

City of Philadelphia



(Bill No. 160464)

AN ORDINANCE

Authorizing the Commissioner of Public Property and the Director of Commerce, acting on behalf of the City, to acquire approximately 8.5 acres of Hog Island Road from Tincum Township, together with all improvements thereon, under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. The City of Philadelphia is hereby authorized to acquire from Tincum Township, Delaware County, approximately 8.5 acres in two parcels of land owned by and within Tincum Township and adjacent to Philadelphia International Airport, which is currently in use as a public road and known as Parcels A and B, as more particularly described in Exhibit "A" attached hereto (the "Premises"). The transaction is part of a settlement of litigation between the City, Tincum Township, Interboro School District and Delaware County executed in April, 2015.

SECTION 2. The Commissioner of Public Property and the Director of Commerce, or their designees, acting on behalf of the City of Philadelphia, are hereby authorized to (a) execute and deliver an Agreement of Sale, with such changes as the City Solicitor deems necessary or appropriate to protect the interests of the City; and (b) take any further actions including the execution and delivery of any and all other document, agreements or instruments related to the Agreement of Sale and the satisfaction of the City's obligations thereunder as may be necessary or appropriate to accomplish the intent and purpose of this Ordinance.

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 carry out the purposes for this Ordinance.

EXHIBIT "A"

LEGAL DESCRIPTION
HOG ISLAND ROAD
TRACT A
TINICUM TOWNSHIP
DELAWARE COUNTY, PA

All that certain tract or parcel of land, situate, lying and being in the Township of Tinicum, County of Delaware, Commonwealth of Pennsylvania, being a portion of Hog Island Road (variable width) and being more particularly described as follows.

BEGINNING at a point in the northerly line of Hog Island Road distant the following 5 courses and distances from a concrete monument found at the division line between the lands of the Philadelphia International Airport and the lands of Tinicum Township currently being leased to the Philadelphia International Airport; thence

1. S 89° 49' 57" E, 337.99 feet along the northerly line of Hog Island Road to a point of curve; thence
2. Northeastwardly along the northerly curved line of Hog Island Road on a curve to the left, said curve having a radius of 3732.72 feet and an arc distance of 220.38 feet with a chord bearing N 88° 28' 34" E, 220.35 feet to a point of tangency; thence
3. N 86° 47' 05" E, 744.22 feet along the northerly line of Hog Island Road to a point of curve; thence
4. Northeastwardly along the northerly curved line of Hog Island Road on a curve to the right, said curve having a radius of 5846.27 feet and an arc distance of 172.39 feet with a chord bearing N 87° 37' 46" E, 172.38 feet to a point of tangency; thence
5. N 88° 28' 27" E, 733.16 feet along the northerly line of Hog Island Road to the said point of beginning; thence
6. N 88° 28' 27" E, 549.93 feet along the northerly line of Hog Island Road (60 feet wide at this point) to a point of curve; thence
7. Southeastwardly along the northerly curved line of Hog Island Road on a curve to the right, said curve having a radius of 3180.87 feet and an arc distance of 257.90 feet with a chord bearing S 89° 12' 11" E, 257.83 feet to a point of tangency; thence
8. S 86° 52' 49" E, 335.02 feet along the northerly line of Hog Island Road to a point in the westerly line of lands of the Penallen Corporation; thence
9. S 16° 10' 13" E, 5.30 feet along the westerly line of lands of the Penallen Corporation to a point in the northerly line of Hog Island Road (55 feet wide at this point); thence
10. S 86° 50' 56" E, 991.31 feet along the northerly line of Hog Island Road to a point of curve; thence
11. Southeastwardly along the northerly curved line of Hog Island Road on a curve to the right, said curve having a radius of 844.49 feet and an arc distance of 192.03 feet with a chord bearing S 80° 20' 04" E, 191.62 feet to a point of tangency; thence
12. S 73° 49' 13" E for a distance of 61.74 feet along the northerly curved line of Hog Island Road to a point; thence

