

SUBSTITUTE NO. 1 TO ORDINANCE NO. 16-028

AN ORDINANCE TO REZONE FOUR PARCELS OF LAND FROM C-6 (SPECIAL COMMERCIAL) TO W-4 (WATERFRONT/RESIDENTIAL COMMERCIAL) AND R-3 (ONE-FAMILY ROW HOUSES)

Rev. 1
#4207

Sponsor:

Council
Member
Freel

WHEREAS, City Council for the City of Wilmington deems it necessary and appropriate to rezone the four parcels of land as depicted on the map attached hereto and made a part hereof as Exhibit "A" and further described as follows: Tax Parcel No. 26-006.20-041, Tax Parcel No. 26-006.20-045, and Tax Parcel No. 26-006.40-050 from C-6 (Special Commercial) to W-4 (Waterfront/Residential Commercial) and Tax Parcel No. 26-006.20-046, from C-6 (Special Commercial) to R-3 (One-Family Row Houses); and

NOW, THEREFORE, THE COUNCIL OF THE CITY OF WILMINGTON HEREBY ORDAINS:

SECTION 1. Section 48-97 of the Wilmington City Code and the "Building Zone Map, City of Wilmington, Delaware," dated January 2006, are hereby amended by changing the zoning classification of Tax Parcel No. 26-006.20-041 from C-6 (Special Commercial) to W-4 (Waterfront/Residential Commercial), as illustrated on the Map attached hereto and made a part hereof as Exhibit "B" and as more particularly described by the metes and bounds description attached hereto as Exhibit "C".

SECTION 2. Section 48-97 of the Wilmington City Code and the "Building Zone Map, City of Wilmington, Delaware," dated January 2006, are hereby amended by changing the zoning classification of Tax Parcel No. 26-006.20-046 from C-6 (Special Commercial) to R-3 (One-family Row Houses), as illustrated on the Map attached hereto and made a part hereof as Exhibit "D" and as more particularly described by the metes and bounds description attached hereto as Exhibit "E".

SECTION 3. Section 48-97 of the Wilmington City Code and the “Building Zone Map, City of Wilmington, Delaware,” dated January 2006, are hereby amended by changing the zoning classification of Tax Parcel No. 26-006.40-050 from C-6 (Special Commercial) to W-4 (Waterfront/Residential Commercial), as illustrated on the Map attached hereto and made a part hereof as Exhibit “F” and as more particularly described by the metes and bounds description attached hereto as Exhibit “G”.

SECTION 4. Section 48-97 of the Wilmington City Code and the “Building Zone Map, City of Wilmington, Delaware” dated January 2006, are hereby amended by changing the zoning classification of Tax Parcel No. 26-006.20-045 from C-6 (Special Commercial) to W-4 (Waterfront/Residential Commercial), as illustrated on the Map attached hereto and made a part hereof as Exhibit “H” and as more particularly described by the metes and bounds description attached hereto as Exhibit “I”.

SECTION 5. The rezoning of the four parcels described herein and as identified in “Exhibit A” attached herein and made a part hereof is in accordance with the recommendations found in the Delaware Avenue/Bancroft Parkway Neighborhood Comprehensive Development Plan.

SECTION 6. This Ordinance shall be deemed effective immediately upon its date of passage by City Council and approval by the Mayor.

First Reading May 5, 2016
Second Reading..... May 5, 2016
Third ReadingSept. 15, 2016

Passed by City Council,
September 15, 2016



President of City Council

ATTEST: 
Deputy City Clerk

Approved as to form this 14th
day of September, 2016



Assistant City Solicitor

Approved this 22 day of Sept, 2016



Mayor

SYNOPSIS: This Substitute Ordinance rezones four parcels, more specifically Tax Parcel No. 26-006.20-041, Tax Parcel 26-006.20-045, and Tax Parcel No. 26-006.400-50 from C-6 (Special Commercial) to W-4 (Waterfront/Residential Commercial) and Tax Parcel No. 26-006.20-046 from C-6 (Special Commercial) to R-3 (One-family Row Houses) Zoning Classification.

EXHIBIT A

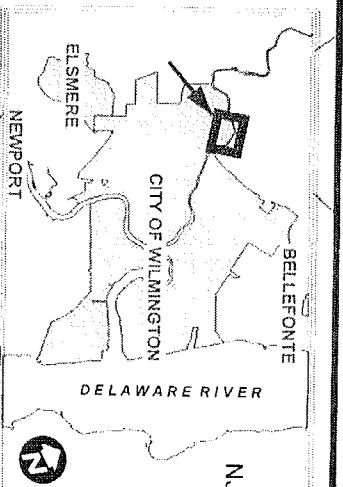
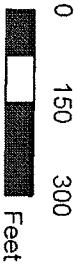
CPC Resolution 10-16
Sub. No. 1 to Ordinance 16-028

Rezoning Proposal

Alapocas
Woods

C-6 Special Commercial to W-4 Residential/Commercial
and R-3 One Family Row Houses

August 2016



Location Detail

Areas of Rezoning:

- C-6 to W-4
- C-6 to R-3

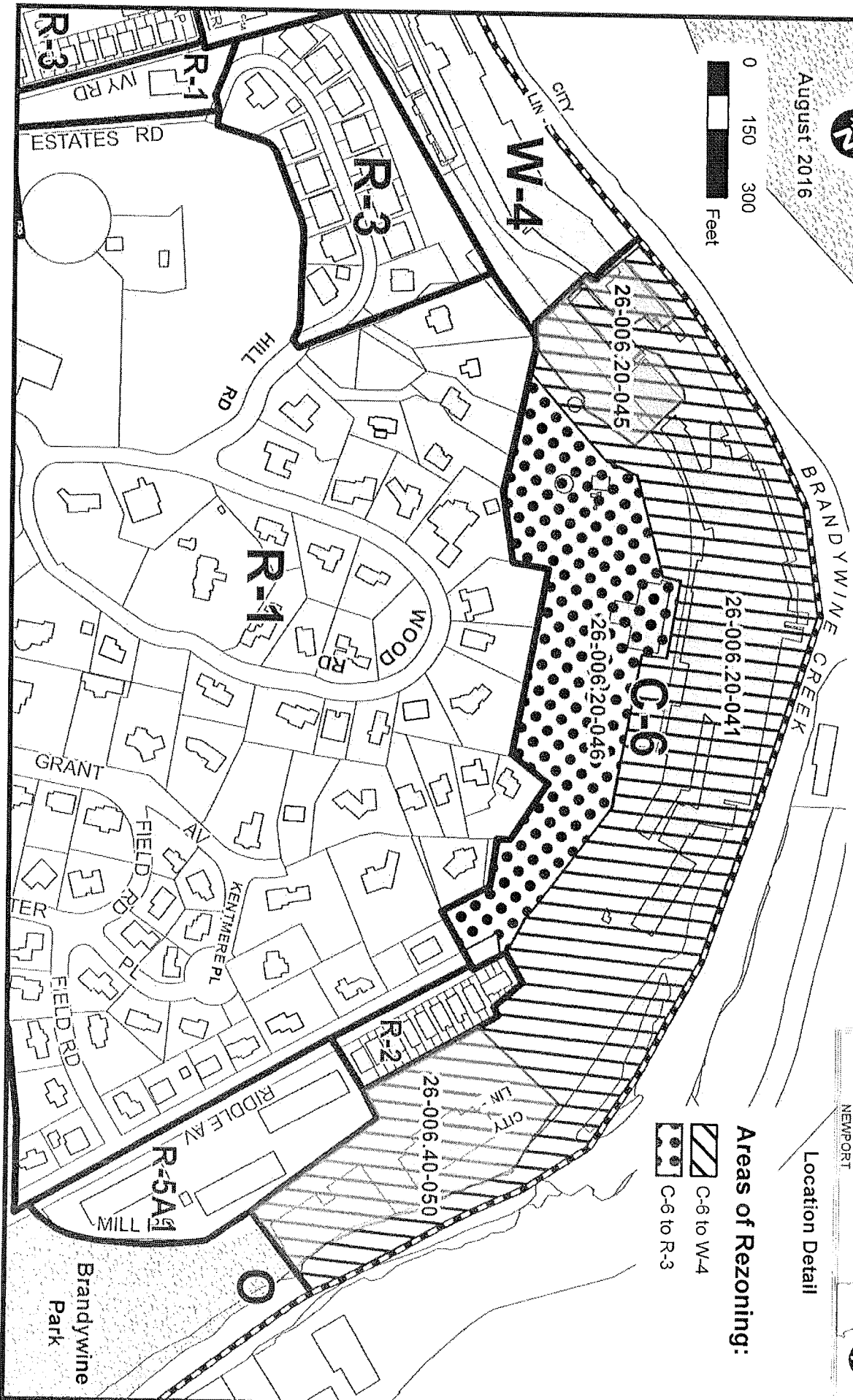


EXHIBIT B

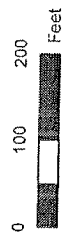
Sub. No. 1 to Ordinance 16-028

Rezoning Proposal

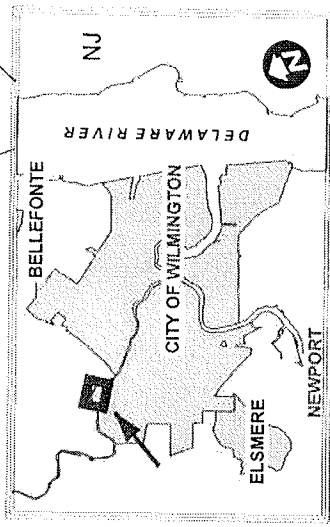
EXHIBIT B

Alapocas Woods

August 2016



Location Detail



BRANDYWINE CREEK

26-006.20-041

WOOD RD

CITY LN.

