



City of Philadelphia

City Council
Chief Clerk's Office
402 City Hall
Philadelphia, PA 19107

BILL NO. 110379

Introduced May 12, 2011

Councilmember Miller

**Referred to the
Committee on Parks, Recreation and Cultural Affairs**

AN ORDINANCE

Authorizing the Public Property Commissioner, on behalf of the City of Philadelphia, to accept as a donation a deed from Nomar Corporation that conveys title to the City to the parcel of land identified as 7530 Anderson Street (also known as 315 Woodbrook Lane) in Philadelphia, Pennsylvania, subject to a conservation easement granted by Nomar Corporation to the Chestnut Hill Historical Society by a Conservation Easement agreement dated December 27, 2006, and authorizing the Public Property Commissioner and the Parks and Recreation Commissioner to execute all other documents necessary or appropriate for the purpose of accepting title to the Donated Parcel, subject to certain provisions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. The Public Property Commissioner, on behalf of the City of Philadelphia, is authorized to accept as a donation a deed from Nomar Corporation that conveys title to the City to the parcel of land identified as 7530 Anderson Street (also known as 315 Woodbrook Lane) (the "Donation Parcel") in Philadelphia, Pennsylvania, subject to a conservation easement previously granted by Nomar Corporation to the Chestnut Hill Historical Society by a Conservation Easement agreement dated December 27, 2006, recorded in the Philadelphia Department of Records on January 24, 2007, as document number 51618322, and authorizing the Commissioner of Public Property and the Parks and Recreation Commissioner to execute all other documents necessary or appropriate for the purpose of accepting title to the Donated Parcel.

City of Philadelphia

BILL NO. 110379 continued

SECTION 2. The Donation Parcel is described in Exhibit “A” to this Ordinance. The Chief Clerk shall keep a copy of Exhibit “A” to this Ordinance on file in the Chief Clerk’s Office for inspection by members of the public.

SECTION 3. The authorization granted by this Ordinance is subject to Nomar Corporation’s satisfaction of all conditions and requirements that the Public Property Commissioner and the Parks and Recreation Commissioner, or either of them, may deem necessary or appropriate to impose upon Nomar Corporation’s donation of the Donation Parcel to protect the interests of the City.

SECTION 4. The City Solicitor is authorized to include in the deed to be executed by Nomar Corporation those provisions that the City Solicitor deems necessary or appropriate to protect the interests of the City, and to prepare all additional agreements and documents that the City Solicitor deems necessary or appropriate to protect the interests of the City.

Exhibit A

[Legal Description of "Donation Parcel"]

ALL THAT CERTAIN lot or piece of ground, SITUATE in the 9th Ward, City of Philadelphia, Commonwealth of Pennsylvania in accordance with a Plan entitled Plan of Property prepared for NOMAR Corporation, dated December 6, 2006.

Said parcel being more fully described as follows:

BEGINNING AT A POINT, the intersection of the Southeasterly side of Woodbrook Lane (60 feet wide) (on city plan, not legally open) and the Southwesterly side of Anderson Street (50 feet wide); thence, along said Anderson Street the following three (3) courses and distances:

1. South 52 degrees 43 minutes 11 seconds East, 112.766 feet to a point;
2. along a tangent curve to the right with a radius of 262.938 feet for a distance of 160.052 feet to a point;
3. along a reverse curve to the left with a radius of 312.938 feet for a distance of 63.469 feet to a point;

Thence, North 84 degrees 52 minutes 24 seconds West, 174.385 feet to a point; thence, South 44 degrees 07 minutes 36 seconds West, 679.365 feet to a point; thence, North 08 degrees 02 minutes 59 seconds West, 111.208 feet to a point; thence, North 33 degrees 12 minutes 44 seconds West, 43.208 feet to a point on said Southeasterly side of Woodbrook Lane; thence, crossing same, North 28 degrees 01 minute 11 seconds West, 63.036 feet to a point on the Northwesterly side of same; thence, North 47 degrees 52 minutes 51 seconds West, 62.282 feet to a point in line of the former Fort Washington Branch Philadelphia and Chestnut Hill Railway; thence, along same, North 37 degrees 03 minutes 37 seconds East, 746.136 feet to a point on the centerline of a 50 feet wide drainage right-of-way; thence, along same, South 52 degrees 43 minutes 11 seconds East, 155.139 feet to a point on said Northwesterly side of Woodbrook Lane; thence, along same, South 44 degrees 07 minutes 36 seconds West, 25.180 feet to the point of beginning.

BEING No. 7530 Anderson Street a/k/a 315 Woodbrook Lane.

BEING, in part, the same premises which Earl L. Cahan and Marie L. Cahan, husband and wife by Deed dated 6/20/1966 and recorded 7/14/1966 in Philadelphia County in Deed Book CAD 763 Page 443 conveyed unto NOMAR Corporation (a Pennsylvania corporation), in fee.

BEING, in part, the same premises which Maxwell Berman and Leah Berman, husband and wife, acting herein by her attorney-in-fact, Maxwell Berman by Deed dated 6/20/1966 and recorded 7/14/1966 in Philadelphia County in Deed Book CAD 763 Page 447 conveyed unto NOMAR Corporation, a Pennsylvania corporation, in fee.

City of Philadelphia

BILL NO. 110379 continued