

## Legislation Text

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**File #:** 210076, **Version:** 0

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Authorizing the Commissioner of Public Property, on behalf of the City, to convey to the Philadelphia Authority for Industrial Development a parcel of land situate at 2401 Chestnut Street, for further conveyance, and authorizing the plotting upon City Plan No. 307 a right-of-way for bridge repair, maintenance and/or reconstruction purposes and for stormwater sewer and drainage 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”), for further conveyance, the parcel of land situate 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 bridge repair, maintenance and/or reconstruction purposes and for stormwater sewer and drainage purposes.

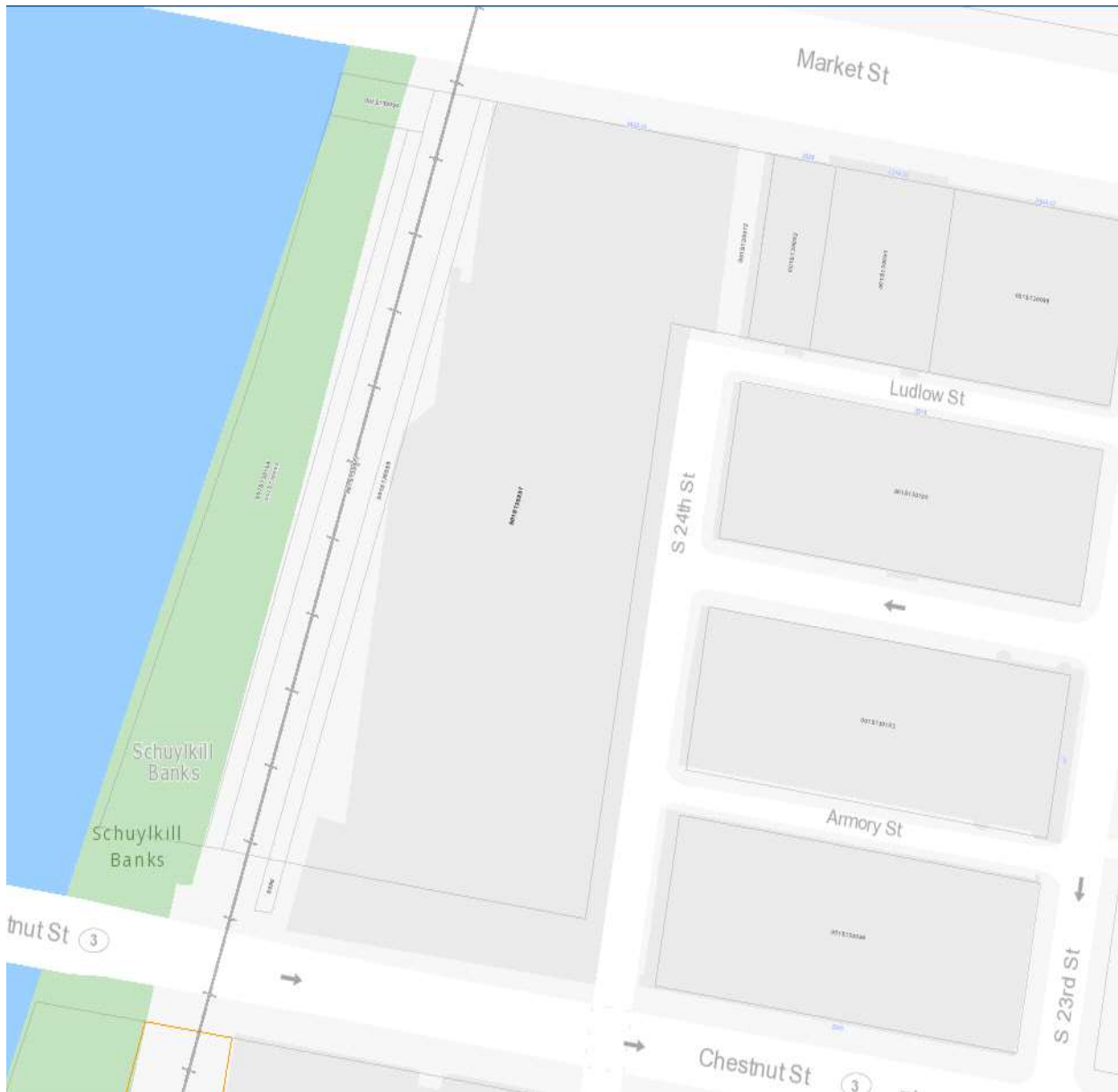
SECTION 2. Conveyance of the Property to PAID shall include a commitment by PAID to require an Economic Opportunity Plan in accordance with Section 17-1602 of the Philadelphia Code, as amended, executed by the party purchasing the Property from PAID in the subsequent conveyance.

SECTION 3. Pursuant to Chapter 11-400 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 area for bridge repair, maintenance and/or reconstruction purposes and for stormwater sewer and drainage purposes, said easement area to be coterminous with the boundaries of the Property, as more particularly identified in the legal description attached as Exhibit “B”, with the portions of such easement area to be used for bridge repair, maintenance and/or reconstruction purposes and for stormwater sewer and drainage purposes, and the terms and conditions of the aforesaid right of way easement, to be set forth in the deed of conveyance to PAID.

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.

### EXHIBIT A

### MAP OF PROPERTY



2401 CHESTNUT STREET

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 24<sup>th</sup> 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 24<sup>th</sup> Street;

thence South 11 degrees 21 minutes 00 Seconds West along said Westerly side of 24<sup>th</sup> 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

Assoc. *Louis Lafont* 2<sup>nd</sup> 10/15/2019  
Surveyor & Regulator District Date