

JAMIE WHITEHOUSE, AICP
DIRECTOR OF PLANNING & ZONING
(302) 855-7878 T
(302) 854-5079 F
jamie.whitehouse@sussexcountyde.gov



Sussex County

DELAWARE
sussexcountyde.gov

PLEASE NOTE

This paperless packet is published on the County's website for convenience purposes, and only includes information received up to the close of business on the day before a public hearing. Documents received after this, or documents submitted during the public hearing are not uploaded to the Paperless Packet. The legal record is the paper record maintained in the Offices of the Planning & Zoning Department.



COUNTY ADMINISTRATIVE OFFICES
2 THE CIRCLE | PO BOX 417
GEORGETOWN, DELAWARE

PLANNING & ZONING COMMISSION

ROBERT C. WHEATLEY, CHAIRMAN
KIM HOEY STEVENSON, VICE-CHAIRMAN
R. KELLER HOPKINS
J. BRUCE MEARS
HOLLY J. WINGATE



Sussex County

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302-855-7878 T
302-854-5079 F
JAMIE WHITEHOUSE, MRTPI, AICP
DIRECTOR OF PLANNING & ZONING

PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET
Planning Commission Public Hearing Date: February 10th, 2022

Application: CU 2285 (Tourist Home)

Applicant: Ashley DiMichele
26182 Cave Neck Road
Milton, DE 19968

Owner: Ashley & Patrick DiMichele
26182 Cave Neck Road
Milton, DE 19968

Site Location: South side of Cave Neck Road at 26182 Cave Neck Road, Milton

Current Zoning: Agricultural Residential (AR-1) Zoning District

Proposed Use: Tourist Home

Comprehensive Land
Use Plan Reference: Developing Area, portion being Town Center

