

**AN ORDINANCE TO APPROVE THE RIVERSIDE PHASE 3 MAJOR  
SUBDIVISION PLAN AND TO AUTHORIZE THE CITY TO ACCEPT THE  
DEDICATION OF NEW SEGMENTS OF EAST 25TH STREET, EAST 26TH  
STREET, EDGEMOOR AVENUE, AND ROSEMONT AVENUE AS PUBLIC  
RIGHTS-OF-WAY AND ADD THEM TO THE OFFICIAL CITY MAP**

**#0358**                    **WHEREAS**, the City of Wilmington is authorized to establish and revise plans of  
**Sponsor:**            streets and alleys by the provisions of Sections 1-101, 2-306, and 5-400 of the City Charter,  
**Council**                such actions to be done in accordance with applicable provisions of State law and Section 42-  
**Member**                11 of the City Code; and  
**Oliver**

**WHEREAS**, VanDemark and Lynch, Inc., on behalf of the Wilmington Housing Authority and Kingswood Community Center, Inc. (collectively, the “Applicants”), has requested that the City approve and adopt the major subdivision plan known as “Riverside Phase 3”, which is attached hereto and incorporated herein as Exhibit “A” (the “Plan”); and

**WHEREAS**, as part of the Plan, the Applicants have requested that five (5) current non-contiguous tax parcels (being Tax Parcel Nos. 26-030.00-011, 26-030.00-019, 26-030.00-021, 26-030.00-079, and 26-030.00-080) be subdivided into seven (7) new parcels (being parcels A1, A2, C1, C2, C3, D1, and D2), as depicted on the attached Exhibit “A”; and

**WHEREAS**, as part of the Plan, the Applicants have requested that the City accept the dedication of six (6) new segments of streets as public rights-of-way as follows: (i) one (1) segment of East 25<sup>th</sup> Street totaling 350 feet in length and 50 feet in width between North Claymont Street and Bowers Street; (ii) three (3) segments of East 26<sup>th</sup> Street totaling 1,086 feet in length between North Claymont Street and the termination at the Amtrak railroad viaduct property, two (2) of which will total 660 feet in length and 70 feet in width between North Claymont Street and Rosemont Avenue and will also include a roundabout at the

intersection of East 26<sup>th</sup> Street and Rosemont Avenue and one (1) of which will total 426 feet in length and 80 feet in width between Rosemont Avenue and the Amtrak railroad viaduct property; (iii) one (1) curving segment of Edgemoor Avenue totaling approximately 168 feet in length and 50 feet in width connecting East 27<sup>th</sup> Street to the easternmost segment of East 26<sup>th</sup> Street and connecting Edgemoor Avenue to the northern ingress/egress of the proposed parking lot to serve the Kingswood Community Center; and (iv) one (1) segment of Rosemont Avenue totaling 58 feet in length and 50 feet in width connecting Rosemont Avenue to the southern ingress/egress of the proposed parking lot to serve the Kingswood Community Center (collectively, the “New Street Segments”); and

**WHEREAS**, as part of the Plan, the Applicants have requested that the City add the New Street Segments to the Official City Map and give them the names of the respective streets to which they are additions, namely “East 25<sup>th</sup> Street,” “East 26<sup>th</sup> Street,” “Edgemoor Avenue,” and “Rosemont Avenue”; and

**WHEREAS**, there are no findings to suggest the acceptance of the New Street Segments would be detrimental to the surrounding properties, the public, or public safety; and

**WHEREAS**, the New Street Segments would be located as (i) depicted in the Plan, which is attached hereto and incorporated herein as Exhibit “A”; (ii) described in this Ordinance; and (iii) described in the legal descriptions that are attached hereto and incorporated herein as in Exhibit “B”; and

**WHEREAS**, the street beds of the New Street Segments are owned by the Wilmington Housing Authority and Kingswood Community Center, Inc., respectively; and

**WHEREAS**, once the New Street Segments are built in compliance with all City

standards, including, but not limited to, all requirements of the Department of Public Works, they, including their street beds, will be conveyed by the Wilmington Housing Authority and Kingswood Community Center, Inc. to the City; and

**WHEREAS**, the Department of Land Use and Planning reviewed the New Street Segments and found that they will increase traffic circulation and access to public utilities, which will be beneficial the surrounding area; and

**WHEREAS**, the Department of Land Use and Planning reviewed the proposed street names of “East 25<sup>th</sup> Street,” “East 26<sup>th</sup> Street,” “Edgemoor Avenue,” and “Rosemont Avenue” in accordance with the City Planning Commission’s “Guidelines for the Naming and Renaming of Streets” and found that proposed names met such guidelines; and

**WHEREAS**, the Department of Public Works has no objections to the proposed naming of the New Street Segments; and

**WHEREAS**, the Fire Marshal’s Office has no comments or objections to the Plan; and

**WHEREAS**, the City Planning Commission has adopted Planning Commission Resolution 4-23, which recommends the approval of the Applicants’ Plan, including the acceptance of the dedication of the New Street Segments and their addition to the Official City Map, subject to the satisfaction of certain requirements set forth in Resolution 4-23 that were requested by the Department of Public Works and its Director of Transportation and Department of Land Use and Planning, respectively (collectively, the “Requirements”); and

**WHEREAS**, City Council deems it necessary and appropriate to approve the Applicants’ Plan, to accept the dedication of the New Street Segments, and to add them to the Official City Map with the names of “East 25<sup>th</sup> Street,” “East 26<sup>th</sup> Street,” “Edgemoor

Avenue,” and “Rosemont Avenue,” respectively.

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

**SECTION 1.** The Plan (being the major subdivision plan known as “Riverside Phase 3”) is hereby approved as depicted on Exhibit “A” attached hereto and incorporated herein, subject to satisfaction of the Requirements.

