

City of Milford



Agenda *City Council Committee Meeting*

ANNEXATION COMMITTEE

WEDNESDAY, AUGUST 19, 2009

Joseph Ronnie Rogers Council Chambers-Milford City Hall
201 South Walnut Street, Milford, Delaware

6:30 p.m. -- Meeting

Call to Order - Chairperson Katrina Wilson

Annexation/Lands of W. Nelson Hall & W. Nelson Hall Substitute Trustee
Tax Parcel 3-30-11.00-06.00
59.309 +/- Acres
Current Zone AR-1
Proposed Zone C-3

“All that piece or parcel of land, hereinafter described, situate, lying and being on the easterly side of Delaware Road #30 and the southwesterly side of Delaware Route 1, and being located in the Cedar Creek Hundred, Sussex County, Delaware, as shown on a plot entitled “Lands of W. Nelson & Dorothy I. Hall.”, dated September 12, 2000.”

Adjourn

Posted 08/03/09

City of Milford

Annexation/Lands of W. Nelson Hall & W. Nelson Hall Substitute Trustee
Tax Parcel 3-30-11.00-06.00
59.309 +/- Acres
Current Zone AR-1
Proposed Zone C-3

COMMITTEE DIRECTED TO INVESTIGATE ANNEXATION

Whereas, a Petition, signed by the legal property owner and duly witnessed, requesting the annexation into the City of Milford, lands containing 59.309 acres of land, more or less, legally described as follows:

ALL that piece or parcel of land, hereinafter described, situate, lying and being on the easterly side of Delaware Road #30 and the southwesterly side of Delaware Route 1, and being located in the Cedar Creek Hundred, Sussex County, Delaware, as shown on a plot entitled "Lands of W. Nelson & Dorothy I. Hall.", dated September 12, 2000; said piece or parcel of land being more particularly described as follows:

BEGINNING at a point formed by the intersection of the easterly right-of-way line of Delaware Road #30, 60 feet wide, with the southeasterly line of lands, now or formerly, of James Wesley Thawley, as recorded in the Sussex County Office of the Recorder of Deeds, Deed Book 642, Page 238,

1) Thence, leaving said right-of-way of Delaware Road #30 and coincident with said Thawley lands, North 60 degrees 22 minutes 25 seconds East 225.72 feet to iron pipe found at a point along the southeasterly line of lands, now or formerly, David W. & Amanda L. White, as recorded in said Office of the Recorder of Deeds, Deed Book 1546, Page 226,

2) Thence, leaving said Thawley lands and coincident with said White lands, North 57 degrees 04 minutes 42 seconds East 180.06 feet to an iron pipe found at a point along the southeasterly line of lands, now or formerly, Mulford W. & Joan L. Bittle, as recorded in the said Office of the Recorder of Deeds, Deed Book 1684, Page 41,

3) Thence, leaving said White lands and coincident with said Bittle lands, North 56 degrees 59 minutes 30 seconds East 190.20 feet to a concrete monument found at a point along the southeasterly line of lands, now or formerly, Otis J. & Beulah M. Penuel & Beronica E. Moore, as recorded in the said Office of the Recorder of Deeds, Deed Book 2036, Page 7,

4) Thence, leaving said Bittle lands and coincident with said Penuel & Moore lands, North 47 degrees 49 minutes 39 seconds East 149.92 feet to a concrete monument set at a point along the southwesterly right-of-way line of said Delaware Route 1,

5) Thence, leaving said Penuel & Moore lands and coincident with said right-of-way of Delaware Route 1, the following 2 courses and distances, South 42 degrees 09 minutes 11 seconds East 1626.52 feet to a point,

6) Thence, along a curve to the left, having a radius of 2421.84 feet, an arc length of 566.86 feet and a chord bearing and distance of South 48 degrees 51 minutes 30 seconds East 565.57 feet to a concrete monument set at a point on the northwesterly line of lands, now or formerly, The State of Delaware, as recorded in the said Office of the Recorder of Deeds, Deed Book 647, Page 455,

