

# City of Philadelphia



(Bill No. 160555)

## AN ORDINANCE

Authorizing the opening of Delaware Avenue from Orthodox Street to Buckius Street and the opening of the unopened and widened portions of Buckius Street from Richmond Street to the southeasterly right-of-way line of the Philadelphia Belt Line Railroad and authorizing the acquisition of the said beds of Delaware Avenue and Buckius Street and the acquisition of a certain right-of-way for drainage purposes extending from a point on the northeasterly side of Buckius Street, at its crossing by the right-of-way of the Philadelphia Belt Line Railroad, southeastwardly to the Delaware River and certain temporary construction easements.

### *THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:*

SECTION 1. By virtue of and in pursuance of the authority vested in it by the Acts of Assembly, Council hereby authorizes the opening of Delaware Avenue from Orthodox Street to Buckius Street and the opening of the unopened and widened portions of Buckius Street from Richmond Street to the southeasterly right-of-way line of the Philadelphia Belt Line Railroad.

SECTION 2. The Commissioner of Public Property, on behalf of the City of Philadelphia, is hereby authorized to acquire by purchase, dedication, donation, condemnation, or agreement in lieu of condemnation the bed of said Delaware Avenue and portions of the bed of said Buckius Street as authorized to be opened in Section 1.

SECTION 3. The Commissioner of Public Property, on behalf of the City of Philadelphia, is hereby further authorized to acquire by purchase, dedication, donation, condemnation, or agreement in lieu of condemnation a certain right-of-way for drainage purposes extending from the northeasterly side of Buckius Street, at its crossing by the right-of-way of the Philadelphia Belt Line Railroad, southeastwardly to the Bulkhead Line of the Delaware River and certain temporary construction easements.

SECTION 4. All necessary land areas and other real estate interests to be acquired under authority of Sections 2 and 3 herein are described and delineated in Exhibit "A" attached hereto. Exhibit "A" to this Ordinance shall be kept on file by the Chief Clerk and shall be available for public inspection.

SECTION 5. The City Solicitor is hereby authorized to review and approve all instruments and documents necessary to effectuate this Ordinance, which instruments and

# City of Philadelphia

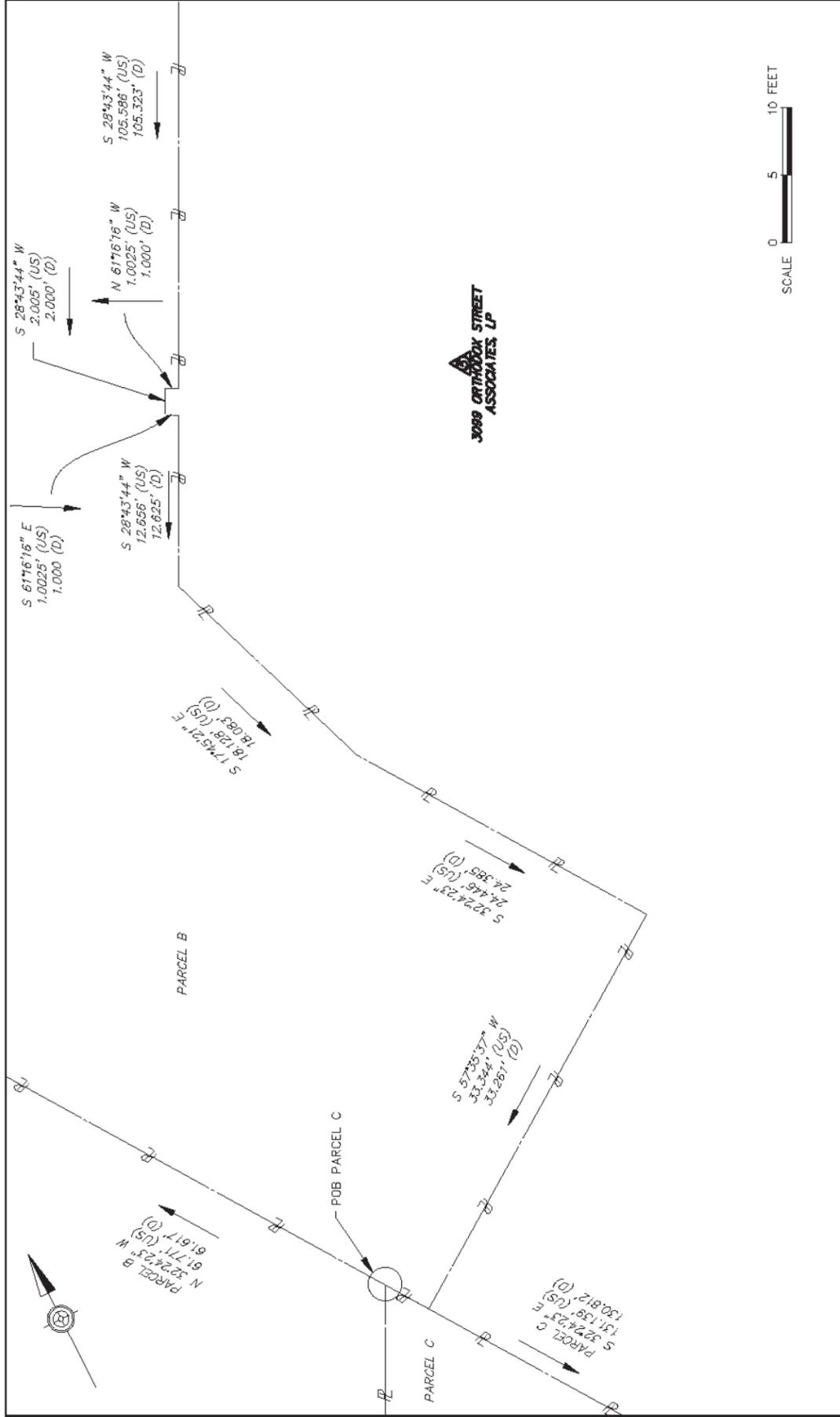
BILL NO. 160555 continued

Certified Copy

documents shall contain such terms and conditions as the City Solicitor shall deem necessary or appropriate to protect the interests of the City.



DISTRICT	COUNTY	ROUTE	SECTION	SHEET
6-0	PHILADELPHIA	0000	E1B	2 OF 3
CITY OF PHILADELPHIA				
REVISION NUMBER	REVISIONS			DATE



\*\*\* ADVERSES  
CONRAIL  
0.257 AC (US)

\*\*\*DRAINAGE RIGHT-OF-WAY  
0.403 AC (US)

EASEMENTS  
PHILADELPHIA BELT LINE RAILROAD  
0.256 AC (US)

\*\*\*METERS AND BOUNDS OF PARCEL A ARE AS DESCRIBED IN DEED BETWEEN EDWIN F. HALE AND THE PHILADELPHIA AUTHORITY FOR INDUSTRIAL DEVELOPMENT, DOCUMENT NO. 50096363, DATED JUNE 1, 2000, RECORDED JUNE 15, 2000 AND IN ACCORDANCE WITH A PLAN ENTITLED "3101 ORTHODOX STREET, SUBDIVISION PLAN PROPOSED LOTS", DRAWING NUMBER VS-102, PREPARED BY LANGAN ENGINEERING & ENVIRONMENTAL SERVICES, INC. DATED 5/28/2014.

**ENLARGEMENT**

<b>RIGHT-OF-WAY CLAIM INFORMATION</b> CITY OF PHILADELPHIA - DEPARTMENT OF STREETS	
STATE RTE. 0000	SEC. NO. E1B
CITY OF PHILADELPHIA	PHILADELPHIA COUNTY
PARCEL NO. 6	SHEET NO.
PROPERTY OWNER(S) PHILADELPHIA AUTHORITY FOR INDUSTRIAL DEVELOPMENT	CLAIM NO.
GRANTOR(S) PHILADELPHIA AUTHORITY FOR INDUSTRIAL DEVELOPMENT	
DEED BOOK 52997981	DEED* ACRES
PAGE OF DEED 12/77/15	CALCULATED** 17.570 (US)
DATE OF RECORD 12/11/15	ADVERSES*** 0.257 (US)
CONSIDERATION \$1.00	EFFECTIVE 0.403 (US)
TAX STAMPS	TOTAL RECID R/W 0.053 (US)
	TOTAL RESIDUE 16.857 (US)
	RESIDUE LT
	RESIDUE RT 16.857 (US)
	REQUIRED AREA
	RIGHT OF WAY 0.053 (US)
	CHANNEL
	SLOPE
	CONSTRUCTION 0.445 (US)
	VERIFICATION DATE 2/23/16
	DRAWN BY DEF

LEGEND:  
POB - POINT OF BEGINNING

DEED* (AC)	CALCULATED** (AC)
REMAINDER PARCEL A	6.102 (US)
PARCEL B	1.153 (US)
PARCEL C	10.315 (US)
TOTAL	17.570 (US)

NOTE:  
ALL PROJECT MEASUREMENTS ARE US STANDARD MEASUREMENTS. TO CONVERT TO CITY OF PHILADELPHIA DISTRICT STANDARD, A FACTOR 0.9975062 IS TO BE USED. THAT IS 100.25 FEET US STANDARD EQUALS 100 FEET PHILADELPHIA DISTRICT STANDARD MEASUREMENT. ALL DEED DISTANCES AND AREAS ARE IN PHILADELPHIA DISTRICT STANDARD MEASUREMENT.

PRIVATE PROPERTY LINES ARE PLOTTED FROM THE DEED OF RECORD, RECORDED SUBDIVISION OR LOT PLANS, EXISTING TOPOGRAPHICAL FEATURES AND LIMITED FIELD DATA. PRIVATE PROPERTY LINES WERE NOT SURVEYED BY THE PROFESSIONAL LAND SURVEYOR RESPONSIBLE FOR THE PROJECT.

