Son’s resDescription of 811.899 Acres of land, more or less
A Proposed Annexation to the Town of Bridgeville
Northwest Fork Hundred, Sussex County, Delaware

September 5, 2002

BEGINNING FOR THE SAME at the existing southwesternmost corner of the corporate limits of the Town of Bridgeville, Delaware, said point being located, as now referenced to the Delaware State Plane Coordinate system and as defined by the North American Datum of 1983 (NAD 83), South 18°41’59” East 2,368.45 feet from a concrete monument found along the existing westernmost outline of the said corporate limits.

THENCE leaving said beginning point so fixed and binding with the southernmost outline of the aforesaid corporate limits

1. North 71°18’01” East 280.30 feet to a point;

THENCE leaving the said corporate limits and running the two (2) following courses and distances:

2. South 85°12’09” East 145.86 feet, and

3. North 04°18’58” East 60.04 feet to the aforementioned southernmost outline of the Town of Bridgeville corporate limits;

THENCE binding with said outline

4. North 71°18’01” East 1,019.53 feet to a point along the easternmost side of Cannon Street;

THENCE still binding with the said outline in part and binding with the said easternmost side of Cannon Street in part and binding with the lands of others the four (4) following courses and distances:

5. South 18°28’35” East 310.27 feet,

6. South 18°22’22” East 160.30 feet,

7. North 75°06’38” East 500.00 feet, and

8. North 18°22’22” West 160.30 feet to a point along the southernmost side of Earlee Avenue;

THENCE binding with said side of Earlee Avenue

9. North 75°24’29” East 50.52 feet to a point;
THENCE leaving Earlee Avenue and binding with the lands of others the three (3) following courses and distances:

10. South 18°17’40” East  140.00 feet,

11. North 75°11’20” East  651.65 feet, and

12. North 19°20’20” West  140.18 feet to a point along the aforementioned southernmost side of Earlee Avenue;

THENCE binding with said side of Earlee Avenue

13. North 75°11’20” East  49.88 feet to a point;

THENCE leaving Earlee Avenue and binding with the lands of others the two (2) following courses and distances:

14. South 18°48’37” East  93.79 feet and

15. North 71°11’23” East  219.94 feet to a point along the westernmost side of Business Route 404;

THENCE binding with said side of Business Route 404

16. South 19°02’55” East  708.71 feet to a point;

THENCE leaving Business Route 404 and binding with the lands of others the seven (7) following courses and distances:

17. South 72°35’55” West  541.66 feet,

18. South 72° 35’55” West  1,684.51 feet,

19. South 10°40’42” East  686.23 feet,

20. South 08°51’44” East  827.24 feet,

21. South 88°51’39” East  1,455.13 feet,

22. North 41°59’22” East  4.21 feet, and
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23. North 09°11’17” West 150.96 feet to a point in the westernmost outline of the lands of W. Coulter and Charlotte H. Passwaters;

THENENCE running through and across the said Passwaters’ lands

24. North 72°44’32” East 514.06 feet to a point at the southwesternmost corner of the lands of others;

THENENCE binding with the lands of others

25. North 72°44’32” East 568.56 feet to a point along the aforementioned westernmost side of Business Route 404;

THENENCE binding with said side of Business Route 404

26. South 19°02’55” East 2,023.27 feet to a point at the westernmost intersection of Business Route 404 and U.S. Route 13;

THENENCE leaving Business Route 404 and binding with the westernmost side of U.S. Route 13 the five (5) following courses and distances:

27. South 70°56’06” West 10.00 feet,

28. with the arc of a curve to the right 665.45 feet to a point of tangency, said curve having a radius of 2,824.79 feet and being scribed by a chord of South 12°18’59” East 663.92 feet,

29. South 05°34’03” East 437.43 feet,

30. South 52°02’11” East 13.79 feet, and

31. South 05°34’03” East 315.28 feet to a point;

THENENCE leaving U. S. Route 13 and binding with the lands of others the three (3) following courses and distances:

32. South 85°57’05” West 73.45 feet,

33. South 38°05’29” West 536.50 feet, and
34. **South 37°20’31” West 920.52 feet** to a marble monument found along the northernmost outline of the lands of Earl L. and Helen E. Passwaters;

