PROPERTY DESCRIPTIONS

18638.08
32323-F

September 17, 1998

Description of Private Open Space in the subdivision of Ballymeade, Naamans Road, Delaware Route No. 92, Brandywine Hundred, New Castle County, Delaware.

ALL THOSE CERTAIN six tracts, pieces or parcels of lands situate on Ballymeade Drive in the subdivision of Ballymeade, Naamans Road, (Delaware Route No. 92), Brandywine Hundred, New Castle County, Delaware and shown as Private Open Spaces, on a Record Minor Subdivision Plan prepared by VanDemark & Lynch, Inc., Engineers, Planners and Surveyors, Wilmington, Delaware, recorded May 15, 1997 in the Office of the Recorder of Deeds in and for New Castle County on Microfilm No.13183;

Private Open Space (Tax Parcel No.06-024.00-001)

BEGINNING at a point on the southeasterly side of Ballymeade Drive (at 80 feet wide) said point being the northeasterly end of a junction curve, a point of reverse curvature, joining the northeasterly right of way line Naamans Road (Delaware Route No. 92, at various widths) with the said southeasterly side of Ballymeade Drive;

THENCE from the said point of Beginning continuing along the said southeasterly side of Ballymeade Drive and crossing a five (5) foot wide utility easement and a portion of a twenty (20) foot wide storm water easement , northeasterly by a curve to the left having a radius of 340.00 feet, an arc length of 40.01 feet to a point, a corner for Lot No. 1, the said point being distant by a chord of North 24°-59'-14" East, 39.99 feet from the last described point;

THENCE leaving the said southeasterly side of Ballymeade Drive and along the southeasterly lines for Lots No. 1, 2 and 3 the four (4)following described courses and distances:
(1)   South 83°-23'-40" East, 71.11 feet, crossing a portion of the said twenty (20) foot wide storm water easement, to a point;
(2)   North 51°-58'-48" East, 61.12 feet to a point;
(3)   North 67°-12'-10" East, 85.96 feet to a point; and
(4)   North 58°-52'-44" East, 85.31 feet to a point, a corner for the said Lot No. 3;

THENCE along the northeasterly line for said Lot No. 3 North 36°-57'-00"West, 99.97 feet to the southeasterly side of Shrewsbury Drive (at 60 feet wide);

THENCE along the said southeasterly side of Shrewsbury Drive by a curve to the left having a radius of 320.00 feet, an arc length of 30.01 feet to a point, a corner for Lot No. 4, the said point being distant by a chord of North 50°-21'-47" East, 30.00 feet from the last described point;

THENCE along the southwesterly line for said Lot No. 4, South 39°-49'-01" East, 99.65 feet to a point, a corner for said Lot No. 4;

THENCE along the southeasterly and easterly lines for Lots No. 4, 5, 6 and 7, the four (4) following described courses and distances:
(1)   North 46°-26'-58" East, 36.39 feet to a point;
(2)   North 29°-17'-48" East, 146.74 feet to a point;
(3)   North 16°-43'-23" East, 89.41 feet to a point; and
(4)   North 03°-37'-14" East, 97.70 feet to a point, a corner of the said Lot No.7;

THENCE along the northerly line for said Lot No. 7, South 86°-46'-41" West, 90.00 feet to a point on the easterly side of said Shrewsbury Drive;

THENCE along the said easterly side of Shrewsbury Drive, North 03°-13'-19" West, 49.00 feet to a point, a corner for Lot No. 8;

THENCE leaving the said side of Shrewsbury Drive, along the southerly line for said Lot No. 8, North 86°-46'-41" East, 87.00 feet to a point, a corner for said Lot No. 8;

THENCE along the easterly line for said Lot No. 8 and Lot No. 9, North 03°-13'-19" West, 150.00 feet to a point, a corner for Lot No. 9;

THENCE along the northerly line for said Lot No. 9, South 86°-46'-41" West, 87.00 feet to said easterly side of Shrewsbury Drive;

THENCE along said easterly side of Shrewsbury Drive, the two (2) following described courses and distances:
(1)   North 03°-13'-19" West, 170.34 feet to a point of curvature; and
(2)   Northwesterly by a curve to the left having a radius of 380.00 feet, an arc length of 56.89 feet to a point, a corner for Lot No. 10, the said point being distant by a chord of North 07°-30'-38" West, 56.83 feet from the last described point;