THIS PROPERTY PLOT PLAN IS NOT TO BE SUBSTITUTED FOR A BOUNDARY SURVEY.

DISTRICT	COUNTY	ROUTE	SECTION	SHEET
6-0	PHILADELPHIA	0000	E1B	3 OF 3
CITY OF PHILADELPHIA				
REVISION NUMBER	REVISIONS	DATE	BY	

DEED*	AC	CALCULATED**	AC
REMAINDER PARCEL A	-	6.102 (US)	
PARCEL B	1.147 (D)	1.153 (US)	
PARCEL C	10.263 (D)	10.315 (US)	
TOTAL		17.570 (US)	

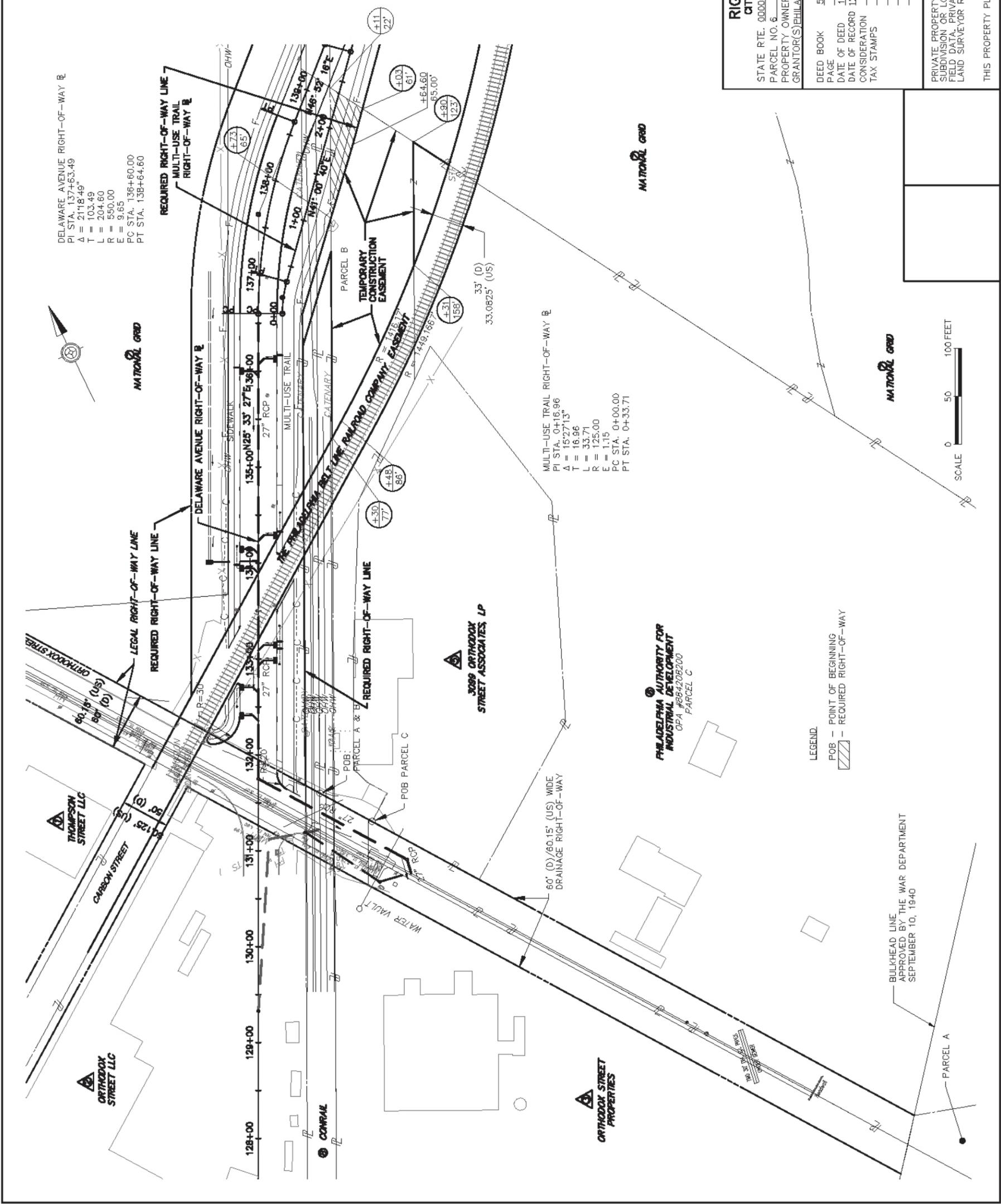
\*\*\* ADVERSES CONRAIL  
 \*\*\*\*DRAINAGE RIGHT-OF-WAY  
 EASEMENTS  
 PHILADELPHIA BELT LINE RAILROAD 0.256 AC (US)  
 \*\*\*\*\*METES AND BOUNDS OF PARCEL A ARE AS DESCRIBED IN DEED BETWEEN EDWIN F. HALE AND THE PHILADELPHIA AUTHORITY FOR INDUSTRIAL DEVELOPMENT, DOCUMENT NO. 50096363, DATED JUNE 11, 2000, RECORDED JUNE 15, 2000 AND IN ACCORDANCE WITH A PLAN ENTITLED "3101 ORTHODOX STREET, SUBDIVISION PLAN PROPOSED LOTS", DRAWING NUMBER VS-102, PREPARED BY LANGAN ENGINEERING & ENVIRONMENTAL SERVICES, INC. DATED 5/28/2014.

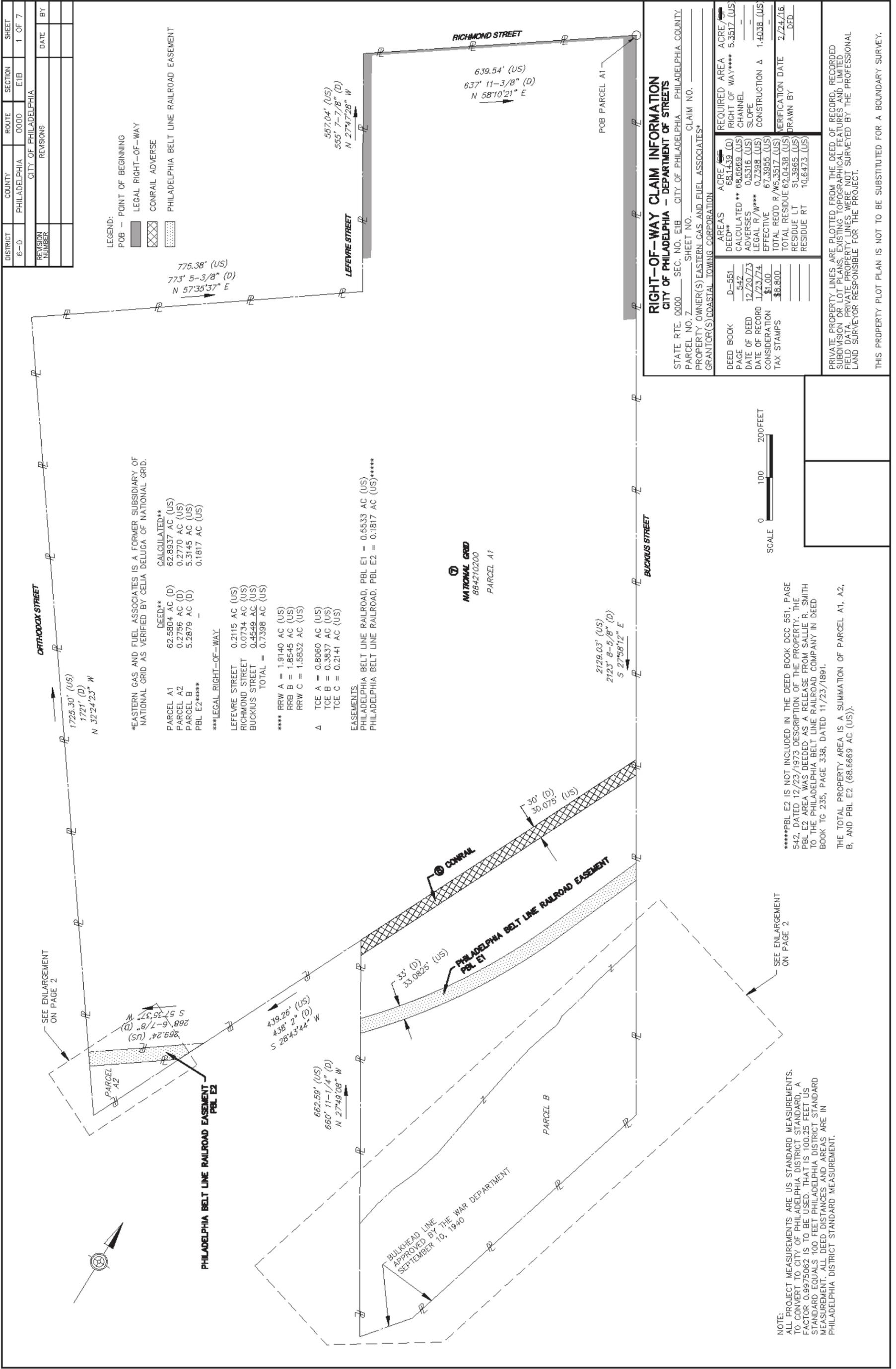
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RIGHT-OF-WAY CLAIM INFORMATION		CITY OF PHILADELPHIA - DEPARTMENT OF STREETS	
STATE RTE. 0000	SEC. NO. E1B	CITY OF PHILADELPHIA	PHILADELPHIA COUNTY
PARCEL NO. 6	SHEET NO.	CLAIM NO.	
PROPERTY OWNER(S) PHILADELPHIA AUTHORITY FOR INDUSTRIAL DEVELOPMENT			
GRANTOR(S) PHILADELPHIA AUTHORITY FOR INDUSTRIAL DEVELOPMENT			
DEED BOOK	DEED*	ACREAGE	ACRE / SQ FT
52997981	52997981	17.570 (US)	17.570 (US)
DATE OF DEED	ADVERSES***	LEGAL R/W****	LEGAL R/W****
12/7/15	0.257 (US)	0.403 (US)	0.403 (US)
DATE OF RECORD	EFFECTIVE	TOTAL RECD R/W	TOTAL RECD R/W
12/11/15	\$1.00	16.910 (US)	16.910 (US)
CONSIDERATION	TAX STAMPS	TOTAL RESIDUE	TOTAL RESIDUE
		16.857 (US)	16.857 (US)
		RESIDUE LT	RESIDUE RT
			16.857 (US)
		REQUIRED AREA	ACRE / SQ FT
		0.053 (US)	0.053 (US)
		RIGHT OF WAY CHANNEL	SLOPE
			CONSTRUCTION
		VERIFICATION DATE	DRAWN BY
		2/23/16	DEF

