

ORDINANCE NO. _____

**AN ORDINANCE ANNEXING INTO THE TOWN LIMITS OF
THE TOWN OF BRIDGEVILLE 1.62 ACRES, MORE OR LESS, BEING
THE LANDS OF REANITI, LLC
SUSSEX COUNTY TAX PARCEL NO. 131-19.00-26.00**

WHEREAS, Section 3A, *et seq.*, of “AN ACT TO REINCORPORATE THE TOWN OF BRIDGEVILLE” provides that the Commissioner of Bridgeville shall have the authority to annex any territory contiguous to this Town containing five (5) acres or less contiguous to the Town; and

WHEREAS, the Commissioner of Bridgeville deem it appropriate to consider the annexation of a tract of land containing less than five (5) acres, more particularly 1.62 acres, more or less, situate in Sussex County, Delaware, being the lands of REANITI, L.L.C.; and

WHEREAS, the propose annexation meets the requirements of Title 22 of the Delaware Code in that the property is contiguous with the existing Town boundaries; is depicted as an area for future annexation on the adopted Comprehensive Plan; the proposed use of the property will not change from that currently authorized in the adjacent jurisdiction; and the Town has prepared a plan of services indicating those services it expects to provide to the property, how the services will be provided, and the fiscal and operating capabilities of the Town to provide such services.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED BY THE COMMISSIONER OF BRIDGEVILLE, AS FOLLOWS:

Section 1. That the territory hereinafter described is annexed into the Town Limits of the Town of Bridgeville consists of 1.62 acres more or less, adjacent to US 13 and Cannon Road Route 18. Said property is described in Exhibit A, attached hereto and made a part hereof.

Section 2. The territory annexed into the Town of Bridgeville shall be zoned C-1 Commercial District.

Section 3. This Ordinance shall be effective upon its adoption by a majority of all members elected to the Town Council.

Section 4. A copy of this Ordinance signed by the President and certified by the Town Clerk, with the Town Seal affixed, together with a plot of the annexed area, shall be forthwith filed for recording in the Office of the Recorder of Deeds in and for Sussex County, Delaware.

COMMISSIONERS OF BRIDGEVILLE

By: _____
President

Attest: _____
Secretary

Adopted:

EXHIBIT A

LANDS OF REANITI, LLC

ALL THAT CERTAIN lot, piece or parcel of land, lying and being situate in North West Fork Hundred, Sussex County, Delaware, on the easterly side Sussex Highway (US 13) and adjacent to Cannon Road (Route 18), containing 70,556 square feet, or 1.62 acre, more or less, as more particularly shown on a boundary survey for “Bernardo Frank Fioravaniti III of Lands NF of Vivian Scott & Denise Outland”, Dated September 10, 2020 prepared by Cotton Engineering, Mike Soule Cotton, Professional Engineer, attached hereto and made a part hereof.

Being the same lands conveyed unto REANITI LLC., by deed of Bernardo Frank Fioravaniti, III and Denise Marie Fioravaniti, dated March 21st, 2022, and of record in the Office of the Recorder of Deeds, aforesaid, in Deed Book 5665, at page 189.

Said parcel is identified on the Tax Maps of the Sussex County Department of Finance, Assessment Division, as T.M. No. 131-19.00-26.00.