EXHIBIT C

PART OF
THE LANDS OF
ROCKFORD FALLS PARTNERS LLC, LLC
INSTRUMENT NO. 20150420-0018048

BEGINNING AT A 1" PIPE FOUND MARKING THE NORTHEASTERLY CORNER OF THE LANDS OF ANTHONY S. NERLINGER AND JOYCE L. NERLINGER (DEED BOOK 606 PAGE 77) AT THE BEGINNING OF THE DIVISION LINE BETWEEN THE SAID LANDS OF ANTHONY S. NERLINGER AND JOYCE L. NERLINGER ON THE SOUTH, AND THE LANDS OF ROCKFORD FALLS PARTNERS LLC, LLC (INSTRUMENT NO. 20150420-0018048) ON THE NORTH, THENCE WITH SAID DIVISION LINE;

1. NORTH 80° 07' 16" WEST, 23.23 FEET TO A ½" REBAR FOUND MARKING THE INTERSECTION OF SAID DIVISION LINE, WITH THE DIVISION LINE BETWEEN THE LANDS OF ELLYNN S. HUTTON (DEED BOOK 1958 PAGE 117) ON THE WEST, AND THE SAID LANDS OF ROCKFORD FALLS PARTNERS LLC, LLC ON THE WEST, THENCE WITH SAID DIVISION LINE AND FURTHER CONTINUING WITH THE DIVISION LINE BETWEEN THE LANDS OF CHARLES W. KANE AND ESTELLE M. KANE (DEED BOOK 2901 PAGE 209), RACHEL K. GOORLAND AND DEBORAH PISAN (INSTRUMENT NO. 20090217-0007911) AND GEORGIA FOKAS (DEED BOOK 2558 PAGE 168) ON THE WEST, AND THE SAID LANDS OF ROCKFORD FALLS PARTNERS LLC, LLC ON THE EAST;

2. NORTH 00° 43' 34" WEST, 81.50 FEET TO A REBAR FOUND AT THE INTERSECTION OF SAID DIVISION LINE, WITH THE DIVISION LINE BETWEEN THE SAID LANDS OF ROCKFORD FALLS PARTNERS LLC, LLC ON THE NORTH, AND THE SAID LANDS OF GOERGIA FOKAS ON THE SOUTH, THENCE WITH SAID DIVISION LINE;

3. NORTH 80° 07' 16" WEST, 73.66 FEET, THENCE DEPARTING SAID DIVISION LINE AND WITH A LINE THROUGH THE SAID LANDS OF ROCKFORD FALLS PARTNERS LLC, LLC, THE FOLLOWING TWELVE COURSES AND DISTANCES;

4. NORTH 26° 16' 29" WEST, 45.75 FEET, THENCE;

5. CONTINUING, 45.37 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 263.82 FEET, A CENTRAL ANGLE OF 09° 51' 15" AND A CHORD BEARING AND DISTANCE OF NORTH 31° 12' 07" WEST, 45.32 FEET, THENCE;

