

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



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DIRECTOR OF PLANNING & ZONING

**PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET**

Planning Commission Public Hearing Date: January 12<sup>th</sup>, 2023

Application: C/U 2375 – Shane and Laura Karlik

Applicant: Shane and Laura Karlik  
20635 Cool Spring Road  
Milton, DE 19968

Owner: Shane and Laura Karlik  
20635 Cool Spring Road  
Milton, DE 19968

Site Location: Lying on the east side of Cool Spring Road (S.C.R. 290) approximately 0.25 miles north of the intersection of Cool Spring Road (S.C.R. 290) and Stockley Road (S.C.R. 280).

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

Proposed Use: A Marine Services Business

Comprehensive Land  
Use Plan Reference: Low Density Area

Councilmanic  
District: Ms. Rieley

School District: Cape Henlopen School District

Fire District: Lewes Fire Department

Sewer: Septic

Water: Well

Site Area: 1.70 acres +/-

Tax Map ID: 234-5.00-40.04







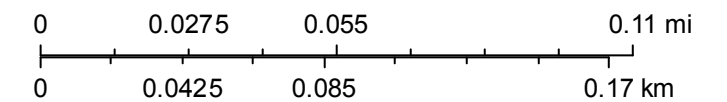
# Sussex County



<b>PIN:</b>	234-5.00-40.04
<b>Owner Name</b>	UNKNOWN
<b>Book</b>	2754
<b>Mailing Address</b>	20635 COOL SPRING RD
<b>City</b>	MILTON
<b>State</b>	DE
<b>Description</b>	E/RD 290
<b>Description 2</b>	1523' N OF RD 280
<b>Description 3</b>	N/A
<b>Land Code</b>	

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

1:2,257







TM# 234-5.00-40.04

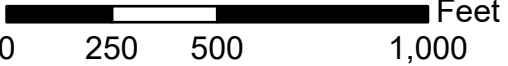
Cool Spring Rd

Hawk Hollow Ln

Fortune Cir

Fortune Cir

Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



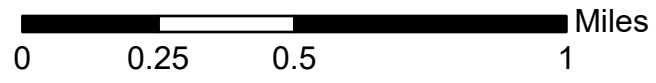




- ### Zoning
- Agricultural Residential - AR-1
  - Agricultural Residential - AR-2
  - Medium Residential - MR
  - General Residential - GR
  - High Density Residential - HR-1
  - High Density Residential - HR-2
  - Vacation, Retire, Resident - VRP
  - Neighborhood Business - B-1
  - Neighborhood Business - B-2
  - Business Research - B-3
  - General Commercial - C-1
  - General Commercial - C-2
  - General Commercial - C-3
  - General Commercial - C-4
  - General Commercial - C-5
  - Commercial Residential - CR-1
  - Institutional - I-1
  - Marine - M
  - Limited Industrial - LI-1
  - Light Industrial - LI-2
  - Heavy Industrial - HI-1

Sussex County, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, Intel, OpenStreetMap contributors, and the GIS User Community

CU 2375 - Shane & Laura Karlik  
Zoning Map

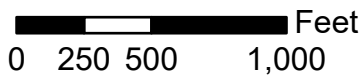






Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

CU 2375 - Shane & Laura Karlik  
Mailing List Map



Owner Name	Second Owner Name	Mailing Address	City	State	Zipcode	PIN with Unit	PIN
STREETT PERCELL K JR & STERLING	<Null>	30753 MOUNT JOY RD	MILLSBORO	DE	19966	234-5.00-34.00	234-5.00-34.00
UNKNOWN	UNKNOWN	20635 COOL SPRING RD	MILTON	DE	19968	234-5.00-40.04	234-5.00-40.04
PENNINGTON RICKY	JESSICA PIZZOLA PENNINGTON	23401 DOGWOOD CT	LEWES	DE	19958	234-5.00-40.06	234-5.00-40.06
WENKE H CARL III & JESSICA D	<Null>	20598 COOL SPRING RD	MILTON	DE	19968	234-5.00-30.04	234-5.00-30.04
TAPPAN W	<Null>	20665 COOL SPRING RD	MILTON	DE	19968	234-5.00-65.00	234-5.00-65.00
GREEN JOYCE E	<Null>	20658 COOL SPRING RD	MILTON	DE	19968	234-5.00-30.02	234-5.00-30.02
KOHOUT MICHAEL	MARLENE SENSALÉ	PO BOX 339	TANNERSVILLE	PA	18372	234-5.00-40.05	234-5.00-40.05
FAGAN JAMES R TTEE ARLENE N	BENNETT-FAGAN TTEE OF REV TR	20640 COOL SPRING RD	MILTON	DE	19968	234-5.00-30.03	234-5.00-30.03
FAUST HARRY F III & LISA FAUST	EDMONDS	28 HOORNKILL AVE	LEWES	DE	19958	234-5.00-76.02	234-5.00-76.02
COUCHMAN GUY M TRUSTEE	<Null>	20621 COOL SPRING RD	MILTON	DE	19968	234-5.00-40.09	234-5.00-40.09