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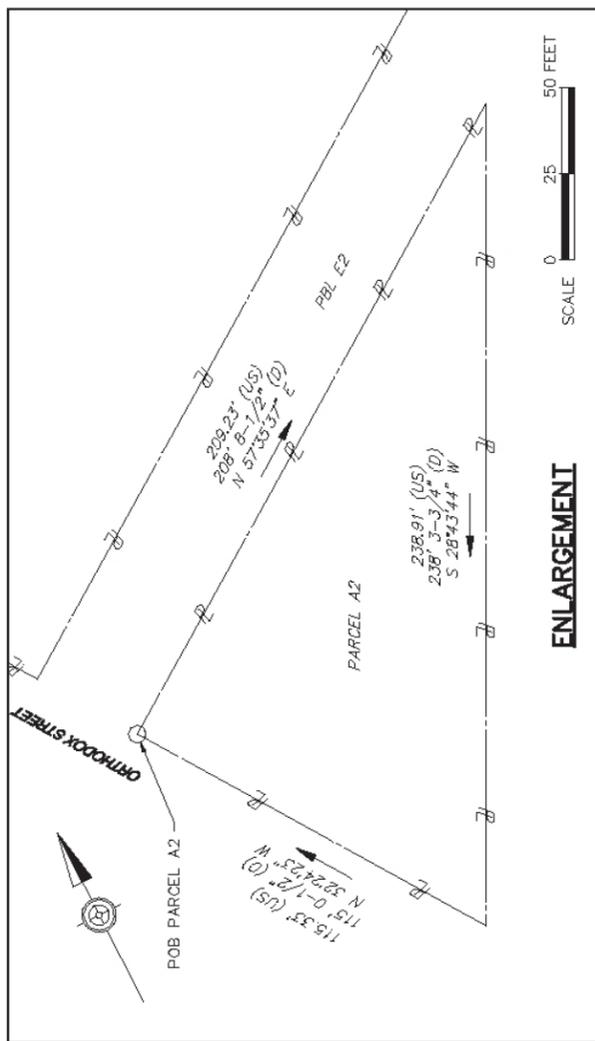
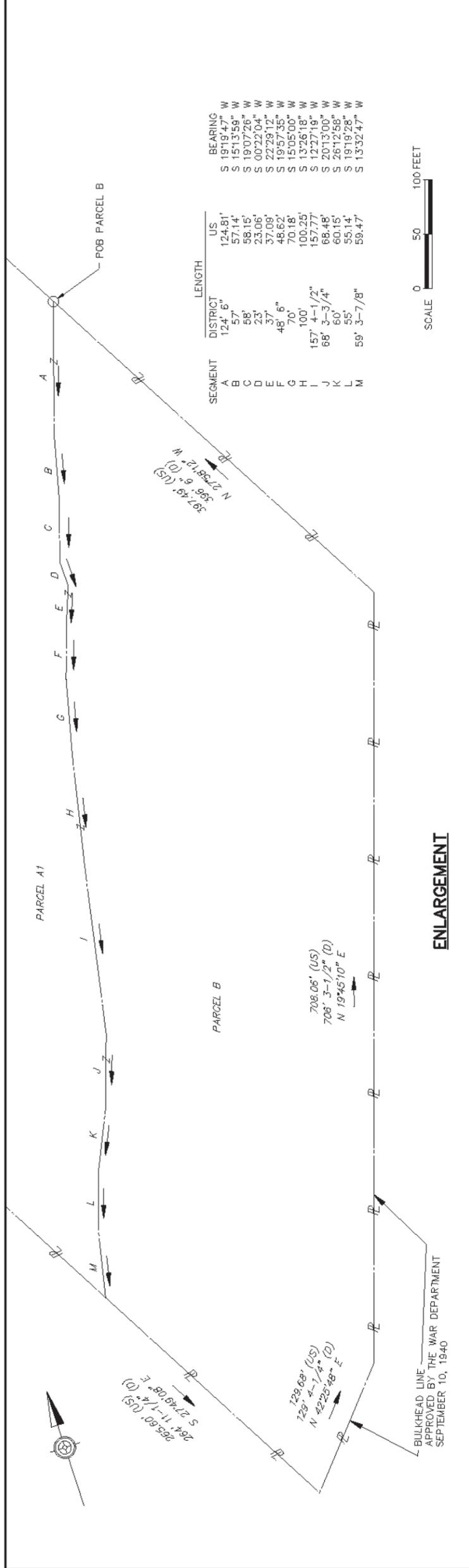
THIS PROPERTY PLOT PLAN IS NOT TO BE SUBSTITUTED FOR A BOUNDARY SURVEY.





OPERATOR: FILE NAME: 07 - NATIONAL GRID - OVERALL.DWG  
 PLOTTED: 4/1/2016 2:18 PM  
 D-9012 CADD (08-00) REVISED (10-00)

DISTRICT	COUNTY	ROUTE	SECTION	SHEET
6-0	PHILADELPHIA	0000	E1B	2 OF 7
CITY OF PHILADELPHIA				
REVISION NUMBER	REVISIONS			DATE



\*EASTERN GAS AND FUEL ASSOCIATES IS A FORMER SUBSIDIARY OF NATIONAL GRID AS VERIFIED BY CELIA DELUGA OF NATIONAL GRID.

PARCEL	DEED**	CALCULATED**
PARCEL A1	62.5804 AC (D)	62.8937 AC (US)
PARCEL A2	0.2756 AC (D)	0.2770 AC (US)
PARCEL B	5.2879 AC (D)	5.3145 AC (US)
PBL E2****	-	0.1817 AC (US)

\*\*\*LEGAL RIGHT-OF-WAY

LEFEVRE STREET	0.2115 AC (US)
RICHMOND STREET	0.0734 AC (US)
BUCKIUS STREET	0.4549 AC (US)
TOTAL	= 0.7398 AC (US)

RRW A	= 1.9140 AC (US)
RRW B	= 1.8645 AC (US)
RRW C	= 1.5832 AC (US)

TCE A	= 0.8060 AC (US)
TCE B	= 0.3837 AC (US)
TCE C	= 0.2141 AC (US)

\*\*\*\*PHILADELPHIA BELT LINE RAILROAD, PBL E1 = 0.6533 AC (US) PHILADELPHIA BELT LINE RAILROAD, PBL E2 = 0.1817 AC (US)\*\*\*\*\*

\*\*\*\*\*PBL E2 IS NOT INCLUDED IN THE DEED BOOK DCC 551, PAGE 542, DATED 12/23/1973 DESCRIPTION OF THE PROPERTY. THE PBL E2 AREA WAS DEEDED AS A RELEASE FROM SALLIE R. SMITH TO THE PHILADELPHIA BELT LINE RAILROAD COMPANY IN DEED BOOK TG 235, PAGE 338, DATED 11/23/1891.

THE TOTAL PROPERTY AREA IS A SUMMATION OF PARCEL A1, A2, B, AND PBL E2 (68.6669 AC (US)).

NOTE: ALL PROJECT MEASUREMENTS ARE US STANDARD MEASUREMENTS. TO CONVERT TO CITY OF PHILADELPHIA DISTRICT STANDARD, A FACTOR 0.9975062 IS TO BE USED. THAT IS 100.25 FEET US STANDARD EQUALS 100 FEET PHILADELPHIA DISTRICT STANDARD MEASUREMENT. ALL DEED DISTANCES AND AREAS ARE IN PHILADELPHIA DISTRICT STANDARD MEASUREMENT.

