

Tax Parcel No. 11-014.00-.047
Deed 2643 Page240
2012 Sunset Lake Road, Newark, Delaware

ALL that certain tract, piece or parcel of land situate in Pencader Hundred, New Castle County, State of Delaware, being a portion of the lands no longer required for the construction of a public road know as Sunset Lake Road which leads from Old Baltimore Pike to U.S. Route 40, the said tract being part tract being part of County Tax Parcel No. 11-014-.00-047 (part), and being more particularly bounded and described as follows, to wit:

BEGINNING a point formed by the intersection of the division line between these lands of the State of Delaware, hereinafter known as the party of the first part, and lands now or formerly of Alpino & Bertha Piroli, h/w, and the existing easterly Right-Of-Way line of Sunset Lake Road, the said point being located opposite Sunset Lake Road construction baseline survey station 126+47.65 and 60.00 feet distant to the left measured at right angles to the said construction baseline as shown and noted on the right-of-way plans for Department of Transportation, Division of Highways, Contract No. 79-105-01;

THENCE from the said point of Beginning, with the said existing easterly Right-Of-Way line from North 13 degrees 57 minutes 25 seconds West, 133.70 feet to a point located opposite Sunset Lake Road construction baseline survey station 125+13.95 and 60 feet right measured at right angles thereto, and also being located on the existing easterly Right-Of-Way line of Sunset Lake Road;

THENCE with the said last mentioned Right-Of-Way line on the arc of a circle curving to the left with a radius of 34,317.47 feet, an arc length of 11.31 feet and a chord bearing of North 13 degrees 56 minutes 51 seconds West 11.31 feet to a point located opposite Sunset Lake Road construction baseline survey station 125+02.62 and 60.00 feet distant to the left measured radially to the said construction baseline shown and noted on right-of-way plans for the Department of Transportation, Division of Highways, Contract No. 79-105-01, and the said point also located on the division line between these lands and lands now or formerly of the State of Delaware;

THENCE with the said last mentioned division line North 76 degrees 53 minutes 33 seconds East, 244.77 feet to a point located on the division line between these lands and lands now or formerly of Vernon Comly; and

THENCE with the last mentioned division line of the following two courses and distances, (1) South 13 degrees 06 minutes, 27 seconds East, 145.00 feet to a point, (2) South 76 degrees 53 minutes 33 seconds West, 242.62 feet to the point and place of Beginning.

CONTAINING within the said metes and bounds 35335.9 square feet (0.8112 acres) of land, be the same more or less.