



PREPARED BY:

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

TAX MAP PARCEL NO.

ED-00-068.20-01-15.00-000
ED-00-077.00-01-07.00-000
ED-00-077.00-01-07.01-000

MAYOR AND COUNCIL

COUNCIL RESOLUTION NO. 2026-04

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:

ED-00-068.20-01-15.00-000 – 1624 North Little Creek Road

BEGINNING at a point along the Southerly side of North Little Creek Road, also known as State Route No. 8, 80 feet wide, said point being a common corner of the lot herein being described and State Route No. 1, varying widths;

Thence, along the westerly side of State Route No. 1, the following three (3) courses and distances: 1) by a curve to the right having a radius of 5,884.23 feet, an arc length of 648.59 feet, chord bearing North 07 degrees 02 minutes 05 seconds West, 648.26 feet; 2) South 86 degrees 43 minutes 12 seconds West, 20.00 feet; 3) South 00 degrees 49 minutes 32 seconds East, 71.97 feet to a point at a corner of Tax Parcel 2-00-077.00-01-07.00-000;

Thence, thereby, the following two (2) courses and distances: 1) South 85 degrees 49 minutes 01 seconds West, 392.38 feet to a point; thence 2) South 31 degrees 50 minutes 26 seconds West, 33.84 feet to a point in the line for lands of the subdivision of Rojan Meadows;

Thence, thereby, the following three (3) courses and distances: 1) North 19 degrees 36 minutes 41 seconds West, 308.86 feet; 2) North 31 degrees 59 minutes

09 seconds East, 43.40 feet; thence 3) North 27 degrees 55 minutes 12 seconds East, 51.19 feet to a point at a corner for Tax Parcel 2-05-068.20-01-61.00-000;

Thence, thereby the following three (3) courses and distances: 1) South 36 degrees 19 minutes 34 seconds East, 79.07 feet; 2) North 88 degrees 55 minutes 26 seconds East, 144.00 feet; 3) North 05 degrees 37 minutes 26 seconds East, 245.00 feet to a point along Tax Parcel 2-05-068.20-01-62.00-000;

Thence, thereby, the following two (2) courses and distances: 1) South 82 degrees 22 minutes 34 seconds East, 65.00 feet; 2) North 05 degrees 37 minutes 26 seconds East, 236.42 feet to a point of curvature along the southerly side of North Little Creek Road, also known as State Route No. 8;

Thence, along North Little Creek Road by a curve to the left having a radius of 2,894.90 feet, an arc length of 102.82 feet, chord bearing South 84 degrees 29 minutes 01 seconds East, 102.82 feet to the point and place of Beginning.

Containing within the said described metes and bounds 5.12 acres of land, be the same, more or less.

ED-00-077.00-01-07.00-000 – Unaddressed Parcel south of North Little Creek Road

BEGINNING at a point on the Northwesterly side of Delaware State Route No. 1, varying widths, said point being a common corner of Tax Parcel 2-05-068.20-01-15.00-000, a distant of 172.58 feet from the physical centerline of State Route No. 1 and further located the following three (3) courses and distances from the Southerly side of North Little Creek Road, also known as State Route No. 8 (80 feet wide): 1) by a curve to the right having a radius of 5884.23, an arc length of 648.59 feet, chord bearing North 07 degrees 02 minutes 05 seconds West, 648.26 feet; 2) South 86 degrees 43 minutes 12 seconds West, 20.00 feet; 3) South 00 degrees 49 minutes 32 seconds East, 71.97 feet to the point and place of Beginning;

Thence, continuing along State Route No. 1 the following five (5) courses and distances: 1) South 00 degrees 49 minutes 32 seconds East, 82.66 feet; 2) South 88 degrees 07 minutes 03 seconds West, 115.00 feet; 3) South 02 degrees 34

minutes 03 seconds East, 404.14 feet; 4) South 87 degrees 45 minutes 58 seconds East, 125.01 feet to a point of curvature; 5) by a curve to the right having a radius of 21,539.48 feet, an arc length of 77.09 feet, chord bearing South 02 degrees 52 minutes 48 seconds West, 77.09 feet to a point at a corner of Tax Parcel 2-00-077.00-01-07.01-000;

Thence, thereby, North 85 degrees 02 minutes 34 seconds West, 241.97 feet to a point in the line for the subdivision of Rojan Meadows;

Thence, along the subdivision of Rojan Meadows the following two (2) courses and distances: 1) North 50 degrees 03 minutes 24 seconds West, 31.95 feet, 2) North 19 degrees 38 minutes 41 seconds West, 502.78 feet to a point at a corner of Tax Parcel 2-00-068.20-01-15.00-000;

Thence, thereby, the following two (2) courses and distances: 1) North 31 degrees 50 minutes 26 seconds East, 33.84 feet; 2) North 85 degrees 49 minutes 01 seconds East, 392.38 feet to the point and place of Beginning.

Containing within the said described metes and bounds 3.15 acres of land, be the same, more or less.

ED-00-077.00-01-07.01-000 – Unaddressed Parcel west of State Route 1

BEGINNING at a point on the Northwesterly side of Delaware State Route No. 1, varying widths, said point being a common corner of Tax Parcel 02-00-077.00-01-07.00-000, a distant of 150.00 feet from the physical centerline of State Route No. 1 and further located the following seven (7) courses and distances from the Southerly side of North Little Creek Road, also known as State Route No. 8 (80 feet wide): 1) by a curve to the right having a radius of 5884.23, an arc length of 648.59 feet, chord bearing North 07 degrees 02 minutes 05 seconds West, 648.26 feet; 2) South 86 degrees 43 minutes 12 seconds West, 20.00 feet; 3) South 00 degrees 49 minutes 32 seconds East, 154.63 feet; 4) South 88 degrees 07 minutes 03 seconds West, 115.00 feet; 5) South 02 degrees 34 minutes 03 seconds East, 404.14 feet; 6) South 87 degrees 45 minutes 58 seconds East, 125.01 feet to a point of curvature; 7) by a curve to the right having a radius of 21,539.48 feet,

an arc length of 77.09 feet, chord bearing South 02 degrees 52 minutes 48 seconds West, 77.09 feet to the point and place of Beginning;

Thence, continuing along Delaware State Route No. 1, by a curve to the right having a radius of 21,539.48 feet, an arc length of 173.65 feet, chord bearing South 02 degrees 58 minutes 30 seconds West, 173.65 feet to a point along the subdivision of Rojan Meadows Open Space;

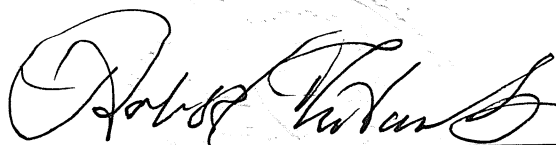
Thence, along the division line of the subdivision of Rojan Meadows Open Space, North 50 degrees 03 minutes 24 seconds West, 302.67 feet to a point at a corner of Tax Parcel 2-00-077.00-01-07.00-000;

Thence, thereby, South 85 degrees 02 minutes 34 seconds East, 241.97 feet to the point and place of Beginning.

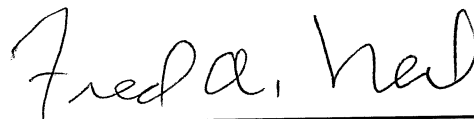
Containing within the said described metes and bounds 0.48 acres of land, be the same, more or less.

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 12th day of May, 2026, at 12:01 a.m.

ADOPTED: MAY 11, 2026



ROBIN R. CHRISTIANSEN
MAYOR



FRED A. NEIL
COUNCIL PRESIDENT