

AN ORDINANCE TO REZONE FIFTEEN PARCELS OF LAND LOCATED IN SOUTH WILMINGTON WITHIN THE AREA GENERALLY BOUNDED BY SOUTH WALNUT, CHURCH, AND A STREETS AND GARASCHE LANE FROM M-1 (LIGHT MANUFACTURING) TO W-4 (WATERFRONT RESIDENTIAL/COMMERCIAL) AND O (OPEN SPACE) ZONING CLASSIFICATION

#4284

Sponsor:

Council
Member
Shabazz

WHEREAS, the City Council for the City of Wilmington deems it necessary and appropriate to rezone the parcels of land depicted on the map attached hereto and made a part hereof as Exhibit "A" known as 620 A Street, 600 A Street, 510 A Street, 504 A Street, 500 A Street, 414 A Street, 322 A Street, 300 South Walnut Street, and 0 South Walnut Street, Wilmington, Delaware, being Tax Parcel Nos. 26-050.00-041, 26-050.00-042, 26-050.00-043, 26-050.00-044, 26-050.00-045, 26-050.00-046, 26-050.00-048, 26-050.00-050 and 26-050.00-079 from M-1 (Light Manufacturing) to W-4 (Waterfront Residential/Commercial) zoning classification; and

WHEREAS, City Council for the City of Wilmington deems it necessary and appropriate to rezone the parcels of land depicted on the map attached hereto and made a part hereof as Exhibit "A" known as 615 South Church Street, 0 South Walnut Street and 400 B Street, Wilmington, Delaware, being Tax Parcel Nos. 26-057.00-028, 26-050.00-056, 26-050.00-058, 26-050.00-074, 26-050.00-075 and 26-050.00-080 from M-1 (Light Manufacturing) to O (Open Space) zoning classification.

NOW, THEREFORE, THE COUNCIL OF THE CITY OF WILMINGTON HEREBY ORDAINS:

SECTION 1. Section 48-97 of the Wilmington City Code and the "Building Zone Map, City of Wilmington, Delaware," dated January 2006, are hereby amended by changing the zoning classifications of Tax Parcel Nos. 26-050.00-041, 26-050.00-074, 26-050.00-075, 26-050.00-079, 26-050.00-080, 26-050.00-042, 26-050.00-043, 26-050.00-044, 26-050.00-045, 26-050.00-046, 26-050.00-048, 26-050.00-050, 26-050.00-056, 26-050.00-058, 26-050.00-074, 26-050.00-075 and 26-050.00-080 from M-1 (Light Manufacturing) to W-4 (Waterfront Residential/Commercial) and O (Open Space) zoning classification.

050.00-042, 26-050.00-043, 26-050.00-044, 26-050.00-045, 26-050.00-046, 26-050.00-048, 26-050.00-050 and 26-050.00-079 from M-1 (Light Manufacturing) to W-4 (Waterfront Residential/Commercial) zoning classification, as illustrated on the Map attached hereto and made a part hereof as Exhibit "A" and as more particularly described by the metes and bounds description attached hereto as Exhibit "B".

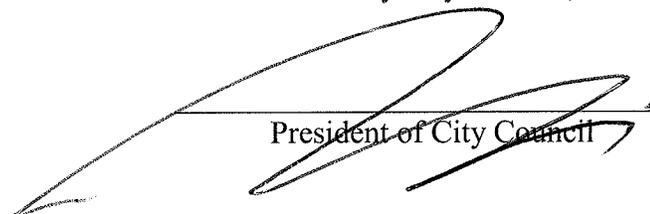
SECTION 2. Section 48-97 of the Wilmington City Code and the "Building Zone Map, City of Wilmington, Delaware," dated January 2006, are hereby amended by changing the zoning classifications of Tax Parcel Nos. 26-057.00-028, 26-050.00-056, 26-050.00-058, 26-050.00-074, 26-050.00-075 and 26-050.00-080 from M-1 (Light Manufacturing) to O (Open Space) zoning classification, as illustrated on the Map attached hereto and made a part hereof as Exhibit "A" and as more particularly described by the metes and bounds description attached hereto as Exhibit "C".

SECTION 3. The rezoning of the parcels described herein and as identified in Exhibit "A" attached herein and made a part hereof is in accordance with the recommendations found in the South Wilmington Neighborhood Comprehensive Development Plan.