- 7) Thence, leaving said right-of-way of Delaware Route 1 and coincident with said State of Delaware lands, the following 2 courses and distances, South 50 degrees 00 minutes 01 seconds West 104.59 feet to a concrete monument set at a point,
- 8) Thence, South 42 degrees 27 minutes 17 seconds East 300.00 feet to a concrete monument set at a point along the northwesterly line of lands, now or formerly, Elmer J. Roberts,
- 9) Thence, leaving said State of Delaware lands and coincident with said Roberts lands, the following 3 courses and distances, South 45 degrees 42 minutes 43 seconds West 346.70 feet to a concrete monument set at a point,
- 10) Thence, South 47 degrees 12 minutes 43 seconds West 198.00 feet to a point,
- 11) Thence, South 57 degrees 07 minutes 43 seconds West 27.68 feet to a point along the northeasterly line of lands, now or formerly, Patrick J. & Judy Kay L. Emory, as recorded in the Office of the Recorder of Deeds, Deed Book 2310, Page 85,
- 12) Thence, leaving said Roberts lands and coincident with said Emory lands, the following 4 courses and distances, North 59 degrees 07 minutes 17 seconds West 804.67 feet to an iron pipe found at a point,
- 13) Thence, South 83 degrees 03 minutes 19 seconds West 436.09 feet to an iron pipe found at a point,
- 14) Thence, South 62 degrees 22 minutes 56 seconds West 234.84 feet to an iron pipe found at a point,
- 15) Thence, South 43 degrees 43 minutes 35 seconds West 221.38 feet to an iron pipe found at a point along the northerly line of lands, now or formerly, Robert W. & Carolyn M. McLaughlin,
- 16) Thence, leaving said Emory lands and coincident with said McLaughlin lands, South 86 degrees 55 minutes 49 seconds West 245.25 feet to an iron pipe found at a point along the easterly right-of-way line of Delaware Road #30,
- 17) Thence, leaving said McLaughlin lands and coincident with said right-of-way of Delaware Road #30, North 03 degrees 02 minutes 51 seconds West 832.00 feet to an iron pipe found along the southerly line of lands, now or formerly, Patrick F. & Jacquelyn A. Gorman, as recorded in the said Office of the Recorder of Deeds, Deed Book 1630, Page 62,
- 18) Thence, leaving said Delaware Road #30 and coincident with said Gorman lands, the following 3 courses and distances, North 86 degrees 58 minutes 45 minutes East 374.80 feet to an iron rod found at a point,
- 19) Thence, North 03 degrees 01 minutes 17 seconds West 249.99 feet to an iron pipe found,
- 20) Thence, South 86 degrees 58 minutes 14 seconds West 75.11 feet to an iron pipe found at a point along the easterly line of lands, now or formerly, Walter V., Jr. & Barbara L. Samuels, as recorded in the said Office of the Recorder of Deeds, Deed Book 1776, Page 123,
- 21) Thence, leaving said Gorman lands and coincident with said Samuels lands, and in part with lands, now or formerly, Frederick A. & Delema M. Duffy, as recorded in the Office of the Recorder of Deeds, Deed Book 2021, Page 73, and in part with lands, now or formerly, Albert T. & Beverly J. Coverdale, as recorded in the said Office of the Recorder of Deeds, Deed Book 2421, Page 89, and in part with lands, now or formerly, Barry W. & Karen Know, as recorded in the said Office of the Recorder of Deeds, Deed Book

2008, Page 284, the following 2 courses and distances, North 04 degrees 18 minutes 53 seconds West 613.36 feet to an iron pipe found at a point,

22) Thence, South 84 degrees 25 minutes 59 seconds West 300.00 feet to an iron pipe found at a point along the easterly line of said right-of-way Delaware Road #30,

23) Thence, leaving said Knox and coincident with said right-of-way Delaware Road #30, North 05 degrees 43 minutes 00 seconds West 87.80 feet to the point and place of beginning;

has been submitted to the City Council of the City of Milford.

Now, Therefore, a Committee, composed of four (4) elected members of City Council and one (1) member of the Planning Commission has been appointed by the Mayor to investigate the possibility of annexing said property, said Committee to be comprised of Chairman Katrina Wilson, Michael Spillane, John Workman, Douglas Morrow and Planning Commission Chairman Charles Rini.

Be It Further Resolved, that said Committee shall submit a written report containing its findings and conclusions, including the advantages and disadvantages of the proposed annexation both to the City and to the property proposed to be annexed and said report shall further contain the committees' recommendations whether or not to proceed with the proposed annexation and the reasons therefor.

Mayor Daniel Marabello

Attest:

City Clerk

Adopted: July 13, 2009



DAVIS,
BOWEN &
FRIEDEL, INC.

ARCHITECTS ENGINEERS SURVEYORS

May 27, 2009



City of Milford
City Council
180 Vickers Drive
Milford, Delaware 19963

Attn: Gary Norris, AICP

RE: **Request for Annexation**
W. Nelson & Dorothy I. Hall
Sussex County Tax Map # 3-30-11.00-06.00
DBF #1645A004

Dear Mr. Norris:

On behalf of the owners and our client, Bolis Properties L.L.C., we are pleased to submit an annexation request for the property owned by W. Nelson and Dorothy I. Hall in accordance with Section 1.04 of the Charter of Milford. The Comprehensive Plan Update was approved by City Council and is awaiting certification by the Governor of Delaware. It is our understanding that the certification is imminent.