THENCE leaving the said side Shrewsbury Drive, along the southeasterly line for said Lot No. 10, North 59°-30'-00' East, 121.99 feet to a point, a corner for said Lot No. 10;

THENCE along the northeasterly line for Lots No. 10, 11 and 12, North 34°-17'-55" West, 225.51 feet to a point, a corner for said Lot No. 12;

THENCE along the northwesterly line for said Lot No. 12, South 59°-30'-00" West, 86.99 feet to a point on the northeasterly side of said Shrewsbury Drive;

THENCE along the said northeasterly side of Shrewsbury Drive, the three (3) following described courses and distances:
(1)   North 30°-30'-00" West, 47.35 feet to a point of curvature;

(2)   Northwesterly by a curve to the right having a radius of 270.00 feet, an arc length of 96.76 feet to a point of tangency, the said point being distant by a chord of North 20°-14'-00" West, 96.24 feet from the last described point; and

(3)   North 09 °-58'-00" West, 139.23 feet to a point, a corner for Lot No. 13;

THENCE leaving said side of Shrewsbury Drive, along the southerly side of said Lot No. 13, North 80°-02'-00" East, 88.00 feet to a point, a corner for said Lot No. 13;

THENCE along the easterly lines for said Lot No. 13, and Lot No. 14, North 09°-58'-00" West, 148.00 feet to a point, a corner for said Lot No. 14, being a corner of a 10 feet wide access easement for Stormwater Management Area 1A;

THENCE along the northwesterly line for said Lot No. 14, South 80°-02'-00" West, 88.00 feet to the said easterly side of Shrewsbury Drive;

THENCE along the said easterly side of Shrewsbury Drive, North 09°-58'-00" West, 20.00 feet to a point, a corner for Lot No. 15;

THENCE leaving the said side of Shrewsbury Drive, along the southerly line for said Lot No. 15, North 80°-02'-00" East, 92.00 feet to a point, a corner for said Lot No. 15 and the said 10 foot wide access easement for Stormwater Management Area 1A;

THENCE along the easterly line for Lot No. 15, and along the westerly side of the said 10 foot wide access easement for Stormwater Management Area 1A, North 09°-58'-00" West, 84.00 feet to an angle point on the southeasterly lines for Lot No. 16;

THENCE along the said southeasterly line for Lot No. 16 and partially along Lot No. 23, and along the northwesterly line of the said 10 foot wide access easement for Stormwater Management Area 1A, North 62°-20'-00" East, 30.92 feet to a point, a corner for Lot No. 24;

THENCE along the southwesterly lines for said Lots No. 24 and 25, and along the northeasterly lines for the side 10 foot wide access easement for Stormwater Management Area 1A, the three (3) following described courses and distances:
(1)   South 32°-05'-30" East, 32.23 feet to a point;
(2)   South 56°-31'-04" East, 81.85 feet to a point; and
(3)   South 80°-21'-02" East, 85.81 feet to a point, a corner for said Lot No. 25;

THENCE along the southeasterly and northeasterly lines for Lot No. 25, the two (2) following described courses and distances:
(1)   North 47°-10'- 01' East, 75.37 feet to a point; and
(2)   North 44°-51'-09" West, 85.14 feet to a point on the southeasterly cul-de-sac (at 100 feet wide) of Ballymeade Drive (at 50 feet wide);

THENCE along the said cul-de-sac, northeasterly, by a curve to the left having a radius of 50.00

feet, an arc length of 10.00 feet to a point, a corner for Lot No. 26, the said point being distant by a chord of North 44°-52'-29" East, 9.99 feet from the last described point;

THENCE leaving the said side of the cul-de-sac, along the southwesterly and southeasterly lines for side Lot No. 26, the three (3) following described courses and distances:
(1)   South 62°-11'-39" East, 92.52 feet to a point;
(2)   South 48°-52'-38" East, 26.21 feet to a point; and
(3)   North 41°-07'-22" East, 58.39 feet to a point on the southwesterly line for lands now or formerly of Richard and Letitia C. Kwasizur (Deed Record C, Volume 62, Page 319);

THENCE along said lands of Kwasizur and other lands now or formerly of Richard and Letitia C. Kwasizur (Deed Record S, Volume 90, Page 46) and lands for the subdivision of Log Run (Microfilm No. 869) the two (2) following described courses and distances:
(1)   South 24°-52'-20" East, 84.08 feet to an iron pin found; and
(2)   South 24°-38'-40" East, 253.24 feet to the centerline of Log Run Creek;

