City of Philadelphia

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

BILL NO. 110837

Introduced November 17, 2011

Councilmember Tasco
for
Council President Verna
(By Request)*

Referred to the
Committee on Commerce and Economic Development

AN ORDINANCE

Authorizing real estate transactions necessary to permit The City of Philadelphia to acquire property needed for use by the Philadelphia International Airport; in particular, authorizing the Director of Commerce and the Commissioner of Public Property to acquire, by amicable negotiation or by condemnation, any and all interests in two parcels of property located generally, (1) East of Lindbergh Boulevard, North of Mario Lanza Boulevard and Southwest of Eighty-fourth Street; and (2) Southeast of the Philadelphia Airport High Speed Line, Northwest of Bartram Avenue, and Southwest of Eighty-fourth Street in Philadelphia, Pennsylvania.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. (a) Council hereby authorizes the acquisition by The City of Philadelphia (the "City") for public purposes, by any combination of amicable negotiation or condemnation of, fee simple title to two parcels of property (the "Property") more fully described on Exhibit A attached hereto, in accordance with a Plan of Property (0016SK 5602 CP314 D2977) made by Raymond E. Harvey, Surveyor & Regulator of the Seventh Survey District, dated November 2, 1999, within the legal limits of The City of Philadelphia, Pennsylvania.

(b) The Director of Commerce ("Director") and the Commissioner of Public Property ("Commissioner") are authorized to proceed with the acquisition of such Property and to give the City Solicitor written notification to file one or more Declarations of Taking, if required.

*Information on file in Room 402 City Hall

(c) Upon receipt of written notification pursuant to subsection 1(b), the City Solicitor is authorized and directed to prepare and file with the appropriate court one or more Declarations of Taking which shall be executed by the Director and the Commissioner for the appropriation of the Property and to take any action necessary or desirable to effect the intent and purpose of this Ordinance.

(d) All documents required to effectuate the acquisition of the Property shall contain such terms and conditions as the City Solicitor shall deem necessary or desirable to protect the interest of the City.

SECTION 2. The Chief Clerk of the City Council shall keep on file and make available to the public all exhibits referenced herein.

EXHIBIT A

CITY OF PHILADELPHIA
STREETS DEPARTMENT
BUREAU OF SURVEYS & DESIGNS
(215) 685-2668/9

SEVENTH SURVEY DISTRICT
6448 WOODLAND AVE., 2ND FLOOR
PHILADELPHIA, PA 19142
(215) 685-2661 FAX

DESCRIPTION OF PARCEL "A", GENERALLY LOCATED EAST OF LINDBERGH BOULEVARD, NORTH OF MARIO LANZA BOULEVARD, AND SOUTHWEST OF EIGHTY-FORTH STREET.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements erected thereon, situate in the 40th Ward of the City of Philadelphia, and described in accordance with a Plan of Property (00 16SK 5602 CP314 D2977) made November 2, 1999 for the Department of Law of the City of Philadelphia by Raymond E. Havey, Surveyor & Regulator of the Seventh Survey District, as follows:

BEGINNING AT A POINT of intersection on the easterly side of Lindbergh Boulevard (80' wide) with the southerly side of Dicks Place (variable width);

thence extending S 89°25'06" E, the distance of 100.000 feet to a point;

thence extending S 2°35'19" E, the distance of 199.096 feet to a point;

thence extending S 53°19'42" E, the distance of 68.160 feet to a point;

thence extending N 36°40'18" E, the distance of 120.000 feet to a point;

thence extending S 53°19'42" E, the distance of 48.000 feet to a point;

thence extending N 36°40'18" E, the distance of 308.000 feet to a point;

thence extending N 53°19'42" W, the distance of 188.005 feet to a point;

thence extending N 36°40'18" E, the distance of 102.000 feet to a point;

thence extending N 53°19'42" W, the distance of 53.995 feet to a point;

thence extending N 36°40'18" E, the distance of 426.000 feet to a point;

thence extending S 53°19'42" E, the distance of 624.000 feet to a point;

thence extending S 36°40'18" W, the distance of 90.000 feet to a point;

thence extending S 53°19'42" E, the distance of 238.000 feet to a point;

thence extending N 36°40'18" E, the distance of 54.918 feet to a point of curvature;

thence extending along the arc of a circle curving easterly in a clockwise direction, having a radius of 20.00 feet, the arc distance of 25.62 feet to a point of compound reverse curve;

thence extending along the arc of a circle curving in a counterclockwise direction, having a radius of 50.00 feet, the arc distance of 128.10 feet to a point of compound reverse curve;

