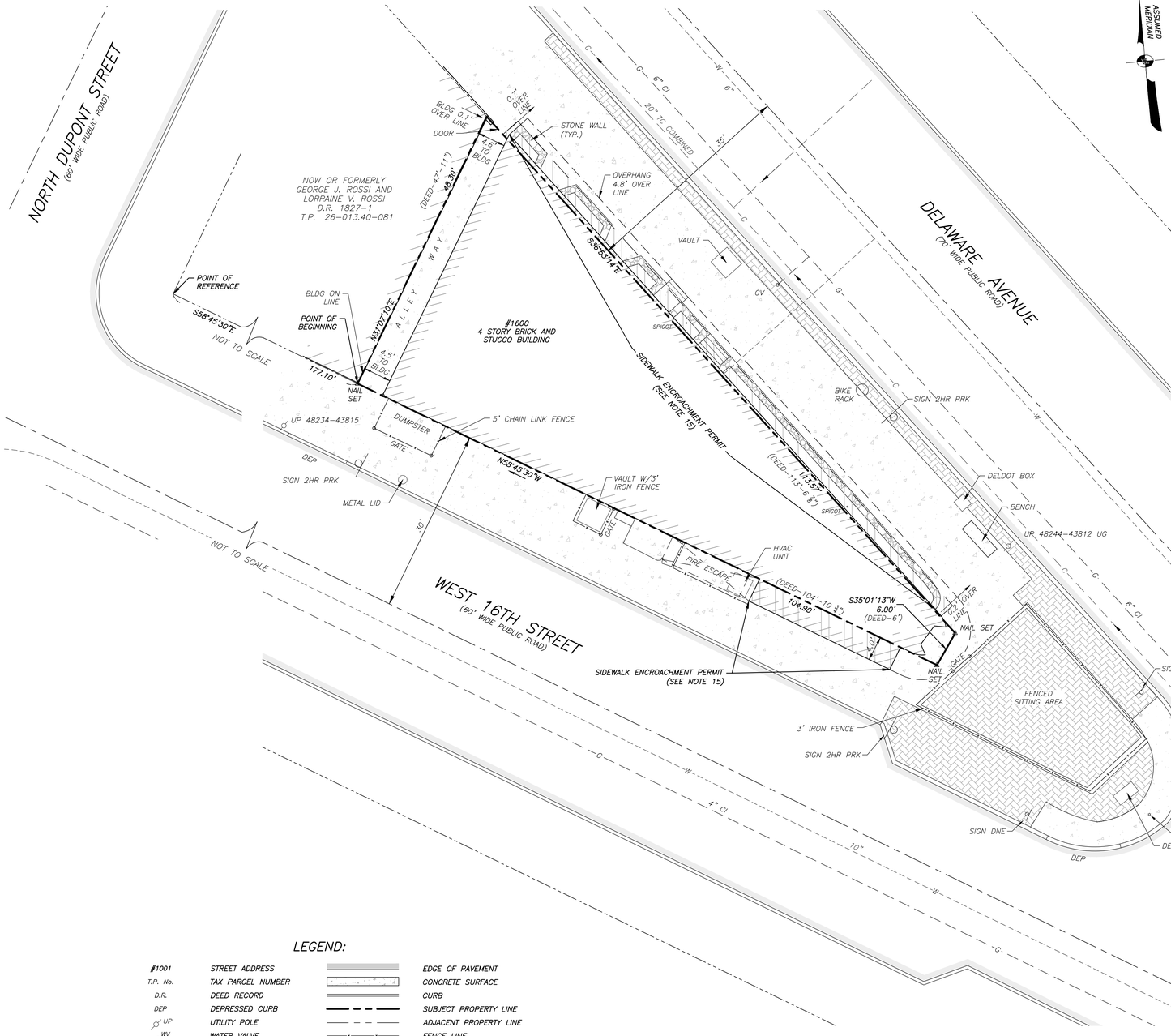

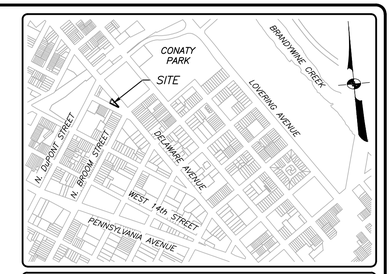

COW BLOCK MAP A-16 — LOCATION PLAN — SCALE: 1" = 800'

