

#4513

Sponsor:

Council
Member
Harlee

AN ORDINANCE TO (1) ANNEX AND REZONE THE FOLLOWING EIGHT (8) PARCELS OF LAND: (A) TERRITORY 1, BEING 800 SOUTH MARKET STREET (TAX PARCEL ID NO. 10-001.00-015), 810 SOUTH MARKET STREET (TAX PARCEL ID NO. 10-001.00-016), 800 SOUTH WALNUT STREET (TAX PARCEL ID NOS. 10-001.00-077, 10-001.00-019, AND 10-001.00-020), 0 GARASCHE LANE (TAX PARCEL ID NO. 10-001.00-022), AND A SEPARATE BUT ADJACENT PROPERTY ALSO KNOWN AS 0 GARASCHE LANE (TAX PARCEL ID NO. 26-057.00-050), CONTAINING APPROXIMATELY 4.51 ACRES CONTIGUOUS WITH THE CITY BOUNDARY IN THE VICINITY OF THE SOUTH WILMINGTON ANALYSIS AREA, NEW CASTLE COUNTY, DELAWARE FROM NEW CASTLE COUNTY H I (HEAVY INDUSTRIAL) ZONING CLASSIFICATION TO CITY OF WILMINGTON M-1 (LIGHT MANUFACTURING) ZONING CLASSIFICATION; AND (B) TERRITORY 2, BEING 787 SOUTH MADISON STREET (TAX PARCEL ID NO. 07-040.30-001), CONTAINING APPROXIMATELY 3.72 ACRES CONTIGUOUS WITH THE CITY BOUNDARY IN THE VICINITY OF THE BROWNTOWN/HEDGEVILLE ANALYSIS AREA, NEW CASTLE COUNTY, DELAWARE FROM NEW CASTLE COUNTY H I (HEAVY INDUSTRIAL) ZONING CLASSIFICATION TO CITY OF WILMINGTON W-2 (WATERFRONT MANUFACTURING/COMMERCIAL) ZONING CLASSIFICATION; AND (2) AMEND THE BOUNDARIES OF THE FOURTH COUNCILMANIC DISTRICT, THE OFFICIAL BUILDING ZONE MAP, AND THE SUPPLEMENTAL BUILDING ZONE MAPS TO ADD THE ANNEXED TERRITORIES INTO THE CITY'S CORPORATE BOUNDARIES

WHEREAS, the City of Wilmington is authorized to extend its corporate limits pursuant to the provisions of 22 Del. C. § 101A by an ordinance duly enacted by the City Council; and

WHEREAS, the City of Wilmington has received Petitions for Annexation from the Riverfront Delaware Corporation of Delaware, Baul's Towing Services, LLC, and Richard L. Dyton, owners of various parcels, as described herein, situated in New Castle County and contiguous to the City boundaries in the vicinities of the South Wilmington Analysis Area and the Browntown/Hedgeville Analysis Area; and

WHEREAS, Baul's Towing Services, LLC and Richard L. Dyton have each entered into an agreement to sell their respective parcels to the Riverfront Corporation of Delaware, with the closing on each sale scheduled to occur in the near future; and

WHEREAS, the City of Wilmington desires to annex certain parcels which are currently owned by or which will soon be owned by the Riverfront Development Corporation of Delaware, more particularly described as approximately 4.51 acres contiguous to the South Wilmington Analysis Area, being 800 South Market Street (Tax Parcel ID No. 10-001.00-015), 810 South Market Street (Tax Parcel ID. No. 10-001.00-016), 800 South Walnut Street (Tax Parcel ID Nos. 10-001.00-077, 10-001.00-019, and 10-001.00-020), 0 Garasches Lane (Tax Parcel ID No. 10-001.00-022), and a separate but adjacent property also known as 0 Garasches Lane (Tax Parcel ID No. 26-057.00-050), and being more particularly described in Exhibit “A” attached hereto and incorporated herein by this reference (collectively, “Territory 1”); and

WHEREAS, in connection with the proposed annexation of Territory 1, the City Planning Commission, at its meeting held on April 17, 2018, reviewed this Ordinance and its provisions that the Official Building Zone Map (Exhibit “B”), the Supplemental Building Zone Map (Exhibit “C”), and the Map of the Fourth Councilmanic District (Exhibit “D”) of the City of Wilmington be amended to reflect the annexation of Territory 1 and that a City of Wilmington zoning classification of M-1 (Light Manufacturing) be assigned to all of Territory 1, and approved the same via City Planning Commission Resolution 10-18; and

WHEREAS, the City of Wilmington further desires to annex another parcel owned by the Riverfront Development Corporation of Delaware, more particularly described as approximately 3.72 acres contiguous to the Browntown/Hedgeville Analysis Area, being 787 South Madison Street (Tax Parcel ID No. 07-040.30-001), being more particularly described in Exhibit “E” attached hereto and incorporated herein by this reference (“Territory 2”); and

WHEREAS, a small portion of Territory 2 was previously conveyed by the

Riverfront Development Corporation of Delaware to the Delaware Department of Transportation (“DelDOT”) for the purpose of building adjacent roadways, and DelDOT has informed the City that it does not object to the proposed annexation of Territory 2; and

WHEREAS, in connection with the proposed annexation of Territory 2, the City Planning Commission, at its meeting held on April 17, 2018, reviewed this Ordinance and its provisions that the Official Building Zone Map (Exhibit “F”), the Supplemental Building Zone Map (Exhibit “G”), and the Map of the Fourth Councilmanic District (Exhibit “H”) of the City of Wilmington be amended to reflect the annexation of Territory 2 and that a City of Wilmington zoning classification of W-2 (Waterfront Manufacturing/Commercial) be assigned to all of Territory 2, and approved the same via City Planning Commission Resolution 11-18.

**NOW, THEREFORE, THE COUNCIL OF THE CITY OF WILMINGTON
HEREBY ORDAINS:**

SECTION 1. The City of Wilmington annex Territory 1 as described in Exhibit “A” attached hereto and incorporated herein by this reference.

SECTION 2. Section 48-97 of the Wilmington City Code and the “Building Zone Map of Wilmington, Delaware” dated January 19, 2006 (as subsequently amended) are hereby amended by: (i) adding Territory 1 to the Building Zone Map, as illustrated on Exhibit “B” attached hereto and incorporated herein by this reference; (ii) assigning the City of Wilmington zoning classification of M-1 (Light Manufacturing) to Territory 1, as illustrated on the Building Zone Map attached hereto as Exhibit “B” and incorporated herein by this reference; and (iii) adding Territory 1 to the Supplemental Building Zone Map, as illustrated on the Map attached hereto as Exhibit “C” and incorporated herein by this

reference.

SECTION 3. The description of the Fourth Councilmanic District in Section 2-31(4) of the City Code is hereby amended to include Territory 1, as illustrated on the Map attached hereto as Exhibit “D” and incorporated herein by this reference.

SECTION 4. The corporate boundaries of the City of Wilmington as set forth in 40 Del. Laws Ch. 179 and 46 Del. Laws Ch. 236 and Section 1-1 of the City Code, as amended, be and the same are hereby altered to include Territory 1, which territory consists of approximately 4.51 acres of land either currently owned by or which will soon be owned by the Riverfront Development Corporation of Delaware.

SECTION 5. The City of Wilmington annex Territory 2 as described in Exhibit “E” attached hereto and incorporated herein by this reference.

SECTION 6. Section 48-97 of the Wilmington City Code and the “Building Zone Map of Wilmington, Delaware” dated January 19, 2006 (as subsequently amended) are hereby amended by: (i) adding Territory 2 to the Building Zone Map, as illustrated on Exhibit “F” attached hereto and incorporated by this reference; (ii) assigning the City of Wilmington zoning classification of W-2 (Waterfront Manufacturing/Commercial) to Territory 2, as illustrated on the Building Zone Map attached hereto as Exhibit “F” and incorporated herein by this reference; and (iii) adding Territory 2 to the Supplemental Building Zone Map, as illustrated on the Map attached hereto as Exhibit “G” and incorporated herein by this reference.


