

Tax Parcel No.: 25-001.00-001  
[Original Tax Parcel Number prior to Subdivision]

PREPARED BY AND RETURN TO:  
John E. Tracey, Esquire (PPUSZ)  
Young Conaway Stargatt & Taylor, LLP  
Rodney Square  
1000 N. King Street  
Wilmington, DE 19801

**THIS CONFIRMATORY DEED**, made this 23<sup>rd</sup> day of September, 2022,

Between:

**TOWNSEND PROPERTIES, L.L.C.**, a Delaware limited liability company,  
party of the first part,

AND

**TOWN OF TOWNSEND**, a Delaware political body, party of the second part.

**WITNESSETH:**

That the said party of the first part, for and in consideration of the sum of **TEN AND 00/100 DOLLARS (\$10.00)** lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby grants and conveys unto the said party of the second part, its successors and assigns:

**HELEN DRIVE – PHASE 3B**  
**RIGHT-OF-WAY TO BE DEDICATED TO THE TOWN OF TOWNSEND**  
**0.310 ACRES**

**ALL** that lot, piece or parcel of land situate in Town of Townsend, New Castle County, State of Delaware, being lands designated “HELEN DRIVE – 60’ WIDE RIGHT-OF-WAY PREVIOUSLY DEDICATED TO PUBLIC USE” as shown on the Record Resubdivision Plan for “TOWNSEND VILLAGE” prepared by Karins and Associates, Professional Engineers and Land Surveyors, Drawing No. 1530-A07, Consisting of 6 Sheets, dated May 16, 2005, last revised March 27, 2006, and recorded September 15, 2006, in the Office of the Recorder of Deeds in and for New Castle County on Instrument No. 200609150088782. Being more particularly bounded and described as follows to wit:

**BEGINNING** at a point on the Northwesterly side of Helen Drive (60’ wide R/W), said point being the northwesterly end of a 25.00 feet radius junction curve joining the said Northwesterly side of Helen Drive with the southwesterly side of Edgar Road (50’ wide R/W); thence, from said point of Beginning, along said 25.00 feet radius junction curve, Southeasterly and to the right, said curve having a chord bearing of South 17°-30’-25” East and a

chord distance of 30.09 feet, an arc length of 32.28 feet to a point of reverse curvature; thence, on a line in common with Lot 28, in part, Lot 27, in part, Lot 26, in part and, Lot 25, in part, Southeasterly, along a 315.42 feet radius curve to the left, said curve having a chord bearing of South 01°-25'-32" East and a chord distance of 225.15 feet, an arc length of 230.23 feet to a point of tangency; thence, crossing from the southwesterly side of Helen Drive to the northeasterly side of Helen Drive, North 67°-39'-50" East, 60.00 feet to a point; thence, on a line in common with Lot 142, Northwesterly, along a 255.42 feet radius curve to the right, said curve having a chord bearing of North 05°-00'-28" West and a chord distance of 152.15 feet, an arc length of 154.50 feet to the southwesterly end of a 25.00 feet radius junction curve joining the northeasterly side of Helen Drive with the southwesterly side of Edgar Road (60' wide R/W); thence, along said 25.00 feet radius junction curve, Northeasterly and to the right, said curve having a chord bearing of North 62°-22'-22" East and a chord distance of 38.33 feet, an arc length of 43.68 feet to a point of tangency; thence, crossing the northwesterly terminus of Helen Drive, North 55°-50'-37" West, 109.76 feet to the point and place of Beginning.

**CONTAINING** within said described metes and bounds 0.310 acres of land, be the same more or less.

**EDGAR ROAD – PHASE 3A & PHASE 3B**  
**RIGHT-OF-WAY TO BE DEDICATED TO THE TOWN OF TOWNSEND**  
**3.629 ACRES**

**ALL** that certain lot, piece or parcel of land situate in Town of Townsend, New Castle County, State of Delaware, being lands designated "EDGAR ROAD – 60' WIDE RIGHT-OF-WAY PREVIOUSLY DEDICATED TO PUBLIC USE" as shown on the Record Resubdivision Plan for "TOWNSEND VILLAGE" prepared by Karins and Associates, Professional Engineers and Land Surveyors, Drawing No. 1530-A07, Consisting of 6 Sheets, dated May 16, 2005, last revised March 27, 2006, and recorded September 15, 2006, in the Office of the Recorder of Deeds in and for New Castle County on Instrument No. 200609150088782. Being more particularly bounded and described as follows to wit:

**BEGINNING** at a point on the northwesterly side of Edgar Road (60' wide R/W), said point being the southeasterly end of a 25.00 feet radius junction curve joining the said northwesterly side of Edgar Road with the northeasterly side of Edgar Road (50' wide R/W); thence, from said point of Beginning, along said 25.00 feet radius junction curve, northwesterly and to the right, said curve having a chord bearing of North 67°20'10" West and a chord distance of 35.36 feet, an arc length of 39.27 feet to a point of tangency; thence, on a common line with Lot 54, North 22°20'10" West, 44.93 feet to a point of curvature; thence, on a line in common with Lot 54, in part, Lots 53 through 51 in descending order and, Lot 50, in part, Northwesterly, along a 940.00 feet radius curve to the left, said curve having a chord bearing of North 33°00'38" West and a chord distance of 348.23 feet, an arc length of 350.25 feet to a point of reverse curvature; thence, on a common line with said Lot 50, in part, Lot 49 through Lot 45 in descending numerical order and, Lot 44, in part, Northwesterly, along a 522.00 feet radius curve to the right, said curve having a chord bearing of North 13°32'56" West and a chord distance of 524.15 feet, an arc length of 549.12 feet to a point of reverse curvature; thence, on a line in common with said Lot 44, in part, Lot 43 through Lot 40 in descending numerical order, lands designated "0.22 ACRES TO BE DEDICATED TO NEW CASTLE COUNTY (SANITARY

SEWER PUMP STATION)” and, lands designated “PUBLIC OPEN SPACE 22.67 AC.”, Northwesterly, along a 175.00 foot radius curve to the left, said curve having a chord bearing of North 52°29’24” West and a chord distance of 326.92 feet, an arc distance of 421.97 feet to a point of tangency; thence, on a line in common with lands designated “PUBLIC OPEN SPACE 22.67 AC.”, South 58°25’57” West 155.50 feet to a point of curvature; thence, on a line in common with Lot 39, in part, Lot 244, in part, lands designated “NEW ACCESS TO T.P. 14-015.00-183 0.09 ACRES TO BE CONVEYED TO DAVID A., JR. & JAYNE P. RIBLETT”, Lot 243, in part, Lot 38, in part, Lot 37, in part and, Lot 36, in part, Southwesterly, along a 325.00 foot radius curve to the left, said curve having a chord bearing of South 18°02’53” West and a chord distance of 421.14 feet, an arc length of 458.15 feet to a point of tangency; thence, on a line in common with Lot 36, in part, Lot 35 through Lot 32 in descending numerical order and, Lot 31, in part, South 22°20’10” East 442.07 feet to a point of curvature; thence, on a line in common with Lot 30, in part, Lot 29, in part and, Lot 28, in part, Southeasterly, along a 475.00 foot radius curve to the left, said curve having a chord bearing of South 38°25’03” East and a chord distance of 263.15 feet, an arc length of 266.64 feet to a point that is the northwesterly end of a 25.00 foot radius junction curve joining the southwesterly side of Edgar Road with the northwesterly side of Helen Drive (60’ wide R/W); thence, crossing from said northwesterly terminus of Helen Drive to the northeasterly terminus of Helen Drive, South 55°50’37” East, 109.76 feet to the northeasterly end of a 25.00 foot radius junction curve joining the southeasterly side of Helen Drive with the southwesterly side of said Edgar Road; thence, on a line in common with Lot 142, in part, Lot 143, in part, lands designated “PUBLIC OPEN SPACE 0.71 AC.”, in part and, Lot 144, in part, Southeasterly, along a 485.00 foot radius curve to the left, said curve having a chord bearing of South 89°57’20” East and a chord distance of 369.33 feet, an arc length of 378.90 feet to a point of tangency; thence crossing from said southeasterly side of Edgar Road to the northwesterly side of Edgar Road, North 22°20’10” West, 60.00 feet to a point of tangency; thence, on a line in common with Lot 242, in part, lands designated “PUBLIC OPEN SPACE 3.61 AC.”, in part, Lot 216 through Lot 218 in ascending numerical order, in part and, Lot 219, in part, Northwesterly, along a 425.00 foot radius curve to the right, said curve having a chord bearing of North 67°20’10” West and a chord distance of 601.04 feet, an arc distance of 667.59 feet to a point of tangency; thence, on a common line with said Lot 219, in part, Lot 220 through Lot 224 in ascending numerical order, and Lot 225, in part, North 22°20’10” West 442.07 feet to a point of curvature; thence, on a line in common with said Lot 225, in part, Lot 226, in part, Lot 227, in part and, Lot 228, in part, Northeasterly, along a 275.00 foot radius curve to the right, said curve having a chord bearing of North 18°02’53” East and a chord distance of 356.35 feet, an arc distance of 387.66 feet to a point of tangency; thence, on a line in common with Lot 228, in part and, Lot 229, in part, North 58°-25’-57” East 155.50 feet to a point of curvature; thence, on a line in common with lands designated “PUBLIC OPEN SPACE 3.61 AC.”, in part, Lot 230, in part and, Lot 231, in part, Southeasterly, along a 125.00 foot radius curve to the right, said curve having a chord bearing of South 52°29’24” East and a chord distance of 233.52 feet, an arc distance of 301.41 feet to a point of reverse curvature; thence, on a line in common with Lot 231, in part, Lot 232 through Lot 237 in ascending numerical order, in part and, Lot 238, in part, Southeasterly, along a 572.00 foot radius curve to the left, said curve having a chord bearing of South 13°32’56” East and a chord distance of 574.35 feet, an arc length of 601.71 feet to a point of reverse curvature; thence, on a line in common with Lot 238, in part, Lot 239 through Lot 241 in ascending numerical order, in part and, Lot 242, in part, Southeasterly, along a 890.00 foot radius curve to the right, said curve having a chord bearing of South 33°00’38” East and a chord distance of 329.71 feet, an arc