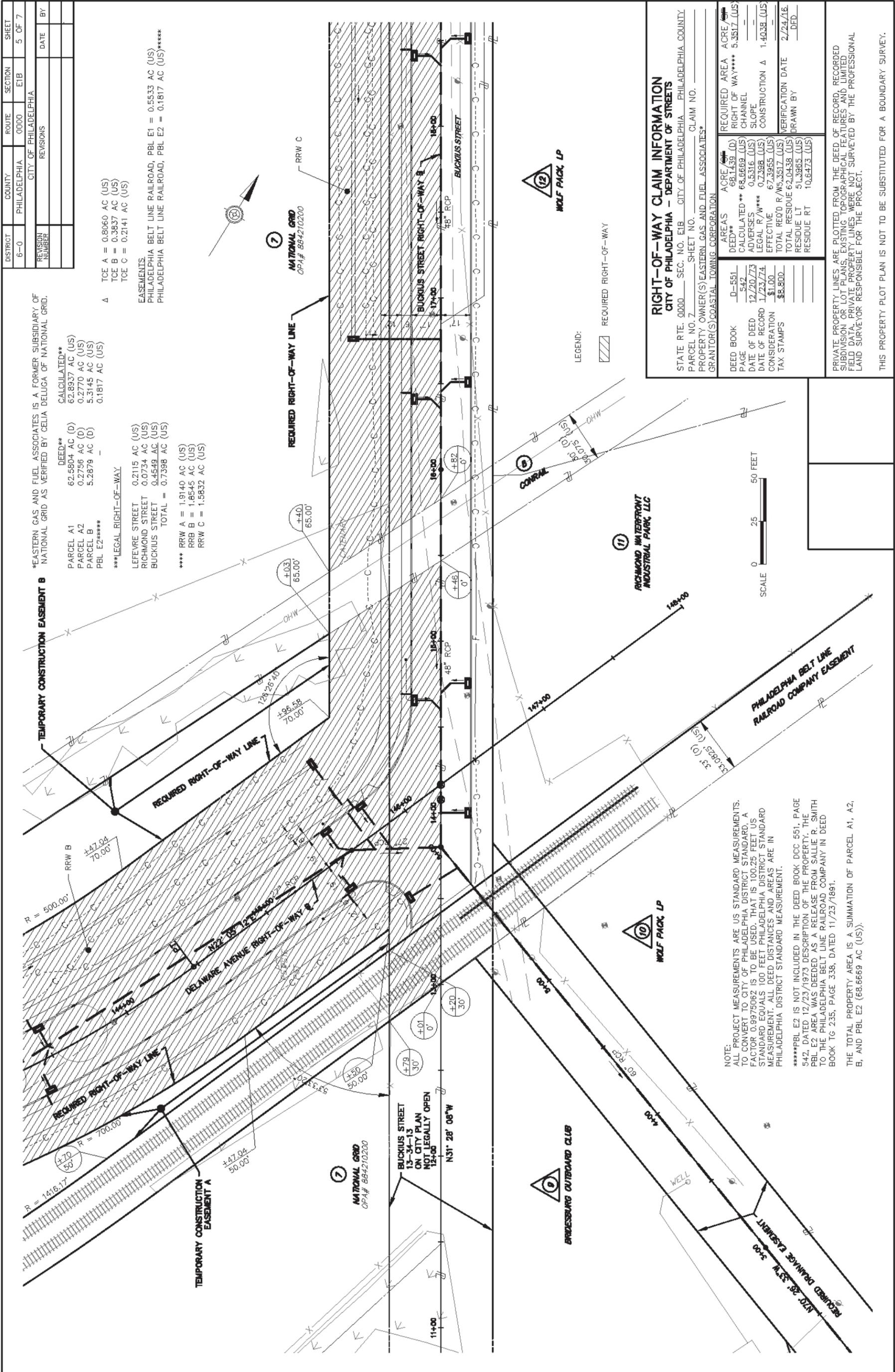
RIGHT-OF-WAY CLAIM INFORMATION		CITY OF PHILADELPHIA - DEPARTMENT OF STREETS	
STATE RTE. 0000	SEC. NO. E1B	CITY OF PHILADELPHIA	PHILADELPHIA COUNTY
PARCEL NO. 7	SHEET NO.	CLAIM NO.	
PROPERTY OWNER(S) EASTERN GAS AND FUEL ASSOCIATES*			
GRANTOR(S) COASTAL TOWING CORPORATION			
DEED BOOK	D-551	ACRE / <sup>100</sup>	ACRE / <sup>100</sup>
DATE OF DEED	12/20/73	CALCULATED**	68.1439 (D)
DATE OF RECORD	1/23/74	ADVERSES	68.6669 (US)
CONSIDERATION	\$1.00	LEGAL R/W***	0.5316 (US)
TAX STAMPS	\$8,800	EFFECTIVE	0.7398 (US)
		TOTAL REQ'D R/W5,3517 (US)	67,395.5 (US)
		TOTAL RESIDUE 62,043.8 (US)	61,403.8 (US)
		RESIDUE LT	51,396.5 (US)
		RESIDUE RT	10,647.3 (US)
		REQUIRED AREA	5.3517 (US)
		RIGHT OF WAY****	1.4038 (US)
		CHANNEL	-
		SLOPE	-
		CONSTRUCTION Δ	2/24/16
		VERIFICATION DATE	2/24/16
		DRAWN BY	DED

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DEED**	DEED**	DEED**
PARCEL A1	62,5804 AC (D)	62,8937 AC (US)
PARCEL A2	0,2756 AC (D)	0,2770 AC (US)
PARCEL B	5,2879 AC (D)	5,3145 AC (US)
PBL E2****	-	0,1817 AC (US)

Δ TCE A = 0.8060 AC (US)  
TCE B = 0.3837 AC (US)  
TCE C = 0.2141 AC (US)

EASEMENTS:  
PHILADELPHIA BELT LINE RAILROAD, PBL E1 = 0.5533 AC (US)  
PHILADELPHIA BELT LINE RAILROAD, PBL E2 = 0.1817 AC (US)\*\*\*\*

\*\*\*LEGAL RIGHT-OF-WAY

LEFEVRE STREET 0,2115 AC (US)  
RICHMOND STREET 0,0734 AC (US)  
BUCKWHEAT STREET 0,4549 AC (US)  
TOTAL = 0,7398 AC (US)

\*\*\*\* RRW A = 1,9140 AC (US)  
RRW B = 1,8545 AC (US)  
RRW C = 1,5832 AC (US)

RIGHT-OF-WAY CLAIM INFORMATION		RIGHT OF WAY****	
STATE RTE. 0000	SEC. NO. E1B	ACRE	ACRE
CITY OF PHILADELPHIA	CITY OF PHILADELPHIA	68.1439 (D)	5.3517 (US)
PHILADELPHIA COUNTY	PHILADELPHIA COUNTY		
PARCEL NO. 7	SHEET NO.	DEED**	RIGHT OF WAY****
		68.1439 (D)	5.3517 (US)
PROPERTY OWNER(S) EASTERN GAS AND FUEL ASSOCIATES*	CLAIM NO.	ADVERSES	CHANNEL
		0.5316 (US)	SLOPE
GRANTOR(S) COASTAL TIMING CORPORATION		EFFECTIVE	CONSTRUCTION A
		1/23/74	1.4038 (US)
		CONSIDERATION	
		\$1,000	
		TAX STAMPS	
		\$8,800	
		TOTAL RESIDUE R/W5,3517 (US)	VERIFICATION DATE
			2/24/16
		TOTAL RESIDUE LT	DRAWN BY
		51,3985 (US)	DED
		RESIDUE RT	
		10,6473 (US)	

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THE TOTAL PROPERTY AREA IS A SUMMATION OF PARCEL A1, A2, B, AND PBL E2 (88.6669 AC (US)).

THIS PROPERTY PLOT PLAN IS NOT TO BE SUBSTITUTED FOR A BOUNDARY SURVEY.

DISTRICT	COUNTY	ROUTE	SECTION	SHEET
6-0	PHILADELPHIA	0000	E1B	6 OF 7
REVISION NUMBER	CITY OF PHILADELPHIA	REVISIONS	DATE	BY

\*EASTERN GAS AND FUEL ASSOCIATES IS A FORMER SUBSIDIARY OF NATIONAL GRID AS VERIFIED BY CELIA DELUGA OF NATIONAL GRID.

DEED**	ACRES	DEED**	ACRES
PARCEL A1	62.5804 AC (US)	CALCULATED**	68.6669 AC (US)
PARCEL A2	0.2756 AC (US)	ADVERSES	0.5316 AC (US)
PARCEL B	5.2879 AC (D)	LEGAL R/W**	0.7398 AC (US)
PBL E2****	0.1817 AC (US)	EFFECTIVE	67.3955 AC (US)
		TOTAL REQ'D R/W5,3517 (US)	

\*\*\*LEGAL RIGHT-OF-WAY

LEFEVRE STREET 0.2115 AC (US)  
 RICHMOND STREET 0.0734 AC (US)  
 BUCKIUS STREET 0.4548 AC (US)  
 TOTAL = 0.7398 AC (US)

\*\*\*\* RRW A = 1.9140 AC (US)  
 RRB B = 1.8545 AC (US)  
 RRW C = 1.5832 AC (US)

Δ TCE A = 0.8060 AC (US)  
 TCE B = 0.3837 AC (US)  
 TCE C = 0.2141 AC (US)

EASEMENTS:

PHILADELPHIA BELT LINE RAILROAD, PBL E1 = 0.5533 AC (US)  
 PHILADELPHIA BELT LINE RAILROAD, PBL E2 = 0.1817 AC (US)\*\*\*\*\*

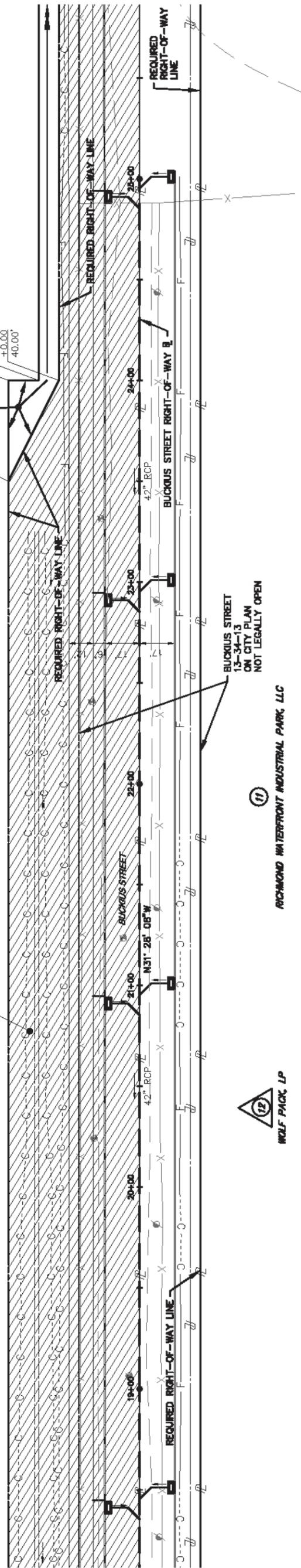
**(7)**  
 NATIONAL GRID  
 OP# 584210200



TEMPORARY CONSTRUCTION EASEMENT C

PHILADELPHIA BELT LINE RAILROAD, PBL E1 = 0.5533 AC (US)  
 PHILADELPHIA BELT LINE RAILROAD, PBL E2 = 0.1817 AC (US)\*\*\*\*\*

**(7)**  
 NATIONAL GRID  
 OP# 584210200



BUCKIUS STREET  
 13-34-13  
 ON CITY PLAN  
 NOT LEGALLY OPEN

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THE TOTAL PROPERTY AREA IS A SUMMATION OF PARCEL A1, A2, B, AND PBL E2 (68.6669 AC (US)).



