

## Legal Description Instructions

*Editor's Note: Text below in black is generated automatically by the procedure outlined on DelDOT's DRC under the CADD Wiki, Proposed ROW Acquisition Creation – RW2202. If the practitioner is asked to write a legal description, the practitioner will need to make edits to the descriptions similar to those shown to provide a complete metes and bounds description and ensure that the information in the text agrees with the information on the Exhibit. Normally, the legal descriptions are written by the Acquisitions Relocations and Settlements section*

**Alignment Name:** 10121 – Parcel 1012

**Alignment Description:** FEE

All that certain lot, piece or parcel of land situated in the Town of Camden, North Murderkill Hundred, Kent County and State of Delaware, lying on the existing easterly Right-of-Way line of South Market Street (K4 at 60 feet wide) and being bounded on the north and south by lands now or formerly of King Family Properties, LLC and on the east by lands of said Grantor; and being more particularly bounded and described as shown on the attached Exhibit and in the Right-of-Way plans for State Contract No. T201709502 West Camden Bypass as follows, to-wit:

Beginning at a point on the existing easterly right-of-way of said South Main Street 37.592 feet right of South Main Street construction baseline ~~survey station at~~ station 4502+74.64 thence running along the existing easterly right-of-way of said South Main Street along a curve to the right ~~an arc 74.634 feet to the right,~~ having a radius of 5,699.578 feet and an arc distance of 74.634 feet, the chord of which ~~is bears~~ North 38 degrees 16 minutes 32.42 seconds East ~~for~~ a distance of 74.634 feet, to a point 30.454 feet right of South Main Street construction baseline ~~survey station at~~ station 4503+40.58, thence continuing with the existing easterly right-of-way of said South Main Street South 52 degrees 17 minutes 37.86 seconds east a distance of 4.547 feet to a point 35.000 feet right of construction baseline ~~survey station at~~ station 4503+40.66, said point being at a corner for this parcel and said lands of King Family Properties, LLC, thence running through lands of grantor South 37 degrees 55 minutes 40.72 seconds West a distance of 74.631 feet to a point 42.424 feet right of South Main Street construction baseline ~~survey station at~~ station 4502+75.69, said point being at a corner for this parcel and said lands of King Family Properties, LLC, thence along said lands of King Family Properties, LLC North 52 degrees 17 minutes 37.86 seconds West a distance of 5.000 feet to a point 37.592 feet right of South Main Street construction baseline ~~survey station at~~ station 4502+74.64 and the said POINT and PLACE OF BEGINNING.

Containing within said described metes and bounds, 362.3295 square feet or 0.0083 acres of land, be the same more or less.

**Alignment Name:** 10123 – Parcel 1012

**Alignment Description:** PE

All that certain lot, piece or parcel of land situated in the Town of Camden, North Murderkill Hundred, Kent County and State of Delaware, lying on the new easterly Right-of-Way line of South Market Street (K4) and being bounded on the north and south by lands now or formerly of King Family Properties, LLC and on the east by lands of said Grantor; and being more particularly bounded and described as shown on the attached Exhibit and in the Right-of-Way plans for State Contract No. T201709502 West Camden Bypass as follows, to-wit:

Beginning at a point on the new easterly right-of-way of said South Main Street 35.000 feet right of South Main Street construction baseline ~~survey station at~~ station 4503+40.66, thence running along lands of said King Family Properties, LLC South 52 degrees 17 minutes 37.86 seconds East a distance of

10.000 feet to a point 44.999 feet right of South Main Street construction baseline ~~survey station at~~ station 4503+40.84, thence running through lands of said Grantor sSouth 37 degrees 55 minutes 40.67 seconds Wwest a distance of 74.630 feet to a point on line with lands of said King Family Properties, LLC 52.108 feet right of South Main Street construction baseline ~~survey station at~~ station 4502+77.67, thence running along lands of said King Family Properties, LLC nNorth 52 degrees 17 minutes 38.66 seconds Wwest a distance of 10.000 feet to a point on the new easterly right-of-way of said South Main Street 42.424 feet right of South Main Street construction baseline ~~survey station at~~ station 4502+75.69, thence running along the new right-of-way of South Main Street nNorth 37 degrees 55 minutes 40.72 seconds eEast a distance of 74.631 feet to a point 35.000 feet right of South Main Street construction baseline ~~survey station at~~ station 4503+40.66 and the said POINT and PLACE OF BEGINNING.

Containing within said described metes and bounds, 746.3095 square feet or 0.0171 acres of land, be the same more or less.

**Alignment Name: 10122 – Parcel 1012**

**Alignment Description: TCE**

All that certain Temporary Construction Easement situated in the Town of Camden, North Murderkill Hundred, Kent County and State of Delaware, lying within lands of said Grantor and being bounded on the west by the proposed Permanent Easement (PE), on the north and south by lands now or formerly of King Family Properties, LLC and on the east by lands of said Grantor; and being more particularly bounded and described as shown on the attached Exhibit and in the Right-of-Way plans for State Contract No. T201709502 West Camden Bypass as follows, to-wit:

Beginning at a point on the proposed Permanent Easement 52.108 feet right of South Main Street construction baseline ~~survey station at~~ station 4502+77.67, thence along the proposed Permanent Easement nNorth 37 degrees 55 minutes 40.67 seconds Eeast a distance of 74.630 feet to a point on line with lands of said King Family Properties 44.999 feet right of South Main Street construction baseline ~~survey station at~~ station 4503+40.84, thence along said lands of King Family Properties, LLC sSouth 52 degrees 17 minutes 37.86 seconds Eeast a distance of 20.000 feet to a point 64.995 feet right of South Main Street construction baseline ~~survey station at~~ station 4503+41.21, thence running through lands of said Grantor sSouth 37 degrees 55 minutes 40.67 seconds wWest a distance of 74.631 feet to a point on line with lands of said King Family Properties, LLC 71.551 feet right of South Main Street construction baseline ~~survey station at~~ station 4502+81.17, thence along said lands of King Family Properties, LLC nNorth 52 degrees 17 minutes 37.46 seconds wWest a distance of 20.000 feet to a point 52.108 feet right of South Main Street construction baseline ~~survey station at~~ station 4502+77.67 and the POINT and PLACE OF BEGINNING.

Containing within said described metes and bounds, 1492.6033 square feet or 0.0343 acre of land, be the same more or less.