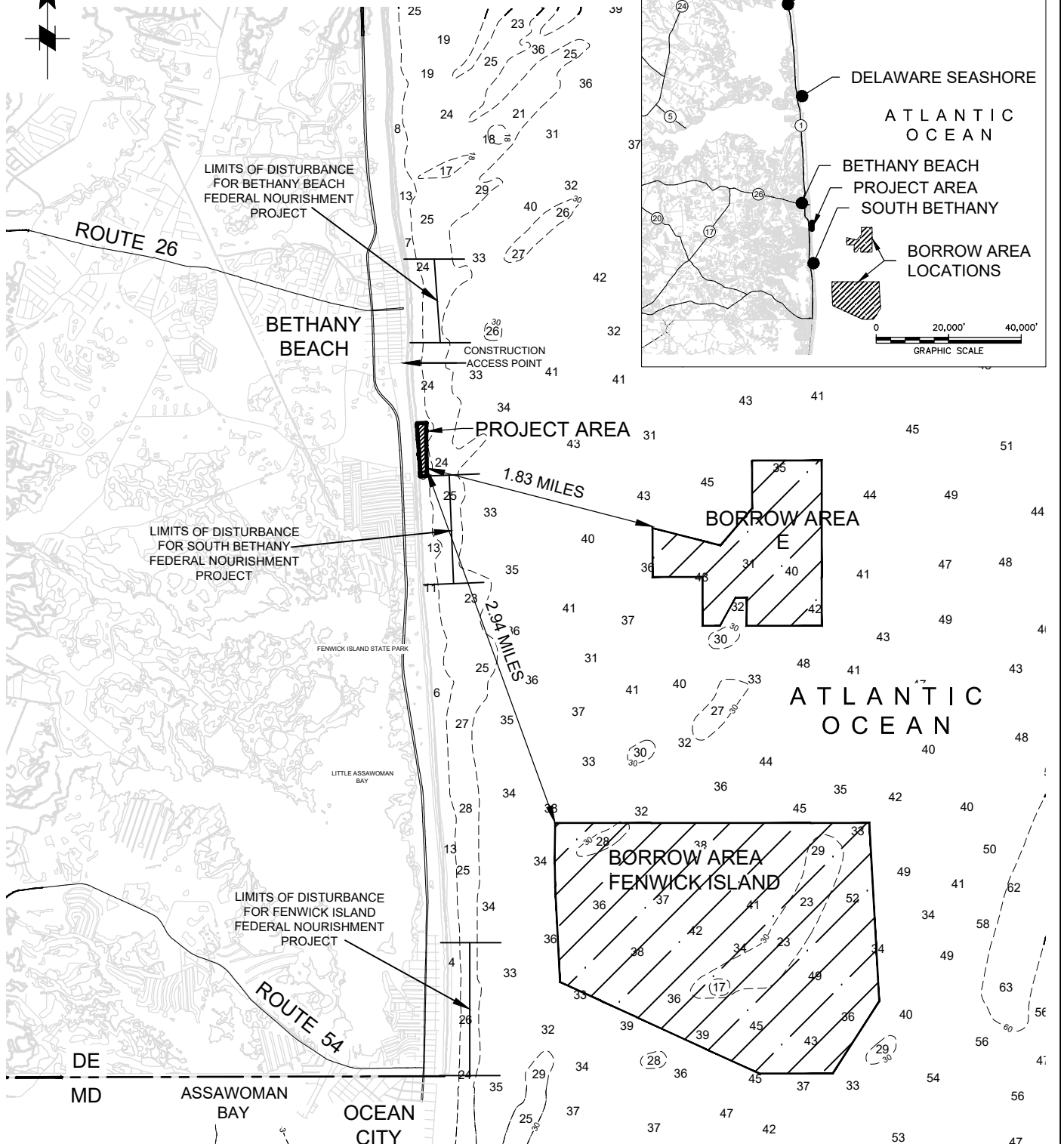
APPLICATION BY:
MIDDLESEX BEACH ASSOCIATION, INC.
P.O BOX 584
BETHANY BEACH, DELAWARE 19930

GBA
ENGINEERS ★ SURVEYORS
295-A N. Green Meadows Dr.
Wilmington, NC 28405
Phone (910) 313-3338

DATE: 01/15/26 REV

SHEET 1 OF 14

PROPOSED FENWICK ISLAND & AREA E BORROW AREA LOCATIONS



NOTES:

1. REFERENCE: NOAA CHART 12214 (51ST EDITION, MAR. 2019 LAST CORRECTION: 2/5/2020) & NOAA CHART 12211 (48TH EDITION, DEC. 2018 LAST CORRECTION: 4/22/2020)
2. DEPTH SHOWN IN FEET BELOW M.L.W



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BEACH REPLENISHMENT PROJECT IN ATLANTIC OCEAN

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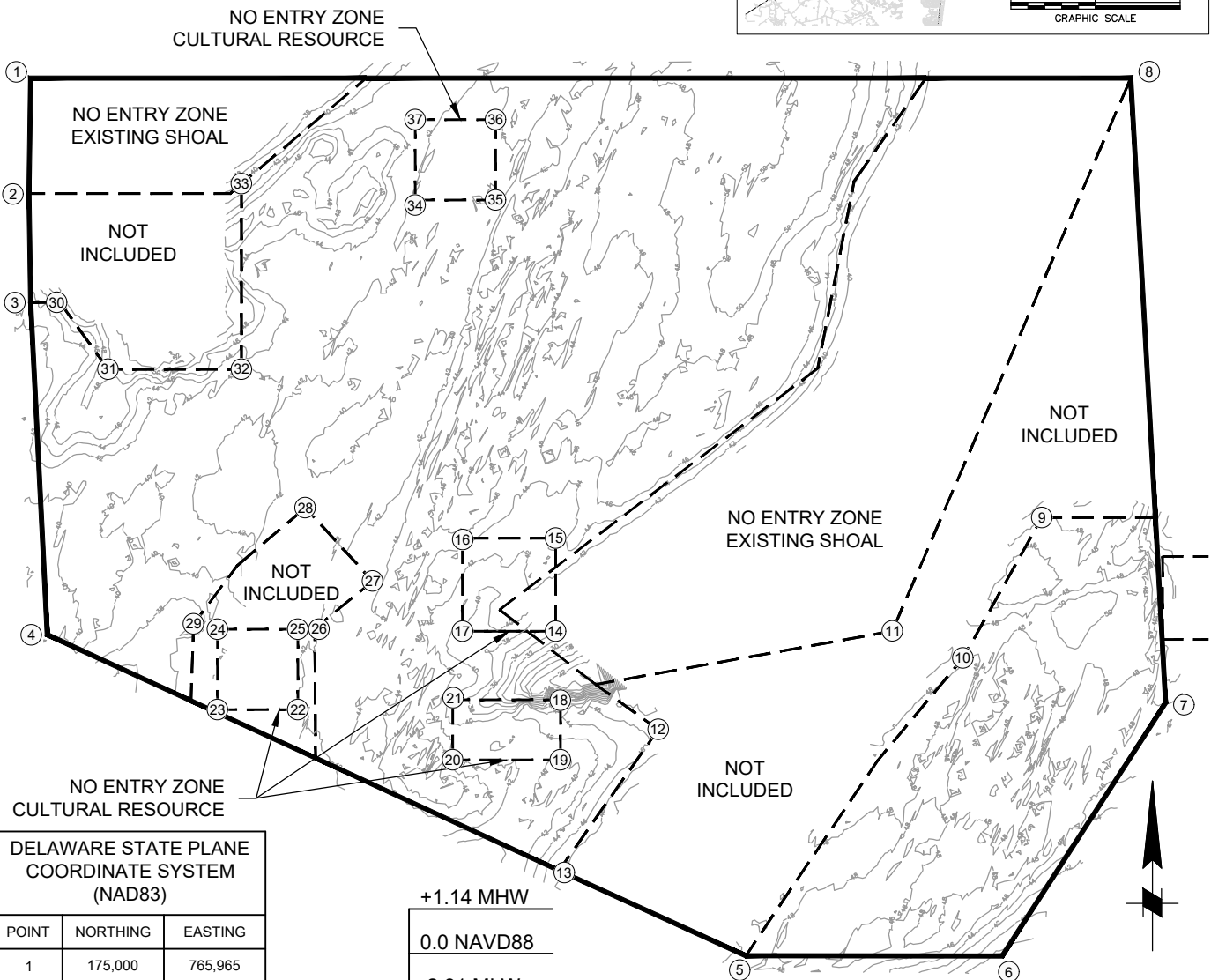
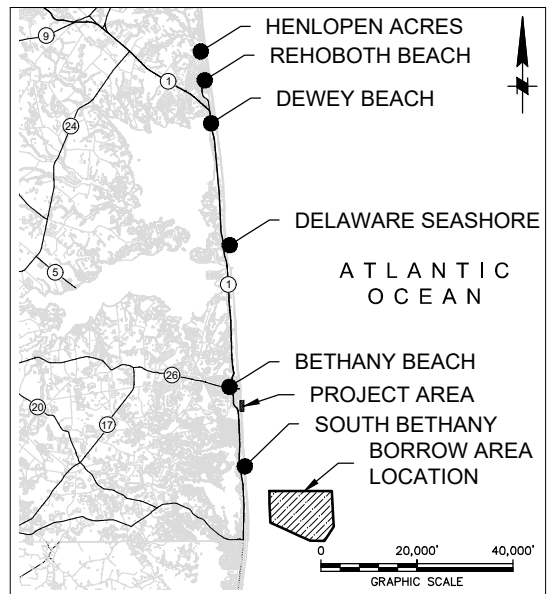
DATE: 01/15/26 REV

SHEET 2 OF 14

LIMITS OF BORROW AREA **FENWICK ISLAND**

NOTES:

1. BORROW AREA SIZE = 2,708 ACRES
2. HORIZONTAL COORDINATES REFERENCED TO NAD83 DELAWARE STATE PLANE, ZONE 0700, US SURVEY FOOT.
3. VERTICAL DATUM REFERENCED TO NAVD88.
4. CONTOURS SHOWN ARE FROM A SURVEY CONDUCTED BY TRIANGLE SURVEYS, INC. IN AUGUST 2018 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.
5. THE MAXIMUM ALLOWABLE DEPTH FOR DREDGING SHALL NOT EXCEED A DEPTH OF 5 FEET BELOW THE EXISTING BOTTOM ELEVATION AND SHALL NOT EXCEED ELEVATION -50 FEET NAVD 88.



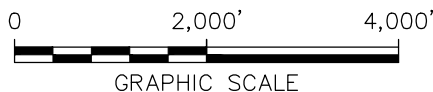
DELAWARE STATE PLANE COORDINATE SYSTEM (NAD83)		
POINT	NORTHING	EASTING
1	175,000	765,965
2	173,634	765,946
3	172,349	765,967
4	168,422	766,162
5	164,627	774,416
6	164,626	777,446
7	167,616	779,377
8	175,000	778,965

+1.14 MHW

0.0 NAVD88

-2.31 MLW

DATUM ELEVATION (FT)
NOT TO SCALE



GRAPHIC SCALE

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BEACH REPLENISHMENT PROJECT IN ATLANTIC OCEAN

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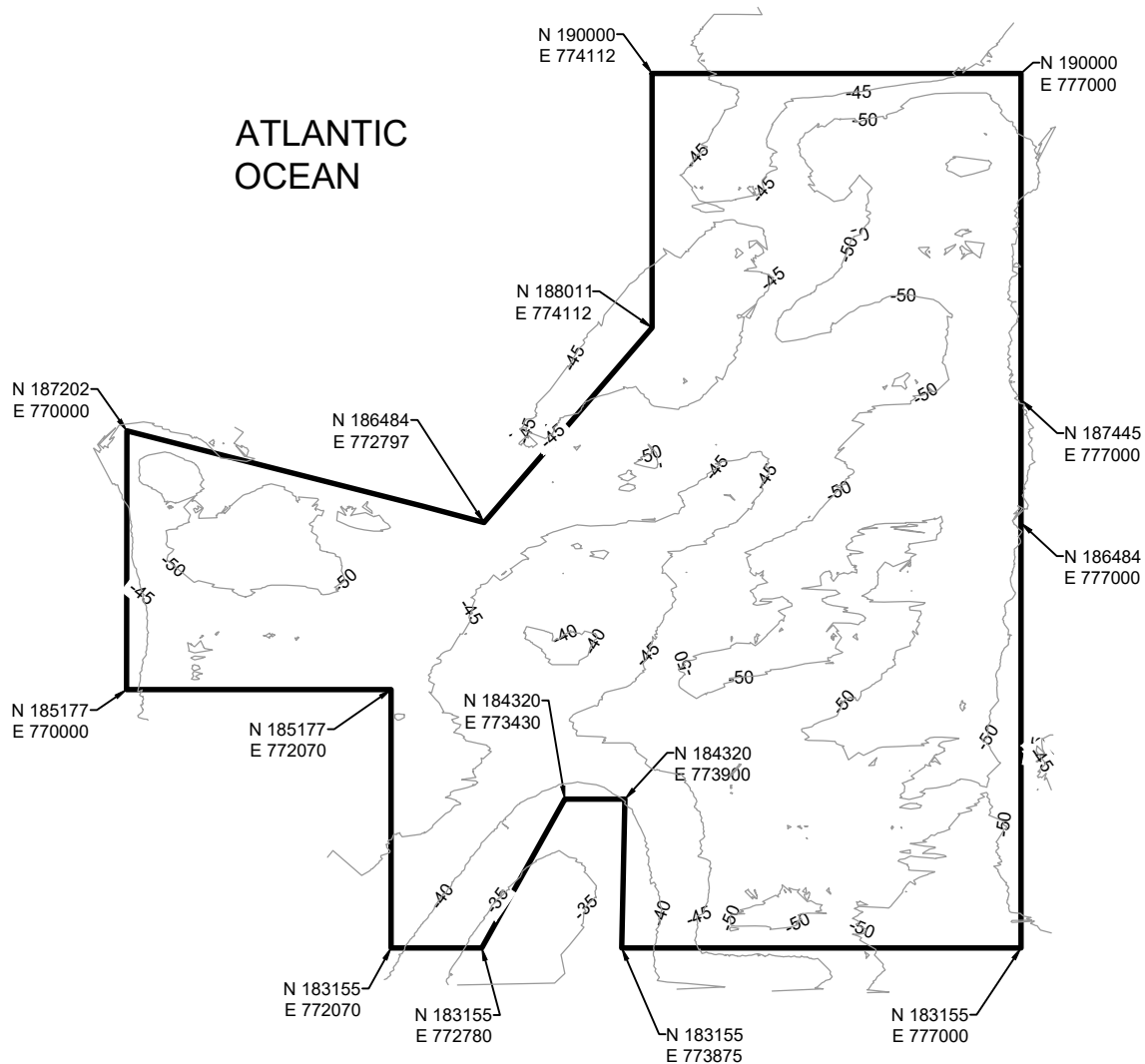
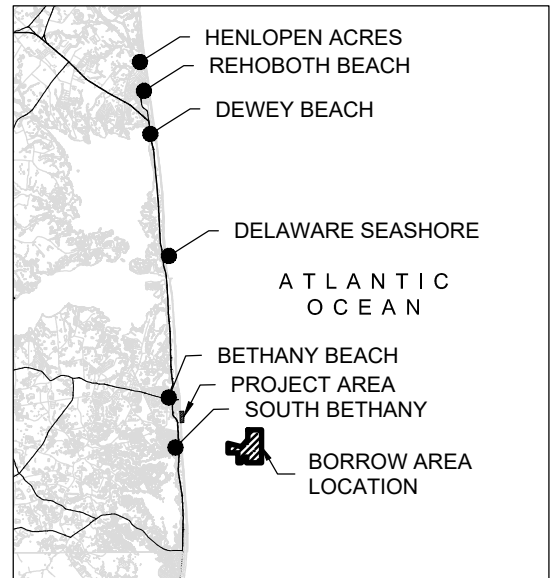
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295-A N. Green Meadows Dr.
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SHEET 3 OF 14

LIMITS OF BORROW AREA **AREA E**

NOTES:

1. BORROW AREA SIZE = 697 ACRES
2. HORIZONTAL COORDINATES REFERENCED TO NAD83 DELAWARE STATE PLANE, ZONE 0700, US SURVEY FOOT.
3. VERTICAL DATUM REFERENCED TO NAVD88.
4. CONTOURS SHOWN ARE FROM A SURVEY CONDUCTED BY GAHAGAN & BRYANT ASSOCIATES IN FEBRUARY 2021 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.
5. THE MAXIMUM ALLOWABLE DEPTH FOR DREDGING SHALL NOT EXCEED A DEPTH OF 5 FEET BELOW THE EXISTING BOTTOM ELEVATION AND SHALL NOT EXCEED ELEVATION -53 FEET NAVD 88.