Councilmanic
District: Mr. Schaeffer

School District: Cape Henlopen School District

Fire District: Milton Fire Department

Sewer: On-site septic system

Water: Private on-site well

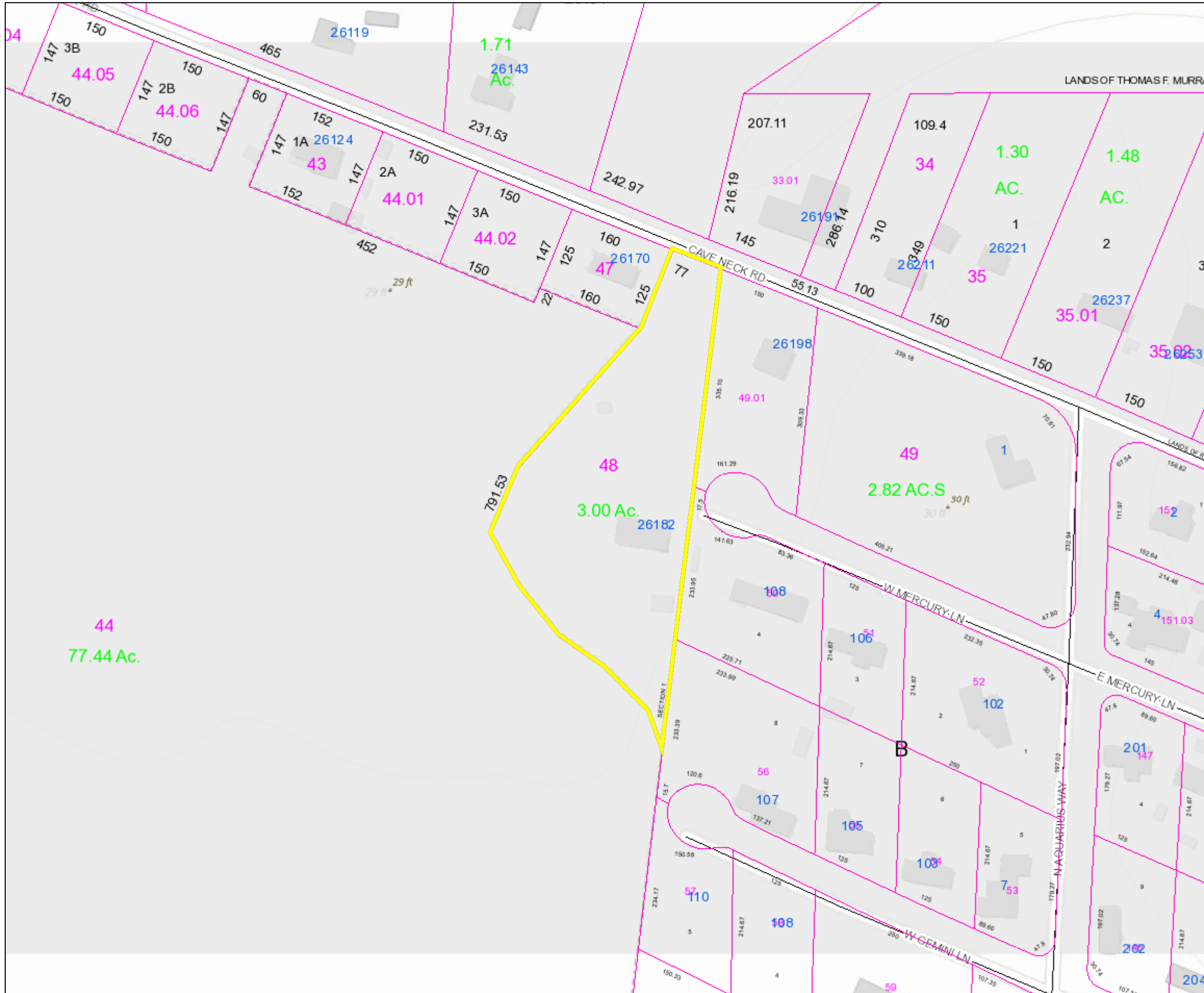
Site Area: 2.831 acres +/-

Tax Map ID.: 235-21.00-48.00





Sussex County



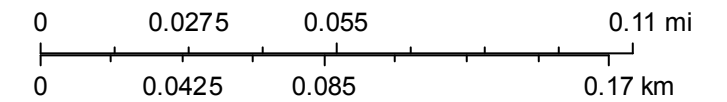
PIN:	235-21.00-48.00
Owner Name	MARKHAM-DIMICHELE ASHLEY E
Book	4389
Mailing Address	26182 CAVE NECK ROAD
City	MILTON
State	DE
Description	S/RT 88 FR
Description 2	OVERBROOK TO MILTON
Description 3	N/A
Land Code	

- polygonLayer**

 - Override 1
- polygonLayer**

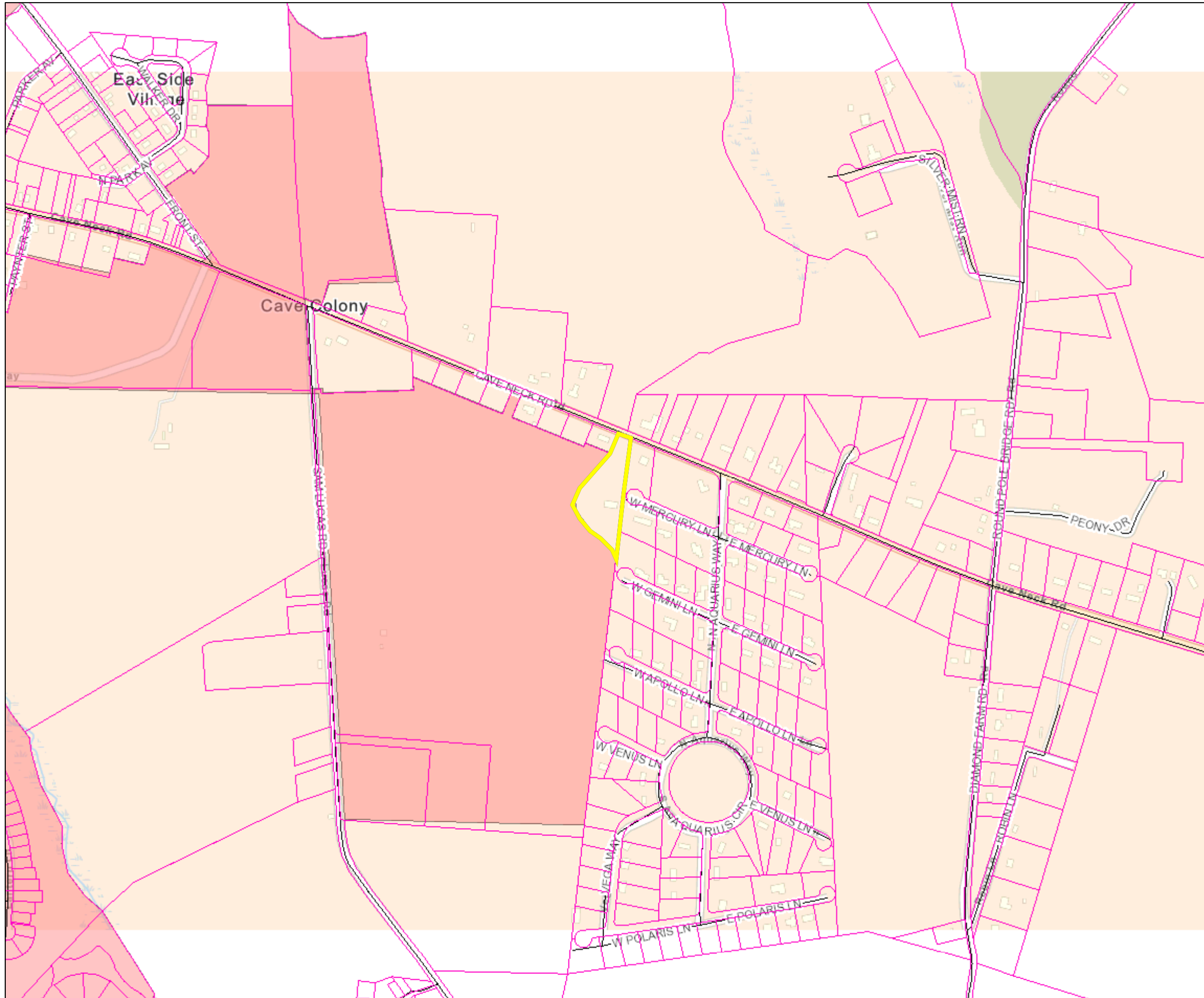
 - Override 1
- ⋯ Tax Parcels
- 911 Address
- Streets

