



**COUNCIL RESOLUTION NO. 2025- 02**

**A RESOLUTION PROPOSING THE VACATING AND ABANDONMENT OF CERTAIN IMPROVED ALLEY SITUATED IN THE CITY OF DOVER.**

**BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF DOVER, IN COUNCIL MET:**

Section 1. The Council of the City of Dover favors the vacating and abandoning of an alley extending north from Minor Street. An alley which is located in the block between South Governor’s Avenue and South Bradford Street as specified below:

All that certain lot, piece or parcel of land, situated in the City of Dover, East Dover Hundred, Kent County and the State of Delaware, said parcel being a portion of an unnamed alley lying on the north side of Minor Street Alley, said parcel being bounded on the south by Minor Street Alley, on the west in part by lands now or formerly of the City of Dover, in part by lands now or formerly of The Downtown Dover Development Corp Dover Parking Authority, and in part by lands now or formerly of the Downtown Dover Development Corporation, on the north in part by lands now or formerly of Yau Yee Leung Louie and in part by other lands now or formerly of the City of Dover, and on the east in part by other lands now or formerly of the City of Dover, in part by lands now or formerly of Capital City Transformation Alliance, Inc. and in part by lands now or formerly of CEI Properties, LLC, said parcel being as shown as an “Existing Alley to be Abandoned” on an unrecorded plat plan entitled, “Parcel Consolidation Plan” for Lands of Downtown Dover Partnership as prepared by Becker Morgan Group, Inc., dated December 5, 2024, said parcel being more particularly bounded and described in accordance with said plan, as follows to wit:

Beginning for the same at a point on the northerly right-of-way line of Minor Street Alley (20.00 feet wide) at a corner for this parcel and lands now or formerly CEI Properties, LLC, said point being further located South 77° 42’ 52” West – 143.99 feet from the point of commencement being the intersection of the westerly right-of-way line of South Bradford Street (60.00 feet wide) with the northerly right-of-way line of Minor Street Alley; thence from said point of beginning continuing with the northerly right-of-way line of said Minor Street Alley South 77° 42’ 52” West – 12.02 feet to a point at a corner for this parcel and lands now or formerly of the City of Dover; thence running with the line for said lands now or formerly of the City of Dover, North 15° 41’ 56” West – 28.89 feet to a common corner for this parcel, said lands now or formerly of the City of Dover and lands now or formerly of The Downtown Dover Development Corp Dover Parking Authority; thence running with the line for said lands now or formerly of The Downtown

Dover Development Corp Dover Parking Authority, North 16° 31' 31" West – 51.74 feet to a point at a common corner for this parcel, said lands now or formerly of The Downtown Dover Development Corp Dover Parking Authority and lands now or formerly of the Downtown Dover Development Corporation; thence running with the line for said lands now or formerly of the Downtown Dover Development Corporation, North 16° 46' 00" West – 50.00 feet to a point in the line for lands now or formerly of Yau Yee Leung Louie at a corner for this parcel and said lands now or formerly of the Downtown Dover Development Corporation; thence running with the line for said lands now or formerly of Yau Yee Leung Louie, North 77° 23' 17" East – 6.01 feet to a point in the line for other lands now or formerly of the City of Dover at a common corner for this parcel, said lands now or formerly of the Downtown Dover Development Corporation, said lands now or formerly of Yau Yee Leung Louie and other lands now or formerly of the City of Dover; thence running with the line for said other lands now or formerly of the City of Dover along the following three (3) courses and distances: (1) South 16° 25' 02" East – 0.67 feet to a point; thence (2) North 76° 11' 01" East – 6.00 feet to a point; thence (3) South 16° 07' 06" East – 49.99 feet to a point at a common corner for this parcel, said other lands now or formerly of the City of Dover and lands now or formerly of Capital City Transformation Alliance, Inc.; thence running with the line for said lands now or formerly of Capital City Transformation Alliance, Inc., South 16° 50' 33" East – 35.16 feet to a point at a common corner for this parcel, said lands now or formerly of Capital City Transformation Alliance, Inc., and lands now or formerly of CEI Properties, LLC; thence running with the line for said lands now or formerly of CEI Properties, LLC, South 16° 27' 15" East – 45.00 feet to the point and place of beginning, and containing within the above described metes and bounds 1,521.07 square feet ( 0.0350 acres) of land, be the same more or less.

Section 2. Since no person has been deprived of property by the vacating and abandoning of the aforesaid alley, no compensation is awarded.

Section 3. The Downtown Dover Partnership will work with the City of Dover Department of Public Works to relocate the two city provided dumpsters for downtown business trash removal and work with the City of Dover Department of Water & Wastewater to relocate the water line currently contained within aforesaid alley. Until such time, the dumpsters shall remain in place and accessible and the water line shall be retained in a public utility easement until relocated. All costs of relocation and conveyance shall be borne by the Downtown Dover Partnership.

Section 4. This resolution shall be effective upon completion of a parcel consolidation plan of the aforesaid alley.

ADOPTED: \*

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ROBIN R. CHRISTIANSEN  
MAYOR

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DAVID L. ANDERSON  
COUNCIL PRESIDENT