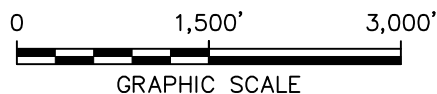


+1.14 MHW

0.0 NAVD88

-2.31 MLW

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SHEET 4 OF 14

MIDDLESEX BEACH BEACH REPLENISHMENT PROJECT

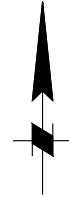
LEGEND:

HIGH TIDE LINE

MEAN HIGH WATER

BASELINE

DELAWARE PARCEL LINES



NOTES:

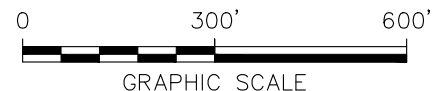
1. PROJECT AREA LENGTH = ±2200 LF
2. SURVEY DATA SHOWN WAS COLLECTED ON AUGUST 13, 2025 BY GAHAGAN & BRYANT ASSOCIATES(GBA) AND IS REFERENCED TO NAVD88. SOUNDINGS PRECEDED BY A "+" ARE ABOVE THE REFERENCE PLANE.
3. SEE NOTES SHEET 8.

+1.14 MHW

0.0 NAVD88

-2.31 MLW

DATUM ELEVATION (FT)
NOT TO SCALE



GRAPHIC SCALE

BEACH REPLENISHMENT PROJECT

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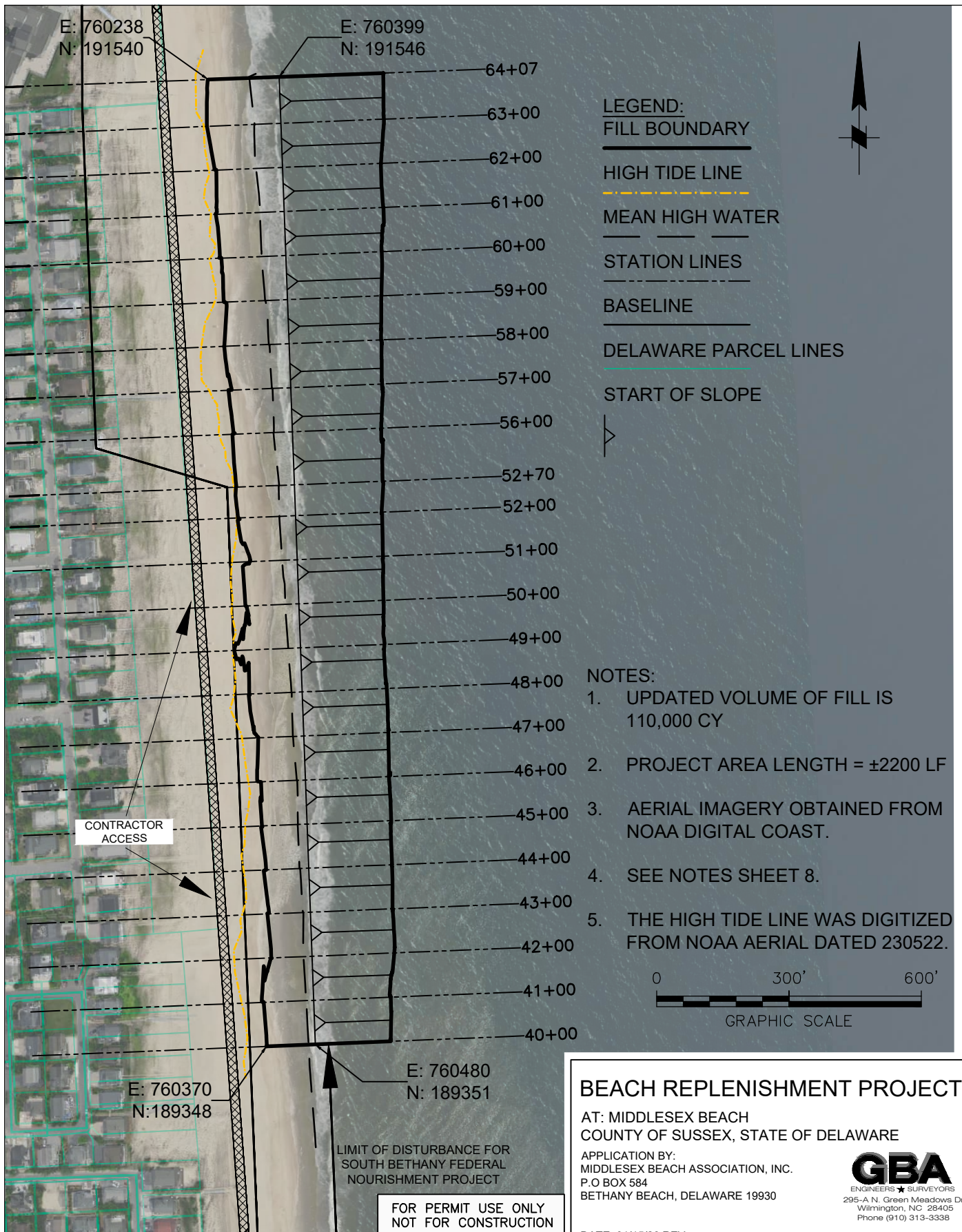
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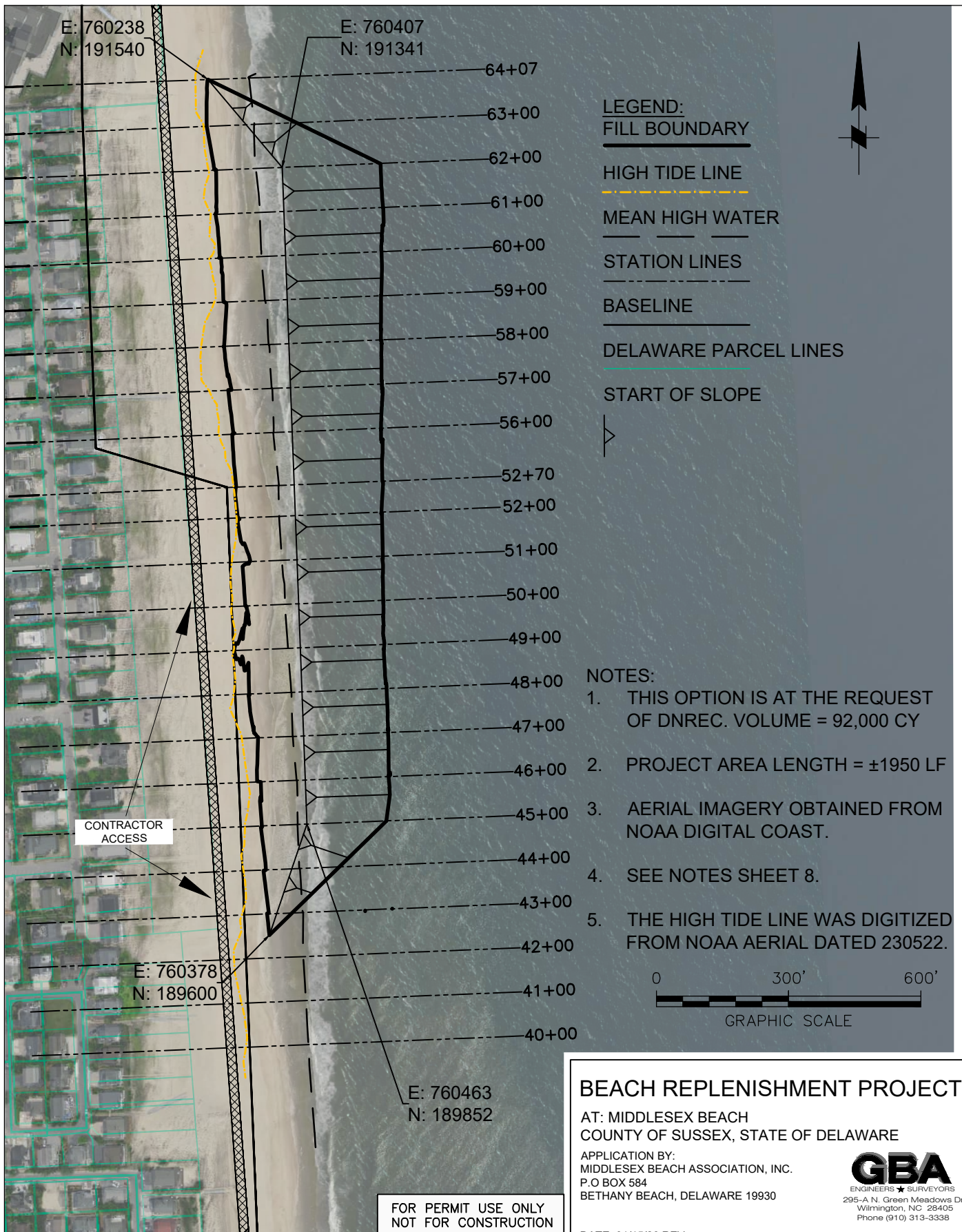
SHEET 5 OF 14

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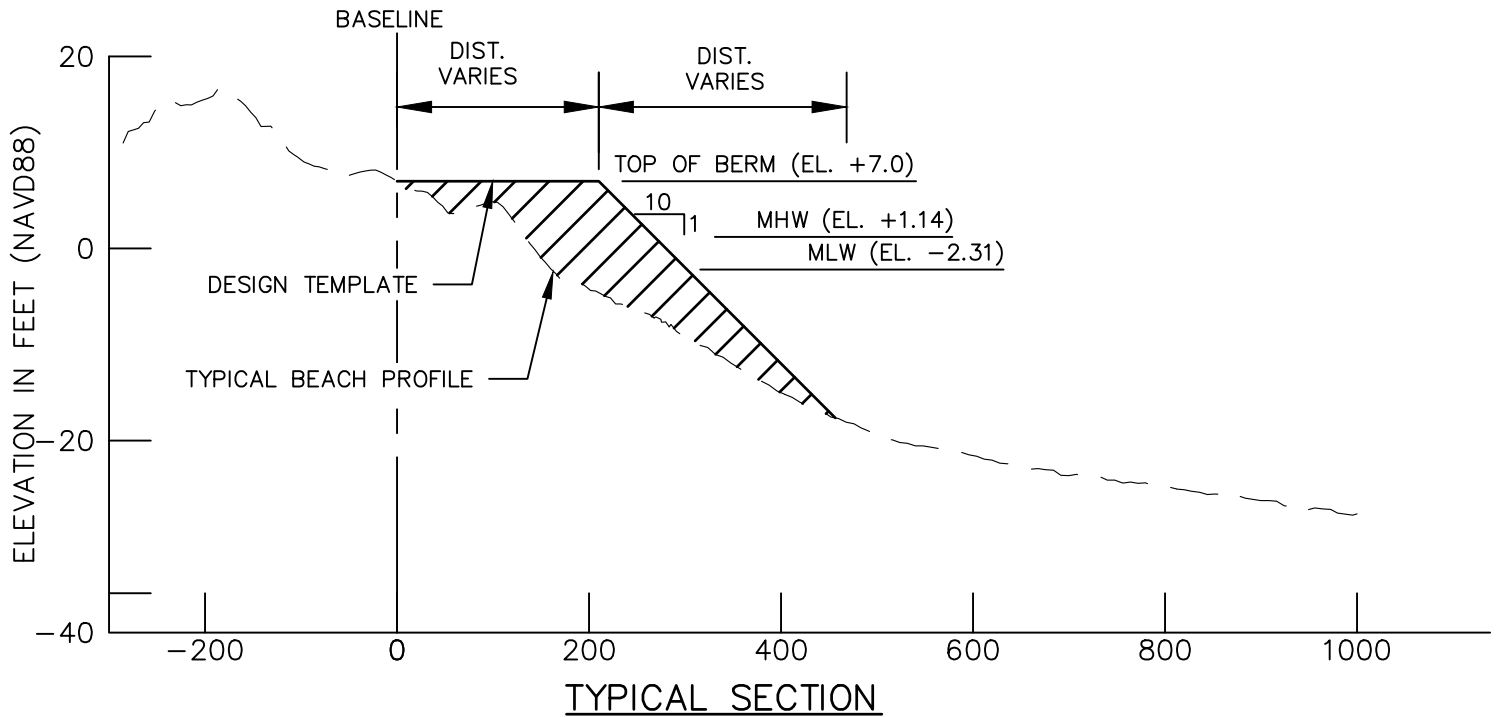
MIDDLESEX BEACH FEDERAL BEACH REPLENISHMENT PROJECT TIE-IN OPTION



MIDDLESEX BEACH STAND ALONE BEACH REPLENISHMENT OPTION



MIDDLESEX BEACH DESIGN FILL SECTION



NOTES:

1. RANGE OF TIDE INFORMATION OBTAINED FROM NATIONAL OCEANIC & ATMOSPHERIC ADMINISTRATION (NOAA) VDATUM TRANSFORMATION PROGRAM, VERSION 4.6.1 AT THE PROJECT MIDPOINT.
2. SOUNDING DATA DEPICTED IN THESE PLANS IS REPRESENTATIVE OF A LARGER DATA SET WHICH WAS COLLECTED USING AN ECHOSOUNDER (ODOM CV200) AT A FREQUENCY OF 200 KILOHERTZ. THE DATA SET WAS REDUCED FOR CLARITY AND CORRECTED IN REAL TIME VIA REAL TIME KINEMATIC (RTK) CORRECTIONS.
3. THE INFORMATION DEPICTED IN THESE PLANS REPRESENT THE RESULTS OF SURVEYS CONDUCTED ON AUGUST 13, 2025 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.
4. BEACH FILL TEMPLATE AND FILL EXTENTS SHOWN IN THESE PLANS IS FOR PERMITTING PURPOSES ONLY AND THE TEMPLATE WAS OBTAINED FROM 2022 USACE BEACH NOURISHMENT PROJECT INCLUDING SOUTH BETHANY BEACH (SOLICITATION NO:W912BU22B0017). MIDDLESEX INTENDS TO MAINTAIN THE SAME TEMPLATE AS THE USACE PROJECT. CONSTRUCTION BEACH FILL TEMPLATE WILL BE DETERMINED BY USACE DURING THE NEXT NOURISHMENT CYCLE AND BY EXISTING BEACH CONDITIONS AT THE TIME OF THE EVENT.
5. ONCE A FEDERAL NOURISHMENT PROJECT IS ANNOUNCED, MIDDLESEX WILL CONDUCT A SURVEY OF THE BEACH AND BORROW SITE AND PROVIDE COMPLETE CONSTRUCTION PLANS WITH REVISED TEMPLATES TO DNREC AND USACE FOR APPROVAL.