THENCE along the said centerline of Log Run Creek 1,580± feet by its meanderings to a point, a corner for said subdivision of Log Run, the said point being distant by a tie line of South 06°-31'-46" West, 1,095.78 feet from the last described point;

THENCE leaving the center of Log Run Creek, partially along the southwesterly line for the said subdivision of Log Run, South 43°-48'-05" East, 21.26 feet to a point, a corner for lands now or formerly of Thomas Hatzis (Deed Record 179, Page 193);

THENCE along the northwesterly line for said lands of Hatzis, South 24°-46'-20" West, 316.26 feet to a point, a corner for lands now or formerly of Delmarva Power and Light Company (Deed Record Y, Volume 58, Page 158);

THENCE along the northwesterly line for said lands now or formerly of Delmarva Power and Light Company, South 51°-26'-40" West, 29.74 feet to the said centerline of Log Run Creek ;

THENCE continuing along the said centerline of Log Run Creek 292± feet by its meanderings to a point on the said northeasterly right-of-way line of Naamans Road (Delaware Route 92, at various widths) the said point distant by a tie line of South 51°-04'-41" West, 217.00 feet from the last described point;

THENCE along the said northeasterly right of way line for Naamans Road, North 61°-38'-30" West, 260.71 feet to a point of curvature, the said point being the southeasterly end of the said junction curb joining the said northeasterly right of way line of Naamans Road with the said southeasterly side of Ballymeade Road;

THENCE along the said junction curve, northwesterly by a curve to the right having a radius of 30.00 feet , an arc length of 47.12 feet to the point and place of Beginning, the said point being distant by a chord of North 16°-38'-30" West, 42.43 feet from the last described point;

CONTAINING within said metes and bounds, 11.9 acres of land, being the same, more or less.......

PRIVATE OPEN SPACE (Tax Parcel No. 06-024.00-335)

BEGINNING at a point on the northwesterly side of East Boxborough Drive (at 26 feet wide), the said point being the southwesterly end of a junction curve joining the southwesterly side of Shrewsbury Drive (at 60 feet wide) with the said northwesterly side of East Boxborough Drive;

THENCE from the said point of Beginning, along the said northwesterly side of East Boxborough Drive, South 59°-38'-51" West, 69.03 feet to a point, a corner for Lot No. 116;

THENCE leaving the said side of East Boxborough Drive, along the northeasterly line for said Lot No. 16, North 30°-21'-09" West, 105.00 feet to a point, a corner for said Lot No. 116;

THENCE along the northwesterly line for lands of Lots No. 116 through Lot No. 136 and partially along the southeasterly side of a 10 foot wide access easement for Stormwater Management Area 2B, the two (2) following described courses and distances:
(1)   South 59°-38'-51" West, 324.78 feet to a point; and
(2)   South 48°-07'-10" West, 220.02 feet to a point on the northeasterly side of Ballymeade Drive (at 60 feet wide);

THENCE along the said side of Ballymeade Drive, the three (3) following described courses and distances:
(1)   Northwesterly by a curve to the right having a radius of 320.00 feet, an arc length of 24.38 feet to a point, the said point being distant by a chord of North 05°-10'-50" West, 24.37 feet from the last described point;
(2)   North 02°-59'-55" West, 239.48 feet to a point of curvature; and
(3)   Northwesterly by a curve to the left having a radius of 330.00 feet, an arc length of 67.68 feet to a point, a corner for Lot No. 65, the said point being distant by a chord of North 08°-52'-28" West, 67.56 feet from the last described point;

THENCE leaving the said side of Ballymeade Drive, along the southeasterly lines for Lots No. 65, 66 and 67, the two (2) following described courses and distances:
(1)   North 75°-15'-00" East, 32.14 feet to a point; and
(2)   North 53°-20'-15" East, 223.40 feet to a point, a corner for said Lot No. 67;

THENCE along the northeasterly line for said Lot No. 67, North 36°-39'-45" West, 87.00 feet to the southeasterly side of Longmeadow Drive (at 50 feet wide);

THENCE along the said side of Longmeadow Drive, North 53°-20'-15" East, 75.20 feet to a point, a corner for Lot No. 68;