SECTION 7. The description of the Fourth Councilmanic District in Section 2-31(4) of the City Code is hereby amended to include Territory 2, as illustrated on the Map attached hereto as Exhibit “H” and incorporated herein by this reference.

SECTION 8. The corporate boundaries of the City of Wilmington as set forth in 40 Del. Laws Ch. 179 and 46 Del. Laws Ch. 236 and Section 1-1 of the City Code, as amended, be and the same are hereby altered to include Territory 2, which territory consists of approximately 3.72 acres of land, the majority of which is owned by the Riverfront Development Corporation of Delaware and a small portion of which is owned by DelDOT.

SECTION 9. This Ordinance shall be deemed effective immediately upon its date of passage by City Council and approval by the Mayor.

First Reading.....April 19, 2018
Second Reading.....April 19, 2018
Third Reading.....July 12, 2018

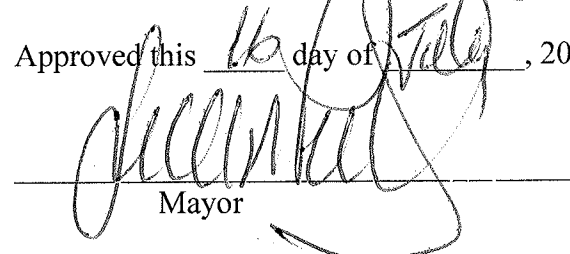
Passed by City Council, July 12, 2018



President of City Council

ATTEST: 

City Clerk

Approved this 16 day of July, 2018.


Mayor

SYNOPSIS: This Ordinance provides for the annexation and rezoning of 800 South Market Street, 810 South Market Street, 800 South Walnut Street, 0 Garasches Lane, and a separate but adjacent property also known as 0 Garasches Lane, being Tax Parcel ID Nos. 10-001.00-015, 10-001.00-016, 10-001.00-077, 10-001.00-019, 10-001.00-020, 10-001.00-022, and 26-057.00-050, containing approximately 4.51 acres contiguous with the City boundary in the vicinity of the South Wilmington Analysis Area, New Castle County, Delaware (collectively, the “South Wilmington Parcels”) from New Castle County H I (Heavy Industrial) zoning classification to City of Wilmington M-1 (Light Manufacturing) zoning classification. This Ordinance also provides for the annexation and rezoning of 787 South Madison Street, being Tax Parcel ID No. 07-040.30-001, containing approximately 3.72 acres contiguous with the City boundary in the vicinity of the Browntown/Hedgeville Analysis Area, New Castle, County Delaware (the “Browntown/Hedgeville Parcel”) from New Castle County H I (Heavy Industrial) zoning classification to City of Wilmington W-2 (Waterfront

Manufacturing/Commercial) zoning classification. In addition, this Ordinance amends the description of the Fourth Councilmanic District, the Official Building Zone Map, and the Supplemental Building Zone Maps to add the annexed South Wilmington Parcels and the annexed Browntown/Hedgeville Parcel into the City's corporate boundaries.

FISCAL IMPACT STATEMENT: Fiscal impact estimates there is no expenditure cost to either the City of Wilmington's General Fund or its Water/Sewer Fund for the next three fiscal years and beyond.

EXHIBIT A

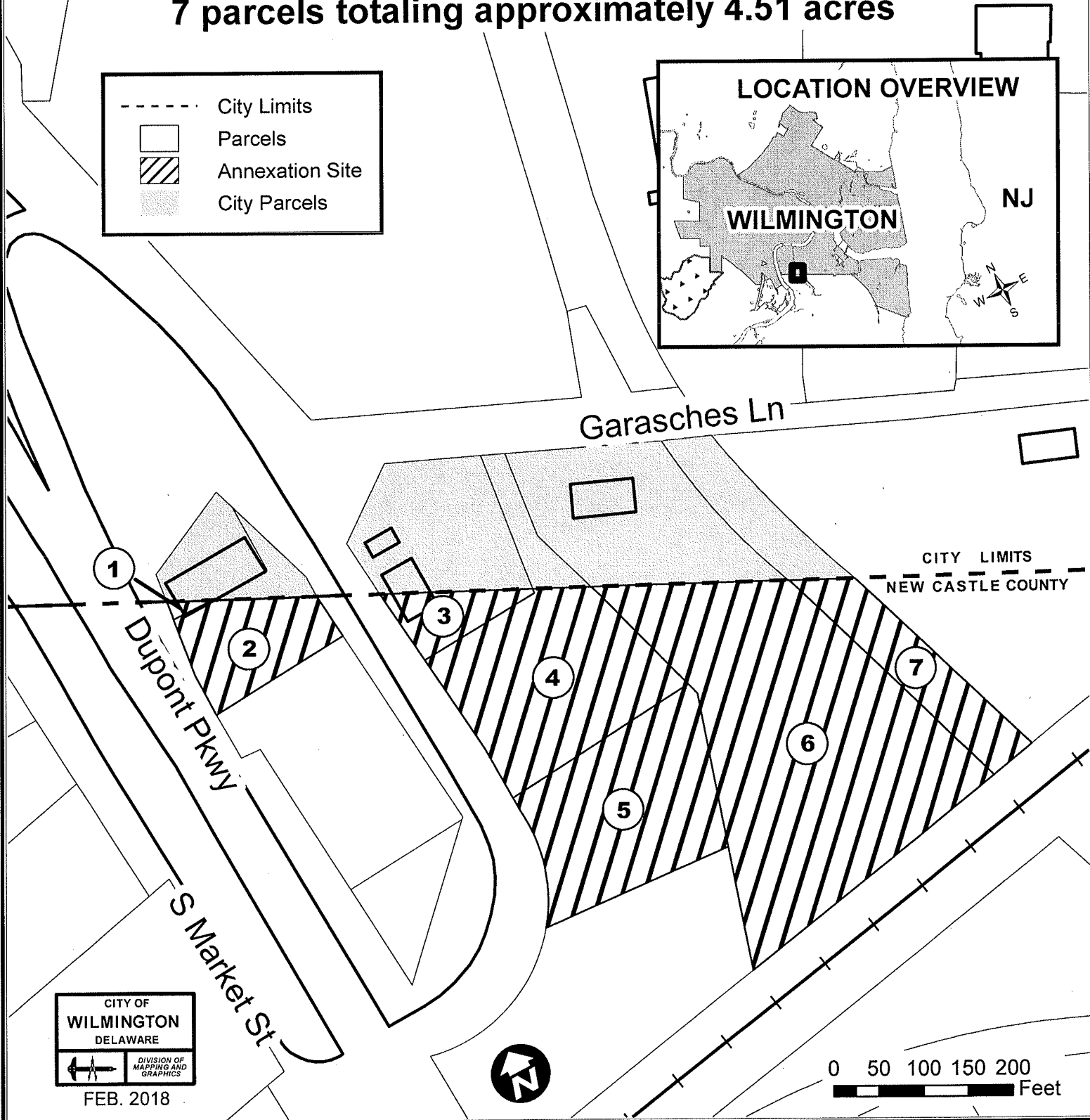
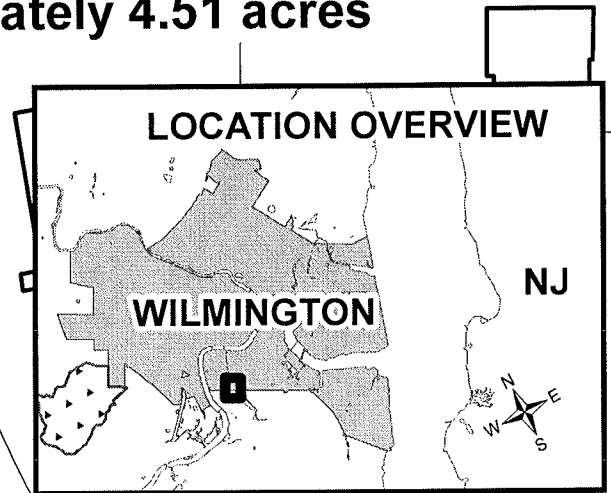
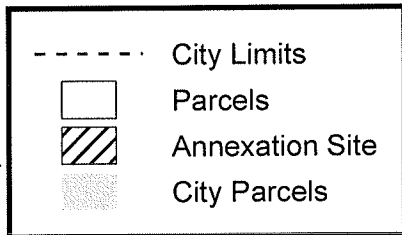
MAP 1