+1.14 MHW

0.0 NAVD88

-2.31 MLW

DATUM ELEVATION (FT)
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SHEET 8 OF 14

BEACH CROSS SECTIONS IN ATLANTIC OCEAN

AT: MIDDLESEX BEACH
COUNTY OF SUSSEX,
STATE OF DELAWARE

APPLICATION BY:
MIDDLESEX BEACH ASSOC., INC.
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19930

DATE: 01/06/26 (REV)

GBA
ENGINEERS & SURVEYORS
295-A N. Green Meadows Dr.
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Phone (910) 313-3338

SHEET 9 OF 14

NOTES:

1. SURVEY DATA SHOWN WAS COLLECTED ON AUGUST 13, 2025 BY GAHAGAN & BRYANT ASSOCIATES (GBA).
2. VERTICAL DATUM IS REFERENCED TO NAVD88.
3. HORIZONTAL DATUM IS REFERENCED TO NAD83.
4. BASELINE IS ONLY SHOWN AT STATIONS 40+00 TO 52+70 DUE TO THE LANDWARD SHIFT OF ALIGNMENT AT 52+70.
5. DBL REPRESENTS DISTANCE FROM BASE LINE.
6. SEE NOTES SHEET 8.

LEGEND:

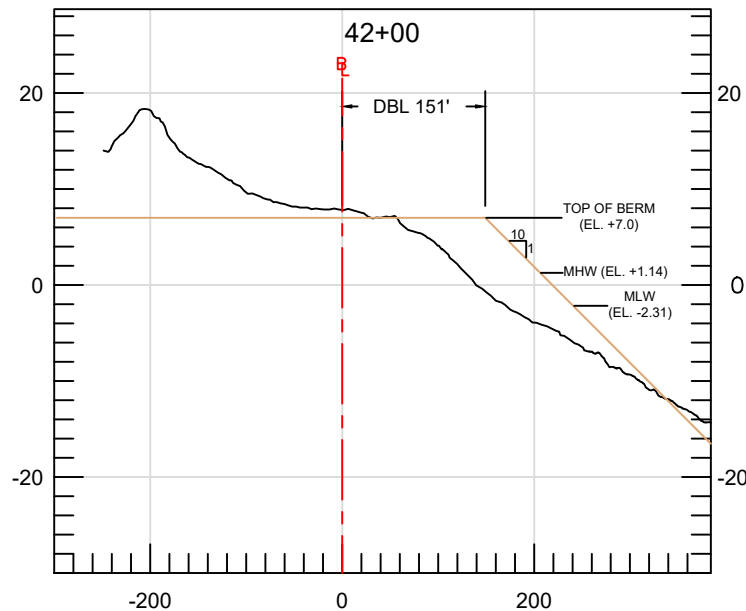
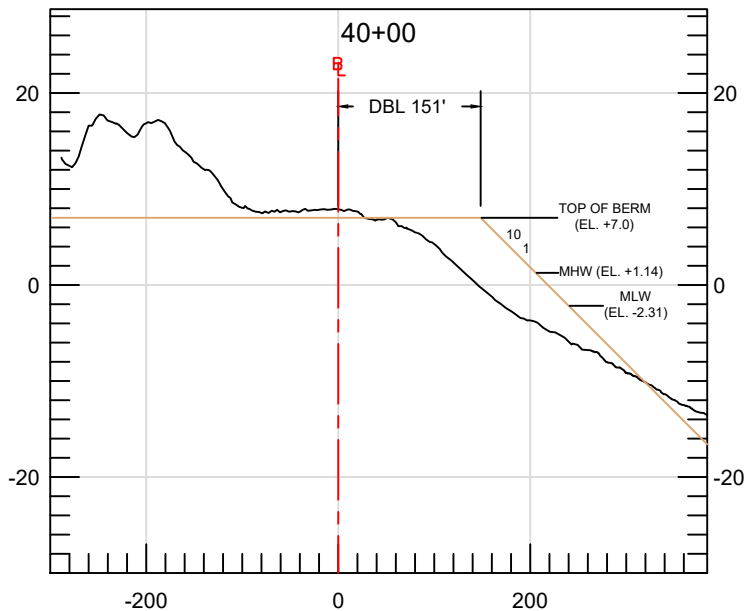
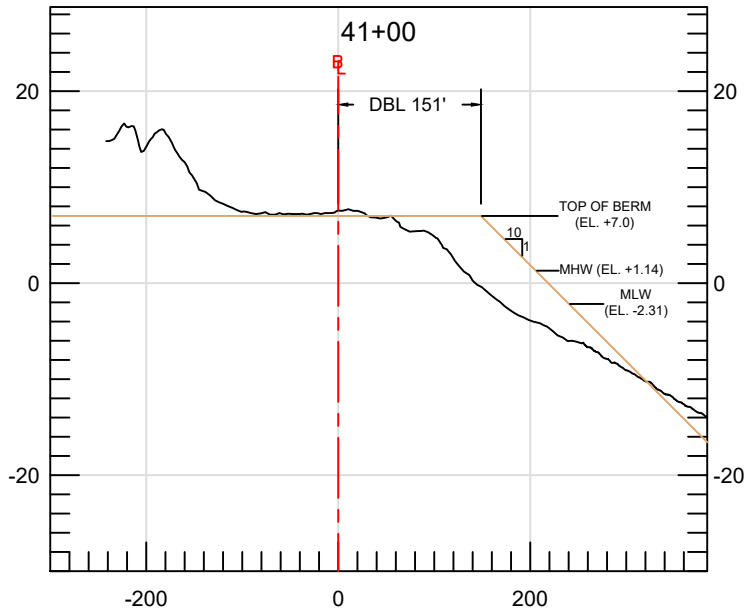
SURVEY DATA

BEACH FILL TEMPLATE

BASELINE

STAND ALONE TEMPLATE

FOR PERMIT USE ONLY NOT
FOR CONSTRUCTION



H Scale : 1" = 200' V Scale : 1" = 20'

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SHEET 10 OF 14

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LEGEND:

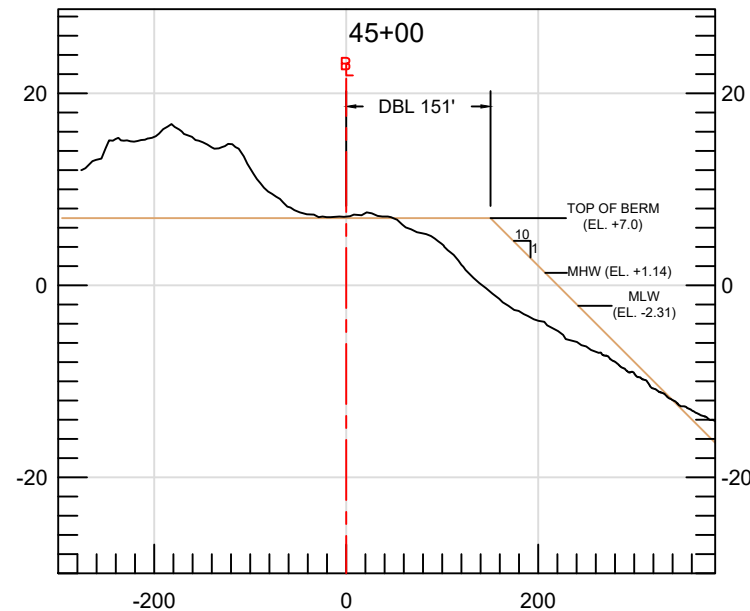
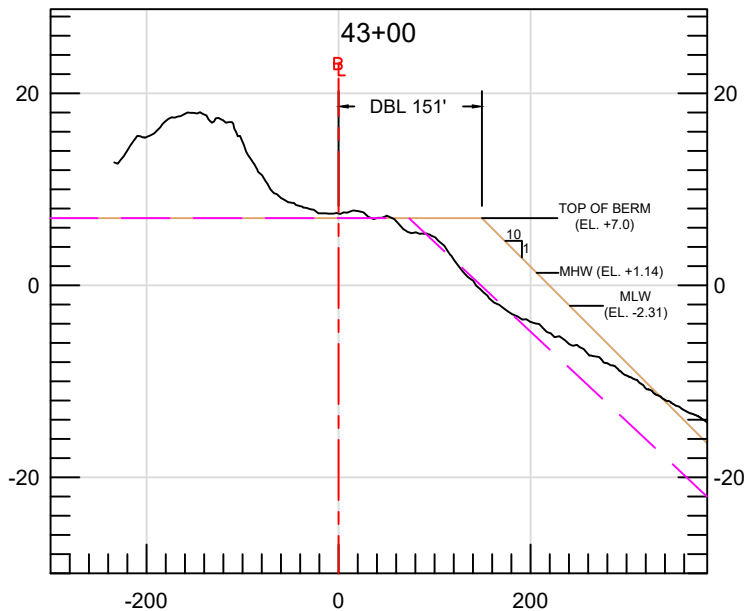
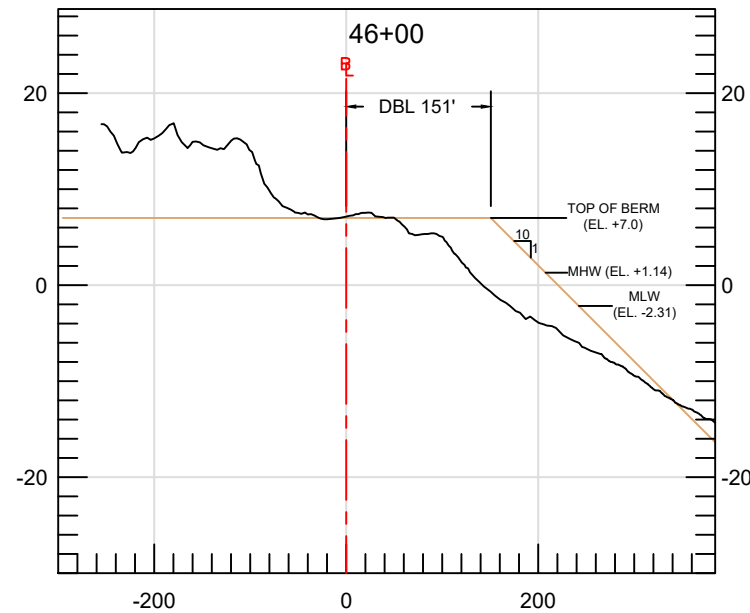
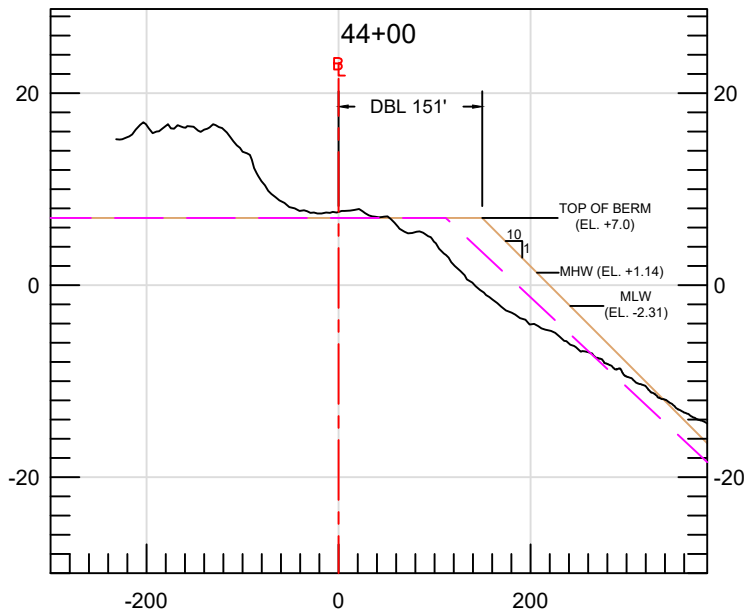
SURVEY DATA

BEACH FILL TEMPLATE

BASELINE

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SHEET 11 OF 14

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LEGEND:

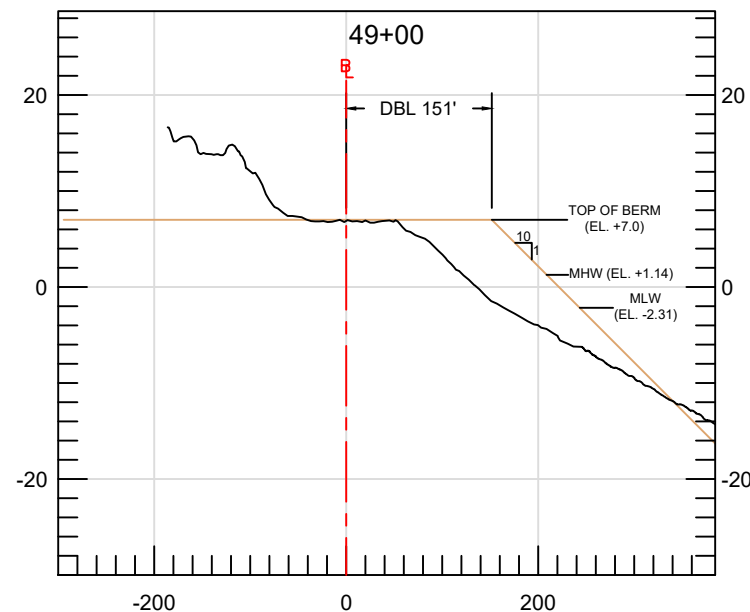
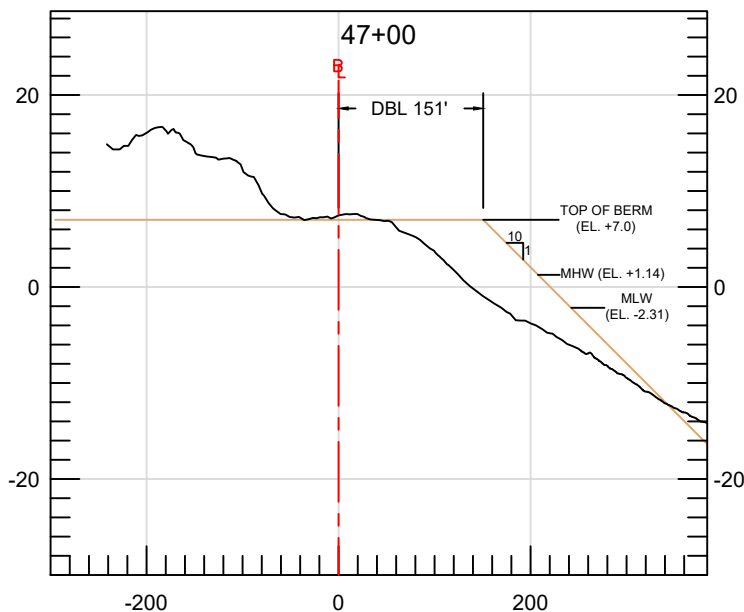
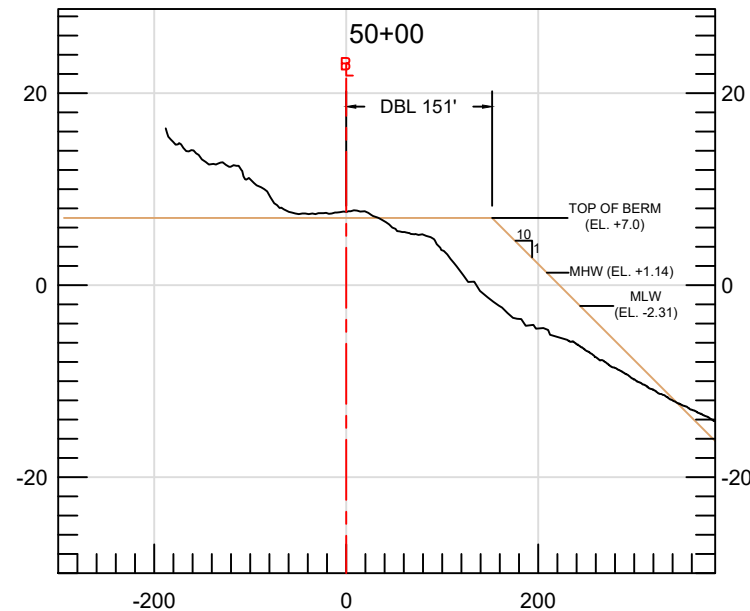
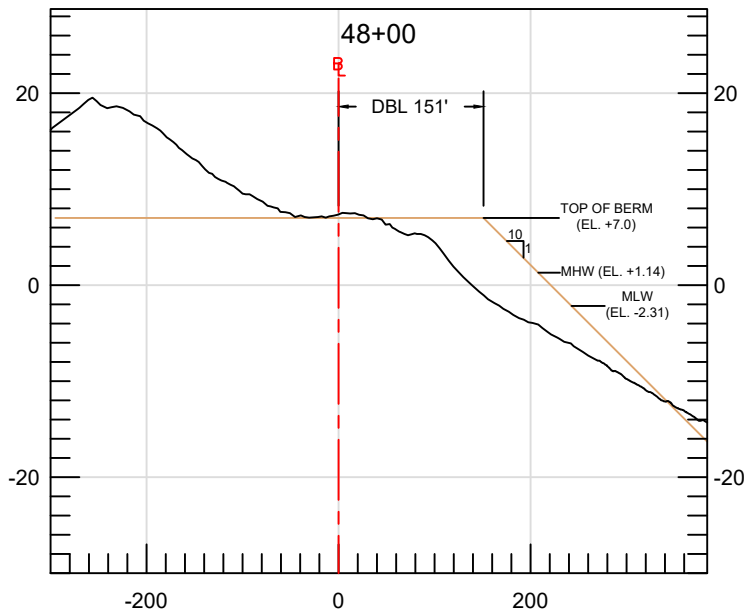
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SHEET 12 OF 14