THENCE leaving the said side of Longmeadow Drive, along the southwesterly line for the said Lot No. 68, South 36°-39'-45" East, 105.00 feet to a point, a corner for said Lot No. 68;

THENCE along the southeasterly lines for Lots No. 68, 69 and 70, North 53°-20'-15" East, 178.99 feet to a point on the line for Lot No. 72;

THENCE partially along the westerly line of said Lot No. 72, and the westerly line of Lot No. 73, the two (2) following described courses and distances:
(1)   South 02°-39'-10" West, 28.76 feet to a point; and
(2)   South 09°-58'-00" East, 62.00 feet to a point, a corner for said Lot No. 73;

THENCE along the southerly line for said Lot No. 73, North 80°-02'-00" East, 107.00 feet to the said southwesterly side of Shrewsbury Drive;

THENCE along the said southwesterly side of Shrewsbury Drive the two (2) following described courses and distances:
(1)   South 09°-58'-00" East, 183.20 feet to a point of curvature; and
(2)   Southeasterly by a curve to the left having a radius of 330.00 feet, an arc length of 73.99 feet to a point, the said point being the northeasterly end of the said junction curve joining the said southwesterly side of Shrewsbury Drive with the said northwesterly side of East Boxborough Drive, the said point being distant by a chord of South 16°-23'-25" East, 73.84 feet from the last described point;

THENCE along the said junction curve southwesterly by a curve to the right having a radius of 25.00 feet, an arc length of 35.98 feet to the point and place of Beginning, the said point being distant by a chord of South 18°-25'-01" West, 32.95 feet from the last described point;

CONTAINING within said metes and bounds, 4.40 acres of land, being the same, more or less.......

Private Open Space (Tax Parcel 06-024.00-153)

BEGINNING at a point on the northerly side of Morningdale Drive (at 26 feet wide) the said point being the southwesterly end of a junction curve joining the westerly side of Ballymeade Drive (at 60 feet wide) with the said northerly side of Morningdale Drive;

THENCE from the said point of Beginning along the said northerly side of Morningdale Drive and a turnaround area the seven (7) following described courses and distances:
(1)   South 87°-00'-05" West, 96.15 feet to a point of curvature;
(2)   Northwesterly by a curve to the right having a radius of 14.00 feet, an arc length of 21.99 feet to a point of tangency, the said point being distant by a chord of North 47°-59'-55" West, 19.80 feet from the last described point;
(3)   North 02°-59'-55" West, 21.00 feet to a point;

(4)   South 87°-00'-05" West, 22.00 feet to a point;

(5)   South 02°-59'-55" East, 21.00 feet to a point of curvature;

(6)   Southwesterly by a curve to the right having a radius of 14.00 feet, an arc length of 21.99 feet to a point of tangency, the said point being distant by a chord of South 42°00'05" West, 19.80 feet from the last described point; and

(7)   South 87°-00'-05" West, 30.85 feet to a point on the line for land now or formerly of First State/Baldini (Deed Record 2089, page 206);

THENCE along the easterly line for said lands now or formerly First State/Baldini, North 02°-59'-55" West 430.51 feet to a point, a corner for Lot No. 48;

THENCE along the southerly line for the said Lot No. 48, North 83°-42'-03" East 107.53 feet to the said southwesterly side of Ballymeade Drive;

THENCE along the said southwesterly side of Ballymeade Drive the four (4) following described courses and distances:

(1)   Southeasterly by a curve to the left having a radius of 210.00 feet, an arc length of 89.19 feet to a point of tangency, the said point being distant by a chord of South 18°-27'-58" East 88.52 feet from the last described point;

(2)   South 30°-38'-00" East, 86.75 feet to a point of curvature;

(3)   Southeasterly by a curve to the right having a radius of 270.00 feet, an arc length of 130.23 feet to a point of tangency, the said point being distant by a chord of South 16°-48-58" East, 128.97 feet from the last described point; and

(4)   South 02°-59'-55" East, 124.30 feet to a point, the said point being the northeasterly end of the said junction curve joining the said southwesterly side of Ballymeade Drive with the said side of Morningdale Drive;

THENCE along the said junction curve, southwesterly by a curve to the right having a radius of 25.00 feet, an arc length of 39.27 feet to the point and place of Beginning, the said point being distant by a chord of South 42°-00'-05" West, 35.36 feet from the last described point;

CONTAINING within said metes and bounds, 1.71 acres of land, being the same, more or less.......