PROPOSED AREA OF ANNEXATION S. Walnut Street and Garasches Lane

⑦ Tax Parcels:

- 1.) 10-001.00-015, 2.) 10-001.00-016, 3.) 10-001.00-077, 4.) 10-001.00-019,
- 5.) 10-001.00-020, 6.) 10-001.00-022, 7.) 26-057.00-050

7 parcels totaling approximately 4.51 acres



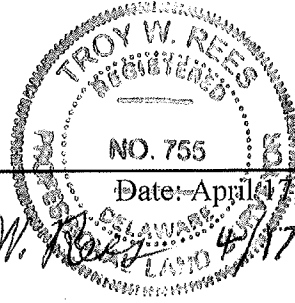
DESCRIPTION OF
ANNEXATION OF LAND INTO THE CITY OF WILMINGTON
PARCEL 10-001.00-015
CITY OF WILMINGTON, DELAWARE

BEGINNING on the easterly right of way line of South Market Street with a variable width right of way and the division line between City of Wilmington and Christiana Hundred/New Castle County, Delaware, also being located on the 1st or North 64° 39' 41" East 106.40 foot line at a distance of 31.22 feet from the beginning of, in a deed from Shirley Wilson to Riverfront Development Corporation of Delaware, dated May 17, 202017 and recorded in the Office of the Recorder of Deeds in and for the County of New Castle, Delaware in Instrument Number 20170519-0024997, and having a meridian reference to the State of Delaware Grid North NAD 83/91; thence binding on said division line between City of Wilmington and Christiana Hundred/New Castle County, Delaware, as now surveyed

- 1) South 62° 04' 57" East, 86.53 feet to the point on the 4th or South 02° 45' 22" West, 79.75 foot line as said in a deed from Shirley Wilson to Riverfront Development Corporation of Delaware
- 2) South 02° 45' 22" East, 29.77 feet to a point
- 3) South 87° 14' 38" West, 113.80 feet to a point on the proposed right of way as shown on State of Delaware, Department of Transportation, Right-of-Way Plans entitled "Christina River Bridge Approaches", Contract Number: T200512102 and acquired by a deed Riverfront Development Corporation of Delaware to State of Delaware, acting by and through the Department of Transportation; thence binding on said proposed right of way line
- 4) northeasterly, 62.84 feet along the arc of a curve to the left having a radius of 800.00 feet, subtended by a chord of North 06° 55' 09" East, 62.82 feet to a point
- 5) North 64° 39' 41" East, 31.22 feet to the point of beginning

CONTAINING 6,117 square feet or 0.1404 of an acre of land, more or less.

BEING the part of the lands as described in a Special Warranty deed Shirley M. Wilson to Riverfront Development Corporation of Delaware, dated May 17, 2017 and as recorded in the Office of the Recorder of Deeds in and for the County of New Castle, Delaware in Instrument Number 20170519-0024997 and property plan entitled "Wilson Properties" recorded or intended to be recorded



Rummel, Klepper and Kahl, LLP
Troy W. Rees
Professional Land Survey Delaware No. 755

Date: April 17, 2018

Troy W. Rees 4/17/18

**DESCRIPTION OF
ANNEXATION OF LAND INTO THE CITY OF WILMINGTON
PARCEL 10-001.00-016
CITY OF WILMINGTON, DELAWARE**

BEGINNING on the westerly right of way line of South Walnut Street with a variable width right of way and the division line between City of Wilmington and Christiana Hundred/New Castle County, Delaware, also being located on the 3rd or South 21° 04' 18" East 139.53 foot line at a distance of 65.51 feet from the beginning of, in a deed from Shirley Wilson to Riverfront Development Corporation of Delaware, dated May 17, 202017 and recorded in the Office of the Recorder of Deeds in and for the County of New Castle, Delaware in Instrument Number 20170519-0024997, and having a meridian reference to the State of Delaware Grid North NAD 83/91; thence binding on part the said 3rd, 4th thru 6th lines of said deed from Wilson to Riverfront Development Corporation of Delaware, as now surveyed

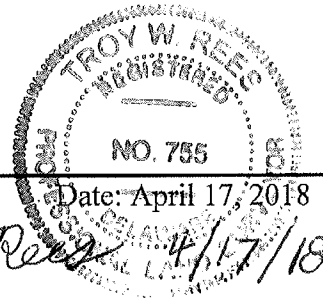
- 1) South 21° 04' 18" East, 74.02 feet to a point
- 2) South 02° 45' 22" East, 65.30 feet to a point
- 3) South 87° 14' 38" West, 170.00 feet to a point on the east side of the South Market Street with a variable right of way width; thence binding on said right of way,
- 4) North 02° 45' 22" West, 47.14 feet to a point on the proposed right of way as shown on State of Delaware, Department of Transportation, Right-of-Way Plans entitled "Christina River Bridge Approaches", Contract Number: T200512102 and acquired by a deed Riverfront Development Corporation of Delaware to State of Delaware, acting by and through the Department of Transportation; thence binding on said proposed right of way line
- 5) northeasterly, 66.96 feet along the arc of a non-tangent curve to the right having a radius of 750.00 feet, subtended by a chord of North 06° 57' 49" East, 66.94 feet to a point of reverse curve
- 6) northeasterly, 5.00 feet along the arc of a curve to the left having a radius of 800.00 feet, subtended by a chord of North 09° 20' 54" East, 5.00 feet to a point on the 1st or North 87° 14' 38" East, 126.15 feet as described in said deed from Wilson to Riverfront Development Corporation of Delaware; thence binding on part of said 1st and 2nd line
- 7) North 87° 14' 38" East, 113.80 feet to a point



- 8) North 02° 45' 22" West, 29.77 feet to a point on the division line between City of Wilmington and Christiana Hundred/New Castle County, Delaware; thence binding on said division line
- 9) South 62° 04' 57" East, 23.93 feet to the point of beginning

CONTAINING 19,743 square feet or 0.4532 of an acre of land, more or less.

BEING the part of the lands as described in a Special Warranty deed Shirley M. Wilson to Riverfront Development Corporation of Delaware, dated May 17, 2017 and as recorded in the Office of the Recorder of Deeds in and for the County of New Castle, Delaware in Instrument Number 20170519-0024997 and property plan entitled "Wilson Properties" recorded or intended to be recorded.