**SECTION 2.** The acceptance of the dedication of the New Street Segments to be known as “East 25th Street,” “East 26th Street,” “Edgemoor Avenue,” and “Rosemont Avenue,” respectively, as depicted on Exhibit “A” attached hereto and incorporated herein, is hereby approved.

**SECTION 3.** All City Departments are hereby authorized to take any and all necessary actions required for the execution and recordation of the Plan, the acceptance of the dedication of the New Street Segments, and the addition of the New Street Segments to the Official City Map.

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

First Reading..... October 19, 2023  
Second Reading..... October 19, 2023  
Third Reading.....

Passed by City Council,

---

President of City Council

ATTEST: \_\_\_\_\_  
City Clerk

Approved this \_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Mayor

**SYNOPSIS:** This Ordinance approves the “Riverside Phase 3” major subdivision plan and authorizes the City to accept the dedication of new segments of East 25<sup>th</sup> Street, East 26<sup>th</sup> Street, Edgemoor Avenue, and Rosemont Avenue and add them to the Official City Map.

**FISCAL IMPACT STATEMENT:** This Ordinance has no significant anticipated fiscal impact.

W0122710

# **EXHIBIT A**



**VANDEMARK & LYNCH, INC.**  
ENGINEERS - SURVEYORS  
4305 MILLER ROAD (302) 764-7635  
WILMINGTON, DE 19802 WWW.VDLENG.COM

PROJECT NAME

**RIVERSIDE PHASE 3**

WILMINGTON, DE, 19802

SEAL

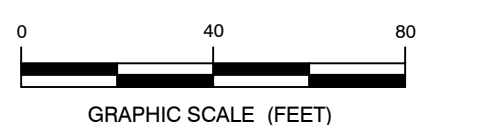


SEAL IS NOT VALID UNLESS RED OR EMBOSSED

PLAN TYPE

**PRELIMINARY MAJOR SUBDIVISION PLAN**

SCALE: 1"=40'