Private Open Space (Tax Parcel No. 06-024.00-308)

BEGINNING at a point on the northeasterly right-of-way line for Naamans Road (Delaware Route 92, at various widths), the said point being the southwesterly end of a junction curve joining the northwesterly side of Ballymeade Drive (at 80 feet wide) with the said northeasterly right-of-way line for the said Naamans Road;

THENCE from the said point of Beginning along the said northeasterly right-of-way line for Naamans Road, North 61°-38'-30" West, 432.16 feet to point on the line for lands now or formerly of William E. and Beverly Schmidt (Deed Book W, Volume 121, page 8);

THENCE along the said land now or formerly of William E. and Beverly Schmidt, North 02°-59'-55" West, 293.42 feet to a point, a corner for Lot No. 193;

THENCE along the southwesterly line for said Lot No. 193, South 41°-52'-50" East, 93.52 feet crossing a 10 feet wide permanent construction easement, to the turnaround area of West Oakmeade Drive (at 26 feet wide);

THENCE along the said West Oakmeade Drive, and along the southeasterly side of the said permanent construction easement the five (5) following described courses and distances:
(1)   South 48°-07'-10" West, 22.00 feet to a point;
(2)   South 41°-52'-50" East, 21.00 feet to a point of curvature;
(3)   Southwesterly by a curve to the right having a radius of 14.00 feet, an arc length of 21.99 feet to a point of tangency, the said point being distant by a chord of South 03°-07'-10" West 19.80 feet from the last described point;
(4)   South 48°-07'-10" West, 21.00 feet to a point; and
(5)   South 41°-52'-50" East, 13.00 feet to a point, a corner for Lot No. 192.

THENCE along the northwesterly and southwesterly line for said Lot No. 192 the two (2) following described courses and distances:
(1)   South 48°-07-10" West, 22.40 feet to a point; and
(2)   South 41°-52'-50" East, 131.00 feet to a point, a corner for said Lot No. 192 and being a point on the northwesterly line of a 10 foot wide access easement for the Stormwater Management Area 1B;

THENCE along the southeasterly lines for Lots No. 192, 191, 190, 189 and partially along 188, same being a northwesterly side of the said 10 foot wide access easement for Stormwater Management Area 1-B, North 48°-07'-10" East, 113.60 feet to a point, a corner for Lot 183;

THENCE along the southwesterly line and partially along the southeasterly lines of said Lot 183 the two (2) following described courses and distances:
(1)   South 41°-52'-50" East, 118.00 feet to a point; and
(2)   North 48°-07'-10 East, 6.00 feet to a point on the southwesterly end of Seabury Drive (at 26 feet wide);

THENCE along the said southwesterly end, southeasterly side and the turnaround for Seabury Drive, and along the northeasterly and northwesterly side of a 10 foot wide permanent construction easement the eight (8) followings courses and distances:
(1)   South 41°-52'-50" East, 26.00 feet to a point;
(2)   North 48°-07'-10" East, 22.00 feet to a point of curvature;
(3)   Southeasterly by a curve to the right having a radius of 14.00 feet, an arc length of 21.99 feet to a point of tangency, the said point being distant by a chord of South 86°-52'-50" East, 19.80 feet from the last described point;
(4)   South 41°-52'-50" East, 21.00 feet to a point;
(5)   North 48°-07'-10" East, 22.00 feet to a point;

(6)   North 41°-52'-50" West, 21.00 feet to a point of curvature;
(7)   Northeasterly by a curve to the right having a radius of 14.00 feet, an arc length of 21.99 feet to a point of tangency, the said point being distant by a chord of North 03°-07'-10" East, 19.80 feet from the last described point; and
(8)   North 48°-07'-10" East, 42.97 feet to a point, the said point being the northwesterly end of a junction curve joining the southwesterly side of Ballymeade Drive (at 60 feet wide) with the said southeasterly side of Seabury Drive;

THENCE along the said junction curve, southeasterly by a curve to the right have a radius of 25.00 feet, an arc length of 42.65 feet to a point on the said southwesterly side of Ballymeade Drive, the said point being distant by a chord of South 83°-00'-36" East, 37.66 feet from the last described point;