Rummel, Klepper and Kahl, LLP
Troy W. Rees
Professional Land Survey Delaware No. 755

Date: April 17, 2018

**DESCRIPTION OF
ANNEXATION OF LAND INTO THE CITY OF WILMINGTON
PARCEL 10-001.00-077
CITY OF WILMINGTON, DELAWARE**

BEGINNING on the easterly right of way line of South Walnut Street with a 60 foot wide right of way and the division line between City of Wilmington and Christiana Hundred/New Castle County, Delaware, also being located on the fourth or North 02° 45' 22" West 153.19 foot line at a distance of 4.23 feet from the end of said line, in a deed from Shirley Wilson to Riverfront Development Corporation of Delaware, dated May 17, 202017 and recorded in the Office of the Recorder of Deeds in and for the County of New Castle, Delaware in Instrument Number 20170519-0024997, and having a meridian reference to the State of Delaware Grid North NAD 83/91; thence binding on the said division line between City of Wilmington and Christiana Hundred/New Castle County, Delaware, as now surveyed

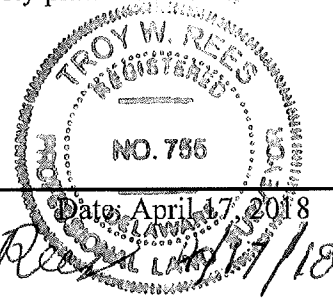
- 1) South 62° 04' 57" East, 176.45 feet to a point on the 2nd line or S 09° 09' 53" West, 177.74; thence binding on part of said 2nd, 3rd and part of the 4th line
- 2) South 09° 09' 53" West, 60.25 feet to a point
- 3) South 87° 14' 38" West, 139.32 feet to a point on the easterly right of way line of South Walnut Street, a 60' wide right-of-way; thence binding on said easterly right of way line of said South Walnut Street, as now surveyed
- 4) North 02° 45' 22" West, 148.96 feet to a point of beginning

CONTAINING 15,410 square feet or 0.3538 of an acre of land, more or less.

BEING the part of the lands as described in a Special Warranty deed Shirley M. Wilson to Riverfront Development Corporation of Delaware, dated May 17, 2017 and as recorded in the Office of the Recorder of Deeds in and for the County of New Castle, Delaware in Instrument Number 20170519-0024997 and property plan entitled "Wilson Properties" recorded or intended to be recorded.

Rummel, Klepper and Kahl, LLP
Troy W. Rees
Professional Land Survey Delaware No. 755

Troy W. Rees Date: April 17, 2018



**DESCRIPTION OF
ANNEXATION OF LAND INTO THE CITY OF WILMINGTON
PARCEL 10-001.00-019
CITY OF WILMINGTON, DELAWARE**

BEGINNING on the and the division line between City of Wilmington and Christiana Hundred/New Castle County, Delaware, also being located on the first or South 08° 18' 53" West 123.75 foot line at a distance of 120.63' from the beginning of said first line, in a deed from Shirley Wilson to Riverfront Development Corporation of Delaware, dated May 17, 202017 and recorded in the Office of the Recorder of Deeds in and for the County of New Castle, Delaware in Instrument Number 20170519-0024997, and having a meridian reference to the State of Delaware Grid North NAD 83/91; thence binding on the said part of said 1st, 2nd, 3rd, 4th, 5th and part of the 6th of said deed from Wilson to Riverfront Development Corporation of Delaware, as now surveyed

- 1) South 08° 18' 53" West, 3.12 feet to a point
- 2) South 16° 03' 52" East, 232.44 feet to a point
- 3) South 87° 14' 38" West, 229.89 feet to a point on the easterly right of way line of South Walnut Street, a 60' wide right-of-way; thence binding on said South Walnut Street, as now surveyed
- 4) North 02° 45' 22" West, 185.27 feet to a point
- 5) North 87° 14' 38" East, 139.32 feet to a
- 6) North 09° 09' 53" East, 60.25 feet to a point on said division line between City of Wilmington and Christiana Hundred/New Castle County, Delaware
- 7) South 62° 04' 57" East, 29.32 feet to the point of beginning

CONTAINING 40,369 square feet or 0.9267 acres of land, more or less.

BEING the part of the lands as described in a Special Warranty deed Shirley M. Wilson to Riverfront Development Corporation of Delaware, dated May 17, 2017 and as recorded in the Office of the Recorder of Deeds in and for the County of New Castle, Delaware in Instrument Number 20170519-0024997 and property plan entitled "Wilson Properties" recorded or intended to be recorded.

Rummel, Klepper and Kahl, LLP

Troy W. Rees, Professional Land Survey Delaware No. 755



Date: April 17, 2018

Troy W. Rees
4/17/18

DESCRIPTION OF
ANNEXATION OF LAND INTO THE CITY OF WILMINGTON
PARCEL 10-001.00-020
CITY OF WILMINGTON, DELAWARE

BEGINNING at a point on the southerly division line between City of Wilmington and Christiana Hundred/New Castle County, Delaware on the easterly right of way line of South Walnut Street, a 60' wide right-of-way, South 02 45' 22" West, 334.23 feet to the point being at the beginning of the fourth or South 88° 35' 30" East, 229.885 foot line of Parcel No. 3 as described in a deed from Ruth J. Eskridge to Donald W. Wilson and Shirley M. Wilson, dated June 15, 1965 and recorded in the Office of the Recorder of Deeds in and for the County of New Castle, Delaware in Deed of Record D-75 Page 541, said point also being at the end of the third or North 88° 35' 30" West 229.885 foot line of Parcel No. 2 as described in aforesaid deed from Eskridge to Wilson, having a meridian reference to the State of Delaware Grid North NAD 83/91; thence binding on said fourth line of Parcel No. 3, and binding on the third line of Parcel No. 2, reversely, as now surveyed,

- 1) North 87° 14' 38" East, 229.89 feet to a point at the beginning of the fifth or South 11° 54' 00" East 14.691 foot line of Parcel No. 3 as described in aforesaid deed from Eskridge to Wilson, said point also being in the fifth or North 12° 15' 25" West 247.13' line of the deed from Garasches Lane Trust, Billy G. Church, Trustee to Baul's Towing and Service, LLC, dated April 4, 2016, and recorded in the Office of the Recorder of Deeds in and for the County of New Castle, Delaware in document number 20160404-0015456; thence binding on said fifth line of Parcel No. 3 of the aforesaid deed from Eskridge to Wilson, and also with a portion of the said fifth line of the deed from Garasches Lane Trust to Baul's Towing, LLC, reversely, as now surveyed,
- 2) South 16° 03' 52" East, 14.69 feet to a point on the beginning of the sixth or South 83° 21' 45" West 364.239 foot line of Parcel No. 3 as described in aforesaid deed from Eskridge to Wilson, said point also being at the beginning of the fourth or North 20° 30' 05" East 308.17' line of the aforesaid deed from Garasches Lane Trust to Baul's Towing, LLC; thence binding part of said sixth line of Parcel No. 3 of the aforesaid deed from Eskridge to Wilson, and with a portion of said fourth line of the aforesaid deed from Garasches Lane Trust to Baul's Towing, LLC, reversely, as now surveyed,
- 3) South 16° 41' 38" West, 173.51 feet to a point at the end of the third or South 81° 33' 45" East 224.70 foot line of the deed from Anthony M. Domino, Jr. and Joyce Ann Domino to A.M. Domino, Jr. Salvage Co., dated September 8, 1969 and as recorded in the Office of the Recorder of Deeds in and for the County of New Castle, Delaware in Deed of Record W-82 Page 938; thence binding reversely on said third



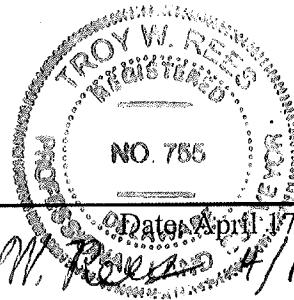
line of aforesaid deed from Domino to A.M. Domino, Jr. Salvage Co., reversely, as now surveyed,

- 4) North 85° 43' 48" West, 224.72 feet to a point on the easterly right of way line of South Walnut Street right of way line, with a 60' right of way, said point also being in the second line of Parcel No. 3 as described in aforesaid deed from Eskridge to Wilson; thence with part of said second line as now surveyed,
- 5) Northeasterly, 133.88 feet along the arc of a curve to the left, having a radius of 180.00 feet, subtended by a chord of North 18° 33' 08" East, 130.82 feet to a point at the beginning of the third or North 01° 24' 30" East, 28.54 foot line of Parcel No. 3, as described in the aforesaid deed from Eskridge to Wilson; thence binding on said third line of Parcel No. 3 and said right of way, as now surveyed
- 6) North 02° 45' 22" West, 28.54 feet to the point of beginning

CONTAINING 36,806 square feet or 0.8450 of an acre of land, more or less.

