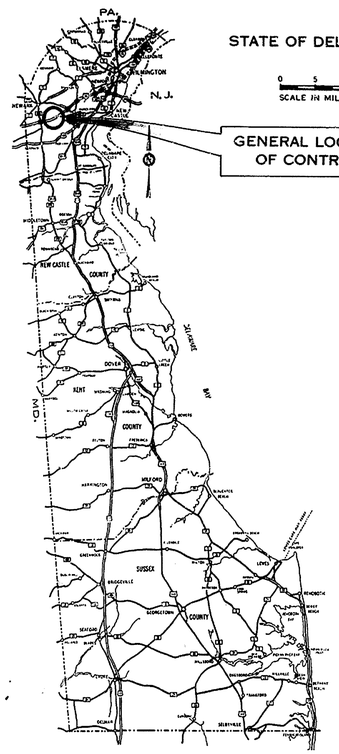


DESIGN DESIGNATION

FEDERAL CLASS _____

A.D.T. _____

D.H.V. _____

DESIGN SPEED _____ M.P.H.

MIN. STOPPING SIGHT DISTANCE _____ FT.

MAX. S.E. _____ FT./FT.

MAX. DEGREE CURVE _____

MAX. % GRADE _____

THE STATE OF DELAWARE

DEPARTMENT OF TRANSPORTATION

DIVISION OF HIGHWAYS

As Acquired

RIGHT—OF—WAY PLANS

CONTRACT NUMBER 78-021-16

FEDERAL AID PROJECT NUMBER M-1085(1)

BEGIN PROJECT: STATION NO. 0+00.00 **END:** STATION NO. 24+30.26

LENGTH: 2,430.26 FEET = 0.4603 MILES

LENGTH: 740.75 METERS = 0.7407 KILOMETERS

RW

6-2

CONTRACT	COUNTY	STATE	F.H.W.A. REG. NO.	FEDERAL AID PROJECT NUMBER	FISCAL YEAR	SHEET NUMBER	TOTAL SHEETS
78-021-16	N. C.	DEL.	3	M-1085(1)		1	9

CHAPMAN ROAD - PHASE I

REVISIONS:

INDEX OF PLAN SHEETS

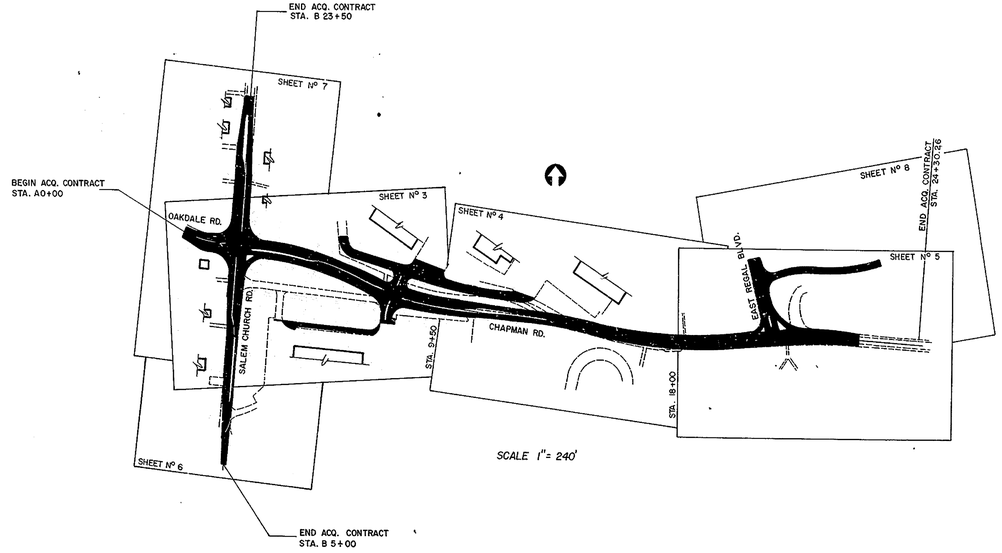
1 TITLE SHEET
2 PROJECT PROPERTY MOSIAC
3-8 R/W PLAN SHEETS
9 TABULATION SHEETS

PLAN SHEET SCALES:

1 INCH = 240 FEET
1 INCH = 200 FEET
1 INCH = 30 FEET

LEGEND FOR RIGHT OF WAY PLAN SYMBOLS

EXISTING RIGHT-OF-WAY LINE
PROPOSED RIGHT-OF-WAY LINE — RW —
RIGHT OF WAY AND DENIAL OF ACCESS LINE — RW&DA —
DENIAL OF ACCESS LINE — DA —
PERMANENT EASEMENT LINE — PE —
TEMPORARY CONSTRUCTION EASEMENT LINE — TCE —
LIMIT OF CONSTRUCTION LINE — ℄ LOC —
PROPERTY LINE — P/L —
CENTERLINE
BASELINE (CONST.OR SURVEY)



RIGHT OF WAY PLAN PREPARED UNDER SUPERVISION OF :

_____ PROJECT - ENGINEER - DESIGN BUREAU _____ 19 ___ DATE

BUREAU OF RIGHT OF WAY AUTHORIZATION FOR USE

REVIEW & RECOMMENDED _____ R/W ENGINEER 20 APR 19 82 DATE

APPROVED FOR ACQUISITION _____ CHIEF, R/W April 20 19 82 DATE

DEPARTMENTAL APPROVAL _____ DEPUTY DIRECTOR April 21 19 82 DATE

I Certify that all proposed Right - of - Way have been acquiried in the name of THE STATE OF DELAWARE ,and that these plans accurately depict the nature and extent of BUREAU OF RIGHT-OF-WAY acquisition under this project.

