

TOWN OF OCEAN VIEW

201 CENTRAL AVENUE
OCEAN VIEW, DE 19970

MEMORANDUM

TO: Mayor and Town Council Members
FROM: Carol S. Houck, Town Manager
VIA: Kenneth L. Cimino, Planning Director
Date: November 18, 2025
SUBJECT: Stingray Harbor Subdivision

Background: The Stingray Harbor Subdivision is located on 14.07+/- acres of land at the intersection of West Avenue and Stingray Harbor Drive consisting of 36 residential dwelling units (condominium ownership).

All the proposed improvements shown on the construction plans to be dedicated to the Town of Ocean View have been constructed, inspected, and recommended for acceptance by the Town Engineer (see attached correspondence).

Staff Recommendation: It is recommended that Mayor and Council accept the following residential road for maintenance:

- Stingray Harbor Drive



ISO 9001:2015 CERTIFIED

ENGINEERS • PLANNERS • SCIENTISTS • CONSTRUCTION MANAGERS

1352 Marrows Road, Suite 100 • Newark, DE 19711 • Phone 302-731-9176 • Fax 302-731-7807

November 13, 2025

Kenneth L. Cimino
Town Of Ocean View
Ocean View, DE 19970

RE: Performance Guaranty Release / Right-of-Way Turnover – Stingray Harbor

Dear Mr. Cimino:

In accordance with the requirements of Town Code §187-6-M-3, the improvements and the as-built plans associated with the roads in Stingray Harbor have been inspected and reviewed. All of the necessary and appropriate improvements have been completed. At this point, we recommend full release of the performance guaranty and acceptance of the following roads.

- Stingray Harbor Drive

If you have any questions or require anything further, please let me know.

Regards,
KCI, Technologies

A handwritten signature in black ink, appearing to read 'James H. Lober', written in a cursive style.

James H. Lober, P.E.
Senior Project Manager

cc: Carol Houck - Town of Ocean View – Town Manager
Jill Oliver - Town of Ocean View – Town Planner
Joshua Gray – Stingray Harbor, LLC

Parcel ID: 134-13.00-13.04
PREPARED BY & RETURN TO:
Baird Mandalas Brockstedt Federico, LLC
1413 Savannah Road
Suite 1
Lewes, DE 19958
File No.: RE24-2018

NO TITLE SEARCH REQUESTED OR PERFORMED

THIS DEED, made this _____ day of _____, 2025,

- BETWEEN -

STINGRAY HARBOR, LLC. A DELAWARE LIMITED LIABILITY COMPANY,
of 507 North York Street, Suite 2D, Mechanicsburg, PA 17055, party of the first part,

- AND -

TOWN OF OCEAN VIEW, of 201 Central Avenue, Ocean View, DE 19970, party of
the second part.

WITNESSETH: That the said 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, the receipt whereof is hereby acknowledged, hereby grants and conveys unto the party of the second part, its successors and assigns, all of its right, title, and interest, in fee simple, the following described lands, situate, lying and being in Sussex County, Delaware:

All that certain piece, parcel or lot of land, lying and being situate in the Baltimore Hundred, Town of Ocean View, Sussex County, State of Delaware, and being the roadway/right of way for Stingray Harbor Condominium community, known as Stingray Harbor Drive, as more particularly shown on the plots for Stingray Harbor, prepared by George, Miles & Buhr, LLC, and recorded in the Office of the Recorder of Deeds in and for Sussex County, Delaware, in Plot Book 292, Page 70, Plot Book 359, Page 74, and Plot Book 363, Page 91, and being more particularly described as follows, to wit:

Beginning at a point, located on the easterly right of way line of West Avenue, and being the westerly corner of Stingray Harbor Drive; thence by and with the lots of Stingray Harbor subdivision the following courses and distances, (1) South 80° 08' 23" East, a distance of 251.71', to a point; (2) a curve to the left having a radius of 125.00', an arc length of 89.12', a chord bearing of North 79° 26' 06" East, a chord length of 87.25', to a point; (3) North 59° 00' 35" East, a distance of 116.75', to a point; (4) a curve to the right having a radius of 265.00', an arc length of 286.80', a chord bearing of South 89° 59' 08" East, a chord length of 273.01', to a point; (5) South 58° 58' 51" East, a distance of 102.44', to a point; (6) a curve to the left having a radius of 450.00', an arc length of 440.54', a chord bearing of South 87° 01' 36" East, a chord length of 423.16', to a point;

