

LEGAL DESCRIPTION
OF THE LANDS OF
JIREH CHRISTIAN CENTER, INC
TO BE CONVEYED TO
LEANDER LAKES APARTMENTS, LLC
CITY OF DOVER
KENT COUNTY DELAWARE
TAX ID 2-05-07500-01-0500

February 16, 2023

All those certain tracts, pieces or parcels of land lying and being situated in the East Dover Hundred of Kent County Delaware; and being located on the southeasterly side of Forrest Avenue (DE Route 8) and being more particularly described with the bearings hereon referenced to The Delaware State Grid, NAD 83, as follows, to wit:

BEGINNING at an iron pipe found along the southeasterly right of way of Forrest Avenue (60' wide) at the northwesterly corner of the lands of Jireh Christian Center, Inc. (see deed Y40/48), the lands herein described, as shown on a plat recorded among the land records of Kent County in plot book 109, page 24 thence with the southeasterly right of way of Forrest Avenue

1. North 59°45'28" East a distance of 296.60 feet to a point at the northeasterly corner of the lands of Jireh Christian Center, Inc., thence continuing with the southeasterly right of way of Forrest Avenue
2. South 28°09'10" East a distance of 10.00 feet to a concrete monument found at the northwesterly corner of the lands of Leander Lakes Apartments, LLC (see deed 9413/315 & plat 134/75), approximately 40 feet from centerline of Forrest Avenue, thence continuing, with the lands of Leander Lakes Apartments, LLC. and the southwesterly side of a 100 feet wide ingress and egress easement for Jireh Christian Center, Inc. (see plat 125/13),
3. South 28°09'10" East a distance of 363.68 feet to a concrete monument found, thence continuing with the lands of Leander Lakes Apartments, LLC, the following 5 courses and distances
4. South 85°51'29" East a distance of 430.76 feet to an iron rod with cap found, thence
5. South 12°44'14" East a distance of 129.53 feet to an iron rod with cap found, thence
6. South 71°22'42" East a distance of 141.54 feet to a point, thence
7. South 36°15'36" East a distance of 292.98 feet to a concrete monument found, thence
8. South 53°44'24" West a distance of 600.02 feet to a concrete monument found along the northerly line of the lands of Calvary Baptist Church of Dover Delaware, Inc. at a westerly corner of the lands of Leander Lakes Apartments, LLC, thence leaving the lands of Leander Lakes Apartments, LLC and with the lands of Calvary Baptist Church of Dover Delaware, Inc.
9. North 36°15'36" West a distance of 1,207.75 feet to THE POINT OF BEGINNING as shown on a plat entitled "Boundary and Location Survey of the Lands of Jireh Christian Center" dated February 15, 2023

and prepared by Solutions Integrated Planning Engineering & Management, LLC. attached hereto and made a part hereof.

CONTAINING: 11.9973 Acres of land more or less

SUBJECT to a 100 feet wide ingress and egress easement for Jireh Christian Center, Inc across the lands of Leander Lakes Apartments, LLC and a 30 feet wide ingress and egress for Leander Lakes Apartments, LLC, across the lands of Jireh Christian Center, Inc as shown on the aforementioned boundary and location survey and on plat 125/13