Deed - Conveyance, original -
TRUSTEES TO VILLAGE -
March 7, 1973
Recorded Deed Book L, Volume 87, p.385
This Deed Made this 1st day of January in the year of our Lord one thousand nine hundred and seventy-three

BETWEEN, PHILIP COHEN, ISAAC B. FINKELESTEIN and CECIL LIBERMAN, Trustees of Arden, parties of the first part,

AND

VILLAGE OF ARDEN, a municipal corporation of the State of Delaware, party of the second part.

Witnesseeeth, That the said part less of the first part, for and in consideration of the sum of ONE DOLLAR ($1.00), lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby grants and conveys unto the said part of the second part, his successors and assigns, ALL those certain lots, pieces or parcels of land, situate in the Village of Arden, Brandywine Hundred, New Castle County, State of Delaware, more particularly bounded and described in accordance with a survey of Van Denmark & Lynch, Inc., Civil Engineers and Surveyors, as follows, to-wit:

No. 1. ARDEN FOREST. BEGINNING at the point of intersection of the Southeasterly side of Marsh Road with the Northeasterly side of Millers Road (at 30 feet wide); thence from said point of Beginning and along the said Southeasterly side of Marsh Road Northeasterly by a curve to the left, having a radius of 956.09 feet, an arc distance of 123 feet, more or less, to a point in the center line of Naamans Creek; thence along the center line of said Naamans Creek in a generally Southeasterly direction 5000 feet, more or less, to a point in the Northerly line of Ardentown, said point being distant by a tie line of South 68 degrees 03 minutes 32 seconds East, 2351.66 feet from the last described point; thence along the said Northerly line of Ardentown, South 62 degrees 08 minutes 05 seconds West, 620 feet, more or less, to a point; thence along a line of Lot Nos. 69 and 70, Northerly 165 feet, more or less, to a point on the Northerly side of Walnut Lane (at 15 feet wide); thence along the extension of the said Northerly line of Walnut Lane, Northerly 55 feet, more or less, to a point; thence along lines of Lot Nos. 72, 71 1/2 and 71, Northerly 283 feet, more or less, to a point in the exension of the Southeasterly side of Cherry Lane (at 30 feet wide); thence thereby Southerly 40 feet, more or less, to a point; thence crossing said Cherry Lane and along one of the center line of Lot Nos. 76 and 76 1/2, Northerly 261.5 feet, more or less, to a point, a corner for Lot No. 77; thence thereby Northwesterly 125 feet, more or less, to a point, the Southeasterly side of Woodland Lane (at 30 feet wide); thence thereby Northwesterly 115 feet, more or less, to a point, a corner for Lot No. 77 1/2; thence thereby the six following described courses and distances: (1) Southeasterly 115 feet, more or less, to a point; (2) Northwesterly 58.79 feet, more or less, to a point; (3) Southwesterly along the Southeasterly side of said Naamans Creek and along a curve to the right, having a radius of 75 feet, more or less, an arc distance of 113 feet, more or less, to a point; (4) Northwesterly along said Southeasterly side of Naamans Creek, 156 feet, more or less, to a point; (5) Southerly along a curve to the left, having a radius of 133 feet, more or less, an arc distance of 119 feet, more or less, to a point; and (6) Southerly 25.28 feet, more or less, to a point on the Northerly side of said Woodland Lane; thence thereby Southwesterly 115 feet, more or less, to a point, a corner for Lot No. 78; thence thereby the following described courses and distances: (1) Northwesterly 150.46 feet to a point; and (2) Southwesterly 130 feet to a point on the Northerly side of Green Lane (at 30 feet wide); thence crossing said Green Lane and along one of the center line of Lot Nos. 79 and 80 Southwesterly 306 feet, more or less, to a point, a corner for Lot No. 81; thence along line of said Lot No. 81, the two follow-
ing described courses and distances: (1) Southwesterly 110.17 feet to a point; and (2) Southwesterly 40 feet, more or less, to a point, a corner for Lot No. 88; thence thereby the two following described courses and distances: (1) Northwesterly 105 feet, more or less, to a point; and (2) Southwesterly 96 feet, more or less, to a point, a corner for Lot No. 88; thence thereby Northwesterly 130 feet, more or less, to a point on the Southwesterly side of St. Martins Lane (at 12 feet wide); thence thereby Northeasterly along a curve to the right, having a radius of 800 feet, more or less, an arc distance of 175 feet, more or less, to a point, a corner for Lot No. 88; thence thereby the five following described courses and distances: (1) Southwesterly 26 feet, more or less, to a point; (2) Northwesterly 160 feet, more or less, to a point; (3) Northwesterly along the said Southwesterly side of Naaman Creek, 175 feet, more or less, to a point; (4) Southwesterly 150 feet, more or less, to a point; and (5) Southwesterly 88 feet, more or less, to a point on the Northwesterly side of St. Martins Lane; thence thereby Southwesterly along a curve to the left, having a radius of 312 feet, more or less, to a point, an arc distance of 140 feet, more or less, to a point, a corner for Lot No. 38; thence along lines of Lot Nos. 38 and 37, Northwesterly 375.16 feet, more or less to a point in the Southerly line of Lot No. 84; thence thereby Northeasterly 99.36 feet to a point; thence along line of said Lot No. 84 and Lot No. 74 3/4, Northwesterly 212.03 feet to a point on the Southwesterly side of Hillside Road (at 30 feet wide); thence crossing said Hillside Road, Northwesterly 31 feet, more or less, to a point on the Northwesterly side of said Hillside Road and a corner for Lot No. 33 1/2; thence thereby the two following described courses and distances: (1) Northwesterly 95.35 feet to a point; and (2) Southwesterly 90.99 feet to a point, a corner for Lot No. 14; thence thereby the three following described courses and distances: (1) Northwesterly 127.66 feet to a point; (2) Northwesterly 46 feet to a point; and (3) Southwesterly 155.8 feet to a point on the said Northwesterly side of Millars Road; thence thereby the two following described courses and distances: (1) Northwesterly along a curve to the right, having a radius of 230 feet, more or less, an arc distance of 60 feet, more or less, to a point; and (2) Northwesterly 250 feet, more or less, to the point of intersection thereof with the said Southwesterly side of Marsh Road and a point and place of Beginning. Containing within such limits and bounds 25 acres, more or less, of land, be the same more or less.