SECTION 4. This Ordinance shall be deemed effective immediately upon its date of passage by City Council and approval by the Mayor.

First ReadingNovember 3, 2016
Second Reading.....November 3, 2016
Third ReadingDecember 1, 2016

Passed by City Council, Dec. 1, 2016


President of City Council

ATTEST: Maribel Seijo
City Clerk

Approved as to form this 8th
day of November, 2016

[Signature]
Assistant City Solicitor

Approved this 7 day of Dec, 2016

[Signature]
Mayor

SYNOPSIS: This Ordinance rezones fifteen parcels of land located in South Wilmington from M-1 (Light Manufacturing) to W-4 (Waterfront Residential/Commercial) and O (Open Space) zoning classification.

EXHIBIT A

Proposed Rezoning CPC Resolution 15-16

M-1 Light Manufacturing to W-4 Waterfront Residential/Commercial and O Open Space

Areas of Rezoning:

-  M-1 to W-4 (9 parcels)
-  M-1 to O (6 parcels)

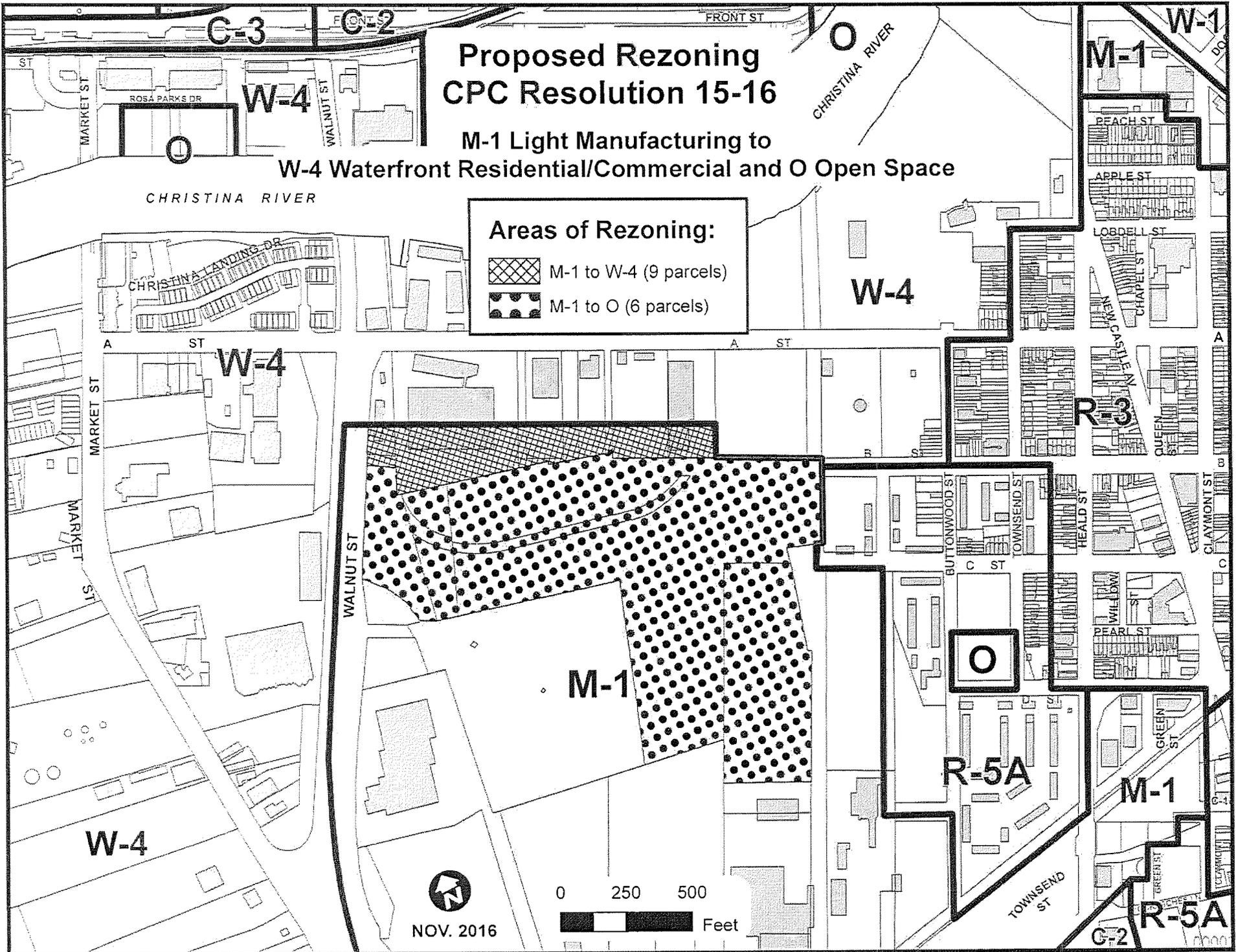


EXHIBIT B

BEGINNING at the intersection on the Southerly side of A Street, at 70 feet wide, with the Easterly side of Lombard Street extension, at 50 feet wide; thence South along the Easterly side of Lombard Street extended 407.6 feet to the Northerly side of B Street, at 70 feet wide; thence Easterly along the Northerly side of B Street 140 feet; thence North parallel with Lombard Street extension 407.6 feet to a point in the Southerly side of A Street; thence Westerly along Southside of A Street, 140 feet to the point and place of Beginning. Be the contents thereof what they may.

BEGINNING for the same at a point on the southerly right of way line of 'A' Street, having a Right of Way width of 70', said point also being at the end of the easterly line of the described parcel of land in a deed from Louis J. Finger, Trustee under the Will of Abraham J. Gordon, deceased, to Leah Gordon, et. al., dated February 1, 1977 as recorded in the Office of the Recorder of Deeds in New Castle County, Delaware, in Deed Record Z, Volume 95, Page 310, said point having a coordinate of North 631,096.6841, East 618,834.1615; thence running with and binding on the southerly right of way line of 'A' Street as now surveyed, the following courses and distances:

- 1) South 61 degrees 41 minutes 45 seconds East, 60.00 feet to intersect the westerly line of the land of Urie Real Estate, LLC, as recorded in the Office of the Recorder of Deeds in New Castle County, Delaware, in Instrument Number 20070418-0035530; thence binding reversely with said westerly line
- 2) South 27 degrees 48 minutes 27 seconds West, 413.56 feet to a point on the abandoned right of way line of 'B' Street, said point also being on the northerly line of the aforesaid deed from Louis J. Finger, trustee, to Leah Gordon, et. al.; thence binding reversely on said northerly and easterly lines of Gordon
- 3) North 73 degrees 14 minutes 33 seconds West, 61.13 feet to a point; thence
- 4) North 27 degrees 48 minutes 27 seconds East, 425.80 feet to the point of beginning.

CONTAINING 25,181 square feet or 0.5781 of an acre of land, more or less.

BEGINNING at a point on the intersection of the southwesterly side of "A" Street (70' wide R/W) and the southeasterly side of Walnut Street (200' R/W); thence, continuing along the said side of "A" Street, South 57 degrees 51 minutes 46 seconds East 36.66 feet to a point in line of lands now or formerly of Si-An Properties, Inc.; thence thereby South 28 degrees 45 minutes 30 seconds West 389.00 feet to a point in line of other lands now or formerly of Arthur H. Krieger; thence thereby North 54 degrees 43 minutes 59 seconds West 111.41 feet to a point on the said southeasterly side of Walnut Street; thence thereby the following two (2) courses and distances: (1) North 35 degrees 15 minutes 22 seconds East 300.46 feet and (2) North 55 degrees 22 minutes 34 seconds East 89.48 feet to the point and place of Beginning and containing 0.76 acres of land, be the same, more or less.

BEGINNING for the same at a point on the southerly right of way line of 'A' Street, having a Right of Way width of 70', said point also being on the abandoned mid line of Lombard Street, said point having a coordinate of North 631,174.9220, East 618,688.8829; thence binding on the southerly right of way line of 'A' Street as now surveyed, the following courses and distances:

- 1) South 61 degrees 41 minutes 45 seconds East, 25.00 feet to intersect the abandoned easterly right of way line of said Lombard Street and the lines of the land of Southside LLC as recorded in the Office of Recorder of Deeds in New Castle County, Delaware, as Instrument Number 20030228-0025590; thence running with and binding on aforesaid abandoned easterly right of way line and said lines of Southside LLC
- 2) South 27 degrees 48 minutes 27 seconds West, 407.50 feet to intersect the abandoned northerly right of way line of 'B' Street; thence binding on said northerly abandoned right of way line of "B" Street
- 3) South 61 degrees 41 minutes 45 seconds East, 140.01 feet to a point on the line of the lands of Leah Gordon, et. al., as recorded in said Office of Recorder of Deeds in Deed Record Z, Volume 95, Page 310 and Deed Record P, Volume 45, Page 50; thence binding on the lines of Leah Gordon, et. al.,
- 4) South 27 degrees 48 minutes 27 seconds West, 18.30 feet; thence
- 5) North 73 degrees 14 minutes 33 seconds West, 58.46 feet; thence
- 6) North 23 degrees 40 minutes 27 seconds East, 12.00 feet; thence
- 7) North 73 degrees 14 minutes 33 seconds West, 108.77 feet to a point on the aforesaid abandoned mid line of Lombard Street and the lands of 322 A Street, LLC, as recorded in the Office of Recorder of Deeds in Instrument Number 20031010-0130876; thence binding on said lands of 322 A Street, LLC
- 8) North 27 degrees 48 minutes 27 seconds East, 447.31 feet to the point of beginning.

CONTAINING 14,682 square feet or 0.3371 of an acre of land, more or less.

BEGINNING at the point of intersection of the Southwesterly side of "A" Street (at seventy feet wide) and the Northwesterly side of Lombard Street (at proposed at sixty feet wide), said point being a corner for lands of Louis J. Finger, Leah Gordon, Michael Gordon and Bernard M. Gordon and wife, thence North 57 degrees 56 minutes 30 seconds West along the said Southwesterly side of "A" Street, 150.00 feet to a point, said point being a corner for lands of Riverfront Development Corp., thence South 32 degrees 00 Minutes 30 seconds West to a corner for lands of Delaware Broadcasting Company and parallel to Lombard Street (proposed), 478.85 feet to a point, thence South 69 degrees 03 minutes 00 seconds East, 152.84 feet to a point in the Northwesterly side of Lombard Street (sixty feet wide), thence North 32 degrees 00 minutes 30 seconds East along the said Northwesterly side of Lombard Street (proposed), 449.40 feet to the point of **BEGINNING**. Be the contents thereof what they may.

BEGINNING at the point of intersection of the southwesterly side of "A" Street (at 70 feet wide) with the northwesterly side of Spruce Street (at 70 feet wide); thence from said point of Beginning along the said northwesterly side of Spruce Street, southwesterly 407.50 feet to the point of intersection thereof with the northeasterly side of "B" Street (at 70 feet wide); thence thereby northwesterly side of "B" Street (at 70 feet wide), thence thereby northwesterly 147.21 feet to a point; thence along a line parallel with the said northwesterly side of Spruce Street, northeasterly 407.50 feet to a point in the said southwesterly side of "X" Street; thence thereby southeasterly 147.21 feet to the point of intersection thereof with the said northwesterly side of Spruce Street and to the point and place of Beginning. Be the contents thereof what they may.

BEGINNING at a point in the Northwesterly side of Pine Street (at 50 feet wide) a corner for other lands of Urie and Blanton, said point of Beginning being distant South 32 degrees 03 minutes 30 seconds West, One hundred feet measured along said Northwesterly side of Pine Street from the Intersection thereof with the Southwesterly side of "A" Street (at 70 feet wide); thence from said point of Beginning along said Northwesterly side of Pine Street South 32 degrees 03 minutes 30 seconds West Two hundred ninety-nine and fifty one-hundredths feet to a point in line of lands now or formerly of the Bethlehem Steel Company; thence thereby North 69 degrees 03 minutes West Fifty and ninety-five one-hundredths feet to a point, a new corner for lands of the Arena Corporation; thence thereby North 32 degrees 03 minutes 30 seconds East Three hundred nine and thirty-two one-hundredths feet to a point, a corner for other lands of Urie and Blanton; thence thereby South 57 degrees 56 minutes 30 seconds East Fifty feet to the said Northwesterly side of Pine Street, the point and place of Beginning. Be the contents thereof what they may.

BEING the same premises which The Arena Corporation, a Corporation of the State of Delaware, by Indenture dated July 19, 1951 and recorded on July 19, 1951 in the Office for the Recording of Deeds in and for the County of New Castle, Wilmington, Delaware in Deed Record M, Vol. 51, page 257 &c., granted and conveyed unto John M. Urie and Robert S. Blanton, in fee.

