

May 26, 2026

Ms. Andria L. Bennett, CMC
City Clerk
City of Dover
15 Loockerman Plaza
Dover, Delaware 19901

RE: **Right-of-way Abandonment Request**
LEGISLATIVE HALL BUILDING ADDITION – LIBERTY STREET
Dover, Delaware
Century Engineering Project No: 24003303.001A

Dear Ms. Bennett:

On behalf of our client, the State of Delaware – OMB/Division of Facilities Management, please accept this letter as a formal request for the City of Dover to begin the process to abandon the public right-of-way (ROW) known as Liberty Street (Road C) associated with the Legislative Hall Building Addition project. The ROW runs south from westbound portion of Martin Luther King Jr. Boulevard through the Capital Complex to the eastbound portion of Martin Luther King Jr. Boulevard. We are seeking to vacate the entirety of this ROW segment. The areas included in this request are depicted on the following enclosures to this application:

1. Exhibits depicting the limits of tax assessment parcel no. 02-05-077.09-05-14.00 (east side of Libery St), Liberty St and tax assessment parcel no. 02-05-077.09-05-15.00 (west side of Libery St) as well as a parcel combination/ROW abandonment exhibit (with and without aerial imagery).
2. Legal descriptions to accompany all of the exhibits noted above.

This request is being made to allow for the consolidation of the two (2) main parcels involved in the project into one parcel to accommodate the construction of the Legislative Building addition, as the new building footprint and associated plaza will span across the existing right-of-way.

The right-of-way included in this request is exclusively within the project's property boundaries, and adjacent properties on both sides of the right-of-way are currently owned by the State of Delaware. Under Section 27 of the Dover Charter, it allows the City Council

to “in their discretion, sell such land either at private or public sale and for such consideration as the council shall deem proper, and shall have the right and power to convey to the purchaser or purchasers thereof a good and sufficient title thereto.” The right-of-way proposed for abandonment is located entirely within the project's boundary, and given that the State of Delaware is the sole owner of the parcels that make up the project boundary (tax parcels: 2-05-077.09-05-14.00 and 2-05-077.09-05-15.00), we request that Council not offer them for public or private sale and that they be allowed to be consolidated in the overall master parcel for the project.

Based on previous discussions, it is our understanding that the abandonment procedure begins with a formal request to your office with a copy to the Planning Office. From there the request is added to the Development Advisory Committee and Planning Commission agendas. After being discussed at the Planning Commission, their recommendation will be forwarded to the Council Committee of the Whole Utility Committee for review and then final action by the full City Council.

Please include this request on the July 1, 2026 Development Advisory Committee agenda and subsequent July 20, 2026 Planning Commission agenda, and feel free to contact us with any questions or concerns with this request.

Sincerely,

CENTURY ENGINEERING, LLC, A KLEINFELDER COMPANY



Bret Martine, PE, PTOE
Senior Program Manager

cc: Dawn Melson-Williams, City of Dover
Ryan Parker, Century Engineering, LLC
Hasan Almashhadani, Century Engineering, LLC

EXISTING PARCEL CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	R=12.00'	25.95'	N43° 51' 40"E	21.18'
C2	R=169.18'	331.42'	S18° 04' 43"E	280.91'
C3	R=12.00'	25.95'	N80° 01' 06"W	21.18'

LEGEND

EXISTING R/W

R/W

SITE

SITE MAP (NOT TO SCALE)

2-05-077.09-05-13.00
STATE OF DELAWARE
DR T-17-192

2-05-077.09-05-15.00
STATE OF DELAWARE

LIBERTY STREET
60' WIDE R/W

SUBJECT PARCEL

2-05-077.09-05-14.00
STATE OF DELAWARE
DR T17-192

20,044 SQ. FT OR
0.4601 AC +/-

319.45'