1:2,257





Sussex County



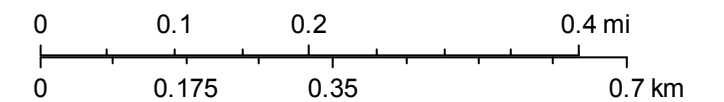
PIN:	235-21.00-48.00
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Book	4389
Mailing Address	26182 CAVE NECK ROAD
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Description	S/RT 88 FR
Description 2	OVERBROOK TO MILTON
Description 3	
Land Code	

- polygonLayer**

 - Override 1
- polygonLayer**

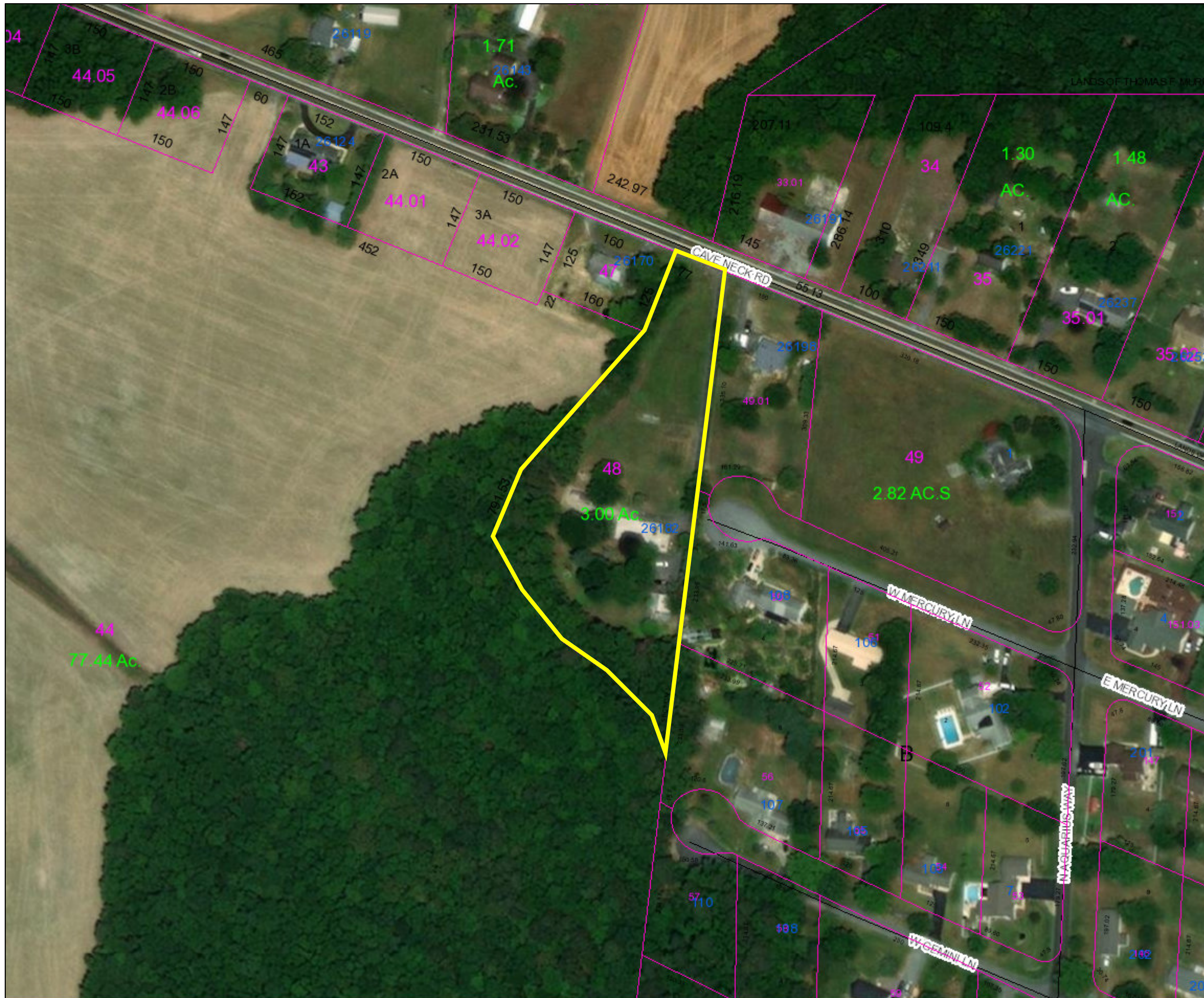
 - Override 1
- ⋯ Tax Parcels
- Streets
- ⋯ County Boundaries
- ⋯ Municipal Boundaries

1:9,028





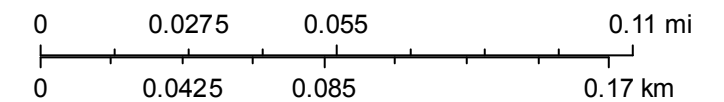
Sussex County



PIN:	235-21.00-48.00
Owner Name	MARKHAM-DIMICHELE ASHLEY E
Book	4389
Mailing Address	26182 CAVE NECK ROAD
City	MILTON
State	DE
Description	S/RT 88 FR
Description 2	OVERBROOK TO MILTON
Description 3	N/A
Land Code	