Enclosed with this request are the following documents:

- Petition of Property Owner duly witnessed.
- Current Recorded Deed
- Complete Legal Description
- Current Sealed Property Survey as depicted by Miller Lewis, Inc and signed and sealed by Donald K. Miller.
- Map identifying area proposed for annexation
- CD Containing all information above in .pd format and the Legal Description in Word Format.

We respectfully request the City to begin the Annexation Procedure. Please find enclosed a review fee in the amount of \$32,500.00 (\$2,500 + \$500 x 60 acres) to process this request.

Mr. Gary Norris
May 27, 2009
Page 2

Should you have any questions or need additional information, please call at (302) 424-1441.

Sincerely,
Davis, Bowen & Friedel, Inc.



Ring W. Lardner
Civil Engineer

P:\Bolis\1645A004\Documents\Hall Annexation Cover Letter 2.doc

Enclosures

cc Gary Bolis, Bolis Properties
David N. Rutt, Moore & Rutt, P.A.

W. Nelson Hall, Trustee
14 Princeton Road
Milford, DE. 19963

May 7, 2009

City of Milford
City Council
P.O. Box 159
Milford, Delaware 19963

Re: Annexation Request
Sussex County Tax Map No. 3-30-11.00-6.00

Dear Mayor and City Council,

Please accept this letter as our formal request for annexation of the above referenced parcel into the City of Milford. It is my understanding that the Comprehensive Plan Update has been approved by City Council and certification is imminent. The purpose of this request is to utilize all the services and resources that the City has to offer.

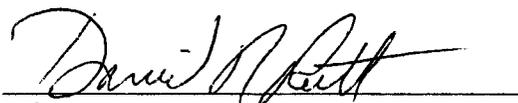
The proposed site does not have a physical site address. The center of the site is located approximately 1500 feet south of the intersection of State Route 1 and Wilkins Road. In addition, the site has road frontage on Delaware State Route 1 and Cedar Creek Road (RT 30). The tax map number is 3-30-11.00-6.00. The property contains 59.31 +/- acres of land. The site is currently zoned AR-1 and I respectfully request to be zoned C-3 (Highway Commercial District).

If you should have any questions, please call me at (302) 422-5454.

Sincerely,



W. Nelson Hall
Trustee of W. Nelson Hall Trust
Successor Trustee of Dorothy I. Hall Trust



Witness

COPY

33578

02532 246

TAX MAP #3-30-11.00-6.00 (p/o)
RETURN TO: Nelson & Dorothy Hall
14 Princeton Road
Milford, DE 19963

THIS DEED, made this 18 day of OCTOBER, in the year
of our LORD Two Thousand,

BETWEEN **FRANCIS A. WEBB, IV and MARY LOU WEBB**, parties of the
first part,

- AND -

**W. NELSON HALL, TRUSTEE UNDER REVOCABLE TRUST
AGREEMENT OF W. NELSON HALL DATED 5/31/91, as to an undivided one-half (1/2)
Interest, and DOROTHY I. HALL, TRUSTEE UNDER REVOCABLE TRUST
AGREEMENT OF DOROTHY I. HALL DATED 5/31/91, as to an undivided one-half (1/2)
Interest, of 14 Princeton Road, Milford, Delaware 19963, parties 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) lawful money and other valuable considerations of the
United States of America, the receipt whereof is hereby acknowledged, hereby grant and
convey unto the said parties of the second part,

ALL that certain piece, parcel and tract of land lying and being
situate in Cedar Creek Hundred, Sussex County and State of
Delaware being described more particularly as follows, to wit:

BEGINNING at an iron pipe (found) on the easterly right-of-
way line of Delaware Road #30 (60' R/W); said pipe being
situate southerly 241 ft., more or less, from the centerline of
Sussex County Road #206; thence with the lands, now or
formerly, of James Wesley Thawley North 60°22'25" East a
distance of 225.72 ft. to an iron pipe (found); thence with
lands, now or formerly of David W. & Amanda L. White North
57°04'42" East a distance of 180.06 ft. to an iron pipe (found);
thence with the lands, now or formerly of Mulford W. & Joan L.