N18° 04' 43"W

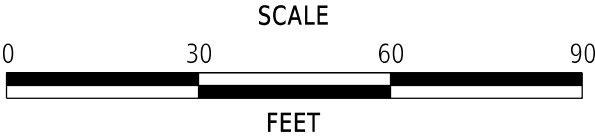
POB

MARTIN LUTHER KING JR. BLVD S
R/W WIDTH VARIES

MARTIN LUTHER KING JR. BLVD N
R/W WIDTH VARIES

2-05-077.10-01-02.00
STATE OF DELAWARE
DR C-14-103

REFER TO CONTRACT #267
REFER TO CONTRACT #1169
REFER TO CONTRACT #1696
REFER TO MAINTENANCE AGREEMENT DATED 8/7/1964



SURVEYORS CERTIFICATION

SURVEY CLASSIFICATION: SUBURBAN

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KENNETH M. REYNOLDS, DE P.L.S. #740
CENTURY ENGINEERING, LLC, A KLEINFELDER COMPANY.
550 BAY ROAD DOVER, DE 19901



STATE OF DELAWARE
DEPARTMENT OF TRANSPORTATION



P.O. BOX 778
DOVER, DELAWARE 19903

REAL ESTATE SECTION

TO BE COMPLETED BY DELDOT
UPON PROPERTY SETTLEMENT:

DEED RECORD DEED DATE INITIALS PLOT NO.

STATE OF DELAWARE
LANDS OF

XXXXXX
XXXXXXXXXX

EAST DOVER
HUNDRED

02-05-077.09-05-14.00
TAX ASSMT. PAR. NO.

CONTRACT NO.

LEGISLATIVE HALL BUILDING ADDITION - RW EXHIBITS
PROJECT TITLE

CONTRACT PARCEL NO.

T17-192
DEED RECORD

10/13/1946
DEED DATE

SCALE: 1 INCH = 30 FEET

FULL SIZE DWG. IS 17" x 22"
FOR 8 1/2" x 11" COPIES SCALE X 2

AREA OF

REVISIONS:

DRAWN BY
GO@CE

DATE 05/05/2026

SHEET NO.
1 OF 1

CEI. DWG. NO.
24003303.001A
DEDOT BORDER 1722P V2

DELDOT PLOT NO.

LEGEND

EXISTING R/W

PROPOSED R/W

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	R=169.18'	34.23'	S43° 50' 15"W	34.17'
C2	R=169.18'	52.02'	S83° 00' 28"E	51.82'
C3	R=12.00'	25.95'	S43° 51' 40"W	21.18'
C4	R=12.00'	25.95'	S80° 01' 06"E	21.18'

SITE

SITE MAP (NOT TO SCALE)

MARTIN LUTHER KING JR. BLVD N
R/W WIDTH VARIES

N71° 43' 54"E
31.76'

319.45'

C2

C3

S18° 04' 43"E

260.99'

C4

POB

C1

S71° 12' 32"W
48.55'

LIBERTY STREET
60' WIDE R/W
19,186 SQ. FT OR
0.4405 AC +/-

2-05-077.09-05-15.00
STATE OF DELAWARE

2-05-077.09-05-14.00
STATE OF DELAWARE
DR T-17-192

REFER TO CONTRACT #267
REFER TO CONTRACT #1169
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MARTIN LUTHER KING JR. BLVD S
R/W WIDTH VARIES

SCALE



FEET

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DEED DATE

INITIALS

PLOT NO.

STATE OF DELAWARE

LANDS OF

XXXXXX

XXXXXXXXXX

EAST DOVER
HUNDRED

CITY OF DOVER RIGHT-OF-WAY
TAX ASSMT. PAR. NO.

CONTRACT NO.

LEGISLATIVE HALL BUILDING ADDITION - RW EXHIBITS
PROJECT TITLE

CONTRACT PARCEL NO.

DEED RECORD

DEED DATE

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SURVEYORS CERTIFICATION

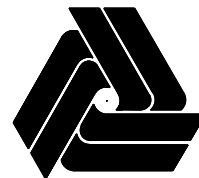
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24003303.001A
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DELDOT PLOT NO.