length of 331.62 feet to a point of tangency; thence, on a line in common with Lot 242, South 22°-20'-10" East 44.93 feet to the northeasterly end of a 25.00 feet radius junction curve joining the southwesterly side of Edgar Road with the northwesterly side of Edgar Road (60' wide R/W); thence, along said 25.00 feet radius junction curve, southwesterly and to the right, said curve having a chord bearing of South 22°39'50" West and a chord distance of 35.36 feet, an arc distance of 39.27 feet to a point of tangency; thence, crossing the southeasterly terminus of Edgar Road, North 67°39'50" East, 100.00 feet to the point and place of Beginning.

**CONTAINING** within said described metes and bounds 3.629 acres of land, be the same more or less.

**KAITLYN DRIVE – PHASE 3**  
**RIGHT-OF-WAY TO BE DEDICATED TO THE TOWN OF TOWNSEND**  
**1.499 ACRES**

**ALL** that certain lot, piece or parcel of land situate in Town of Townsend, New Castle County, State of Delaware, being lands designated "KAITLYN DRIVE – 60' WIDE RIGHT-OF-WAY PREVIOUSLY DEDICATED TO PUBLIC USE" as shown on the Record Resubdivision Plan for "TOWNSEND VILLAGE" prepared by Karins and Associates, Professional Engineers and Land Surveyors, Drawing No. 1530-A07, Consisting of 6 Sheets, dated May 16, 2005, last revised March 27, 2006, and recorded September 15, 2006, in the Office of the Recorder of Deeds in and for New Castle County on Instrument No. 200609150088782. Being more particularly bounded and described as follows to wit:

**BEGINNING** at a point on the northwesterly side of Caldwell Corner Road (variable width R/W), said point being the southwesterly end of a 25.00 feet radius junction curve joining the said northwesterly side of Caldwell Corner Road with the southwesterly side of Kaitlyn Drive (60' wide R/W); thence, from said point of Beginning, continuing along the said 25.00 feet radius junction curve joining the northwesterly side of Caldwell Corner Road with the southwesterly side of Kaitlyn Drive, Northeasterly and to the left, said curve having a chord bearing of North 22°-41'-08" East and a chord distance of 35.37 feet, an arc length of 39.29 feet to the northeasterly end of the said 25.00 feet radius junction curve joining the said northwesterly side of Caldwell Corner Road with the southwesterly side of Kaitlyn Drive, a corner in common with Lot 1; thence, on a line in common with said Lot 1, in part, on a line in common with Lot 2 through Lot 7, in an ascending numerical order, in part, and on a line in common with Lot 8, in part, North 22°-20'-10" West 713.23 feet to a corner in common with Lot 9; thence, on a line in common with said Lot 9, in part, on a line in common with Lot 10, in part, on a line in common with Lot 11, in part, and on a line in common with Lot 12, in part, Northeasterly, along a 397.40 feet radius curve to the right, said curve having a chord bearing of North 02°-21'-45" East and a chord distance of 332.11 feet, an arc length of 342.62 feet to the southeasterly end of a 25.00 feet radius junction curve joining the northwesterly side of Kaitlyn Drive with the southwesterly side of Helen Drive; thence, along the said 25.00 feet radius junction curve joining the northwesterly side of Kaitlyn Drive with the southwesterly side of Helen Drive, Northwesterly and to the left, said curve having a chord bearing of North 15°-51'-00" West and a chord distance of 34.04 feet, an arc length of 37.45 feet to the northwesterly end of the said 25.00 feet radius junction curve joining the northwesterly side of Kaitlyn Drive with the southwesterly side of Helen Drive; thence, crossing the southwesterly terminus of Helen Drive, South 62°-56'-19" East 106.36 feet