(7) North 64° 55' 39" East, a distance of 90.42', to a point; (8) a curve to the left having a radius of 35.00', an arc length of 54.98', a chord bearing of North 19° 55' 39" East, a chord length of 49.50', to a point; (9) North 25° 04' 21" West, a distance of 44.22', to a point; (10) South 82° 07' 58" East, a distance of 59.58', to a point; (11) South 25° 04' 21" East, a distance of 385.47', to a point; (12) North 64° 55' 39" East, a distance of 35.00', to a point; (13) South 25° 04' 21" East, a distance of 50.00', to a point; (14) South 64° 55' 39" West, a distance of 35.00', to a point; (15) South 25° 04' 21" East, a distance of 35.00', to a point; (16) South 64° 55' 39" West, a distance of 50.00', to a point; (17) North 25° 04' 21" West, a distance of 338.64', to a point; (18) a curve to the left having a radius of 35.00', an arc length of 54.98', a chord bearing of North 70° 04' 21" West, a chord length of 49.50', to a point; (19) South 64° 55' 39" West, a distance of 90.42', to a point; (20) a curve to the right having a radius of 500.00', an arc length of 489.49', a chord bearing of North 87° 01' 36" West, a chord length of 470.18', to a point; (21) North 58° 58' 51" West, a distance of 102.44', to a point; (22) a curve to the left having a radius of 215.00', an arc length of 232.69', a chord bearing of North 89° 59' 08" West, a chord length of 221.50', to a point; (23) South 59° 00' 35" West, a distance of 116.75', to a point; (24) a curve to the right having a radius of 175.00', an arc length of 124.77', a chord bearing of South 79° 26' 06" West, a chord length of 122.14', to a point; (25) North 80° 08' 23" West, a distance of 256.65', to a point; thence by and with West Avenue, North 15° 30' 07" East, a distance of 50.24', to a point, and said point of beginning, containing 2.25 acres of land, more or less.

Said roadway property is also shown on the attached recorded Declaration Plans for each Unit in Stingray Harbor, as follows:

1. Declaration Plan for Stingray Harbor Condominium recorded January 7, 2022 in the Office of the Recorder of Deeds in and for Sussex County in Plot Book 359, page 74. (Unit 2) and corrected in Declaration Plan recorded March 14, 2022 in the Office of the Recorder of Deeds in and for Sussex County in Plot Book 363 page 91 and Rerecorded by Amended Declaration Plan recorded September 8, 2025 in the Office of the Recorder of Deeds in and for Sussex County in Plot Book 460 page 91;
2. Amended Declaration Plan recorded May 16, 2022 in the Office of the Recorder of Deeds in and for Sussex County in Plot Book 368 page 83 (Unit 6) and rerecorded by Amended Declaration Plan recorded September 8, 2025 in the Office of the Recorder of Deeds in and for Sussex County in Plot Book 460 page 81;
3. Amended Declaration Plan recorded May 16, 2022 in the Office of the Recorder of Deeds in and for Sussex County in Plot Book 368 page 88 (Unit 4) and rerecorded by Amended Declaration Plan recorded September 8, 2025 in the Office of the Recorder of Deeds in and for Sussex County in Plot Book 461 page 1;
4. Amended Declaration Plan recorded July 13, 2022 in the Office of the Recorder of Deeds in and for Sussex County in Plot Book 373 page 75 (Unit 17) and rerecorded by Amended Declaration Plan recorded September 8, 2025 in the Office of the Recorder of Deeds in and for Sussex County in Plot Book 460 page 21;
5. Amended Declaration Plan recorded July 13, 2022 in the Office of the Recorder of Deeds in and for Sussex County in Plot Book 373 page 80 (Unit 22) and rerecorded by Amended Declaration Plan recorded September 8, 2025 in the Office of the Recorder of Deeds in and for Sussex County in Plot Book 459 page 88;
6. Amended Declaration Plan recorded July 22, 2022 in the Office of the Recorder of Deeds in and for Sussex County in Plot Book 374 page 52 (Unit 34) and rerecorded by Amended

Declaration Plan recorded September 8, 2025 in the Office of the Recorder of Deeds in and for Sussex County in Plot Book 459 page 33;