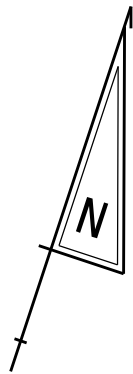
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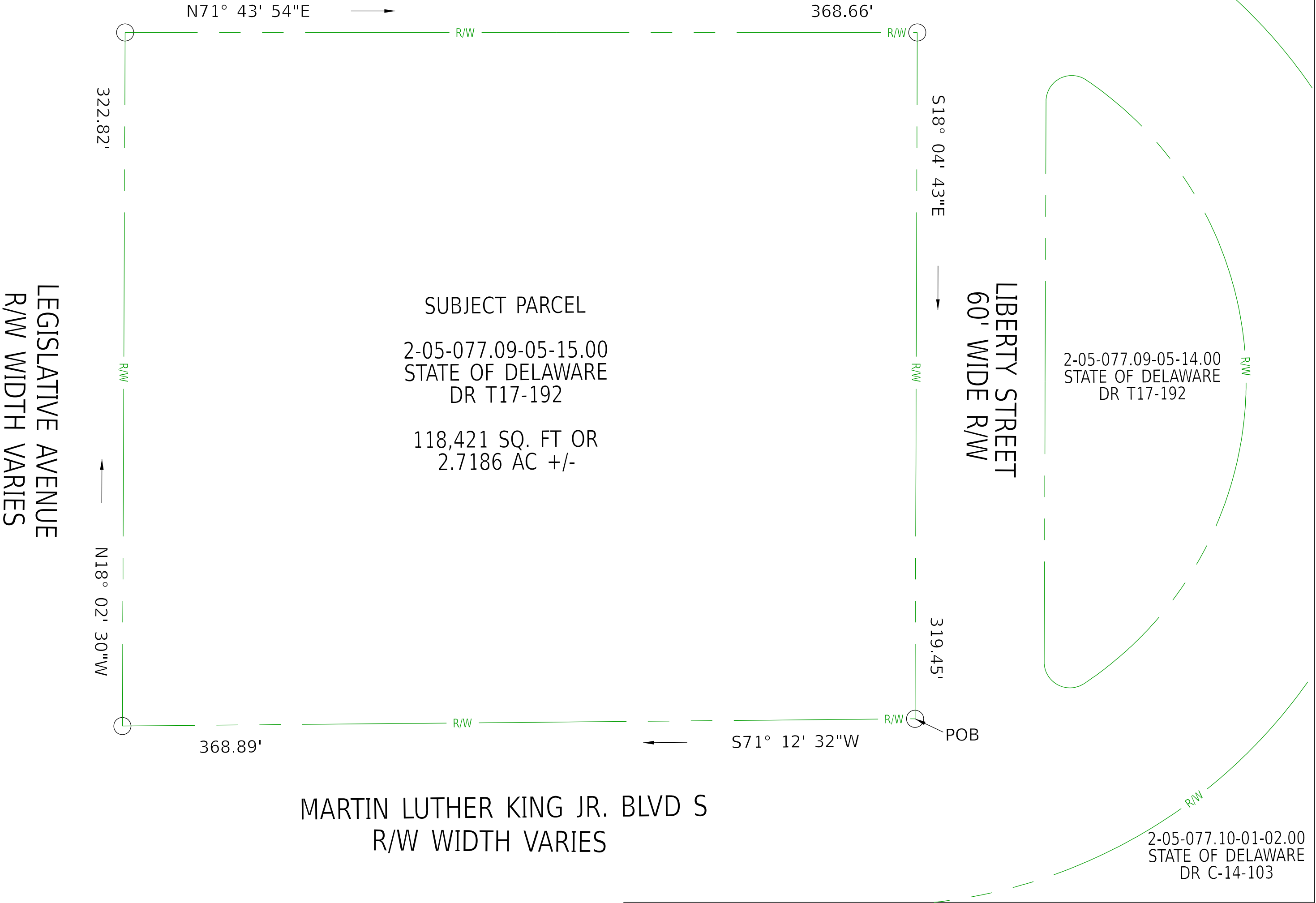
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2-05-077.09-05-13.00
STATE OF DELAWARE
DR T-17-192