6. CONTINUING, NORTH 12° 15' 40" WEST, 322.85 FEET, THENCE;

7. CONTINUING, NORTH 41° 30' 44" WEST, 41.49 FEET, THENCE;

8. CONTINUING, NORTH 39° 27' 18" WEST, 319.72 FEET, THENCE;

9. CONTINUING, NORTH 47° 07' 06" EAST, 37.69 FEET, THENCE;

10. CONTINUING, NORTH 43° 00' 04" WEST, 160.05 FEET, THENCE;

11. CONTINUING, SOUTH 47° 04' 13" WEST, 29.95 FEET, THENCE;

12. CONTINUING, NORTH 53° 50' 47" WEST, 105.05 FEET, THENCE;

13. CONTINUING, NORTH 64° 44' 23" WEST, 115.42 FEET, THENCE;

14. CONTINUING, SOUTH 71° 21' 49" WEST, 114.74 FEET, THENCE;

15. CONTINUING, SOUTH 85° 50' 14" WEST, 229.69 FEET TO THE DIVISION LINE BETWEEN THE LANDS OF JOHN W. PIZZA, SR. (INSTRUMENT NO. 20130102-0000480) ON THE WEST, AND THE SAID LANDS OF ROCKFORD FALLS PARTNERS LLC, LLC ON THE EAST, THENCE WITH SAID DIVISION LINE, THE FOLLOWING TWO COURSES AND DISTANCES;
16. NORTH 38° 23' 54" WEST, 14.40 FEET, THENCE;
17. CONTINUING, NORTH 38° 23' 54" WEST, 50.00 FEET TO A REBAR W/CAP FOUND MARKING THE INTERSECTION OF SAID DIVISION LINE, WITH THE DIVISION LINE BETWEEN THE LANDS OF THE STATE OF DELAWARE (DEED BOOK 2877 PAGE 297) ON THE NORTH, AND THE SAID LANDS OF ROCKFORD FALLS PARTNERS LLC, LLC ON THE SOUTH, THENCE WITH SAID DIVISION LINE, THE FOLLOWING TWENTY-SIX COURSES AND DISTANCES;
18. SOUTH 89° 43' 31" EAST, 59.68 FEET, THENCE;
19. CONTINUING, NORTH 88° 30' 31" EAST, 64.53 FEET, THENCE;
20. CONTINUING, NORTH 41° 07' 16" EAST, 16.76 FEET, THENCE;
21. CONTINUING, NORTH 86° 26' 44" EAST, 17.88 FEET, THENCE;
22. CONTINUING, SOUTH 49° 39' 46" EAST, 18.35 FEET, THENCE;
23. CONTINUING, SOUTH 07° 56' 16" EAST, 4.14 FEET, THENCE;
24. CONTINUING, NORTH 77° 52' 31" EAST, 11.46 FEET TO A REBAR WITH CAP FOUND, THENCE;
25. CONTINUING, NORTH 69° 55' 00" EAST, 48.17 FEET TO A BENT REBAR WITH CAP FOUND, THENCE;
26. CONTINUING, NORTH 76° 33' 51" EAST, 83.71 FEET TO A BENT REBAR WITH CAP FOUND, THENCE;
27. CONTINUING, NORTH 04° 18' 39" WEST, 151.44 FEET TO A MAG NAIL FOUND, THENCE;
28. CONTINUING, NORTH 55° 32' 00" WEST, 20.18 FEET TO A MAG NAIL FOUND, THENCE;
29. CONTINUING, NORTH 86° 32' 45" WEST, 93.60 FEET TO A MAG NAIL FOUND, THENCE;
30. CONTINUING, SOUTH 59° 20' 16" WEST, 36.24 FEET, THENCE;
31. CONTINUING, SOUTH 04° 21' 07" EAST, 50.20 FEET, THENCE;
32. CONTINUING, SOUTH 85° 40' 14" WEST, 196.77 FEET, THENCE;
33. CONTINUING, NORTH 04° 11' 02" WEST, 51.06 FEET, THENCE;
34. CONTINUING, NORTH 85° 58' 55" EAST, 136.63 FEET TO A MAG NAIL FOUND, THENCE;
35. CONTINUING, NORTH 04° 13' 23" WEST, 15.71 FEET, THENCE;
36. CONTINUING, NORTH 10° 14' 45" EAST, 38.41 FEET, THENCE;
37. CONTINUING, NORTH 86° 52' 14" EAST, 17.30 FEET, THENCE;
38. CONTINUING, NORTH 03° 10' 07" WEST, 12.76 FEET, THENCE;

39. CONTINUING, NORTH 87° 23' 18" EAST, 27.60 FEET, THENCE;
40. CONTINUING, NORTH 02° 39' 31" WEST, 35.91 FEET, THENCE;
41. CONTINUING, SOUTH 87° 22' 53" WEST, 54.15 FEET, THENCE;
42. CONTINUING, SOUTH 84° 28' 28" WEST, 78.48 FEET, THENCE;
43. CONTINUING, SOUTH 87° 45' 34" WEST, 39.33 FEET TO THE INTERSECTION OF SAID DIVISION LINE, WITH THE DIVISION LINE BETWEEN THE LANDS OF NINE NINETY NINE LLC (INSTRUMENT NO. 20060302-0020711) ON THE WEST, AND THE SAID LANDS OF ROCKFORD FALLS PARTNERS LLC, LLC ON THE EAST, THENCE WITH SAID DIVISION LINE;
44. NORTH 02° 28' 31" WEST, 42.00 FEET MORE OR LESS TO A POINT IN THE CENTERLINE OF THE BRANDYWINE CREEK, THENCE;
45. SOUTHEASTERLY 2225 FEET MORE OR LESS ALONG THE CENTERLINE OF SAID BRANDYWINE CREEK TO A POINT BEING DISTANT BY THE TIE LINES WITH THE FOLLOWING TWO COURSES AND DISTANCES;
- A. SOUTH 63° 24' 53" EAST, 1283.87 FEET, THENCE;
- B. CONTINUING, SOUTH 24° 45' 27" EAST, 811.88 FEET TO THE DIVISION LINE BETWEEN THE SAID LANDS OF ROCKFORD FALLS PARTNERS LLC, LLC ON THE NORTH AND THE LANDS OF 2/3 MILL ROAD, LLC (INSTRUMENT NO. 20050524-0048205) ON THE SOUTH, THENCE WITH SAID DIVISION LINE;
46. SOUTH 80° 30' 48" WEST, 360.00 FEET MORE OR LESS TO THE INTERSECTION OF SAID DIVISION LINE, WITH THE SAID DIVISION LINE BETWEEN THE LANDS OF ANTHONY S. NERLINGER AND JOYCE L. NERLINGER ON THE WEST, AND THE LANDS OF ROCKFORD FALLS PARTNERS LLC, LLC ON THE EAST, THENCE WITH SAID DIVISION LINE;
47. NORTH 09° 52' 44" EAST, 52.56 FEET TO THE POINT OF BEGINNING.

CONTAINING 617,735 SQUARE FEET OR 14.181 ACRES MORE OR LESS

RT/rl

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EXHIBIT D

Alapocas
Woods

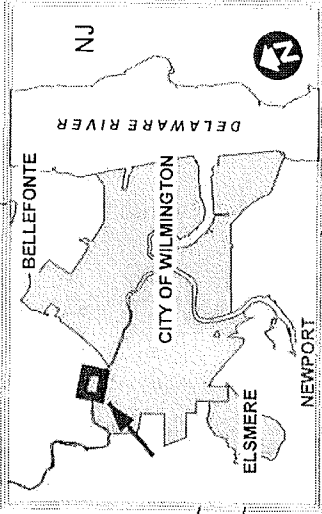
Sub. No. 1 to Ordinance 16-028
Rezoning Proposal
EXHIBIT D