"AS-ACQUIRED" PLANS _____ CHIEF, R/W 17 Oct 19 86 DATE

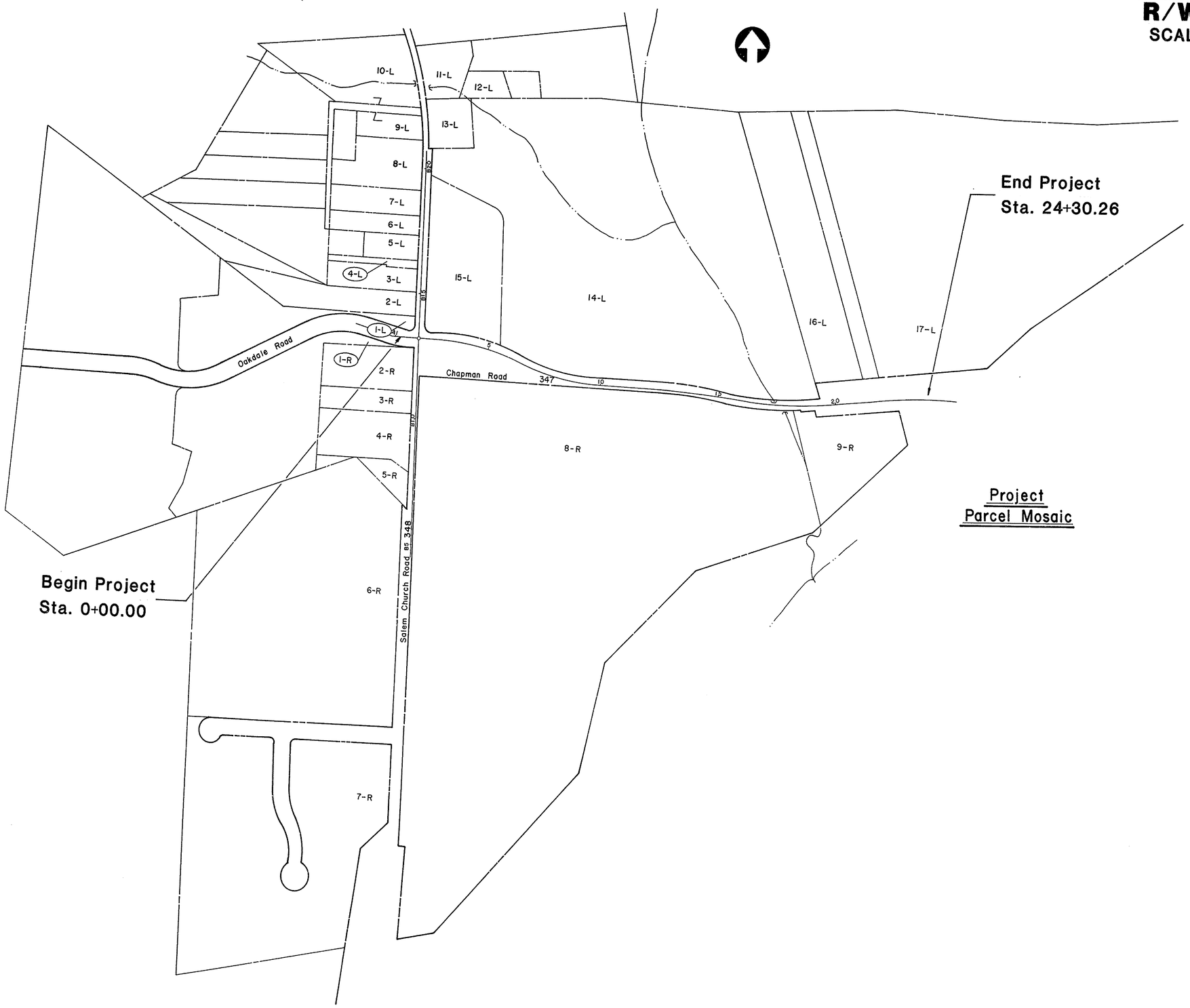
R/W PLAN
SCALE 1"-200'

COUNTY	CONTRACT	F.E.A. REG. NO.	STATE	FED. AID PROJECT NO.	SHEET NO.	TOTAL SHEETS
N.C.	78-021-16	3	DEL	M-1085 (1)	2	9

CHAPMAN ROAD - PHASE I

PREL. TRACING G.M. DESIGN _____ CHKD. _____

REVISIONS



Project
Parcel Mosaic

Parcel Nº	Parcel Owner Name
1-L	Dedicated To Public Use
2-L	Lucy May Young
3-L	Bruce Clifton & Betty Jean, h/w
4-L	John T. Wimmer & Laura E., h/w both deceased Wm. G. Wimmer, Executor
5-L	Richard A. Hoffecker, Sr. & C. Renda, h/w
6-L	Thomas W. Roberts, Jr.
7-L	John Uniatowski
8-L	Charles A. Kappauf
9-L	Shirley Keahey & Mary Dixon
10-L	Shirley Keahey & Mary Dixon
11-L	Olivine Holiskey, widow
12-L	Kenneth E. Smith
13-L	Joseph L. Kuklinski
14-L	Melvin M. Stein
15-L	Magness Construction Co.
16-L	State of Delaware
17-L	State of Delaware
1-R	Verino Pettinaro & Kathryn, h/w
2-R	Thomas S. Eldridge & Helen R., h/w
3-R	Arbra B. Billings & Doris E., h/w
4-R	James J. Clymer & Sharon D., h/w
5-R	James J. Clymer & Sharon D., h/w
6-R	Little Sisters of the Poor
7-R	Catholic Ministry to Elderly
8-R	Christina School District
9-R	State of Delaware

COUNTY	CONTRACT	P.B.A. REF. NO.	STATE	FED. AID PROJECT NO.	SHEET NO.	TOTAL SHEETS
N.C.	76-6-21-16	3	DEL	M-1085(1)	3	9

CHAPMAN ROAD - PHASE I

PREL. TRACING [illegible] DESIGN _____ CHKD. _____

REVISIONS

1. Revised 8R Distance To 456.45', Revised 2R PE & TCE 4-29-82 GLM
2. Removed Begin DA & End DA on 15L 5-12-82 GLM
3. Revised 14L & 15L Area of Taking 5-18-82 GLM
4. Revised 14L To Read 14L-1. 6-3-82 GLM
5. Revised 2R Fee Taking Area To P.E. 7-9-82 GLM
6. Revised 2R PE-2 Area From 220 S.F. To 165 S.F. 7-16-82 GLM

R/W
Scale: 1"-30'

2R PE-2 AREA = 165 S.F. = 0.0038 Ac.