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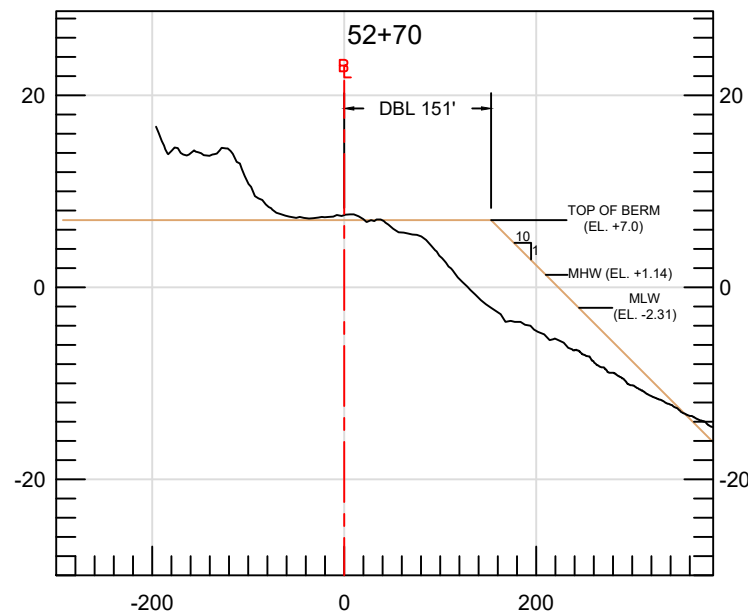
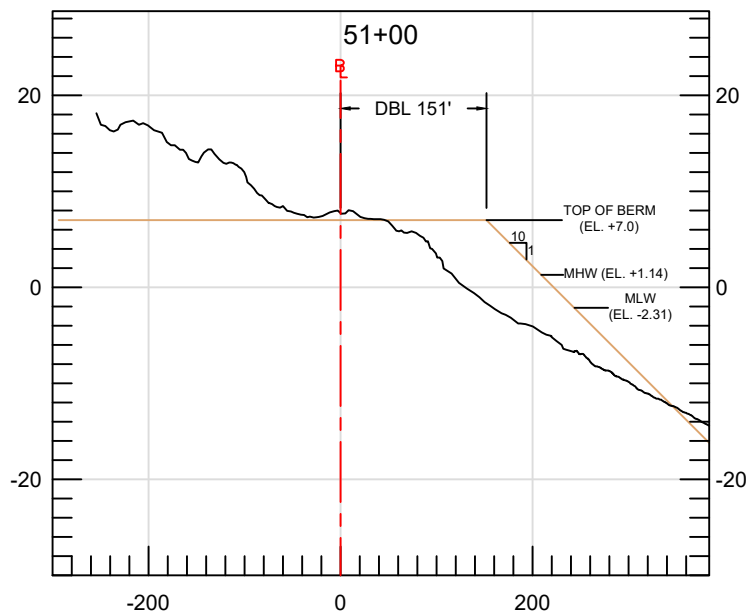
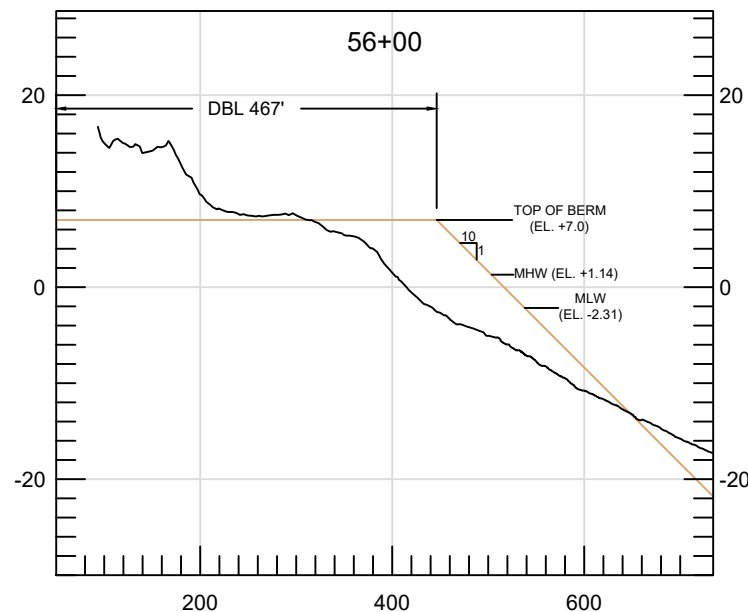
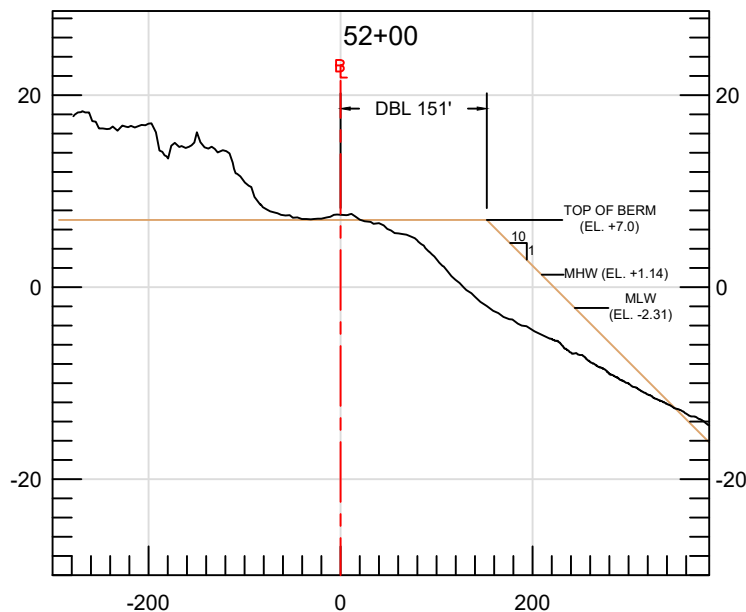
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SHEET 13 OF 14

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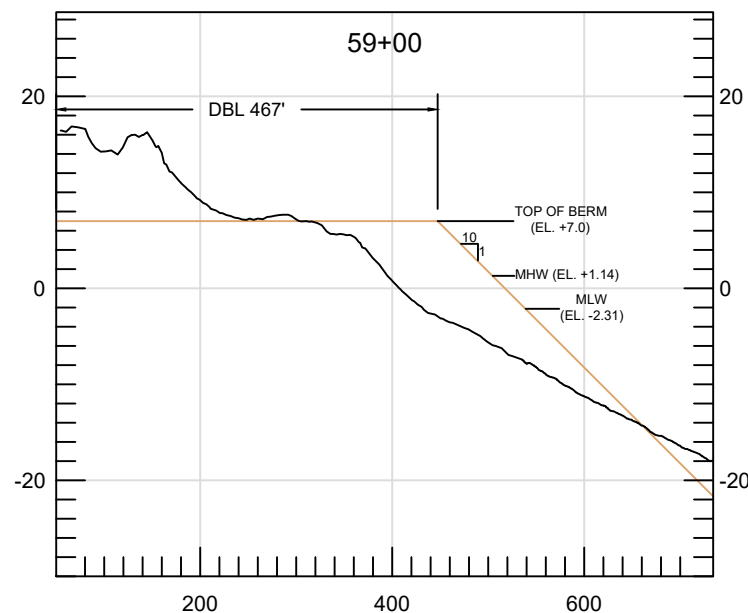
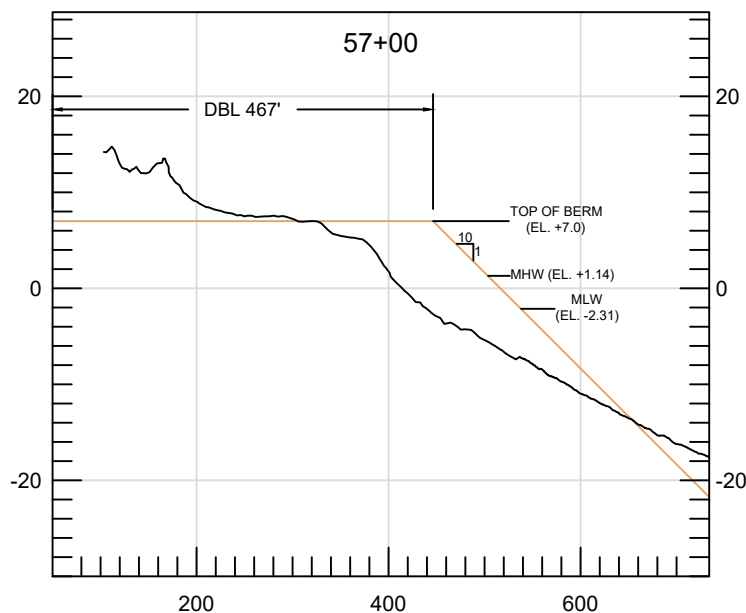
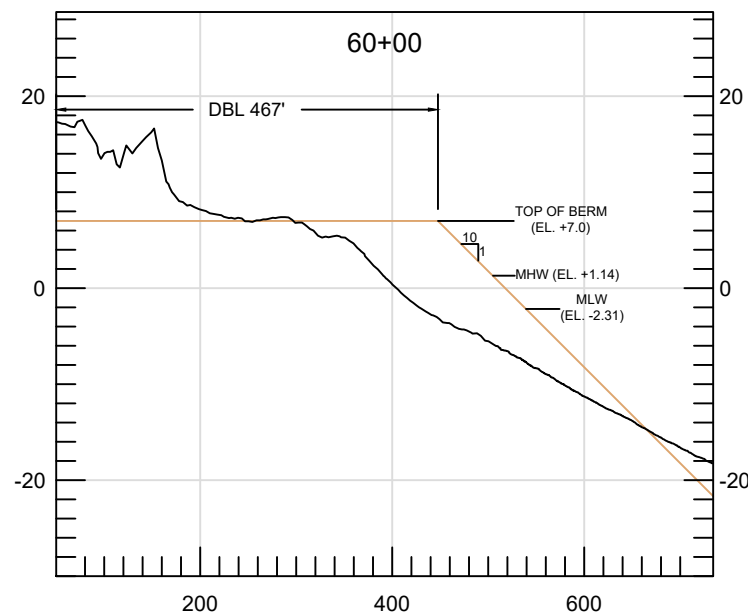
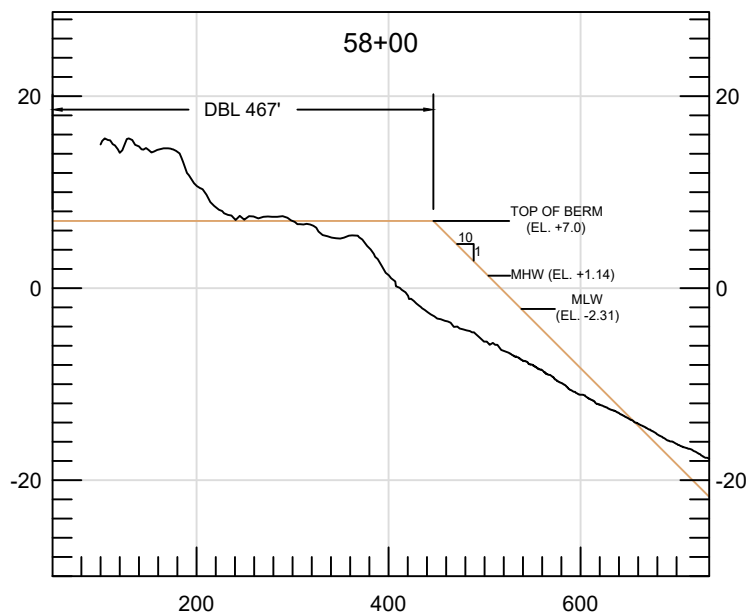
SURVEY DATA

BEACH FILL TEMPLATE

BASELINE

STAND ALONE TEMPLATE

FOR PERMIT USE ONLY NOT
FOR CONSTRUCTION



H Scale : 1" = 200' V Scale : 1" = 20'

BEACH CROSS SECTIONS IN ATLANTIC OCEAN

AT: MIDDLESEX BEACH
COUNTY OF SUSSEX,
STATE OF DELAWARE

APPLICATION BY:
MIDDLESEX BEACH ASSOC., INC.
P.O BOX 584
BETHANY BEACH, DELAWARE
19930

DATE: 01/06/26 (REV)

GBA
ENGINEERS & SURVEYORS
295-A N. Green Meadows Dr.
Wilmington, NC 28405
Phone (910) 313-3338

SHEET 14 OF 14

NOTES:

1. SURVEY DATA SHOWN WAS COLLECTED ON AUGUST 13, 2025 BY GAHAGAN & BRYANT ASSOCIATES (GBA).
2. VERTICAL DATUM IS REFERENCED TO NAVD88.
3. HORIZONTAL DATUM IS REFERENCED TO NAD83.
4. BASELINE IS ONLY SHOWN AT STATIONS 40+00 TO 52+70 DUE TO THE LANDWARD SHIFT OF ALIGNMENT AT 52+70.
5. DBL REPRESENTS DISTANCE FROM BASE LINE.
6. SEE NOTES SHEET 8.