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## Memorandum

To: Sussex County Planning Commission Members  
From: Mr. Michael Lowrey, Planner III  
CC: Mr. Vince Robertson, Assistant County Attorney and Applicant  
Date: December 6, 2022  
RE: Staff Analysis for C/U 2375 Shane & Laura Karlik

---

This memo is to provide background and analysis for the Planning Commission to consider as a part of application C/U 2375 Shane & Laura Karlik to be reviewed during the January 12<sup>th</sup>, 2023, Planning Commission Meeting. This analysis should be included in the record of this application and is subject to comments and information that may be presented during the public hearing.

The request is for a Conditional Use for Tax Parcel: 234-5.00-40.04 to allow for a marine services business on the parcel. The property is located on the east side of Cool Spring Road (S.C.R. 290) approximately 0.25 miles north of the intersection of Cool Spring Road (S.C.R. 290) and Stockley Road (S.C.R. 280). The parcel is comprised of a total area of 1.70 acres +/-

### Comprehensive Plan Analysis

The 2018 Sussex County Comprehensive Plan Update (Comprehensive Plan) provides a framework of how land is to be developed. As part of the Comprehensive Plan, a Future Land Use Map is included to help determine how land should be zoned to ensure responsible development. The Future Land Use Map in the plan indicates that the parcel has a Rural Area designation of "Low Density Area." The adjacent parcels surrounding the site and the parcels on both sides of Cool Spring Road (S.C.R. 290) and Hawk Hollow Lane all have the designation of "Low Density Area" as well.

Low Density Areas are areas that the County "hopes to retain the rural environment of Low Density Areas and set aside significant open space" and the Plan notes the County emphasizes policies to "maintain the rural landscape and sustain reasonable development rights" (2018 Sussex County Comprehensive Plan, 4-18). The Plan prescribes that business development should be largely confined to businesses addressing the needs of "agricultural activities and homes"; "should be providing convenience goods and services to nearby residents"; and that "more intense commercial uses should be avoided in these areas" (2018 Sussex County Comprehensive Plan, 4-19).

### Zoning Information

The subject parcel is zoned Agricultural Residential (AR-1) District. The adjacent properties surrounding the property are zoned Agricultural Residential (AR-1) District.