DESCRIPTION OF PARCEL "A", GENERALLY LOCATED EAST OF LINDBERGH BOULEVARD, NORTH OF MARIO LANZA BOULEVARD, AND SOUTHWEST OF EIGHTY-FORTH STREET.

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thence extending along the arc of a circle curving northerly in a clockwise direction, having a radius of 20.00 feet, the arc distance of 25.62 feet to a point of tangency;

thence extending N 36°40'18" E, the distance of 236.918 feet to a point;

thence extending S 53°19'42" E, the distance of 90.000 feet to a point;

thence extending N 36°40'18" E, the distance of 108.000 feet to a point;

thence extending N 53°19'42" W, the distance of 152.000 feet to a point;

thence extending N 36°40'18" E, the distance of 90.000 feet to a point;

thence extending S 53°19'42" E, the distance of 164.000 feet to a point;

thence extending N 36°40'18" E, the distance of 40.000 feet to a point;

thence extending S 53°19'42" E, the distance of 214.000 feet to a point;

thence extending N 36°40'18" E, the distance of 102.000 feet to a point;

thence extending S 53°19'42" E, the distance of 82.000 feet to a point;

thence extending S 36°40'18" W, the distance of 192.000 feet to a point;

thence extending S 53°19'42" E, the distance of 156.000 feet to a point;

thence extending N 36°40'18" E, the distance of 180.000 feet to a point;

thence extending S 53°19'42" E, the distance of 82.000 feet to a point;

thence extending S 36°40'18" W, the distance of 90.000 feet to a point;

thence extending S 53°19'42" E, the distance of 152.000 feet to a point;

thence extending N 36°40'18" E, the distance of 288.000 feet to a non-tangent point on curve;

thence extending along the arc of a circle curving southeasterly in a counterclockwise direction, having a radius of 232.00 feet, the arc distance of 126.12 feet to a point of tangency;

thence extending S 53°19'42" E, the distance of 630.000 feet to a point of curvature;

thence extending along the arc of a circle curving southwesterly in a clockwise direction, having a radius of 20.00 feet, the arc distance of 31.42 feet to a point of tangency;

thence extending S 36°40'18" W, the distance of 821.000 feet to a point;

thence extending N 53°19'42" W, the distance of 122.000 feet to a point;

thence extending N 36°40'18" E, the distance of 733.000 feet to a point;

thence extending N 53°19'42" W, the distance of 558.000 feet to a point;

DESCRIPTION OF PARCEL "A", GENERALLY LOCATED EAST OF LINDBERGH BOULEVARD, NORTH OF MARIO LANZA BOULEVARD, AND SOUTHWEST OF EIGHTY-FORTH STREET.

thence extending S 36°40'18" W, the distance of 719.000 feet to a point;

thence extending S 53°19'42" E, the distance of 680.000 feet to a point;

thence extending S 36°40'18" W, the distance of 723.000 feet to a point;

thence extending N 53°19'42" W, the distance of 225.000 feet to a point;

thence extending N 36°40'18" E, the distance of 239.000 feet to a point;

thence extending N 53°19'42" W, the distance of 959.000 feet to a point;

thence extending S 36°40'18" W, the distance of 359.000 feet to a point;

thence extending S 53°19'42" E, the distance of 108.000 feet to a point;

thence extending S 36°40'18" W, the distance of 90.000 feet to a point;

thence extending S 53°19'42" E, the distance of 330.918 feet to a point of curvature;