3R PE AREA = 50.0 S.F. = 0.0012 Ac.

PARCEL 15-L
AREA = 180,948.2400 S.F. = 4.1540 AC.
AREA OF TAKING = 12,406.0129 S.F. = 0.2848 AC.
REMAINDER = 168,542.227.1 S.F. = 3.8692 AC.

PARCEL 14-L
AREA = 1,326,009.9600 S.F = 30.4410 AC.
AREA OF TAKING = 24,865.8211 S.F. = 0.5708 AC.
REMAINDER = 1,301,144.1389 S.F. = 29.8702 AC.

14L T.C.E. AREA = 59,183.5465 S.F = 1.3587 Ac.

P.I. STA. = 7+86.57
Δ = 18° 10' 29"
D = 6° 38' 27"
R = 862.78'
T = 138.00'
L = 273.68'

P.I. STA. = 4+70.00
Δ = 19° 15' RT.
D = 5° 20' 20"
R = 1073.20'
T = 182.00'
L = 360.57'

PARCEL 2-R
AREA = N/A
AREA OF TAKING =
REMAINDER =

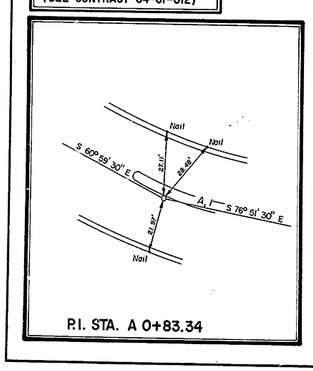
2R PE-2 AREA = 165.0 S.F. = 0.0038 Ac
2R TCE-1 AREA = 460.0 S.F. = 0.0106 Ac
2R TCE-2 AREA = 350.0 S.F. = 0.0080 Ac
2R PE-1 AREA = 998.9828 S.F. = 0.0229 Ac.

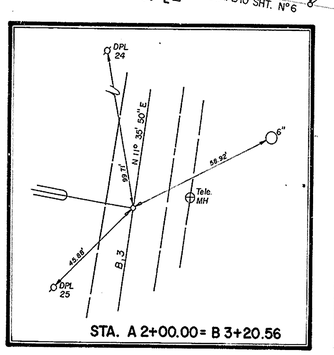
3R TCE AREA = 660.0 SF = 0.0152 Ac
3R PE. AREA = 50.0 SF = 0.0012 Ac.

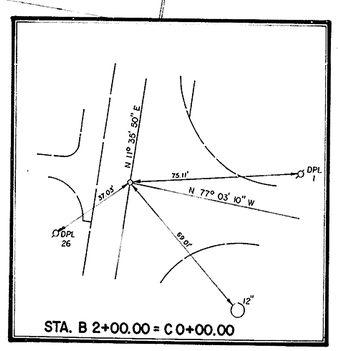
CENTER OF EXISTING ROADWAY
P.I. STA. B10+09.46
Δ - 0° 22' 40" Rt.
(SEE CONTRACT 64-01-012)

PARCEL 8-R
AREA = 1,376,060.4000 S.F = 31.5900 AC.
AREA OF TAKING = 72,917.3590 S.F = 1.6740 AC.
REMAINDER = 1,303,143.0410 S.F. = 29.9160 AC.
(OF WHICH 37,581.0633 S.F. = 0.8627 AC. IS OCCUPIED BY EXIST. ROAD)

8R-TCE-1 AREA = 47,078.0 SF = 1.0808 Ac







6-2

R/W
Scale: 1"-30'

COUNTY	CONTRACT	P.B.A. REF. NO.	STATE	FED. AID PROJECT NO.	SHEET NO.	TOTAL SHEETS
H.C.	78-021-16	3	DEL	M-1085 (1)	4	9

CHAPMAN ROAD - PHASE I

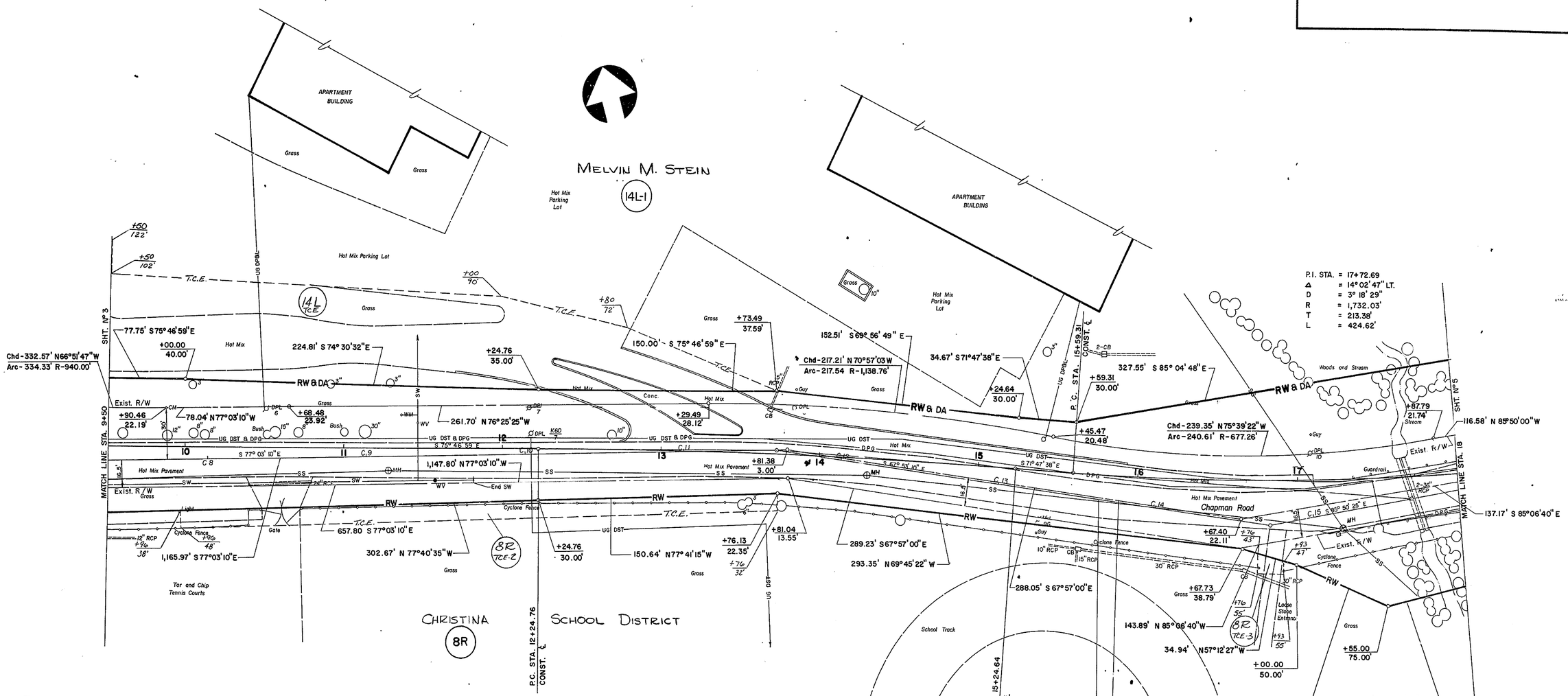
PREL. TRACING K. White DESIGN _____ CHKD. _____