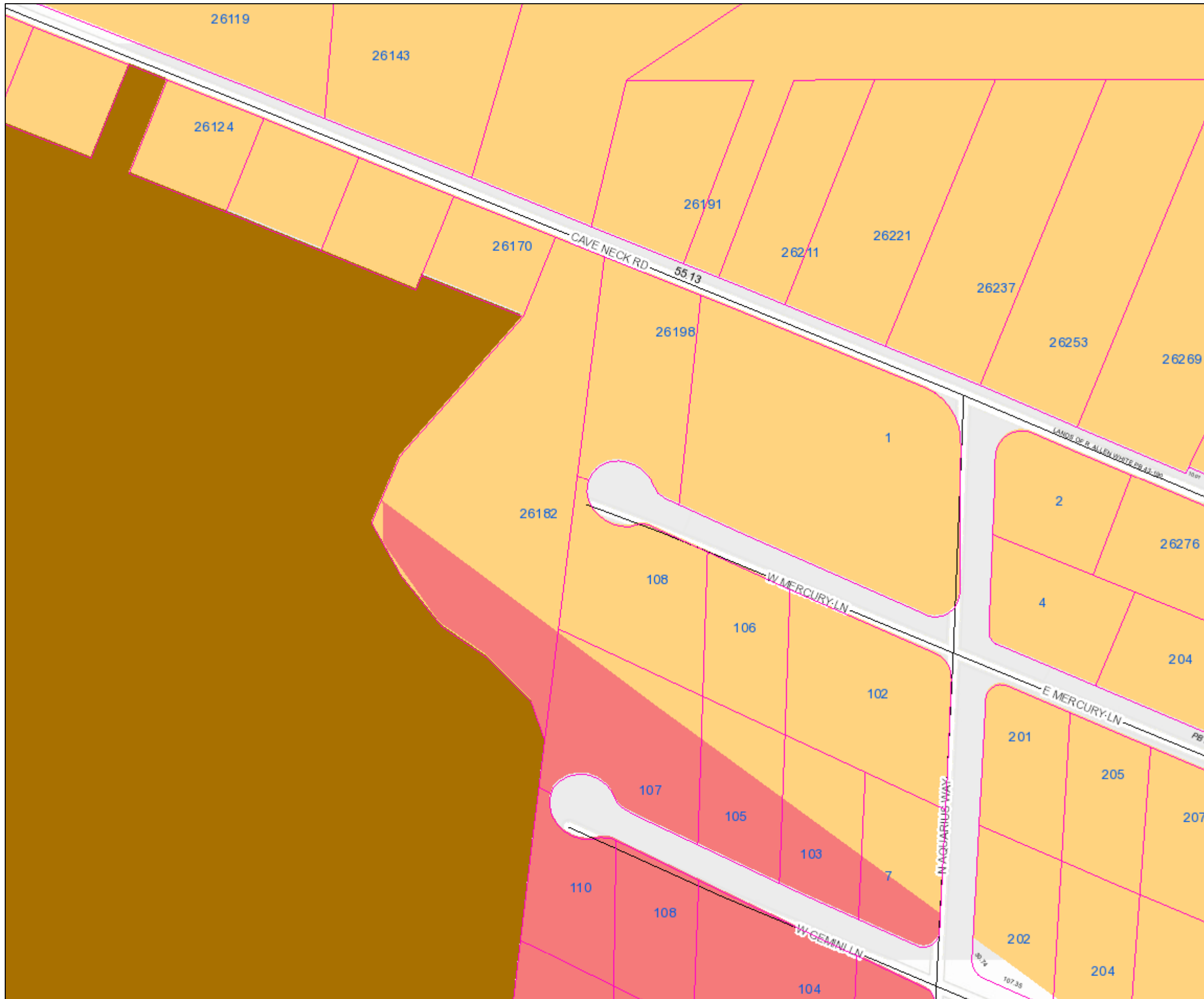
- polygonLayer**
Override 1
- polygonLayer**
Override 1
- Tax Parcels**
- 911 Address**
- Streets**

1:2,257





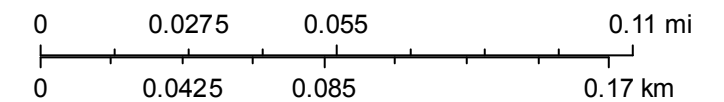
Sussex County



PIN:	235-25.00-52.01	
Owner Name	ANDERSON	DEBRA KAY WILLEY
Book	4080	
Mailing Address	17247 HARBESON RD	
City	MILTON	
State	DE	
Description	NE/RT 5	
Description 2	580' NW/RD 255	
Description 3	PARCEL A	
Land Code		

- Tax Parcels
- 911 Address
- Streets

1:2,257



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Memorandum

To: Sussex County Planning Commission Members
From: Chase Phillips, Planner II
CC: Vince Robertson, Assistant County Attorney and Applicant
Date: February 3rd, 2022
RE: Staff Analysis for CU 2285 (Ashley DiMichele)

This memo provides background and an analysis for the Planning Commission to consider as a part of Conditional Use No. 2285 to be reviewed during the February 3rd, 2022, Planning Commission Meeting. This analysis should be a part of the record, and it is subject to the comments presented during the public hearing.

The request is for a Conditional Use of land for a tourist home to be located on Tax Parcel: 235-21.00-48.00. The parcel is on the southwest side of Cave Neck Road (S.C.R. 88), approximately 0.43 of a mile west of Diamond Farm Road (S.C.R. 257). The property is 2.831 acres +/-.

