

# City of Philadelphia



(Bill No. 180951)

## AN ORDINANCE

Authorizing the Commissioner of Public Property and the Director of Commerce, on behalf of the City, to acquire an approximately 15-acre property known as 501 Seminole Street, Lester, Pennsylvania, together with all improvements thereon, all under certain terms and conditions.

WHEREAS, Tincum Realty Partners, L. P. is the owner of approximately 15 acres of land in Delaware County ("Property") more specifically described in Exhibit "A";

WHEREAS, the City seeks to purchase the Property; now, therefore

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

SECTION 1. The Commissioner of Public Property and the Director of Commerce are hereby authorized to acquire, on behalf of the City, by amicable negotiation or condemnation or otherwise, the Property located at 501 Seminole Street, Lester, Pennsylvania, as more specifically described in Exhibit "A" hereto.

SECTION 2. 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.

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## Exhibit A

### LEGAL DESCRIPTION

#### TAX PARCEL 45-08-013

All that certain parcel or tract of land situate in the Township of Tincum, County of Delaware, Commonwealth of Pennsylvania, being known as Tax Parcel 45-08-013 and being graphically shown on a plan prepared by Hunt Engineering Company entitled "ALTA/NSPS Land Title Survey for Tincum Realty Partners, L.P.", dated June 29, 2018. Said parcel of land being more particularly described as follows:

Commencing at the intersection of the southerly right-of-way of Seminole Street (60' wide) and the easterly right-of-way of Fourth Avenue (60 feet wide);

Thence along the southerly right-of-way of Seminole Street, North 63 degrees 12 minutes 09 seconds East, a distance of 325.00 feet, to a point; at the end of the public right-of-way of Seminole Street, said point also being the southwestern most corner of a 60 foot wide access and utility easement on lands now or late of Senatore & Procopio (Tax Parcel 45-08-012);

Thence along the aforementioned 60 foot wide easement over lands now or late of Senatore & Procopio (Tax Parcel 45-08-012), North 63 degrees 12 minutes 09 seconds East, a distance of 275.00 feet, said point being the southeastern corner of the aforementioned 60 foot wide easement and lands now or late of Senatore & Procopio (Tax Parcel 45-08-012), said point also being the POINT OF BEGINNING of the subject premises;

Thence along lands now or late of Senatore & Procopio (Tax Parcel 45-08-012), North 26 degrees 47 minutes 51 seconds West, a distance of 274.00 feet, to a point;

Thence along the same, South 61 degrees 44 minutes 09 seconds West, a distance of 172.05 feet, to a point;

Thence partly along lands of the same and lands now or late of SSKT, L.P. (Tax Parcel 45-07-688), North 26 degrees 47 minutes 51 seconds West, a distance of 250.46 feet, to a point in the southern line of lands now or late of Conrail;

Thence along lands now or late of Conrail the following eight (8) courses and distances:

- North 63 degrees 55 minutes 39 seconds East, a distance of 53.03 feet, to a point;

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- North 63 degrees 12 minutes 39 seconds East, a distance of 132.17 feet, to a point;
- North 62 degrees 38 minutes 19 seconds East, a distance of 132.02 feet, to a point;
- North 62 degrees 46 minutes 09 seconds East, a distance of 132.02 feet, to a point;
- North 63 degrees 12 minutes 39 seconds East, a distance of 80.75 feet, to a point;
- South 12 degrees 46 minutes 21 seconds East, a distance of 9.52 feet, to a point;
- North 63 degrees 12 minutes 39 seconds East, a distance of 523.00 feet, to a point;
- North 70 degrees 20 minutes 09 seconds East, a distance of 3.66 feet, to a point in the current location of the bed of Long Hook Creek;

Thence along the current location of the bed of Long Hook Creek the following three (3) courses and distances:

- South 48 degrees 27 minutes 27 seconds East, a distance of 60.92 feet, to a point;
- South 28 degrees 24 minutes 58 seconds East, a distance of 246.05 feet, to a point;
- South 10 degrees 16 minutes 35 seconds East, a distance of 357.21 feet, to a point;

Thence along lands now or late of the City of Philadelphia (Tax Parcel 45-08-14), South 63 degrees 12 minutes 34 seconds West, a distance of 607.00 feet, to a point;

Thence along lands now or late of JNP Properties, LLC (Tax Parcel 45-17-023), South 87 degrees 51 minutes 04 seconds West, a distance of 19.37 feet, to a point;

Thence along lands of the same and along Tax Parcel 45-17-022, Tax Parcel 45-17-021, Fifth Avenue (60 feet wide, unopened), Tax Parcel 45-17-020, Tax Parcel 45-17-019, Tax Parcel 45-17-018, Tax Parcel 45-17-017, Tax Parcel 45-17-016, Tax Parcel 45-17-015, Tax Parcel 45-17-014 and partially along Tax Parcel 45-17-013, South 63 degrees 12 minutes 09 seconds West, a distance of 460.56 feet, to a point;

Thence along lands now or late of Thomas Drumm (Tax Parcel 45-17-001), North 26 degrees 47 minutes 51 seconds West, a distance of 125.00 feet to a point on the aforementioned 60 foot wide access and utility easement;

Thence along same, North 63 degrees 12 minutes 09 seconds East, a distance of 275.00 feet, to the POINT OF BEGINNING.

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Containing 14.9 acres in area.

The basis of bearings for the above being grid North as derived from the Pennsylvania State Plane Coordinate System NAD83. All measurements being in U.S. Survey feet.

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CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on December 6, 2018. The Bill was Signed by the Mayor on December 11, 2018.



Michael A. Decker  
Chief Clerk of the City Council