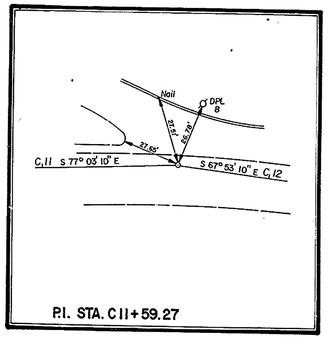
REVISIONS

1. Revised 14 L Area of Taking 5-18-82 GLM
2. Revised 14 L To Read 14L-1. 6-3-82 GLM

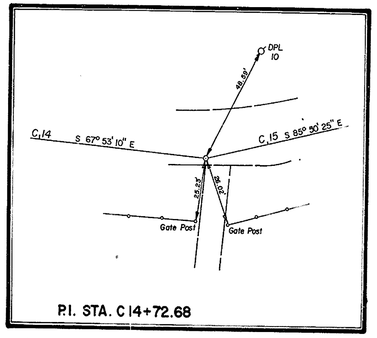
PARCEL 14-L		
AREA	= 1,326,009.9600 S.F.	= 30.4410 AC.
AREA OF TAKING =	24,865.8211 S.F.	= 0.5708 AC.
REMAINDER	= 1,301,144.1389 S.F.	= 29.8702 AC.

14L T.C.E. AREA = 54,183.5485 S.F. = 1.3581 AC.





P.I. STA. C11+59.27



P.I. STA. C14+72.68

P.I. STA. = 13+74.76
Δ = 3° 59' 22" RT.
D = 1° 19' 49"
R = 4,306.94'
T = 150.00'
L = 299.88'

PARCEL 8-R		
AREA	= 1,376,060.4000 S.F.	= 31.5900 AC.
AREA OF TAKING =	72,917.3590 S.F.	= 1.6740 AC.
REMAINDER	= 1,303,143.0410 S.F.	= 29.9160 AC.
(OF WHICH IS OCCUPIED BY EXIST. ROAD)	37,581.0633 S.F.	= 0.8627 AC.

8R-TCE-2 AREA = 3,760.0 S.F. = 0.0863 Ac.
8R-TCE-3 AREA = 130.0 S.F. = 0.0030 Ac.

