

**AN ORDINANCE TO (I) ANNEX APPROXIMATELY 4.1 ACRES CONSISTING OF SEVEN PARCELS OF LAND (BEING TAX PARCEL NOS. 10-001.00-017, 10-001.00-018, 10-001.00-078, 10-001.00-021, 10-001.00-080, 10-001.00-081, AND 10-001.00-082) INTO THE CITY'S CORPORATE BOUNDARIES, (II) REZONE THE PARCELS FROM A ZONING CLASSIFICATION OF NEW CASTLE COUNTY HI (HEAVY INDUSTRIAL) TO A ZONING CLASSIFICATION OF CITY OF WILMINGTON M-1 (LIGHT MANUFACTURING), (III) AMEND CHAPTER 2 OF THE CITY CODE REGARDING THE BOUNDARIES OF THE FOURTH COUNCILMANIC DISTRICT, AND (IV) AMEND APPLICABLE CITY MAPS TO ADD THE ANNEXED PARCELS INTO THE CITY'S CORPORATE BOUNDARIES**

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#0213

Sponsor:

Council  
Member  
Harlee

**WHEREAS**, the City of Wilmington (the "City") is authorized to annex land to extend its corporate limits pursuant to the provisions of 22 Del. C. §§ 101 and 101A, which require, among other things, an ordinance duly enacted by the Wilmington City Council ("City Council"); and

**WHEREAS**, the City has received a petition, as amended, from the Riverfront Development Corporation of Delaware ("RDC") (i) requesting annexation of six (6) parcels of land located in the South Wilmington area of unincorporated New Castle County, four (4) of which are owned by RDC (being Tax Parcel Nos. 10-001.00-017, 10-001.00-018, 10-001.00-078, 10-001.00-021) and two (2) of which are owned by 624 Garasches Lane LLC ("624") (being Tax Parcel Nos. 10-001.00-080 and 10-001.00-081), and (ii) including an affidavit of consent from 624 authorizing the inclusion of its two (2) parcels in the annexation request; and

**WHEREAS**, the City has received a joint petition from Robert Andrews and Affari Casa 1, LLC ("Casa") requesting annexation of one (1) parcel of land located in the South Wilmington area of unincorporated New Castle County (being Tax Parcel No. 10-001.00-082), which, as of the petition date, was owned by Robert Andrews and for which Casa had a contractual option to purchase; and

**WHEREAS**, the City desires to annex the aforementioned seven (7) parcels of land (being Tax Parcel Nos. 10-001.00-017, 10-001.00-018, 10-001.00-078, 10-001.00-021, 10-001.00-080, 10-001.00-081, and 10-001.00-082) (collectively, “Parcels”) into the City’s corporate boundaries; and

**WHEREAS**, the Parcels total approximately 4.1 acres adjoining the City’s corporate boundaries contiguous to the City’s South Wilmington Analysis Area, as further depicted and legally described on Exhibits “A” and “B”, both of which are attached hereto and incorporated herein by reference; and

**WHEREAS**, in accordance with and pursuant to Section 48-52 of the Wilmington City Code (the “City Code”), the City Planning Commission held a duly advertised public hearing at its March 3, 2026 meeting and adopted City Planning Commission Resolution 3-26, which recommends approval of (i) the annexation of the Parcels into the City’s corporate boundaries, (ii) rezoning of the Parcels from a zoning classification of New Castle County HI (Heavy Industrial) to a zoning classification of City of Wilmington M-1 (Light Manufacturing), and (iii) conforming amendments to all applicable City maps to add the Parcels into the City’s corporate boundaries; and

**WHEREAS**, in accordance with and pursuant to Section 48-51 of the City Code and 22 Del. C. § 101A, after holding a duly advertised public hearing, City Council deems it necessary and appropriate to approve the (i) annexation of the Parcels into the City’s corporate boundaries, (ii) rezoning of the Parcels from a zoning classification of New Castle County HI (Heavy Industrial) to a zoning classification of City of Wilmington M-1 (Light Manufacturing), (iii) amendment of Section 2-31 of the City Code regarding the boundaries of the City’s Fourth Councilmanic District to include the Parcels, and (iv) amendment of all applicable City maps to add the Parcels into the City’s corporate boundaries.

**NOW, THEREFORE, THE COUNCIL OF THE CITY OF WILMINGTON**

**HEREBY ORDAINS:**

**SECTION 1.** The annexation of the Parcels (being Tax Parcel Nos. 10-001.00-017, 10-001.00-018, 10-001.00-078, 10-001.00-021, 10-001.00-080, 10-001.00-081, and 10-001.00-082) into the City's corporate boundaries, as depicted and legally described on Exhibit "A", which is attached hereto and incorporated herein by reference, is hereby approved.

**SECTION 2.** It is hereby approved for Section 48-97 of the Wilmington City Code and the "Building Zone Map of Wilmington, Delaware" dated January 19, 2006 (as subsequently amended) to be amended to (i) add the Parcels, as depicted on Exhibit "B" attached hereto and incorporated herein by reference and (ii) rezone the Parcels from a zoning classification of New Castle County HI (Heavy Industrial) to a zoning classification of City of Wilmington M-1 (Light Manufacturing), as depicted on Exhibit "C" attached hereto and incorporated herein by reference.

**SECTION 3.** It is hereby approved to (i) add the Parcels to a supplemental zoning map regarding flood zones, as depicted on the map attached hereto as Exhibit "D" and incorporated herein by reference and (ii) conform any and all other City maps to reflect the annexation and rezoning of the Parcels.

**SECTION 4.** It is hereby approved for Chapter 2 of the City Code to be amended by amending Section 2-31 thereof by adding the underlined language to read as follows:

**Sec. 2-31. - Number and boundaries of councilmanic districts.**

There shall be eight councilmanic districts, each encompassing as nearly as possible a contiguous area in which is included as nearly as practicable an equal population distribution in accordance with the requirements of the City Charter § 2-102. For purposes of this section, all boundaries (as illustrated on maps that are on file in the city council's office) shall be considered as passing along the

centerlines of the streets. The boundaries of the eight councilmanic districts shall be as follows:

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(4) *Fourth councilmanic district.* The fourth councilmanic district shall consist of that portion of the City of Wilmington contained in the following Census Blocks in the Census Tract 16, blocks 1000 through 1015. In the Census Tract 19.02, blocks 1000 through 1044, and 2000 through 2027. In the Census Tract 21, blocks 2023 through 2026. In the Census Tract 27, blocks 1000 through 1013, 1016, 1017, 1024, 1025, 1032 through 1041, 1043 and 1045 through 1049. In the Census Tract 28, blocks 1005 through 1008, 1015 through 1037, 1040, 1042, 1043, 1045 through 1052, 1054 through 1057, 1068 through 1071, 2000 through 2006, and 2009 through 2047. In the Census Tract 29, blocks 1004 and 1005, 1009 through 1020, 1022 and 1023, 2000 through 2013, 3000 through 3009, 4001, and 4004 through 4011. In the Census Tract 0100, block 0009. In the Census Tract 154, Block 1002.