**THENCE** running through and across the said lands of Earl L. and Helen E. Passwaters

35. **South 07°46’58” East 1,192.93 feet** to a point in the southernmost outline of the said Passwaters’ lands;

**THENCE** binding with said outline and the lands of others

36. **South 77°44’27” East 1,075.80 feet** to a point along the aforementioned westernmost side of U. S. Route 13;

**THENCE** binding with said side of U.S. Route 13

37. **South 05°33’35” East 1,258.79 feet** to a point;

**THENCE** leaving U. S. Route 13 and binding with the lands of others the nine (9) following courses and distances:

38. **South 82°31’07” West 381.47 feet,**

39. **South 79°22’47” West 897.32 feet,**

40. **South 82°09’32” West 283.86 feet,**

41. **North 47°34’46” West 1,049.40 feet,**

42. **North 10°30’27” East 832.18 feet,**

43. **North 75°48’09” West 2,998.42 feet,**

44. **South 51°26’51” West 500.82 feet,**

45. **North 30°59’27” West 973.51 feet,** and

46. **South 68°49’53” West 483.95 feet** to a point along the easternmost side of County Road 546;

**THENCE** binding with said side of County Road 546
47. **North 09°30’23” East 6,967.92 feet** to a point;

**THENCE** leaving County Road 546 and binding with the lands of others

48. **South 80°12’29” East 234.99 feet** to a point along the southwesternmost outline of the corporate limits for the Town of Bridgeville;

**THENCE** binding with said side of the Bridgeville corporate limits

49. **South 18°41’59” East 121.81 feet** to the point and place of beginning.

**CONTAINING**, in all, **811.899 Acres of land**, more or less, as surveyed by McCrone, Inc. in August of 2002.
September 24, 2002

Bonnie S. Walls  
Director of Development  
Town of Bridgeville  
101 North Main Street  
Bridgeville, DE 19933

RE: Annexations  
Ten (10) Proposed Sites referenced Letter of September 4, 2002

Dear Bonnie:

Please be advised that I have reviewed the above referenced submittal from the Town of Bridgeville.

The sites are located contiguous to the Town boundaries and within a Town Center or Development District per the Sussex County Comprehensive Plan adopted October 21, 1997. By comparison to the 2002 Sussex County Comprehensive Plan Update the sites are proposed to remain in either the Town Center District or Development District. The Update has not yet been adopted.

The purpose of a Town Center District is to concentrate growth around existing Municipalities while protecting their character by planning compatible development. This will require intergovernmental cooperation and coordination between the County and the Municipalities concerning land use planning and annexation, review of development proposals, extension of water and wastewater systems, and provision of a multimodal transportation network. These Districts are considered potential annexation areas.

The purpose of the Development District is to concentrate development in areas where public water and wastewater systems are available or planned and where past trends indicate that growth will occur. These areas are partially developed and contiguous to existing municipalities. The Development District will produce a mixed-use growth pattern supported by public and private investments to provide a variety of economic development and housing opportunities. By encouraging higher residential densities, and commercial and industrial uses in this district, the pressure for development in the agricultural areas will be reduced.

Your proposed annexations meet the intent of the Comprehensive Plan, especially in the Town Center District.

This Department has no objection to the proposed annexations since the sites are located within the Town Center District and/or Development District, since the site are adjacent to Town boundaries, and since Town water and sewer service are proposed to be provided to the project.
MINUTES

SPECIAL MEETING
COMMISSIONERS OF BRIDGEVILLE
OCTOBER 21, 2002 - 7:00 P.M.
TOWN HALL

I. CALL TO ORDER

The meeting was called to order by President Joseph Conaway. Present: Commissioners Margaret Sipple, Pat Correll, Earl Greason and Bill Jefferson. The meeting start with the flag salute and the Lord’s Prayer.

II. NEW BUSINESS

1. The Town of Bridgeville will celebrate Halloween on Thursday, October 31, 2002 from 6-8 PM for children twelve and under. The Lions and Lioness will sponsor a Halloween Party at 8:00 PM in the Historical Park on Delaware Avenue.

2. The Commissioners were reminded that Tuesday, October 22, 2002 at 7:00 PM, a zoning hearing will be held for a request from Mr. Charles Royal to open a beauty parlor at 219 First Street.