REVISIONS

NO.	DATE	REVISION

NO. DATE REVISION

WILMINGTON, DE, 19802

PROJECT NUMBER: 24541.20

SURVEYED BY: JW

DRAWN BY: DJS, KG

PROJECT MANAGER: SHR

MOD. GRID: 114/358

DATE: 8.15.23

FILE: 24541.20-PRELIM-01

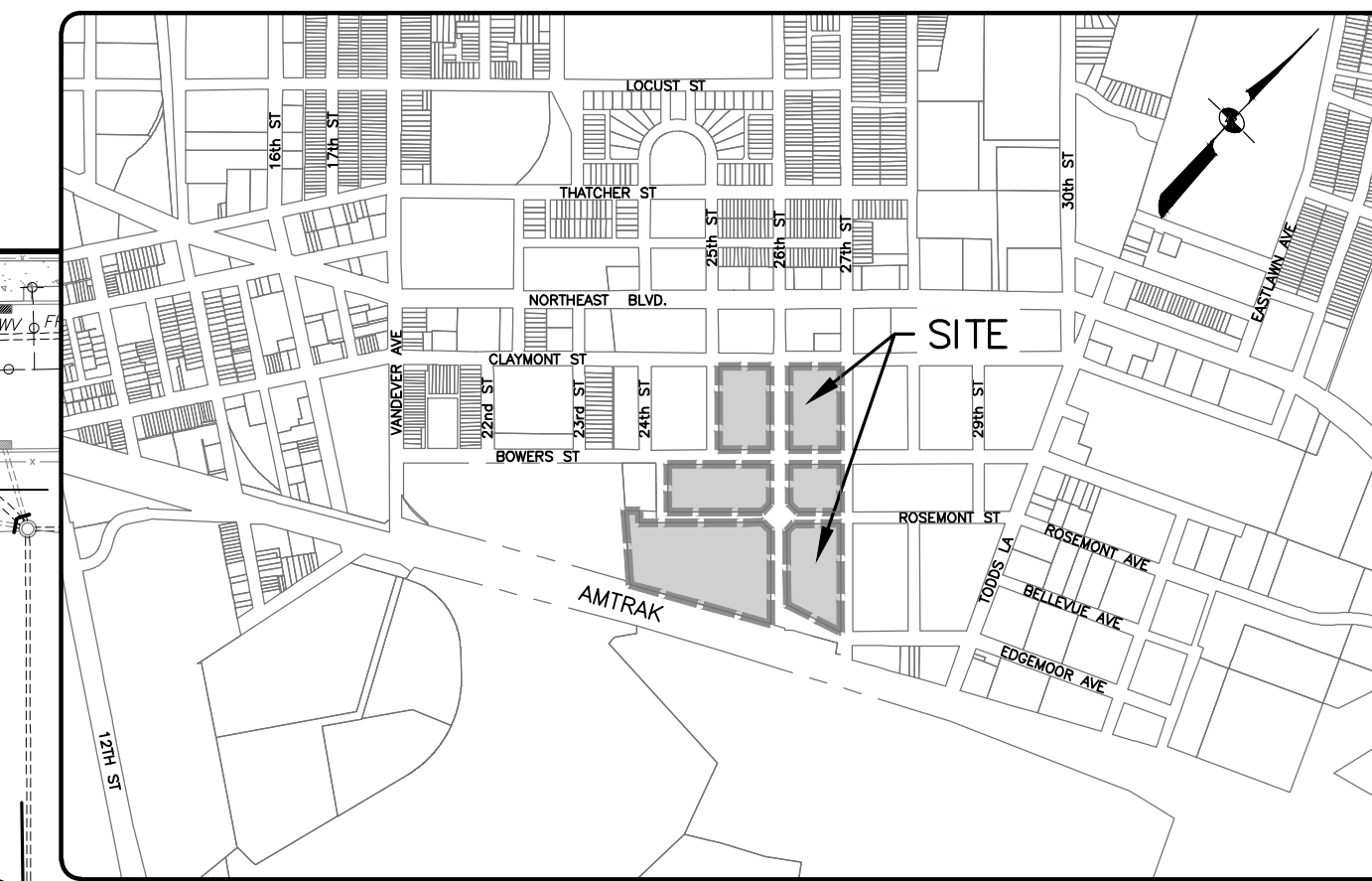
APPLICATION #: 2023-XXXX

DRAWING NUMBER

**1**

SHEET SIZE: 24x36

SHEET 1 OF 2 REV 0



WILM BLOCK MAPS D-12 and D-14 LOCATION PLAN SCALE: 1" = 800'

**OWNER LIST**

PARCEL	OWNER	TAX PARCEL	DEED RECORD
A	WILMINGTON HOUSING AUTHORITY	26-030.00-080	PART OF G-57-431
-	WILMINGTON HOUSING AUTHORITY	26-030.00-021	498-332
-	KINGSWOOD COMMUNITY CENTER, INC.	26-030.00-019	F-80-363
C	WILMINGTON HOUSING AUTHORITY	26-030.00-011	PART OF G-57-431
D	WILMINGTON HOUSING AUTHORITY	26-030.00-079	PART OF G-57-431

**AREA CHART**

EXISTING AREAS:	PARCEL 'A'	105,422 ± SQUARE FEET	or	2.420 ACRES
	26-030.00-021	5,380 ± SQUARE FEET	or	0.124 ACRES
	26-030.00-019	234,391 ± SQUARE FEET	or	5.381 ACRES
	PARCEL 'C'	278,283 ± SQUARE FEET	or	6.388 ACRES
	PARCEL 'D'	144,552 ± SQUARE FEET	or	3.318 ACRES
	<b>TOTAL</b>	<b>768,028 ± SQUARE FEET</b>	or	<b>17.631 ACRES</b>

**PROPOSED AREAS:**

PARCEL 'A1'	89,430 ± SQUARE FEET	or	2.053 ACRES
PARCEL 'A2'	4,925 ± SQUARE FEET	or	0.113 ACRES
KINGSWOOD	204,055 ± SQUARE FEET	or	4.684 ACRES
PARCEL 'C1'	75,788 ± SQUARE FEET	or	1.740 ACRES
PARCEL 'C2'	75,635 ± SQUARE FEET	or	1.736 ACRES
PARCEL 'C3'	81,261 ± SQUARE FEET	or	1.865 ACRES
PARCEL 'D1'	42,505 ± SQUARE FEET	or	0.976 ACRES
PARCEL 'D2'	84,919 ± SQUARE FEET	or	1.949 ACRES
25th STREET RIGHT OF WAY	17,533 ± SQUARE FEET	or	0.403 ACRES
26th STREET RIGHT OF WAY	76,707 ± SQUARE FEET	or	1.761 ACRES
ROSEMONT AVENUE	2,909 ± SQUARE FEET	or	0.067 ACRES
EDGEWOOD AVE RIGHT OF WAY	12,361 ± SQUARE FEET	or	0.284 ACRES
<b>TOTAL</b>	<b>768,028 ± SQUARE FEET</b>	or	<b>17.631 ACRES</b>

**LEGEND:**

EXISTING	PROPERTY LINE
---	ADJACENT PROPERTY LINE
▨	BUILDING
N/A	PORCH
▨	CONCRETE
▨	PAVEMENT
▨	CURB
---	FENCE
CB	CATCH BASIN
SMH	STORM SEWER MANHOLE
---	STORM LINE
SSMH	SANITARY SEWER MANHOLE
---	SANITARY SEWER LINE
W	WATER MAIN
WV	WATER VALVE
HC	HANDICAP

THE PURPOSE OF THIS PLAN IS SUBDIVIDE TAX PARCELS 26-060.00-080, 26-030.00-011, 26-030.00-019, 26-030.00-021, 26-030.00-079, AND 26-030.00-080, AND TO DEDICATE RIGHT-OF-WAY FOR PUBLIC USE FOR PORTIONS OF EAST 25TH STREET, EAST 26TH STREET, EDGEWOOD AVENUE, AND ROSEMONT AVENUE.

**CERTIFICATION OF OWNERSHIP**

I, \_\_\_\_\_ HEREBY CERTIFY THAT THE WILMINGTON HOUSING AUTHORITY IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE SUBDIVISION THEREOF WAS MADE AT ITS DIRECTION, THAT IT ACKNOWLEDGES THE SAME TO BE ITS ACT AND PLAN AND DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO THE LAW, AND IN ACCORDANCE WITH THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS OF THE CITY OF WILMINGTON.