Prepared by:
Moore & Rutt, P.A.
Attorneys at Law
P.O. Box 554
Georgetown, Delaware 19947

County State
\$250.00 \$886.00 70586.00
Date: 10/24/2000
Consideration: 350000.00

mm

mm

02532 247

Bittle North 56°59'30" East a distance of 190.20 ft. to a concrete monument (found); thence with the lands, now or formerly of Otis J. & Beulah M. Penuel & Beronica E. Moore North 47°49'39" East a distance of 149.92 ft. to an iron pipe (set); thence with the right-of-way line of Delaware Road #14 South 42°09'11" East a distance of 1626.52 ft. to a point; thence continuing with said right-of-way line and along a curve to the left having the radius of 2421.84 ft., the central angle being 13°24'39", the arc distance of 566.86 ft. the chord bearing South 48°51'30" East a distance of 565.57 ft. to a concrete monument (set); thence with the lands, now or formerly, of the State of Delaware South 50°00'01" West a distance of 104.59 ft. to a concrete monument (set); thence continuing with Delaware lands South 42°27'17" East a distance of 300.00 ft. to a concrete monument (set); thence with the lands, now or formerly, of Elmer J. Roberts the following three (3) courses and distances: (1) South 45°42'43" West a distance of 346.70 ft. to a concrete monument (set); (2) South 47°12'43" West a distance of 198.00 ft. to a point; (3) South 57°07'43" West a distance of 27.68 ft. to a point; thence with the lands, now or formerly, of Patrick J. & Judy Kay L. Emory the following four (4) courses and distances: (1) North 59°07'17" West a distance of 804.67 ft. to an iron pipe (found); (2) South 83°03'19" West a distance of 436.09 ft. to an iron pipe (found); (3) South 62°22'56" West a distance of 234.84 ft. to an iron pipe (found); (4) South 43°43'35" West a distance of 221.38 ft. to an iron pipe (found); thence with the lands, now or formerly, of Robert W. & Carolyn M. McLaughlin South 86°55'49" West a distance of 245.25 ft. to an iron pipe (found); thence with the right-of-way line of Delaware Road #30 North 03°02'51" West a distance of 832.00 ft. to an iron pipe (found); thence with the lands, now or formerly, of Patrick F. & Jacquelyn A. Gorman the following three (3) courses and distances: (1) North 86°58'45" East a distance of 374.80 ft. to an iron rod (found); (2) North 03°01'17" West a distance of 249.99 ft. to an iron pipe (found); (3) South 86°58'14" West a distance of 75.11 ft. to an iron pipe (found); thence with the lands, now or formerly, of Walter V., Jr. & Barbara L. Samuels, Frederick A. & Delema M. Duffy, Albert T. & Beverly J. Coverdale, Trustees, and Barry W. & Karen Knox North 04°18'53" West a distance of 613.36 ft. to an iron pipe (found); thence continuing with said Knox lands South 84°25'59" West a distance of 300.00 ft. to an iron pipe (found); thence with the

Prepared by:
Moore & Rutt, P.A.
Attorneys at Law
P.O. Box 554
Georgetown, Delaware 19947

ax 02532 248

right-of-way line of Delaware Road #30 North 05°43'00" West a distance of 87.80 ft. home to the point and place of beginning said to contain 59.3091 acres of land, be the same more or less.

BEING a portion of the lands conveyed unto Francis A. Webb, IV and Mary Lou Webb by deed of Mary Sue Paquette and L. Frank Paquette, jr. said deed being of record in the Office of the Recorder of Deeds in and for Sussex County, Delaware in Deed Book 969, page 165 dated August 30, 1979. Grantors herein, having sold the property to Delaware National Bank, Escrow Agent by contract dated July 20, 2000 and Delaware National Bank, Escrow Agent, prior to having received a deed, having assigned the contract unto W. Nelson Hall, Trustee Under Revocable Trust Agreement of W. Nelson Hall and Dorothy I. Hall, Trustee Under Revocable Trust Agreement of Dorothy I. Hall.

Prepared by:
Moore & Rutt, P.A.
Attorneys at Law
P.O. Box 554
Georgetown, Delaware 19947

#02532.249

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

SIGNED, SEALED, DELIVERED, and witnessed in the presence of

David N. Rutt

Francis A. Webb IV (SEAL)
FRANCIS A. WEBB, IV

for both

Mary Lou Webb (SEAL)
MARY LOU WEBB

Received

OCT 25 2000

ASSESSMENT DIVISION
OF SUSSEX CTY.

STATE OF DELAWARE :
COUNTY OF Kent : ss.

BE IT REMEMBERED, that on this 18 day of October, 2000, personally appeared before me, the Subscriber, a Notary Public for the State and County aforesaid, FRANCIS A. WEBB, IV and MARY LOU WEBB, parties to this Indenture, known to me personally to be such, and they acknowledged this Indenture to be their act and deed.