MARTIN LUTHER KING JR. BLVD N
R/W WIDTH VARIES



SUBJECT PARCEL
2-05-077.09-05-15.00
STATE OF DELAWARE
DR T17-192

118,421 SQ. FT OR
2.7186 AC +/-

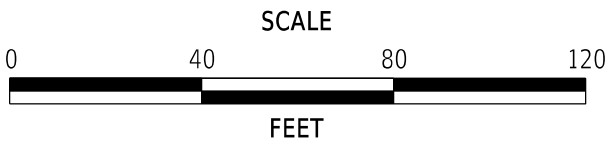
LEGISLATIVE AVENUE
R/W WIDTH VARIES

LIBERTY STREET
60' WIDE R/W

2-05-077.09-05-14.00
STATE OF DELAWARE
DR T17-192

2-05-077.10-01-02.00
STATE OF DELAWARE
DR C-14-103

MARTIN LUTHER KING JR. BLVD S
R/W WIDTH VARIES



SURVEYORS CERTIFICATION

SURVEY CLASSIFICATION: SUBURBAN

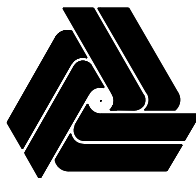
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STATE OF DELAWARE
DEPARTMENT OF TRANSPORTATION

P.O. BOX 778
DOVER, DELAWARE 19903

REAL ESTATE SECTION



TO BE COMPLETED BY DELDOT UPON PROPERTY SETTLEMENT:				
	DEED RECORD	DEED DATE	INITIALS	PLOT NO.
STATE OF DELAWARE				
LANDS OF				
XXXXXX XXXXXXXXXX	EAST DOVER HUNDRED	02-05-077.09-05-15.00 TAX ASSMT. PAR. NO.		
CONTRACT NO.	LEGISLATIVE HALL BUILDING ADDITION - RW EXHIBITS PROJECT TITLE			
CONTRACT PARCEL NO.	XXX-XXX DEED RECORD	XX/XX/XXXX DEED DATE		
SCALE: 1 INCH = 40 FEET	FULL SIZE DWG. IS 17" x 22" FOR 8 1/2" x 11" COPIES SCALE X 2		AREA OF	
REVISIONS:				

DRAWN BY GO@CE	DATE 05/05/2026	SHEET NO. 1 OF 1	CEI. DWG. NO. 24003303.001A DEDOT BORDER 17x22P V2	DELDOT PLOT NO.
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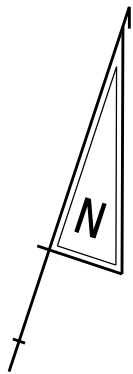
EXISTING PARCEL CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	R=169.18'	417.67'	S21° 05' 30"E	319.39'

REFER TO CONTRACT #267
REFER TO CONTRACT #1169
REFER TO CONTRACT #1696
REFER TO MAINTENANCE AGREEMENT DATED 8/7/1964

LEGEND

EXISTING R/W

R/W



SITE

SITE MAP (NOT TO SCALE)

MARTIN LUTHER KING JR. BLVD N
R/W WIDTH VARIES

N71° 43' 54"E

400.41'

322.82'

2-05-077.09-05-14.00
2-05-077.09-05-15.00
STATE OF DELAWARE

157,652 SQ. FT OR
3.6192 AC +/-

LEGISLATIVE AVENUE
R/W WIDTH VARIES

N18° 02' 30"W

417.44'

S71° 12' 32"W

POB

MARTIN LUTHER KING JR. BLVD S
R/W WIDTH VARIES

2-05-077.10-01-02.00
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SCALE



FEET

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STATE OF DELAWARE
LANDS OF

XXXXXX XXXXXXXXXX	EAST DOVER HUNDRED	02-05-077.09-05-14.00 & 02-05-077.09-05-15.00 TAX ASSMT. PAR. NO.
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CONTRACT PARCEL NO.	XXX-XXX DEED RECORD	XX/XX/XXXX DEED DATE
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DRAWN BY GO@CE DATE 05/05/2026 SHEET NO. 1 OF 1 CEI. DWG. NO. 24003303.001A DELDOT PLOT NO. DEDOT BORDER 1722P V2