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**SECTION 5.** The annexation and rezoning of the Parcels described herein and identified in Exhibits “A”, “B”, “C”, and “D” attached hereto and incorporated herein by reference is consistent with the recommendations of the Citywide comprehensive plan entitled “Wilmington 2028: A Comprehensive Plan for Our City and Communities”, as amended by resolution of City Council in accordance with City Planning Commission Resolution 2-26.

**SECTION 6.** The City is hereby authorized to take any and all actions necessary to seek revisions to the corporate boundaries of the City as set forth in 40 Del. Laws Ch. 179, 46 Del. Laws Ch. 236, and Section 1-1 of the City’s Related Laws, as amended, to include the Parcels.

**SECTION 7.** This Ordinance shall be deemed effective immediately upon its date of passage by City Council and approval by the Mayor.

First Reading.....April 2, 2026  
Second Reading.....April 2, 2026  
Third Reading.....

Passed by City Council,

\_\_\_\_\_  
President of City Council

ATTEST: \_\_\_\_\_  
City Clerk

Approved as to form this 2<sup>nd</sup>  
day of April, 2026.

Elizabeth D. Power  
Senior Assistant City Solicitor

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Mayor

**SYNOPSIS:** This Ordinance approves the annexation of approximately 4.1 acres consisting of seven (7) parcels of land located in the South Wilmington area of unincorporated New Castle County (being Tax Parcel Nos. 10-001.00-017, 10-001.00-018, 10-001.00-078, 10-001.00-021, 10-001.00-080, 10-001.00-081, and 10-001.00-082) (collectively, the “Parcels”) into the City’s corporate boundaries and the rezoning of the Parcels from a zoning classification of New Castle County HI (Heavy Industrial) to a zoning classification of City of Wilmington M-1 (Light Manufacturing). In addition, this Ordinance approves the amendment of the boundaries of the Fourth Councilmanic District set forth in City Code Section 2-31 and all applicable City maps to add the Parcels into the City’s corporate boundaries.

**FISCAL IMPACT STATEMENT:** The Office of Management and Budget has reviewed this Ordinance and analyzed the materials provided to it by the Department of Land Use and Planning regarding the proposed annexation and rezoning of the Parcels from New Castle County HI (Heavy Industrial) to City of Wilmington M-1 (Light Manufacturing). The Parcels are largely vacant or underutilized and are proposed for non-residential redevelopment, including an indoor track facility and associated parking, consistent with environmental constraints that limit the site to non-residential use.

Based on the Municipal Annexation Plan of Services and departmental review, the City has sufficient capacity to provide municipal services within existing resources. The Wilmington Police and Fire Departments have identified no need for additional staffing or service expansion, and the Department of Public Works has confirmed adequate capacity for water, wastewater, and roadway infrastructure without requiring new public road construction or treatment upgrades. Because the proposed use is non-residential, City trash collection is not expected to apply, and overall service impacts are anticipated to be minimal and capable of being absorbed within current operating budgets.

No immediate City-funded capital expenditures have been identified in the materials reviewed, and any required utility connections or site improvements are expected to be addressed through the standard development and permitting process. While minor incremental costs related to public safety, infrastructure maintenance, or event-related services may occur, these impacts are expected to remain manageable within existing service capacity.

The annexation is projected to generate approximately \$8,984 in annual City property tax revenue, based on a current assessed value of approximately \$1,541,600 and the current City non-residential property tax rate of 5.8276 mills. The annexation would also generate stormwater charges for each parcel, totaling \$12,226. These revenue figures reflect pre-development conditions and do not account for the anticipated increase in assessed value following redevelopment. Upon buildout of the proposed indoor track facility, property tax revenues would increase substantially, along with indirect economic benefits resulting from increased visitation and related commercial activity. Stormwater charges are also likely to increase following development, as the permeability of the Parcels will be significantly reduced. The amount of additional revenue resulting from the completed development cannot be quantified at this time.

Overall, the proposed annexation is expected to have a minimal near-term fiscal impact, with costs capable of being absorbed within current resources, while generating modest recurring property tax revenue and stormwater fee revenue initially. The annexation is also expected to have a positive long-term fiscal impact driven by increased property values, job creation, and expanded economic activity following redevelopment, as well as higher stormwater charges associated with reduced site permeability.

W0131674

# **EXHIBIT A**

**DESCRIPTION OF  
ANNEXATION OF LAND INTO THE CITY OF WILMINGTON**

**ALL OF PARCEL 10-001.00-017**

**CITY OF WILMINGTON, DELAWARE**


BEGINNING at the second or North 87° 14' 38" West 27.95 foot line of parcel 10-001.00-078 described in Confirmatory Deed between State of Delaware, acting by and through the Department of Transportation and Riverfront Development Corporation Of Delaware, dated April 1, 2021, recorded in Instrument No. 20210429-0050976 in the Office of the Recorder of Deeds for New Castle County, Delaware.

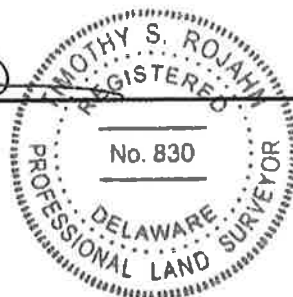
Thence, from said POINT OF BEGINNING, with reference to the State of Delaware Coordinate System NAD 83/91 the following (8) eight bearings and distances bound and described as follows:

- 1) South 87° 14' 38" West 150.00 feet;
- 2) North 02° 45' 22" West 193.05 feet;
- 3) South 87° 14' 38" West 24.50 feet;
- 4) North 02° 45' 22" West 53.70 feet;
- 5) North 87° 14' 38" East 170.00 feet;
- 6) South 02° 45' 22" East 53.70 feet;
- 7) North 87° 14' 38" East 4.50 feet;
- 8) South 02° 45' 22" East 193.05 feet to the POINT OF BEGINNING

CONTAINING 38,087 square feet or 0.8743 of an acre of land, more or less.

BEING a portion of land described in a deed between 906 S. Market Street, Inc. and through the Riverfront Development Corporation of Delaware, dated December 17, 2024, and recorded in Instrument No. 20241218-0085656 in the Office of the Recorder of Deeds of New Castle County, Delaware.

