



City of Philadelphia

City Council
Chief Clerk's Office
402 City Hall
Philadelphia, PA 19107

BILL NO. 190940

Introduced November 21, 2019

Councilmember Johnson

**Referred to the
Committee on Public Property and Public Works**

AN ORDINANCE

Authorizing the Commissioner of Public Property, on behalf of the City, to convey to the Philadelphia Authority for Industrial Development all or a portion of a parcel of land situated at 2401 Chestnut Street, for further conveyance, and authorizing the plotting upon City Plan No. 307 a right-of-way for sewer, drainage and bridge purposes, all under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. The Commissioner of Public Property, on behalf of the City of Philadelphia, is hereby authorized to convey to the Philadelphia Authority for Industrial Development ("PAID") the parcel of land situated at 2401 Chestnut Street (the "Property"), as more particularly identified on the Map attached as Exhibit "A" and in the legal description attached as Exhibit "B," subject to retention of a right-of-way easement for sewer, drainage and bridge purposes, for further conveyance.

SECTION 2. Conveyance of the Property to PAID shall be conditioned upon a commitment by PAID to require an Economic Opportunity Plan in accordance with Section 17-1602 of the Philadelphia Code, as amended, executed by the party purchasing the Property in the subsequent conveyance.

SECTION 3. Pursuant to Section 11-405 of The Philadelphia Code, the Board of Surveyors of the Department of Streets is hereby authorized to plot on City Plan No. 307 a right-of-way easement for sewer, drainage and bridge purposes, said easement to be coterminous with the boundaries of the Property, as more particularly identified in the legal description attached as Exhibit "B."

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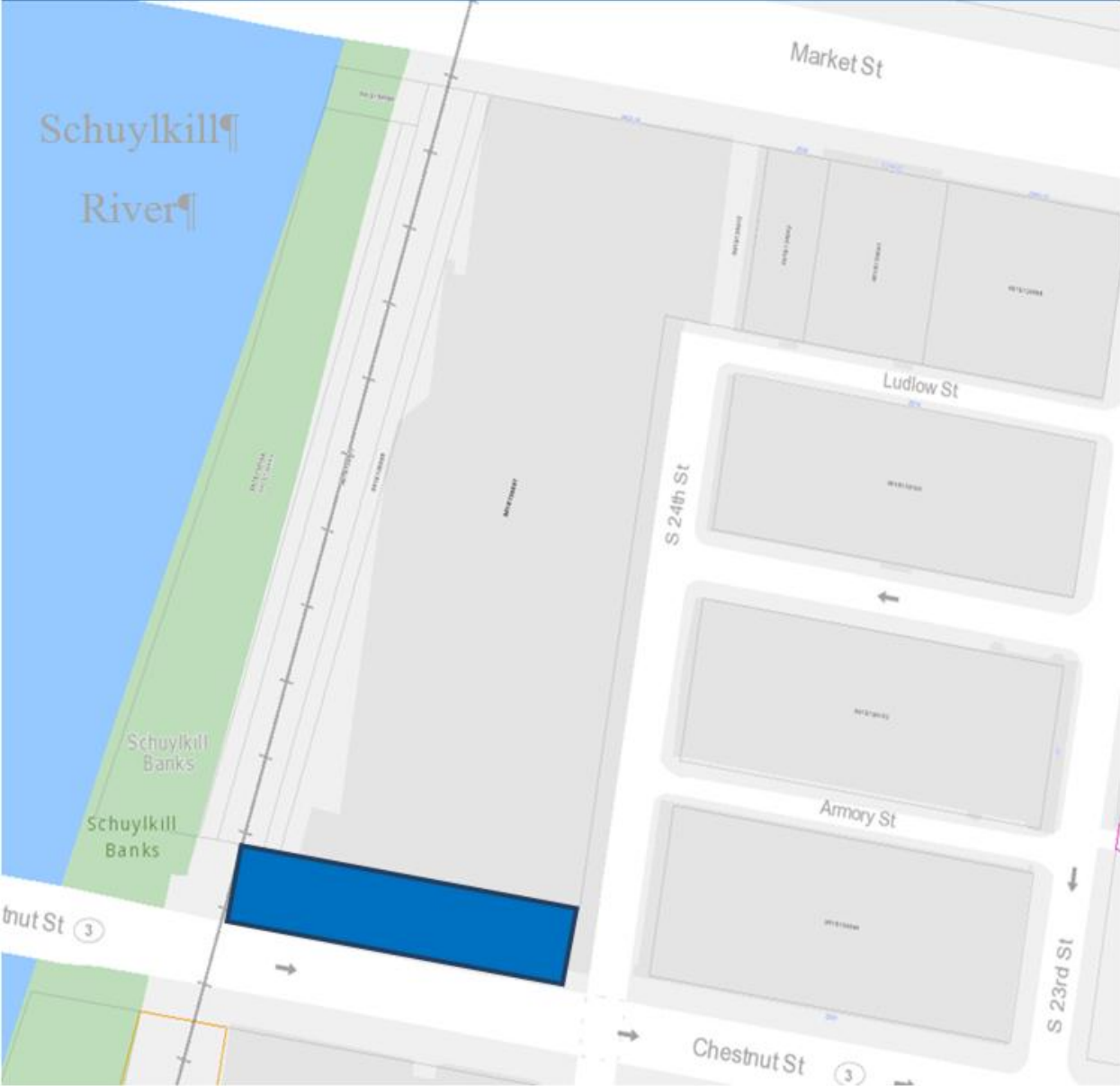
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SECTION 4. The City Solicitor is hereby authorized to review and approve, prior to execution, all instruments and documents necessary to effectuate this Ordinance, which instruments, and documents shall contain such terms and conditions as the City Solicitor shall deem necessary and proper to protect the interests of the City.