7. Amended Declaration Plan recorded August 17, 2022 in the Office of the Recorder of Deeds in and for Sussex County in Plot Book 377 page 5 (Unit 1) and rerecorded by Amended Declaration Plan recorded September 8, 2025 in the Office of the Recorder of Deeds in and for Sussex County in Plot Book 460 page 76;

8. Amended Declaration Plan recorded August 17, 2022 in the Office of the Recorder of Deeds in and for Sussex County in Plot Book 377 page 10 (Unit 35) and rerecorded by Amended Declaration Plan recorded September 8, 2025 in the Office of the Recorder of Deeds in and for Sussex County in Plot Book 459 page 53;

9. Amended Declaration Plan recorded August 17, 2022 in the Office of the Recorder of Deeds in and for Sussex County in Plot Book 377 page 15 (Unit 18) and rerecorded by Amended Declaration Plan recorded September 8, 2025 in the Office of the Recorder of Deeds in and for Sussex County in Plot Book 460 page 31;

10. Amended Declaration Plan recorded August 17, 2022 in the Office of the Recorder of Deeds in and for Sussex County in Plot Book 377 page 20 (Unit 23) and rerecorded by Amended Declaration Plan recorded September 8, 2025 in the Office of the Recorder of Deeds in and for Sussex County in Plot Book 459 page 93 ;

11. Amended Declaration Plan recorded August 17, 2022 in the Office of the Recorder of Deeds in and for Sussex County in Plot Book 377 page 25 (Unit 19) and rerecorded by Amended Declaration Plan recorded September 8, 2025 in the Office of the Recorder of Deeds in and for Sussex County in Plot Book 459 page 73;

12. Amended Declaration Plan recorded August 17, 2022 in the Office of the Recorder of Deeds in and for Sussex County in Plot Book 377 page 30 (Unit 20) and rerecorded by Amended Declaration Plan recorded September 8, 2025 in the Office of the Recorder of Deeds in and for Sussex County in Plot Book 460 page 41;

13. Amended Declaration Plan recorded October 18, 2022 in the Office of the Recorder of Deeds in and for Sussex County in Plot Book 382 page 48 (Unit 12) and rerecorded by Amended Declaration Plan recorded September 8, 2025 in the Office of the Recorder of Deeds in and for Sussex County in Plot Book 460 page 51;

14. Amended Declaration Plan recorded December 5, 2022 in the Office of the Recorder of Deeds in and for Sussex County in Plot Book 386 page 1 (Unit 8) and rerecorded by Amended Declaration Plan recorded September 8, 2025 in the Office of the Recorder of Deeds in and for Sussex County in Plot Book 461 page 6;

15. Amended Declaration Plan recorded December 5, 2022 in the Office of the Recorder of Deeds in and for Sussex County in Plot Book 386 page 6 (Unit 32) and rerecorded by Amended Declaration Plan recorded September 8, 2025 in the Office of the Recorder of Deeds in and for Sussex County in Plot Book 459 page 68;

16. Amended Declaration Plan recorded January 24, 2023 in the Office of the Recorder of Deeds in and for Sussex County in Plot Book 390 page 11 (Unit 31) and rerecorded by Amended Declaration Plan recorded September 8, 2025 in the Office of the Recorder of Deeds in and for Sussex County in Plot Book 459 page 38;

17. Amended Declaration Plan recorded April 17, 2023 in the Office of the Recorder of Deeds in and for Sussex County in Plot Book 396 page 49 (Unit 13) and rerecorded by Amended Declaration Plan recorded September 8, 2025 in the Office of the Recorder of Deeds in and for Sussex County in Plot Book 460 page 71;

18. Amended Declaration Plan recorded April 17, 2023 in the Office of the Recorder of Deeds

in and for Sussex County in Plot Book 396 page 54 (Unit 3) and rerecorded by Amended Declaration Plan recorded September 8, 2025 in the Office of the Recorder of Deeds in and for Sussex County in Plot Book 460 page 56;

19. Amended Declaration Plan recorded April 17, 2023 in the Office of the Recorder of Deeds in and for Sussex County in Plot Book 396 Page 59 (Unit 7) and rerecorded by Amended Declaration Plan recorded September 8, 2025 in the Office of the Recorder of Deeds in and for Sussex County in Plot Book 460 page 96;

