



MAYOR AND COUNCIL

COUNCIL RESOLUTION NO. 2021-24

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 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 area, situated in Little Creek 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 tract, piece or parcel of land with the improvements erected thereon, situated in Little Creek Hundred, Kent County, State of Delaware, lying along the Northwestern side of Persimmon Tree Lane, and being bounded on the North by lands now or formerly Dover International Speedway, on the East by lands now or formerly Persimmon Tree Properties, LLC (Parcel 15.00) and other lands now or formerly of Persimmon Tree Properties, LLC (Parcel 34.00), on the West by lands now or formerly Dover International Speedway, and being more particularly bounded and described as follows, to-wit:

BEGINNING at a point in the center line of Persimmon Tree Lane, at a common corner for this lot and said lands of Persimmon Tree Properties, LLC (Parcel 34.00);

THENCE with the centerline of Persimmon Tree Lane, South 50 degrees 27 minutes 10 seconds West 400.00 feet to a point at a corner for this lot;

THENCE leaving said centerline, North 38 degrees 54 minutes 50 seconds West 30.55 feet to a corner for said lands of Dover International Speedway;

THENCE with said lands of Dover International Speedway the following four (4) courses and distances:

- (1) North 38 degrees 54 minutes 50 seconds West 299.45 feet to a point;
- (2) North 50 degrees 27 minutes 10 seconds East 225.00 feet to a point;
- (3) North 38 degrees 54 minutes 50 seconds West 35.00 feet to a point;
- (4) North 50 degrees 27 minutes 10 seconds East 175.00 feet to a point in the line of said lands of Persimmon Tree Lane (Parcel 15.00);

THENCE with said lands Persimmon Tree Properties, LLC (Parcel 15.00), South 38 degrees 54 minutes 50 seconds East 156.10 feet to a common corner for said lands of Persimmon Tree Lane, LLC (Parcel 15.00) and Persimmon Tree Lane, LLC;

THENCE with Persimmon Tree Lane, LLC (Parcel 34.00), South 38 degrees 54 minutes 50 seconds East 208.90 feet, passing over an iron pipe at 339.77 feet, to the place and point of BEGINNING.

CONTAINING within said metes and bounds 138,116.6 square feet (3.1707 acres) of land, 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 area 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 October, 2021 at 12:01 a.m.

ADOPTED: OCTOBER 11, 2021

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ROBIN R. CHRISTIANSEN
MAYOR



ROY SUDLER, JR.
COUNCIL PRESIDENT

Actions History

10/11/2021 - Introduction - City Council