THENCE along the southwesterly, westerly and northwesterly side of said Ballymeade Drive the three (3) following described courses and distances:
(1)   Southeasterly by a curve to the right having a radius of 270.00 feet, an arc length of 94.44 feet to a point, the said point being distant by a chord of South 24°-07'-09" East 93.96 feet from the last described point;
(2)   South 03°-21'-58' West, 45.45 feet to a point (where Ballymeade Drive is now at 80 feet wide); and
(3)   Southwesterly by a curve to right having a radius of 260.00 feet, an arc length of 149.11 feet and crossing the said 10' wide access easement for Stormwater Management Area 1B to a point, the said point being the northeasterly end of the said junction curve joining the northwesterly side of Ballymeade Drive with the said northeasterly right-of-way line of Naamans Road, the said point being distant by a chord of South 11°-55'-45" West, 147.07 feet from the last described point;

THENCE along the said junction curve, southwesterly by a curve to the right having a radius of 30.00 feet, an arc length of 47.12 feet to the point and place of Beginning, the said point being distant by a chord of South 73°-21'-30" West, 42.43 feet from the last described point;

CONTAINING within said metes and bounds, 2.06 acres of land being the same, more or less.....

Private Open Space (Tax Parcel No.06-024.00-311)

BEGINNING at a point on the southwesterly side of Rockmeade Drive (at 50 feet wide), the said point being the northeasterly end of a junction curve joining the said southwesterly side Rockmeade Drive with the northwesterly side of East Oakmeade Drive (at 26 feet wide);

THENCE from the said point of Beginning along the said junction curve, southwesterly by a curve to the right having a radius of 25.00 feet, an arc length of 23.30 feet to a point, a corner for Lot No. 151, the said point being distant by a chord of South 17°-51'-12" West, 22.47 feet from the last described point;

Thence leaving the said junction curve along the northeasterly line for the said Lot No. 151 North 30°-21'-09" West, 118.50 feet to a point on the line for Lot No. 150, the said point being also the centerline of a 6 foot wide walkway easement;

Thence along the southwesterly line for said Lot No. 150 and the said centerline of the 6 foot wide walkway easement North 59°-38'-51" East, 34.84 feet to a point on the said southwesterly side of Rockmeade Drive;

THENCE along the said southwesterly side of said Rockmeade Drive the two (2) following described courses and distances:
(1)   South 30°-21'-09' East, 8.23 feet to a point of curvature; and
(2)   Southeasterly by a curve to right having a radius of 260.00 feet, an arc length of 97.57 feet to the point and place of Beginning, the said point being distant by a chord of South 19°-36'-08" East, 97.00 feet from the last described point;

CONTAINING within said metes and bounds, 0.074 acres of land, being the same, more or less.......

Private Open Space (Tax Parcel No.06-024.00-279)

BEGINNING at a point on the southwesterly side of Ballymeade Drive (at 60 feet wide), the said point being the southeasterly end of a junction curve joining the said southwesterly side of Ballymeade Drive with the southeasterly side of West Boxbourgh Drive (at 26 feet wide);

Thence from the said point of Beginning along the said southwesterly side of Ballymeade Drive the two (2) following described courses and distances:
(1)   Southeasterly by a curve to left having a radius of 380.00 feet, an arc length of 55.46 feet to a point of tangency, the said point being distant by a chord of South 37°-41'-58" East, 55.41 feet from the last described point; and
(2)   South 41°-52'-50' East, 38.44 feet to a point a corner for Lot No. 198, the said point also being the center of a 6 foot wide walkway easement;

Thence leaving the said side of Ballymeade Drive along the northwesterly line of Lots No. 198, 197 and partially along Lot No. 196 and along the centerline of the said 6 foot wide walkway easement, South 48°-07'-10' West, 82.94 feet to a point a corner for Lot No.199;

Thence along the westerly line for the said Lot No. 199, North 02°-59'-55' West, 136.41 feet to a point on the said junction curve joining the said southwesterly side of Ballymeade Drive with the southeasterly side of West Boxbourgh Drive;

Thence along the said junction curve southeasterly by a curve to right having a radius of 25.00 feet, an arc length of 12.69 feet to the point and place of Beginning, the said point being distant by a chord of South 48°-03'-41" East, 12.56 feet from the last described point;

CONTAINING within said metes and bounds, 0.101 acres of land, being the same, more or less.......

JPK/jbk   Checked By *Walt*