PRIOR LEGAL DESCRIPTION:
(DEED RECORD 20050308-0021869)

ALL that certain lot, piece or parcel of land, with the buildings thereon erected, situate in the City of Wilmington, New Castle County and State of Delaware, bounded and described as follows, to-wit:

BEGINNING at a point on the Northerly side of Sixteenth Street at a distance of one hundred seventy-seven feet one and one-fourth inches (177' 1 ¼") Easterly from the Easterly side of duPont Street; thence Northerly and parallel with duPont Street forty-seven feet eleven inches (47' 11") to a point on the Southerly side of Delaware Avenue; thence thereby Easterly one hundred thirteen feet six and seven-eighths inches (113' 6 7/8") more or less, to a point fifteen feet (15') Westerly from the intersection of the Southerly side of Delaware Avenue with the Northerly side of Sixteenth Street; thence Southerly six feet (6') to the Northerly side of Sixteenth Street; thence Westerly along the said Northerly side of Sixteenth Street one hundred four feet ten and three-fourths inches (104' 10 ¾") to the place of Beginning. Be the contents thereof what they may.

CURRENT LEGAL DESCRIPTION:

Description of 1600 Delaware Avenue, situate between North DuPont Street and West 16th Street, City of Wilmington, New Castle County, Delaware (Tax Parcel 26-013.40-080).

ALL THAT CERTAIN tract, piece or parcel of land situate 1600 Delaware Avenue between North DuPont Street and West 16th 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. 25379-ALTA-01, dated December 9, 2020, entitled "ALTA/NSPS Land Title Survey, 1600 Delaware Avenue", and being more particularly described as follows, to wit:

BEGINNING at a nail set, the southerly corner for land now or formerly of George J. Rossi and Lorraine V. Rossi (Deed Record 1827, Page 1), on the northeasterly side of West 16th Street (a 60-foot wide public street), said point being measured, South 58°45'30" East, 177.10 feet from the intersection of the southeasterly side of North DuPont Street (a 60 foot wide public street) with said northeasterly side of West 16th Street;

THENCE from the said point of Beginning, along the southeasterly line for said for land now or formerly of George J. Rossi and Lorraine V. Rossi, North 31°07'10" East, 48.30 feet to a point on the southwesterly Delaware Avenue (a 70-foot wide public street)

THENCE along said southwesterly side of said Delaware Street, South 36°53'14" East, 113.57 feet to a nail set, the corner cut-off at the intersection of the said southwesterly Delaware Avenue with the said northeasterly side of West 16th Street;

THENCE along said corner cut-off, South 35°01'13" West, 6.00 feet to a nail set on said northeasterly side of West 16th Street;

THENCE along said northeasterly side of West 16th Street, North 58°45'30" West, 104.90 to the Point of Beginning;

Containing within said metes and bounds, 2,857 square feet (0.066 acres) of land, being the same, more or less...

NOTES:

1. Owner: Bestfield Properties, LLC, 200 Mary Ella Drive, Wilmington, DE 19805
2. Modified Grid: 104/3621
3. Tax Parcel: 26-013.40-080
4. Source of Title: Deed Record 20050308-0021869
5. Area: 2,857± Square Feet (0.066± of an acre)
6. Date of Field Survey: December 9, 2020
7. Datum: Horizontal – Assumed Meridian
8. As scaled from the National Flood Insurance Program Flood Insurance Rate Map, Number 10003C0068K, with an effective date of January 22, 2020, this property lies within Zone 'X', areas of minimal flood hazard. This property lies within Community Number 100028, the City of Wilmington.
9. The building is a 4-story brick and stucco building.
10. Total building area = 2,767± square feet (based on the exterior footprint of the building at ground level)
11. There is no evidence of current earth moving work, building construction or building additions.
12. There are no known proposed changes in street right of way lines and there is no observed evidence of recent street or sidewalk construction or repairs.
13. No wetland flags were observed on the subject property.
14. This plan is in accordance with First American Title Insurance Company Commitment No. BT20-20, with commitment date of November 9, 2020. There were no survey related exceptions relating to the subject property listed.
15. The subject property has a Sidewalk Encroachment Permit approved in accordance with provisions of Section 42-217 of the City of Wilmington Code, based on a letter dated February 4, 2005 from Kash Srinivasan.
16. Existing utilities are shown in accordance with observed field locations. Completeness or correctness thereof is not guaranteed. It shall be each contractors' 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 begin 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. 203520232 and 203520244) as having underground facilities in the area of this project:

District	Company Name	Status
DNREC	DE Dept. of Nat Resources	*see note below
DPU104	Delmarva Power	as shown
DPUG07	Delmarva Power Gas	as shown
HRCA20	COMCAST-UTILIQUEST	as shown
WIM01	City of Wilmington	as shown

    * See map at: https://terradex.com/landwatch_report/layer_search_dc_sites_event_advisory/advisory_pdf/3820649

17. A. Kathy Goldstone, registered as a Professional Land Surveyor in the State of Delaware, hereby state that the information shown on this plan has been prepared under my supervision and meets the standards of practice as established by the State of Delaware Board of Professional Land Surveyors. Any changes to the property conditions, improvements, boundary or property corners after the date shown hereon shall necessitate a new review and certification for any official or legal use.

LEGEND:

#1001	STREET ADDRESS		EDGE OF PAVEMENT
T.P. No.	TAX PARCEL NUMBER		CONCRETE SURFACE
D.R.	DEED RECORD		CURB
DEP	DEPRESSED CURB		SUBJECT PROPERTY LINE
UP	UTILITY POLE		ADJACENT PROPERTY LINE
WV	WATER VALVE		FENCE LINE
GV	GAS VALVE	-W- 6"	WATER LINE, SIZE
HB	HOSE BIB	-G- 6"CI	GAS LINE, SIZE, CAST IRON
	BUILDING LINE	-C- 20"TC_COM	COMBINED SEWER
	SIDEWALK ENCROACHMENT PERMIT AREA		

SURVEYOR'S CERTIFICATION:

To: *Flatcap, LLC, Fulton Bank, N.A. and First American Title Insurance Company that:*

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 8, 11, 13, and 14 of Table A thereof. The field work was completed on December 9, 2020.

Date of Plat or Map: December 9, 2020

A. Kathy Goldstone — 12/29/2020 — Date

A. Kathy Goldstone
Professional Land Surveyor
Delaware License No. 631

A. KATHY GOLDSTONE REGISTERED NO. S60000631 DELAWARE LAND SURVEYOR

NO.	DATE	REVISION	BY	APPROVED

VANDEMARK & LYNCH, INC. IS NOT RESPONSIBLE FOR ANY MODIFICATION MADE TO THIS PLAN AND/OR CADD FILE WITHOUT ITS WRITTEN AUTHORIZATION.

DRAFT 2

ALTA/NSPS LAND TITLE SURVEY
1600 DELAWARE AVENUE

PREPARED FOR

LC MANAGEMENT

CITY OF WILMINGTON NEW CASTLE COUNTY DELAWARE

SCALE: 1" = 10' DECEMBER 9, 2020

10 0 5 10 20 40

GRAPHIC SCALE (FEET)

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

SURVEYED BY:	FILE NAME	REVISION	SHEET
B. MCDERMOTT	25379.00-ALTA-01		1 OF 1
COMPUTED BY: K. GOLDSTONE	PERMANENT FILE 104/3621	QA REVIEW	SIZE L
PROJECT MANAGER S. JOHNS	APPROVED BY		
DRAWN BY: K. GOLDSTONE	SEAL IS NOT VALID UNLESS RED OR EMBOSSED		

P:\Land Projects\25379 1600 Delaware Avenue\Plan Prod\25379.00-ALTA-01.dwg, 12/28/2020 10:51:39 AM, kgoldstone