NO. 3. SHERWOOD FOREST. BEGINNING at a point on the division line between lands of Arden and lands now or formerly of Samuel B. Eure, et ux., said point being distant South 56 degrees 00 minutes 56 seconds East, 349.47 feet, more or less, measured along the division line from a monument set at the point of intersection thereof with the Southerly side of Marsh Road (at 60 feet wide); said point of Beginning being a corner for Lot No. 83 3/8; thence from said point of Beginning and along line of said Lot No. 83 3/8, crossing a 10 feet wide fire lane, and a 5 feet wide drainage easement, North 58 degrees 31 minutes 13 seconds East, 149.48 feet to a point in line of Lot No. 86 1/4; thence thereby the two following described courses and distances: (1) South 50 degrees 17 minutes 17 seconds West, 56.90 feet, more or less, to a point; and (2) North 86 degrees 31 minutes 50 seconds East, 348.56 feet to a point, a corner for Lot No. 95A; thence thereby the two following described courses and distances: (1) South 33 degrees 24 minutes 17 seconds East, 18.10 feet to a point; and (2) South 21 degrees 19 minutes 47 seconds East, 132.22 feet to a point, a corner for Lot No. 95; thence thereby crossing Hillside Road (at 30 feet wide) South 33 degrees 58 minutes 27 seconds East, 145.14 feet to a point on the Southwesterly side of said Hillside Road; thence thereby North 56 degrees 31 minutes 50 seconds East, 48 feet, more or less, to a point, a corner for Lot No. 104; thence thereby and along line of Lot No. 105, South 30 degrees East, 183 feet, more or less, to a point; thence still along line of said Lot No. 105, North 61 degrees 59 minutes 15 seconds East, 5 feet, more or less, to a point, a corner for Lot No. 105; thence thereby South 33 degrees 56 minutes 06 seconds East, 280 feet to a point on the Northwesterly side of Lovers Lane Extension (at 15 feet wide); thence crossing said Lovers Lane Extension and along line of Lot Nos. 107, 108, 109 and 111, South 28 degrees 57 minutes 04 seconds East, 185.38 feet to a point, a corner for Lot No. 115; thence thereby South 20 degrees 51 degrees 54 minutes 05 seconds East, 63.54 feet to a point, a corner for Lot
No. 113 1/2; thence thereby South 43 degrees 13 minutes 06 seconds East, 130.93 feet to a point on the Northwesterly side of The Highway (at 30 feet wide); thence thereby South 46 degrees 59 minutes 55 seconds West, 102.5 feet, more or less, to a point on the Northwesterly side of the said 15 foot wide fire lane; thence thereby South 33 degrees 24 minutes 17 seconds East, 30.48 feet to a point on the Southeasterly side of the said The Highway; thence thereby North 46 degrees 59 minutes 55 seconds East, 286.7 feet, more or less, to a point, a corner for Lot No. 114 1/2; thence thereby South 43 degrees 00 minutes 06 seconds East, 293.17 feet to a point; thence still along line of Lot No. 114, North 46 degrees 59 minutes 55 seconds East, 177.00 feet to a point on the Southeasterly side of a 10.44 feet wide lane leading into The Highway; thence Southerly 00 degrees 00 minutes 06 seconds East, 69.56 feet to a point in the Northerly side of Forest Lane (at 10 feet wide); thence thereby South 46 degrees 59 minutes 55 seconds West, 145.24 feet to a point; thence crossing said Forest Lane and along line of Lot No. 107C South 35 degrees 21 minutes 10 seconds East, 218 feet, more or less, to a point on the Northerly line of Arcencroft; thence thereby South 57 degrees 38 minutes 50 seconds West, 747 feet, more or less, to a point in line of lands now or formerly of Benjamin J. Shimberg, et ux; thence thereby North 43 degrees 00 minutes 06 seconds West, 949.8 feet, more or less, to a corner for said lands now or formerly of Samuel B. Eboro, et ux; thence thereby North 26 degrees 00 minutes 36 seconds West, 537.63 feet to a point, a corner for said Lot No. 84 2/4B and a point and place of Beginning. Containing within such metes and bounds, 20.83 acres of land, be the same more or less.