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

David N. Rutt
Notary Public

DAVID N. RUTT, ESQ.
Printed Name of Notary: ATTORNEY-NOTARY PUBLIC
My Commission Expires: Und. Notarial Act 10 Del. C. 4323(a)(3)
Non Expiring Commission

RECORDER OF DEEDS
RICHARD H. BELL, II

00 OCT 24 PM 3:49

SUSSEX COUNTY
DOC. SURCHARGE PAID

Prepared by:
Moore & Rutt, P.A.
Attorneys at Law
P.O. Box 554
Georgetown, Delaware 19947

Gerald G. Friedel, PE.
Michael R. Wigley, AIA.
Randy B. Duolechain, PE.
Charles R. Woodward, Jr., LS
Jo Anne Williams, PE.
Charles A. Hauser, PE.
W. Zachary Crouch, PE.

LEGAL DESCRIPTION

**W. NELSON & DOROTHY I. HALL
330-11.00-6.00**

November 21, 2007

ALL that piece or parcel of land, hereinafter described, situate, lying and being on the easterly side of Delaware Road #30 and the southwesterly side of Delaware Route 1, and being located in the Cedar Creek Hundred, Sussex County, Delaware, as shown on a plot entitled "Lands of W. Nelson & Dorothy I. Hall.", dated September 12, 2000; said piece or parcel of land being more particularly described as follows:

BEGINNING at a point formed by the intersection of the easterly right-of-way line of Delaware Road #30, 60 feet wide, with the southeasterly line of lands, now or formerly, of James Wesley Thawley, as recorded in the Sussex County Office of the Recorder of Deeds, Deed Book 642, Page 238,

- 1) Thence, leaving said right-of-way of Delaware Road #30 and coincident with said Thawley lands, North 60 degrees 22 minutes 25 seconds East 225.72 feet to iron pipe found at a point along the southeasterly line of lands, now or formerly, David W. & Amanda L. White, as recorded in said Office of the Recorder of Deeds, Deed Book 1546, Page 226,
- 2) Thence, leaving said Thawley lands and coincident with said White lands, North 57 degrees 04 minutes 42 seconds East 180.06 feet to an iron pipe found at a point along the southeasterly line of lands, now or formerly, Mulford W. & Joan L. Bittle, as recorded in the said Office of the Recorder of Deeds, Deed Book 1684, Page 41,
- 3) Thence, leaving said White lands and coincident with said Bittle lands, North 56 degrees 59 minutes 30 seconds East 190.20 feet to a concrete monument found at a point along the southeasterly line of lands, now or formerly, Otis J. & Beulah M. Penuel & Beronica E. Moore, as recorded in the said Office of the Recorder of Deeds, Deed Book 2036, Page 7,
- 4) Thence, leaving said Bittle lands and coincident with said Penuel & Moore lands, North 47 degrees 49 minutes 39 seconds East 149.92 feet to a concrete monument set at a point along the southwesterly right-of-way line of said Delaware Route 1,