  
Rummel, Klepper and Kahl, LLP  
Timothy S. Rojahn, DE PLS  
Professional Land Surveyor  
Delaware License No. 830



10/2/2025  
Date



26-057.00-057  
RIVERFRONT DEVELOPMENT  
CORPORATION OF DELAWARE  
DR 20190604-0041739

26-057.00-008  
RIVERFRONT DEVELOPMENT  
CORPORATION OF DELAWARE  
DR 20170519-0024997

26-057.00-007  
RIVERFRONT DEVELOPMENT  
CORPORATION OF DELAWARE  
DR 20170519-0024997

26-057.00-009  
RIVERFRONT DEVELOPMENT  
CORPORATION OF DELAWARE  
DR 20170519-0024997

10-001.00-017  
RIVERFRONT DEVELOPMENT  
CORPORATION OF DELAWARE  
DR 20241218-0085656

**AREA TO BE ANNEXED**  
38,087 SQ.FT. ~  
0.8743 ACRES ~

10-001.00-018  
RIVERFRONT DEVELOPMENT  
CORPORATION OF DELAWARE  
DR 20241218  
-0085656

10-001.00-078  
RIVERFRONT DEVELOPMENT  
CORPORATION OF DELAWARE  
DR 20210429-0050976

**SOUTH MARKET STREET**  
(VARIABLE WIDTH RIGHT OF WAY)

CITY LINE DRD. 18-18  
COUNTY LINE DRD. 18-18

POINT OF  
BEGINNING  
FOR THE  
ANNEXATION

IRON PIPE  
(FND.)

I, TIMOTHY S. ROJAHN REGISTERED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF DELAWARE, HEREBY STATE THAT THE INFORMATION SHOWN ON THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE AS ESTABLISHED BY THE STATE OF DELAWARE BOARD OF PROFESSIONAL LAND SURVEYORS. ANY CHANGES TO THE PROPERTY CONDITIONS, IMPROVEMENTS, BOUNDARY OR PROPERTY CORNERS AFTER THE DATE SHOWN HEREON SHALL NECESSITATE A NEW REVIEW AND CERTIFICATION FOR ANY OFFICIAL OR LEGAL USE.

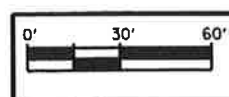
*Timothy S. Rojahn*

10/2/2025



DATE	SHEET NO.
OCTOBER 1, 2025	1 OF 1

RIVERFRONT DEVELOPMENT CORPORATION OF DELAWARE  
PARCEL 10-001.00-017  
DR 20241218-0085656  
CITY OF WILMINGTON - NEW CASTLE COUNTY DELAWARE



**DESCRIPTION OF  
ANNEXATION OF LAND INTO THE CITY OF WILMINGTON  
ALL OF PARCEL 10-001.00-018  
CITY OF WILMINGTON, DELAWARE**


BEGINNING at a found iron pipe located on the easterly right of way line of the South Market Street (variable width right of way) and the line of division between parcel 10-001.00-078, Riverfront Development Corporation of Delaware,

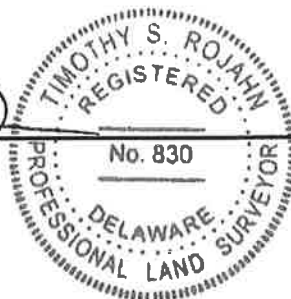
Thence, from said POINT OF BEGINNING, and binding on the right of way line of South Market Street (variable width right of way) with reference to the State of Delaware Coordinate System NAD 83/91, the following (3) three bearings and distances bound and described as follows:

- 1) North 02° 45' 22" West 132.76 feet;
- 2) North 87° 14' 38" East 146.55 feet to the line of division for (parcel 10-001.00-078) Riverfront Development Corporation of Delaware; thence binding on said line of division;
- 3) South 45° 04' 18" West 197.74 feet to the easterly right of way line of South Market Street and the POINT OF BEGINNING.

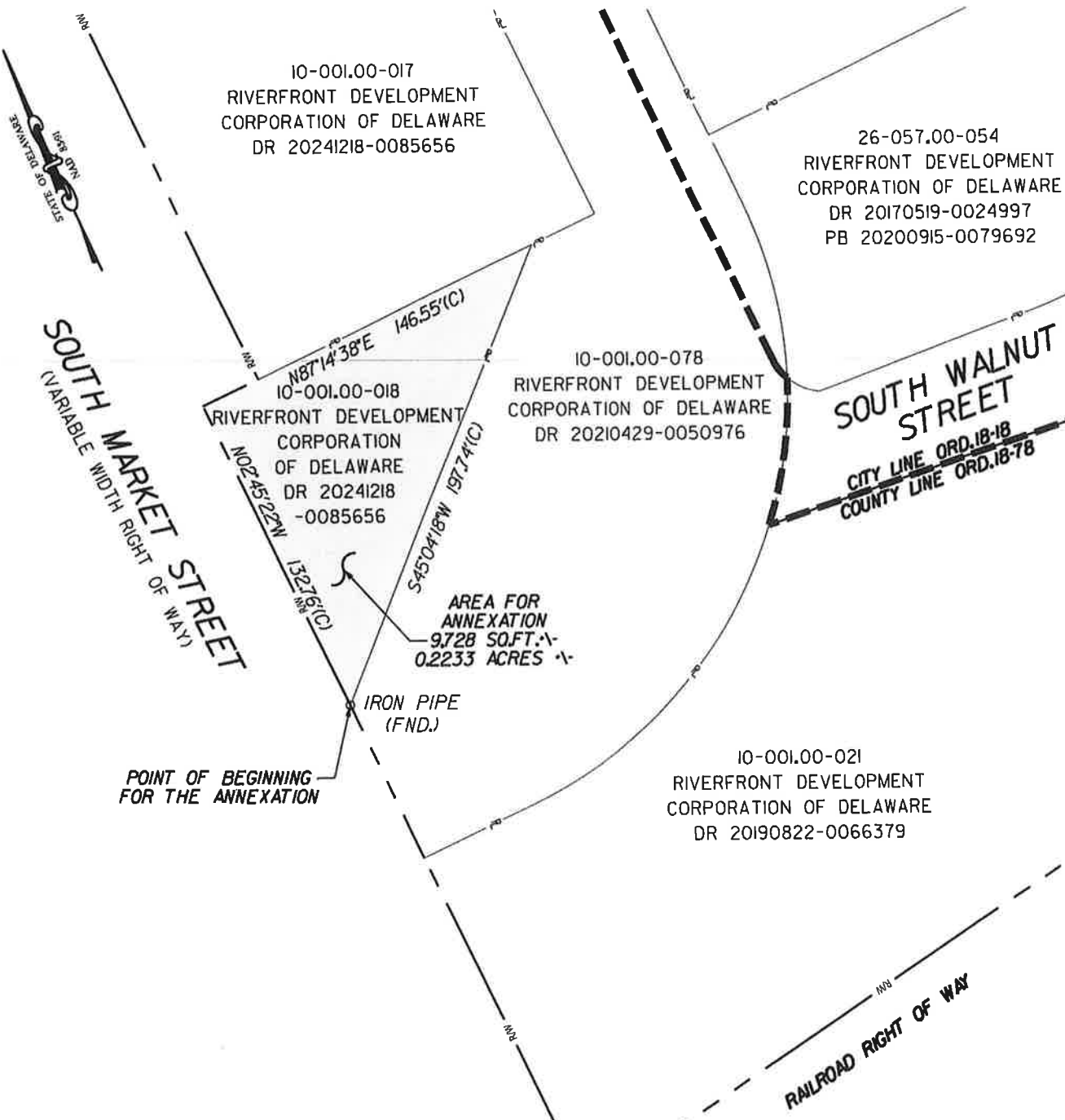
CONTAINING 9,728 square feet or 0.2233 of an acre of land, more or less.