COUNTY	CONTRACT	P.B.A. REG. NO.	STATE	FED. AID PROJECT NO.	SHEET NO.	TOTAL SHEETS
N.C.	78-021-16	3	DEL	M-1085(1)	5	9

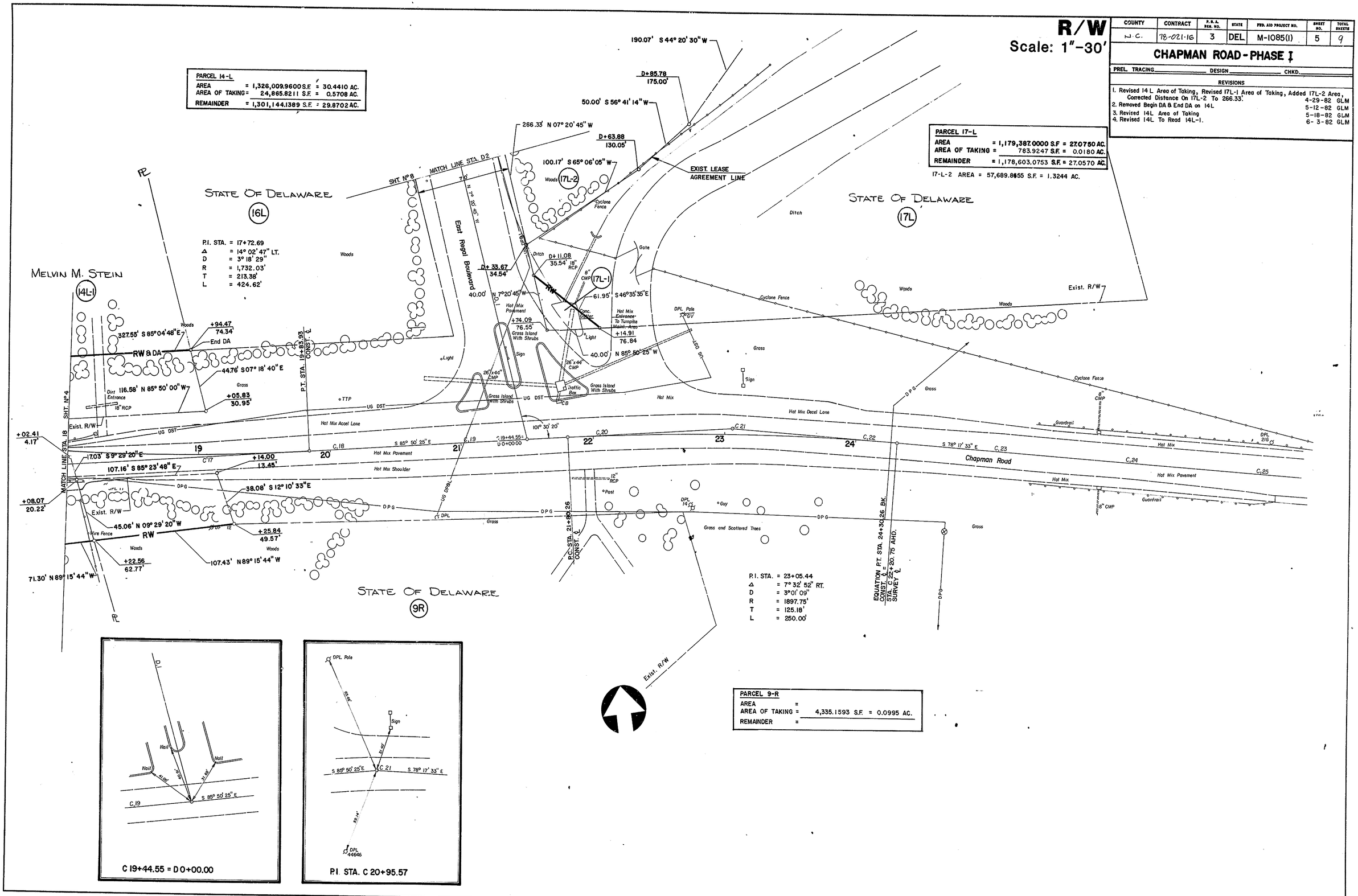
CHAPMAN ROAD - PHASE I

PREL. TRACING _____ DESIGN _____ CHKD. _____

REVISIONS

1. Revised 14 L Area of Taking, Revised 17L-1 Area of Taking, Added 17L-2 Area, Corrected Distance On 17L-2 To 266.33'. 4-29-82 GLM
2. Removed Begin DA & End DA on 14L 5-12-82 GLM
3. Revised 14L Area of Taking 5-18-82 GLM
4. Revised 14L To Read 14L-1. 6-3-82 GLM

R/W
Scale: 1"-30'



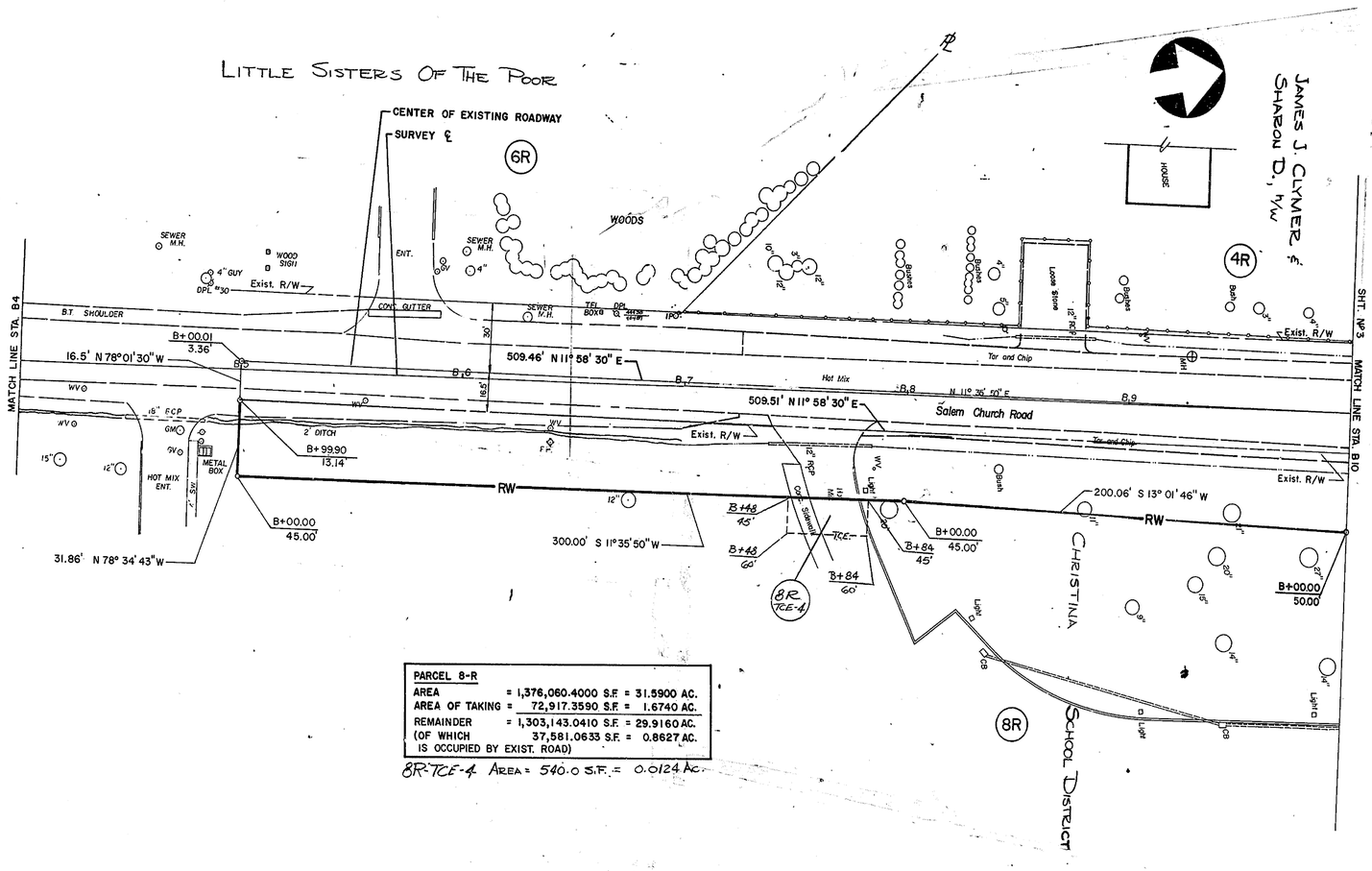
COUNTY	CONTRACT	P.B.A. REG. NO.	STATE	FED. AID PROJECT NO.	SHEET NO.	TOTAL SHEETS
N.C.	78-021-16	3	DEL.	M-1085	6	9

CHAPMAN ROAD - PHASE I

PREL. TRACING _____ DESIGN _____ CHKD. _____

REVISIONS

R/W
Scale 1"-30'



PARCEL 8-R		
AREA	= 1,376,060.4000 S.F.	= 31.5900 AC.
AREA OF TAKING	= 72,917.3590 S.F.	= 1.6740 AC.
REMAINDER	= 1,303,143.0410 S.F.	= 29.9160 AC.
(OF WHICH IS OCCUPIED BY EXIST. ROAD)	37,581.0633 S.F.	= 0.8627 AC.