3. On Saturday, October 19, 2002, the people of Bridgeville expressed their opinion in an opportunity to vote for or against the annexation of 833 acres. Out of 259 registered voters, 128 cast their vote (49%). The vote was 112 for and 16 against the annexation (88% mandate). President Conaway submitted the Annexation Certification Resolution by the Election Board for the record. MOTION: Commissioner Jefferson made a motion to adopt the resolution as submitted. Motion was seconded by Commissioner Greason and carried unanimously.
   Mrs. Bonnie Walls congratulated the Commission, Mr. Rauch, Mr. Rocks and the residents of the Town for having the foresight to proceed with the annexation.

4. President Conaway read the following tax map and parcel numbers explaining how the new annexed properties will be brought into Town and zoned:
   1. Tax Map 1-31-14.00 Parcel 27-Entire Parcel To R-1 With a Residential Planning Community (RPC) Overlay.
   2. Tax Map 1-31-14.00 Parcel 28-Entire Parcel To R-1 With RPC Overlay.
   3. Tax Map 1-31-14.00 Part of Parcel 43-To R-1 With RPC Overlay.
   4. Tax Map 1-31-14.00 Parcel 44-Entire Parcel To R-2 With RPC Overlay; Existing C-1 Zoning On This Parcel to Remain C-1.
   5. Tax Map 1-31-19.00 Parcel 1- Entire Parcel To R-1 With RPC Overlay.
6. Tax Map 1-31-15-00 Part of Parcel 17-To R-1 With RPC Overlay.
7. Tax Map 1-31-10.00 Parcel 80-Entire Parcel To R-1 With RPC Overlay.
8. Tax Map 1-31-10.00 Parcel 88-Entire Parcel To C-1.
9. Tax Map 1-31-10.00 Parcel 81-Entire Parcel To C-1.
10. Tax Map 1-31-15.00 Parcel 15-Entire Parcel To C-1.
The maps showing the above acreage are on file in the Town Office. MOTION: Commissioner Greason made a motion to accept the annexation rezoning. Motion was seconded by Commissioner Sipple and carried unanimously.

5. President Conaway announced that the new Community Maps arrived this week. The local business people in the Town made it possible to have the maps updated and printed in color.

III. ADJOURNMENT

Motion: Commissioner Sipple made a motion to adjourn the meeting. Motion was seconded by Commissioner Correll and so carried.

Respectfully Submitted,

Margaret W. Sipple
Commission Secretary
Sussex County Planning & Zoning Commission
P. O. Box 417
Georgetown, Delaware 19947

ATTENTION: Lawrence B. Lank, Director

REFERENCE: Annexations

Dear Mr. Lank:

Please be advised on Saturday, October 19, 2002, the following listed parcels were successfully annexed into the town limits of The Town of Bridgeville. Of the residents voting, 112 supported the annexation, with 16 being opposed.

The following parcels belonging to W. Coulter Passwaters/Earlee H. & Beth Passwaters/Helen E. Passwaters were annexed into town limits:

Tax Map #1-31-14.00, Parcel 27 (entire), approximately 205.33 acres
Tax Map #1-31-14.00, Parcel 28 (entire), approximately 71.61 acres
Tax Map #1-31-19.00, Parcel 1 (entire), approximately 62.44 acres
Tax Map #1-31-14.00, Parcel 44 (entire), approximately 363.87 acres
Tax Map #1-31-10.00, Parcel 80 (entire), approximately 51.63 acres
Tax Map #1-31-14.00, Parcel 43 (part of), approximately 16.34 acres
Tax Map #1-31-15.00, Parcel 17 (part of), approximately 37.37 acres
Tax Map #1-31-10.00, Parcel 88 (entire), approximately 55.16 acres owned by Thurman Adams/Ruth Adams was annexed into town limits.

Tax Map #1-31-10.00, Parcel 81 (entire), approximately 5.88 acres, owned by Clärènce Mast was annexed into town limits.

Tax Map #1-31-15.00, Parcel 15 (entire), approximately 18.00 acres owned by Virgil & Emily Cannon was annexed into town limits.

Enclosed for your use are copies of the above listed parcels.

Thank you for your continued support and assistance. Should you have any questions or require additional information, please do not hesitate to call.

Sincerely,

THE TOWN OF BRIDGEVILLE

Bonnie S. Walls
Director of Development

Enclosures