LEGEND:  
 REQUIRED RIGHT-OF-WAY

RIGHT-OF-WAY CLAIM INFORMATION		CITY OF PHILADELPHIA - DEPARTMENT OF STREETS	
STATE RTE. 0000	SEC. NO. E1B	CITY OF PHILADELPHIA	PHILADELPHIA COUNTY
PARCEL NO. 7	SHEET NO.		CLAIM NO.
PROPERTY OWNER(S) EASTERN GAS AND FUEL ASSOCIATES*			
GRANTOR(S) COASTAL TOWING CORPORATION			
DEED BOOK	D-551	ACRES	68.1439 (D)
DEED**	542	CALCULATED**	68.6669 (US)
DATE OF DEED	12/20/73	ADVERSES	0.5316 (US)
DATE OF RECORD	1/23/74	LEGAL R/W**	0.7398 (US)
CONSIDERATION	\$1.00	EFFECTIVE	67.3955 (US)
TAX STAMPS	\$8,800	TOTAL REQ'D R/W5,3517 (US)	
		TOTAL RESIDUE 62,0438 (US)	
		RESIDUE LT	51,3985 (US)
		RESIDUE RT	10,6473 (US)
		REQUIRED AREA	ACRE / (US)
		RIGHT OF WAY****	5,3517 (US)
		CHANNEL	-
		SLOPE	-
		CONSTRUCTION A	1,4038 (US)
		VERIFICATION DATE	2/24/16
		DRAWN BY	DFD

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DISTRICT	COUNTY	ROUTE	SECTION	SHEET
6-0	PHILADELPHIA	0000	E1B	7 OF 7
REVISION NUMBER	CITY OF PHILADELPHIA			
REVISIONS	DATE			
BY	DATE			

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DEED**	CALCULATED**
PARCEL A1 62.5804 AC (D)	62.8937 AC (US)
PARCEL A2 0.2756 AC (D)	0.2770 AC (US)
PARCEL B 5.2879 AC (D)	5.3145 AC (US)
PBL E2****	0.1817 AC (US)

\*\*\*LEGAL RIGHT-OF-WAY

LEFEVRE STREET	0.2115 AC (US)
RICHMOND STREET	0.0734 AC (US)
BUCKIUS STREET	0.4549 AC (US)
TOTAL	0.7398 AC (US)

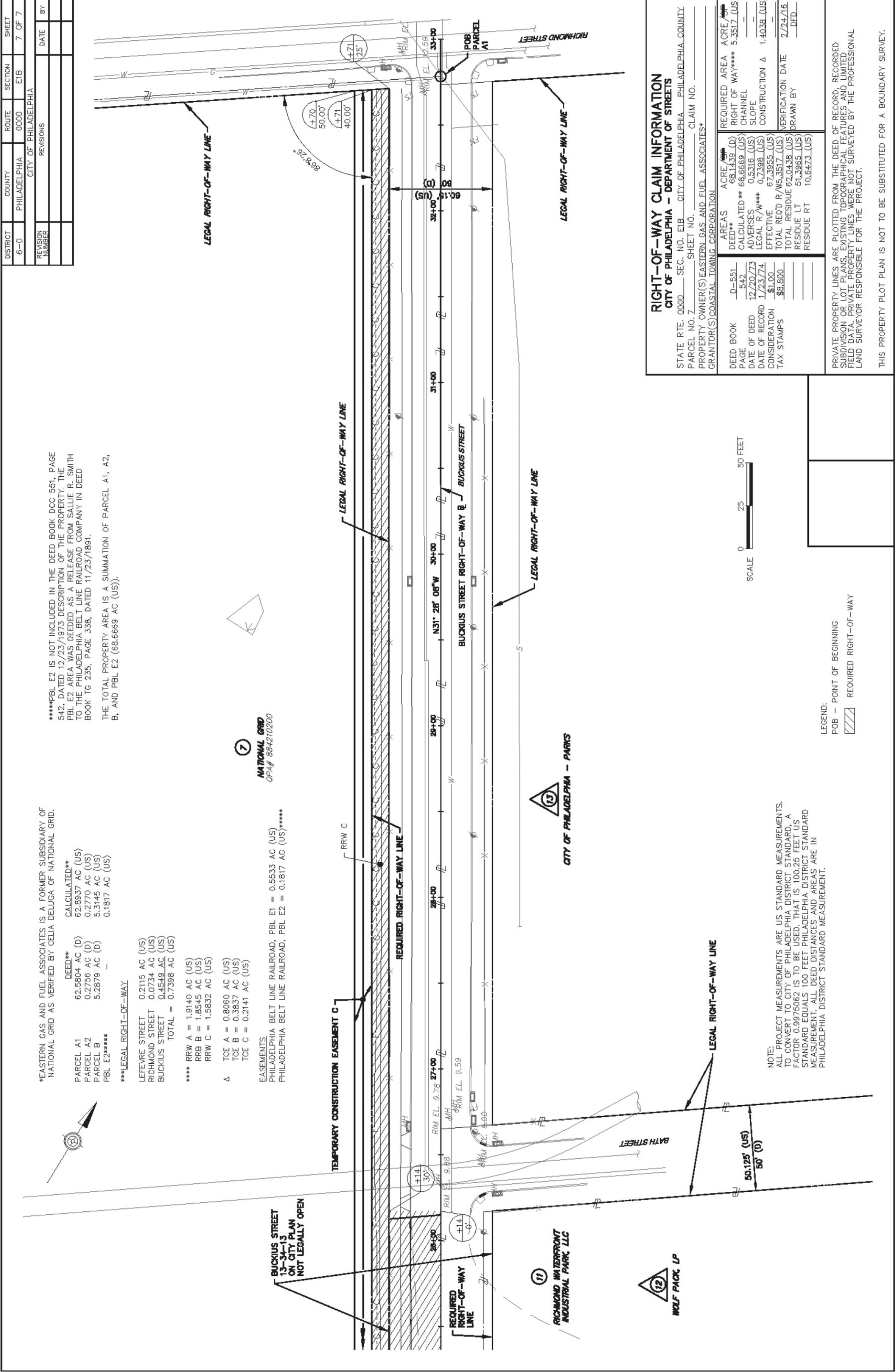
**** RRW A = 1.9140 AC (US)
RRB B = 1.8545 AC (US)
RRW C = 1.5832 AC (US)

A TCE A = 0.8060 AC (US)
TCE B = 0.3837 AC (US)
TCE C = 0.2141 AC (US)

EASEMENTS

PHILADELPHIA BELT LINE RAILROAD, PBL E1 = 0.5533 AC (US)  
 PHILADELPHIA BELT LINE RAILROAD, PBL E2 = 0.1817 AC (US)\*\*\*\*\*

