

PREPARED BY:

City of Dover
PO Box 475
Dover, DE 19903-0475



TAX MAP PARCEL NO.
ED-00-068.19-01-28.00-000

MAYOR AND COUNCIL

COUNCIL RESOLUTION NO. 2026-03

A RESOLUTION APPROVING THE INCLUSION OF AN AREA WITHIN THE LIMITS OF THE CITY OF DOVER.

WHEREAS, the Charter of the City of Dover authorizes Council to extend the boundaries of the said City in accordance with Title 22, Chapter 1, Section 101 of the Delaware Code (22 Del.C. § 101); and

WHEREAS, the Mayor and Council deem it to be in the best interest of the City of Dover to include an area contiguous to the present City limits, and hereinafter more particularly described, within the limits of the City of Dover; and

WHEREAS, the Mayor and Council, upon recommendation of the City Planner and Planning Commission, deem it to be in the best interest of the City of Dover to include these right-of-way areas within the limits of the City of Dover to reduce an enclave of the City boundary and to clarify portions of right-of-way that should have been annexed in the past with adjoining properties; and

WHEREAS, the Charter of the City of Dover provides that if an annexation is petitioned by all owners of all property considered for annexation, no election shall be required. For an annexation petition not requiring an election, such petition shall

be processed in accordance with procedures established for amendments to the zoning map, specified in Dover Code, Appendix B - Zoning. All annexation petitions shall be processed concurrently with the rezoning of the property considered for annexation and shall be subject to public hearing before City Council. Public notice shall be completed in accordance with the provisions of the Dover Code relating to amendment of the zoning map.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF DOVER, IN COUNCIL MET:

1. That the following described areas, situated in East Dover Hundred, Kent County, State of Delaware, along with all adjacent paths, sidewalks, roadways, and rights-of-way in their entirety, shall be annexed to and included within the limits of the City of Dover:

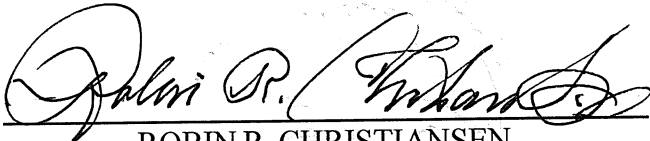
ALL that certain lot, piece, or parcel of land, with all the improvements thereon erected, situate in East Dover Hundred, Kent County and State of Delaware; lying on the easterly side of Nixon Lane (County Road #201400), a short distance south of North Little Creek Road (County Road #16) being bound on the West by Nixon Lane, on the North by lands now or formerly of Paul C. Phillips & Theresa Hoshue, on the East in part by lands now or formerly of Elizabeth M. Hampson, in part by lands now or formerly of Richard R. Edgar and in part by lands now or formerly of Mary A. Helmer, and being all of Parcel 27.00 and Parcel 28.00 as shown on the Lot Consolidation Plan for the "Lands of Stephen F. & Lupe N. Fuller" as recorded in the Office of the Recorder of Deeds in and for Kent County, Delaware in Plat Book 144 Page 94, and being more particularly bounded and described in accordance with said plan as prepared by Scott Engineering, Inc., Consulting Engineers and Surveyors, Drawing No. M-5549, dated May 5, 2021, as follows, to wit:

BEGINNING for the same at a point in the easterly right-of-way line of Nixon Lane (3000 feet wide) at a corner for this lot and lands now or formerly of Mary A. Helmer, said point being located North 17° 46' 15" West – 69.88 feet from the point of commencement being the northwesterly end of a daylight corner joining the northerly right-of-way of North Little Creek Road (width varies) with the easterly right-of-way line of Nixon Lane; thence from said point of beginning running with the easterly right-of-way line of Nixon Lane North 08°

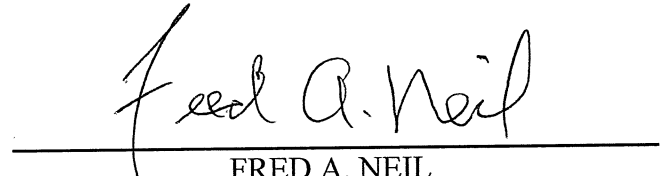
30' 00" West, passing over a found iron pipe at a distance of 99.47 feet, a total distance of 299.47 feet to a found iron pipe at a corner for this lot and lands of formerly Paul C. Phillips & Theresa Hoshue; thence running with the line for lands now or formerly of said Paul C. Phillips & Theresa Hoshue North 80° 57' 03" East – 126.90 feet to a found iron pipe at a corner for this lot and lands now or formerly of Elizabeth M. Hampson; thence running in part with the line for lands now or formerly of said Elizabeth M. Hampson and in part with the line for lands now or formerly of said Elizabeth M. Hampson and in part with the line for lands now or formerly of Richard R. Edgar, South 08° 30' 00" East – 200.48 feet to a point at a corner for this lot and lands now or formerly of said Richard R. Edgar; thence continuing with the lands now or formerly of said Richard R. Edgar, North 81° 10' 00" East – 24.60 feet to a point at a corner for this lot and lands now or formerly of Harry Robert Chambers, III & Tracey E. Chambers; thence running with the line for lands now or formerly of said Harry Robert Chambers, III, & Tracey E. Chambers, South 07° 42' 00" East – 114.36 feet to a found post in the line of lands now or formerly of Mary A. Helmer at a corner for this lot and lands now or formerly of said Harry Robert Chambers, III, & Tracey E. Chambers; thence running with the line for lands now formerly of said Mary A. Helmer, South 86° 50' 00" West – 150.55 feet to a point, the place of Beginning. Containing within the above-described metes and bounds 41,526 sq. ft. (0.9533 acres) of land, be the same more or less.

2. That the above described property shall be annexed into the City of Dover with a zoning classification as set by City Council and in accordance with the zoning map and environs then in force, effective upon such lands being included within the limits of the City of Dover.
3. That the certified copy of this resolution of annexation, together with a plot of the areas annexed, shall be filed for record with the Recorder of Deeds of Kent County.
4. That the effective date of this resolution shall be the 10th day of March, 2026, at 12:01 a.m.

ADOPTED: MARCH 09, 2026



ROBIN R. CHRISTIANSEN
MAYOR



FRED A. NEIL
COUNCIL PRESIDENT