BEING a portion of land described in a Special Warranty Deed between 906 S. Market Street, Inc. and Riverfront Development Corporation of Delaware, dated December 17, 2024, recorded in Instrument No. 20241218-0085656 in the Office of the Recorder of Deeds for New Castle County, Delaware.

  
\_\_\_\_\_  
Rummel, Klepper and Kahl, LLP  
Timothy S. Rojahn, DE PLS  
Professional Land Surveyor  
Delaware License No. 830



10/2/2025  
Date



I, TIMOTHY S. ROJAHN REGISTERED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF DELAWARE, HEREBY STATE THAT THE INFORMATION SHOWN ON THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE AS ESTABLISHED BY THE STATE OF DELAWARE BOARD OF PROFESSIONAL LAND SURVEYORS. ANY CHANGES TO THE PROPERTY CONDITIONS, IMPROVEMENTS, BOUNDARY OR PROPERTY CORNERS AFTER THE DATE SHOWN HEREON SHALL NECESSITATE A NEW REVIEW AND CERTIFICATION FOR ANY OFFICIAL OR LEGAL USE.

*Tim S. Rojahn* 10/2/2025

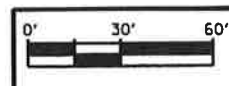
TIMOTHY S. ROJAHN, DE PLS  
PROFESSIONAL LAND SURVEYOR  
DELAWARE LICENSE NO. 830  
EXPIRES 06/30/2027  
Email: TROJAHN@RKK.COM



DATE	SHEET NO.
OCTOBER 1, 2025	1 OF 1

RIVERFRONT DEVELOPMENT CORPORATION OF DELAWARE  
PARCEL 10-001.00-018  
DR 20241218-0085656

**RK&K**  
Rummel, Klepper & Kahl, LLP  
Engineers / Construction Managers  
Planners / Scientists  
700 East Pratt Street, Suite 500  
Baltimore, Maryland 21202  
410-528-3900



CITY OF WILMINGTON - NEW CASTLE COUNTY DELAWARE

**DESCRIPTION FOR**  
**PART OF SOUTH WALNUT STREET**  
**STATE OF DELAWARE**  
**DEPARTMENT OF TRANSPORTATION**  
**CITY OF WILMINGTON, DELAWARE**

BEGINNING at an iron pipe located on the easterly right of way line of the South Market Street Causeway and at land described in a Deed of Record between The Arena Corporation and the State of Delaware, dated January 7, 1955, and recorded in Deed Record O, Book 55, Page 395, said point of beginning being located at the beginning of the first or North 49° 14' 08" East 197.74 foot line, as described in said deed for the lands of Parcel No. 2; thence departing from said point of beginning with reference to the State of Delaware Coordinate System NAD 83/91, the following eleven (11) courses:

- 1) North 45° 04' 16" East 197.74 feet;
- 2) North 87° 14' 38" East 27.95 feet;
- 3) North 02° 45' 22" West 193.05 feet;
- 4) South 87° 14' 38" West 4.50 feet to a point on the westerly side of South Walnut Street as described in Deed of Record O-55 Page 522, thence running on said westerly side of South Walnut Street;
- 5) North 02° 45' 22" West 37.78 feet to a point on the westerly side of South Walnut Street and at the intersection of the 8<sup>th</sup> or South 87° 16' 18" West 43.19 foot line as described in deed between the State of Delaware acting by and through the Department of Transportation and Riverfront Development Corporation of Delaware, dated May 30, 2019, and recorded in Instrument Number 20190604-0041739; thence running reversely on said line,
- 6) North 87° 16' 18" East 43.19 feet;
- 7) South 02° 43' 35" East 314.38 feet;
- 8) southeasterly 9.54 feet along the arc of a curve to the left having a radius of 23.50 feet, subtended by a chord South 14° 20' 17" East 9.47 feet to a point on the line of division between City of Wilmington and New Castle Hundred/New Castle County, Delaware;
- 9) southerly 208.56 feet along the arc of a curve to the right having a radius of 180.00 feet, subtended by a chord of South 54° 03' 01" West 197.09 feet;



10) South 87° 14' 38" West 50.00 feet to a point at the easterly right-of-way line of the South Market Street Causeway; thence binding on said right-of-way line,

11) North 02° 45' 22" West 68.00 feet to the POINT OF BEGINNING

CONTAINING 37,367 square feet or 0.8578 of an acre of land, more or less.

BEING a part of the land described in a deed between The Arena Corporation and the State of Delaware, dated January 7, 1955, and recorded in Deed Record O, Book 55, Page 395 in the Office of the Recorder of Deeds of New Castle County, Delaware; lands also shown on a Survey of Portion of Property – Arena Corporation, South Market Street Causeway, dated August 27, 1954 prepared for Delaware State Highway Department contract 1224.

Rummel, Klepper and Kahl, LLP  
Timothy S. Rojahn, DE PLS  
Professional Land Surveyor  
Delaware License No. 830



2/26/2020  
Date



NEW CASTLE COUNTY  
ORD. NO. 18-078 &  
CITY OF WILMINGTON  
ORD. NO. 18-018

26-057.00-007  
RIVERFRONT DEVELOPMENT  
CORPORATION OF DELAWARE  
INSTR. NO. 20170519-0024997

26-057.00-057  
RIVERFRONT DEVELOPMENT  
CORPORATION OF DELAWARE  
INSTR. NO. 20190604-0041739

26-057.00-008  
RIVERFRONT DEVELOPMENT  
CORPORATION OF DELAWARE  
INSTR. NO. 20170519-0024997

NEW CASTLE COUNTY  
ORD. NO. 18-078 &  
CITY OF WILMINGTON  
ORD. NO. 18-018

26-057.00-009  
RIVERFRONT DEVELOPMENT  
CORPORATION OF DELAWARE  
INSTR. NO. 20170519-0024997

**CITY OF WILMINGTON LINE**

**NEW CASTLE HUNDRED/  
NEW CASTLE COUNTY**

**CITY OF WILMINGTON LINE**

**NEW CASTLE HUNDRED/  
NEW CASTLE COUNTY**

**SOUTH MARKET STREET**  
(VARIABLE WIDTH RIGHT OF WAY)

**SOUTH WALNUT STREET**

**SOUTH WALNUT STREET (FUTURE)**

10-001.00-017  
906 S. MARKET STREET INC.  
D.B. 820-342  
D.R. W-94-172

10-001.00-018  
906 S. MARKET  
STREET INC.  
D.B. 820-342

10-001.00-021  
RIVERFRONT DEVELOPMENT  
CORPORATION OF DELAWARE  
INSTR. NO:20190822-0066379

$S87^{\circ}14'38''W$  4.50'(C)  
 $N02^{\circ}45'22''W$  37.78'(C)  
 $N87^{\circ}16'18''E$  43.19'(C)