August 2016



Location Detail



BRANDYWINE CREEK

CITY
LINE

26-006.20-046

WOOD RD

HILL RD

KENTMERE P

RIDDLE AVE

EXHIBIT E

PART OF
THE LANDS OF
ROCKFORD FALLS PARTNERS LLC, LLC
INSTRUMENT NO. 20150420-0018048

BEGINNING AT A 1/2" REBAR FOUND MARKING THE NORTHEWESTERLY CORNER OF THE LANDS OF GEORGIA FOKAS (DEED BOOK 2558 PAGE 168) AT THE BEGINNING OF THE DIVISION LINE BETWEEN THE SAID LANDS OF GEORGIA FOKAS ON THE EAST, AND THE LANDS OF ROCKFORD FALLS PARTNERS LLC, LLC (INSTRUMENT NO. 20150420-0018048) ON THE WEST, THENCE WITH SAID DIVISION LINE;

1. SOUTH 09° 52' 44" W, 10.26 FEET TO A MAG NAIL FOUND MARKING THE INTERSECTION OF SAID DIVISION LINE, WITH THE DIVISION LINE BETWEEN THE LANDS OF ANTHONY S. NERLINGER AND JOYCE L. NERLINGER (DEED BOOK 606 PAGE 77) ON THE SOUTH, AND THE SAID LANDS OF ROCKFORD FALLS PARTNERS LLC, LLC ON THE NORTH, THENCE WITH SAID DIVISION LINE THE FOLLOWING THREE COURSES AND DISTANCES;
2. NORTH 58° 28' 46" WEST, 52.46 FEET TO A 2" REBAR WITH CAP FOUND, THENCE;
3. CONTINUING SOUTH 09° 52' 44" WEST, 85.53 FEET, THENCE;
4. CONTINUING NORTH 80° 07' 16" WEST, 103.70 FEET TO A CONCRETE MONUMENT MARKING THE INTERSECTION OF SAID DIVISION LINE, WITH THE DIVISION LINE BETWEEN THE LANDS OF GUY S. DELILLIO AND NINA D.H. DELILLIO (DEED BOOK 2556 PAGE 69) ON THE WEST, AND THE SAID LANDS OF ROCKFORD FALLS PARTNERS LLC, LLC ON THE EAST, THENCE WITH SAID DIVISION THE FOLLOWING TWO COURSES AND DISTANCES;
5. NORTH 09° 52' 44" WEST, 126.73 FEET TO A REBAR WITH CAP FOUND, THENCE;
6. CONTINUING, NORTH 42° 31' 10" WEST, 105.85 FEET TO A REBAR WITH CAP FOUND MARKING THE INTERSECTION OF SAID DIVISION LINE, WITH THE DIVISION LINE BETWEEN THE LANDS OF GLENN D. KRASKER AND MICHELE J. MADEKSZA (DEED BOOK 2439 PAGE 131) ON THE WEST, AND THE SAID LANDS OF ROCKFORD FALLS PARTNERS LLC, LLC ON THE EAST, THENCE WITH SAID DIVISION LINE THE FOLLOWING THREE COURSES AND DISTANCES;
7. NORTH 38° 26' 51" EAST, 26.86 FEET TO A RAIL ROAD SPIKE FOUND, THENCE;
8. CONTINUING, NORTH 13° 50' 04" WEST, 152.21 FEET TO A NAIL FOUND, THENCE;
9. CONTINUING, SOUTH 76° 09' 56" WEST, 104.76 FEET TO THE INTERSECTION OF SAID DIVISION LINE, WITH THE DIVISION LINE BETWEEN THE LANDS OF JOHN C. SOLENBERGER AND SUMAKO I. SOLENBERGER (DEED BOOK 2809 PAGE 124) ON THE WEST, AND THE SAID LANDS OF ROCKFORD FALLS PARTNERS LLC, LLC ON THE EAST, THENCE WITH SAID DIVISION LINE AND FURTHER CONTINUING WITH THE DIVISION LINE BETWEEN THE LANDS OF MARY LOU WALSH (WR078918), H. RODNEY SHARP, III AND M. LYNN EERRICK SHARP (DEED BOOK M103 PAGE 94) ON THE WEST AND THE SAID LANDS OF ROCKFORD FALLS PARTNERS LLC, LLC ON THE EAST THE FOLLOWING TWO COURSES AND DISTANCES;
10. NORTH 40° 08' 16" WEST, 426.90 FEET TO A CONCRETE MONUMENT WITH DISK FOUND, THENCE;
11. CONTINUING, SOUTH 49° 13' 14" WEST, 76.97 FEET TO A 7/8" PIPE FOUND MARKING THE INTERSECTION OF SAID DIVISION LINE, WITH THE DIVISION LINE BETWEEN THE LANDS OF WILLIAM N. SPIKER AND CAROL C. SPIKER (DEED BOOK 2191 PAGE 331) ON THE WEST, AND THE SAID LANDS OF ROCKFORD FALLS PARTNERS LLC, LLC ON THE EAST, THENCE WITH SAID DIVISION;