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EXHIBIT A



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EXHIBIT B LEGAL DESCRIPTION OF PROPERTY 2401 CHESTNUT STREET

October 1, 2019
File: 202711634

LEGAL DESCRIPTION Proposed Parcel "A" (2401 Chestnut Street)

All that certain lot or piece of ground, situate in the City of Philadelphia, described in accordance with a Proposed Subdivision Plan, known as 2401 Chestnut Street and also identified on said Plan as proposed Parcel "A," prepared by Stantec Consulting Services Inc., Project #202711634, dated August 15, 2019, last revised October 1, 2019, as follows to wit:

Beginning at the Northwest Corner of Chestnut Street (70 feet wide, legally open, on City Plan) and 24th Street (50 feet wide, legally open, on City Plan), and running

thence North 78 degrees 59 minutes 00 seconds West along the Northerly line of Chestnut Street, and the Southerly side of a proposed 30' wide easement to be reserved for the City of Philadelphia in any conveyance by the City of Philadelphia to a third party, 203.848 feet to a point on the Easterly boundary of the CSX Right of Way identified as Registry Lot #001S130090 on said Plan;

thence North 19 degrees 03 minutes 32 seconds East along said Right of Way and the terminus of the said proposed 30' wide easement, 30.298 feet to a point on the Southerly boundary line of 2402-14 Market Street;

thence South 78 degrees 59 minutes 00 seconds East, parallel to Chestnut Street, along the Southerly boundary line of 2402-14 Market Street, and the Northerly side of the said proposed 30' wide easement, 199.790 feet to a point on the Westerly line of 24th Street;

thence South 11 degrees 21 minutes 00 Seconds West along said Westerly side of 24th Street and the head of the said proposed 30' wide easement 30.000 feet to the Northerly Line of Chestnut Street and the point of BEGINNING.

Containing in area 6,054.6 square feet, or 0.13899 acre, as shown on said Plan.



Reviewed and Approved as per
Sub-Division Plan Requirements
Adopted by the Board of Surveyors

ASST. *Louis Laprest*
Surveyor & Regulator

2nd
District

10/15/2019
Date