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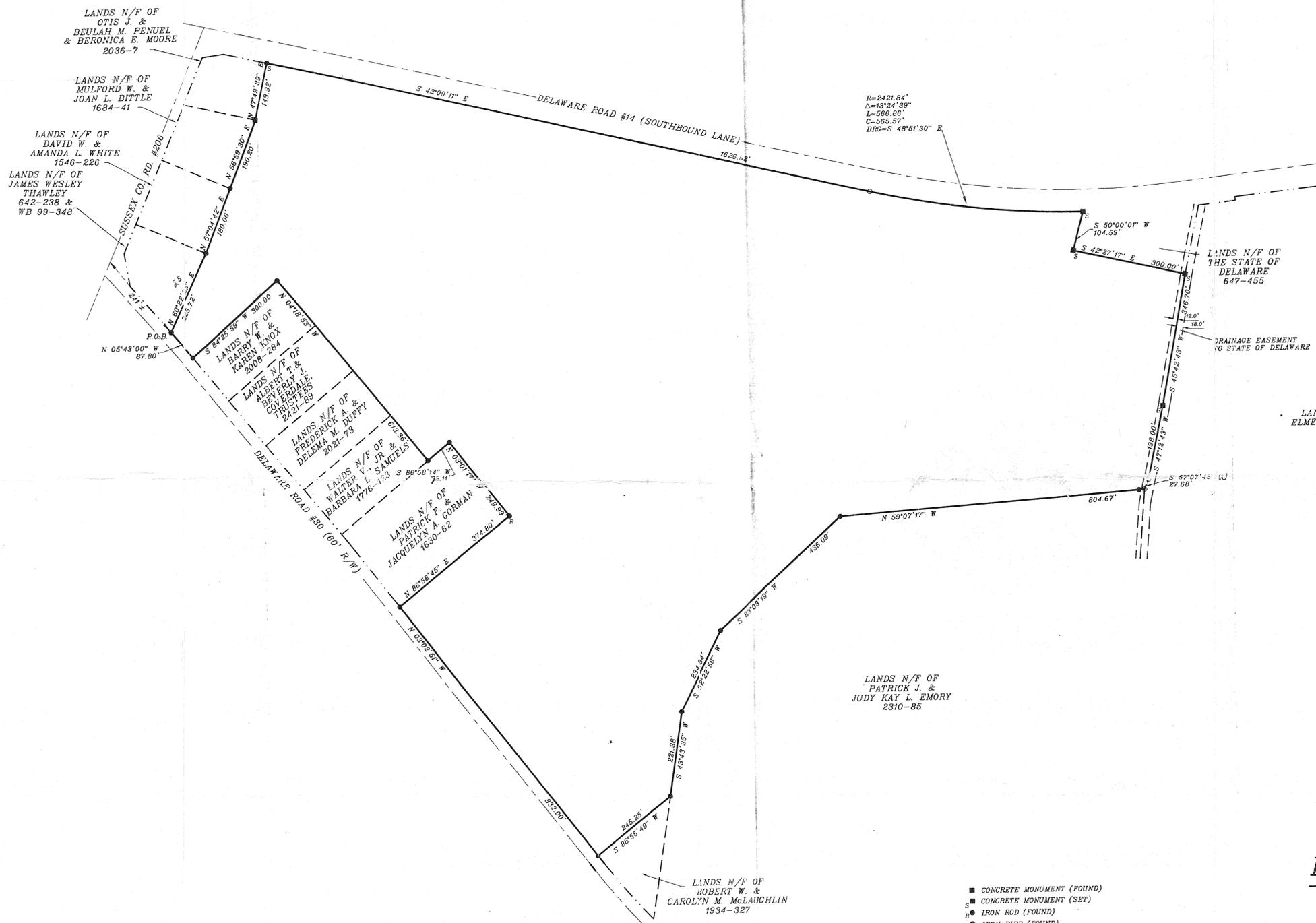
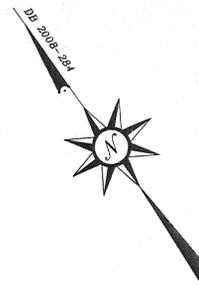
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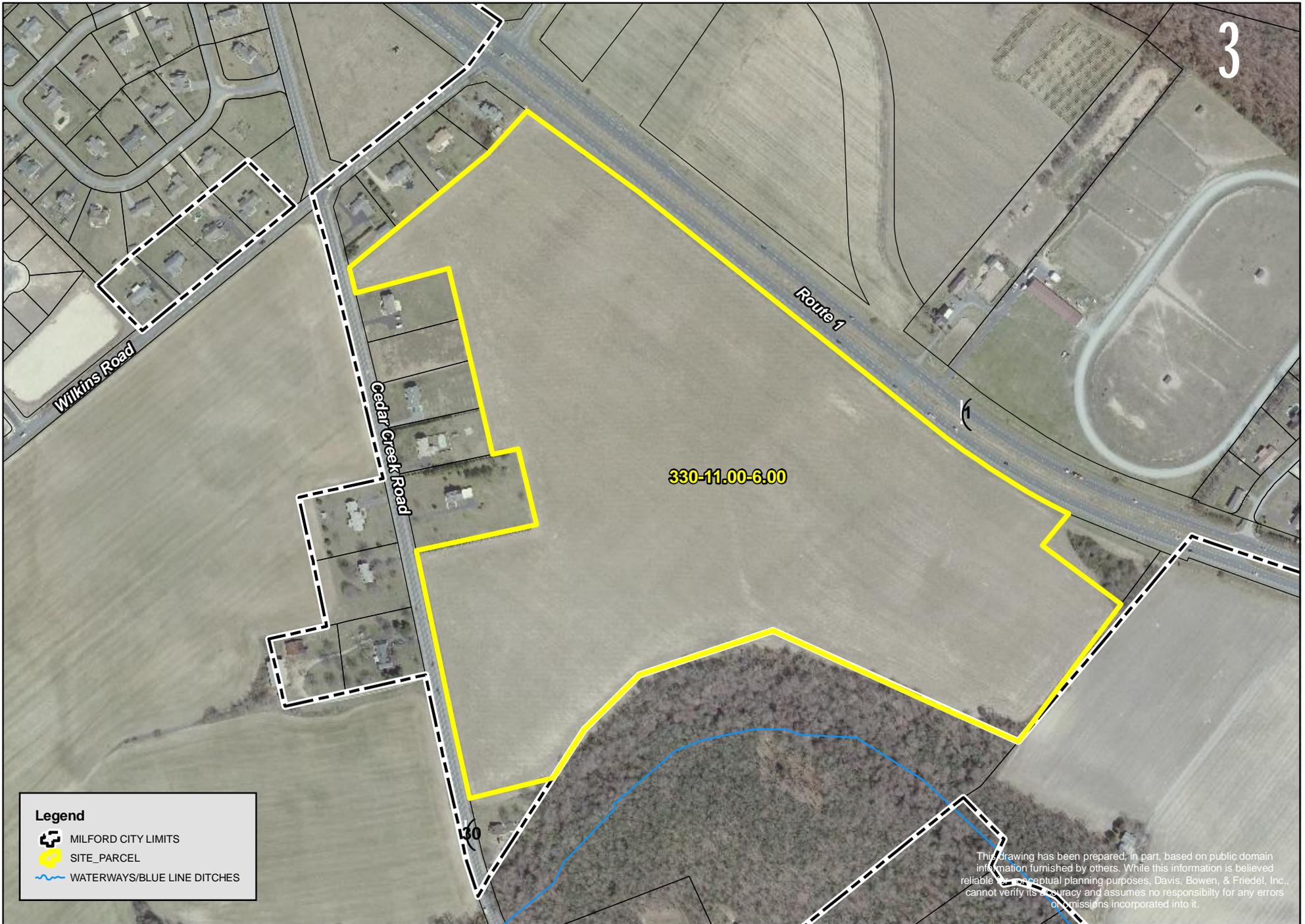