### Conditional Use Applications within the Vicinity of the Subject Site





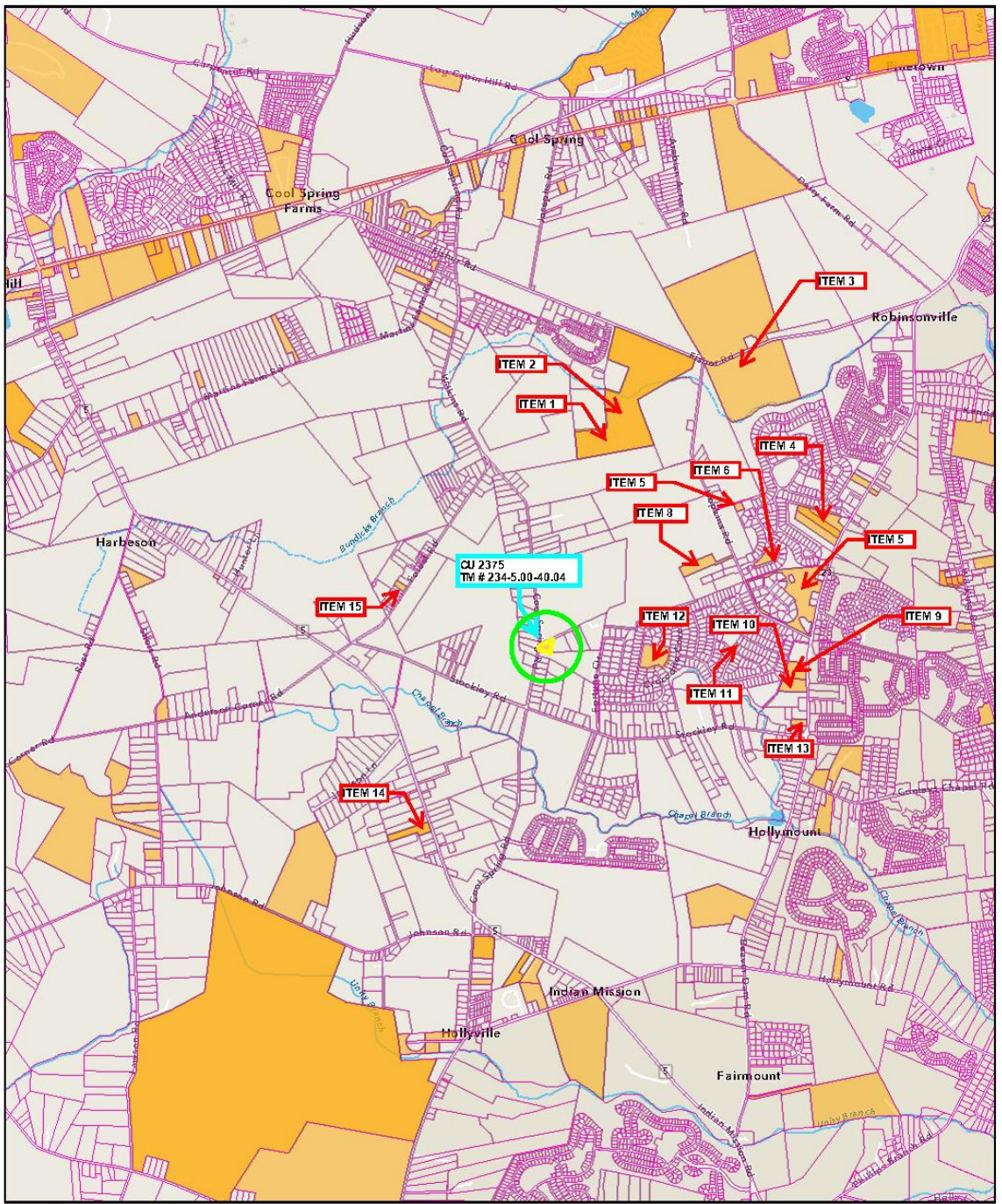
<b>Change of Zone Applications (Within a 1.0-mile radius of the subject site)</b>							
<b>Item # on Attached Map</b>	<b>Application Number</b>	<b>Application Name</b>	<b>Zoning District</b>	<b>Proposed Use</b>	<b>CC Decision</b>	<b>CC Decision Date</b>	<b>Ordinance Number</b>
<b>1</b>	<b><u>CU 2280</u></b>	Covered Bridge Inn, LLC	AR-1	Events Venue	<b>Approved</b>	7/13/2021	<b>Ord. No. 2790</b>
<b>2</b>	<b><u>CU 2232</u></b>	Covered Bridge Inn, LLC	AR-1	Events Venue	<b>Withdrawn</b>	N/A	<b>N/A</b>
<b>3</b>	<b><u>CU 2177</u></b>	Ingrid Hopkins	AR-1	Events Venue	<b>Approved</b>	7/30/2019	<b>Ord. No. 2670</b>
<b>4</b>	<b><u>CU 2379</u></b>	Lewes Saddle Ridge Solar 1, LLC	AR-1	Solar Farm	<b>Pending</b>	N/A	<b>N/A</b>
<b>5</b>	<b><u>CU 1017</u></b>	Townsend's Inc.	AR-1	Sludge Application to Forested Land	<b>Withdrawn</b>	N/A	<b>N/A</b>
<b>6</b>	<b><u>CU 2082</u></b>	Tidewater Utilities	AR-1	N/A	<b>Withdrawn</b>	N/A	<b>N/A</b>
<b>7</b>	<b><u>CU 2273</u></b>	Michael Parsons	AR-1	Delivery of Commercial Part for Off-Site Sales	<b>Approved</b>	11/30/2021	<b>Ord. No. 2815</b>
<b>8</b>	<b><u>CU 2216</u></b>	Kenneth Dominic Alton Drummond	AR-1	Storage & residence Quality Care Homes	<b>Approved</b>	08/25/2020	<b>Ord. No. 2735</b>