⑦  
 NATIONAL GRID  
 OPA# 884210200



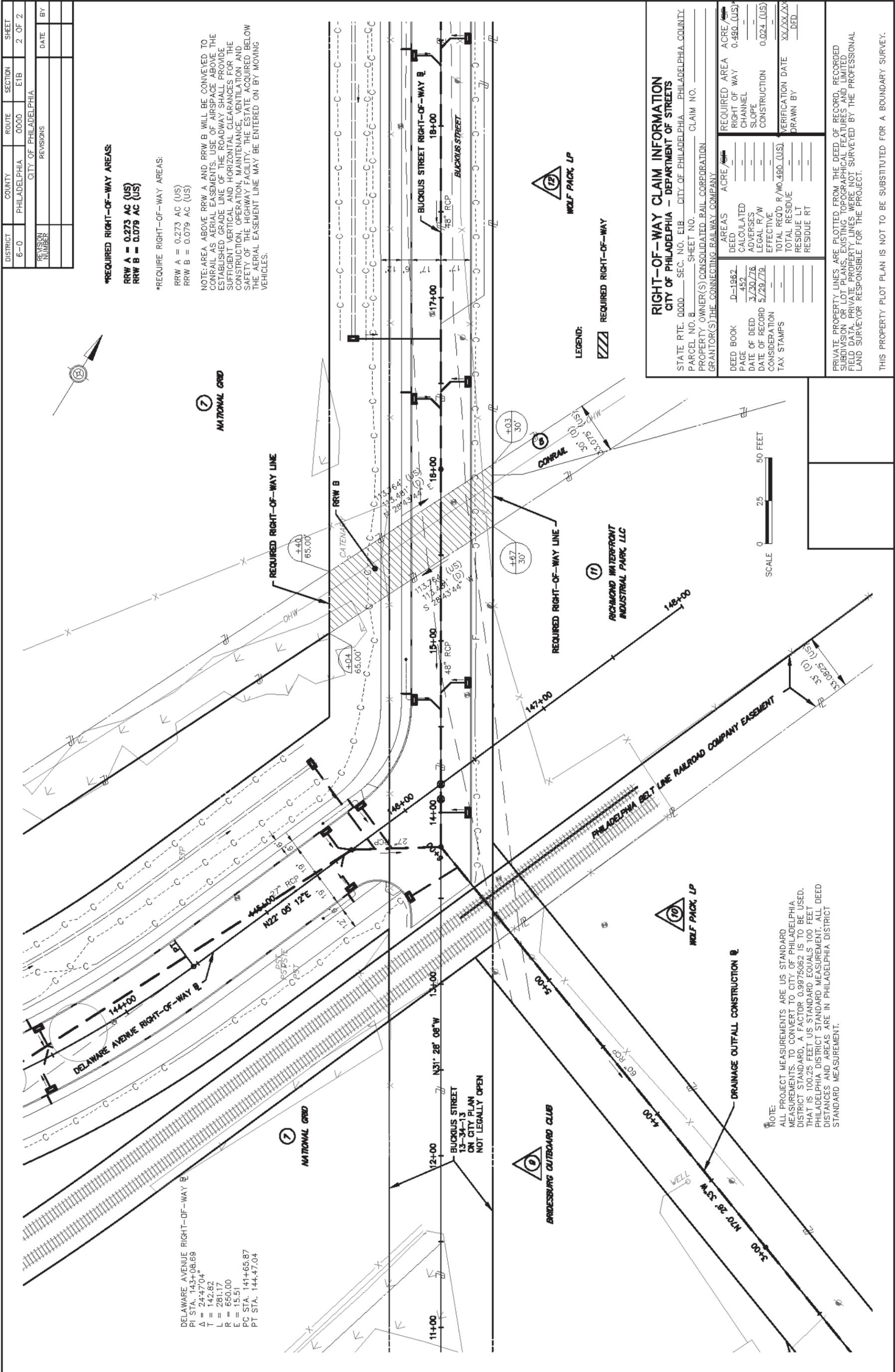
RIGHT-OF-WAY CLAIM INFORMATION		CITY OF PHILADELPHIA - DEPARTMENT OF STREETS	
STATE RTE. 0000	SEC. NO. E1B	CITY OF PHILADELPHIA	PHILADELPHIA COUNTY
PARCEL NO. 7	SHEET NO.	CLAIM NO.	
PROPERTY OWNER(S) EASTERN GAS AND FUEL ASSOCIATES*			
GRANTOR(S) COASTAL TOWING CORPORATION			
DEED BOOK	0-551	AREAS	ACRE/FT
DATE OF DEED	12/20/73	DEED**	68.1439 (D)
DATE OF RECORD	1/23/74	CALCULATED**	68.6669 (US)
CONSIDERATION	\$1,000	ADVERSE	0.5316 (US)
TAX STAMPS	\$8,800	LEGAL R/W***	0.7398 (US)
		EFFECTIVE	67.3955 (US)
		TOTAL RECD R/W5.3517 (US)	
		TOTAL RESIDUE 62.0438 (US)	
		RESIDUE LT	51.3965 (US)
		RESIDUE RT	10.6473 (US)
		REQUIRED AREA	ACRE/FT
		RIGHT OF WAY****	5.3517 (US)
		CHANNEL	
		SLOPE	
		CONSTRUCTION Δ	1.4038 (US)
		VERIFICATION DATE	2/24/16
		DRAWN BY	DFD

LEGEND:  
 POB - POINT OF BEGINNING  
 REQUIRED RIGHT-OF-WAY

NOTE:  
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THIS PROPERTY PLOT PLAN IS NOT TO BE SUBSTITUTED FOR A BOUNDARY SURVEY.





DISTRICT	COUNTY	ROUTE	SECTION	SHEET
6-0	PHILADELPHIA	0000	ETB	2 OF 2
REVISION NUMBER	REVISIONS	DATE	BY	

**\*REQUIRED RIGHT-OF-WAY AREAS:**  
**RRW A = 0.273 AC (US)**  
**RRW B = 0.079 AC (US)**

**\*REQUIRE RIGHT-OF-WAY AREAS:**  
 RRW A = 0.273 AC (US)  
 RRW B = 0.079 AC (US)

NOTE: AREA ABOVE RRW A AND RRW B WILL BE CONVEYED TO CONRAIL AS AERIAL EASEMENTS. USE OF AIRSPACE ABOVE THE ESTABLISHED GRADE LINE OF THE ROADWAY SHALL PROVIDE SUFFICIENT VERTICAL AND HORIZONTAL CLEARANCES FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, VENTILATION AND SAFETY OF THE HIGHWAY FACILITY. THE ESTATE ACQUIRED BELOW THE AERIAL EASEMENT LINE MAY BE ENTERED ON BY MOVING VEHICLES.

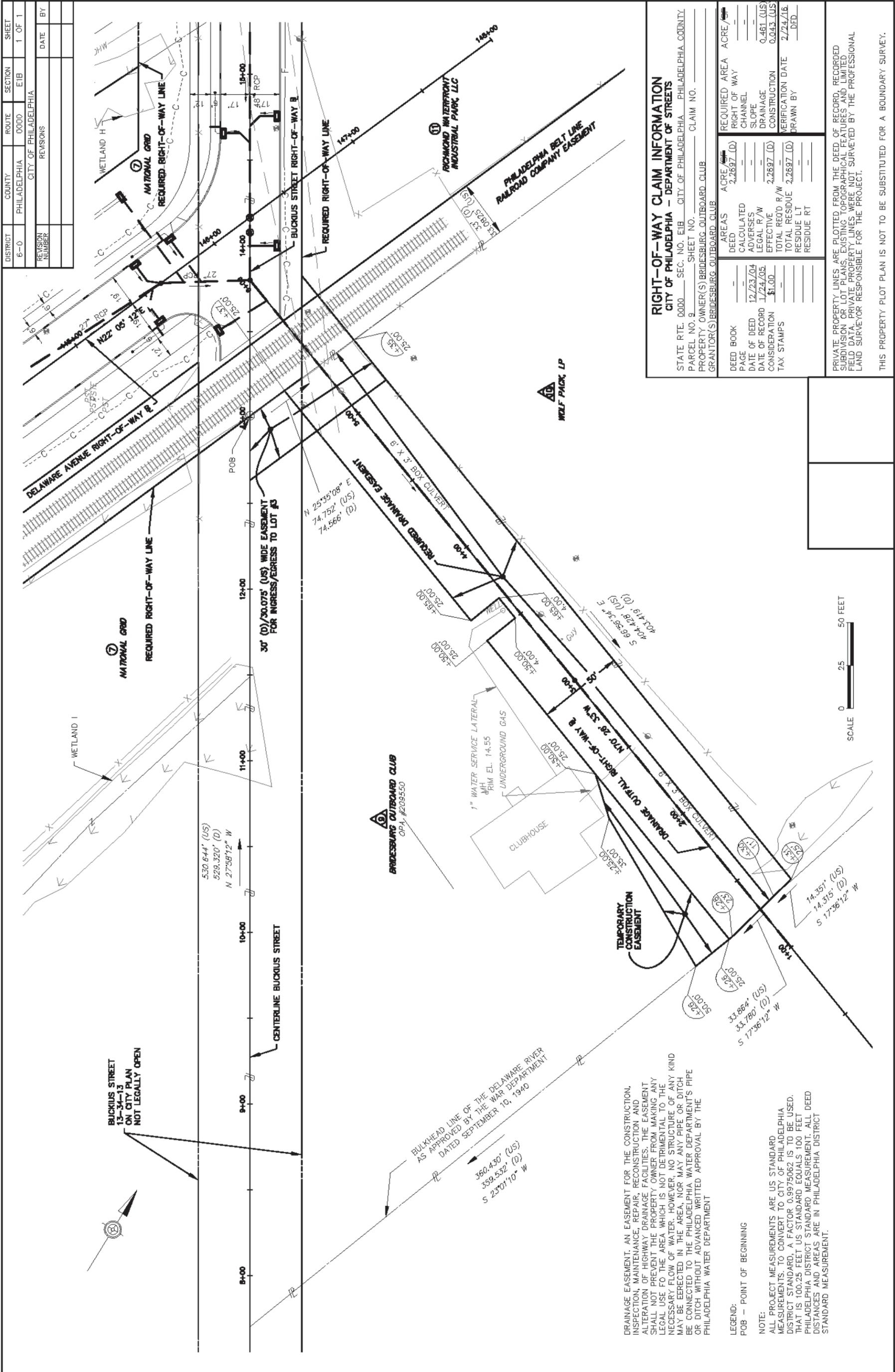
RIGHT-OF-WAY CLAIM INFORMATION		CITY OF PHILADELPHIA - DEPARTMENT OF STREETS	
STATE RTE. 0000	SEC. NO. EIB	CITY OF PHILADELPHIA	PHILADELPHIA COUNTY
PARCEL NO. 8	SHEET NO.		
PROPERTY OWNER(S) CONSOLIDATED RAIL CORPORATION	CLAIM NO.		
GRANTOR(S) THE CONNECTING RAILWAY COMPANY			
DEED BOOK	DEED	ACRES	ACRE / 100
D-1962	452		
DATE OF DEED	LEGAL R/W	ADVERSE	RIGHT OF WAY
3/30/76			0.490 (US)
DATE OF RECORD	CONSIDERATION	EFFECTIVE	SLOPE
5/29/79			CONSTRUCTION
TAX STAMPS	TOTAL REQ'D R/W	TOTAL RESIDUE	RESIDUE LT
	0.490 (US)		0.024 (US)
			RESIDUE RT
			VERIFICATION DATE
			XX/XX/XX
			DRAWN BY
			DED