12. NORTH 61° 58' 46" WEST, 156.69 FEET TO A CONCRETE MONUMENT FOUND MARKING THE INTERSECTION OF SAID DIVISION LINE, WITH THE DIVISION LINE BETWEEN THE LANDS OF JAMES T. BOSTON AND ERICA BOSTON (INSTRUMENT NO. 20110614-0029084) ON THE WEST, AND THE SAID LANDS OF ROCKFORD FALLS PARTNERS LLC, LLC ON THE EAST, THENCE WITH SAID DIVISION LINE AND FURTHER CONTINUING WITH THE DIVISION LINE BETWEEN THE LANDS OF DAVID M. BERCAW AND JULIET C. BERCAW (INSTRUMENT NO. 20110201-0006622), JOHN W. PIAZZA, SR. (INSTRUMENT NO. 20130102-0000480) ON THE WEST AND THE SAID LANDS OF ROCKFORD FALLS PARTNERS LLC, LLC ON THE EAST;

13. NORTH 38° 23' 54" WEST, 262.15 FEET, THENCE DEPARTING SAID DIVISION LINE AND WITH A LINE THROUGH THE SAID LANDS OF ROCKFORD FALLS PARTNERS LLC, LLC, THE FOLLOWING TWELVE COURSES AND DISTANCES

14. NORTH 85° 50' 14" EAST, 229.69 FEET, THENCE;

15. CONTINUING, NORTH 71° 21' 49" EAST, 114.74 FEET, THENCE;

16. CONTINUING, SOUTH 64° 44' 23" EAST, 115.42 FEET, THENCE;

17. CONTINUING, SOUTH 53° 50' 47" EAST, 105.05 FEET, THENCE;

18. CONTINUING, NORTH 47° 04' 13" EAST, 29.95 FEET, THENCE;

19. CONTINUING, SOUTH 43° 00' 04" EAST, 160.05 FEET, THENCE;

20. CONTINUING, SOUTH 47° 07' 06" WEST, 37.69 FEET, THENCE;

21. CONTINUING, SOUTH 39° 27' 18" EAST, 319.72 FEET, THENCE;

22. CONTINUING, SOUTH 41° 30' 44" EAST, 41.49 FEET, THENCE;

23. CONTINUING, SOUTH 12° 15' 40" EAST, 322.85 FEET, THENCE;

24. CONTINUING, 45.37 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 263.82 FEET, A CENTRAL ANGLE OF 09° 51' 15" AND A CHORD BEARING AND DISTANCE OF SOUTH 31° 12' 07" EAST, 45.32 FEET, THENCE;

25. CONTINUING SOUTH 26° 16' 29" EAST, 45.75 FEET TO THE INTERSECTION OF SAID DIVISION LINE, WITH THE DIVISION LINE BETWEEN THE SAID LANDS OF ROCKFORD FALLS PARTNERS LLC, LLC ON THE NORTH, AND THE SAID LANDS OF GOERGIA FOKAS ON THE SOUTH, THENCE WITH SAID DIVISION LINE;

