

City of Philadelphia



(Bill No. 040613)

AN ORDINANCE

Authorizing the Commissioner of Public Property, on behalf of the City of Philadelphia, to acquire by purchase, condemnation, or other means, an easement in the vicinity of Poquessing Park, and upon completion of the City's acquisition of the easement, incorporate such easement into Poquessing Park and place the easement under the jurisdiction of the Fairmount Park Commission.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. The Commissioner of Public Property, on behalf of the City of Philadelphia, is authorized to acquire by purchase, condemnation, or other means, an easement over certain lots or pieces of ground (collectively, the "Easements"), generally described as follows:

Parcel A

ALL THAT CERTAIN lot or piece of ground, Beginning at a point on the Southeasterly side of McNulty Road (60' wide) which point is located by the following three (3) courses and distances along the Southwesterly and the Southeasterly sides of the said McNulty Road, from a point of tangency, said point of tangency being the Southeasterly end of a curve connecting the Southwesterly side of the said McNulty Road with the Southeasterly side of Townsend Road (70' Wide) having the radius of 25.000' and the arc distance of 39.270'; then S 45°-56'-30 E, the distance of 118.173' to a point of curvature; then Southeastwardly and Northeastwardly, on the arc of a circle curving to the left having the radius of 300.000' and the arc distance of 306.000' to a point of tangency; then N 75°-37'-00" E, the distance of 1041.761' to the point of beginning; thence extending N 75°-37'-00" E, along the Southeasterly side of the said McNulty Road, the distance of 180.000' to a point of curvature; thence extending the following two (2) courses and distances along the Southeasterly and Northeastly sides of the dead-end cul-de-sac of McNulty Road; then Southeastwardly, on the arc

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of a circle curving to the right, having the radius of 40.000' and the arc distance of 44.689' to a point of reverse curvature; then Southeastwardly and Northeastwardly and Northwestwardly, on the arc of a circle curving to the left, having the radius of 60.000' and the arc distance of 199.273' to a point on the centerline of a 60' wide Right Of Way for Drainage Purposes, Water Main Purposes and Gas Main Purposes; thence extending the following two (2) courses and distances along the centerline of the aforementioned Right Of Way; Northeastwardly, on the arc of a circle curving to the left, having the radius of 1030.000' and the arc distance of 428.644' to a point of tangency; and N 44°-03'-30" E, the distance of 575.616' to a point; thence extending S 45°-56'-30" E, crossing the Southeasterly half of the aforementioned Right Of Way, the distance of 30.000' to a point on the Southeasterly side of the aforementioned Right Of Way; thence extending S 23°-32'-14" E, along the Northeasterly side of a certain other 60' wide Right of Way for Drainage Purposes also partly crossing a 100' wide Buffer Area, the distance of 164.815' to a point on the Southeasterly side of the aforementioned Buffer Area; thence extending S 66°-29' 23" W, crossing the second mentioned Right Of Way, the distance of 60.000' to a point on the Southwesterly side of the second mentioned Right Of Way; thence extending N 23°-32'-14" W, along the Southwesterly side of the second mentioned Right Of Way, the distance of 140.052' to a point on the Southeasterly side of the first mentioned Right Of Way; thence extending the following two (2) courses and distances along the Southeasterly side of the first mentioned Right Of Way; S 44°-03'-30" W, the distance of 510.717' to a point of curvature; Southwestwardly, on the arc of a circle curving to the right, having the radius of 1060.000' and the arc distance of 418.832' to a point; thence extending Southwestwardly and Northwestwardly on the arc of a circle curving to the right, having the radius of 75.000' and the arc distance of 210.623' to a point of reverse curvature; thence extending Northwestwardly on the arc of a circle curving to the left, having the radius of 25.000' and the arc distance of 27.931' to a point of tangency; thence extending S 75°-37'-00" W, the distance of 80.000' to a point on the Northeasterly side of a certain other 100' wide Right Of Way for Drainage Purposes; thence extending S 14°-23'-00" E, along the Northeasterly

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side of the aforementioned third Right Of Way, the distance of 365.000' to a point; thence extending S 75°-37'-00" W, crossing the aforementioned third Right Of Way, the distance of 100.000' to a point on the Southwesterly side of the aforementioned third Right Of Way; thence extending N 14°-23'-00" W, along the Southwesterly side of the aforementioned third Right Of Way, the distance of 380.000' to a point on the Southeasterly side of the said McNulty Road, being the first mentioned point and place of beginning.