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REFER TO CONTRACT #267
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REFER TO MAINTENANCE AGREEMENT DATED 8/7/1964

LEGEND

EXISTING R/W

R/W

2-05-077.09-05-13.00
STATE OF DELAWARE
DR T-17-192

SITE

SITE MAP (NOT TO SCALE)

MARTIN LUTHER KING JR. BLVD N
R/W WIDTH VARIES

N71° 43' 54"E

400.41'

2-05-077.09-05-14.00
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STATE OF DELAWARE

157,652 SQ. FT OR
3.6192 AC +/-

LIBERTY STREET - TO BE VACATED

C1

POB

S71° 12' 32"W

MARTIN LUTHER KING JR. BLVD S
R/W WIDTH VARIES

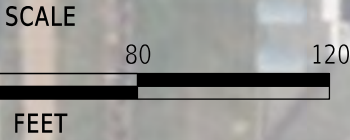
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STATE OF DELAWARE
DR C-14-103

322.82'

N18° 02' 30"W

417.44'

LEGISLATIVE AVENUE
R/W WIDTH VARIES



SURVEYORS CERTIFICATION

SURVEY CLASSIFICATION: SUBURBAN

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CONTRACT PARCEL NO.

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1 OF 1

CEI. DWG. NO.
24003303.001A
DEDOT BORDER 1722P V2

DELDOT PLOT NO.

CENTURY ENGINEERING, LLC, A KLEINFELDER COMPANY
550 Bay Road
Dover, Delaware 19901

TAX PARCEL: 2-05-077.09-05-14.00

OWNERS: State of Delaware

Original Parcel

ALL that certain lot, piece or parcel of land, situated in the City of Dover, East Dover Hundred, Kent County and State of Delaware, lying at the intersection of Martin Luther King Jr. Boulevard, Martin Luther King Jr. Boulevard N. and Martin Luther King Jr. Boulevard S. (S67 at varied width) and Liberty Street (at 60' wide); being bounded on the north by said Martin Luther King Jr. Boulevard N., on the east by said Martin Luther King Jr. Boulevard, on the south by said Martin Luther King Jr. Boulevard S. and on the west by said Liberty Street; and being more particularly bounded and described as shown on a recent survey by Century Engineering, LLC, a Kleinfelder Company, dated May 24, 2026 as follows, to-wit:

BEGINNING at a point on the northerly end of 12.00' radius junction curve joining the northerly Right-of-Way line of said Martin Luther King Jr. Boulevard S. with the easterly Right-of-Way line of said Liberty Street.

Thence, from the **Point and Place of Beginning**, running along the said easterly Right-of-Way line of Liberty Street, N 18° 04' 43" W, a distance of 260.99 feet to a point being the southerly end of a 12.00' radius junction curve joining said easterly Right-of-Way line of Liberty Street with the southerly Right-of-Way line of said Martin Luther King Jr. Boulevard N.; thence, along said 12.00' radius curve to the right, said curve having an arc distance of 25.95', a chord bearing of N 43°51'40" E and a chord distance of 21.18' to the southwesterly Right-of-Way line of said Martin Luther King Jr. Boulevard N.; thence, continuing along said southwesterly Right-of-Way line of Martin Luther King Jr. Boulevard N., along a 169.18' radius curve to the right, said curve having an arc distance of 331.42', a chord bearing of S 18° 04' 43" E, and a chord distance of 280.91 feet to the southeasterly end of aforementioned 12.00' radius junction curve joining said northerly Right-of-Way line of Martin Luther King Jr. Boulevard S. with the said easterly Right-of-Way line of Liberty Street; thence, thereby, along said 12.00' radius junction curve to the right, said curve having an arc distance of 25.95', a chord bearing of N 80°01'06" W and a chord distance of 21.18' to the **Point and Place of Beginning** and containing 20,044 +/- square feet or 0.4601 +/- acres of land be the same more or less.