LEGEND:

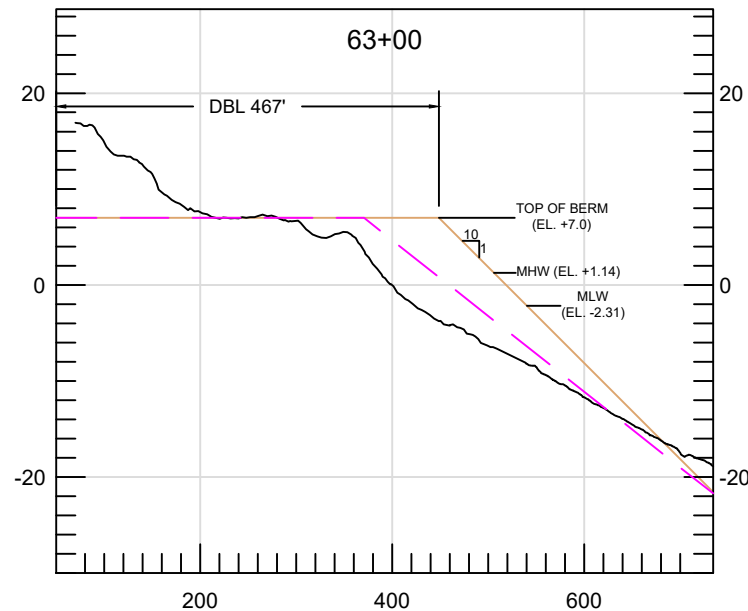
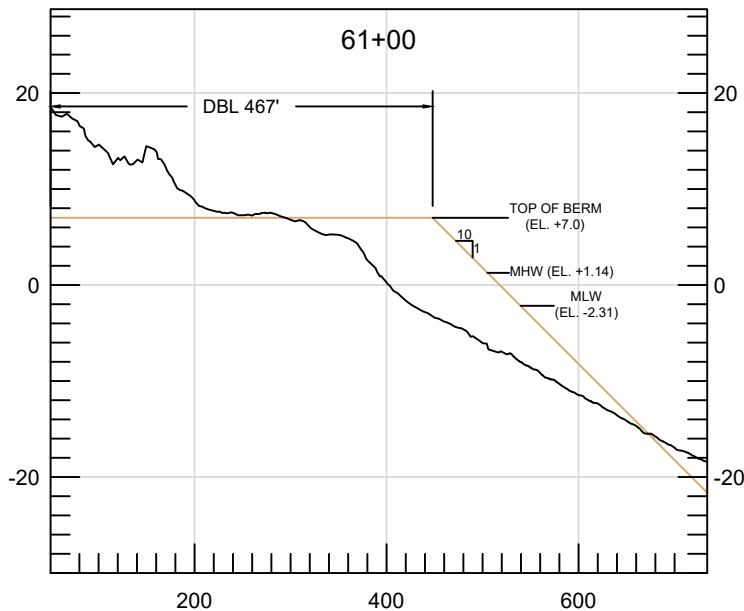
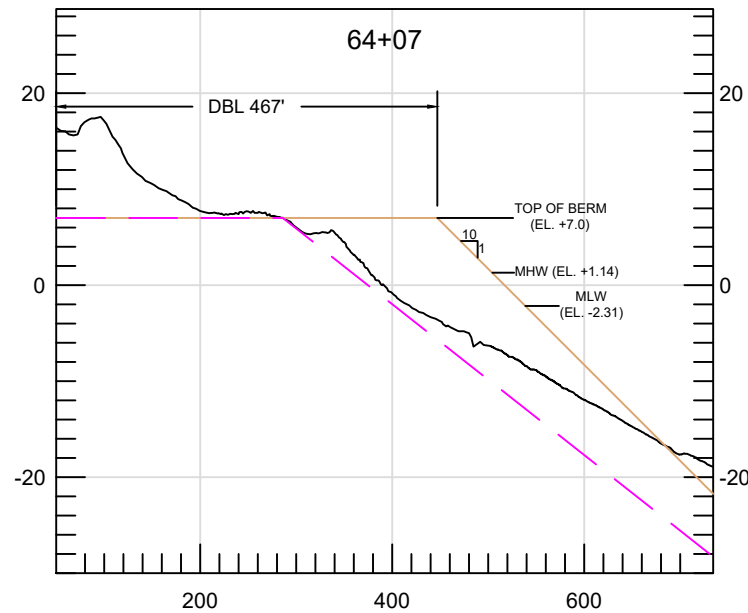
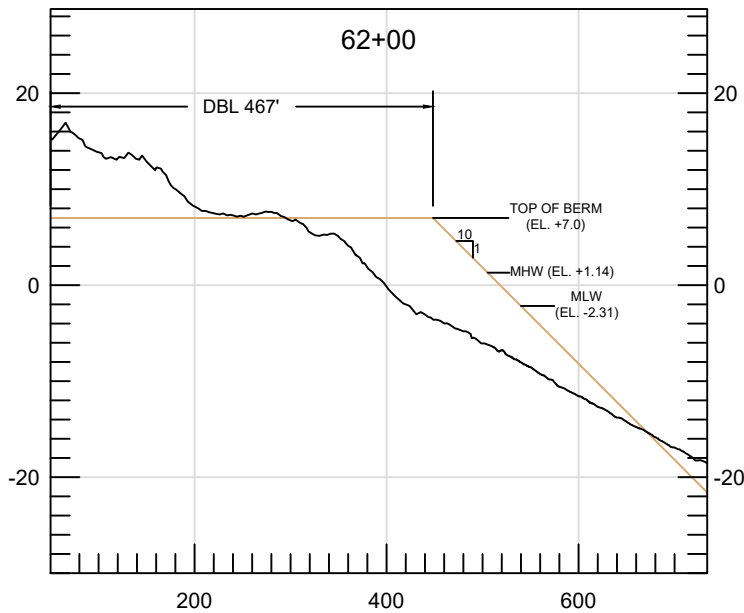
SURVEY DATA

BEACH FILL TEMPLATE

BASELINE

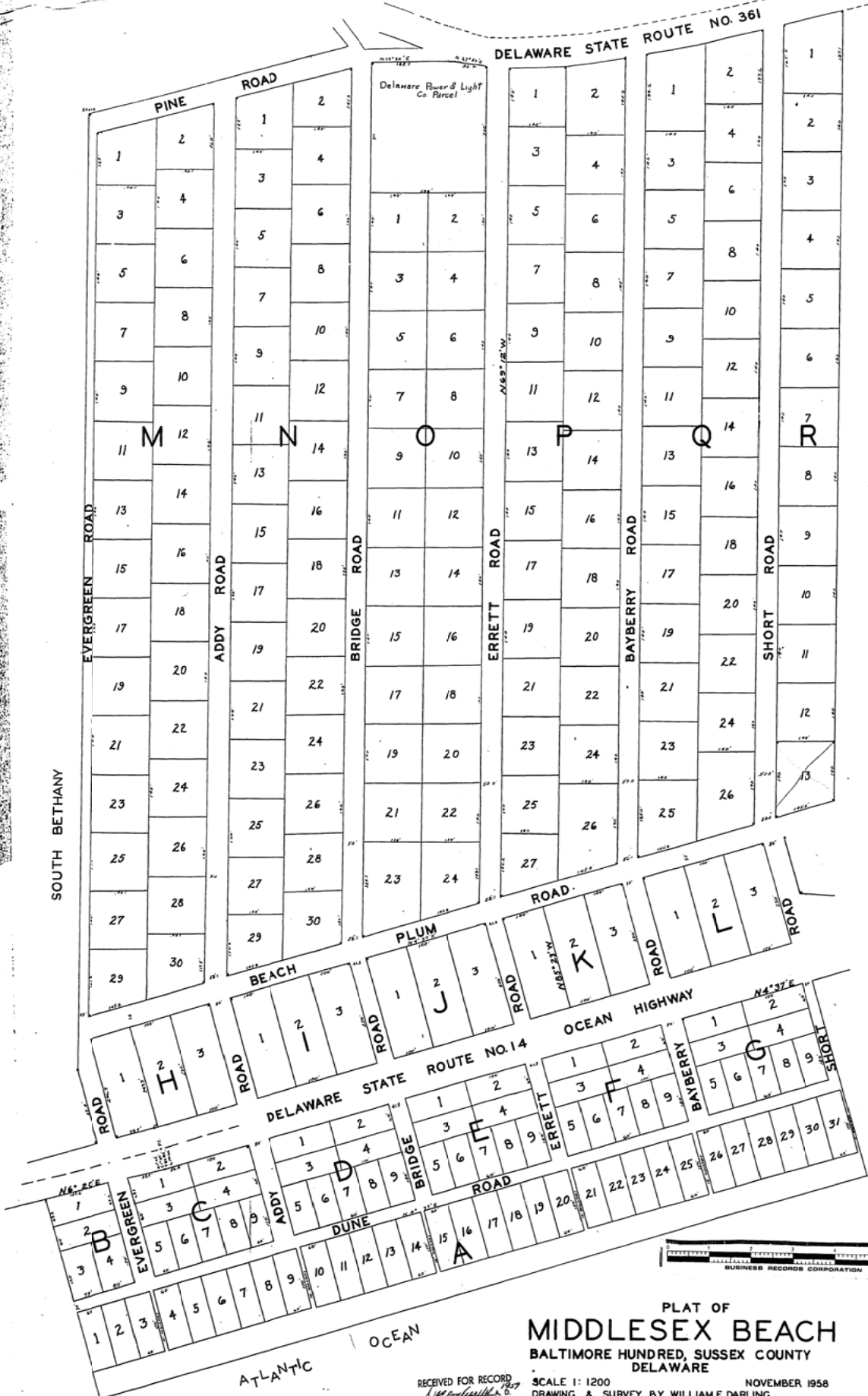
STAND ALONE TEMPLATE

FOR PERMIT USE ONLY NOT
FOR CONSTRUCTION



H Scale : 1" = 200' V Scale : 1" = 20'

Deed/Lease/Sales contract



RECEIVED FOR RECORD
Nov. 14, 1958
G. EDWARD VEASEY, Recorder

RECEIVED FOR RECORD
Nov. 14, 1958
G. EDWARD VEASEY, Recorder

SCALE 1:1200
DRAWING & SURVEY BY WILLIAM E. DARLING
APPROVED BY EDWARD L. SIMPSON LAND SURVEYOR REG. NO. 148

PLAT OF
MIDDLESEX BEACH
BALTIMORE HUNDRED, SUSSEX COUNTY
DELAWARE

DREXLER

SEA & PINE INC.

512 WTE 377

DEED

THIS DEED, Made the 4th day of April, in the year of our Lord, one thousand nine hundred and fifty-nine,

BETWEEN, WILLIAM R. ERRETT, JR., Surviving Trustee in Dissolution of and for The Bethany Beach Improvement Company, a dissolved Delaware corporation, WILLIAM R. ERRETT, JR., Trustee under Deed of Trust from Melvin Hopkins, etux, dated September 25, 1946, JOHN W. HUDSON, Trustee u/w Edwin R. Errett, deceased, DOROTHY ERRETT, single, JANE E. ERRETT, single, MARJORIE R. ERRETT, single, WILLIAM R. ERRETT, JR., and MARGARET P. ERRETT, his wife, HELEN C. ERRETT HOURDEQUIN, and L. REMY HOURDEQUIN, her husband, STANLEY W. ADDY, Successor Trustee u/w Jennie William Addy, deceased, CHARLES E. ADDY, and MARTHA JEAN ADDY, his wife, STANLEY W. ADDY and MARY MARGARET ADDY, his wife, MARY JANE ADDY BRALEY and SILAS A. BRALEY, JR., her husband, MARY A. J. SHORT, widow, WILLIAM P. SHORT, JR., and MARY E. SHORT, his wife, MARY A. S. LIGHTHIPE and HAROLD H. LIGHTHIPE, her husband, STANLEY W. ADDY, Surviving Trustee under Deed of Trust from The Bethany Beach Improvement Company, a Delaware corporation now dissolved, dated July 15, 1940, SEA AND PINES, INC., a Delaware corporation, ELIZABETH MILLS DREXLER, widow, RICHARD F. HALL and ELIZABETH H. HALL, his wife, parties of the first part, and MARGARET DUNNING, single, of Georgetown, Delaware, party 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), and other valuable and lawful considerations, lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby grant and convey unto the said party of the second part, her heirs and assigns forever,

ALL of their several, respective rights, titles, interests,

claims, and demands whatsoever, either in law or equity, in and to

ALL AND SINGULAR the lands and premises defined and delineated upon a certain plot entitled "PLAT OF LANDS FORMERLY OF BETHANY BEACH IMPROVEMENT CO., SEA & PINE, INC., LOUIS A. DREXLER, and SOUTH BETHANY", situate in Baltimore Hundred, Sussex County, Delaware; which plot is dated November 1958, was surveyed and drawn by William E. Darling and approved by E. L. Simpson, Land Surveyor, and is about to be recorded in the Office of the Recorder of Deeds, in and for Sussex County, at Georgetown, Delaware; and which lands and premises defined and delineated thereon and thereby, are more particularly bounded and described as follows: BEGINNING at a concrete monument set along the easterly right of way line of Delaware State Route No. 361 and forming the Northwest corner of these lands and the Southwest corner of other lands of Drexler; thence, South 69 degrees 12 minutes East, 533.8 feet; thence, South 87 degrees 40 minutes East, 177.5 feet; thence, South 72 degrees 58 minutes East, 85.4 feet; thence, South 77 degrees 28 minutes East, 103.8 feet, thence, South 50 degrees 28 minutes East, 46.6 feet; thence, South 63 degrees 40 minutes East, 113.7 feet; thence, South 36 degrees 30 minutes East, 92.2 feet; thence, South 69 degrees 12 minutes East, 746.3 feet; thence, South 4 degrees 37 minutes West, 100 feet; thence, South 70 degrees 12 minutes East, about 134.2 feet; thence, South 85 degrees 23 minutes East, 65 feet; thence, South 23 degrees 48 minutes West, 17.1 feet; thence, South 68 degrees 12 minutes East, about 119.6 feet to a concrete monument set along the westerly right-of-way line of Delaware State Highway Route No. 14; thence, by and with the same course last mentioned, crossing said Highway, about 105 feet to another concrete monument set along the easterly right-of-way line of said Highway, North 4 degrees 37 minutes East, 56.7 feet to another concrete monument, being a common corner for the lands and premises

hereby conveyed and lands of Sea and Pines, Inc.; thence, by and with the line of lands of Sea and Pines, Inc., South 85 degrees 23 minutes East, about 482.3 feet, to the waters edge of the Atlantic Ocean; thence, by and with the waters edge of the Atlantic Ocean, along the course of approximately South 4 degrees 37 minutes West, about 2050.6 feet, to the northerly boundary line of lands of Richard F. Hall, etux. (South Bethany); thence, by and with the northerly line of lands of said Hall, North 69 degrees 12 minutes West, about 244.5 feet; thence, North 83 degrees 23 minutes West, 257.8 feet to another concrete monument set along the easterly right-of-way line of Delaware State Route No. 14, aforesaid; thence, by and with the easterly right-of-way line of said Highway, North 6 degrees 20 minutes East, 71.6 feet to another concrete monument set along the easterly right-of-way line of said Highway; thence, crossing said Highway and continuing along the same course, by and with the northerly line of lands of said Hall and wife, North 69 degrees 12 minutes West, for the total distance of about 2,504.4 feet to a stone forming the southwestern corner of the lands and premises hereby conveyed; thence, North 6 degrees 18 minutes East, 646.8 feet; thence, North 51 degrees 33 minutes East, 48 feet; thence, North 19 degrees 20 minutes East, 341.9 feet; thence, North 11 degrees 43 minutes East, 665.3 feet; thence, South 71 degrees 32 minutes East, about 38.3 feet to a point along the Easterly right-of-way line of Delaware State Route No. 361; thence, by and with the Easterly right-of-way line of Delaware State Route No. 361, in a Northerly direction, for a distance of 158 feet to a concrete monument, being home to the point or place of BEGINNING, be the contents thereof what they may.

BEING all and singular the lands and premises which the parties of the first part hereto have agreed to convey unto the party of the second part hereto, in and by a certain Settlement Agreement dated April 4, 1959, between William R. Errett, Jr., etal, which is about to be recorded in the office of the Recorder of Deeds, aforesaid, as reference thereto being had will more fully and at large appear.

IN WITNESS WHEREOF, the respective parties of the first part individual and fiduciary have hereunto set their hands and affixed their seals, and the party of the first part corporate hereto has caused these presents to be signed by its President, and its corporate seal by him hereunto affixed, attested by its Secretary, pursuant to an appropriate resolution of its Board of Directors duly authorizing the same, all as of the day and year first above written.

Signed, sealed and delivered in the presence of:

W. R. Errett, Jr.

William R. Errett, Jr. (SEAL)
William R. Errett, Jr., Surviving Trustee in Dissolution of and for The Bethany Beach Improvement Company, a Dissolved Delaware Corporation

W. R. Errett, Jr.

William R. Errett, Jr. (SEAL)
William R. Errett, Jr., Trustee under Deed of Trust from Melvin Hopkins, etux, dated September 25, 1946.

John W. Hudson

John W. Hudson (SEAL)
John W. Hudson, Trustee u/w Edwin R. Errett, Deceased

W. R. Errett, Jr.

Dorothy Errett (SEAL)
Dorothy Errett

W. R. Errett, Jr.

Jane E. Errett (SEAL)
Jane E. Errett

W. R. Errett, Jr.

Margaret R. Errett (SEAL)
Margaret R. Errett

W. R. Errett, Jr.

William R. Errett, Jr. (SEAL)
William R. Errett, Jr.