LEGEND

- IRON REBAR TO BE SET
- IRON REBAR FOUND
- CONCRETE MONUMENT FOUND

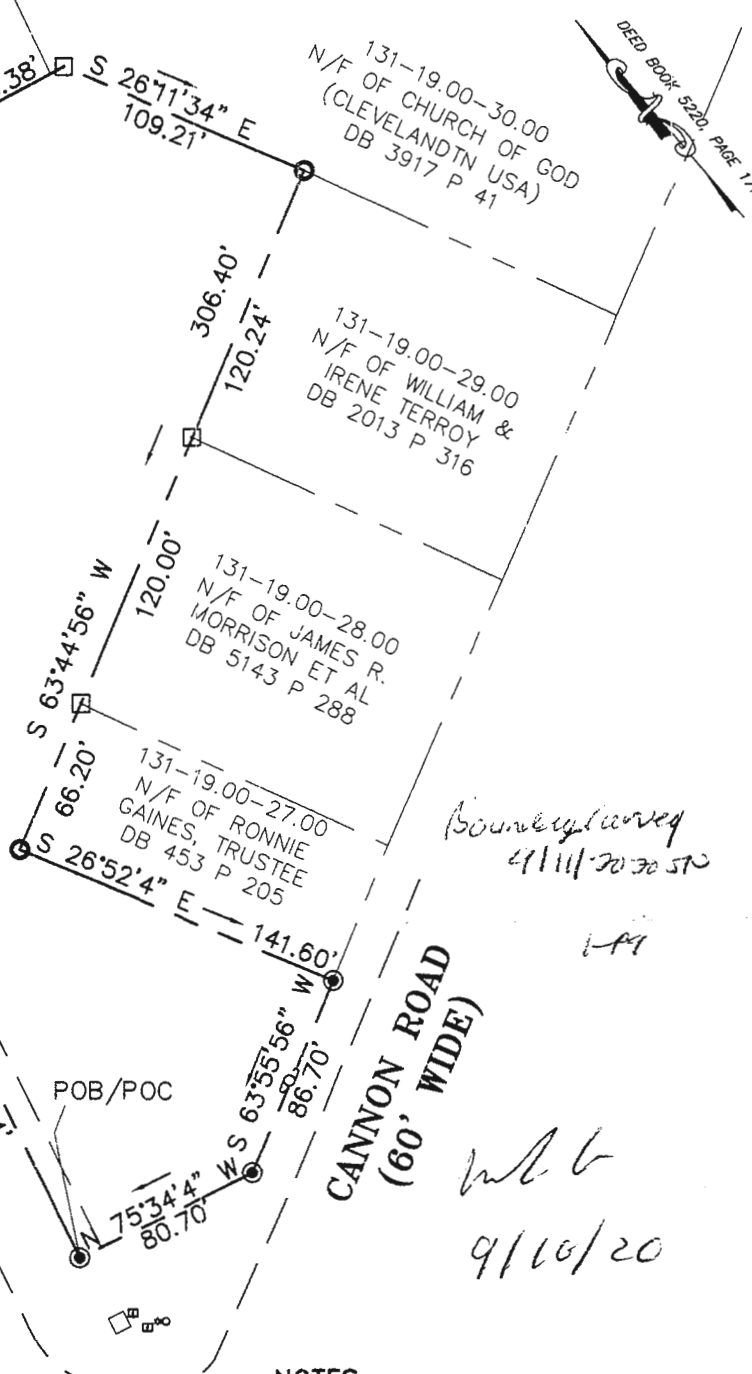
PROPERTY LINE
EDGE OF PAVING

(US 13, SUSSEX HIGHWAY
TOTAL ROW 200',
NORTHBOUND LANE)

PERMANENT 10' GAS EASEMENT
PER DB 4755 P 202

EX-ENTRANCE

CANNON ROAD
(60' WIDE)



*Bounded Survey
4/11/2020 SK*

LA

mb

9/10/20

I, MICHAEL S. COTTEN, REGISTERED AS A PROFESSIONAL ENGINEER 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 OF LEGAL USE.

NOTES

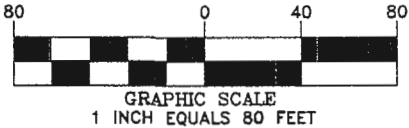
1. TITLE REFERENCED TO DEED BOOK 5220, PAGE 177.
2. "SUBURBAN" SURVEY.
3. SUBJECT TO ANY AND ALL RESTRICTIONS, RESERVATIONS, CONDITIONS, EASEMENTS & AGREEMENTS OF RECORD IN THE OFFICE OF RECORDER OF DEEDS, SUSSEX COUNTY, DE. NO TITLE SEARCH PROVIDED.
4. THIS SURVEY DOES NOT CERTIFY THE EXISTENCE OR NON EXISTENCE OF ANY EASEMENTS OR RIGHT-OF-WAYS AFFECTING THE PROPERTY.
5. SUBJECT TO ALL EASEMENTS AS SHOWN ON PLOT BOOK 130, PAGE 212 AND ANY FURTHER REVISIONS.

BOUNDARY SURVEY
FOR BERNARDO FRANK FIORAVANITI III
OF LANDS NF/ OF VIVIAN SCOTT &
DENISE OUTLAND
NW SIDE OF CANNON RD & EAST SIDE OF
SUSSEX HIGHWAY
BRIDGEVILLE, DE 19933
NORTHWEST FORK HUNDRED
SUSSEX COUNTY, DELAWARE
TAX MAP #131-19.00-26.00
AREA: 70,556±SF OR 1.62±ACRES

COTTEN ENGINEERING LLC

CIVIL ENGINEERS
10087 CONCORD RD.
SEAFORD DE 19973
PHONE/FAX (302) 628-9164

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DESIGNED BY: CE	REV:	JOB # 20-396
DRAWN BY: JCD	DATE: 09/10/2020	SHEET 1 OF 1
CHECKED BY: MSC	SCALE: AS-SHOWN	