<b>9</b>	<b>CU 2014</b>	Jay Beach	AR-1	Landscaping and Site Work Business	<b>Approved</b>	10/13/2015	<b>Ord. No. 2420</b>
<b>10</b>	<b>CU 2006</b>	Thomas/Laura Kucharik	AR-1	Seasonal Farm Stand/Garden Center	<b>Approved</b>	3/10/2015	<b>Ord. No. 2388</b>
<b>11</b>	<b>CU 1756</b>	Artesian Water Company, Inc. (Heron Bay)	AR-1	Water Utility	<b>Approved</b>	8/14/2007	<b>Ord. No. 1928</b>
<b>12</b>	<b>CU 1718</b>	Artesian Water Co., Inc.	AR-1	Sewer Treatment Facility	<b>Approved</b>	12/5/2006	<b>Ord. No. 1881</b>
<b>13</b>	<b>CU 2247</b>	Hillary Brock	AR-1	Mini Spa	<b>Approved</b>	12/1/2020	<b>Ord. No. 2757</b>
<b>14</b>	<b>CU 2266</b>	MDO Dreamlands, LLC	AR-1	Hardscaping, decking company, w/small dumpster rentals	<b>Withdrawn</b>	N/A	N/A
<b>15</b>	<b>CU 1310</b>	Dirk & Paula Grove	AR-1	Business Office & Storage	<b>Withdrawn</b>	N/A	N/A

Based on the analysis of the land use, surrounding zoning and uses, a Conditional Use to allow for the use of marine services center at this site, subject to considerations of scale and impact, could be considered as being consistent with the land use, area zoning and surrounding uses.



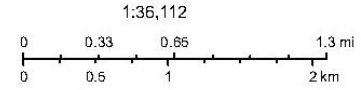
**CU 2375 - Shane & Laura Karlik - TM # 234-5.00-40.04 - Conditional Use Applications (1-mile)**



December 8, 2022

- Override 1
- Override 1
- Tax Parcels
- Conditional Use

**CU 2375 - Shane & Laura Karlik  
 Conditional Use Applications within 1-mile  
 TM # 234-5.00-40.04**



County of Sussex, DE, Delaware FirstMap, VGIN, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, Sussex County Government

File #: EU 2375

2022 08630

## 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**

20635 Cool Spring Road, Milton, DE 19968

**Type of Conditional Use Requested:**

We are requesting a conditional use in order to run our small Mercury marine service business.