W. R. Errett, Jr.

Margaret P. Errett (SEAL)
Margaret P. Errett

Helen G. Errett

Helen G. Errett Hourdequin (SEAL)
Helen G. Errett Hourdequin

L. Remy Hourdequin

L. Remy Hourdequin (SEAL)
L. Remy Hourdequin

Stanley W. Addy

Stanley W. Addy (SEAL)
Stanley W. Addy, Successor
Trustee u/w Jennie Williams
Addy, Deceased

Charles E. Addy

Charles E. Addy (SEAL)
Charles E. Addy

Martha Jean Addy

Martha Jean Addy (SEAL)
Martha Jean Addy

Stanley W. Addy

Stanley W. Addy (SEAL)
Stanley W. Addy

Mary Margaret Addy

Mary Margaret Addy (SEAL)
Mary Margaret Addy

Mary Jane Addy Braley

Mary Jane Addy Braley (SEAL)
Mary Jane Addy Braley

Mary A. J. Short

Mary A. J. Short (SEAL)
Mary A. J. Short

William P. Short, Jr.

William P. Short, Jr. (SEAL)
William P. Short, Jr.

Mary E. Short

Mary E. Short (SEAL)
Mary E. Short

Mary A. S. Lighthips

Mary A. S. Lighthips (SEAL)
Mary A. S. Lighthips

Harold H. Lighthips

Harold H. Lighthips (SEAL)
Harold H. Lighthips

Stanley W. Addy

Stanley W. Addy (SEAL)
Stanley W. Addy, Surviving
Trustee under Deed of Trust
from The Bethany Beach Im-
provement Company, a Delaware
corporation now dissolved,
dated July 15, 1940

Silas A. Braley, Jr.

Silas A. Braley, Jr. (SEAL)
Silas A. Braley, Jr.

Silas A. Braley, Jr.

Silas A. Braley, Jr. (SEAL)
Silas A. Braley, Jr.

512 382

SEA AND PINES, INC.

Walter E. Lyba

By: Ray B. Vale
President

Attest: John W. Fickert
Secretary

Mary J. Smith

Elizabeth Mills Drexler (SEAL)
Elizabeth Mills Drexler

Mary J. Smith

Richard F. Hall (SEAL)
Richard F. Hall

Mary J. Smith

Elizabeth H. Hall (SEAL)
Elizabeth H. Hall

STATE OF PENNSYLVANIA |
COUNTY OF *Allegheny* | SS

BE IT REMEMBERED, that on this 14 day of April, A. D. 1959, personally appeared before me the subscriber, a Notary Public for the State and County aforesaid, WILLIAM R. ERRETT, JR., Surviving Trustee in Dissolution of and for The Bethany Beach Improvement Company, a dissolved Delaware corporation, party to this Indenture, known to me personally to be such, and acknowledged this Indenture to be his act and deed.

WITNESS my hand and seal of office the day and year aforesaid.

[Signature]
Notary Public

Notary Public, Allegheny County, Pa.
My Commission Expires September 23, 1960

STATE OF OHIO |
COUNTY OF *Hamilton* | SS

BE IT REMEMBERED, that on this 14 day of April, A. D. 1959, personally appeared before me the subscriber, a Notary Public for the State and County aforesaid, JOHN W. HUDSON, Trustee u/w Edwin R. Errett, deceased, party to this Indenture, known to me personally to be such, and acknowledged this Indenture to be his act and deed.

WITNESS my hand and seal of office the day and year aforesaid.

[Signature]
Notary Public

DORIS A. FURTHMILLER
Notary Public, Hamilton County, Ohio
My Commission Expires Sep. 27, 1960

STATE OF PENNSYLVANIA

COUNTY OF Chester

SS

BE IT REMEMBERED, that on this 11th day of April, A. D. 1959, personally appeared before me the subscriber, a Notary Public for the State and County aforesaid, DOROTHY ERRETT, party to this Indenture, known to me personally to be such, and acknowledged this Indenture to be her act and deed.

WITNESS my hand and seal of office the day and year aforesaid.

Notary Public

Notary Public, Aforesaid, Chester County
My Commission Expires December 31, 1962

STATE OF PENNSYLVANIA

COUNTY OF Chester

SS

BE IT REMEMBERED, that on this 7th day of April, A. D. 1959, personally appeared before me the subscriber, a Notary Public for the State and County aforesaid, JANE E. ERRETT, party to this Indenture, known to me personally to be such, and acknowledged this Indenture to be her act and deed.

WITNESS my hand and seal of office the day and year aforesaid.

Notary Public

Notary Public, Aforesaid, Chester County
My Commission Expires December 31, 1962

STATE OF NEW YORK |
COUNTY OF *New York* | SS

BE IT REMEMBERED, that on this 18th day of April,
A. D. 1959, personally appeared before me the subscriber, a Notary
Public for the State and County aforesaid, MARJORIE R. ERRETT,
party to this Indenture, known to me personally to be such, and
acknowledged this Indenture to be her act and deed.

WITNESS my hand and seal of office the day and year

aforesaid.



NOTARY PUBLIC, State of New York
Notary Public, County of New York
Commission Expires March 22, 1960

George A. Pines
Notary Public

STATE OF PENNSYLVANIA |
COUNTY OF *Cheltenham* | SS

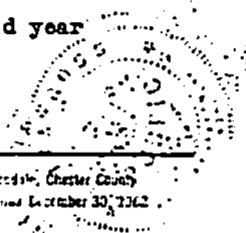
BE IT REMEMBERED, that on this 17th day of April,
A. D. 1959, personally appeared before me the subscriber, a Notary
Public for the State and County aforesaid, WILLIAM R. ERRETT, JR.,
and MARGARET P. ERRETT, his wife, parties to this Indenture, known to
me personally to be such, and acknowledged this Indenture to be their
act and deed.

WITNESS my hand and seal of office the day and year

aforesaid.

George A. Pines
Notary Public

Notary Public, Chester County
My Commission Expires December 30, 1962



STATE OF PENNSYLVANIA |
COUNTY OF Chester | SS

BE IT REMEMBERED, that on this 7th day of April, A. D. 1959, personally appeared before me the subscriber, a Notary Public for the State and County aforesaid, HELEN G. ERRETT HOURDEQUIN and L. Remy HOURDEQUIN, her husband, parties to this Indenture, known to me personally to be such, and acknowledged this Indenture to be their act and deed.

WITNESS my hand and seal of office the day and year aforesaid.

Notary Public

Notary Public, Afton, Chester County
My Commission Expires December 31, 1962

STATE OF PENNSYLVANIA |
COUNTY OF Chester | SS

BE IT REMEMBERED, that on this 5th day of April, A. D. 1959, personally appeared before me the subscriber, a Notary Public for the State and County aforesaid, WILLIAM R. ERRETT, JR., Trustee under Deed of Trust from Melvin Hopkins, etux, dated September 25, 1946, party to this Indenture, known to me personally to be such, and acknowledged this Indenture to be his act and deed.

WITNESS my hand and seal of office the day and year aforesaid.

Notary Public

Notary Public, Afton, Chester County
My Commission Expires December 31, 1962

STATE OF *New Jersey* |
COUNTY OF *Atlantic* | SS

BE IT REMEMBERED, that on this 30 day of ~~April~~ *May*,
A. D. 1959, personally appeared before me, the subscriber, a Notary
Public for the State and County aforesaid, RUBY R. VALE, President
of SEA AND PINES, INC., a Delaware corporation, party to the foregoing
Settlement Agreement, known to me personally to be such, and he
acknowledged the above and foregoing Settlement Agreement to be his
own proper act and deed and the act and deed of said, Sea and Pines,
Inc.,; and that he did thereunto subscribe his name as such President,
and affix the corporate seal of such corporation thereto, attested
by the Secretary thereof, pursuant to an appropriate resolution of
its Board of Directors first duly authorizing the same.

WITNESS my hand and seal of office the day and year
first above written.



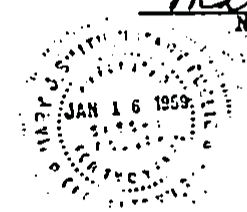
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Aug. 10, 1961

William C. Long
Notary Public

STATE OF DELAWARE |
COUNTY OF | SS

BE IT REMEMBERED, that on this 31st day of ~~April~~ *August*, A. D.
1959, personally appeared before me the subscriber, a Notary Public
for the State and County aforesaid, ELIZABETH MILLS DEXLER, widow,
party to this Indenture, known to me personally to be such, and
acknowledged this Indenture to be her act and deed.

WITNESS my hand and seal of office the day and year
aforesaid.



Mary J. Smith
Notary Public

STATE OF DELAWARE |
SUSSEX COUNTY | SS

BE IT REMEMBERED, that on this 4th day of April,
A. D. 1959, personally appeared before me the subscriber, a Notary
Public for the State and County aforesaid, MARY A. J. SHORT, MARY
A. S. LIGHTHIPE, HAROLD H. LIGHTHIPE, her husband, WILLIAM P. SHORT,
JR., and MARY E. SHORT, his wife, parties to this Indenture, known
to me personally to be such, and acknowledged this Indenture to be
their act and deed.

WITNESS my hand and seal of office the day and year
aforesaid.

Mildred C. Carpenter
Notary Public

STATE OF PENNSYLVANIA |
COUNTY OF ALLEGANY | SS

BE IT REMEMBERED, that on this 27th day of August,
A. D. 1959, personally appeared before me the subscriber, a Notary
Public for the State and County aforesaid, STANLEY W. ADDY,
Surviving Trustee under Deed of Trust from The Bethany Beach
Improvement Company, a Delaware corporation now dissolved, dated
July 15, 1940, party to this Indenture, known to me personally to be
such, and acknowledged this Indenture to be his act and deed.

WITNESS my hand and seal of office the day and year

aforesaid.



Stanley W. Addy
Notary Public
Allegheny County, Pennsylvania
January 7, 1961

STATE OF PENNSYLVANIA |
COUNTY OF ALLEGANY | SS

BE IT REMEMBERED, that on this 25th ^{August} day of April, A. D. 1959, personally appeared before me the subscriber, a Notary Public for the State and County aforesaid, STANLEY W. ADDY and MARY MARGARET ADDY, his wife, parties to this Indenture, known to me personally to be such, and acknowledged this Indenture to be their act and deed.

WITNESS my hand and seal of office the day and year

aforesaid.



Stanley W. Addy
Notary Public

STATE OF MICHIGAN |
COUNTY OF MIDLAND | SS

BE IT REMEMBERED, that on this 11th day of April, A. D. 1959, personally appeared before me the subscriber, a Notary Public for the State and County aforesaid, MARY JANE ADDY BRALEY and SILAS A. BRALEY, JR., her husband, parties to this Indenture, known to me personally to be such, and acknowledged this Indenture to be their act and deed.

WITNESS my hand and seal of office the day and year

aforesaid.



William H. Childs
WILLIAM H. CHILDS
Notary Public, Midland County, Mich.
My Commission Expires 5-12-63

STATE OF PENNSYLVANIA |
COUNTY OF *Allegheny* | SS

BE IT REMEMBERED, that on this *ACOST* 7th day of April, A. D. 1959, personally appeared before me the subscriber, a Notary Public for the State and County aforesaid, STANLEY W. ADDY, Successor Trustee u/w Jennie Williams Addy, deceased, party to this Indenture, known to me personally to be such, and acknowledged this Indenture to be his act and deed.

WITNESS my hand and seal of office the day and year



E. DEAN HOFF, Deputy Clerk
COUNTY OF ALLEGHENY, PA.

Edison Hoff
Notary Public

STATE OF MARYLAND |
COUNTY OF *Montgomery* | SS

BE IT REMEMBERED, that on this 1st day of April, A. D. 1959, personally appeared before me the subscriber, a Notary Public for the State and County aforesaid, CHARLES E. ADDY and MARTHA JEAN ADDY, his wife, parties to this Indenture, known to me personally to be such, and acknowledged this Indenture to be their act and deed.

WITNESS my hand and seal of office the day and year



Charles E. Addy
Notary Public

The commission expires May 4, 1961

STATE OF Delaware |
COUNTY OF Sussex | SS

BE IT REMEMBERED, that on this 27th day of July,
A. D. 1959, personally appeared before me the subscriber, a Notary
Public for the State and County aforesaid, RICHARD F. HALL and
ELIZABETH H. HALL, his wife, parties to this Indenture, known to me
personally to be such, and acknowledged this Indenture to be their
act and deed.

WITNESS my hand and seal of office the day and year afore-
said.

Mary J. Smith
Notary Public

RECEIVED FOR RECORD
December 8th A. D. 1959
G. EDWARD VEASEY, Recorder



PURCHASERS REPORT MADE
This 8th day of Dec, 1959
Board of Assessment of Sussex County
By Thos. W. Hester Pres.

D E E D

THIS DEED. Made this 14th day of December, in the year of Our Lord, one thousand nine hundred fifty-nine.

BETWEEN, MARGARET DUNNING, single woman, of Georgetown, Sussex County, Delaware, party of the first part, and MIDDLESEX BEACH ASSOCIATION, a Delaware corporation, of Bethany Beach, Delaware

_____ party y of the second part,

WITNESSETH: That the party of the first part, for and in consideration of the sum of One (\$1.00) Dollar, lawful money of the United States of America, and other valuable and lawful considerations, to her in hand paid by the party y of the second part, the receipt whereof is hereby acknowledged, hereby grants and conveys unto the party y of the second part, its Successors and Assigns forever.

ALL those certain lots, strips, pieces or parcels of land, situate, lying and being in MIDDLESEX BEACH, Baltimore Hundred, Sussex County, Delaware, 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 E. Darling, and approved by Edward L. Simpson, Land Surveyor, which plot is now of record in the Office of the Recorder of Deeds, in and for Sussex County, at Georgetown, Delaware, in Plot Book 3, Page 22, as follows: Evergreen Road; Addy Road; Bridge Road, Errett Road, Bayberry Road; Short Road; Pine Road; Beach Plum Road; Dune Road; Five 10' Walkways and one 5' Walkway, through Block A, between Dune Road to the west and the beach to the east; and all that land or beach area between the northerly and southerly limits of Middlesex Beach, lying between Block A to the west and the waters of the Atlantic Ocean to the east, all as reference thereunto being had unto said Plot will more fully and at large appear.

BEING a part of the lands and premises heretofore conveyed unto this grantor by William R. Errett, Jr., et al, in and by their certain Deed of Bargain and Sale, dated April 4, 1959, and now of record in the Office of the Recorder of Deeds, aforesaid, in Deed Book 512, Page 377, &c., pursuant to a Settlement Agreement made and entered into between William R. Errett, Jr., et al, dated April 4, 1959, and now of record in the Office of the Recorder of Deeds, aforesaid, in Deed Book 512, Page 335, &c., all as referenced thereto being had will more fully and at large appear.

IN WITNESS WHEREOF, the party of the first part has hereunto set her hand and seal the day and year first abovewritten.

Signed, sealed and delivered
in the presence of:

Winnie M. Kree

Margaret Dunning (SEAL)
Margaret Dunning

STATE OF DELAWARE |
COUNTY OF SUSSEX | SS

BE IT REMEMBERED, That on this 14th day of December, A. D. 1959, personally came before me, the subscriber, a Notary Public for the State and County aforesaid, MARGARET DUNNING, single woman, party to this indenture, known to me personally to be such, and she acknowledged this indenture to be her deed.

GIVEN under my hand and seal of office, the day and

Year aforesaid.