26. NORTH 80° 07' 16" WEST, 4.34 FEET TO THE POINT OF BEGINNING.

CONTAINING 270,158 SQUARE FEET OR 6.202 ACRES

RT/rl

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EXHIBIT F

Sub. No. 1 to Ordinance 16-028
Rezoning Proposal
EXHIBIT F

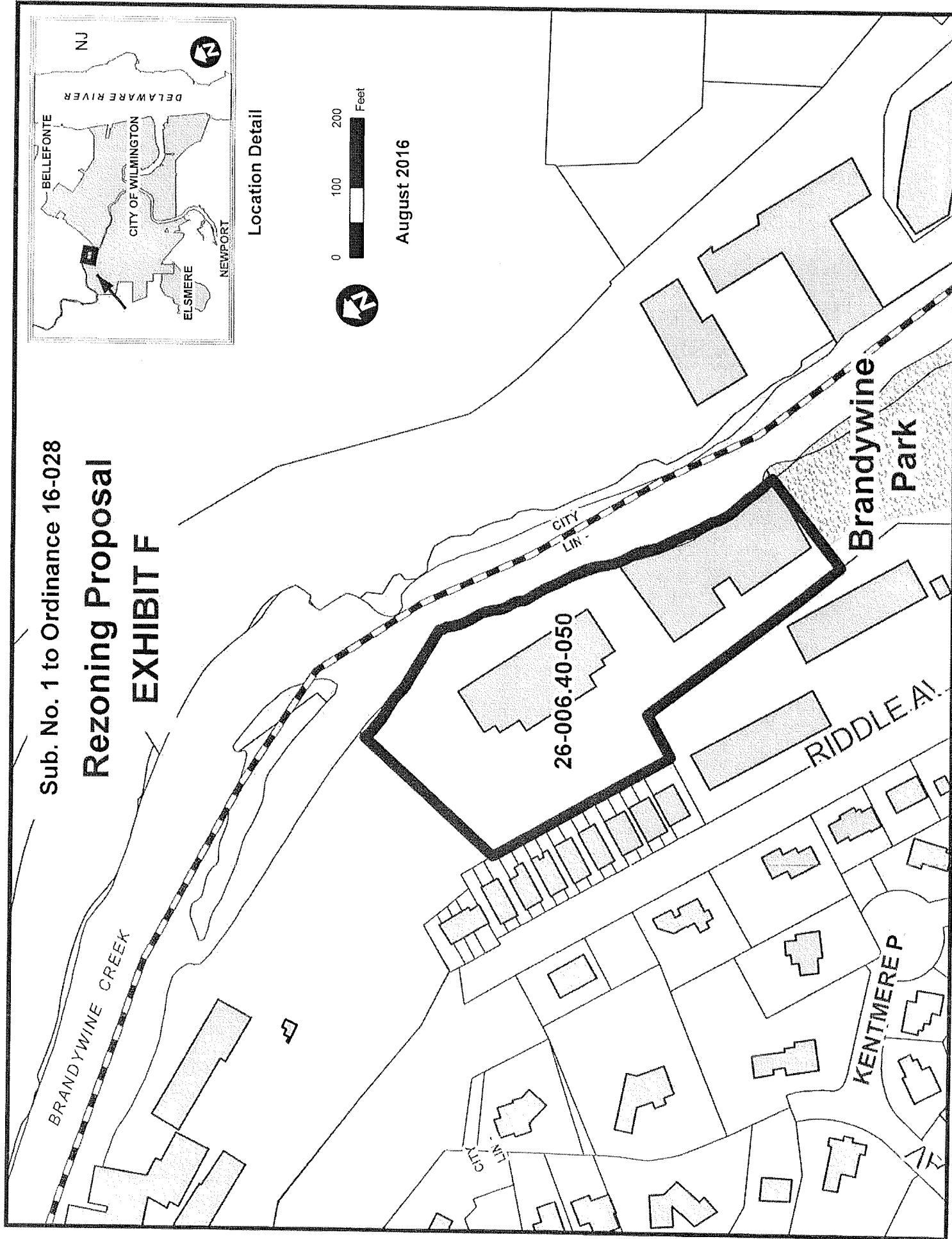


EXHIBIT G

EXHIBIT G

All that certain piece, parcel or tract of land situate in The City of Wilmington, New Castle County, State of Delaware, being 2 & 3 Mill Road as per the ALTA/ACSM Land Title Survey prepared for The Buccini/Pollin Group prepared by Ramesh C. Batta Associates, P.A., Professional Engineers and Land Surveyors dated May 3rd, 2005 and last revised May 19th, 2005, plan number 89518-C-16785 and more particularly described as follows, to wit:

Beginning at the point in line of lands now or formerly of Rockford Condominiums, said point being located the following four courses and distances along the northerly, northwesterly and westerly side of Mill Road (40 foot wide Private Right of Way) from the point formed by the intersection of the northerly side of Mill Road with the easterly side of Riddle Avenue (60 feet wide):

- 1) north 83 degrees, 13 minutes, 30 seconds east, 62.12 feet to a point, thence;
- 2) north 57 degrees, 55 minutes, 30 seconds east, 59.97 feet to a point, thence;
- 3) north 38 degrees, 29 minutes, 10 seconds east, 287.56 feet to a point, thence;
- 4) north 00 degrees, 55 minutes, 00 seconds east, 106.47 feet to the Point of Beginning.

Thence, from said Point of Beginning, the following seven (7) courses and distances:

- (1) continuing with Rockford Condominiums this and the next two courses and distances, north 00 degrees, 59 minutes, 30 seconds east, 341.07 feet to a point, thence;
 - (2) north 05 degrees, 33 minutes, 00 seconds east, 3.10 feet to a point, thence;
 - (3) north 79 degrees, 42 minutes, 16 seconds west, 67.87 feet to a corner for #2400 Riddle Avenue, thence, in part with same and in part with #2402, #2404, #2406, #2408, #2410, #2412, #2414, #2416, #2418, #2420, #2422, #2424 and #2426 Riddle Avenue;
 - (4) north 02 degrees, 43 minutes, 15 seconds east, 293.66 feet to a corner for lands now or formerly of Brandywine partners, LLC, thence, with same;
 - (5) north 80 degrees, 21 minutes, 30 seconds east, 360.35 feet to a point in the centerline of Brandywine Creek, thence, with same;
 - (6) in a southerly direction along the various courses of the Brandywine Creek, 740 feet, more or less (survey the line to south 08 degrees, 28 minutes, 18 seconds west, 721.53 feet to a corner for Brandywine Park, Lands of the Mayor and Council of the City of Wilmington, thence, with same);
 - (7) north 88 degrees, 09 minutes, 51 seconds west, 238.10 feet to the Point of Beginning.
- Containing within said metes and bounds 4.7223 acres of land, be they the same, more or less.

EXHIBIT H

Alapocas Woods

Sub. No. 1 to Ordinance 16-028 Rezoning Proposal EXHIBIT H



August 2016

0 50 100



Feet

BRANDYWINE CREEK

CITY LN.

