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Pages: 3 F: \$44.00
06/05/08 04:41:07 PM
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Michael E. Kozikowski
New Castle Recorder DEE

Tax Parcel No. Part of 06-11.00-R/W
Document prepared by and return to:
Saul Ewing LLP (PJS)
P. O. Box 1266
Wilmington, DE 19899

DEED

THIS DEED, Made this 02 day of June in the year of our LORD two thousand eight (2008).

BETWEEN:

The State of Delaware ex. rel. Department of Transportation, party of the first part,

and

The Nemours Foundation, party of the second part,

WITNESSETH:

That, the said party of the first part, for and in consideration of the sum of TEN DOLLARS (\$10.00) lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby grants and conveys unto the said party of the second part, its successors and assigns:

ALL that certain lot, piece or parcel of land, situated in Brandywine Hundred, New Castle County and State of Delaware; lying on the northeast corner of the intersection of Rockland Road and Childrens Drive, and being ore particularly bounded and described as follows, to-wit:

BEGINNING at a point on the existing southerly Right of Way/Denial Access (RW/DA) line of Childrens Drive approximately 420 feet in a northwesterly direction from the intersection of Rockland Road and Childrens Drive;

THENCE from said Point and Place of Beginning, the following two (2) courses and distances: (1) South 32 degrees 16 minutes 37 seconds East a distance of 144.20 feet; (2) South 55 degrees 07 minutes 54 seconds West a distance of 355.62 feet; and

THENCE running with the existing easterly Right of Way/Denial Access (RW/DA) of Rockland Road the following four (4) courses and distances: (1) North 44 degrees 37 minutes 02 seconds West a distance of 44.41 feet; (2) North 9 degrees 59 minutes 41 seconds West a distance of 22.51 feet (3) North 12 degrees 51 minutes 55 seconds East a distance of 11.10 feet; (4) North 45 degrees 02 minutes 55 seconds West a distance of 7.23 feet; and

THENCE running with the aforementioned existing southerly Right of Way/Denial Access (RW/DA) line of Childrens Drive the following seven (7) courses and distances: (1)

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North 38 degrees 34 minutes 12 seconds East a distance of 62.63 feet; (2) North 41 degrees 06 minutes 48 seconds East a distance of 58.55 feet; (3) North 45 degrees 46 minutes 36 seconds East a distance 60.85 feet (4) North 46 degrees 40 minutes 59 seconds East a distance of 59.91 feet; (5) North 45 degrees 18 minutes 27 seconds East a distance of 18.73 feet; (6) North 46 degrees 59 minutes 51 seconds East a distance of 46.96 feet; (7) North 49 degrees 57 minutes 49 seconds East a distance of 52.39 feet to the aforementioned point and place of Beginning.

SUBJECT TO an easement for the benefit of the Department of Transportation for a greenway path as more particularly bounded and described as follows:

BEGINNING at a point on the existing southerly Right of Way/Denial Access (RW/DA) line of Childrens Drive approximately 420 feet in a northwesterly direction from the intersection of Rockland Road and Childrens Drive;

THENCE from said Point and Place of Beginning, the following eighteen (18) courses and distances; (1) South 32 degrees 16 minutes 37 seconds East a distance of 15.14 feet; (2) South 49 degrees 57 minutes 49 seconds West a distance of 49.95 feet; (3) South 46 degrees 59 minutes 51 seconds West a distance of 46.35 feet; (4) South 45 degrees 18 minutes 27 seconds West a distance of 18.69 feet; (5) South 46 degrees 40 minutes 59 seconds West a distance of 59.97 feet; (6) South 45 degrees 46 minutes 36 seconds West a distance of 52.81 feet; (7) South 66 degrees 24 minutes 13 seconds East a distance of 10.94 feet; (8) South 23 degrees 35 minutes 47 seconds West a distance of 10.00 feet; (9) North 66 degrees 24 minutes 13 seconds West a distance of 14.72; (10) South 41 degrees 06 minutes 48 seconds West a distance of 27.33; (11) along the arc of a 25.00 foot radius curve to the left an arc distance of 33.48 feet (the chord of which bears South 02 degrees 44 minutes 47 seconds West a distance of 31.04 feet; (12) along the arc of a 115.00 foot radius curve to the right an arc distance of 67.66 feet (the chord of which bears South 18 degrees 45 minutes 01 seconds East a distance of 66.69 feet; (13) South 55 degrees 07 minutes 54 seconds West a distance of 23.65 feet; (14) along the arc of a 115.00 foot radius curve to the right an arc distance of 6.11 feet (the chord of which bears North 03 degrees 23 minutes 49 seconds West a distance of 6.11 feet); (15) North 01 degrees 52 minutes 26 seconds West a distance of 6.69 feet; (16) along the arc of a 95.00 foot radius curve to the left an arc distance of 57.33 feet (the chord of which bears North 19 degrees 09 minutes 42 seconds West a distance of 56.46 feet); (17) along the arc of a 10.00 foot radius curve to the left an arc distance of 18.32 feet (the chord of which bears North 88 degrees 56 minutes 23 seconds West a distance of 15.86 feet; (18) South 38 degrees 34 minutes 12 seconds West a distance of 48.91 feet; and

THENCE running with the existing easterly Right of Way/Denial Access (RW/DA) of Rockland Road the following three (3) courses and distances; (1) North 09 degrees 59 minutes 41 seconds West a distance of 4.01 feet; (2) North 12 degrees 51 minutes 55 seconds East a distance of 11.10 feet; (3) North 45 degrees 02 minutes 55 seconds West a distance of 7.23 feet; and

THENCE running with the aforementioned existing southerly Right of Way/Denial Access (RW/DA) line of Childrens Drive the following seven (7) courses and distances: (1) North 38 degrees 34 minutes 12 seconds East a distance of 62.63 feet; (2) North 41 degrees 06 minutes 48 seconds East a distance of 58.55 feet; (3) North 45 degrees 46 minutes 36 seconds

East a distance of 60.85 feet; (4) North 46 degrees 40 minutes 59 seconds East a distance of 59.91 feet; (5) North 45 degrees 18 minutes 27 seconds East a distance of 18.73 feet; (6) North 46 degrees 59 minutes 51 seconds East a distance of 46.96 feet; (6) North 49 degrees 57 minutes 49 seconds East a distance of 52.39 feet to the aforementioned place of beginning.

SUBJECT FURTHER TO any and all utility easements recorded or unrecorded.

SUBJECT FURTHER TO a Declaration of Restrictions by the State of Delaware ex. rel. the Department of Transportation dated May 2, 2008 and recorded in the Office of the Recorder of Deeds in and for New Castle County, State of Delaware, in Instrument NO. 20080508-0031943.

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

**SEALED AND DELIVERED
IN THE PRESENCE OF:**

**The State of Delaware ex. rel.
Department of Transportation**

Heri C. Smith

Carolann Wick (SEAL)
Name:
Title: Secretary

STATE OF DELAWARE :
: ss.
NEW CASTLE COUNTY :

This Instrument was acknowledged before me on this 30th day of May, 2008, by Carolann Wick as SECRETARY of the State of Delaware ex. rel. Department of Transportation, party to this instrument.

Pamela D. Watkins
Notary Public
Name typed: PAMELA D. WATKINS
My commission expires: 03/12/09

Grantees Address: 1600 Rockland Road
Wilmington, DE 19805