LANDS OF
**W. NELSON &
 DOROTHY I. HALL**
 59.3091 ACRES± SCALE 1" = 150'

- CONCRETE MONUMENT (FOUND)
- CONCRETE MONUMENT (SET)
- IRON ROD (FOUND)
- IRON PIPE (FOUND)
- IRON PIPE (SET)
- POINT

2532
246

| | | | | | |
|---|-------------------|---------|-------------|----------|-------------|
| MILLER LEWIS, INC. LAND SURVEYORS SEAFORD, DELAWARE | SEP. 12, 2000 | HUNDRED | CEDAR CREEK | COUNTY | SUSSEX |
| | | STATE | DELAWARE | DRAWN BY | D.K. MILLER |
| | | REF | 969-165 | DWG NO | 3-30-11-6 |
| | | | | | |



Legend

-  MILFORD CITY LIMITS
-  SITE_PARCEL
-  WATERWAYS/BLUE LINE DITCHES

This drawing has been prepared, in part, based on public domain information furnished by others. While this information is believed reliable for conceptual planning purposes, Davis, Bowen, & Friedel, Inc., cannot verify its accuracy and assumes no responsibility for any errors or omissions incorporated into it.



**CEDAR CREEK
PROPOSED ANNEXATION**

Tax Parcels per Sussex County, March 2008
Spring 2007 Aerial Photograph
Courtesy of the USDA

dbf DAVIS
BOWEN &
FRIEDEL, INC.
ARCHITECTS • ENGINEERS • SURVEYORS
WILMINGTON, DELAWARE

LEGAL DESCRIPTION

W. NELSON & DOROTHY I. HALL
330-11.00-6.00

November 21, 2007

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1) Thence, leaving said right-of-way of Delaware Road #30 and coincident with said Thawley lands, North 60 degrees 22 minutes 25 seconds East 225.72 feet to iron pipe found at a point along the southeasterly line of lands, now or formerly, David W. & Amanda L. White, as recorded in said Office of the Recorder of Deeds, Deed Book 1546, Page 226,

2) Thence, leaving said Thawley lands and coincident with said White lands, North 57 degrees 04 minutes 42 seconds East 180.06 feet to an iron pipe found at a point along the southeasterly line of lands, now or formerly, Mulford W. & Joan L. Bittle, as recorded in the said Office of the Recorder of Deeds, Deed Book 1684, Page 41,

3) Thence, leaving said White lands and coincident with said Bittle lands, North 56 degrees 59 minutes 30 seconds East 190.20 feet to a concrete monument found at a point along the southeasterly line of lands, now or formerly, Otis J. & Beulah M. Penuel & Beronica E. Moore, as recorded in the said Office of the Recorder of Deeds, Deed Book 2036, Page 7,