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

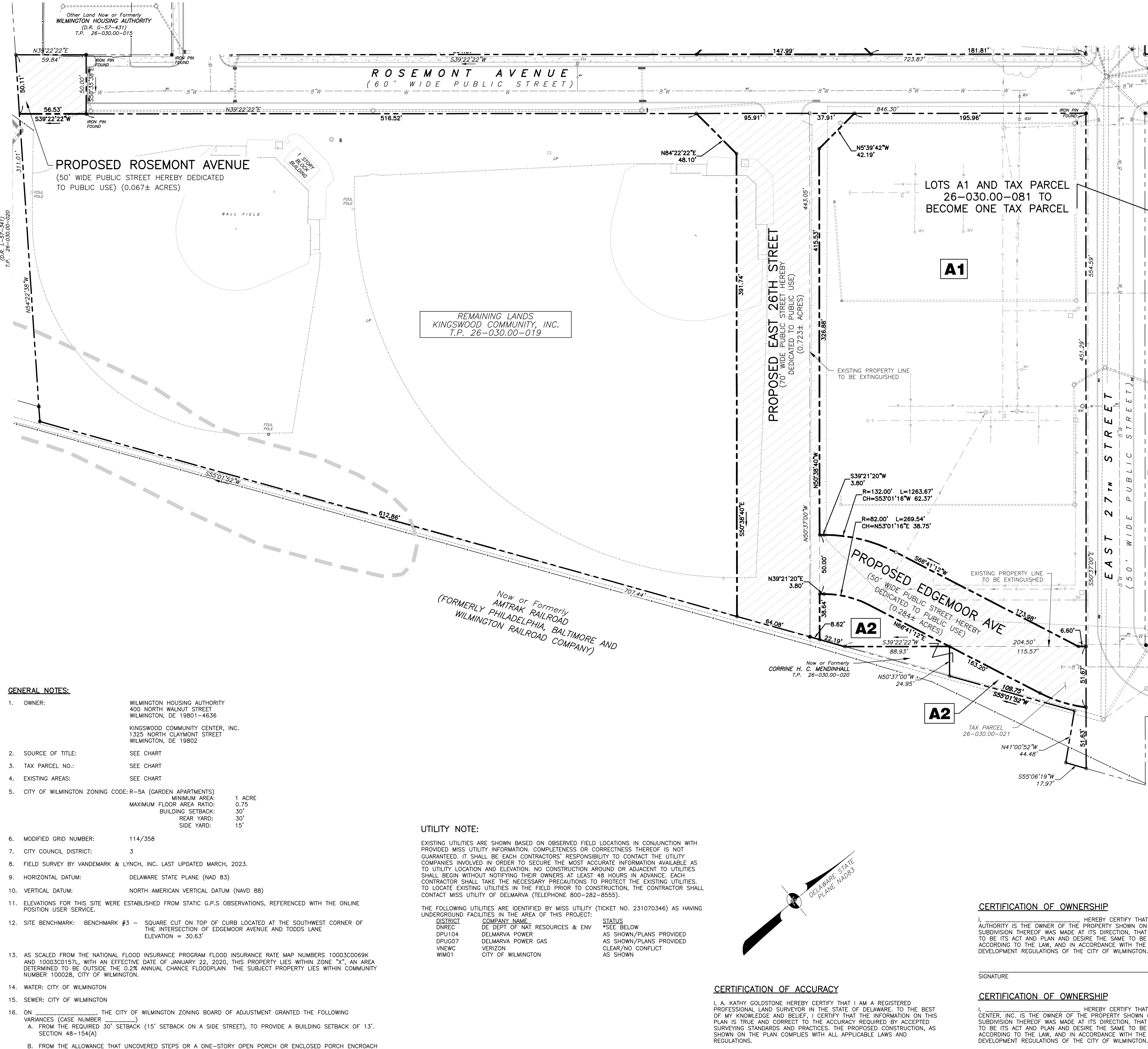
**CERTIFICATION OF OWNERSHIP**

I, \_\_\_\_\_ HEREBY CERTIFY THAT THE KINGSWOOD COMMUNITY CENTER, INC. IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE SUBDIVISION THEREOF WAS MADE AT ITS DIRECTION, THAT IT ACKNOWLEDGES THE SAME TO BE ITS ACT AND PLAN AND DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO THE LAW, AND IN ACCORDANCE WITH THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS OF THE CITY OF WILMINGTON.

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

**APPROVED FOR RECORDATION**

DIRECTOR OF DEPARTMENT OF PLANNING AND DEVELOPMENT \_\_\_\_\_ DATE \_\_\_\_\_



- GENERAL NOTES:**
- OWNER: WILMINGTON HOUSING AUTHORITY, 400 NORTH WALNUT STREET, WILMINGTON, DE 19801-4636; KINGSWOOD COMMUNITY CENTER, INC., 1325 NORTH CLAYMONT STREET, WILMINGTON, DE 19802
  - SOURCE OF TITLE: SEE CHART
  - TAX PARCEL NO.: SEE CHART
  - EXISTING AREAS: SEE CHART
  - CITY OF WILMINGTON ZONING CODE: R-5A (GARDEN APARTMENTS)
 

MINIMUM AREA:	1 ACRE
MAXIMUM FLOOR AREA RATIO:	0.75
BUILDING SETBACK:	30'
REAR YARD:	30'
SIDE YARD:	15'
  - MODIFIED GRID NUMBER: 114/358
  - CITY COUNCIL DISTRICT: 3
  - FIELD SURVEY BY VANDEMARK & LYNCH, INC. LAST UPDATED MARCH, 2023.
  - HORIZONTAL DATUM: DELAWARE STATE PLANE (NAD 83)
  - VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM (NAVD 88)
  - ELEVATIONS FOR THIS SITE WERE ESTABLISHED FROM STATIC G.P.S. OBSERVATIONS, REFERENCED WITH THE ONLINE POSITION USER SERVICE.
  - SITE BENCHMARK: BENCHMARK #3 - SQUARE CUT ON TOP OF CURB LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF EDGEWOOD AVENUE AND TODDS LANE. ELEVATION = 30.63'
  - AS SCALED FROM THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBERS 10003C0069K AND 10003C0157L, WITH AN EFFECTIVE DATE OF JANUARY 22, 2020, THIS PROPERTY LIES WITHIN ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THE SUBJECT PROPERTY LIES WITHIN COMMUNITY NUMBER 100028, CITY OF WILMINGTON.
  - WATER: CITY OF WILMINGTON
  - SEWER: CITY OF WILMINGTON
  - ON \_\_\_\_\_, THE CITY OF WILMINGTON ZONING BOARD OF ADJUSTMENT GRANTED THE FOLLOWING VARIANCES (CASE NUMBER \_\_\_\_\_):
    - FROM THE REQUIRED 30' SETBACK (15' SETBACK ON A SIDE STREET), TO PROVIDE A BUILDING SETBACK OF 13', SECTION 48-154(A)
    - FROM THE ALLOWANCE THAT UNCOVERED STEPS OR A ONE-STORY OPEN PORCH OR ENCLOSED PORCH ENCRoACH NOT MORE THAN 8' INTO THE SETBACK, TO ALLOW AN ENCRoACHMENT OF 23' INTO THE REQUIRED SETBACK (7' FROM THE STREET LINE), SECTION 48-154(C)