8R-TCE-4 AREA = 540.0 S.F. = 0.0124 AC.

COUNTY	CONTRACT	F.P.A. REG. NO.	STATE	FED. AID PROJECT NO.	SHEET NO.	TOTAL SHEETS
N.C.	78-021-16	3	DEL.	M-1085(1)	7	9

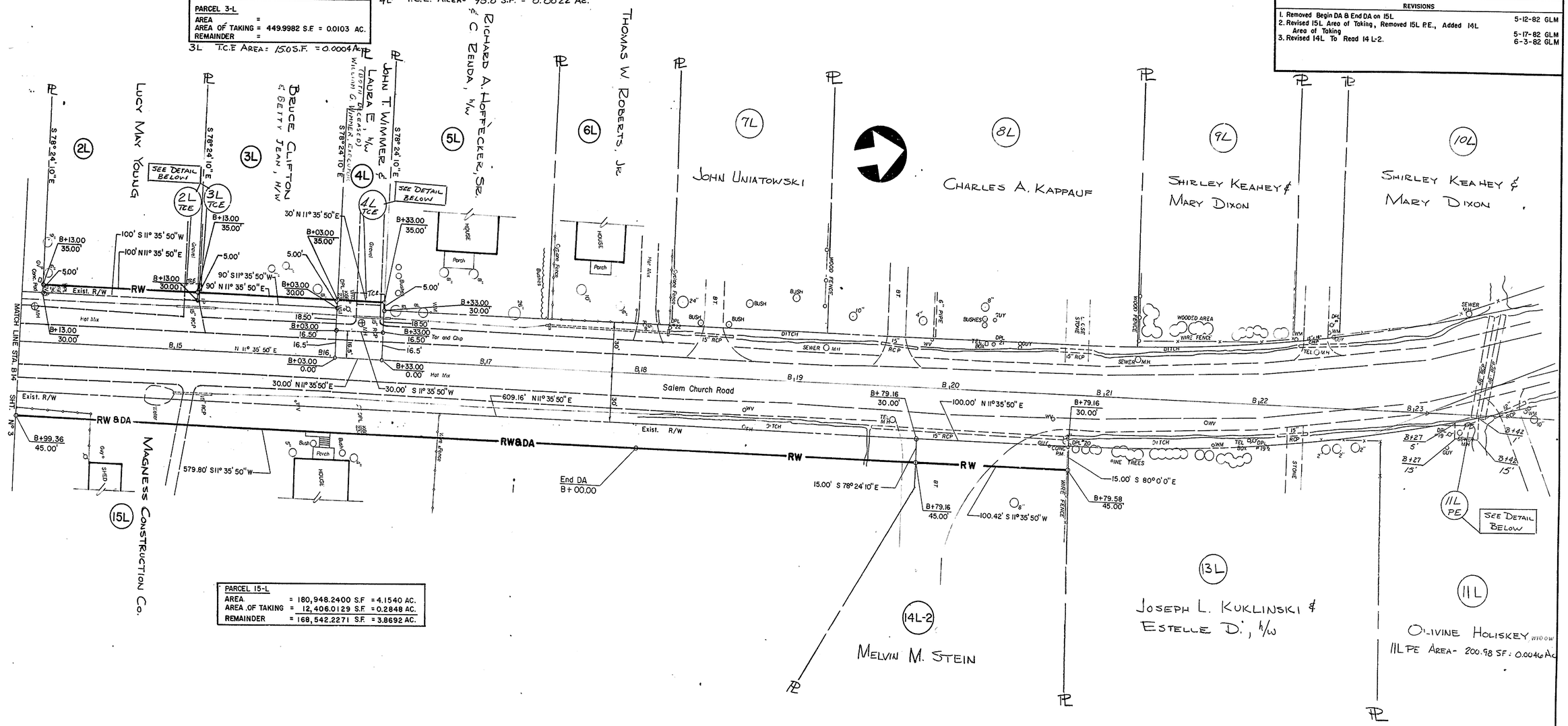
CHAPMAN ROAD - PHASE I

PREL. TRACING *Gilbert / B. Cress* DESIGN _____ CHKD. _____

REVISIONS

1. Removed Begin DA & End DA on 15L — 5-12-82 GLM
2. Revised 15L Area of Taking, Removed 15L P.E., Added 14L Area of Taking — 5-17-82 GLM
3. Revised 14L To Read 14 L-2. — 6-3-82 GLM

R/W
Scale 1"-30'



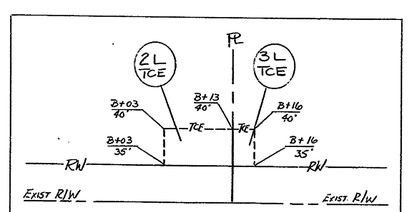
PARCEL 2-L
AREA =
AREA OF TAKING = 499.9986 S.F. = 0.0115 AC.
REMAINDER =
2L T.C.E. AREA: 50.0 S.F. = 0.0012 Ac.

PARCEL 3-L
AREA =
AREA OF TAKING = 449.9982 S.F. = 0.0103 AC.
REMAINDER =
3L T.C.E AREA: 15.0 S.F. = 0.0004 Ac.

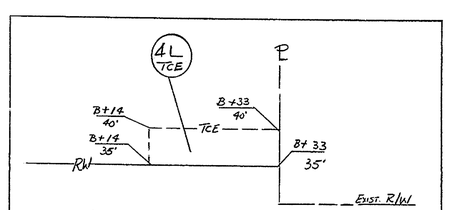
PARCEL 4-L
AREA = 80,000.0000 S.F. = 1.8365 AC.
AREA OF TAKING = 1,050.0000 S.F. = 0.0241 AC.
REMAINDER = 78,950.0000 S.F. = 1.8124 AC.
(OF WHICH 495.0000 S.F. = 0.0114 AC. IS OCCUPIED BY EXIST. ROAD)
4L T.C.E. AREA = 95.0 S.F. = 0.0022 Ac.