NO. 3. SHERWOOD GREEN. BEGINNING at the point of intersection of the Southeasterly side of Sunset Road (at 50 feet wide) with the Southerly side of a 30 foot wide Right of Way; thence from said point of Beginning and along the said Southerly side of a 30 foot wide Right of Way, South 40 degrees 27 minutes 00 seconds East, 244 feet, more or less, to the point of intersection thereof with the Northwesterly side of The Highway (at 30 feet wide); thence thereby South 40 degrees 59 minutes 55 seconds West, 145 feet, more or less, to a corner for the Ardencroft School; thence thereby North 43 degrees 00 minutes 06 seconds West, 246.3 feet, more or less, to the point of intersection thereof with the said Southeasterly side of Sunset Road; thence thereby North 48 degrees 30 minutes 00 seconds East, 117.5 feet, more or less, to the point of intersection thereof with the said Southerly side of the 30 foot wide Right of Way and a point and place of Beginning. Containing within such metes and bounds, 0.73 acres of land, be the same more or less.

NO. 4. MEADOW GREEN COMMUNAL WOODS & CEMETARY. BEGINNING at a point on the Southeasterly side of Grubbs Road (at 40 feet wide), in line of said point of Beginning being a corner for Lot No. 140 and being distant North 51 degrees 11 minutes 20 seconds West, 147.76 feet, more or less, measured along the said Southeasterly side of Grubbs Road from the point of intersection thereof with the Northerly side of Meadow Lane (at 40 feet wide); thence from said point of Beginning and along line of said Lot No. 140, South 57 degrees 38 minutes 50 seconds West, 152.7 feet, more or less, to a point, a corner for Lot No. 139; thence thereby the two following described courses and distances: (1) North 33 degrees 51 minutes 10 seconds West, 85.78 feet to a point; and (2) South 79 degrees 34 minutes 30 seconds West, 98.39 feet to a point; thence still along line of said Lot No. 139 and along line of Lot No. 138, South 57 degrees 38 minutes 50 seconds West, 177.50 feet to a point on the Northeasterly side of Pond Lane; thence thereby North 58 degrees 55 minutes 30 seconds West, 49.37 feet to a point, a corner for lands of the Swimming Guild, formerly Lot No. 118; thence thereby the two following described courses and distances: (1) North 47 degrees 00 minutes 10 seconds East, 20.11 feet to a point; and (2) North 23 degrees 20 minutes 30 seconds West, 28.47 feet to a point, a corner for Lot No. 135; thence thereby the three following described courses and distances: (1) North 73 degrees 06 minutes 00 seconds East, 173.06 feet to a point; (2) North 19 degrees 46 minutes 00 seconds West, 84.61 feet to a point; and (3) North 57 degrees 38 minutes 00 seconds East, 34.30 feet to a point on the said Southeasterly side of Grubbs Road; thence thereby South 21 degrees 11 minutes 30 seconds East, 270.10 feet to a point, a corner for Lot No. 140 and a point and place of Beginning. Containing within such metes and bounds, 1.40 acres of land, be the same more or less.
NO. 5. COMMUNAL HOLDING LOT "B". BEGINNING at the point of intersection of the Northwesterly side of Lower Lane (at 30 feet wide) with the Northwesterly side of Grubbs Road (at 40 feet wide); thence from said point of Beginning and along the said Northwesterly side of Grubbs Road, North 51 degrees 11 minutes 50 seconds West, 309.71 feet to a point of intersection thereof with the Southwesterly side of The Sweep (at 30 feet wide); thence thence the two following described courses and distances: (1) Northeasterly along curve to the left, having a radius of 940 feet, an arc distance of 133.97 feet to a point of tangency of said curve; and (2) North 41 degrees 34 minutes 30 seconds East, 115 feet to a point, a corner for Lot No. 50; thence thereby South 33 degrees 17 minutes 50 seconds East, 191.97 feet to a point on the Northwesterly side of Stile Path (at 8 feet wide); thence thereby the following described courses and distances: (1) South 17 degrees 34 minutes 30 seconds West, 14.50 feet to a point; and (2) South 38 degrees 15 minutes 20 seconds West, 106.37 feet to the point of intersection thereof with the said Northwesterly side of Lower Lane; thence thereby South 01 degrees 48 minutes 10 seconds West, 138.94 feet to the point of intersection thereof with the said Northwesterly side of Grubbs Road and the point and place of Beginning. Containing within such metes and bounds, 1.10 acres of land, be the same more or less.