13. S 16° 10' 47" W, 55.00 feet crossing Hog Island Road to a point in the southerly line of Hog Island Road; thence
14. N 73° 49' 13" W for a distance of 61.74 feet along the southerly line of Hog Island Road to a point of curve; thence
15. Northwestwardly along the southerly curved line of Hog Island Road on a curve to the left, said curve having a radius of 789.49 feet and an arc distance of 179.52 feet with a chord bearing N 80° 20' 04" W, 179.14 feet to a point of tangency; thence
16. N 86° 50' 56" W, 991.31 feet along the southerly line of Hog Island Road to a point of curve; thence
17. N 86° 52' 49" W, 336.75 feet along the southerly line of Hog Island Road to a point of curve' thence
18. Northwestwardly along the southerly curved line of Hog Island Road on a curve to the left, said curve having a radius of 3120.87 feet, and an arc distance of 253.03 feet with a chord bearing N 89° 12' 11" W, 252.96 feet to a point of tangency; thence
19. S 88° 28' 27" W, 549.53 feet along the southerly line of Hog Island Road to a point; thence
20. N 01° 31' 33" W, 60.00 feet crossing Hog Island Road to the point and place of beginning.

Containing 3.13882 acres of land, more or less.

LEGAL DESCRIPTION
 HOG ISLAND ROAD
 TRACT B
 TINICUM TOWNSHIP
 DELAWARE COUNTY, PA

All that certain tract or parcel of land, situate, lying and being in the Township of Tinicum, County of Delaware, Commonwealth of Pennsylvania, being a portion of Hog Island Road (variable width) and being more particularly described as follows.

BEGINNING at a point in the northerly line of Hog Island Road distant the following 15 courses and distances from a concrete monument found at the division line between the lands of the Philadelphia International Airport and the lands of Tinicum Township currently being leased to the Philadelphia International Airport; thence

1. S 89° 49' 57" E, 337.99 feet along the northerly line of Hog Island Road to a point of curve; thence
2. Northeastwardly along the northerly curved line of Hog Island Road on a curve to the left, said curve having a radius of 3732.72 feet and an arc distance of 220.38 feet with a chord bearing N 88° 28'34" E, 220.35 feet to a point of tangency; thence
3. N 86° 47' 05" E, 744.22 feet along the northerly line of Hog Island Road to a point of curve; thence
4. Northeastwardly along the northerly curved line of Hog Island Road on a curve to the right, said curve having a radius of 5846.27 feet and an arc distance of 172.39 feet with a chord bearing N 87° 37'46" E, 172.38 feet to a point of tangency; thence
5. N 88° 28' 27" E, 1282.69 feet along the northerly line of Hog Island Road to a point of curve; thence
6. Southeastwardly along the northerly curved line of Hog Island Road on a curve to the right, said curve having a radius of 3180.87 feet and an arc distance of 257.90 feet with a chord bearing S 89° 12' 11" E, 257.83 feet to a point of tangency; thence
7. S 86° 52' 50" E, 335.02 feet along the northerly line of Hog Island Road to a point in the westerly line of lands of the Penallen Corporation; thence
8. S 16° 10' 13" E, 5.30 feet along the westerly line of lands of the Penallen Corporation to a point in the northerly line of Hog Island Road (55 feet wide at this point); thence
9. S 86° 50' 56" E, 991.32 feet along the northerly line of Hog Island Road to a point of curve; thence
10. Southeastwardly along the northerly curved line of Hog Island Road on a curve to the right, said curve having a radius of 844.49 feet and an arc distance of 192.03 feet with a chord bearing S 80° 20' 04" E, 191.62 feet to a point of tangency; thence
11. S 73° 49' 13" E for a distance of 540.25 feet along the northerly line of Hog Island Road to a point of curve; thence