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DISTRICT	COUNTY	ROUTE	SECTION	SHEET
6-0	PHILADELPHIA	0000	E1B	1 OF 1
REVISION NUMBER	REVISIONS	DATE	BY	

RIGHT-OF-WAY CLAIM INFORMATION		CITY OF PHILADELPHIA - DEPARTMENT OF STREETS	
STATE RTE.	0000	SEC. NO.	E1B
CITY OF PHILADELPHIA		PHILADELPHIA COUNTY	
PARCEL NO.	9	SHEET NO.	
PROPERTY OWNER(S)	BRIDESBURG-OUTBOARD CLUB	CLAIM NO.	
GRANTOR(S)	BRIDESBURG-OUTBOARD CLUB		
DEED BOOK		ACREAGE	2.2697 (D)
DATE OF DEED	12/23/04	RIGHT OF WAY	
DATE OF RECORD	1/24/05	CHANNEL	
CONSIDERATION	\$1.00	DRAINAGE	
TAX STAMPS		CONSTRUCTION	0.461 (US)
		TOTAL RESIDUE R/W	2.2697 (D)
		RESIDUE LT	
		RESIDUE RT	
		VERIFICATION DATE	2/24/16
		DRAWN BY	DED

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OPERATOR: 09 - BRIDESBURG OUTBOARD CLUB.DWG  
 FILE NAME: 09 - BRIDESBURG OUTBOARD CLUB.DWG  
 PLOTTED: 4/5/2016 12:52 PM

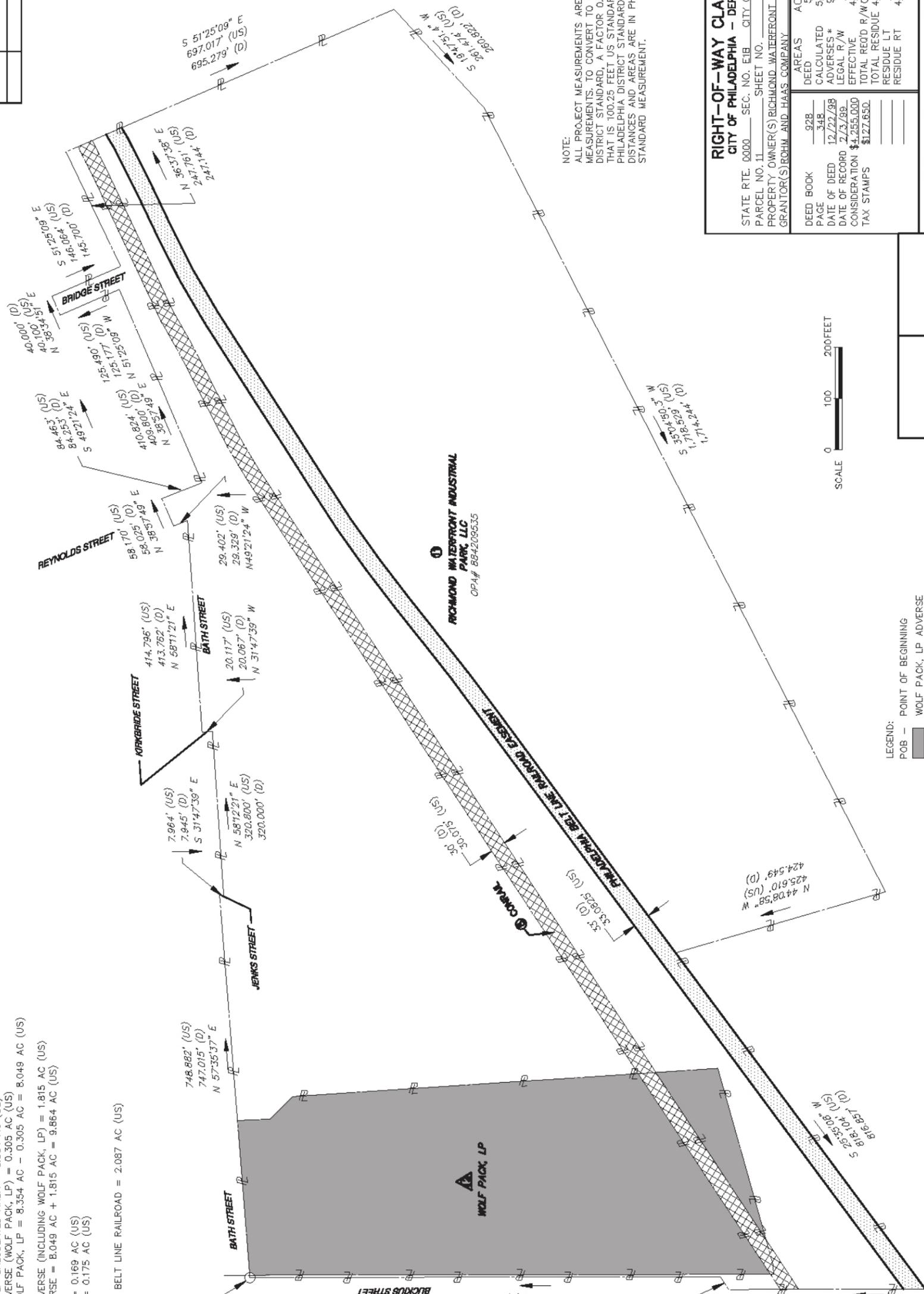
LEGEND:  
 POB - POINT OF BEGINNING

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DRAINAGE EASEMENT. AN EASEMENT FOR THE CONSTRUCTION, INSPECTION, MAINTENANCE, REPAIR, RECONSTRUCTION AND ALTERATION OF HIGHWAY DRAINAGE FACILITIES. THE EASEMENT SHALL NOT PREVENT THE PROPERTY OWNER FROM MAKING ANY LEGAL USE FO THE AREA WHICH IS NOT DETRIMENTAL TO THE NECESSARY FLOW OF WATER. HOWEVER, NO STRUCTURE OF ANY KIND MAY BE ERECTED IN THE AREA, NOR MAY ANY PIPE OR DITCH OR BE CONNECTED TO THE PHILADELPHIA WATER DEPARTMENT'S PIPE OR DITCH WITHOUT ADVANCED WRITTEN APPROVAL BY THE PHILADELPHIA WATER DEPARTMENT

DISTRICT	COUNTY	ROUTE	SECTION	SHEET
6-0	PHILADELPHIA	0000	E1B	1 OF 3
REVISION NUMBER	CITY OF PHILADELPHIA			
REVISIONS				
BY				
DATE				

\*WOLF PACK, LP CALCULATED AREA = 8.354 AC (US)  
 CONRAIL ADVERSE (WOLF PACK, LP) = 0.305 AC (US)  
 AREA OF WOLF PACK, LP = 8.354 AC - 0.305 AC = 8.049 AC (US)  
 CONRAIL ADVERSE (INCLUDING WOLF PACK, LP) = 1.815 AC (US)  
 TOTAL ADVERSE = 8.049 AC + 1.815 AC = 9.864 AC (US)  
 \*\* RRR A = 0.169 AC (US)  
 RRR B = 0.175 AC (US)  
 EASEMENTS:  
 PHILADELPHIA BELT LINE RAILROAD = 2.087 AC (US)