BEING the part of the lands as described in a Special Warranty deed Shirley M. Wilson to Riverfront Development Corporation of Delaware, dated May 17, 2017 and as recorded in the Office of the Recorder of Deeds in and for the County of New Castle, Delaware in Instrument Number 20170519-0024997 and property plan entitled "Wilson Properties" recorded or intended to be recorded

Rummel, Klepper and Kahl, LLP
Troy W. Rees
Professional Land Survey Delaware No. 755



Date: April 17, 2018

Troy W. Rees 4/17/18

HOWARD L. ROBERTSON, INC.
Registered Professional Engineers and Land Surveyors
801 BRANDYWINE BOULEVARD – WILMINGTON, DELAWARE 19809
Telephone: (302)764-2456 Fax: (302)764-7022

March 28, 2018

Legal Description for Tax Parcel 10-001.00-022

To be annexed into the City of Wilmington

0 Garasches Lane

ALL that certain lots pieces or parcel of land with the buildings thereon erected, situate in the New Castle Hundred, New Castle County and State of Delaware, known as 0 Garasches Lane, being Tax Parcel 10-001.00-022 and being more particularly bounded and described on a plan entitled Mortgage Survey Plan – Property of Riverfront Development Corporation of Delaware, said plan dated March 26, 2018 and prepared by Howard L. Robertson, Inc., Registered Professional Engineers and Land Surveyors and being more particularly bounded and described as follows, to-wit:

BEGINNING at a corner of Tax Parcel 10-001.00-022 and Tax Parcel 26-057.00-010, said point also being a point on the division line between the City of Wilmington and New Castle Hundred/New Castle County Delaware said point being distant from the point of intersection formed by the southwesterly side of Garasches Lane (at 40 feet wide) with the westerly side of the South Walnut Street Branch of the Wilmington and Northern Railroad Right of Way (at 50 feet wide) by a curve to the left having a radius of 741.78 feet an arc distance of 141.71 feet to a point of curve of a curve to the left having a radius of 741.78 and said point being distant from the previous point by a chord of South 06 degrees 42 minutes 11 seconds East 141.52 feet; thence from said point of beginning along said 741.78 foot radius curve to the left an arc distance of 42.64 feet to a point said point being distant from the previous point by a chord of South 13 degrees 49 minutes 27 seconds East 42.63 feet; thence South 15 degrees 28 minutes 15 seconds East 349.62 feet to a point on northwesterly side of the Norfolk Southern Railroad Right of Way; thence thereby South 83 degrees 00 minutes 20 seconds West 343.05 feet to a corner for tax parcel 10-001.00-021; thence thereby and also by tax parcel 10-001.00-020 North 20 degrees 30 minutes 05 seconds East 308.17 to a corner for tax parcel 10-001.00-020; thence thereby and also by tax parcel 26-001.00-019 North 12 degrees 15 minutes 25 seconds West 247.13 feet; thence North 12 degrees 07 minutes 20 seconds East 1.19 feet to a point on the division line between the City of Wilmington and New Castle Hundred/New Castle County Delaware and a corner for tax parcel 26-057.00-009; thence along the division line between the City of Wilmington and New Castle Hundred/New Castle County Delaware South 58 degrees 29 minutes 06 seconds East 212.71 feet to the point and place of Beginning. Containing within said metes and bounds 2.228 acres, be the same more or less.

HOWARD L. ROBERTSON, INC.
Registered Professional Engineers and Land Surveyors
801 BRANDYWINE BOULEVARD – WILMINGTON, DELAWARE 19809
Telephone: (302)764-2456 Fax: (302)764-7022

March 28, 2018

Legal Description for Part of Tax Parcel 26-057.00-050

To be annexed into the City of Wilmington

A portion of 0 Garasches Lane

ALL that certain lots pieces or parcel of land with the buildings thereon erected, situate in the New Castle Hundred, New Castle County and State of Delaware, known as the portion of 0 Garasches Lane located within New Castle Hundred , a portion of Tax Parcel 26-057.00-050 and being more particularly bounded and described on a plan entitled Mortgage Survey Plan – Property of Riverfront Development Corporation of Delaware, said plan dated March 26, 2018 and prepared by Howard L. Robertson, Inc., Registered Professional Engineers and Land Surveyors and being more particularly bounded and described as follows, to-wit:

BEGINNING at a point on the division line between the City of Wilmington and New Castle Hundred/New Castle County Delaware said point also being on the division line between tax parcels 26-057.00-047 and 26-057.00-050 and being distant the following five (5) courses and distances from the intersection of the centerline of Garasches Lane with the centerline of South Market Street (at 80 feet wide); (1) South 63 degrees 49 minutes 54 seconds East 687.24 feet to a point; (2) by a 741.78 foot radius curve to the left an arc distance of 33.90 feet to a point on the southwesterly side of Garasches Lane (at 60 feet wide) said point being distant from the previous point by a chord of South 00 degrees 23 minutes 47 seconds East 33.89 feet; (3) thence along the southwesterly side of Garasches Lane South 62 degrees 39 minutes 54 seconds east 57.84 feet to a corner for tax parcel 26-057.00-047; (4) thence thereby by a curve to the left having a radius of 691.76 feet an arc distance of 133.82 feet to a point, said point being distant from the previous point by a chord of South 09 degrees 34 minutes 24 seconds 133.61 feet (5) South 15 degrees 06 minutes 54 seconds East 9.66 feet to the point and place of beginning; thence from said point of beginning and continuing by tax parcel 26-057.00-047 South 15 degrees 06 minutes 54 seconds East 347.41 feet to a point on northwesterly side of the Norfolk Southern Railroad Right of Way; thence thereby South 83 degrees 21 minutes 41 seconds West 50.55 to a corner for tax parcel 10-001.00-022; thence thereby the following two (2) courses and distances (1) North 15 degrees 06 minutes 54 seconds West 349.62 feet to a point of curve of a curve to the right having a radius of 741.78 feet; (2) along said 741.78 foot radius curve to the right an arc distance of 42.64 feet to a point on the division line between the City of Wilmington and New Castle Hundred/New Castle County Delaware and a corner for tax parcel 26-057.00-010; thence along the division line between the City of Wilmington and New Castle Hundred/New Castle County Delaware South 58 degrees 07 minutes 45 seconds East 71.50 feet to the point and place of Beginning. Containing within said metes and bounds 0.425 acres, be the same more or less.

