



ORDINANCE NO. 2023-04

**AN ORDINANCE ANNEXING INTO THE TOWN LIMITS OF
THE TOWN OF BRIDGEVILLE 1.62 ACRES, MORE OR LESS, BEING
THE LANDS OF REANITI, LLC**

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 proposed 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 70,556 square feet, or 1.62 acres, more or less, adjacent to US 13



and Cannon Road. 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

First Reading: November 14, 2022

Second Reading: November 13, 2023

Adopted: November 13, 2023



EXHIBIT A

LANDS OF REANITI, L.L.C.

ALL THAT CERTAIN lot, piece, or parcel of land, lying and being situate in North West Fork Hundred, Sussex County, Delaware, on the northwest side of Cannon Road and east side of Sussex Highway, containing 70,556 square feet, or 1.62 acres, more or less, as more particularly shown on an existing boundary survey for Bernardo Frank Fioravaniti III of lands NF of Vivian Scott & Denise Outland, dated September 10, 2020 and prepared by Cotton Engineering, LLC, attached hereto and made a part hereof.

Being the same lands conveyed unto Bernardo Frank Fioravaniti, III and Denise Marie Fioravaniti by deed of Vivian R. Scott and Denise Y. Outland, dated September 26th, 2020, and of record in the Office of the Recorder of Deeds, aforesaid, in Deed Book 5322, at page 66.

Also being the same lands conveyed unto Reaniti L.L.C. by deed of Bernardo Frank Fioravaniti, III and Denise Marie Fioravaniti, dated September 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.

INDEPENDENT NEWSMEDIA INC. USA

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State of Delaware:

County of Kent:

Before me, a Notary Public, for the County and State aforesaid. G. Konrad La Prade, known to me to be such, who being sworn according to law deposed and says that he is the Publisher of **Delaware State News**, a daily newspaper published at
Dover, County of Kent, and State of Delaware, and that the notice, a copy of which is hereto attached, as published in the **Delaware State News** in its issue of 10/27/23.

G. Konrad La Prade

Publisher
Independent Newsmedia Inc. USA

Sworn to and subscribed before me this 27th Day of October, A.D., 2023



Roxanne Brooks

Notary Public

**LEGAL AD
PUBLIC HEARING**

The Commissioners of Bridgeville will meet on Monday, November 13, 2023, at the Bridgeville Public Library, 600 S. Cannon Street, Bridgeville, DE 19933, and also via Zoom. The Commissioners of Bridgeville will receive public comments concerning an Ordinance annexing into the Town Limits of the Town of Bridgeville 1.62 acres, more or less, being the lands of Reaniti LLC, TM#131-19.00-26.00. Written comments will be received no later than November 10, 2023. Meeting Information will be posted on the agenda and bridgeville.delaware.gov, along with materials related to each application, one week before the meeting date.

COMMISSIONERS OF BRIDGEVILLE
BETHANY DEBUSSY
TOWN MANAGER

622815 DSN 10/27/2023

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

N/F OF CHURCH OF GOD
(CLEVELANDTN USA)
DB 3917 P 41

131-19.00-29.00
N/F OF WILLIAM &
IRENE TERROY
DB 2013 P 316

131-19.00-28.00
N/F OF JAMES R.
MORRISON ET AL
DB 5143 P 288

131-19.00-27.00
N/F OF RONNIE
GAINES, TRUSTEE
DB 453 P 205

Boundary Survey
4/11/2020
SUSSEX COUNTY
PLANNING & ZONING COMMISSION
LPP

CANNON ROAD
(60' WIDE)

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.

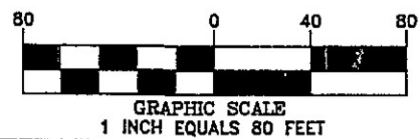
BOUNDARY SURVEY
FOR BERNARDO FRANK FIORAVANTI III
OF LANDS NF/ OF VIVIAN SCOTT &
DENISE OUTLAND
NW SIDE OF CANNON RD & EAST SIDE OF
SUSSEX HIGHWAY
BRIDGEVILLE, DE 19933
NORTHWEST FORK HUNDRED
SUSSEX COUNTY, DELAWARE
TAX MAP #131-19.00-28.00
AREA: 70,556±SF OR 1.62±ACRES

COTTEN ENGINEERING LLC

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

THIS DRAWING, SPECIFICATIONS, AND WORK PRODUCED BY COTTEN ENGINEERING LLC FOR THIS PROJECT ARE INSTRUMENTS OF SERVICE FOR THIS PROJECT ONLY, AND REMAINS THE COPYRIGHTED PROPERTY OF COTTEN ENGINEERING LLC. REUSE OR REPRODUCTION OF ANY OF THE INSTRUMENTS OF SERVICE OF COTTEN ENGINEERING LLC BY THE CLIENT OR ASSIGNEES WITHOUT THE WRITTEN PERMISSION OF COTTEN ENGINEERING LLC WILL BE AT THE CLIENTS RISK AND BE A VIOLATION OF THE COPYRIGHT LAWS OF THE UNITED STATES OF AMERICA AND THE RESPECTIVE STATE WITHIN WHICH THE WORK WAS COMPLETED.

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



**LEGAL DESCRIPTION
FOR BERNARDO FRANK FIORAVANITI III
OF LANDS N/F OF VIVIAN SCOTT & DENISE OUTLAND
NW SIDE OF CANNON ROAD & EAST SIDE OF SUSSEX HWY
BRIDGEVILLE, DE 19933
NORTHWEST FORK HUNDRED
SUSSEX COUNTY, DELAWARE
TAX MAP #131-19.00-26.00**

COMMENCING at an iron rebar to be set, said rebar being the point and place of **BEGINNING** and a corner for the lands described herein and lying at the intersection of the easterly right of way line of Sussex Highway (US 13, 200' wide) and the northwesterly right of way line of Cannon Road (60' wide), thence with the right of way line of Sussex Highway, having a bearing of North 14°35'00" East for a distance of 438.24 feet, to an iron pipe found, thence with the lands now or formerly of Karen Conway, having a bearing of South 77°28'02" East for a distance of 213.38 feet, to a concrete monument found, thence with the lands now or formerly of Church of God (Clevelandtn USA), having a bearing of South 26°11'34" East for a distance of 109.21 feet, to an iron pipe found, thence with the lands now or formerly of William & Irene Terroy, the lands now or formerly of James R. Morrison et al, and the lands now or formerly of Ronnie Gaines, Trustee, having a bearing of South 63°44'56" West for a distance of 306.40 feet, to an iron pipe found, thence with the lands now or formerly of Ronnie Gaines, Trustee, having a bearing of South 26°52'04" East for a distance of 141.60 feet, to an iron rebar to be set, thence with the right of way line of Cannon Road, having the following 2 bearings and distances:

1. thence having a bearing of South 63°55'56" West for a distance of 86.70 feet, to an iron rebar to be set;
2. thence having a bearing of North 75°34'04" West for a distance of 80.70 feet,

to the point and place of **BEGINNING**.

CONTAINING 70,556± square feet or 1.62±acres more or less.