**UTILITY NOTE:**

EXISTING UTILITIES ARE SHOWN BASED ON OBSERVED FIELD LOCATIONS IN CONJUNCTION WITH PROVIDED MISS UTILITY INFORMATION. COMPLETENESS OR CORRECTNESS THEREOF IS NOT GUARANTEED. IT SHALL BE EACH CONTRACTOR'S RESPONSIBILITY TO CONTACT THE UTILITY COMPANIES INVOLVED IN ORDER TO SECURE THE MOST ACCURATE INFORMATION AVAILABLE AS TO UTILITY LOCATION AND ELEVATION. NO CONSTRUCTION AROUND OR ADJACENT TO UTILITIES SHALL BEGON WITHOUT NOTIFYING THEIR OWNERS AT LEAST 48 HOURS IN ADVANCE. EACH CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES. TO LOCATE EXISTING UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CONTACT MISS UTILITY OF DELMARVA (TELEPHONE 800-282-8555).

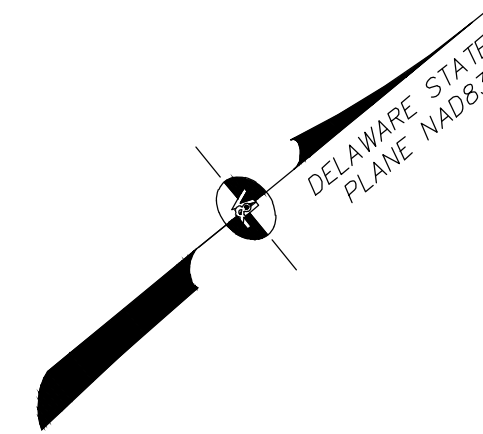
THE FOLLOWING UTILITIES ARE IDENTIFIED BY MISS UTILITY (TICKET NO. 231070346) AS HAVING UNDERGROUND FACILITIES IN THE AREA OF THIS PROJECT:

DISTRICT	COMPANY NAME	STATUS
DNRDC	DE DEPT OF NAT RESOURCES & ENV	SEE BELOW
DPUI04	DELMARVA POWER	AS SHOWN/PLANS PROVIDED
DPUG07	DELMARVA POWER GAS	AS SHOWN/PLANS PROVIDED
VNEWC	VERIZON	CLEAR/NO CONFLICT
WIM01	CITY OF WILMINGTON	AS SHOWN

**CERTIFICATION OF ACCURACY**

I, KATHY GOLDSTONE HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF DELAWARE. TO THE BEST OF MY KNOWLEDGE AND BELIEF, I CERTIFY THAT THE INFORMATION ON THIS PLAN IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED SURVEYING STANDARDS AND PRACTICES. THE PROPOSED CONSTRUCTION, AS SHOWN ON THE PLAN, COMPLIES WITH ALL APPLICABLE LAWS AND REGULATIONS.

A. KATHY GOLDSTONE, PROFESSIONAL LAND SURVEYOR, DELAWARE LICENSE NO. 669 \_\_\_\_\_ DATE \_\_\_\_\_



**VANDEMARK & LYNCH, INC.**  
 ENGINEERS - SURVEYORS  
 4305 MILLER ROAD (302) 764-7635  
 WILMINGTON, DE 19802 WWW.VDLENG.COM

PROJECT NAME

**RIVERSIDE  
 PHASE 3**

WILMINGTON, DE, 19802

SEAL

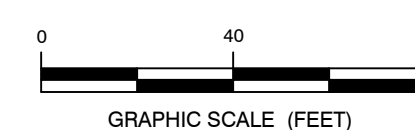


SEAL IS NOT VALID UNLESS RED OR EMBOSSED

PLAN TYPE

**PRELIMINARY  
 MAJOR  
 SUBDIVISION  
 PLAN**

SCALE: 1"=40'



REVISIONS

NO.	DATE	REVISION

NO. DATE REVISION  
 VANDERMARK & LYNCH, INC. IS NOT RESPONSIBLE FOR ANY  
 MODIFICATION MADE TO THIS PLAN AND/OR CAD FILE  
 WITHOUT ITS WRITTEN AUTHORIZATION.