BEGINNING at a point formed by the intersection of the center line of Pine Street at 50.00 feet wide, with the Southwesterly side of "A" Street at 70.00 feet wide; thence Southeasterly along the said Southwesterly side of "A" Street, 213.79 feet to a point; thence Southwesterly parallel with Pine Street, 407.50 feet to a point in the Northeasterly side of "B" Street at 70.00 feet wide; thence Northwesterly along the said Northeasterly side of "B" Street, 213.79 feet to a point in the center line of Pine Street aforesaid; thence Northeasterly along the said center line of Pine Street, 407.50 feet to the point and place of Beginning. Be the contents thereof what they may.

BEGINNING at a point on the southeasterly side of South Walnut Street (200.00 feet wide R/W), said point being a common corner for herein described Parcel A and lands now of formerly of Gateway Enterprises, Inc., said point being further located along said southeasterly side of South Walnut Street from the southwesterly end of a diagonal junction line joining said southeasterly side of South Walnut Street with the Southwesterly side of "A" Street (70.00 feet wide R/W) by the following described course and distance: South 35° -16'-00" West, 300.46 feet to the point and place of Beginning; thence, from said point of Beginning, leaving the aforementioned southeasterly side of South Walnut Street, along said lands now or formerly of Gateway Enterprises, Inc., South 54° -43'-21" East, 106.26 feet to a point along lands now or formerly of Si-An Properties, Ltd.; thence, thereby, in part, and along lands now or formerly of Arthur H. Krieger, in part, South 29° -32'-25" West, 40.20 feet to a point, a corner in common with lands of Parcel B; thence, along said lands of Parcel B, North 54° -43'-21" West, 110.27 feet to a point along the aforementioned southeasterly side of South Walnut Street; thence, thereby, North 35° -16'-00" East, 40.00 feet to the point and place of Beginning.

Containing within said described metes and bounds 0.099 +/- acres of land, be the same more or less.

EXHIBIT C

BEGINNING at a point on the southwesterly right of way line for the Wilmington & Northern Railroad Company, said point being a corner of lands now or formerly of Aaron Finger and being located the four following described courses and distances from the intersection of the southwesterly side of A Street at 70 feet wide with the northwesterly side of Lombard Street at 70 feet wide; (1) along the said southwesterly side of A Street, North 57 degrees 51 minutes 08 seconds West, 445.00 feet to a point; (2) leaving the said southwesterly side of A Street and along the northwesterly line of lands now or formerly of Wess Property (Deed Record C, Volume 122, Page 242) and the northwesterly line of lands now or formerly of Mark P. Brown, et ux (Deed Record Q, Volume 46, Page 138), South 29 degrees 35 minutes 22 seconds West, 540.91 feet to a point; (3) partially along the southwesterly line of said lands now or formerly of Mark P. Brown, et ux, South 69 degrees 24 minutes 20 seconds East, 191.60 feet to a point a corner for other lands now or formerly of Aaron Finger; thence, along the northwesterly line of said other lands now or formerly of Aaron Finger and crossing the right of way of said Wilmington & Northern Railroad Company, South 27 degrees 35 minutes 40 seconds West, 248.28 feet to the point and place of Beginning. Thence, from said point and place of Beginning and along the northwesterly line of said lands now or formerly of Aaron Finger, South 27 degrees 35 minutes 40 seconds West, 242.01 feet to a point in the line of lands now or formerly of Delaware Broadcasting Company (Deed Record E, Volume 71, Page 5579); thence, partially along the northeasterly line of said Delaware Broadcasting Company, North 68 degrees 48 minutes 37 seconds West, 86.15 feet to the point on the southeasterly right of way line of the South Walnut Street Branch of the Wilmington & Northern Railroad Company. Thence, along the said South Walnut Street Branch, North 16 degrees 43 minutes 15 seconds East, 341.81 feet to its intersection with the said southwesterly right of way line of said Wilmington & Northern Railroad Company; thence, southeasterly along a curve to the left having a radius of 357.00 feet, an arc distance of 173.74 feet to the point and place of Beginning; said point being distant by a chord of South 33 degrees 09 minutes 23 seconds East, 172.03 feet to the last described point. Containing 0.726 acres, more or less.