12. Southeastwardly along the northerly curved line of Hog Island Road on a curve to the left, said curve having a radius of 684.49 feet and an arc distance of 372.28 feet with a chord bearing S 89° 24' 04" E, 367.71 feet to a point of tangency; thence
13. S 75° 01' 04" W, 3100.10 feet along the northerly line of Hog Island Road to a point of curve; thence
14. Northeastwardly along the northerly curved line of Hog Island Road on a curve to the left, said curve having a radius of 684.49 feet and an arc distance of 571.14 feet with a chord bearing N 51° 06' 50" E, 554.72 feet to a point of tangency; thence
15. N 27° 12' 36" E, 283.41 feet along the northerly line of Hog Island Road to the said point of beginning; thence
16. N 27° 12' 36" E, 169.12 feet along the northerly line of Hog Island Road to a point of curve; thence
17. Northeastwardly along the northerly curved line of Hog Island Road on a curve to the right, said curve having a radius of 844.49 feet and an arc distance of 687.60 feet with a chord bearing N 50° 32' 08" E, 668.76 feet to a point of tangency; thence
18. N 73° 51' 40" E, 175.24 feet along the northerly curved line of Hog Island Road to a point of curve; thence
19. Northeastwardly along the northerly curved line of Hog Island Road on a curve to the left, said curve having a radius of 5747.58 feet and an arc distance of 968.56 feet with a chord bearing N 69° 02' 01" E, 967.42 feet to a point of tangency; thence
20. N 64° 12' 21" E, 254.18 feet along the northerly curved line of Hog Island Road to a point of curve; thence
21. Northeastwardly along the northerly curved line of Hog Island Road on a curve to the right, said curve having a radius of 1462.39 feet and an arc distance of 222.93 feet with a chord bearing N 68° 34' 23" E, 222.71 feet to a point of tangency; thence
22. N 72° 56' 24" E, 176.36 feet along the northerly curved line of Hog Island Road to a point of curve; thence
23. Northeastwardly along the northerly curved line of Hog Island Road on a curve to the left, said curve having a radius of 1402.39 feet and an arc distance of 213.78 feet with a chord bearing N 68° 34' 23" E, 213.57 feet to a point of tangency; thence
24. N 64° 12' 21" E, 684.84 feet along the northerly curved line of Hog Island Road to a point of curve; thence
25. Northeastwardly along the northerly curved line of Hog Island Road on a curve to the left, said curve having a radius of 1402.39 feet and an arc distance of 213.77 feet with a chord bearing N 59° 50' 20" E, 213.57 feet to a point of tangency; thence
26. N 55° 28' 19" E, 176.61 feet along the northerly curved line of Hog Island Road to a point of curve; thence
27. Northeastwardly along the northerly curved line of Hog Island Road on a curve to the right, said curve having a radius of 1462.40 feet and an arc distance of 8.82 feet with a chord bearing N 55° 38' 42" E, 8.82 feet to a point; thence

28. S 33° 06' 55" E, 60.00 feet crossing Hog Island Road to a point in the southerly line of Hog Island Road; thence
29. Southwestwardly along the southerly curved line of Hog Island Road on a curve to the left, said curve having a radius of 1402.40 feet and an arc distance of 8.46 feet with a chord bearing S 55° 38' 42" W, 8.46 feet to a point of tangency; thence
30. S 55° 28' 19" W, 176.61 feet along the southerly curved line of Hog Island Road to a point of curve; thence
31. Southwestwardly along the southerly curved line of Hog Island Road on a curve to the right, said curve having a radius of 1462.39 feet and an arc distance of 222.92 feet with a chord bearing N 59° 50' 20" E, 222.70 feet to a point of tangency; thence
32. S 64° 12' 21" W, 684.84 feet along the southerly curved line of Hog Island Road to a point of curve; thence
33. Southwestwardly along the southerly curved line of Hog Island Road on a curve to the right, said curve having a radius of 1462.39 feet and an arc distance of 222.93 feet with a chord bearing N 68° 34' 23" E, 222.71 feet to a point of tangency; thence
34. S 72° 56' 24" W, 176.36 feet along the southerly curved line of Hog Island Road to a point of curve; thence
35. Southwestwardly along the southerly curved line of Hog Island Road on a curve to the left, said curve having a radius of 1402.39 feet and an arc distance of 213.78 feet with a chord bearing N 68° 34' 23" E, 213.57 feet to a point of tangency; thence
36. S 64° 12' 21" W, 254.18 feet along the southerly curved line of Hog Island Road to a point of curve; thence
37. Southwestwardly along the southerly curved line of Hog Island Road on a curve to the right, said curve having a radius of 5807.58 feet and an arc distance of 978.67 feet with a chord bearing S 69° 02' 01" W, 977.51 feet to a point of tangency; thence
38. S 73° 51' 40" W, 175.24 feet along the southerly curved line of Hog Island Road to a point; thence
39. Southwestwardly along the southerly curved line of Hog Island Road on a curve to the left, said curve having a radius of 787.06 feet and an arc distance of 640.79 feet with a chord bearing S 50° 57' 28" W, 623.24 feet to a point; thence
40. S 27° 12' 36" W, 169.12 feet along the southerly line of Hog Island Road to a point; thence
41. N 62° 47' 24" W, 55.00 feet crossing Hog Island Road to the point and Place of beginning.

Containing 5.36657 acres of land, more or less.

City of Philadelphia

BILL NO. 160464 continued

Certified Copy

City of Philadelphia

BILL NO. 160464 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 28, 2016.



Michael A. Decker
Chief Clerk of the City Council