PROJECT NUMBER: 24541.20

SURVEYED BY: TM

DRAWN BY: DJS, KG

PROJECT MANAGER: SHR

MOD. GRID: 114/358

DATE: 8.15.23

FILE: 24541.20-PRELIM-01

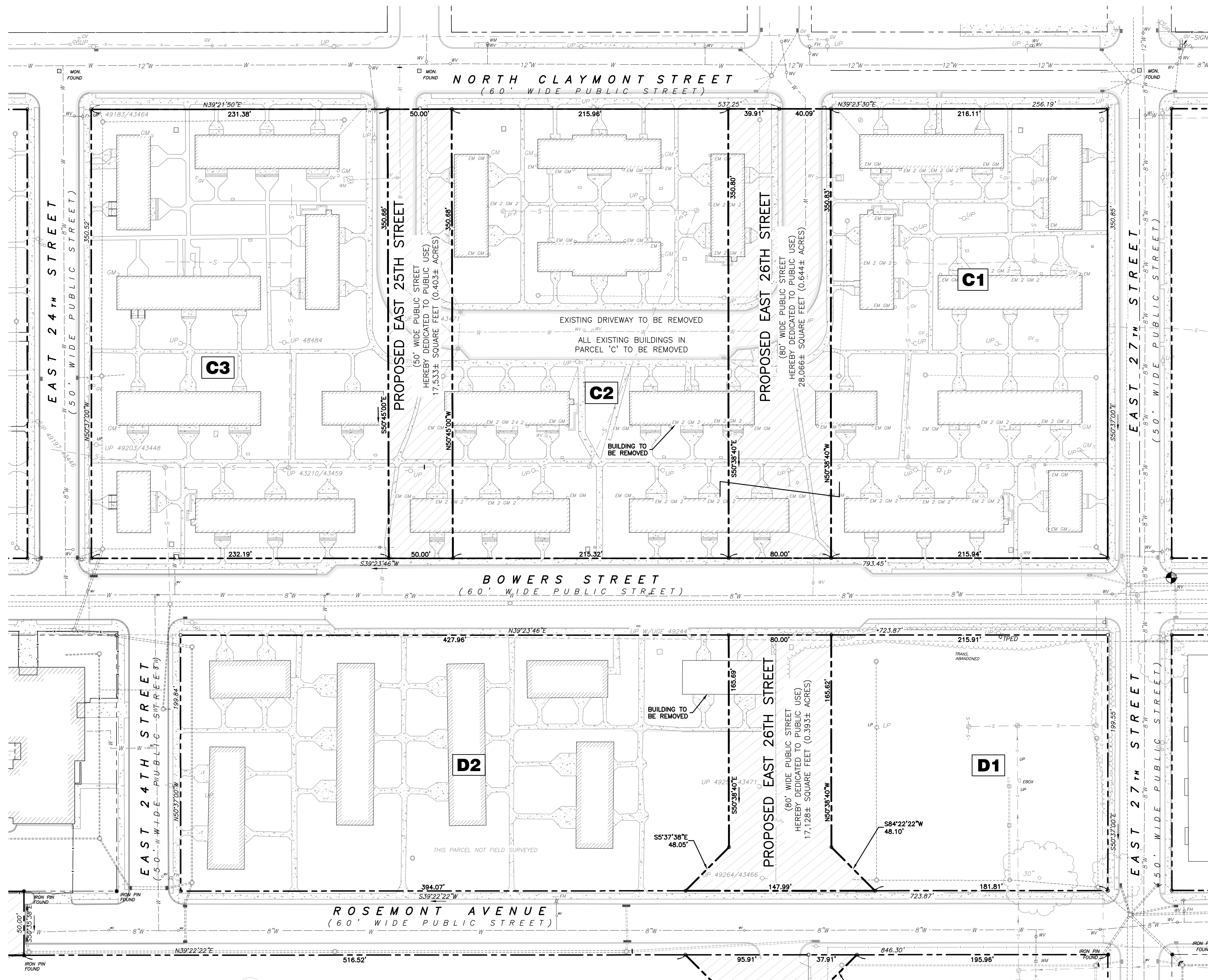
APPLICATION #: 2023-XXXXX

DRAWING NUMBER

**2**

SHEET SIZE: 24x36

SHEET 2 OF 2 REV 0



LOTS C1 AND C2 TO  
 BECOME ONE TAX PARCEL



# **EXHIBIT B**



File No. 24541.20-RECORD-01

4305 MILLER ROAD  
WILMINGTON, DE 19802-1901  
(302) 764-7635 FAX (302) 764-4170  
www.vandemarklynch.com

August 16, 2023

Description of **East 25<sup>th</sup> Street (to be dedicated)**, situate between North Claymont Street and Bowers Street, City of Wilmington, New Castle County, Delaware.

ALL THAT CERTAIN tract, piece or parcel of land, situate between North Claymont Street and Bowers Street, City of Wilmington, New Castle County, Delaware and shown on a plan prepared by VanDemark & Lynch, Inc., Engineers, Planners and Surveyors, Wilmington, Delaware, File No. 24541.20-RECORD-01, dated August 15, 2023, entitled "Major Subdivision Plan, Riverside Phase 3", said plan to be recorded among the Land Records in and for New Castle County, and being more particularly described as follows, to wit:

BEGINNING at a southerly corner for Parcel 'C2', Riverside Phase 3 (to be recorded), on the northwesterly side of Bowers Street (a 60 foot wide public street), said point being measured South 39°23'46" West, 511.25 feet from the intersection of the southwesterly side of East 27<sup>th</sup> Street (a 50 foot wide public street) with said northwesterly side of Bowers Street;

THENCE from the said point of Beginning, continuing along said northwesterly side of Bowers Street, South 39°23'46" West, 50.00 feet to a point, an easterly corner for Parcel 'C3', said Riverside Phase 3;

THENCE along the northeasterly line for said Parcel 'C3', North 50°45'00" West, 350.66 feet to a point on the southeasterly side of North Claymont Street (a 60 foot wide public street);

THENCE along said southeasterly side of North Claymont, North 39°21'50" East, 50.00 feet to a point, the westerly corner for said Parcel 'C2';

THENCE along the southwesterly line for said Parcel 'C2', South 50°45'00" East, 350.68 feet to the point and place of Beginning.

Containing within said metes and bounds, 17,533 square feet (0.403 acres) of land, being the same, more or less...