26-006.20-045

Location Detail

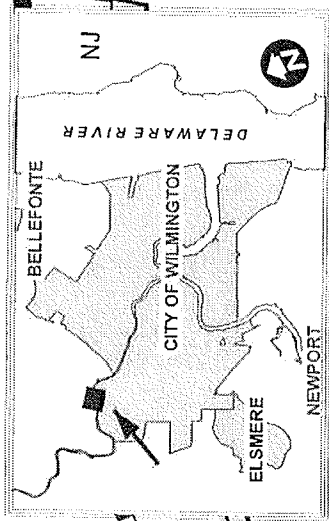


EXHIBIT I

EXHIBIT I

BEGINNING for the same at a common corner for Parcel #3 herein described and Parcel #1 on the line of the lands with Tax Parcel # 26-006 20-028 being distant the following 10 courses and distances from a point being a corner for Parcel #2 and Tax Parcel # 26-006 40-054 on the northwesterly side of Riddle Avenue, 60' wide, thence, to wit: North 80° 16' 42" West 163.69' by the line with Tax Parcel #26-006 40-054 to a corner with Tax Parcel # 26-006 20-019, thence by the line with Tax Parcel # 26-006 20-019 and Tax Parcel # 26-006 20-043, North 69° 47' 13" East, 126.73' to a point, thence continuing by the line with Tax Parcel # 26-006 20-043, South 42° 40' 36" West 105.85' to a point on the line of the lands of Tax Parcel #26-006 20-017, thence, then by, North 38° 17' 25" East, 26.86' to a point, thence continuing by the line of the lands of Tax Parcel # 26-006 20-017 the following 2 courses and distances, North 13° 59' 30" West 152.21' to a point, thence continuing, South 76° 00' 30" West 104.78' to a common corner with Tax Parcel # 26-006 20-007, thence by line of the lands of Tax Parcel # 26-006 20-007, Tax Parcel # 26-006 20-036 and Tax Parcel # 26-006 20-005, North 40° 17' 42" West 426.90' to a point, thence continuing by the line with Tax Parcel #26-006 20-005, North 49° 30' 48" West 76.97' to a common corner with Tax Parcel #26-006 20-004, thence by the line of the lands of Tax Parcel # 26-006 20-004, North 62° 08' 12" West, 156.69' to a point, thence by the line with lands of Tax Parcel # 26-006 20-022, Tax Parcel #26-006 20-027 and Tax Parcel #26-006 20-028 in part, North 38° 33' 20" West 370.95' to the point and place of beginning, thence for Parcel #1, as follows to wit:

- 1) North 52° 57' 51" West 53.72' by the line with Tax Parcel #26-006 20-028 Tax Parcel #26-006 20-001 and Tax Parcel #26-006 20-044, thence by the line with the lands of Tax Parcel #26-006 20-044, Tax Parcel #26-006 40-001 and 26-006 30-002,
- 2) North 04° 31' 28" West, 151.07' to a point, thence by the line with the lands of Tax Parcel #26-006 30-002, the following 2 courses and distances,
- 3) North 62° 35' 42" East 29.32' to a point, thence continuing,
- 4) North 02° 53' 41" West 68.73' along the face of the aforesaid existing building to a point, thence continuing,
- 5) North 87° 07' 58" East, 1.69' along the face of aforesaid existing building to a point, thence continuing,
- 6) North 02° 37' 57" West, 8.19' to a common corner with Parcel #1, thence by the line with Parcel #1 the following 25 courses and distances,
- 7) North 87° 36' 08" East, 39.33' to a point, thence continuing;
- 8) North 64° 19' 02" East, 78.48' to a point, thence continuing,
- 9) North 87° 13' 27" East, 54.15' to a point, thence continuing;
- 10) South 02° 48' 57" East, 35.91' to a point, thence continuing;
- 11) South 87° 13' 52" West, 27.60' to a point, thence continuing;
- 12) South 03° 19' 33" East, 12.76' to a point, thence continuing;
- 13) South 86° 42' 48" West, 17.30' to a point, thence continuing;
- 14) South 10° 05' 19" West, 38.41' to a point, thence continuing,
- 15) South 04° 22' 49" East, 15.71' to a point, thence continuing,
- 16) South 85° 49' 29" West, 136.63' to a point, thence continuing;
- 17) South 04° 20' 28" East, 51.06' to a point, thence continuing;
- 18) North 85° 30' 48" East, 196.77' to a point, thence continuing;
- 19) North 04° 30' 33" West, 50.20' to a point, thence continuing;
- 20) North 59° 10' 50" East, 36.24' to a point, thence continuing;
- 21) South 86° 42' 11" East, 91.60' to a point, thence continuing,
- 22) South 55° 41' 26" East, 20.18' to a point, thence continuing,
- 23) South 04° 28' 05" East, 151.44' to a point, thence continuing,
- 24) South 76° 24' 23" West, 83.71' to a point, thence continuing;
- 25) South 69° 45' 34" West, 48.17' to a point, thence continuing,
- 26) South 77° 43' 03" West, 11.46' to a point, thence continuing;
- 27) North 08° 05' 42" West, 4.14' to a point, thence continuing,
- 28) North 49° 49' 12" West, 18.35' to a point, thence continuing,
- 29) South 86° 17' 18" West, 17.88' to a point, thence continuing;
- 30) South 40° 37' 50" West, 16.76' to a point, thence continuing;
- 31) South 86° 21' 05" West, 64.53' to a point, thence continuing,
- 32) North 89° 52' 57" West, 59.68' to the point and place of beginning and containing with these miles and bounds 1.53 acres of land, more or less. Be the contents thereof what they may.