EX. R/W  
 $N 02^{\circ}45'22''W$  193.05'(C)  
 $S 02^{\circ}43'35''E$  314.38'(C)

$N87^{\circ}14'38''E$  27.95'(C)

$N45^{\circ}04'16''E$  197.74'(C)

$R=23.50'$   $L=9.54'$   
 $Chd=S14^{\circ}20'17''E$   
9.47'

$R=180.00'$   $L=208.56'(C)$   
 $Chd=S$  5403'01''W  
197.09'(C)

R/W  
 $N 02^{\circ}45'22''W$  68.00'(C)  
 $S87^{\circ}14'38''W$  50.00'(C)

POINT OF BEGINNING  
FOR THE ANNEXATION

IRON PIPE  
(FND.)

AREA TO  
BE ANNEXED  
37,367 SQ.FT. =  
0.8578 ACRES +/-

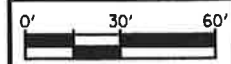
DATE	SHEET NO.
FEBRUARY 26, 2020	1 OF 1

**PART OF  
SOUTH WALNUT STREET**  
  
**STATE OF DELAWARE**  
  
**DEPARTMENT OF  
TRANSPORTATION**

CITY OF WILMINGTON - NEW CASTLE COUNTY  
DELAWARE



Rummel, Klepper & Kahl, LLP  
Engineers / Construction Managers  
Planners / Scientists  
700 East Pratt Street, Suite 500  
Baltimore, Maryland 21202  
410-728-2900



**DESCRIPTION OF  
ANNEXATION OF LAND INTO THE CITY OF WILMINGTON  
ALL OF PARCEL 10-001.00-021  
CITY OF WILMINGTON, DELAWARE**

BEGINNING at a point at the line of division between parcel 10-001.00-021 and parcel 10-001.00-078 and also being located at the end of the South 87° 14' 38" West, 50.00 foot line of parcel 10-001.00-078, as described in Confirmatory Deed, dated April 1, 2021, and recorded in the Office of Recorder of Deeds for New Castle County, Delaware in Instrument Number 20210429-0050976.

POINT OF BEGINNING being located South 02° 45' 22" East, 68.00 feet from an iron pipe found at lands of Riverfront Development Corporation of Delaware (parcel 10-001.00-078).

Thence, from said POINT OF BEGINNING, with reference to the State of Delaware Coordinate System NAD 83/91 the following (6) six bearings and distances bound and described as follows:

- 1) North 87° 14' 38" East 50.00 feet;
- 2) Northerly 148.86 feet along the arc of a curve to the left to the east having a radius of 180.00 feet, subtended by a chord of North 63° 33' 08" East, 144.66 feet; thence binding on the City of Wilmington (Ordinance No. 18-18) and the New Castle County (Ordinance No. 18-78);
- 3) South 85° 43' 48" East 224.72 feet; to a rebar found and the westerly property line of Parcel 26-057.00-058 owned by the Riverfront Development Corporation of Delaware as described on said Deed Record 20180614-0028518; thence binding on said line;
- 4) South 16° 41' 38" West 134.66 feet to a rebar and cap found on the Northerly right of way line of the Railroad Right of Way; thence binding on said northerly Railroad Right of Way line;
- 5) South 79° 11' 53" West 364.24 feet to the easterly right of way line of South Market Street (variable width Right of Way);
- 6) North 02° 45' 22" West 147.32 feet binding on the right of way line of South Market Street (variable width Right of Way) to the POINT OF BEGINNING.

CONTAINING 57,683 square feet or 1.3242 acres of land, more or less.



BEING lands described in a Special Warranty Deed between A. M. Domino, Jr. Salvage Co., and Riverfront Development Corporation of Delaware, dated August 22, 2019, and recorded in Instrument No. 20190822-0066379 in the Office of the Recorder of Deeds of New Castle County, Delaware.



10/2/2025

Rummel, Klepper and Kahl, LLP  
Timothy S. Rojahn, DE PLS  
Professional Land Surveyor  
Delaware License No. 830

Date

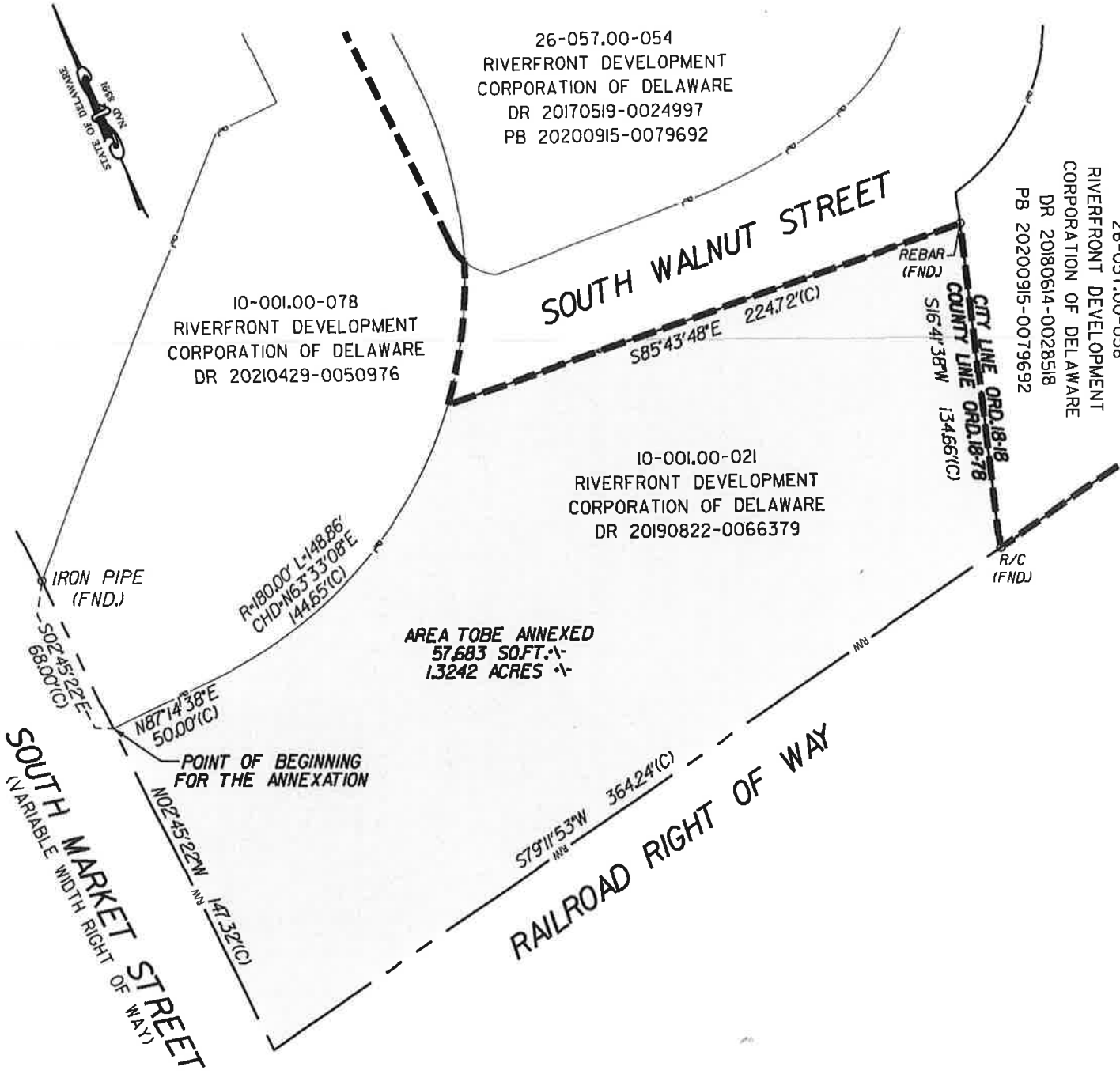
26-057.00-054  
 RIVERFRONT DEVELOPMENT  
 CORPORATION OF DELAWARE  
 DR 20170519-0024997  
 PB 20200915-0079692