KG



File No. 24541.20-RECORD-01

4305 MILLER ROAD  
WILMINGTON, DE 19802-1901  
(302) 764-7635 FAX (302) 764-4170  
www.vandemarklynch.com

July 27, 2023

Description of **East 26<sup>th</sup> Street (to be dedicated)**, situate between AMTRAK Railroad, and North Claymont Street, City of Wilmington, New Castle County, Delaware.

ALL THOSE CERTAIN tracts, pieces or parcels of land, described in three (3) parts, situate between AMTRAK Railroad, and North Claymont Street, City of Wilmington, New Castle County, Delaware and shown on a plan prepared by VanDemark & Lynch, Inc., Engineers, Planners and Surveyors, Wilmington, Delaware, File No. 24541.20-RECORD-01, dated July 27, 2023, entitled "Major Subdivision Plan, Riverside Phase 3", said plan to be recorded among the Land Records in and for New Castle County, and being more particularly described as follows, to wit:

**Part 1:**

BEGINNING at a westerly corner for Parcel 'A1', Riverside Phase 3 (to be recorded), on the southeasterly side of Rosemont Avenue (a 50 foot wide public street), said point being measured South 39°22'22" West, 195.96 feet from the intersection of the southwesterly side of East 27<sup>th</sup> Street (a 50 foot wide public street) with said southeasterly side of Rosemont Avenue;

THENCE from the said point of Beginning, along a southwesterly line for said Parcel 'A1', South 05°39'42" East, 42.19 feet to a point;

THENCE in part, along a southwesterly line for said Parcel 'A1', in part, along the southwesterly terminus of Edgemoor Avenue (a 50 foot wide street to be dedicated to public use, said Riverside Phase 3) and, in part, along the southwesterly line for Parcel 'A2', said Riverside Phase 3, South 50°38'40" East, 415.52 feet to a point on the northwesterly side of AMTRAK Railroad, formerly Philadelphia, Baltimore and Wilmington Railroad Company (a variable width railroad right of way);

THENCE along said northwesterly side of AMTRAK Railroad, in part, being a southeasterly line for land now or formerly of Kingwood Community Center, Inc. (Deed Record F, Volume 80, Page 363), South 55°01'52" West, 72.70 feet to a point;

THENCE through said land now or formerly of Kingwood Community Center, Inc., the two (2) following described courses and distances:

1. North 50°38'40" West, 391.74 feet to a point; and
2. South 84°22'22" West, 48.10 feet to a point on said southeasterly side of Rosemont Avenue;

24541.20-RECORD-01

East 26<sup>th</sup> Street, Riverside Phase 3, City of Wilmington

July 27, 2023, Page 2 of 3

THENCE along said southeasterly side of Rosemont Avenue, North 39°22'22" East, 133.82 feet to the point and place of Beginning.

Containing within said metes and bounds, 31,513 square feet (0.723 of an acre) of land, being the same, more or less...

**Part 2:**

BEGINNING at a southerly corner for Parcel 'D1', Riverside Phase 3 (to be recorded), on the northwesterly side of Rosemont Avenue (a 50 foot wide public street), said point being measured South 39°22'22" West, 181.81 feet from the intersection of the southwesterly side of East 27<sup>th</sup> Street (a 50 foot wide public street) with said northwesterly side of Rosemont Avenue;

THENCE from the said point of Beginning, continuing along said northwesterly side of Rosemont Avenue, South 39°22'22" West along said line, 147.99 feet to a point, an easterly corner for Parcel 'D2', said Riverside Phase 3;

THENCE along the easterly and northeasterly lines for said Parcel 'D2', the two (2) following described courses and distances:

1. North 05°37'38" West, 48.05 feet to a point; and
2. North 50°38'40" West, 165.69 feet to a point on the southeasterly side of Bowers Street (a 60 foot wide public street);

THENCE along said southeasterly side of Bowers Street, North 39°23'46" East, 80.00 feet to a point, the westerly corner for said Parcel 'D1';

THENCE along the southwesterly and southerly lines for said Parcel 'D1', the two (2) following described courses and distances:

1. South 50°38'40" East, 165.62 feet to a point; and
2. North 84°22'22" East, 48.10 feet to the point and place of Beginning.

Containing within said metes and bounds, 17,128 square feet (0.393 of an acre) of land, being the same, more or less...

**Part 3:**

BEGINNING at a southerly corner for Parcel 'C1', Riverside Phase 3 (to be recorded), on the northwesterly side of Bowers Street (a 60 foot wide public street), said point being measured South 39°23'46" West, 215.94 feet from the intersection of the southwesterly side of East 27<sup>th</sup> Street (a 50 foot wide public street) with said northwesterly side of Bowers Street;

24541.20-RECORD-01

East 26<sup>th</sup> Street, Riverside Phase 3, City of Wilmington

July 27, 2023, Page 3 of 3

THENCE from the said point of Beginning, continuing along said northwesterly side of Bowers Street, South 39°23'46" West, 80.00 feet to a point, an easterly corner for Parcel 'C2', said Riverside Phase 3;

THENCE along the northeasterly line for said Parcel 'C2', North 50°38'40" West, 350.80 feet to a point on the southeasterly side of North Claymont Street (a 60 foot wide public street);

THENCE along said southeasterly side of North Claymont, the two (2) following described courses and distances:

1. North 39°21'50" East, 39.91 feet to a point; and
2. North 39°23'30" East, 40.09 feet to a point, the westerly corner for said Parcel 'C1';

THENCE along the southwesterly line for said Parcel 'C1', South 50°38'40" East, 350.83 feet to the point and place of Beginning.

Containing within said metes and bounds, 28,066 square feet (0.644 of an acre) of land, being the same, more or less...

Containing a total area, within the above-described metes and bounds, of 76,707 square feet (1.761 acres) of land, being the same, more or less...