CENTURY ENGINEERING, LLC, A KLEINFELDER COMPANY
550 Bay Road
Dover, Delaware 19901

TAX PARCEL: Liberty Street

OWNERS: State of Delaware

Original Parcel

ALL that certain lot, piece or parcel of land, situated in the City of Dover, East Dover Hundred, Kent County and State of Delaware, being known as "Liberty Street", being bounded on the north by Martin Luther King Jr. Boulevard N., on the east by lands now or formerly of the State of Delaware (Tax parcel #2-05-077.09-05-14.00), on the south by Martin Luther King Jr. Boulevard S. and on the west by lands now or formerly of the State of Delaware (Tax parcel #2-05-077.09-05-15.00); and being more particularly bounded and described as shown on a recent survey by Century Engineering, LLC, a Kleinfelder Company, dated May 24, 2026 as follows, to-wit:

BEGINNING at a point on the southeasterly end of 12.00' radius junction curve joining the northerly Right-of-Way line of said Martin Luther King Jr. Boulevard S. with the easterly Right-of-Way line of said Liberty Street.

Thence, from the **Point and Place of Beginning**, running along the northerly determined boundary of said Martin Luther King Jr. Boulevard S, along a 169.18' radius curve to the right, said curve having an arc distance of 34.23', a chord bearing of S 43° 50' 15" W, and a chord distance of 34.17' to point; thence continuing along the determined northerly boundary of Martin Luther King Jr. Boulevard S, S 71° 12' 32" W, a distance of 48.55' to a point, the southwest corner of lands now or formerly of the State of Delaware (Tax parcel #2-05-077.09-05-15.00); thence running along said lands and the westerly Right-of-Way line of said Liberty Street, N 18° 04' 43" W, a distance of 319.45' to a point, another corner of said lands; thence turning right and running along the southerly determined boundary of said Martin Luther King Jr. Boulevard N, N 71° 43' 54" E, a distance of 31.76' to a point of curvature; thence along a 169.18' radius curve to the right, said curve having an arc distance of 52.02', a chord bearing of S 83° 00' 28" E, and a chord distance of 51.82', to a point on the northeasterly end of a 12.00' radius junction curve, said curve being on the easterly Right-of-Way line of said Liberty Street and on a corner of said lands now or formerly of the State of Delaware (Tax parcel #2-05-077.09-05-14.00); thence following with said lands and along said easterly Right-of-Way line of Liberty Street, along said 12.00' radius junction curve to the left, said curve having an arc length of 25.95', a chord bearing of S 43° 51' 40" W, and a chord distance of 21.18'; thence continuing with said Right-of-Way and along said lands, S 18° 04' 43" E, a distance of 260.99' to a point, said point being the northeasterly end of the aforementioned 12.00' radius junction curve joining said northerly Right-of-Way line of Martin Luther King Jr. Boulevard S with said easterly Right-of-way line of Liberty Street; thence continuing along said 12.00' radius junction curve to the left, said curve having an arc distance of 25.95', a chord bearing of S 80° 01' 06" E, and a chord distance of 21.18' to the southeasterly end of said junction curve and **Point and Place of Beginning** and containing 19,186 +/- square feet or 0.4405 +/- acres of land be the same more or less.

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Original Parcel

ALL that certain lot, piece or parcel of land, situated in the City of Dover, East Dover Hundred, Kent County and State of Delaware, lying west of the intersection of Martin Luther King Jr. Boulevard, Martin Luther King Jr. Boulevard N. and Martin Luther King Jr. Boulevard S. (S67 at varied width) and Liberty Street (at 60' wide), being bounded on the north by Martin Luther King Jr. Boulevard N., on the east by Liberty Street, on the south by said Martin Luther King Jr. Boulevard S. and on the west by Legislative Avenue (at varied width); and being more particularly bounded and described as shown on a recent survey by Century Engineering, LLC, a Kleinfelder Company, dated May 24, 2026 as follows, to-wit:

BEGINNING at a point on the intersection of the northerly Right-of-Way line of said Martin Luther King Jr. Boulevard S. with the westerly Right-of-Way line of said Liberty Street.