Winnie M. Kree
Notary Public

PURCHASERS REPORT MADE

This 14th day of Dec. 1959

Board of Assessment of Sussex County

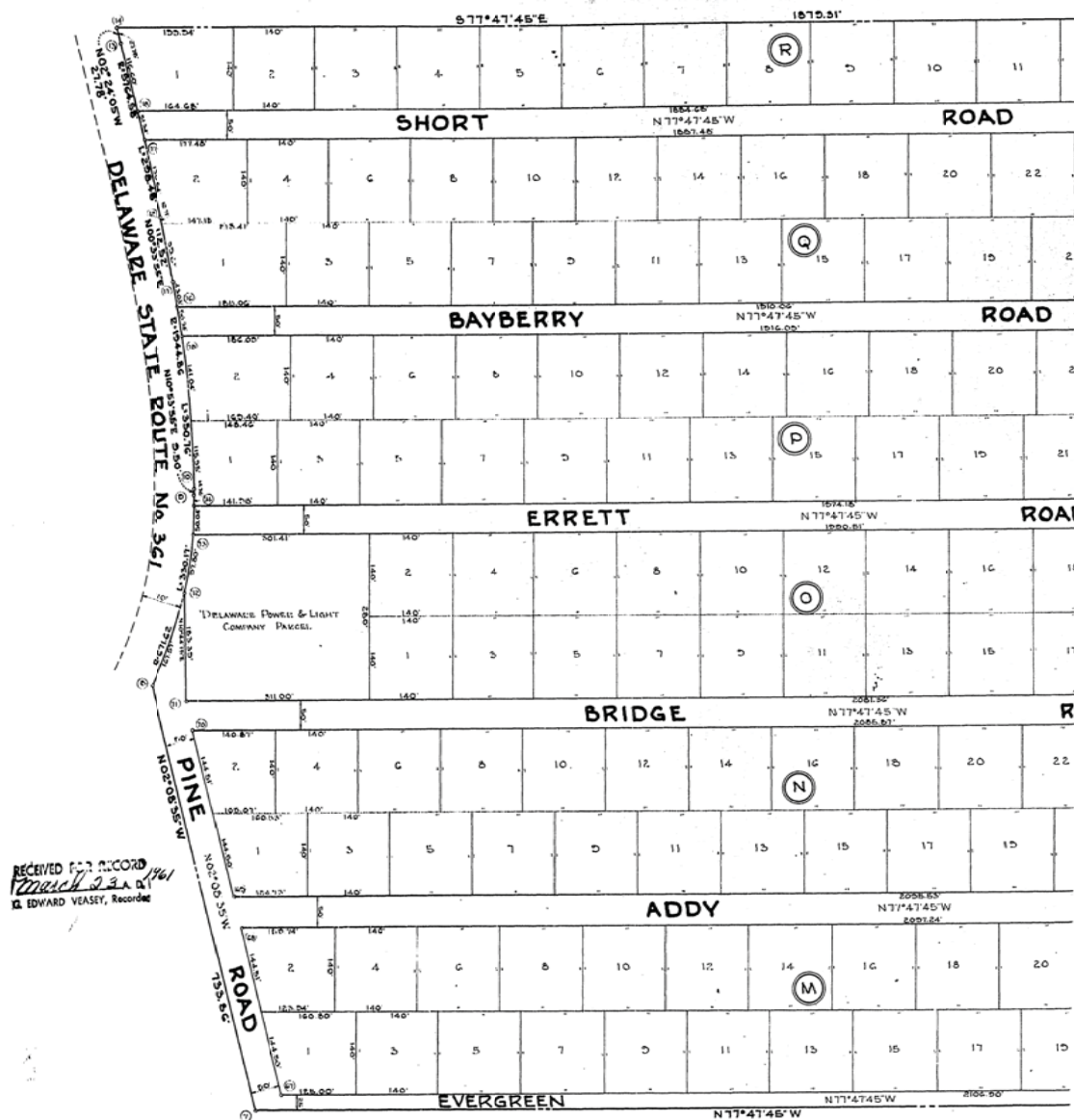
By Thos. N. Houghton

RECEIVED FOR RECORD

December 14 A. D. 1959

G. EDWARD VEASEY, Recorder

3

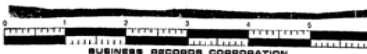


RECEIVED FBI RECORD
March 23 1961
R. EDWARD VEASEY, Recorder

NOTES: 1. The courses shown on this Revised-Plot are based on Grid North as compared to the Magnetic courses shown on the Original Plot of Middlesex Beach, of record in Plot Book 3, Page 22.

2. The lot lines of each of the lots shown upon this Revised-Plot have been reconciled with the lot lines of each corresponding lot shown upon the original Plot of Middlesex Beach which is of record in Plot Book 3, Page 22, so that both of such plots may be used interchangeably to designate a particular lot as shown upon either plot.

PURDUM & JESCHKE
CONSULTING ENGINEERS AND
LAND SURVEYORS
2415 MARYLAND AVENUE
BALTIMORE 18, MARYLAND



H. Lloyd Whitney Jr. R.R. No. 204

3





SCALE: 1"=100' JANUARY 11, 1961

BUSINESS RECORDS CORPORATION

SCALE: 1"=100'

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 Jothany 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 that land or beach area between the northerly
and southerly limits of Middlesex Beach, lying between Block A
to the west and the waters of the Atlantic Ocean to the east,
as 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, which 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 such land or beach area,

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 consider-
ations 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 and 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,

ALL THAT certain lot, piece or parcel of land or beach area, situate, lying and being in MIDDLESEX BEACH, Baltimore Hundred, Sussex County, Delaware, between the northerly and southerly limits of Middlesox Beach, lying between Block A to the west and the Atlantic Ocean to the east, as 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, which plot is 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, all as reference thereto being had will more fully and at large appear.

TO HAVE AND TO HOLD the above described perpetual easement and right of way in and upon, through and across, over and from, the abovedescribed tract, piece and parcel of land 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) For ingress, egress, regress and passage to and from their respective lots situate in Blocks A to R, inclusive, of Middlesox Beach Development, as shown upon the Plat thereof, and the waters of the Atlantic Ocean, for themselves, and their families, members of their household, tenants, guests and invitees, and none other; and
- (2) For a place of recreation, including sun bathing, for themselves, and their families, members of their household, tenants, guests and invitees, and none other,

FURTHER, the party of the first part, for itself and its successors and assigns, does covenant, promise and agree to and with the parties of the second part, their respective heirs, successors and assigns, as the case may be, that no building, structure or obstruction of any kind shall ever be erected or constructed upon said tract, piece or parcel of land above described, nor shall any business or commercial enterprise be operated or conducted thereon, without first obtaining the unanimous written consent of the

record owners of all the lots in Block A of Middlesex Beach.

PROVIDED, that nothing herein contained shall in anywise restrict or limit the free and natural drifting of sand, or the construction of any and all sand fences, and barriers, bulkheads, jetties, groins and the like as may be necessary or designed to safeguard and protect such beach area, as well as all of the land area of Middlesex Beach, from the forces of erosion by wind or water.

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 abovescribed.

Signed, sealed and delivered
in the presence of:

MIDDLESEX BEACH ASSOCIATION

William H. Keeler

By: William R. Smith Jr.
President

Attest:

William H. Keeler
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. Corbett Jr.,
 President of MIDDLESEX BEACH ASSOCIATION, a corporation existing
 under the laws of the State of Delaware, party to 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. Corbett Jr.
 Notary Public

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

BOOK 512 PAGE 579

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 Midlohex 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:

MIDDLESEX BEACH ASSOCIATION

Minnie M. Keer

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. Perrett, 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. Perrett, Jr.
Notary Public

RECEIVED FOR RECORD

December 17 A. D. 1959
G. EDWARD VEASEY, Recorder

2314

BOOK 790 PAGE 152

#13

DEED OF EASEMENT

THIS DEED OF EASEMENT, Made this 28th day of Nov.

A. D. 1975,

B E T W E E N

THE MIDDLESEX BEACH ASSOCIATION, a corporation of The State of Delaware, of Bethany Beach, Delaware, party of the first part,

A N D

SUSSEX COUNTY, a political subdivision of the State of Delaware, party of the second part.

W I T N E S S E T H :

The party of the first part hereto, for and in consideration of the sum of ONE DOLLAR (\$1.00), and other valuable and lawful consideration, cash in hand paid, the receipt whereof is hereby acknowledged, has this day bargained and sold, and by these presents does bargain, sell, convey, transfer and deliver unto the party of the second part a permanent easement and right-of-way, including the perpetual right to enter upon the streets, roads, avenues, alleys, and other thoroughfares within the limits of Middlesex Beach at any time that it may see fit to construct, install, maintain, replace and repair underground pipelines and/or mains for the purpose of conveying sewage and water over, across, through and under the streets, roads, alleys, and other thoroughfares within the limits of Middlesex Beach, together with the right to excavate and refill ditches and/or trenches for the location of said pipelines and/or mains, and the further right to remove trees, bushes, undergrowth and other obstructions interfering with the location, construction, installation, replacement, repair and maintenance of said pipelines and/or mains upon the following terms and conditions:

1. That all streets shall be restored to substantially their original condition as determined by Sussex County;

2. That this easement does not grant permission for any construction, maintenance, replacement, repair, or installation in any State maintained highway, which said permission must be received from the Department of Highways and Transportation;

3. That any construction, maintenance, installation, replacement and repair, except of an emergency nature, must be scheduled so as not to obstruct both ends of a street in any one block at any one time;

4. That on streets where there are dead ends, such streets shall not be blocked at the open end during any weekend or overnight except for work of an emergency nature;

5. That the party of the second part has the right to remove "access limiting structures" at the end of the streets during construction, replacement or repair provided that such structures shall be restored to substantially their original condition as determined by Sussex County.

Easement on property to be conveyed by Middlesex Beach Association situated in Baltimore Hundred, Sussex County, Delaware as shown upon a certain plot entitled "Plot 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, 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.

TO HAVE AND TO HOLD said easements and right-of-way unto the party of the second part, its successors and assigns forever.

The party of the first part does hereby covenant with the party of the second part that it is lawfully seized and possessed of the streets, alleys, roads, and other public thoroughfares within the corporate limits of Middlesex Beach and that the President and Secretary of Middlesex Beach have a good right and lawful authority to grant this easement, that it is free from all encum-

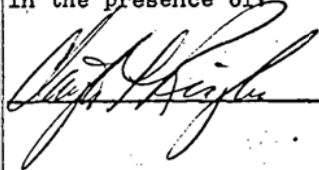
brances and that the party of the first part will forever warrant and defend the title thereto against the lawful claim of any persons whomsoever.

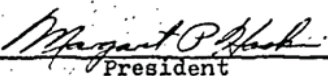
IN WITNESS WHEREOF, the party of the first part has caused this easement to be executed by its proper corporate officers and its corporate seal to be hereunto affixed duly attested by its Secretary, the day and year first abovewritten.

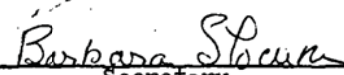
Sealed and delivered

in the presence of:

MIDDLESEX BEACH ASSOCIATION



By: 
President

Attest: 
Secretary



STATE OF
COUNTY OF

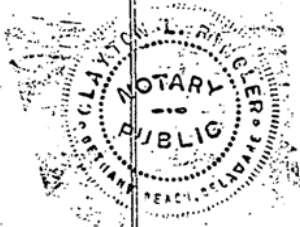
SS.

Del.
Sussex

BE IT REMEMBERED, That on this 28th day of Nov.

A. D. 1975, personally came before me, the Subscriber, a Notary Public for the State and County aforesaid, Margaret P. Harkin, President of MIDDLESEX BEACH ASSOCIATION, a corporation of The State of Delaware, party to this Indenture, known to me personally to be such, and acknowledged this Indenture to be his act and deed and the act and the deed of the said corporation; that the signature of the President is in his own proper handwriting; that the seal affixed is the common and corporate seal of the said corporation duly affixed by its authority; and that the act of signing, sealing, acknowledging and delivering the said Indenture was first duly authorized by resolution of the Board of Directors of said corporation.

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



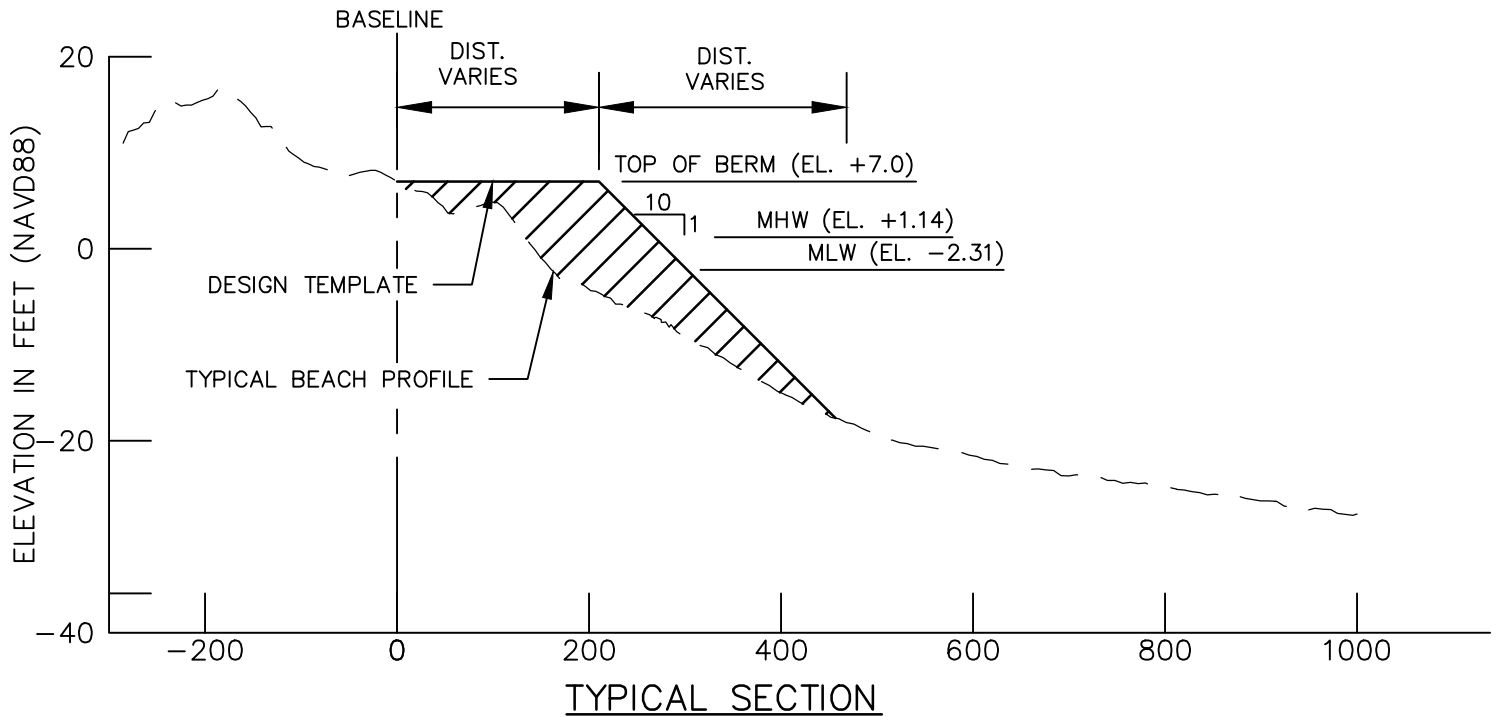
Margaret P. Harkin
Notary Public

RECEIVED
MARY ANN MCCABE
MAY 18 11 27 AM '76
RECORDER OF DEEDS
SUSSEX COUNTY

Sussex County
6-4-76

Structure profile view document

MIDDLESEX BEACH DESIGN FILL SECTION



NOTES:

1. RANGE OF TIDE INFORMATION OBTAINED FROM NATIONAL OCEANIC & ATMOSPHERIC ADMINISTRATION (NOAA) VDATUM TRANSFORMATION PROGRAM, VERSION 4.6.1 AT THE PROJECT MIDPOINT.
2. SOUNDING DATA DEPICTED IN THESE PLANS IS REPRESENTATIVE OF A LARGER DATA SET WHICH WAS COLLECTED USING AN ECHOSOUNDER (ODOM CV200) AT A FREQUENCY OF 200 HERTZ. THE DATA SET WAS REDUCED FOR CLARITY AND CORRECTED IN REAL TIME VIA REAL TIME KINEMATIC (RTK) CORRECTIONS.
3. THE INFORMATION DEPICTED IN THESE PLANS REPRESENT THE RESULTS OF SURVEYS CONDUCTED ON AUGUST 13, 2025 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.
4. BEACH FILL TEMPLATE AND FILL EXTENTS SHOWN IN THESE PLANS IS FOR PERMITTING PURPOSES ONLY AND THE TEMPLATE WAS OBTAINED FROM 2022 USACE BEACH NOURISHMENT PROJECT INCLUDING SOUTH BETHANY BEACH (SOLICITATION NO:W912BU22B0017). MIDDLESEX INTENDS TO MAINTAIN THE SAME TEMPLATE AS THE USACE PROJECT. CONSTRUCTION BEACH FILL TEMPLATE WILL BE DETERMINED BY USACE DURING THE NEXT NOURISHMENT CYCLE AND BY EXISTING BEACH CONDITIONS AT THE TIME OF THE EVENT.
5. ONCE A FEDERAL NOURISHMENT PROJECT IS ANNOUNCED, MIDDLESEX WILL CONDUCT A SURVEY OF THE BEACH AND PROVIDE COMPLETE CONSTRUCTION PLANS WITH REVISED TEMPLATES TO DNREC FOR APPROVAL.