Comprehensive Plan Analysis

The 2018 Sussex County Comprehensive Plan Update (Comprehensive Plan) includes a Future Land Use Map that helps determine how land uses should change over time. The Future Land Use Map in the plan indicates that the subject property is split between the “Developing Area” and “Town Center” designations. A map is attached that shows the extent of this split designation.

Developing Areas are emerging growth areas that demonstrate characteristics of developmental pressures. A range of housing types, including single family, townhomes, and multi-family units, could be desirable in the Developing Area. Development in this designation could be best suited in areas with good road access. Appropriate mixed-use developments should be considered as well. This classification supports the base residential density of two (2) units to the acre, and medium densities (4 – 12 units) may be appropriate in select locations.

The Town Center designation includes areas of county jurisdiction that surround municipalities. The Town Center designation acknowledges that commercial uses should serve the daily needs of residents, workers, and visitors. Smaller scale and lower impact uses may be appropriate, but larger uses such as industrial uses are proposed to be directed to Industrial Areas. Medium to high density residential development is encouraged. This ranges from 4 to 12 units per acre. Development within Town Centers are strongly encouraged to be served by central water and sewer facilities. As mentioned above, a map is published in the packet that shows the extent of the two Future Land Use Map is attached in the published packet.

Zoning

The subject property is within the Agricultural Residential (AR-1) Zoning District. All properties to the north, south, east, and west are also within the AR-1 Zoning District. The AR-1 Zoning District is established to provide opportunity for a full range of agricultural uses and to protect agricultural lands and the county’s most valuable natural resources. This district is also intended to



protect watersheds, waterways, forests, and scenic values as it accommodates lower density single family housing that is often classified as single family. The AR-1 Zoning District seeks to prevent untimely scattering of more urban uses which are encouraged to be in places planned for the provision of public services and utilities.

There have been no other approved Conditional Use within a one-mile radius within the past 20 years.

Based on the analysis provided, a Conditional Use for a tourist home could be considered as consistent with the surrounding land uses and zoning regulations given plans of scale and impact.

File #: CU 2285
202107892

Planning & Zoning Commission Application Sussex County, Delaware

Sussex County Planning & Zoning Department
2 The Circle (P.O. Box 417) Georgetown, DE 19947
302-855-7878 ph. 302-854-5079 fax

Type of Application: (please check applicable)

Conditional Use

Zoning Map Amendment

Site Address of Conditional Use/Zoning Map Amendment

26182 Cave Neck Road, Milton DE 19968

Type of Conditional Use Requested:

Tourist Home

Tax Map #: 235-21.00-48.00

Size of Parcel(s): 3 acres

Current Zoning: AR1

Proposed Zoning: _____

Size of Building: _____

Land Use Classification: Developing Area - Residential

Water Provider: Well

Sewer Provider: Septic

Applicant Information

Applicant Name: Ashley DiMichele

Applicant Address: 26182 Cave Neck Road

City: Milton

State: DE

Zip Code: 19968

Phone #: (302) 753-6859

E-mail: ashleydimichele@gmail.com

Owner Information

Owner Name: Patrick & Ashley DiMichele

Owner Address: 26182 Cave Neck Road

City: Milton

State: DE

Zip Code: 19968

Phone #: (302) 753-6859

E-mail: ashleydimichele@gmail.com

Agent/Attorney/Engineer Information

Agent/Attorney/Engineer Name: N/A

Agent/Attorney/Engineer Address: _____

City: _____

State: _____

Zip Code: _____

Phone #: _____

E-mail: _____



Check List for Sussex County Planning & Zoning Applications

The following shall be submitted with the application

Completed Application

Provide eight (8) copies of the Site Plan or Survey of the property

- Survey shall show the location of existing or proposed building(s), building setbacks, parking area, proposed entrance location, etc.
- Provide a PDF of Plans (may be e-mailed to a staff member)
- Deed or Legal description

Provide Fee \$500.00

Optional - Additional information for the Commission/Council to consider (ex. architectural elevations, photos, exhibit books, etc.) If provided submit 8 copies and they shall be submitted a minimum of ten (10) days prior to the Planning Commission meeting.

Please be aware that Public Notice will be sent to property owners within 200 feet of the subject site and County staff will come out to the subject site, take photos and place a sign on the site stating the date and time of the Public Hearings for the application.

DeIDOT Service Level Evaluation Request Response

PLUS Response Letter (if required)

The undersigned hereby certifies that the forms, exhibits, and statements contained in any papers or plans submitted as a part of this application are true and correct.

I also certify that I or an agent on my behalf shall attend all public hearing before the Planning and Zoning Commission and the Sussex County Council and any other hearing necessary for this application and that I will answer any questions to the best of my ability to respond to the present and future needs, the health, safety, morals, convenience, order, prosperity, and general welfare of the inhabitants of Sussex County, Delaware.