EXHIBIT B

MAP 2

PROPOSED AMENDMENT TO THE OFFICIAL BUILDING ZONE MAP

Tax Parcels:

10-001.00-015, 10-001.00-016, 10-001.00-077, 10-001.00-019,
10-001.00-020, 10-001.00-022, 26-057.00-050

-----	City Limits
□	City Zoning
□	Parcels
▨	Annexation Site
▩	City Parcels

LOCATION OVERVIEW

WILMINGTON NJ

M-1

Garasches Ln

W-4

Heavy Industrial

Heavy Industrial

Dupont Pkwy

S Market St

Proposed Rezoning:
HI : Heavy Industrial (County)
to M-1: Light Manufacturing (City)

CITY OF WILMINGTON DELAWARE

DIVISION OF MAPPING AND GRAPHICS

FEB. 2018

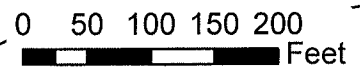
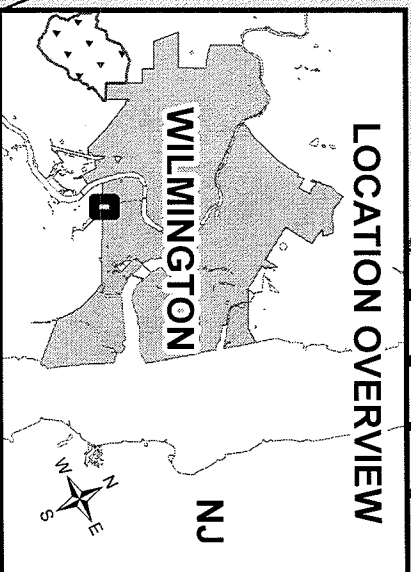


EXHIBIT C

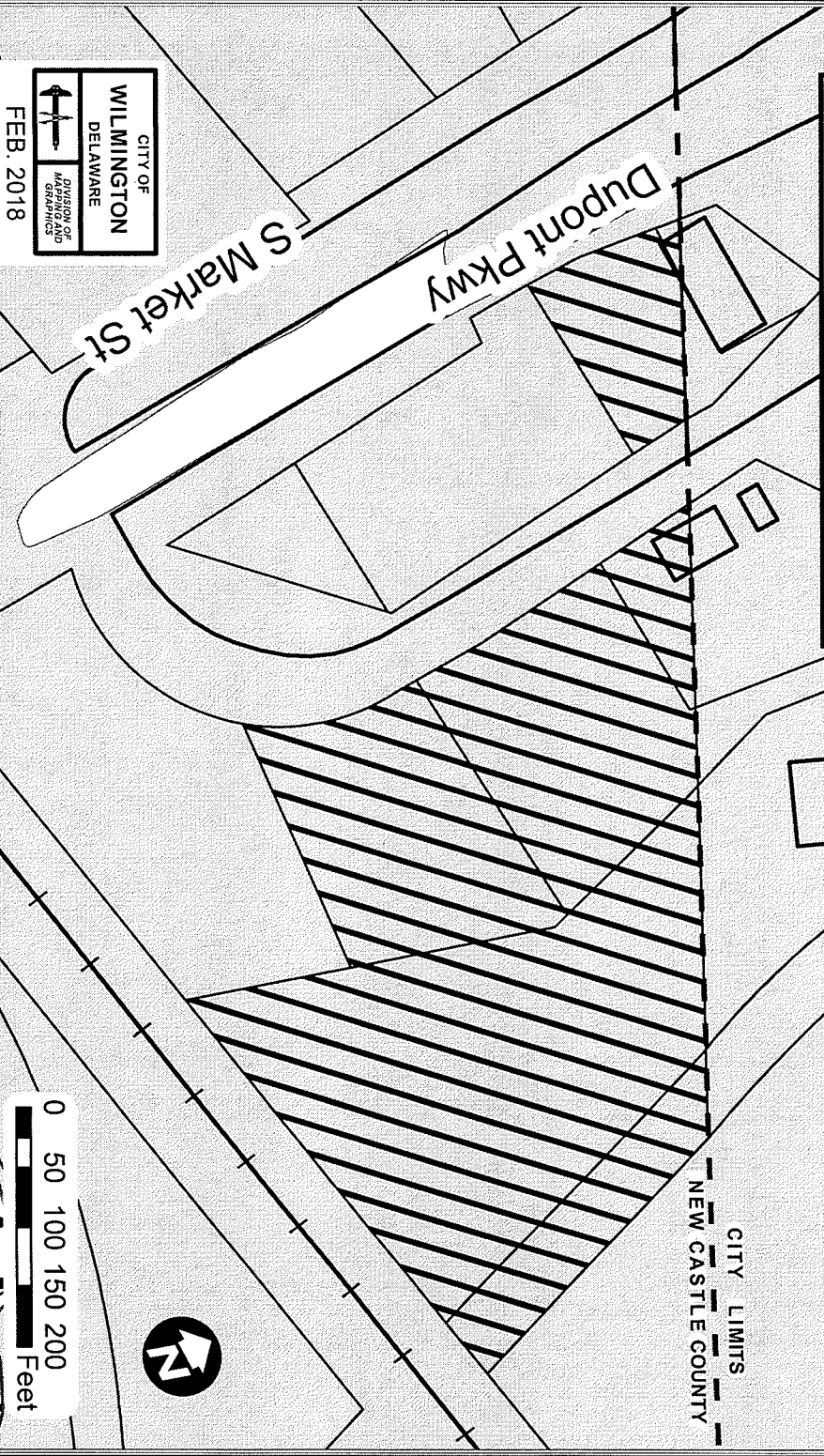
MAP 3 SUPPLEMENTAL BUILDING ZONE MAP

Tax Parcels:

10-001.00-015, 10-001.00-016, 10-001.00-017, 10-001.00-019,
10-001.00-020, 10-001.00-022, 26-057.00-050



	City Limits
	Parcels
	Annexation Site
	City Parcels
Floodway Fringe	
	Zone AE
	Floodway Zones in FEMA Zone AE
	0.2% Annual Chance Flood Hazard



CITY OF
WILMINGTON
DELAWARE
DIVISION OF
PLANNING &
MAPS

FEB. 2018

0 50 100 150 200
Feet

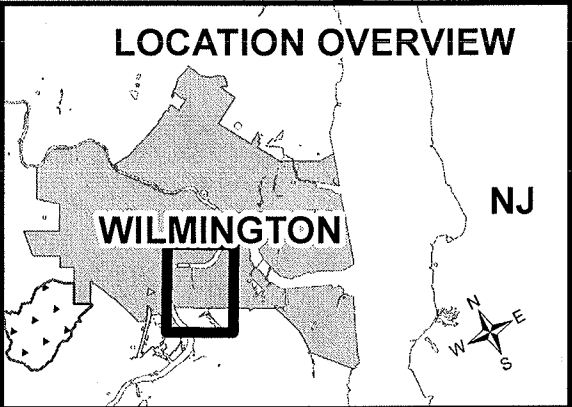
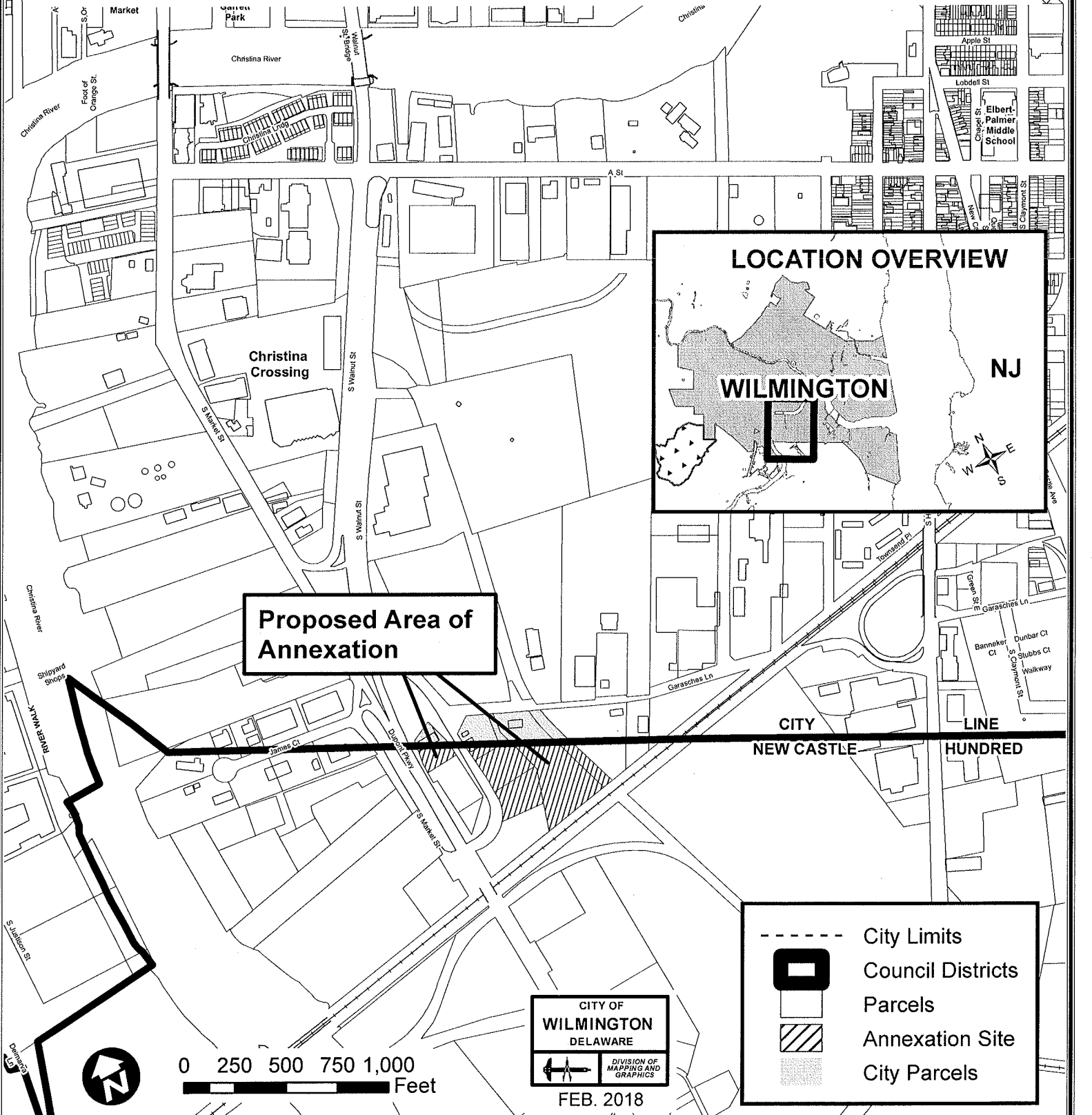
EXHIBIT D