**Tax Map #:** 234-5.00-40.04

**Size of Parcel(s):** 1.70 acres

**Current Zoning:** AR-1

**Proposed Zoning:** \_\_\_\_\_

**Size of Building:** \_\_\_\_\_

**Land Use Classification:** \_\_\_\_\_

**Water Provider:** Private Well

**Sewer Provider:** Private Septic

**Applicant Information**

**Applicant Name:** Shane and Laura Karlik

**Applicant Address:** 20635 Cool Spring Road

**City:** Milton

**State:** DE

**Zip Code:** 19968

**Phone #:** (302) 542-8950

**E-mail:** skarlik2131@verizon.net

**Owner Information**

**Owner Name:** Shane and Laura Karlik

**Owner Address:** 20635 Cool Spring Road

**City:** Milton

**State:** DE

**Zip Code:** 19968

**Phone #:** (302) 542-8950

**E-mail:** skarlik2131@verizon.net

**Agent/Attorney/Engineer Information**

**Agent/Attorney/Engineer Name:** \_\_\_\_\_

**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

Laura Koneik / Shm Shalit

Date: June 13, 2022

### Signature of Owner

Laura Koneik / Shm Shalit

Date: June 13, 2022

### For office use only:

Date Submitted: 6-14-22

Fee: \$500.00 Check #: 4041

Staff accepting application: AL

Application & Case #: 202208630

Location of property: \_\_\_\_\_

Subdivision: \_\_\_\_\_

Date of PC Hearing: \_\_\_\_\_

Recommendation of PC Commission: \_\_\_\_\_

Date of CC Hearing: \_\_\_\_\_

Decision of CC: \_\_\_\_\_



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

NICOLE MAJESKI  
SECRETARY

October 25, 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 **Shane and Laura Karlik** proposed land use application, which we received on September 24, 2021. This application is for an approximately 1.70-acre parcel (Tax Parcel: 234-5.00-40.04). The subject land is located on the southeast corner of Cool Spring Road (Sussex Road 290) and Hawk Hollow Lane. The subject land is currently zoned AR-1 (Agriculture Residential), and the applicant seeks a conditional use approval to operate a marine mechanic business.

Per the 2019 Delaware Vehicle Volume Summary, the annual average daily traffic volume along Cool Spring Road from Fisher Road (Sussex Road 262) to Indian Mission Road (State Route 5), is 243 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 DeIDOT's minimum warrants for determining that a Traffic Impact Study (TIS) should be required for a particular development. DeIDOT'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. DeIDOT'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 DeIDOT requires compliance with State regulations regarding plan approvals and entrance permits, whether or not a TIS is required.

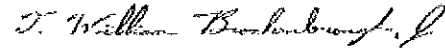




Mr. Jamie Whitehouse  
Page 2 of 2  
October 25, 2021

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

Sincerely,



T. William Brockenbrough, Jr.  
County Coordinator  
Development Coordination

TWB:afm

cc: Shane and Laura Karlik, Applicant  
Elliot Young, Sussex County Planning & Zoning  
David Edgell, 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  
Claudy Joinville, Project Engineer, Development Coordination  
Annamaria Fumato, Project Engineer, Development Coordination

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

TO: **Jamie Whitehouse**

REVIEWER: **Chris Calio**

DATE: **12/29/2022**

APPLICATION: **CU 2375 – Shane and Laura Karlik**

APPLICANT: **Shane and Laura Karlik**

FILE NO: **NCPA-5.03**

TAX MAP &  
PARCEL(S): **234-5.00-40.04**

LOCATION: **Lying on the east side of Cool Spring Road (SCR 290),  
approximately 0.25 miles north of the intersection of Cool  
Spring Road (SCR 290) and Stockley Road (SCR 280).**

NO. OF UNITS: **Marine Services Business**

GROSS  
ACREAGE: **1.70**

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? **Tier 3**
- (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? **No** If yes, how many? **N/A**. Is it likely that additional SCCs will be required? **No** 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.