Signature of Applicant/Agent/Attorney

Ashley D. Nichols

Date: 05/21/2021

Signature of Owner

Ashley D. Nichols

Date: 05/21/2021

For office use only:

Date Submitted: 05/24/2021 Fee: \$500.00 Check #: _____
Staff accepting application: chase P Application & Case #: _____
Location of property: 24182 cave neck rd.
Milton, DE 19968
Subdivision: _____
Date of PC Hearing: _____ Recommendation of PC Commission: _____
Date of CC Hearing: _____ Decision of CC: _____

12940

BK: 4389 PG: 245

TAX MAP AND PARCEL #:
2-35-21.00-48.00
PREPARED BY & RETURN TO:
Bonnie M. Benson, P.A.
33718B Wescoats Road
Lewes, DE 19958
File No. 14-1780/JS

THIS DEED, made this 18 day of April, 2015,

- BETWEEN -

JONATHAN PATRICK RAMBEAU AND LEE ANNE RAMBEAU, TRUSTEES OF THE RAMBEAU FAMILY TRUST, A REVOCABLE TRUST DATED NOVEMBER 25, 2008, of 8675 Farthington Way, Orlando, FL 32827, parties of the first part,

- AND -

ASHLEY E. MARKHAM-DIMICHELE and PATRICK D. DIMICHELE, of 26182 Cave Neck Road, Milton, DE 19968, parties of the second part.

WITNESSETH: That the said parties of the first part, for and in consideration of the sum of **Two Hundred Twenty-Four Thousand and 00/100 Dollars (\$224,000.00)**, lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby grant and convey unto the parties of the second part, as Tenants by the Entirety, and their heirs and assigns, in fee simple, the following described lands, situate, lying and being in Sussex County, State of Delaware:

ALL THAT certain parcel of land situate in the Broadkill Hundred, Sussex County, Delaware being on the southerly side of Cave Neck Road, also known as County Road 88, 60 foot wide right-of-way and being more particularly described as follows:

COMMENCING at the intersection of the centerline of Sam Lucas Road, also known as Martin Swamp Road, with the southerly right-of-way of Cave Neck Road, also known as County Road 88, a 60 foot wide right-of-way, thence along the southerly right-of-way of said Cave Neck

AMB

JS

BK: 4389 PG: 246

Road, also known as County Road 88, the following course and distance; Southeasterly, 1950 feet, plus or minus to the point of beginning.

BEGINNING at an iron pipe found on the southerly right-of-way of Cave Neck Road, also known as County Road 88, a 60 foot wide right-of-way, said point being the northeasterly corner of lands now or formerly belonging to Norman R. Lester and Ilene J. Lester and filed for record at the Sussex County Recorder of Deeds Office in Deed Book Volume 3137 page 235. Thence, along the southerly right-of-way of said Cave Neck Road, also known as County Road 88, the following course and distance; South $68^{\circ} 03' 57''$ East 83.98 feet to a point being South $08^{\circ} 32' 31''$ West 6.31 feet from an iron pipe found. Thence, leaving said lands and binding on the lands now or formerly belonging to Georganna L. Ziegler and filed for record in the Sussex County Recorder of Deeds in Deed Book Volume 2606, page 29, the following course and distance; South $08^{\circ} 32' 31''$ West 329.12 feet to an iron pipe found. Thence, leaving said lands and binding on the lands now or formerly belonging to Timothy D. Stuchlik and filed for record in the Sussex County Recorder of Deeds in Deed Book Volume 1784, page 337, and on a portion of the lands now or formerly belonging to Priscilla Lane and filed for record in the Sussex County Recorder of Deeds in Deed Book Volume 2249, page 312, the following course and distance; South $08^{\circ} 21' 15''$ West 368.95 feet to a disturbed rebar and cap found in the centerline of a ditch. Thence, leaving said lands and binding on a portion of the lands now or formerly belonging to Key Ventures, LLC and filed for record in the Sussex County Recorder of Deeds in Deed Book Volume 3583 page 179 and Plot Book 120 page 168, the following seven (7) courses and distances; 1) North $19^{\circ} 41' 44''$ West 60.09 feet to a point; thence 2) North $45^{\circ} 19' 05''$ West 94.04 feet to a point; thence 3) North $55^{\circ} 35' 46''$ West 78.90 feet to a point; thence 4) North $38^{\circ} 57' 27''$ West 92.42 feet to a point; thence 5) North $29^{\circ} 26' 01''$ West 89.34 feet to a point; thence 6) North $22^{\circ} 50' 26''$ East 105.91 feet to a point; thence 7) North $45^{\circ} 18' 54''$ East 271.14 feet to a rebar and cap found. Thence, leaving said lands and binding on the lands of aforesaid Lester, the following course and distance; North $21^{\circ} 03' 57''$ East 125.00 feet to the point of beginning. Containing 2.831 acres of land, more or less, as surveyed by Donald G. Grower, PLS, Inc., in January 2015 as Job No. 1066-2014.

BEING the same lands conveyed to Jonathan Patrick Rambeau and Lee Anne Rambeau, Trustees of The Rambeau Family Trust, a Revocable Trust dated November 25, 2008, by deed from Jonathon P. Rambeau dated January 23, 2009 and recorded February 18, 2009 in the Office of the Recorder of Deeds in and for Sussex County, Delaware in Deed Book 3656, Page 26.