MAP 4

PROPOSED AREA OF ANNEXATION Annexation to be added to City Council District No. 4

Tax Parcels:

10-001.00-015, 10-001.00-016, 10-001.00-077, 10-001.00-019,
10-001.00-020, 10-001.00-022, 26-057.00-050



Proposed Area of Annexation

CITY LINE
NEW CASTLE HUNDRED

---	City Limits
■	Council Districts
□	Parcels
▨	Annexation Site
■	City Parcels

CITY OF
WILMINGTON
DELAWARE

DIVISION OF
MAPPING AND
GRAPHICS

FEB. 2018

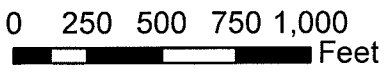


EXHIBIT E

MAP 1

PROPOSED AREA OF ANNEXATION S. Madison Street and Interstate 95

Tax Parcel: 07-040.30-001

1 parcel totaling approximately 3.72 acres

HOLLINGSWORTH AVE

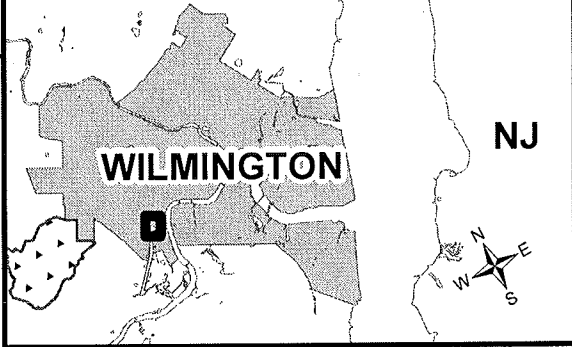
S. JUSTISON ST

S. MADISON

BEECH ST

S. JUSTISON ST

LOCATION OVERVIEW





WILMINGTON

NJ



NEW CASTLE
COUNTY

-----	City Limits
	Annexation Site
	City Blocks

CITY OF WILMINGTON DELAWARE	
	DIVISION OF MAPPING AND GRAPHICS
APRIL 2018	

0 40 80 120 160 Feet

FRAWLEY STADIUM



**DESCRIPTION OF ANNEXATION OF
RIVERFRONT DEVELOPMENT CORPORATION OF DELAWARE
LAND INTO THE CITY OF WILMINGTON
TAX PARCEL 07-040.30-001 (COUNTY)
CITY OF WILMINGTON, DELAWARE**

BEGINNING at a point on the westerly side of South Madison Street, with a variable wide public right-of-way, as shown on State of Delaware, Department of Transportation, Right-of-Way Plans entitled "Christina River Bridge Approaches", Contract Number: T200512102, and division line between City of Wilmington and Christiana Hundred/New Castle County, Delaware, said point also being 19.77 feet from the beginning of the 19th or North 08° 07' 13" West, 100.70 foot line of the deed dated July 13, 2016, as conveyed by Riverfront Development Corporation of Delaware to the State of Delaware acting by and through the Department of Transportation, as recorded in the Office of Recorder of Deeds in and for the County of New Castle, Delaware in Instrument Number 20160812-0040454; thence binding reversely on part of said 19th and 18th lines of said deed, as now surveyed

- 1) South 08° 07' 13" West, 19.77 feet to a point; thence
- 2) southwesterly, 39.27 feet along the arc of a curve to the right having a radius of 25.00 feet, subtended by a chord of South 53° 07' 13" West, 35.36 feet to a point on the north side of Shipyard Drive, a 50' wide right of way, as shown on said right-of-way plans; thence binding reversely on the 17th, 16th, 15th and 14th lines of the aforementioned deed, and with the right of way line of Shipyard Drive; as now surveyed
- 3) North 81° 52' 47" West, 454.73 feet to a point; thence
- 4) North 08° 07' 13" East, 18.00 feet to a point; thence
- 5) North 81° 52' 48" West, 13.42 feet to a point on the westerly side of Stadium Drive; thence binding on said Stadium Drive right-of-way
- 6) North 08° 43' 49" East, 83.39 feet to a point on the 4th line of the deed dated July 13th, 2016, as conveyed by Riverfront Development Corporation of Delaware to the State of Delaware acting by and through the Department of Transportation, as recorded in the Office of Recorder of Deeds in and for the County of New Castle, Delaware in Instrument No. 20160713-0034024; thence binding on said 4th line and all of the 5th, 6th, 7th, 8th, 9th and 10th lines of said deed, as now surveyed



7) northeasterly, 32.32 feet along the arc of a curve to the right having a radius of 867.15 feet, subtended by a chord of North 18° 04' 32" East, 32.32 feet on the westerly side of Stadium Drive, a proposed variable width public right-of-way, as shown on said right-of-way plan; thence binding on said Stadium Drive right-of-way, as now surveyed

8) northeasterly, 31.60 feet along the arc of a curve to the right having a radius of 1,420.00 feet, subtended by a chord of North 37° 38' 40" East, 31.60 feet to a point; thence

9) North 38° 16' 56" East, 273.93 feet to a point; thence

10) North 35° 04' 00" East, 35.53 feet to a point; thence

11) northeasterly, 45.43 feet along the arc of a curve to the right having a radius of 109.79 feet, subtended by a chord of North 26° 14' 55" East, 45.11 feet to a point; thence

12) North 41° 46' 20" East, 2.96 feet to a point on the division line between City of Wilmington and Christiana Hundred/New Castle County, Delaware; thence binding on said division line

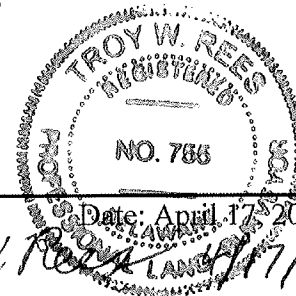
13) South 26° 56' 45" East, 525.10 feet to the point of beginning.