20. Amended Declaration Plan recorded April 17, 2023 in the Office of the Recorder of Deeds in and for Sussex County in Plot Book 396 page 64 (Unit 10) and rerecorded by Amended Declaration Plan recorded September 8, 2025 in the Office of the Recorder of Deeds in and for Sussex County in Plot Book 461 page 11;

21. Amended Declaration Plan recorded April 17, 2023 in the Office of the Recorder of Deeds in and for Sussex County in Plot Book 396 page 69 (Unit 11) and rerecorded by Amended Declaration Plan recorded September 8, 2025 in the Office of the Recorder of Deeds in and for Sussex County in Plot Book 460 page 66;

22. Amended Declaration Plan recorded May 25, 2023 in the Office of the Recorder of Deeds in and for Sussex County in Plot Book 400 page 9 (Unit 27) and rerecorded Amended Declaration Plan recorded September 8, 2025 in the Office of the Recorder of Deeds in and for Sussex County in Plot Book 460 page 26;

23. Amended Declaration Plan recorded May 25, 2023 in the Office of the Recorder of Deeds in and for Sussex County in Plot Book 400 page 4 (Unit 14) and rerecorded by Amended Declaration Plan recorded September 8, 2025 in the Office of the Recorder of Deeds in and for Sussex County in Plot Book 459 page 78;

24. Amended Declaration Plan recorded June 13, 2023 in the Office of the Recorder of Deeds in and for Sussex County in Plot Book 401 page 81 (Unit 21) and rerecorded by Amended Declaration Plan recorded September 8, 2025 in the Office of the Recorder of Deeds in and for Sussex County in Plot Book 460 page 6;

25. Amended Declaration Plan recorded June 13, 2023 in the Office of the Recorder of Deeds in and for Sussex County in Plot Book 401 page 86 (Unit 30) and rerecorded by Amended Declaration Plan recorded September 8, 2025 in the Office of the Recorder of Deeds in and for Sussex County in Plot Book 459 page 43;

26. Amended Declaration Plan recorded August 10, 2023 in the Office of the Recorder of Deeds in and for Sussex County in Plot Book 406 page 35 (Unit 15) and rerecorded by Amended Declaration Plan recorded September 8, 2025 in the Office of the Recorder of Deeds in and for Sussex County in Plot Book 460 page 36;

27. Amended Declaration Plan recorded August 15, 2023 in the Office of the Recorder of Deeds in and for Sussex County in Plot Book 406 page 49 (Unit 33) and rerecorded by Amended Declaration Plan recorded September 8, 2025 in the Office of the Recorder of Deeds in and for Sussex County in Plot Book 459 page 63;

28. Amended Declaration Plan recorded September 8, 2023 in the Office of the Recorder of Deeds in and for Sussex County in Plot Book 409 page 1 (Unit 5) and rerecorded by Amended Declaration Plan recorded September 8, 2025 in the Office of the Recorder of Deeds in and for Sussex County in Plot Book 460 page 61;

29. Amended Declaration Plan recorded September 29, 2023 in the Office of the Recorder of Deeds in and for Sussex County in Plot Book 410 page 17 (Unit 29) and rerecorded by Amended Declaration Plan recorded September 8, 2025 in the Office of the Recorder of Deeds in and for Sussex County in Plot Book 459 page 48;