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

BK: 4389 PG: 247

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

Signed, Sealed and Delivered in the presence of:

Sudesh Singh

Jonathan Patrick Rambeau (SEAL)
Jonathan Patrick Rambeau, Trustee

Sans Sudesh Singh

Lee Anne Rambeau (SEAL)
Lee Anne Rambeau, Trustee

STATE OF Florida, COUNTY OF Orange to-wit

BE IT REMEMBERED, that on April 18, 2015, personally came before me, the subscriber, Jonathan Patrick Rambeau and Lee Anne Rambeau, Trustees of The Rambeau Family Trust, a Revocable Trust dated November 25, 2008, parties of the first part to this Indenture, known to me personally to be such, and acknowledged this Indenture to be their act and deed.

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

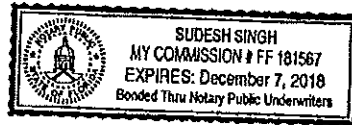
Recorder of Deeds
Scott Dailey
Apr 29, 2015 02:39P
Sussex County
Doc. Surcharge Paid

Sudesh Singh
Notary Public

My Commission Expires: Dec 7, 2018

RECEIVED

APR 29 2015
ASSESSMENT DIVISION
OF SUSSEX COUNTY



Consideration: 224,000.00

County	3,360.00
State	3,360.00
Town Total	6,720.00
Received: Madilyn R	Apr 29, 2015



STATE OF DELAWARE
DEPARTMENT OF TRANSPORTATION
800 BAY ROAD
P.O. BOX 77B
DOVER, DELAWARE 19903

NICOLE MAJESKI
SECRETARY

April 20, 2021

Mr. Jamie Whitehouse, Director
Sussex County Planning & Zoning
P.O. Box 417
Georgetown, DE 19947

Dear Mr. Whitehouse:

The Department has completed its review of a Service Level Evaluation Request for the **Ashley DiMichele** proposed land use application, which we received on April 14, 2021. This application is for an approximately 3.00-acre parcel (Tax Parcels: 235-21.00-48.00). The subject land is located on the south side of Cave Neck Road (Sussex Road 88) about 600 ft west of the intersection with N. Aquarius Way. The subject land is currently zoned AR-1 (Agriculture Residential) and the applicant seeks a conditional use approval for a tourist home.

Per the 2019 Delaware Vehicle Volume Summary, the annual average daily traffic volume along Cave Neck Road from Hudson Road (Sussex Road 258) to Paynter Street is 4,406 vehicles per day.

Based on our review, we estimate that the above land use will generate fewer than 50 vehicle trips per day. This number of trips is below DelDOT's minimum warrants for determining that a Traffic Impact Study (TIS) should be required for a particular development. DelDOT's regulations specify the minimum TIS warrants as 50 vehicle trips in any hour and/or 500 vehicle trips per day. Because the proposed land use would generate fewer than 50 vehicle trips per day, we consider the development's traffic impact to be **diminutive** in the context of our agreement with the County regarding land development coordination and we do not recommend that the applicant be required to perform a TIS for the subject application. DelDOT's description of this application as diminutive with regard to warranting a TIS does not mean that it is diminutive in other respects. We recommend that the applicant not be required to perform a TIS for the subject application.

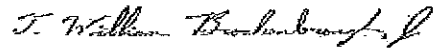
If the County approves this application, the applicant should be reminded that DelDOT requires compliance with State regulations regarding plan approvals and entrance permits, whether or not a TIS is required.



Mr. Jamie Whitehouse
Page 2 of 2
April 20, 2021

Please contact Ms. Annamaria Furrato, at (302) 760-2710, if you have questions concerning this correspondence.

Sincerely,

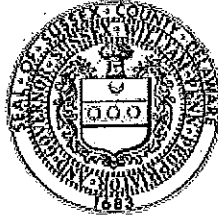


T. William Brockenbrough, Jr.
County Coordinator
Development Coordination

TWB:aff

cc: Ashley DiMichele, Applicant
Russell Warrington, Sussex County Planning & Zoning
Constance C. Holland, Coordinator, Cabinet Committee on State Planning Issues
Todd Sammons, Assistant Director, Development Coordination
Scott Rust, South District Public Works Manager, Maintenance & Operations
Steve McCabe, Sussex County Review Coordinator, Development Coordination
Derek Sapp, Subdivision Manager, Development Coordination
Kevin Hickman, Subdivision Manager, Development Coordination
Brian Yates, Subdivision Manager, Development Coordination
John Andrescavage, Subdivision Manager, Development Coordination
James Argo, South District Project Reviewer, Maintenance & Operations
Troy Brestel, Project Engineer, Development Coordination
Claudy Joinville, Project Engineer, Development Coordination
Annamaria Furrato, Project Engineer, Development Coordination

PLANNING & ZONING
Jamie Whitehouse, AICP, MRTPI
Director
(302) 855-7878 T
(302) 854-5079 F



Sussex County
DELAWARE
sussexcountyde.gov

Service Level Evaluation Request Form

This form shall be submitted to the Planning and Zoning Office and a response shall be received back from DeDOT prior to the applicant being able to submit an application to the Planning and Zoning Office.