CONTAING 133,211 square feet or 3.0581 acres of land, more or less.

BEING part of Parcel 1 of the same lands as described in a deed from Delmarva Power & Light Company to Riverfront Development Corporation of Delaware, dated July 11, 2016 and as recorded in the Office of the Recorder of Deeds in and for the County of New Castle, Delaware in Instrument Number: 20160713-0034024.

Rummel, Klepper and Kahl, LLP
Troy W. Rees
Professional Land Survey Delaware No. 755

Troy W. Rees
Date: April 17, 2018
PROFESSIONAL LAND SURVEYOR



**DESCRIPTION OF ANNEXATION OF
PART OF SHIPYARD DRIVE AND SOUTH MADISON STREET
INTO THE CITY OF WILMINGTON
TAX MAP 07-040.30 (COUNTY)
CITY OF WILMINGTON, DELAWARE**

BEGINNING at a point on the 11th or North 81° 48' 15" West, 839.45 foot line in the deed dated July 13, 2016, as conveyed by Riverfront Development Corporation of Delaware to the State of Delaware acting by and through the Department of Transportation, as recorded in the Office of Recorder of Deeds in and for the County of New Castle, Delaware in Instrument Number 20160812-0040454, as shown on State of Delaware, Department of Transportation, Right-of-Way Plans entitled "Christina River Bridge Approaches", Contract Number: T200512102, also being the south side of Shipyard Drive with a 50 foot wide right of way and the division line between City of Wilmington and Christiana Hundred/New Castle County, Delaware, said point also being 267.80 feet from the beginning of said line; thence binding on part of said 11th and 12th thru 19th lines of said deed, as now surveyed

1) North 81° 48' 15" West, 571.65 feet to a point on the westerly side of Stadium Drive, a proposed variable width public right-of-way, as shown on said right-of-way plan; thence binding on said Stadium Drive right-of-way

2) North 12° 39' 45" East, 85.64 feet to a point

3) northeasterly, 66.68 feet along the arc of a curve to the right having a radius of 867.15 feet, subtended by a chord of North 14° 54' 14" East, 66.67 feet to a point

4) South 08° 43' 49" West, 83.39 feet to a point

5) South 81° 52' 48" East, 13.42 feet to a point

6) South 08° 07' 13" West, 18.00 feet to a point on the north side of said Shipyard Drive right of way; thence binding on said

7) South 81° 52' 47" East, 454.73 feet to a point

8) northeasterly, 39.27 feet along the arc of a curve to the left having a radius of 25.00 feet, subtended by a chord of North 53° 07' 13" East, 35.36 feet to a point on the west side of South Madison Street, with variable width right of way, as shown on said right-of-way plans; thence binding on said right of way line

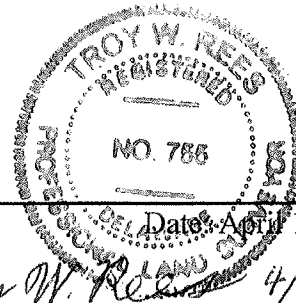


9) North 08° 07' 13" East, 19.77 feet to a point to a point on the division line between City of Wilmington and Christiana Hundred/New Castle County, Delaware; thence binding on said division line

10) South 26° 56' 45" East, 113.30 feet to the point of beginning.

CONTAING 27,938 square feet or 0.6414 acre of land, more or less.

BEING part of the same lands as described in a deed from Riverfront Development Corporation of Delaware to State of Delaware, acting by and through the Department of Transportation, dated July 13, 2016 and as recorded in the Office of the Recorder of Deeds in and for the County of New Castle, Delaware in Instrument Number: 20160812-004.



Rummel, Klepper and Kahl, LLP
Troy W. Rees
Professional Land Survey Delaware No. 755

Troy W. Rees 4/17/18

EXHIBIT F

MAP 2

PROPOSED AMENDMENT TO THE OFFICIAL BUILDING ZONE MAP

Tax Parcel: 07-040.30-001

HOLLINGSWORTH AVE

W-4

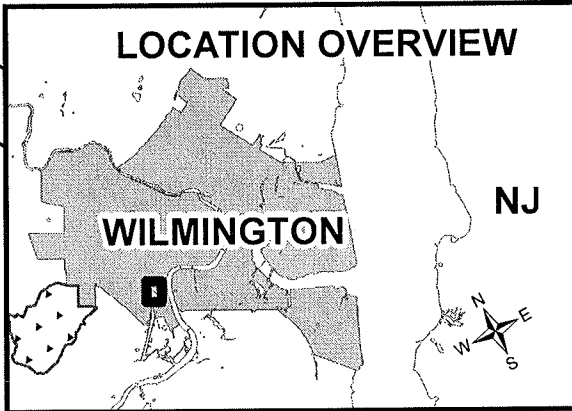
S. JUSTISON ST

S. MADISON

W-2

BEECH ST

LOCATION OVERVIEW



NJ



Heavy Industrial

W-2

NEW CASTLE COUNTY
CITY LIMITS

- City Blocks
- City Zoning
- Annexation Site

Proposed Rezoning:
HI : Heavy Industrial (County)
to W-2: Waterfront
Commercial/Manufacturing (City)

FRAWLEY STADIUM

CITY OF
WILMINGTON
DELAWARE

DIVISION OF
MAPPING AND
GRAPHICS

FEB. 2018

0 40 80 120 160 Feet

EXHIBIT G

EXHIBIT H

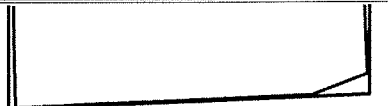
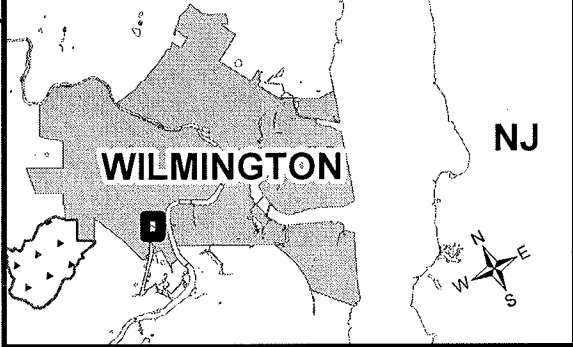
MAP 4

PROPOSED AREA OF ANNEXATION

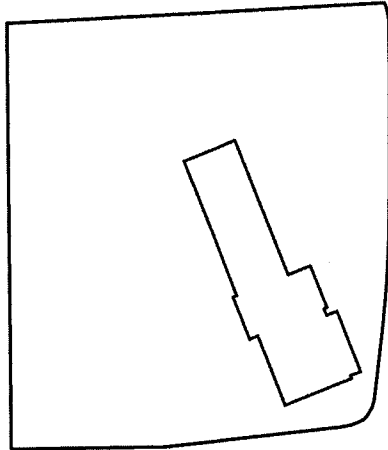
Annexation to be added to
City Council District No. 4

Tax Parcel: 07-040.30-001

LOCATION OVERVIEW



HOLLINGSWORTH AVE



S. JUSTISON ST

S. MADISON

BEECH ST

Council
District 4

S. JUSTISON ST

Council
District 6



NEW CASTLE COUNTY
CITY LIMITS

Proposed Area of
Annexation -
To be Added to
Council District 4

-----	City Limits
□	City Blocks
□	Council Districts
▨	Annexation Site

FRAWLEY STADIUM

CITY OF
WILMINGTON
DELAWARE

DIVISION OF
MAPPING AND
GRAPHICS

FEB. 2018

0 40 80 120 160
Feet