4) Thence, leaving said Bittle lands and coincident with said Penuel & Moore lands, North 47 degrees 49 minutes 39 seconds East 149.92 feet to a concrete monument set at a point along the southwesterly right-of-way line of said Delaware Route 1,

5) Thence, leaving said Penuel & Moore lands and coincident with said right-of-way of Delaware Route 1, the following 2 courses and distances, South 42 degrees 09 minutes 11 seconds East 1626.52 feet to a point,

6) Thence, along a curve to the left, having a radius of 2421.84 feet, an arc length of 566.86 feet and a chord bearing and distance of South 48 degrees 51 minutes 30 seconds East 565.57 feet to a concrete monument set at a point on the northwesterly line of lands, now or formerly, The State of Delaware, as recorded in the said Office of the Recorder of Deeds, Deed Book 647, Page 455,

7) Thence, leaving said right-of-way of Delaware Route 1 and coincident with said State of Delaware lands, the following 2 courses and distances, South 50 degrees 00 minutes 01 seconds West 104.59 feet to a concrete monument set at a point,

8) Thence, South 42 degrees 27 minutes 17 seconds East 300.00 feet to a concrete monument set at a point along the northwesterly line of lands, now or formerly, Elmer J. Roberts,

9) Thence, leaving said State of Delaware lands and coincident with said Roberts lands, the following 3 courses and distances, South 45 degrees 42 minutes 43 seconds West 346.70 feet to a concrete monument set at a point,

10) Thence, South 47 degrees 12 minutes 43 seconds West 198.00 feet to a point,

11) Thence, South 57 degrees 07 minutes 43 seconds West 27.68 feet to a point along the northeasterly line of lands, now or formerly, Patrick J. & Judy Kay L. Emory, as recorded in the Office of the Recorder of Deeds, Deed Book 2310, Page 85,

12) Thence, leaving said Roberts lands and coincident with said Emory lands, the following 4 courses and distances, North 59 degrees 07 minutes 17 seconds West 804.67 feet to an iron pipe found at a point,

13) Thence, South 83 degrees 03 minutes 19 seconds West 436.09 feet to an iron pipe found at a point,

14) Thence, South 62 degrees 22 minutes 56 seconds West 234.84 feet to an iron pipe found at a point,

15) Thence, South 43 degrees 43 minutes 35 seconds West 221.38 feet to an iron pipe found at a point along the northerly line of lands, now or formerly, Robert W. & Carolyn M. McLaughlin,

16) Thence, leaving said Emory lands and coincident with said McLaughlin lands, South 86 degrees 55 minutes 49 seconds West 245.25 feet to an iron pipe found at a point along the easterly right-of-way line of Delaware Road #30,

17) Thence, leaving said McLaughlin lands and coincident with said right-of-way of Delaware Road #30, North 03 degrees 02 minutes 51 seconds West 832.00 feet to an iron pipe found along the southerly line of lands, now or formerly, Patrick F. & Jacquelyn A. Gorman, as recorded in the said Office of the Recorder of Deeds, Deed Book 1630, Page 62,

18) Thence, leaving said Delaware Road #30 and coincident with said Gorman lands, the following 3 courses and distances, North 86 degrees 58 minutes 45 minutes East 374.80 feet to an iron rod found at a point,

19) Thence, North 03 degrees 01 minutes 17 seconds West 249.99 feet to an iron pipe found,

20) Thence, South 86 degrees 58 minutes 14 seconds West 75.11 feet to an iron pipe found at a point along the easterly line of lands, now or formerly, Walter V., Jr. & Barbara L. Samuels, as recorded in the said Office of the Recorder of Deeds, Deed Book 1776, Page 123,

21) Thence, leaving said Gorman lands and coincident with said Samuels lands, and in part with lands, now or formerly, Frederick A. & Delema M. Duffy, as recorded in the Office of the Recorder of Deeds, Deed Book 2021, Page 73, and in part with lands, now or formerly, Albert T. & Beverly J. Coverdale, as recorded in the said Office of the Recorder of Deeds, Deed Book 2421, Page 89, and in part with lands, now or formerly, Barry W. & Karen Know, as recorded in the said Office of the Recorder of Deeds, Deed Book 2008, Page 284, the following 2 courses and distances, North 04 degrees 18 minutes 53 seconds West 613.36 feet to an iron pipe found at a point,

22) Thence, South 84 degrees 25 minutes 59 seconds West 300.00 feet to an iron pipe found at a point along the easterly line of said right-of-way Delaware Road #30,

23) Thence, leaving said Knox and coincident with said right-of-way Delaware Road #30, North 05 degrees 43 minutes 00 seconds West 87.80 feet to the point and place of beginning; **CONTAINING** 59.309 acres of land.