BEGINNING at a point on the northwesterly side of South Church Street at 50 feet wide said point being a common corner of lands herein being described and lands now or formerly of A. R. Anthony and Son, Inc. and further located along the said northwesterly side of South Church Street, North 37 degrees, 40 minutes, 00 seconds East 762.72 feet from its intersection thereof with the northeasterly side of Garasches Lane at 60 feet wide; thence from said point of beginning along said lands now or formerly of A. R. Anthony and Son, Inc., North 52 degrees, 20 minutes, 00 seconds West 335.00 feet to a point in line of lands now or formerly of Attila Leasing Co., Inc.; thence thereby, in part, and along the southeasterly side of South Spruce Street at 50 feet wide, in part, North 37 degrees, 40 minutes, 00 seconds East 833.00 feet to a point in C Street; thence through said C Street, South 52 degrees, 20 minutes, 00 seconds East 260.00 feet to a point; thence South 25 degrees, 51 minutes, 42 seconds West 317.72 feet to a point; thence South 52 degrees, 20 minutes, 00 seconds East 10.00 feet to a point on the said northwesterly side of South Church Street; thence thereby South 37 degrees, 40 minutes, 00 seconds West 522.00 feet to a corner for said lands now or formerly of A. R. Anthony and Son, Inc., the point and place of beginning. Containing within said described metes and bounds, 6.1028 acres of land be the same, more or less.

BEGINNING at a point on the southwesterly property line of lands now or formerly of Arthur H. Krieger, (D.R. Book 390, Page 202), said point being a common corner for lands now or formerly of Arthur H. Krieger and Louis J. Finger, (D.R. Book 270, Page 234, Tract 2) and the parcel herein being described, said point being distant the three (3) following described courses and distances from the northeasterly end of the diagonal junction line joining the southwesterly side of "A" Street (70 feet wide), with the southeasterly side of South Walnut Street (200 feet wide): (1) along said southwesterly side of "A" Street South 57 degrees 53 minutes 00 seconds East, 36.62 feet to a point; (2) leaving said southwesterly side of "A" Street along the northwesterly line of lands now or formerly of Wess Property (D.R. C, Volume 122, Page 242) and the northwesterly line of said Arthur H. Krieger lands, South 28 degrees 45 minutes 30 seconds West, 539.55 feet to a point and (3) along the southwesterly line of said Arthur H. Krieger lands, in part, South 69 degrees 21 minutes 47 seconds East, 4.54 feet to the point of Beginning and along said point of Beginning and along said lands of Krieger & Finger, the two (2) following described courses and distances: (1) by a 277.00 foot radius curve to the left, in a southerly direction, an arc distance of 105.69 feet to a point of compound curvature, last described course being by a chord of South 01 degrees 53 minutes 12 seconds West, 105.04 feet; and (2) thence by a 311.00 foot radius curve to the left, in a southeasterly direction, an arc distance of 158.72 feet to a point in line of lands now or formerly of Aaron Finger, last described course also being by a chord South 30 degrees 06 minutes 09 seconds East, 157.00 feet; thence along said lands of Finger, South 27 degrees 38 minutes 13 seconds West, 47.96 feet to a point in other lands now or formerly of Krieger and Finger (D.R. Book 270, Page 234, Tract 1); thence thereby, by a 357.00 foot radius curve to the right, in a northwesterly direction, an arc distance of 177.05 feet to a point on the southeasterly side of Parcel "C", last described course being a chord North 32 degrees 50 minutes 54 seconds West, 175.24 feet; thence along said Parcel "C", North 17 degrees 09 minutes 31 seconds East, 142.42 feet to the point and place of Beginning. Containing

BEGINNING at a point in the Southeasterly side of South Walnut Street, a corner for this parcel and Tax Parcel No. 26-050.00-079, said point of Beginning being distant the following four courses and distances from the point of intersection of the Southeasterly side of South Walnut Street with the Southwesterly side of "A" Street; (1) by the Southeasterly side of South Walnut Street, South 55 degrees 22 minutes 34 seconds West, 89.48 feet to a point; (2) South 35 degrees 15 minutes 22 seconds West, 300.46 feet to a point; (3) South 54 degrees 43 minutes 21 seconds East, 5.15 feet to a point; (4) South 35 degrees 16 minutes 00 seconds West, 40.00 feet to the point of Beginning; thence from said point of Beginning, by Tax Parcel No. 26-050.00-079, South 54 degrees 43 minutes 21 seconds East, 110.27 feet to a point; South 29 degrees 32 minutes 25 seconds West, 112.29 feet to a point; South 69 degrees 27 minutes 17 seconds East, 11.86 feet to a point; South 16 degrees 30 minutes 21 seconds West, 145.13 feet to a point; South 16 degrees 39 minutes 47 seconds West, 341.81 feet to a point; North 59 degrees 34 minutes 04 seconds West, 59.81 feet to a point; North 03 degrees 24 minutes 00 seconds West, 88.04 feet to a point; North 21 degrees, 27 minutes 00 seconds West, 86.15 feet to a point; North 36 degrees 12 minutes 03 seconds West, 105.85 feet to a point; North 61 degrees 25 minutes 02 seconds West, 1.69 feet to a point in the Southeasterly side