PARCEL 15-L
AREA = 180,948.2400 S.F. = 4.1540 AC.
AREA OF TAKING = 12,406.0129 S.F. = 0.2848 AC.
REMAINDER = 168,542.2271 S.F. = 3.8692 AC.

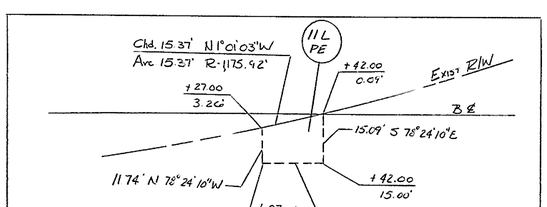
PARCEL 14L
AREA = 1,326,009.9600 S.F. = 30.4410 AC.
AREA OF TAKING = 24,865.8211 S.F. = 0.5708 AC.
REMAINDER = 1,301,144.1389 S.F. = 29.8702 AC.



2L: T.C.E. AREA = 50.0 S.F. = 0.0012 Ac.
3L: T.C.E. AREA = 15.0 S.F. = 0.0004 Ac.



4L- T.C.E. AREA = 95.0 S.F. = 0.0022 Ac.



11L PE AREA - 200.98 SF. = 0.0046 Ac.

DIETZGEN CO. 88206

COUNTY	CONTRACT	P.B.A. REG. NO.	STATE	FED. AID PROJECT NO.	SHEET NO.	TOTAL SHEETS
N. C.	78-021-16	3	DEL	M-1085(1)	8	9

CHAPMAN ROAD - PHASE I

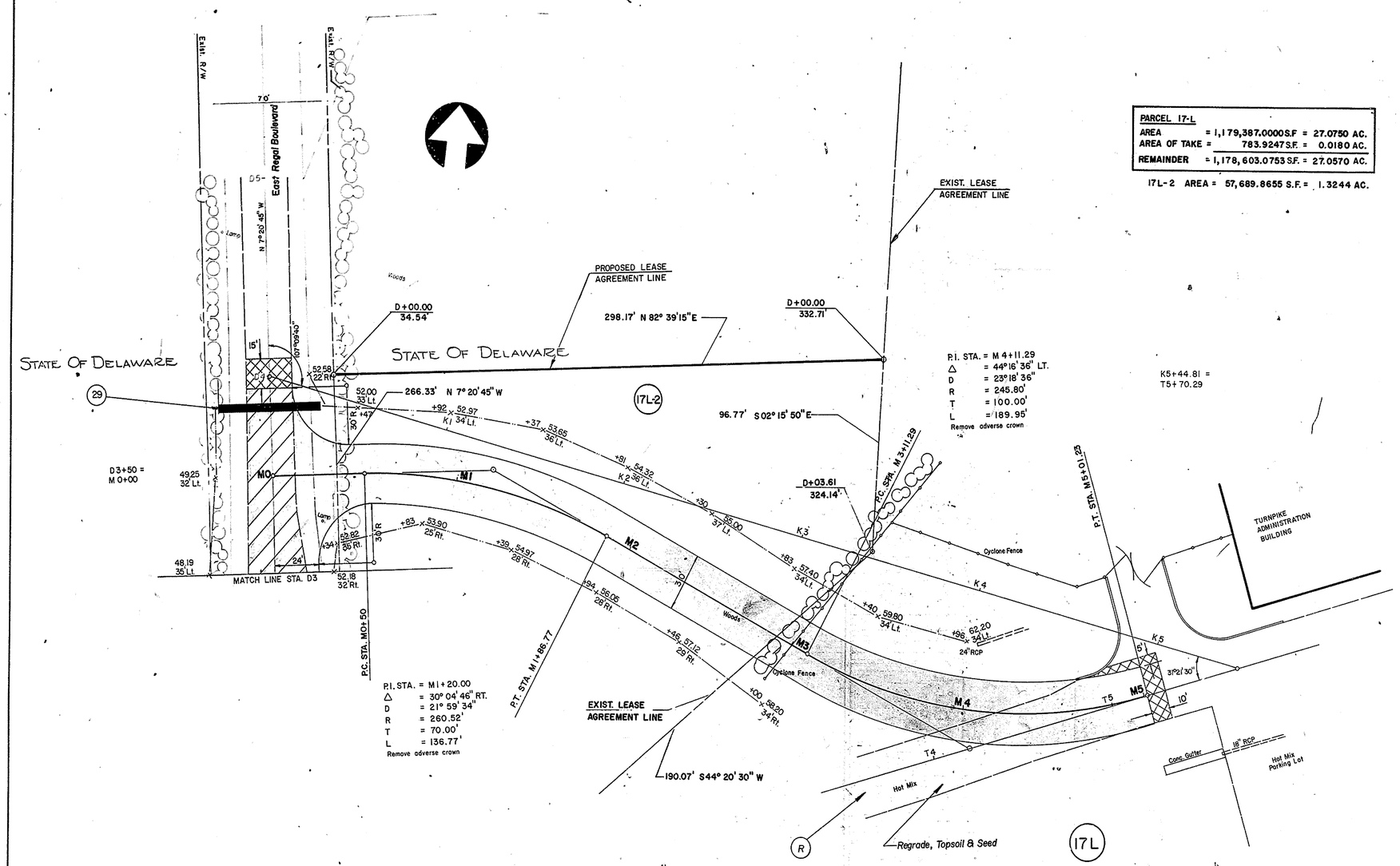
PREL. TRACING _____ DESIGN _____ CHKD. _____

REVISIONS

1. Revised 17L-1 Area of Taking, Added 17L-2 Area 4-29-82 GLM

R/W

Scale: 1"-30'



PARCEL 17-L

AREA	= 1,179,387.0000 S.F	=	27.0750 AC.
AREA OF TAKE	= 783.9247 S.F.	=	0.0180 AC.
REMAINDER	= 1,178,603.0753 S.F.	=	27.0570 AC.