Parcel B

ALL THAT CERTAIN lot or piece of ground, beginning at a interior point which point is located by the following nine (9) courses and distances from a point of tangency, said point of tangency being the Southeasterly end of a curve connecting the Southwesterly side of McNulty Road (60' Wide) with the Southeasterly side of Townsend Road (70' Wide) having the radius of 25.000' and the arc distance of 39.270'; S 45°-56'-30 E, along the Southwesterly side of the said McNulty Road, the distance of 118.173' to a point of curvature; then Southeastwardly and Northeastwardly, along the Southwesterly side of the said McNulty Road, on the arc of a circle curving to the left having the radius of 300.000' and the arc distance of 306.000' to a point of tangency; then N 75°-37'-00" E, along the Southeasterly side of the said McNulty Road, the distance of 1221.761' to a point of curvature; then Southeastwardly, along the Southeasterly side of the said McNulty Road, on the arc of a circle curving to the right, having the radius of 40.000' and the arc distance of 44.689' to a point of reverse curvature; then Southeastwardly and Northeastwardly and Northwestwardly along the sides of a dead end cul-de-sac of the said McNulty Road, on the arc of a circle curving to the left, having the radius of 60.000' and the arc distance of 199.273' to a point on the center line of a certain 60' wide Right Of Way for Drainage Purposes, Water Main Purposes and Gas Main Purposes; then Northeastwardly, along the center line of the aforementioned Right Of Way, on the arc of a circle curving to the left, having the radius of 1030.000' and the arc distance of 428.644' to a point of tangency; then N 44°-03'-30" E, along the centerline of the aforementioned Right Of Way, the distance of 575.616' to

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a point on the center line of the aforementioned Right Of Way; S 45°-56'-30" E, crossing the Southeasterly half of the aforementioned Right Of Way, the distance of 30.000' to a point on the Southeasterly side of the aforementioned Right Of Way; then S 23°-32'-14" E, along the Northeasterly side of a certain other 60' wide Right of Way for Drainage Purposes, the distance of 64.815' to the interior point and place of beginning; thence extending the following three (3) courses and distances along the Northwesterly and Northeasterly sides of a 100' wide Buffer Area; then N 66°-29'-23" E, the distance of 514.742' to a point; then S 78°-42'-24" E, the distance of 122.254' to a point; then N 11°-25'-19" E, the distance of 167.554' to a point on the Southwesterly side of a 35' wide Right Of Way for Drainage Purposes and Water Main Purposes; thence extending the following two (2) courses and distances along the Southwesterly of the aforementioned second Right Of Way; then S 53°-55'-17" E, the distance of 54.806' to a point; then N 84°-17'-20" E, the distance of 52.521' to a point on the Southeasterly side of the aforementioned Buffer Area; thence extending the following three (3) courses and distances along the Southeasterly and Southwesterly sides of the aforementioned Buffer Area; S 11°-25'-19" W, the distance of 259.938' to a point; then N 78°-42'-24" W, the distance of 190.688' to a point; then S 66°-29'-23" W, the distance of 483.353' to a point on the Northeasterly side of the second mentioned Drainage Right Of Way; thence extending N 23°-32'-14" W, along the Northeasterly side of the aforementioned second Right Of Way also along the Southwesterly side of the aforementioned 100' Wide Buffer Area, the distance of 100.000' to the first mentioned interior point and place of beginning.