NO. 6. VILLAGE GREEN A. BEGINNING at the point of intersection of the Northwesterly side of Cherry Lane (at 30 feet wide) with the Northwesterly side of Millers Road (at 30 feet wide); thence along the said Northwesterly side of Millers Road Northwesterly 174 feet, more or less, to the point of intersection thereof with the Southwesterly side of Woodland Lane (at 30 feet wide); thence Northwesterly 400 feet, more or less, to the point of intersection thereof with the Southwesterly side of Inn Lane (at 30 feet wide); thence Southwesterly 231 feet, more or less, to the point of intersection thereof with the said Northwesterly side of Cherry Lane; thence Southwesterly 415 feet, more or less, to the said point of intersection thereof with the said Northwesterly side of Millers Road and the point and place of Beginning. Containing within such metes and bounds, 1.58 acres, more or less, be the same more or less.

NO. 7. VILLAGE GREEN B. BEGINNING at the point of intersection of the Northwesterly side of Cherry Lane (at 30 feet wide) with the Northwesterly side of Inn Lane (at 30 feet wide); thence from said point of Beginning and along the said Northwesterly side of Inn Lane, Northwesterly 236 feet, more or less, to the point of intersection thereof with the Southwesterly side of Woodland Lane (at 30 feet wide); thence Northeasterly 565 feet, more or less, to the point of intersection thereof with the Southwesterly side of Green Lane (at 30 feet wide); thence Southwesterly 318 feet, more or less, to the point of intersection thereof with the said Northwesterly side of Cherry Lane; thence Southwesterly 540 feet, more or less, to the point of intersection thereof with the said Northwesterly side of Inn Lane and a point and place of Beginning. Containing within such metes and bounds, 5.44 acres of land, be the same more or less.

BEING a part of the same lands and premises which George F. Stephens, by his Indenture dated October 17, 1801, recorded in the office for the Recording of Deeds, in and for New Castle County, in Deed Record V, Volume 18, Page 38, granted and conveyed unto William L. Price, Frank Martin and George F. Stephens. Subject to certain Trusts declared by Deed of Trust of George F. Stephens, et al., dated January 21, 1906, recorded in the office for the Recording of Deeds aforesaid, in Deed Record V, Volume 51, Page 94.

SUBJECT, NEVERTHELESS, to the reservation and restriction that no part, nor all of the lands herein conveyed shall be sold, leased, or in any manner alienated, nor shall they be mortgaged or in any manner encumbered, except by the consent of a majority of the residents of Arden. The consent of a majority of the residents of Arden shall be obtained by a referendum vote conducted in accordance with the Rules of the Registration Committee of the Village of Arden and certified under oath by its Secretary. The certification shall be recorded in the office for the Recording of Deeds, in and for New Castle County.
In Witness Whereof, the said party of the first part have hereunto set their hands and seals, the day and year aforesaid.

TRUSTEES OF ARDEN

[Seals]

State of Delaware,

NEW CASTLE County, this 27th day of March, in the year of our Lord one thousand nine hundred and seventy-three, personally came before me, the subscriber, a Notary Public for the County and State aforesaid, CECIL LIBERMAN, PHILIP COHEN and ISAAC B. FINKELSTEIN, Trustees of Arden, personally to this Indenture, known to me personally to be such, and severally acknowledged this Indenture to be their Deed.

GIVEN under my Hand and Seal of office, the day and year aforesaid.

Notary Public
April 4, 1973

Mrs. Rae Gerstine
2111 Orleans Road
Arden
Wilmington, Delaware 19810

Dear Rae:

I am enclosing Deed of the Trustees of Arden to the Village of Arden, dated March 7, 1973, which conveys the forests and communal lands to the Village of Arden, recorded in Deed Record L, Volume 87, Page 385, which should be placed in the Arden files.

I am also enclosing bill.

Sincerely,

Enclosures