to the northeasterly end of a 25.00 foot radius junction curve joining the southeasterly side of Kaitlyn Drive with the said southwesterly side of Helen Drive; thence, along the said 25.00 foot radius junction curve joining the southeasterly side of Kaitlyn Drive with the southwesterly side of Helen Drive, Southwesterly and to the left, said curve having a chord bearing of South 69°-58'-21" West and a chord distance of 34.04 feet, an arc length of 37.45 feet to the southwesterly end of the said 25.00 foot radius junction curve joining the southeasterly side of Kaitlyn Drive with the southwesterly side of Helen Drive, a corner in common with Lot 107; thence, on a line in common with said Lot 107, in part, on a line in common with Lot 108, in part, and on a line in common with Lot 109, in part, Southwesterly, along a 337.40 foot radius curve to the left, said curve having a chord bearing of South 02°-21'-45" West and a chord distance of 281.97 feet, an arc length of 290.89 feet to a point of tangency; thence, on a line in common with said Lot 109, in part, on a line in common with Lot 110 through Lot 115, in ascending numerical order, in part, and on a line in common with Lot 116, in part, South 22°-20'-10" East 712.24 feet to the northwesterly end of a 25.00 foot radius junction curve joining the aforesaid northwesterly side of Caldwell Corner Road with the northeasterly side of Kaitlyn Drive; thence, along the said 25.00 foot radius junction curve joining the aforesaid northwesterly side of Caldwell Corner Road with the northeasterly side of Kaitlyn Drive, Southeasterly and to the left, said curve having a chord bearing of South 67°-52'-15" East and a chord distance of 35.68 feet, an arc length of 39.74 feet to the southeasterly end of the said 25.00 foot radius junction curve joining the aforesaid northwesterly side of Caldwell Corner Road with the northeasterly side of Kaitlyn Drive; thence, crossing the northwesterly terminus of Caldwell Corner Road, South 67°-09'-03" West 110.490 feet to the point and place of Beginning.

**CONTAINING** within said described metes and bounds 1.499 acres of land, be the same more or less.

**SUBJECT TO AND TOGETHER WITH THE BENEFIT OF ALL** covenants, conditions, restrictions, plans and easements of record with respect to the property described above, this reference to which shall not be construed to reimpose any such covenants, conditions, restrictions, plans and easements which have otherwise lapsed, expired or have otherwise been terminated in accordance with their terms or otherwise, as applicable.

**BEING** a part of the same lands and premises which Jack E. Robinson, Trustee and Helen Marie Robinson, Trustee by Deed dated February 26, 2002 and recorded on February 27, 2002 in the Office of the Recorder of Deeds, in and for New Castle County, Delaware, in Instrument Number 20020227-0018937, did grant and convey unto Townsend Properties, L.L.C., a Delaware limited liability company, in fee.

Grantee's Mailing Address:

141 Main Street  
P. O. Box 223  
Townsend, DE 19734

**THIS CONFIRMATORY DEED IS BEING RECORDED TO CONFIRM THAT THE STREETS REFERENCED ABOVE ARE A PART OF THE SAME STREETS THAT**

**WERE DEDICATED TO PUBLIC USE AS SHOWN ON AND AS PROVIDED IN NOTE 14 B) OF THE RECORD RESUBDIVISION PLAN FOR "TOWNSEND VILLAGE" PREPARED BY KARINS AND ASSOCIATES, PROFESSIONAL ENGINEERS AND LAND SURVEYORS, DRAWING NO. 1530-A07, CONSISTING OF 6 SHEETS, DATED MAY 16, 2005, LAST REVISED MARCH 27, 2006, AND RECORDED SEPTEMBER 15, 2006, IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY ON INSTRUMENT NO. 200609150088782.**

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