10-001.00-078  
 RIVERFRONT DEVELOPMENT  
 CORPORATION OF DELAWARE  
 DR 20210429-0050976

10-001.00-021  
 RIVERFRONT DEVELOPMENT  
 CORPORATION OF DELAWARE  
 DR 20190822-0066379

26-057.00-058  
 RIVERFRONT DEVELOPMENT  
 CORPORATION OF DELAWARE  
 DR 20180614-0028518  
 PB 20200915-0079692

AREA TO BE ANNEXED  
 57,683 SQ.FT. ±  
 1.3242 ACRES ±



I, TIMOTHY S. ROJAHN REGISTERED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF DELAWARE, HEREBY STATE THAT THE INFORMATION SHOWN ON THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE AS ESTABLISHED BY THE STATE OF DELAWARE BOARD OF PROFESSIONAL LAND SURVEYORS. ANY CHANGES TO THE PROPERTY CONDITIONS, IMPROVEMENTS, BOUNDARY OR PROPERTY CORNERS AFTER THE DATE SHOWN HEREON SHALL NECESSITATE A NEW REVIEW AND CERTIFICATION FOR ANY OFFICIAL OR LEGAL USE.



*Tim S. Rojahn* 10/2/2025

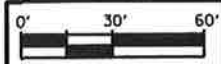
TIMOTHY S. ROJAHN, DE PLS  
 PROFESSIONAL LAND SURVEYOR  
 DELAWARE LICENSE NO. 830  
 EXPIRES 06/30/2027  
 Email: TROJAHN@RKK.COM

DATE	SHEET NO.
OCTOBER 1, 2025	1 OF 1

RIVERFRONT DEVELOPMENT  
 CORPORATION OF DELAWARE  
 PARCEL 10-001.00-021  
 DR 20190822-0066379



Rummel, Klepper & Kahl, LLP  
 Engineers / Construction Managers  
 Planners / Scientists  
 700 East Pratt Street, Suite 600  
 Baltimore, Maryland 21202  
 410-928-2900



CITY OF WILMINGTON - NEW CASTLE COUNTY  
 DELAWARE

# **FIRST ORDER, LLC**

4383 Hecktown Road, Suite B  
Bethlehem, PA 18020  
(610) 365-2907 \* fax (610) 365-2958

## Metes and Bounds Description

Parcel 10-001.00-080

New Castle Hundred

New Castle County, DE

Lands to be annexed to the City of Wilmington, DE

And merged to Parcel 26-057.00-047

Beginning at a point in the municipal boundary line between the City of Wilmington and New Castle Hundred at the place where said boundary line is intersected by the dividing line between Parcel 10-001.00-080/26-057.00-047, lands n/f RBR Holdings, and Parcel 10-001.00-081/26-057.00-044, lands n/f Robert B. Russell, said point being located South 27°56'29" West a distance of 182.59 feet from an iron pipe found where said dividing line intersects the southerly right of way line of Garasches Lane (60' wide public right of way), and from said beginning point running thence

1. Along the above referenced dividing line, South 27°56'29" West a distance of 132.94 feet to a point, thence
2. Along the northerly right of way line of the Norfolk Southern Railroad, South 79°11'53" West a distance of 102.24 feet to a point, thence
3. Along the easterly line of Parcel 26-057.00-050, lands n/f Riverfront Development Corporation of Delaware, North 19°16'42" West a distance of 270.00 feet to a point, thence
4. Along the above referenced municipal boundary line, South 64°50'57" East a distance of 278.25 feet to the point and place of beginning.

Containing 32,125 square feet or 0.7375 acres of land.

Steven F. Mervine  
Delaware Professional Land Surveyor 722

# **FIRST ORDER. LLC**

4383 Hecktown Road, Suite B  
Bethlehem, PA 18020  
(610) 365-2907 \* fax (610) 365-2958

## Metes and Bounds Description

Parcel 10-001.00-081

New Castle Hundred

New Castle County, DE

Lands to be annexed to the City of Wilmington, DE

And merged to Parcel 26-057.00-044

Beginning at a point in the municipal boundary line between the City of Wilmington and New Castle Hundred at the place where said boundary line is intersected by the dividing line between Parcel 10-001.00-080/26-057.00-047, lands n/f RBR Holdings, and Parcel 10-001.00-081/26-057.00-044, lands n/f Robert B. Russell, said point being located South 27°56'29" West a distance of 182.59 feet from an iron pipe found where said dividing line intersects the southerly right of way line of Garasches Lane (60' wide public right of way), and from said beginning point running thence

1. Along the above referenced municipal boundary line, South 64°50'57" East a distance of 110.23 feet to a point, thence
2. Along the northwesterly line of Parcel 10-001.00-082, lands n/f Fibre Processing Corp., South 27°56'29" West a distance of 49.96 feet to a point, thence
3. Along the northerly right of way line of the Norfolk Southern Railroad, South 79°11'53" West a distance of 141.16 feet to a point, thence
4. Along the above referenced dividing line, North 27°56'29" East a distance of 132.94 feet to the point and place of beginning.

Containing 10,068 square feet or 0.2311 acres of land.