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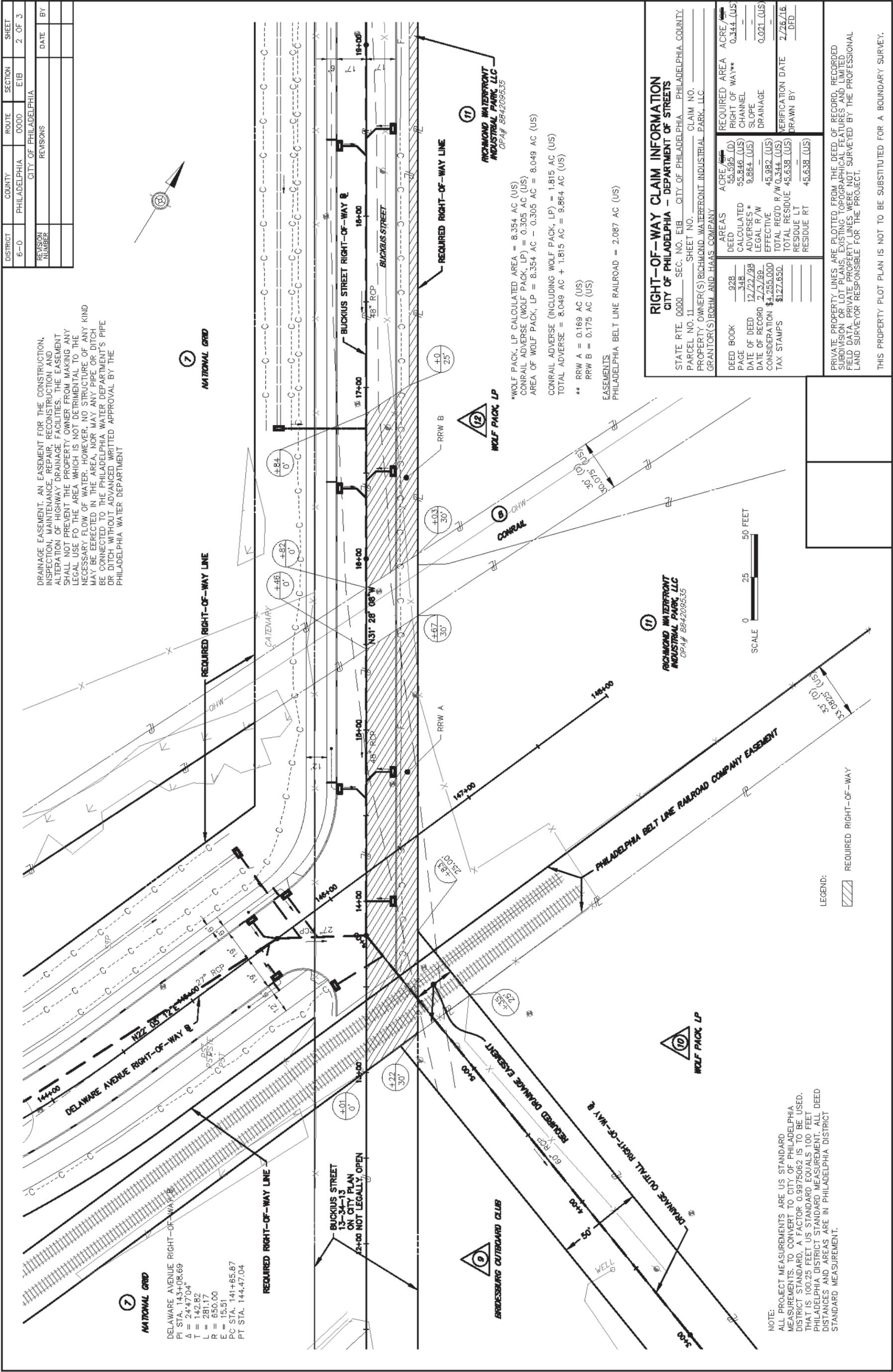
RIGHT-OF-WAY CLAIM INFORMATION			
CITY OF PHILADELPHIA - DEPARTMENT OF STREETS			
STATE RTE. 0000	SEC. NO. E1B	CITY OF PHILADELPHIA	PHILADELPHIA COUNTY
PARCEL NO. 11	SHEET NO.	CLAIM NO.	
PROPERTY OWNER(S) RICHMOND WATERFRONT INDUSTRIAL PARK, LLC			
GRANTOR(S) ROHM AND HAAS COMPANY			
AREAS		REQUIRED AREA	
DEED	928	ACRE / SQ FT	0.344 (US)
CALCULATED	348	RIGHT OF WAY**	
ADVERSE *	127,227.98	CHANNEL	
LEGAL R/W	9,864 (US)	SLOPE	
EFFECTIVE	45,382 (US)	DRAINAGE	0.021 (US)
TOTAL RECID R/W	\$4,255,000	VERIFICATION DATE	2/26/16
TAX STAMPS	\$127,650	DRAWN BY	DFD
		RESIDUE LT	
		RESIDUE RT	45.638 (US)

LEGEND:  
 POB - POINT OF BEGINNING  
 [Symbol] - WOLF PACK, LP ADVERSE  
 [Symbol] - CONRAIL ADVERSE  
 [Symbol] - PHILADELPHIA BELT LINE RAILROAD EASEMENT



DISTRICT	COUNTY	ROUTE	SECTION	SHEET
6-0	PHILADELPHIA	0000	E1B	2 OF 3
REVISION NUMBER	CITY OF PHILADELPHIA		REVISIONS	DATE
				BY

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**NATIONAL GRID**  
 DELAWARE AVENUE RIGHT-OF-WAY  
 PI STA. 143+08.69  
 Δ = 24°47'04"  
 T = 142.82  
 L = 281.17  
 R = 650.00  
 E = 15.51  
 PC STA. 141+65.67  
 PT STA. 144.47.04

**WOLF PACK LP**  
 \*WOLF PACK, LP CALCULATED AREA = 8.354 AC (US)  
 CONRAIL ADVERSE (WOLF PACK, LP) = 0.305 AC (US)  
 AREA OF WOLF PACK, LP = 8.354 AC - 0.305 AC = 8.049 AC (US)  
 CONRAIL ADVERSE (INCLUDING WOLF PACK, LP) = 1.815 AC (US)  
 TOTAL ADVERSE = 8.049 AC + 1.815 AC = 9.864 AC (US)  
 \*\* RRW A = 0.169 AC (US)  
 RRW B = 0.175 AC (US)

**EASEMENTS**  
 PHILADELPHIA BELT LINE RAILROAD = 2.087 AC (US)

**RICHMOND WATERFRONT INDUSTRIAL PARK, LLC**  
 OPA# 88-4208535

**RIGHT-OF-WAY CLAIM INFORMATION**  
 CITY OF PHILADELPHIA - DEPARTMENT OF STREETS

STATE RTE. 0000	SEC. NO. E1B	CITY OF PHILADELPHIA	PHILADELPHIA COUNTY
PARCEL NO. 11	SHEET NO.	CLAIM NO.	
PROPERTY OWNER(S) RICHMOND WATERFRONT INDUSTRIAL PARK, LLC			
GRANTOR(S) BOHM AND HAAS COMPANY			
DEED BOOK 928	DEED 55,595 (D)	ACRE / <sup>100</sup>	REQUIRED AREA
PAGE OF DEED 348	CALCULATED 55,846 (US)		RIGHT OF WAY** 0.344 (US)
DATE OF DEED 12/22/98	ADVERSES * 9,864 (US)		CHANNEL
DATE OF RECORD 2/3/99	LEGAL R/W 45,882 (US)		SLOPE
CONSIDERATION \$4,255,000	EFFECTIVE TOTAL RECID R/W 0.344 (US)		DRAINAGE
TAX STAMPS \$127,650	TOTAL RESIDUE 45,638 (US)		VERIFICATION DATE 2/26/16
	RESIDUE LT		DRAWN BY DFD
	RESIDUE RT 45,638 (US)		

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**LEGEND:**  
 REQUIRED RIGHT-OF-WAY

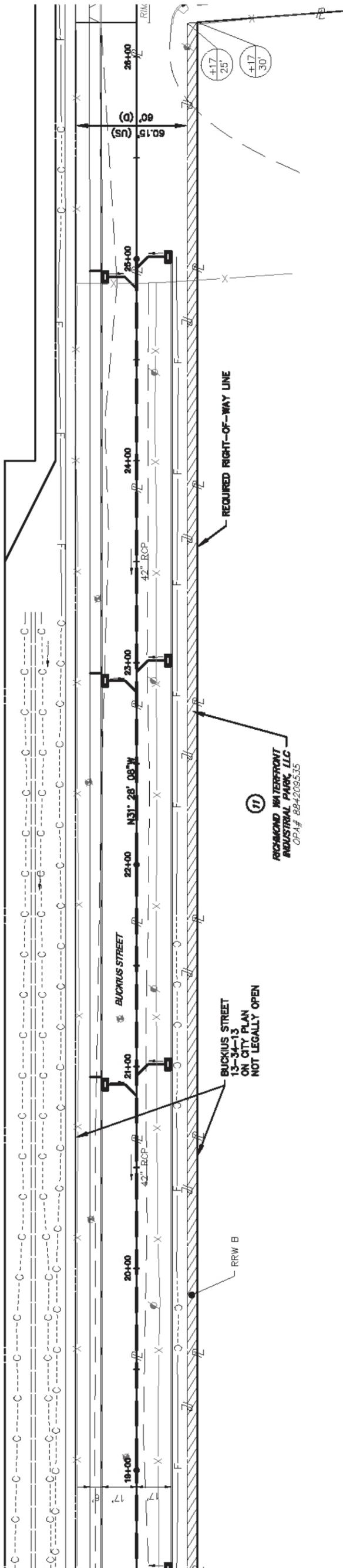


DISTRICT	COUNTY	ROUTE	SECTION	SHEET
6-0	PHILADELPHIA	0000	E1B	3 OF 3
REVISION NUMBER	CITY OF PHILADELPHIA			
REVISIONS				
BY				
DATE				

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 RRW B = 0.175 AC (US)  
 EASEMENTS  
 PHILADELPHIA BELT LINE RAILROAD = 2.087 AC (US)



⑦ NATIONAL GRID



BUCKIUS STREET  
 13-34-13  
 ON CITY PLAN  
 NOT LEGALLY OPEN

⑪ RICHMOND WATERFRONT INDUSTRIAL PARK, LLC  
 CPA# 884208535

⑫ WOLF PACK, LP

LEGEND:  
 REQUIRED RIGHT-OF-WAY



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RIGHT-OF-WAY CLAIM INFORMATION		CITY OF PHILADELPHIA - DEPARTMENT OF STREETS	
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PARCEL NO. 11	SHEET NO.	CLAIM NO.	
PROPERTY OWNER(S) RICHMOND WATERFRONT INDUSTRIAL PARK, LLC	GRANTOR(S) ROHM AND HAAS COMPANY		
DEED BOOK 928	DEED 55,595 (D)	ACRE / <sup>100</sup>	REQUIRED AREA
PAGE OF DEED 348	CALCULATED 55,846 (US)		RIGHT OF WAY**
DATE OF RECORD 12/22/98	ADVERSES * 9,864 (US)		CHANNEL
DATE OF RECORD 2/3/98	LEGAL R/W		SLOPE
CONSIDERATION \$4,255,000	EFFECTIVE 45,882 (US)		DRAINAGE
TAX STAMPS \$127,650	TOTAL RECID R/W 0,344 (US)		VERIFICATION DATE 2/26/16
	TOTAL RESIDUE 45,638 (US)		DRAWN BY DFD
	RESIDUE LT		
	RESIDUE RT 45,638 (US)		

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# City of Philadelphia

BILL NO. 160555 continued

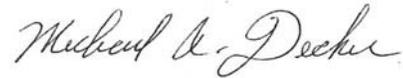
Certified Copy

# City of Philadelphia

BILL NO. 160555 continued

Certified Copy

CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on June 16, 2016. The Bill was Signed by the Mayor on June 21, 2016.



Michael A. Decker  
Chief Clerk of the City Council