BEGINNING at a four (4) inch iron pipe the intersection of the Northerly line of "B" Street and the prolongation Northwardly of the Easterly line of Church Street; thence along said line which is the prolongation Northwardly of the Easterly line of said Church Street, South 32 degrees 00 minutes 00 seconds West, 321.33 feet to a four (4) inch iron pipe; thence crossing Church Street North 67 degrees 35 minutes 00 seconds West, 137.60 feet to four (4) inch iron pipe; thence South 20 degrees 28 minutes 00 seconds West, 62.29 feet to a three (3) inch iron pipe in the center line of "C" Street (at 70 feet wide); thence along said center line of said "C" Street North 57 degrees 56 minutes 30 seconds West, 263.16 feet to a three (3) inch iron pipe in the Easterly line of Spruce Street, thence along said Easterly line of Spruce Street South 32 degrees 00 minutes 00 seconds West, 650 feet to a four (4) inch iron pipe; thence crossing Spruce Street North 74 degrees 12 minutes 30 seconds West, about 330.00 feet to a four (4) inch pipe; thence North 26 degrees 06 minutes 28 seconds East, 685.16 feet to a three (3) inch iron pipe; thence North 68 degrees 49 minutes 30 seconds West, 613.96 feet to a four (4) inch pipe; thence North 27 degrees 30 minutes 50 seconds East, 490.56 feet to a four (4) inch iron pipe; thence South 69 degrees 03 minutes 00 seconds East, 379.50 feet to a four (4) inch iron pipe; thence South 27 degrees 52 minutes 00 seconds West, 12.00 feet to a four (4) inch iron pipe; thence South 69 degrees 03 minutes 00 seconds East, 230.50 feet to a four (4) inch iron pipe; thence North 27 degrees 7 minutes 00 seconds East, 12.00 feet to a three (3) inch iron pipe; thence South 69 degrees 03 minutes 00 seconds East, 17.50 feet more or less to the center line of Pine Street (at 50 feet wide) a corner of land now or formerly of Pusey and Jones Corporation; thence by said land and along said center line South 32 degrees 00 minutes 00 seconds West, 25 feet more or less to the Northerly line of "B" Street; thence along said Northerly line and by said land of Pusey and Jones Corporation South 75 degrees 56 minutes 36 seconds East, 796.75 feet to the place of Beginning.

BEGINNING for the same at a point at the end of the 9th or North 27 degrees 30 minutes 50 seconds East, 490.56 feet line of the second parcel of land as described in a deed from Louis J. Finger, et. al. to Aaron Finger, dated January 19, 1944 and recorded in the Office of the Recorder of Deeds in New Castle County, Delaware, in Deed Record P, Volume 45, Page 50, said point having a coordinate of North 630,857.8991, East 618,219.0615; thence binding reversely on the aforesaid line of said Aaron Finger as now surveyed, the following courses and distances:

- 1) South 23 degrees 14 minutes 14 seconds West, 200.32 feet; thence departing said line and binding reversely on the abandoned northeasterly right of way line of former Wilmington & Northern Railroad Company, the following two course and distances
- 2) Northwesterly, 159.56 feet along the arc of a curve to the right, having a radius of 311.00 feet, subtended by a chord of North 34 degrees 30 minutes 08 seconds West, 157.82 feet; thence
- 3) Northwesterly, 106.56 feet along the arc of a curve to the right, having a radius of 277.00 feet, subtended by a chord of North 01 degrees 59 minutes 29 seconds West, 105.90 feet; thence departing said abandoned line of former Wilmington & Northern Railroad Company and binding reversely on the southern property line of the lands of 322 A Street, LLC, as recorded in said Office of Recorder of Deeds in Instrument Number 20031010-0130876,
- 4) South 73 degrees 14 minutes 33 seconds East, 179.74 feet to the point of beginning.

CONTAINING 23,814 square feet or 0.5467 of an acre of land, more or less.