Steven F. Mervine  
Delaware Professional Land Surveyor 722





## **EXHIBIT B**

# MAP 1

## CPC Resolution 3-26

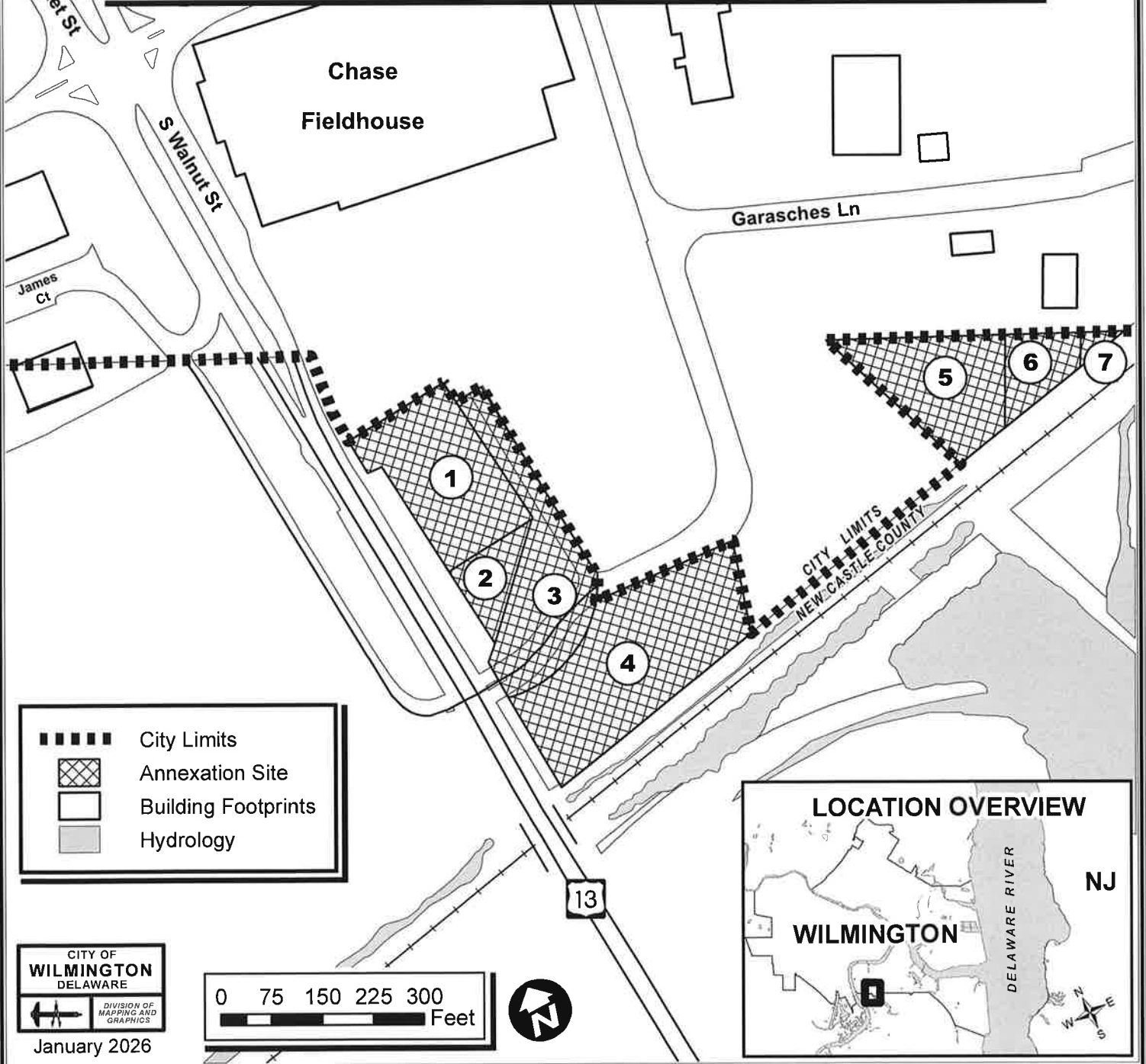
### PROPOSED AREA OF ANNEXATION

#### South Wilmington

7 Tax Parcels:

- 1.) 10-001.00-017, 2.) 10-001.00-018, 3.) 10-001.00-078, 4.) 10-001.00-021,  
5.) 10-001.00-080, 6.) 10-001.00-081, 7.) 10-001.00-082

**7 parcels totaling approximately 4.1 acres**



■■■■■	City Limits
▨	Annexation Site
□	Building Footprints
■	Hydrology

CITY OF  
**WILMINGTON**  
DELAWARE

DIVISION OF  
MAPPING AND  
GRAPHICS

January 2026

0 75 150 225 300 Feet



### LOCATION OVERVIEW

WILMINGTON

DELAWARE RIVER

NJ

W N E  
S

## **EXHIBIT C**

# MAP 2

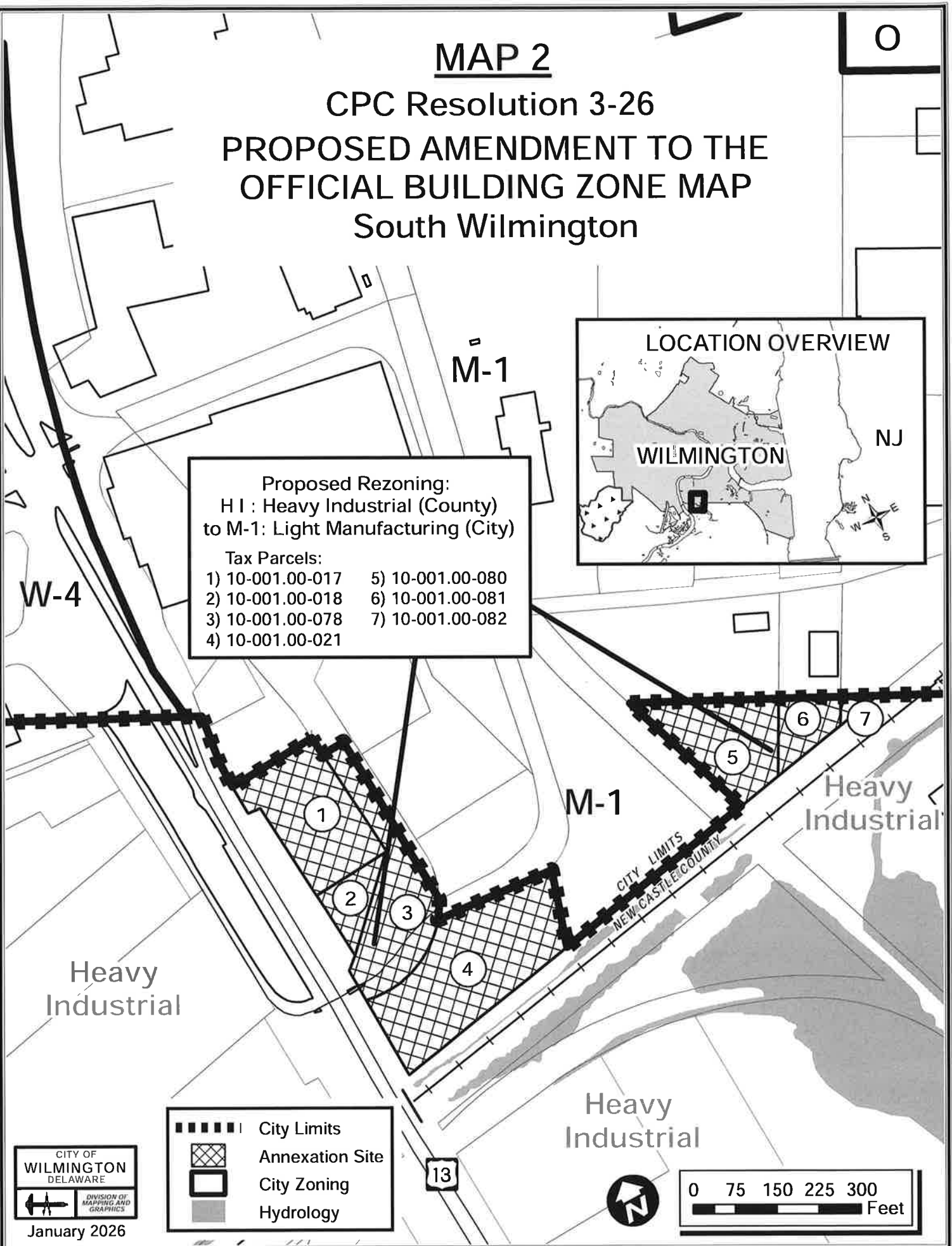
## CPC Resolution 3-26 PROPOSED AMENDMENT TO THE OFFICIAL BUILDING ZONE MAP South Wilmington