thence extending along the arc of a circle curving easterly in a counterclockwise direction, having a radius of 20.00 feet, the arc distance of 25.62 feet to a point of compound reverse curve;

thence extending along the arc of a circle curving in a clockwise direction, having a radius of 50.00 feet, the arc distance of 128.10 feet to a point of compound reverse curve;

thence extending along the arc of a circle curving southerly in a counterclockwise direction, having a radius of 20.00 feet, the arc distance of 25.62 feet to a point of tangency;

thence extending S 53°19'42" E, the distance of 362.336 feet to a point;

thence extending N 36°40'18" E, the distance of 150.000 feet to a point;

thence extending S 53°19'42" E, the distance of 180.000 feet to a point;

thence extending S 36°40'18" W, the distance of 1230.000 feet to a point of curvature;

thence extending along the arc of a circle curving westwardly in a clockwise direction, having a radius of 110.00 feet, the arc distance of 172.79 feet to a point of tangency;

thence extending N 53°19'42" W, the distance of 600.000 feet to a point of curvature;

thence extending along the arc of a circle curving northerly in a clockwise direction, having a radius of 1000.00 feet, the arc distance of 349.07 feet to a point of compound curvature;

thence extending along the arc of a circle curving northerly in a clockwise direction, having a radius of 2736.74 feet, the arc distance of 1995.94 feet to the first mentioned **POINT AND PLACE OF BEGINNING**

DESCRIPTION OF PARCEL "A", GENERALLY LOCATED
EAST OF LINDBERGH BOULEVARD,
NORTH OF MARIO LANZA BOULEVARD, AND
SOUTHWEST OF EIGHTY-FORTH STREET.

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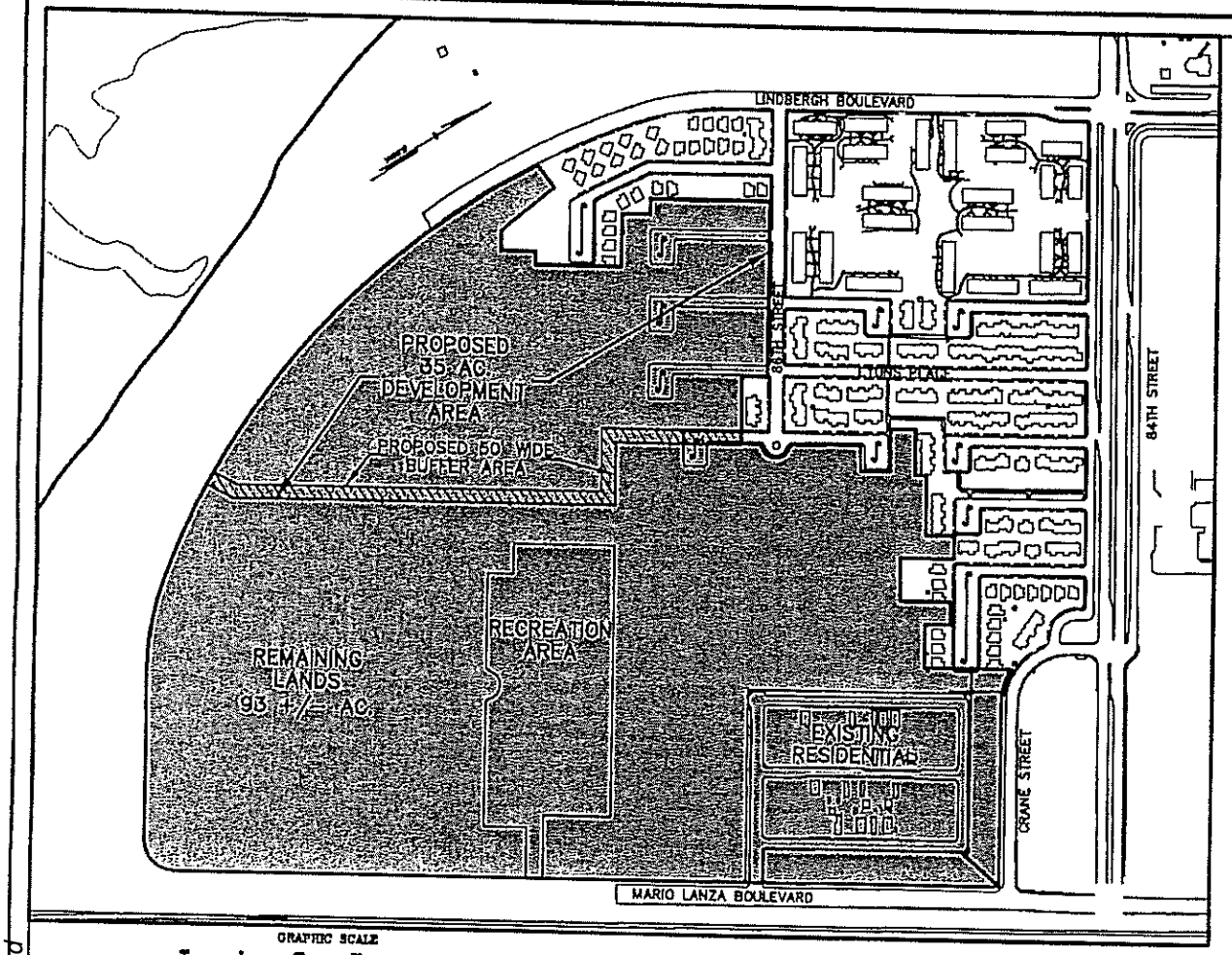
CONTAINING IN AREA 5,564,048 square feet or 127.7329 acres.