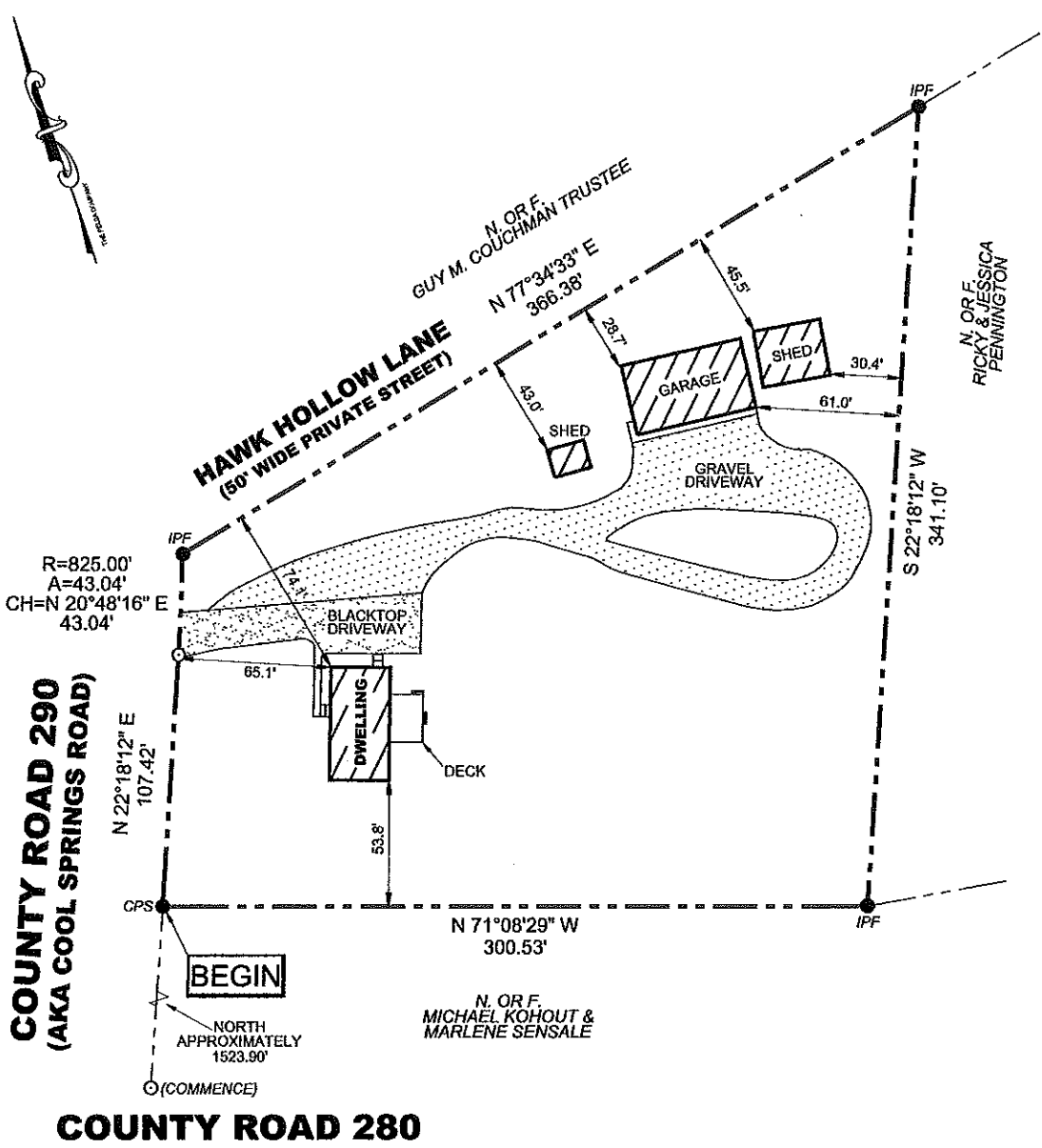
- (6). Is the project capable of being annexed into a Sussex County sanitary sewer district? **Choose an item.**
- Attached is a copy of the Policy for Extending District Boundaries in a Sussex County Water and/or Sanitary Sewer District.
- (7). Is project adjacent to the Unified Sewer District? **No**
- (8). Comments: **The proposed subdivision is not in an area where the Sussex County Engineering Department has a schedule to provide sanitary sewer 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  
Director of Utility Planning & Design Review

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



SOURCE OF TITLE: DB 2754 / 344  
 TAX PARCEL NO. 234-5.00-40.04  
 SOURCE OF BEARING SYSTEM: DB 2754 / 344

**Site Plan**  
 for  
 Shane & Laura Karlik  
 20635 Cool Springs Road  
 Indian River Hundred  
 Sussex County, Delaware

- NOTES:**
1. IPF DENOTES IRON PIPE / PIN FOUND.
  2. PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

THE **PELSA** COMPANY

Engineering, Surveying, Environmental Sciences

610 PEOPLES PLAZA NEWARK, DE 19702  
 (302) 834-3771 (410) 398-3800

DEGREE OF ACCURACY ± MARSH\_ RURAL\_ SUBURBAN  URBAN\_ Date 01/11/2022 Scale 1" = 60' Project Number P-4506



44563

02754 0344

TAX PARCEL NO. 2-34-5.00-40.04  
PREPARED BY:

JAMES P. HALL, ESQUIRE  
PHILLIPS, GOLDMAN & SPENCE, P.A.  
1200 NORTH BROOM STREET  
WILMINGTON, DE 19806

A

GRANTEE'S ADDRESS: 20635 COOLSPRING RD  
LEWES, DE 19958

THIS DEED, delivered and effective this 13 day of September, 2002;