KG



File No. 24541.20-RECORD-01

4305 MILLER ROAD  
WILMINGTON, DE 19802-1901  
(302) 764-7635 FAX (302) 764-4170  
www.vandemarklynch.com

July 27, 2023

Description of **Edgemoor Avenue (to be dedicated)**, situate between East 27<sup>th</sup> Street and East 26<sup>th</sup> Street, City of Wilmington, New Castle County, Delaware.

ALL THAT CERTAIN tract, piece or parcel of land, situate between East 27<sup>th</sup> Street and East 26<sup>th</sup> Street (to be recorded), City of Wilmington, New Castle County, Delaware and shown on a plan prepared by VanDemark & Lynch, Inc., Engineers, Planners and Surveyors, Wilmington, Delaware, File No. 24541.20-RECORD-01, dated July 27, 2023, entitled "Major Subdivision Plan, Riverside Phase 3", said plan to be recorded among the Land Records in and for New Castle County, and being more particularly described as follows, to wit:

BEGINNING at an easterly corner for Parcel 'A1', Riverside Phase 3 (to be recorded), on the southwesterly side of East 27<sup>th</sup> Street (a 50 foot wide public street), said point being measured South 50°37'00" East, 451.29 feet from the intersection of the southeasterly side of Rosemont Avenue (a 50 foot wide public street) with said southwesterly side of East 27<sup>th</sup> Street;

THENCE from the said point of Beginning, continuing along said southwesterly side of East 27<sup>th</sup> Street, South 50°37'00" East, 51.67 feet to a point, the northeasterly corner for Parcel 'A2', said Riverside Phase 3;

THENCE along the northerly lines for said Parcel 'A2', the four (4) following described courses and distances:

1. Southwesterly, by a curve to the right having a radius of 118.00 feet, an arc length of 41.18 feet to a point, said point being distant by a chord of South 56°41'19" West, 40.97 feet from the last described point;
2. South 66°41'12" West, 163.20 feet to a point of curvature;
3. Southwesterly, by a curve to the left having a radius of 82.00 feet, an arc length of 39.12 feet to a point of tangency, said point being distant by a chord of South 53°01'16" West, 38.75 feet from the last described point; and
4. South 39°21'20" West, 3.80 feet to a point on the northeasterly side of East 26<sup>th</sup> Street (a 70 foot wide street to be dedicated to public use, said Riverside Phase 3);

THENCE along said northeasterly side of East 26<sup>th</sup> Street, North 50°38'40" West, 50.00 feet to a point, a southwesterly corner for Parcel 'A1', said Riverside Phase 3;

24541.20-RECORD-01

Edgemoor Avenue, Riverside Phase 3, City of Wilmington

July 27, 2023, Page 2 of 2

THENCE along the southerly lines for said Parcel 'A2', the four (4) following described courses and distances:

1. North 39°21'20" East, 3.80 feet to a point of curvature;
2. Northeasterly, by a curve to the right having a radius of 132.00 feet, an arc length of 62.96 feet to a point of tangency, said point being distant by a chord of North 53°01'16" East, 62.37 feet from the last described point;
3. North 66°41'12" East, 173.98 feet to a point; and
4. North 39°22'22" East, 6.60 feet to the point and place of Beginning.

Containing within said metes and bounds, 12,361 square feet (0.284 acres) of land, being the same, more or less...

KG



File No. 24541.20-RECORD-01

4305 MILLER ROAD  
WILMINGTON, DE 19802-1901  
(302) 764-7635 FAX (302) 764-4170  
www.vandemarklynch.com

July 27, 2023

Description of a portion of **Rosemont Avenue (to be dedicated)**, situate at the existing southwesterly terminus of Rosemont Avenue, City of Wilmington, New Castle County, Delaware.

ALL THOSE CERTAIN tracts, pieces or parcels of land, situate at the existing southwesterly terminus of Rosemont Avenue, City of Wilmington, New Castle County, Delaware and shown on a plan prepared by VanDemark & Lynch, Inc., Engineers, Planners and Surveyors, Wilmington, Delaware, File No. 24541.20-RECORD-01, dated July 27, 2023, entitled "Major Subdivision Plan, Riverside Phase 3", said plan to be recorded among the Land Records in and for New Castle County, and being more particularly described as follows, to wit:

BEGINNING at the easterly end of the existing southwesterly terminus of Rosemont Avenue, at a westerly corner for land now or formerly of Kingwood Community Center, Inc. (Deed Record F, Volume 80, Page 363), said point being measured South 39°22'22" West, 846.30 feet from the intersection of the southwesterly side of East 27<sup>th</sup> Street (a 50 foot wide public street) with said southeasterly side of Rosemont Avenue;

THENCE from the said point of Beginning, through said land now or formerly of Kingwood Community Center, Inc., South 39°22'22" West, 56.53 feet to a point on a northeasterly line for other land now or formerly of Kingwood Community Center, Inc. (Deed Record L, Volume 57, Page 341);

THENCE along said northeasterly line for other land now or formerly of Kingwood Community Center, Inc., North 54°22'38" West, 50.11 feet to a point, the southerly corner for other land now or formerly of Wilmington Housing Authority (Deed Record G, Volume 57, Page 431);

THENCE along the southeasterly line for said other land now or formerly of Wilmington Housing Authority, North 39°22'22" East, 59.84 feet to a point, the westerly end of said existing southwesterly terminus of Rosemont Avenue;

THENCE along said existing southwesterly terminus of Rosemont Avenue, South 50°35'38" East, 50.00 feet to the point and place of Beginning.

Containing within said metes and bounds, 2,909 square feet (0.067 acres) of land, being the same, more or less...

KG