BEING KNOWN on the above-mentioned plan as parcel "A".

Raymond E. Havey
Surveyor & Regulator

Excepting therefrom and thereout those areas identified as "PROPOSED 35 AC. DEVELOPMENT AREA" and "PROPOSED 50' WIDE BUFFER AREA" on the Parcel Area Summary Plan attached.



GRAPHIC SCALE

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO ILLUSTRATE THE PARCELS OF LAND WHICH COMPRISE THE OVERALL TRACT.
2. THIS PLAN IS NOT TO BE USED FOR TITLE PURPOSES.
3. INFORMATION SHOWN ON THIS PLAN IS FROM RECORD SOURCES, (I.E. GIS DATA, DEEDS AND THE FOLLOWING PLANS).
   - 3.1. PLAN OF PROPERTY, PREPARED BY 7TH SURVEY DISTRICT, DRAWING 00/16SK/5802/314, DATED 11/02/99.
   - 3.2. CITY PLAN OF PHILADELPHIA PLANS 293 AND 314, AS REVISED 9/16/74 AND 6/21/76.
   - 3.3. CITY PLAN OF PHILADELPHIA, PLAN P-46-109, 5/7/84.
   - 3.4. CITY PLAN OF PHILADELPHIA, PLAN P-34-104, 5/21/73
4. A FIELD SURVEY WAS NOT COMPLETED.
5. THIS PLAN WAS CREATED WITHOUT THE BENEFIT OF A TITLE REPORT.
6. AREAS LISTED ON THIS PLAN ARE IN DISTRICT STANDARD MEASURE (DS).

AREA SUMMARY:

OVERALL TRACT	128 +/- ACRES
PROPOSED DEVELOPMENT (INCLUDES AREA WITHIN 50' BUFFER NORTH/WEST OF THE PROPOSED DEVELOPMENT LINE)	35 ACRES
REMAINING LANDS (INCLUDES RECREATION AREA AND EXISTING RESIDENTIAL)	93 +/- ACRES

AREA LEGEND:

OVERALL TRACT

PROPOSED BUFFER

Pennoni Associates Inc.
Consulting Engineers

Pennoni

One Drexel Plaza
3001 Market Street
Philadelphia, PA

EASTWICK JOINT VENTURE 1, LOWER STAGE IV

LINDBERGH BOULEVARD AND 86TH STREETS
PHILADELPHIA, PENNSYLVANIA

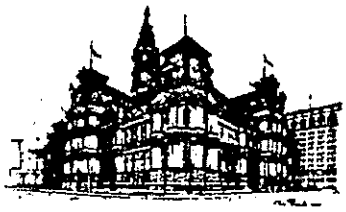
PARCEL AREA SUMMARY PLAN

KORMAN RESIDENTIAL

2 NESHAMINY INTERPLEX, SUITE 301
TREVOSE, PENNSYLVANIA 19053

SCALE: 1" = 400
DATE: 10/11/11
DWN BY: LEL
REV.: 10/17/11
REV. BY: LEL
DWG #: V-0901
JOB #: KORM1102
SHEET: 1 OF 1

CITY OF PHILADELPHIA
STREETS DEPARTMENT
BUREAU OF SURVEYS & DESIGNS
(215) 685-2668/9



SEVENTH SURVEY DISTRICT
6448 WOODLAND AVE., 2ND FLOOR
PHILADELPHIA, PA 19142
(215) 685-2661 FAX

**DESCRIPTION OF PARCEL "B",
GENERALLY LOCATED SOUTHEAST OF
THE PHILADELPHIA AIRPORT HIGH SPEED LINE,
NORTHWEST OF BARTRAM AVENUE, AND
SOUTHWEST OF EIGHTY-FORTH STREET.**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements erected thereon, situate in the 40th Ward of the City of Philadelphia, and described in accordance with a Plan of Property (00 16SK 5602 CP314 D2977) made November 2, 1999 for the Department of Law of the City of Philadelphia by Raymond E. Havey, Surveyor & Regulator of the Seventh Survey District, as follows:

BEGINNING AT A POINT of curvature on the northerly side of the arc of a circle which connects the southwesterly side of Eighty-Forth Street (112' wide) with the northwesterly side of Bartram Avenue (112' wide);

thence extending along the said arc of a circle curving southwesterly in a clockwise direction, having a radius of 100.000 feet, the arc distance of 186.531 feet to a point of compound curvature;

thence extending along the arc of a circle curving southwesterly in a clockwise direction, having a radius of 1373.872 feet, the arc distance of 218.825 feet to a point of tangency;

thence extending S 62°40'18" W, the distance of 495.235 feet to a point of curvature;

thence extending along the arc of a circle curving southwesterly in a counterclockwise direction, having a radius of 1485.872 feet, the arc distance of 674.267 feet to a point of tangency;

thence extending N 36°40'18" E, the distance of 604.980 feet to a point;

thence extending S 53°19'42" E, the distance of 85.000 feet to a point;

thence extending N 36°40'18" E, the distance of 60.000 feet to a point;

thence extending N 53°19'42" W, the distance of 85.000 feet to a point;

thence extending N 36°40'18" E, the distance of 15.000 feet to a point;

thence extending S 53°19'42" E, the distance of 85.000 feet to a point;

thence extending N 36°40'18" E, the distance of 40.000 feet to a point;

thence extending N 53°19'42" W, the distance of 85.000 feet to a point;

thence extending N 36°40'18" E, the distance of 515.000 feet to a point;

DESCRIPTION OF PARCEL "B",
GENERALLY LOCATED SOUTHEAST OF
THE PHILADELPHIA AIRPORT HIGH SPEED LINE,
NORTHWEST OF BARTRAM AVENUE, AND
SOUTHWEST OF EIGHTY-FORTH STREET.

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thence extending S 53°19'42" E, the distance of 55.000 feet to a point;

thence extending N 36°40'18" E, the distance of 194.000 feet to a point;

thence extending S 53°19'42" E, the distance of 296.670 feet to the first mentioned **POINT AND PLACE OF BEGINNING.**

EXCEPTING THEREFROM AND THEREOUT any rights of ingress and egress which connect parcels adjoining the southeasterly side of the Philadelphia Airport High Speed Line to the existing street system of the City of Philadelphia.

CONTAINING IN AREA 267,028 square feet or 6.1301 acres.

BEING KNOWN on the above-mentioned plan as parcel "B".

Raymond E. Havey
Surveyor & Regulator

BILL NO. 110837 continued