+1.14 MHW

0.0 NAVD88

-2.31 MLW

DATUM ELEVATION (FT)
NOT TO SCALE

FOR PERMIT USE ONLY
NOT FOR CONSTRUCTION

BEACH REPLENISHMENT PROJECT

AT: MIDDLESEX BEACH
COUNTY OF SUSSEX, STATE OF DELAWARE

APPLICATION BY:
MIDDLESEX BEACH ASSOCIATION, INC.
P.O BOX 584
BETHANY BEACH, DELAWARE 19930

GBA
ENGINEERS ★ SURVEYORS
295-A N. Green Meadows Dr.
Wilmington, NC 28405
Phone (910) 313-3338

DATE: 10/03/25

SHEET 7 OF 12

Adjacent property owners document

MBA 2025 – 2026 Directory of Property Owners

Information Contained in this MBA Directory may only be used for MBA purposes and may not be sold or used for any other purposes.

Updated 5/13/25– see directory.middlesexbeach.org for the most up-to-date information

Information in RED has been updated since the Directory was printed

Aberbach, Robert & Carolyn

43 Dune Road

Bethany Beach DE 19930
(302) 539-3399
(703) 244-2207
raberbach@aol.com
caberbach@aol.com

Adams, Thomas & Sharon

13 Bridge Road

716 Halstead Road
Wilmington, DE 19803
(302) 478-3267
(302) 539-7051
(302) 981-5316
thaswa@comcast.net

Ahamad, Kalad & Danielle Rouiller

9 & 11 Short

743 N. Riverside Drive
Crownsville, MD 21032
(443) 255-5381
danielle_rouiller@yahoo.com

Aiello, Thomas & Kathleen

32 E. Short

4831 Foxhall Crescent, NW
Washington, DC 20007
(202) 337-0965
(703) 288-6430
aiellokc@gmail.com
Taiello@alvarezandmarsal.com

Aiyer, Sri-Ram & Jeannie

28 Dune

7207 Brennon Lane
Chevy Chase, MD 20815
(302) 537-5844
(301) 986-0110
(202) 550-0546
aiyersriram@gmail.com

Al-Sowayel, Naila & Anthony Nozzoli

4 Dune

4200 Wisconsin Avenue NW,
#106-80
Washington, DC 20016
(202) 438-4522
(202) 438-4533
(202) 246-6618
aanozzoli@gmail.com

Alter, Nora

18 Addy

1936 Pine Street
Philadelphia, PA 19103
(302) 539-5123
(352) 226-2155
nalter@temple.edu

Ambrose, Michael

14, 16 Dune

925 Greenwood Avenue
Wyncote, PA 19095
(302) 537-6458
(215) 885-5567
(267) 241-0616
mjambrose@yahoo.com

Andreas, Christopher & Andrita

52 Dune

9430 Cornwell Farm Dr.
Great Falls, VA 22066
(703) 855-3385
cmajandreas@gmail.com

Arnold, Robert & Carol Ann Gray

Joseph & Melissa Gray

34 E. Short

3850 Birdsville Road
Davidsonville, MD 21035
(410) 991-7174
joseph.gray@comcast.net
mgray3540@comcast.net

Ball, Lynne

32 E. Bayberry

Bethany Beach, DE 19930
(703) 850-9333
lynnesball@gmail.com

Barila, Tim & Mary

13 Errett

Bethany Beach, DE 19930
(310) 785-6109 (Tim)
(410) 499-2611 (Mary)
tbarila23@gmail.com
mlbarila@gmail.com

Barkdoll, Ann, Saya & Rachel Minton

33 E. Bayberry

35 Congressional Ct.
Magnolia, DE 19962
(302) 538-5065

annbarkdoll@comcast.net

Barrett, Judith & Richard

19 Addy

30774 Sharon Slater Pass, #
1102
Milton, DE 19968
(443) 604-1509
(443) 517-3369
brjbarrett@aol.com

Barry, Jr., C. Eric

On Point Treasure, LLC

14 Addy

Bethany Beach, DE 19930
(302) 537-1916
(410) 360-0033
ebarry@freshcoatpainters.com

Bartman, Bill & Barbara

13 Bayberry

1276 Laurelwood Road
Pottstown, PA 19465
(610) 327-2094
(484) 467-7247
ski4124@aol.com
bar357@aol.com

Bennett, Judy

D M F Associates, Inc.

2 Beach Plum

34026 Coastal Highway
Bethany Beach, DE 19930
(302) 539-8615
(302) 539-4011
(302) 423-7803
judyteeth38@aol.com

Berner, Michael

Bethany Coastal, LLC,

8, 10(A) Beach Plum

P.O. Box 230370
Las Vegas, NV 89105
(717) 364-7901
mdb@bernergroupp.com
bernergroupp@icloud.com

Billings, Walter, III

2 Bridge

2310 Creswell Road
Bel Air, MD 21015

MBA 2025 – 2026 Directory of Property Owners

Information Contained in this MBA Directory may only be used for MBA purposes and may not be sold or used for any other purposes.

Updated 5/13/25– see directory.middlesexbeach.org for the most up-to-date information

Information in RED has been updated since the Directory was printed

(410) 808-0178
waltbillings@comcast.net

Binkley, Larry & Andrea
21 Bayberry
Bethany Beach, DE 19930
(410) 952-6066
(410) 336-8876
lebinkley@verizon.net
abinkley@verizon.net

Bloch, Richard & Susan
22 Dune
4335 Cathedral Avenue, NW
Washington, DC 20016
(302) 539-6904
(202) 363-7979
(202) 641-5811
blochdc@gmail.com
bloch@law.georgetown.edu

Bohrer, Chris & Tanya
DEX 9 LLC
49 Dune
28200 Clarksburg Rd.
Damascus, MD 20872
(240) 876-6306 (Chris)
(301) 785-9622 (Tanya)
Chrisbohrer@comcast.net
Tanyabohrer@comcast.net

Bolasky, Brenda & David
15 Errett
105 S. Church Street
Macungie, PA 18062
(610) 217-9090
brenda.bolasky@gmail.com
greg@gregskinner.com

Brack, Dennis & Cindy
9 Errett
7704 Tauxemont Road
Alexandria, VA 22308
(703) 660-0675
(202) 547-1176
ccampbellbrack@gmail.com

Bradley, Paul & Karen
13 Short
1207 Hilltop Avenue
Wilmington, DE 19809
(302) 798-6864

(302) 229-1460
pbradley28@comcast.net
kbradley453@gmail.com

Brandt, Sally
31 E. Errett
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(240) 426-9888
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Kmyers80@comcast.net

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21 Dune
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(610) 488-9975
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Neaton Trust
Rebecca Neaton Renwick
22 Errett
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(302) 829-8225
(301) 762-5738
(301) 873-8521
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eonemeroff@gmail.com

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Stella A Howell Mem LLC
Noble, Patricia & Mark Howell
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(970) 549-1692

MBA 2025 – 2026 Directory of Property Owners

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Information in RED has been updated since the Directory was printed

(970) 208-4610
webpnoble@gmail.com

Timothy John O'Brien Trust Lisa Marie O'Brien Trust

1 Dune
1159 Snowberry Street
Park City, UT 84098
(801) 209-6198
(435) 901-0325
obrienpcut@gmail.com

O'Gorman, Scott & Melissa

28 Addy
3233 N. Vernon Street
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(703) 608-4459
(703) 855-0327
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O'Mara, Michael

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Oxman, Jeff & Mindy

6 Addy .
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moxman0698@gmail.com

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221 Foxcatcher Lane
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8 Dune, 10 Bayberry
10 Bayberry Road
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nathanseltzer@gmail.com

Radeline, Royce & Katherine Radeline

10 Bridge
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Raphael, Jerome & Barbara; Jim Everline

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(302) 245-2154
ann@bethanyarearealty.com

Raskauskas, Joseph JCR Properties, LLC

30 Beach Plum
P.O. Box 1509

Bethany Beach, DE 19930
(302) 539-6950
(302) 537-2000
jcrsr@aol.com

Rayburn, George & Kent

24 Addy
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(302) 829-8545
(410) 608-6033 (George)
(410) 337-8516 (Kent)
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georgejrayburn@gmail.com

Riemer, Kasey & Mike McBride

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Wayne, PA 19087
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(610) 908-8429 (Mike)
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mmcbride911@gmail.com

Reilly, Mark & Terri

7 Short
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(302) 521-9251 (Mark)
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mreilly72024@gmail.com

Rhue, Susan, Jennifer & David Ricketts

6 Short
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(302) 537-5457
(240) 264-0049 (Jennifer)
suerhue39@gmail.com
djricketts@verizon.net

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24 Bayberry
23101 Howard Chapel Road
Brookeville, MD 20833
(301) 642-6023
(301) 642-7023
gangy55@gmail.com
bobrichards@rrands.com

Rivest, Jeffrey & Michelle

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Avondale, PA 19311

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Naples, FL 34105
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(443) 255-5036 (Tom)
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Robinson, Mark & Renee

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Robinson, Mark

Robinson Trust

8 Bayberry
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Ross, Alvin & Chris Powers

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129 Evergreen
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(703) 471-4911
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Baybe Sayles Family Trust

5 Bayberry
4419 Volta Place, NW
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(302) 829-1038
(202) 733-1573
(202) 232-7100
eric@sayleslegal.com

Schoonover, Sharon

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schoonoversa@gmail.com

Schreiber, Erik, Daniel

42 Dune
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(703) 626-2292
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26 Addy
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esella@spcfincial.com

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31 Dune
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Silbermann, James

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Smith, Francis & Tracey Buxton Property LLC

19 Short
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Germain

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Witcover-Sandford, Amy

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amsandy.aws@gmail.com
jwitcover@gmail.com

Zengerle, Joseph & Lynda

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(301) 651-5534
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toots_les@comcast.net

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twood19@gmail.com

Woolman, Jr., Joseph & Norma

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(302) 528-6020
(443) 413-4838
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Yates, William

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Youniss, Jim & Dorothy

25 Bayberry
6902 Forest Hill Drive
University Park, MD 20782
(301) 922-1892
(301) 467-6310
youniss@cua.edu
dayouniss@verizon.net

PROPERTY ACCESS AGREEMENT FORM

I, Secretary Gregory Patterson, agree to allow Middlesex Beach Association to access my property
Name of Property owner *Name of Individual/contractor*

listed under "Site Address Where Access is Given" for a construction project occurring at

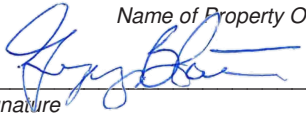
Dune Road, Bethany Beach, DE 19930 (Beachfront)

Address of Construction Project

The above named individual or group has access to my property between the hours of 7 am/pm
and 4 am/pm on the date or dates indicated under "Access Dates" below.

I understand that this is a voluntary and non-binding agreement, and that I am not responsible for any damages or injuries that occur during the construction project. I reserve my right as the legal owner/manager of the property to revoke this agreement at any time. I also understand that the individual or contractor contact listed below is responsible for repairing any damage that occurs on my property as the result of the construction project. Further, it is understood that the individual or contractor contact listed below is responsible for notifying me at least 24 hours prior to accessing the property.

State of Delaware, Dept. of Natural Resources
and Environmental Control

 January 24, 2026
Name of Property Owner *Date*

89 Kings Highway

Address

Dover, DE 19901

Address

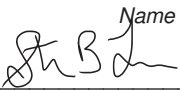
302-739-9000

Phone Number

York Beach, South Bethany

Site Address Where Access is Given (address, zip code)

Middlesex Beach Association, Inc.


Name of Individual/Contractor *Date*

PO Box 584

Address

Bethany Beach, DE 19930

Address

(240) 485-4213

Phone Number

Dates determined after next dredging contract is awarded

Access Dates

Dune Road, Bethany Beach, DE 19930

Address of Construction Project (address, zip code)



STATE OF DELAWARE
**DEPARTMENT OF NATURAL RESOURCES AND
ENVIRONMENTAL CONTROL**

RICHARDSON & ROBBINS BUILDING
89 KINGS HIGHWAY
DOVER, DELAWARE 19901

OFFICE OF THE
SECRETARY

PHONE
(302) 739-9000

January 24, 2026

Dear Middlesex Beach Association:

The Delaware Department of Natural Resources and Environmental Control has approved your request to access state lands for beach nourishment purposes. Please be advised that this approval is contingent upon the following:

- The Division of Watershed Stewardship will be imposing a public resource fee for the consumption of sand which will be determined based on location of the resource area and the volume of sand utilized.
- The Division of Water will be issuing a subaqueous lease fee for public subaqueous lands that you will be occupying. This will be calculated based upon the square footage of those lands being filled during the term of the lease.

These fees will be estimated based on the information provided in your permit application and assessed upon the actual volume and square footage of your beach-fill project.

Please contact Steven Smailer at steven.smailer@delaware.gov or Stephen Williams at stephen.williams@delaware.gov if you have any questions or require any additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read "Gregory Patterson".

Gregory Patterson
Secretary

Cc: Steven Smailer, Director, Division of Water
Stephen Williams, Director, Division of Watershed Stewardship

PROPERTY ACCESS AGREEMENT FORM

I, Patti E. DuBuque, General Manager,
Agent for SCRA, Inc., agree to allow Middlesex Beach Association to access my property
Name of Property owner *Name of Individual/contractor*

listed under "Site Address Where Access is Given" for a construction project occurring at

Dune Road, Bethany Beach, DE 19930 (Beachfront)

Address of Construction Project

The above named individual or group has access to my property between the hours of 8:00 AM am/pm
and 5:00PM am/pm on the date or dates indicated under "Access Dates" below.

I understand that this is a voluntary and non-binding agreement, and that I am not responsible for any damages or injuries that occur during the construction project. I reserve my right as the legal owner/manager of the property to revoke this agreement at any time. I also understand that the individual or contractor contact listed below is responsible for repairing any damage that occurs on my property as the result of the construction project. Further, it is understood that the individual or contractor contact listed below is responsible for notifying me at least 24 hours prior to accessing the property.

Sea Colony Recreational Association Inc.

Name of Property Owner

Patti E. DuBuque 10/13/2025
Signature *Date*

P.O. Box 480

Address

Bethany Beach, DE 19930

Address

302-541-8810

Phone Number

Beach In front of Sea Colony

Site Address Where Access is Given (address, zip code)

Middlesex Beach Association, Inc.

Name of Individual/Contractor

Sh B
Signature *Date*

PO Box 584

Address

Bethany Beach, DE 19930

Address

(240) 485-4213

Phone Number

Dates determined after next dredging contract is awarded

Access Dates

Dune Road, Bethany Beach, DE 19930 (Beach)

Address of Construction Project (address, zip code)