Thence, from the **Point and Place of Beginning**, running along the northerly Right-of-Way line of said Martin Luther King Jr. Boulevard S., S 71° 12' 32" W, a distance of 368.89 feet to a point being the intersection of the easterly Right-of-Way line of said Legislative Avenue and the northerly Right-of-Way line of said Martin Luther King Jr. Boulevard S.; thence turning and running along the easterly Right-of-Way line of said Legislative Avenue, N 18° 02' 30" W, a distance of 322.82 feet to a point being the intersection of the said easterly Right-of-Way line of Legislative Avenue and the southerly Right-of-Way line of said Martin Luther King Jr. Boulevard N; thence turning and running along said southerly Right-of-Way line of Martin Luther King Jr. Boulevard N, N 71° 43' 54" E, a distance of 368.66 feet to a point being the intersection of said southerly Right-of-Way line of Martin Luther King Jr. Boulevard N and the westerly Right-of-Way line of said Liberty Street; thence running along said westerly Right-of-Way of Liberty Street, S 18° 04' 43" E, a distance of 319.45 feet to the **Point and Place of Beginning** and containing 118,421 +/- square feet or 2.7186 +/- acres of land be the same more or less.

CENTURY ENGINEERING, LLC, A KLEINFELDER COMPANY
550 Bay Road
Dover, Delaware 19901

TAX PARCEL: 2-05-077.09-05-14.00, 2-05-077.09-05-15.00, & Liberty Street

OWNERS: State of Delaware

Combined Parcel

ALL that new lot, piece or parcel of land, situated in the City of Dover, East Dover Hundred, Kent County and State of Delaware, lying adjacent to Martin Luther King Jr. Boulevard, Martin Luther King Jr. Boulevard N. and Martin Luther King Jr. Boulevard S. (S67 at varied width) and Legislative Avenue (at varied width), being bounded on the north by Martin Luther King Jr. Boulevard N., on the east by said Martin Luther King Jr. Boulevard, on the south by said Martin Luther King Jr. Boulevard S. and on the west by said Legislative Avenue; and being more particularly bounded and described as shown on a recent survey by Century Engineering, LLC, a Kleinfelder Company, dated May 24, 2026 as follows, to-wit:

BEGINNING at a point on the southerly end of a 169.18' radius curve, said curve running from the southern Right-of-Way line of Martin Luther King Jr. Boulevard N along the westerly Right-of-Way line of Martin Luther King Jr. Boulevard to the northerly Right-of-Way line of Martin Luther King Jr. Boulevard S.

Thence, from the **Point and Place of Beginning**, running along said northerly Right-of-Way line of Martin Luther King Jr. Boulevard S, S 71° 12' 32" W, a distance of 417.44' to a point at the intersection of the easterly Right-of-Way line of Legislative Avenue and said northerly Right-of-Way line of Martin Luther King Jr. Boulevard S; thence turning and running along said easterly Right-of-Way line of Legislative Avenue, N 18° 02' 30" W, a distance of 322.82' to the intersection of said easterly Right-of-Way line of Legislative Avenue and the southerly Right-of-Way line of Martin Luther King Jr. Boulevard N; thence turning and running along said southerly Right-of-Way line of Martin Luther King Jr. Boulevard N, N 71° 43' 54" E, a distance of 400.41' to a point of curvature being the northerly end of the previously mentioned 169.18' radius curve joining the southerly Right-of-Way line of Martin Luther King Jr. Boulevard N, Martin Luther King Jr. Boulevard, and Martin Luther King Jr. Boulevard S.; thence, along said 169.18' radius curve to the right, said curve having an arc distance of 417.67', a chord bearing of S 21° 05' 30" E and a chord distance of 319.39' to the **Point and Place of Beginning** and containing 157,652 +/- square feet or 3.6192 +/- acres of land be the same more or less.