30. Amended Declaration Plan recorded October 11, 2023 in the Office of the Recorder of Deeds in and for Sussex County in Plot Book 410 page 78 (Unit 36) and rerecorded Amended Declaration Plan recorded September 8, 2025 in the Office of the Recorder of Deeds in and for Sussex County in Plot Book 459 page 58;
31. Amended Declaration Plan recorded October 11, 2023 in the Office of the Recorder of Deeds in and for Sussex County in Plot Book 410 page 83 (Unit 25) and rerecorded by Amended Declaration Plan recorded September 8, 2025 in the Office of the Recorder of Deeds in and for Sussex County in Plot Book 460 page 11;
32. Amended Declaration Plan recorded October 26, 2023 in the Office of the Recorder of Deeds in and for Sussex County in Plot Book 411 page 80 (Unit 28) and rerecorded by Amended Declaration Plan recorded September 8, 2025 in the Office of the Recorder of Deeds in and for Sussex County in Plot Book 460 page 46;
33. Amended Declaration Plan recorded November 22, 2023 in the Office of the Recorder of Deeds in and for Sussex County in Plot Book 414 Page 4 (Unit 24) and rerecorded by Amended Declaration Plan recorded September 8, 2025 in the Office of the Recorder of Deeds in and for Sussex County in Plot Book 460 page 1;
34. Amended Declaration Plan recorded January 29, 2024 in the Office of the Recorder of Deeds in and for Sussex County in Plot Book 419 Page 2 (Unit 16) and rerecorded Amended Declaration Plan recorded September 8, 2025 in the Office of the Recorder of Deeds in and for Sussex County in Plot Book 459 page 83;
35. Amended Declaration Plan recorded February 28, 2024 in the Office of the Recorder of Deeds in and for Sussex County in Plot Book 420 page 43 (Unit 26) and rerecorded by Amended Declaration Plan recorded September 8, 2025 in the Office of the Recorder of Deeds in and for Sussex County in Plot Book 460 page 16;
36. Amended Declaration Plan recorded October 26, 2023 in the Office of the Recorder of Deeds in and for Sussex County in Plot Book 411 page 85 (Unit 9) and rerecorded by Amended Declaration Plan recorded September 8, 2025 in the Office of the Recorder of Deeds in and for Sussex County in Plot Book 460 page 86.

TOGETHER WITH all monuments, street signs, underground drainage facilities and sidewalks located within the right-of-way of Stingray Harbor Drive, but subject to any and all obligations of any property owner for maintenance of the sidewalk within the right-of-way in accordance with the code of the Town of Ocean View.

BEING a portion of the same lands conveyed to Stingray Harbor, LLC, from Elizabeth D. Evans, as to a 38.85% interest; Jonathan M. Evans, as to a 35.40% interest; and Barbara E. Slavin, as to a 25.75% interest, by Deed dated October 16, 2019, recorded in the Office of the Recorder of Deeds in and for Sussex County, Delaware, on October 18, 2019, in Deed Book 5138, Page 115.

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, Delaware.

IN WITNESS WHEREOF, the party of the first part has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

Stingray Harbor, LLC, a Delaware Limited Liability Company

WITNESS

By: _____ (SEAL)
Joshua R. Gray, Managing Member

STATE OF PENNSYLVANIA
COUNTY OF CUMBERLAND, to-wit

BE IT REMEMBERED, that on this _____ day of _____, A.D. 2025, personally appeared before me, the Subscriber, a Notary Public in and for the State and County aforesaid, Joshua R. Gray, Managing Member, of Stingray Harbor, LLC, a Delaware Limited Liability Company, 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 limited liability company; that the signature of the Member is in his own proper handwriting and by his authority to act; and that the act of signing, sealing, acknowledging and delivering the said Indenture was first duly authorized by a resolution of the limited liability company.

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

Notary Public

My Commission Expires: _____

CERTIFICATE OF ACKNOWLEDGEMENT AND ACCEPTANCE
TOWN OF OCEAN VIEW, SUSSEX COUNTY, DELAWARE

This shall certify that the streets and all related facilities (e.g. monuments, traffic control signs or devices, all street lights, street name signs and drainage facilities located within, adjacent to and serving such street beds, streets and right of way) have been duly completed in accordance with the requirements of the subdivision ordinance of the Town of Ocean View.

So Certifies:

_____ Date: _____
Kenneth Cimino, Planning Director

The undersigned hereby certifies that the within Deed granting and dedicating the aforesaid rights of way, streets and land in the community/subdivision known as Stingray Harbor, described herein and as designated on the aforementioned plats, as to be conveyed to Ocean View, is hereby accepted by the Town of Ocean View, this _____ day of _____, 2025.

THE TOWN OF OCEAN VIEW

By: _____ (SEAL)
Mayor

Attest: _____

STATE OF DELAWARE:

COUNTY OF SUSSEX, to-wit

BE IT REMEMBERED, that on this _____ day of _____, A.D. 2025, personally appeared before me, the Subscriber, a Notary Public in and for the State and County aforesaid, _____, Mayor, of the Town of Ocean View, a municipal 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 deed of said municipal corporation; that the signature of the Mayor is in his own proper handwriting and by his authority to act; and that the act of signing, sealing, acknowledging and delivering the said Indenture was first duly authorized by a resolution of the Town Council of the said municipal corporation.

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

Notary Public
My Commission Expires: _____