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

Tax Parcels:

1) 10-001.00-017	5) 10-001.00-080
2) 10-001.00-018	6) 10-001.00-081
3) 10-001.00-078	7) 10-001.00-082
4) 10-001.00-021	



	City Limits
	Annexation Site
	City Zoning
	Hydrology

CITY OF  
WILMINGTON  
DELAWARE

DIVISION OF  
MAPPING AND  
GRAPHICS

January 2026

0 75 150 225 300  
Feet

## **EXHIBIT D**

LOCATION OVERVIEW



# MAP 4

## CPC Resolution 3-26

### Flood Zones

#### South Wilmington

Tax Parcels:

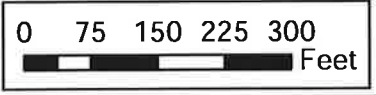
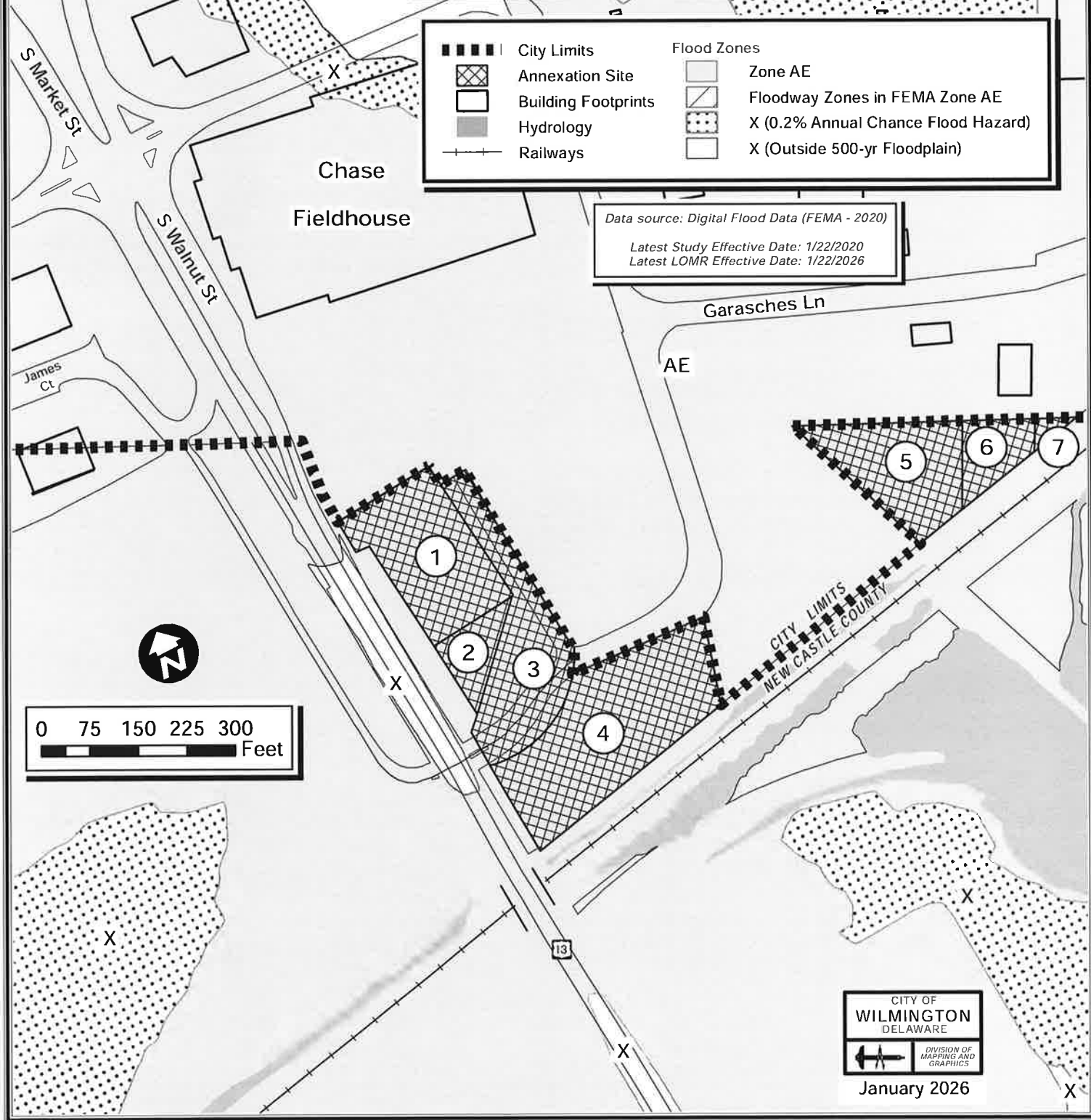
- 1.) 10-001.00-017, 2.) 10-001.00-018, 3.) 10-001.00-078, 4.) 10-001.00-021,
- 5.) 10-001.00-080, 6.) 10-001.00-081, 7.) 10-001.00-082

7 parcels totaling approximately 4.1 acres

	City Limits		Zone AE
	Annexation Site		Floodway Zones in FEMA Zone AE
	Building Footprints		X (0.2% Annual Chance Flood Hazard)
	Hydrology		X (Outside 500-yr Floodplain)
	Railways		

Data source: Digital Flood Data (FEMA - 2020)

Latest Study Effective Date: 1/22/2020  
Latest LOMR Effective Date: 1/22/2026



January 2026