17L-2 AREA = 57,689.8655 S.F. = 1.3244 AC.

RIGHT-OF-WAY TABULATION SHEET

COUNTY	CONTRACT	P.R.A. REG. NO.	STATE	FED. AID PROJECT NO.	SHEET NO.	TOTAL SHEETS
N.C.	78-021-16	3	DEL.	M-1085(1)	9	9

CHAPMAN ROAD – PHASE I

PREL. TRACING _____ DESIGN _____ CHKD. _____

REVISIONS

1. Revised 17L-1 Area, Added 17L-2 Area & Remarks 4-29-82 G.L.M.
2. Revised 2R P.E.& T.C.E. Areas, Added Remarks. 5-6-82 G.L.M.
3. Revised 14L & 15L Area of Taking, 15L P.E. 5-18-82 G.L.M
4. Revised 14L Remarks 6-3-82 G.L.M
5. Revised 2R Fee Taking Area To P.E. 7-9-82 G.L.M.
6. Revised 2R PE-2 Area From 220 S.F. To 165 S.F. 7-16-82 G.L.M.

PROJECT PARCEL NUMBER	PLAN SHEET NUMBER	APPROXIMATE CONTRACT LOCATION STA.	TO STA.	PARCEL OWNERSHIP OF RECORD	PARCEL OWNERS DEED OF RECORD	COUNTY ASSESSMENT PARCEL NUMBER	PARCEL AREA BEFORE ACQUISITION DEED	CAL.	AREA TO BE ACQUIRED: FEE TAKING S.F.	FEE TAKING ACRE	OCCUPIED BY EXISTING ROADWAY S.F.	OCCUPIED BY EXISTING ROADWAY ACRE	EASEMENT PERMANENT S.F.	PERMANENT ACRE	EASEMENT TEMPORARY S.F.	TEMPORARY ACRE	PARCEL AREA REMAINING LEFT S.F.	LEFT ACRE	RIGHT S.F.	RIGHT ACRE	AS ACQUIRED DEED OF RECORD	REMARKS
1-L	3	B13+50	B14+00	Dedicated To Public Use																		
2-L	7	B14+00	B15+00	Lucy May Young	N-66-329	09-028-022			499.9986	0.0115					50.0	0.0012						Salem Village Subdivision, Recorded Microfilm N°1793,1384,& 1385
3-L	7	B15+00	B16+00	Bruce Clifton	B-106-210	09-028-023			449.9982	0.0103					15.0	0.0004						
4-L	7	B16+00	B16+50	John T. Wimmer & Laura E., h/w	U-47-387	09-028-024	80,000 S.F.		1,050.0000	0.0241	495.0000	0.0114			95.0	0.0022	78,950.0	1.8124				
5-L	7	B16+50	B17+50	Richard A. Hoffecker, Sr. & C. Renda, h/w	K-57-439	09-028-025																
6-L	7	B17+50	B18+00	Thomas W. Roberts	N-51-447	09-028-026																
7-L	7	B18+00	B19+00	John Uniatowski	B-52-127	09-028-027																
8-L	7	B19+00	B21+00	Charles A. Kappauf	U-47-241	09-028-028																
9-L	7	B21+00	B22+00	Shirley Keahey & Mary Dixon	C-117-339	09-028-029																
10-L	7	B22+50	B25+50	Shirley Keahey & Mary Dixon	C-117-339	09-028-030																
11-L	7	B23+00	B25+00	Olivine Holiskey	WR-07-0938	09-028-052							200.98	0.0046								
12-L	7	B23+00	B24+00	Kenneth E. Smith	UNKNOWN	09-028-055																
13-L	7	B21+00	B23+00	Joseph L. Kuklinski	W-63-255	09-028-056																
14-L	3,4,5	5+50	19+00	Melvin M. Stein	F-109-220	09-028-059	30.441 Ac.		24,865.8211	○ 0.5708					59,183.5485	1.3587	1,301,144.1389	29.8702				○ Total of Two Areas – 23,362.6839 S.F.–0.5363 AC. + 1,503.1369 S.F. – 0.0345 AC.
15-L	3,7	2+50	5+50	Mayness Construction Co.	S-85-917	09-028-057	4.154 Ac.		12,406.0129	0.2848							168,542.2271	3.8692				
16-L	5	19+00	21+00	State of Delaware		09-029-015																
17-L-1	5	21+00	24+30.26	State of Delaware		09-029-003	27.075 Ac.		783.9247	0.0180							1,178,603.0753	27.0570				
17-L-2	5,8	D 1+00	D4+00	State of Delaware					△													△ 57,689.8655 S.F. = 1.3244 AC. – Area of Proposed Lease Agreement
1-R	3	A0+00	A1+00	Verino Pettinaro & Kathryn, h/w	N-90-591	09-028-092																
2-R	3	B11+00	B13+00	Thomas S. Eldridge & Helen R., h/w	S-50-533	09-028-012							⊖ 1163.9828	⊖ 0.0267	⊕ 810.0	⊕ 0.0186						
3-R	3	B10+00	B11+00	Arbra B. Billings & Doris E., h/w	H-48-80	09-028-011							50.0	0.0012	660.0	0.0152						⊕ Total Area Within Two TCE, ⊖ Total Area Within Two P.E.
4-R	6	B7+50	B10+00	James J. Clymer & Sharon D., h/w	Q-107-175	09-028-010																
5-R	6	B6+00	B7+50	James J. Clymer & Sharon D., h/w	Q-107-175	09-028-063																
6-R	6		B6+00	Little Sisters of the Poor	C-92-336	09-028-062																
7-R				Catholic Ministry to Elderly	U-106-144	09-033-035																
8-R	3,4	2+00	18+00	Christina School District	H-115-155	09-028-058	31.59 Ac.		72,917.3590	1.6740	37,581.0633	0.8627			*51,508.0	* 1.1825			1,303,143.0410	29.9160		* Total Area Within Four Temporary Construction Easements
9-R	5	18+00	24+30.26	State of Delaware	W-68-166	09-029-005			4,335.1593	0.0995												

DIETZGEN CO. 55206