BETWEEN, CURTIS D. WRIGHT, SR. and LINDA M. WRIGHT, husband and wife,  
parties of the first part,

- AND -

SHANE E. KARLIK and LAURA L. KARLIK, husband and wife, parties of the second  
part,


WITNESSETH, that the said parties of the first part, for and in consideration of the  
sum of ONE HUNDRED THOUSAND AND 00/100 DOLLARS (\$100,000.00), lawful money  
of the United States of America, the receipt whereof is hereby acknowledged, hereby grant  
and convey unto the said parties of the second part, as tenants by the entireties, in fee,

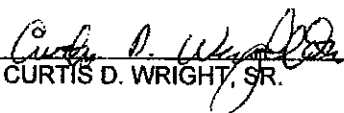
ALL that certain lot, piece and parcel of land situate, lying and being in Indian River  
Hundred, Sussex County, Delaware, lying on the east side of County Road 290 and being  
more particularly described according to a survey prepared by Miller-Lewis, Inc.,  
Registered Surveyors, dated July 28, 1995, as follows, to wit:

BEGINNING at a pipe found on the east side of County Road 290 at a corner for  
this lot and for lands now or formerly of Cullum and Faust, said pipe situate approximately  
1523.90 feet north of the right of way of County Road 280; thence from this point of  
beginning, running with the right of way line of County Road 290, North 22° 18' 12" East  
107.42 feet to a point and then, continuing with County Road 290, on a curve bearing to  
the left with a radius of 825.00 feet, an arc length of 43.04 feet and a chord bearing and  
distance of North 20° 48' 16" East 43.04 feet to a pipe found; then, turning and running  
along the line of lands now or formerly of Richard P. and Marcia P. Collins the next two (2)  
courses and distances: 1) North 77° 34' 33" East 366.38 feet to a pipe found; and 2) South  
22° 18' 12" West 341.10 feet to a pipe found; then, turning and running with the line of  
lands now or formerly of Cullum and Faust, North 71° 08' 29" West 300.53 feet to the pipe  
found at the point and place of beginning, said to contain 1.6957 acres of land, more or  
less, with any and all improvements located thereon.

BEING a part of the same lands and premises which Harry F. Faust, Jr. and William  
M. Cullum, Trustee Under Revocable Trust Agreement of Wilson M. Cullum dated  
10/20/93, by deed dated August 3, 1995 and recorded August 3, 1995 in the Office of the  
Recorder of Deeds, in Deed Book 02066, Page 338, did grant and convey unto Curtis D.  
Wright, Sr. and Linda M. Wright, husband and wife, in fee.

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

  
WITNESS

By:  (Seal)  
CURTIS D. WRIGHT, SR.

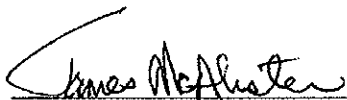
Consideration: \$100000.00 Exempt Code: A  
County State Total  
0.00 1500.00 1500.00  
Date: 09/27/2002




STATE OF DELAWARE :  
: SS.  
NEW CASTLE COUNTY :

BE IT REMEMBERED, that on this 13 day of September, 2002, personally came before me the Subscriber, a Notary Public for the State and County aforesaid, Curtis D. Wright, Sr., party to this Indenture, known to me personally, and acknowledged this Indenture to be his act and deed.

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


  
WITNESS

By:  (Seal)  
LINDA M. WRIGHT

STATE OF DELAWARE :  
: SS.  
NEW CASTLE COUNTY :

BE IT REMEMBERED, that on this 13 day of Sept, 2002, personally came before me the Subscriber, a Notary Public for the State and County aforesaid, Linda M. Wright, party to this Indenture, known to me personally, and acknowledged this Indenture to be her act and deed.

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

  
Notarial Officer  
attorney at law  
Joseph J. PANNAN III, ATTORNEY  
Per 29 DELC Sec. 4323(a)(3)

RECORDER OF DEEDS  
RICHARD H. BELL, II  
02 SEP 27 AM 9:00  
SUSSEX COUNTY  
DOC. SURCHARGE PAID

Received  
SEP 30 2002  
ASSESSMENT DIVISION  
OF SUSSEX CTY