Parcel C-1

ALL THAT CERTAIN lot or piece of ground, Beginning at a interior point which point is located by the following two (2) courses and distances from a point of tangency, said point of tangency being the Southeasterly end of a curve connecting the Northeasterly side of Meeting House Road (60' Wide) with the Northwesterly side of Townsend Road (70' Wide) having the radius of 235,000' and the arc

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distance of 369.137'; S 45°-56'-30" E, along the Northeasterly side of the said Meeting House Road, the distance of 670.000' to a point; N 74°-30'-05" E, the distance of 612.434' to an interior point of beginning; thence extending N 74°-30'-05" E, the distance of 25.015' to a point; thence extending S 0°-52'-47" W, the distance of 152.778' to a point; thence extending S 11°-35'-03" E, the distance of 343.027' to a point; thence extending S 25°-24'-17" W, the distance of 385.107' to a point; thence extending S 11°-25'-19" W, the distance of 0.671' to a point on the Northwesterly terminus of Mechanicsville Road (30' wide – not on city plan); thence extending S 84°-17'-20" W, partly along the Northwesterly terminus of the said Mechanicsville Road and along the Southeasterly side of a certain Right Of Way for Drainage Purposes and Water Main Purposes also partly along the Northwesterly side of a 100' wide Buffer Area, the distance of 234.092' to a point; thence extending N 53°-55'-17" W, partly along the Southwesterly side of the aforementioned Right Of Way also partly along the Northeasterly side of the aforementioned Buffer Area, the distance of 54.806' to a point; thence extending N 11°-25'-19" E, partly crossing the aforementioned Right Of Way, the distance of 66.424' to a point on the Northwesterly side of the aforementioned Right Of Way; thence extending N 84°-17'-20" E, along the Northwesterly side of the aforementioned Buffer Area, the distance of 287.525' to a point; thence extending N 25°-24'-17" E, the distance of 275.510' to a point; thence extending N 11°-35'-03" W, the distance of 337.620' to a point; thence extending N 0°-52'-47" E, the distance of 148.344' to the first mentioned interior point and place of beginning.

Parcel C

ALL THAT CERTAIN lot or piece of ground, Beginning at an interior point which point is located by the following two (2) courses and distances from a point of tangency, said point of tangency being the Southeasterly end of a curve connecting the Northeasterly side of Meeting House Road (60' Wide) with the Northwesterly side of Townsend Road (70' Wide) having the radius of 235.000' and the arc distance of 369.137'; S 45°-56'-30" E, along the Northeasterly side of the said Meeting House Road, the

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distance of 145.000' to a point; N 44°-03'-30" E, the distance of 1238.204' to an interior point of beginning; thence extending N 44°-03'-30" E, the distance of 30.132' to a point; thence extending S 8°-44'-17" E, the distance of 757.353' to a point; thence extending S 0°-52'-47" W, the distance of 510.469' to a point; thence extending S 11°-35'-03" E, the distance of 343.027' to a point; thence extending S 25°-24'-17" W, the distance of 385.107' to a point; thence extending S 11°-25'-19" W, the distance of 0.671' to a point on the Northwesterly terminus of Mechanicsville Road (30' wide – not on city plan); thence extending S 84°-17'-20" W, partly along the Northwesterly terminus of the said Mechanicsville Road and along the Southeasterly side of a certain Right Of Way for Drainage Purposes and Water Main Purposes also partly along the Northwesterly side of a 100' wide Buffer Area, the distance of 234.092' to a point; thence extending N 53°-55'-17" W, partly along the Southwesterly side of the aforementioned Right Of Way also partly along the Northeasterly side of the aforementioned Buffer Area, the distance of 54.806' to a point; thence extending N 11°-25'-19" E, partly crossing the aforementioned Right of Way, the distance of 66.424' to a point on the Northwesterly side of the aforementioned Right Of Way; thence extending N 84°-17'-20" E, along the Northwesterly side of the aforementioned Buffer Area, the distance of 287.525' to a point; thence extending N 25°-24'-17" E, the distance of 275.510' to a point; thence extending N 11°-35'-03" W, the distance of 337.620' to a point; thence extending N 0°-52'-47" E, the distance of 511.071' to a point; thence extending N 8°-44'-17" W, the distance of 737.115' to the first mentioned interior point and place of beginning.

SECTION 2. Upon completion of the City's acquisition of the Easements, the Easements shall be incorporated into Poquessing Park and placed under the jurisdiction of the Fairmount Park Commission under Section 15-201 of The Philadelphia Code.

SECTION 3. The City Solicitor is hereby authorized to review and to approve 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 of Philadelphia and to carry out the purposes of this Ordinance.

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CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on October 28, 2004. The Bill was Signed by the Mayor on November 18, 2004.



Patricia Rafferty
Chief Clerk of the City Council