Date: 04/14/21

Site Information:

Site Address/Location: 26182 Cave Neck Road, Milton DE 19968

Tax Parcel Number: 235-21.00-48.00

Current Zoning: AR-1

Proposed Zoning: None

Land Use Classification: Existing Development Area + Tourist Home

Proposed Use(s):

Tourist Home

Square footage of any proposed buildings or number of units: 210 ft / 1 unit

Applicant Information:

Applicant's Name: Ashley DiMichele

Applicant's Address: 26182 Cave Neck Road

City: Milton State: DE Zip Code: 19968

Applicant's Phone Number: 302.753.6859

Applicant's e-mail address: ashleydimichele@gmail.com



SUSSEX COUNTY ENGINEERING DEPARTMENT
UTILITY PLANNING & DESIGN REVIEW DIVISION
C/U & C/Z COMMENTS

TO: **Jamie Whitehouse**
REVIEWER: **Chris Calio**
DATE: **1/14/2022**
APPLICATION: **CU 2285 (Tourist Home)**
APPLICANT: **Ashley Di Michele**
FILE NO: **NCPA-5.03**

RECEIVED

JAN 19 2022

SUSSEX COUNTY
PLANNING & ZONING

TAX MAP &
PARCEL(S): **235-21.00-48.00**

LOCATION: **Lying on the south side of Cave Neck Road at 26182 Cave Neck Road, Milton**

NO. OF UNITS: **Tourist Home**

GROSS
ACREAGE: **2.831**

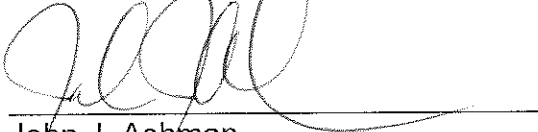
SYSTEM DESIGN ASSUMPTION, MAXIMUM NO. OF UNITS/ACRE: **2**

SEWER:

- (1). Is the project in a County operated and maintained sanitary sewer and/or water district?
Yes No
 - a. If yes, see question (2).
 - b. If no, see question (7).
- (2). Which County Tier Area is project in? **Municipal Growth & annexation Area**
- (3). Is wastewater capacity available for the project? **N/A** If not, what capacity is available? **N/A**.
- (4). Is a Construction Agreement required? **No** If yes, contact Utility Engineering at (302) 855-7717.
- (5). Are there any System Connection Charge (SCC) credits for the project? **N/A** If yes, how many? **N/A**. Is it likely that additional SCCs will be required? **N/A** If yes, the current System Connection Charge Rate is **Unified \$6,600.00** per EDU. Please contact **N/A** at **302-855-7719** for additional information on charges.

- (6). Is the project capable of being annexed into a Sussex County sanitary sewer district? **N/A**
- Attached is a copy of the Policy for Extending District Boundaries in a Sussex County Water and/or Sanitary Sewer District.
- (7). Is project adjacent to the Unified Sewer District? **N/A**
- (8). Comments: **The proposed Conditional Use is within the boundaries of the Town of Milton's Growth and Annexation Area. Contact the Town of Milton concerning the availability of sanitary sewer and water service.**
- (9). Is a Sewer System Concept Evaluation required? **Not at this time**
- (10). Is a Use of Existing Infrastructure Agreement Required? **Not at this time**
- (11). **All residential roads must meet or exceed Sussex County minimum design standards.**

UTILITY PLANNING & DESIGN REVIEW APPROVAL:



John J. Ashman
Sr. Manager of Utility Planning & Design Review

Xc: Hans M. Medlarz, P.E.
Lisa Walls
No Permit Tech Assigned

TAX PARCEL:
235-21.00-48.00

ADDRESS:
26182 CAVE NECK RD
MILTON, DE 19968

AREA:
2.831 ACRES

DEED REFERENCE:
DEED BOOK 3656 PAGE 26

CURRENT OWNER:
JONATHAN P. RAMBEAU, TRUSTEE
LEE ANNE RAMBEAU, TRUSTEE

SURVEY CLASS:
THIS SURVEY MEETS OR EXCEEDS THE
REQUIREMENTS FOR A RURAL SURVEY.

TITLE NOTE:
THIS MAP WAS PREPARED WITHOUT
THE BENEFIT OF A TITLE REPORT,
WHICH MAY SHOW ADDITIONAL
CONVEYANCES, EASEMENTS, COVENANTS,
RIGHTS-OF-WAYS OR MORE STRINGENT
BUILDING RESTRICTION LINES THAN
THOSE SHOWN HEREON. NO RECORDED
RIGHTS-OF-WAY OR EASEMENTS WERE
PROVIDED BY OTHERS FOR THE PREP-
ARATION OF THIS SURVEY.

... FROM THE P.O.B. TO THE P.O.B., PASSING THE
INTERSECTION OF THE CENTERLINE OF LUCAS ROAD,
A.K.A. MARTIN SWAMP ROAD, C.R. 256 (60' WIDE R.O.W.)
WITH THE SOUTHERLY R.O.W. OF CAVE NECK ROAD, C.R. 88
(60' R.O.W.), THENCE ALONG THE SOUTHERLY R.O.W. CAVE
NECK ROAD THE FOLLOWING COURSE AND DISTANCE:

1. SOUTHEASTERLY 1950', +/- TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF,
THAT THE SURVEY SHOWN HEREON IS CORRECT. THAT IT IS A SURVEY
OF ALL THE LANDS CONVEYED BY JONATHAN P. RAMBEAU TO JONATHAN
PATRICK RAMBEAU AND LEE ANNE RAMBEAU, TRUSTEES BY DEED RECORDED
FEBRUARY 18, 2009 AMONG THE LANDRECORDS OF SUSSEX COUNTY,
DELAWARE IN DEED BOOK 3656 PAGE 26.

