



# City of Philadelphia

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

**BILL NO. 130007**

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**Introduced January 24, 2013**

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**Councilmember Johnson**

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**Referred to the  
Committee on Rules**

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## **AN ORDINANCE**

To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by the Philadelphia County Border, the Delaware Expressway, 86th Street, Bartram Avenue, 84th Street, Mario Lanza Boulevard, Island Avenue, Penrose Avenue, Delaware Expressway, the Schuylkill River and the Delaware River.

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

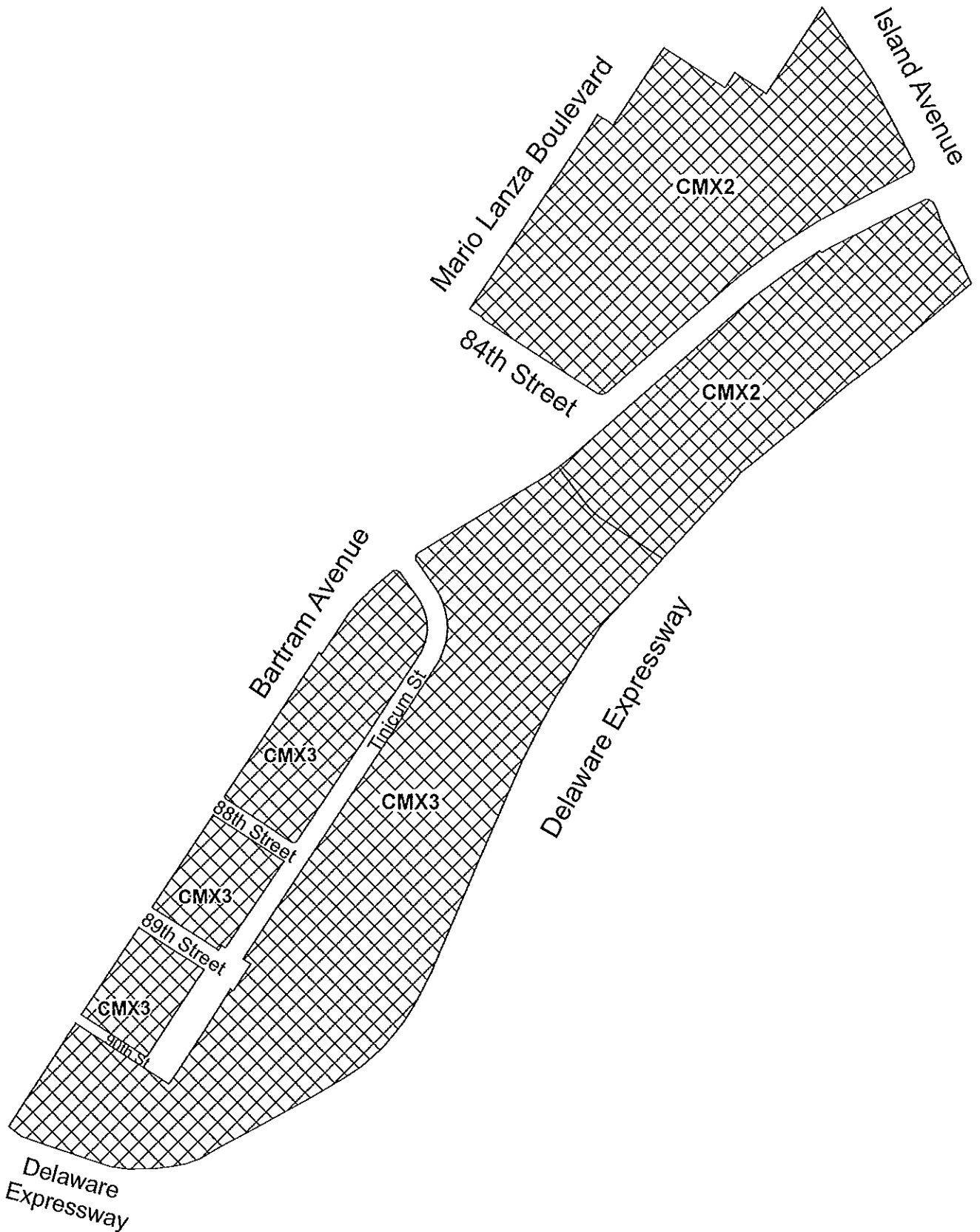
SECTION 1. Pursuant to Section 14-103 of The Philadelphia Code, The Philadelphia Zoning Maps are hereby amended by changing the zoning designations of certain areas of land within an area bounded by the Philadelphia County Border, the Delaware Expressway, 86th Street, Bartram Avenue, 84th Street, Mario Lanza Boulevard, Island Avenue, Penrose Avenue, Delaware Expressway, the Schuylkill River and the Delaware River, from the existing zoning designations indicated on Map "A1", "A2", "A3", "A4" set forth below to the zoning designations indicated on Map "B1", "B2", "B3", "B4" set forth below.

SECTION 2. This Ordinance shall become effective immediately.



# City of Philadelphia

*BILL NO. 130007 continued*

# MAP A1 - EXISTING ZONING

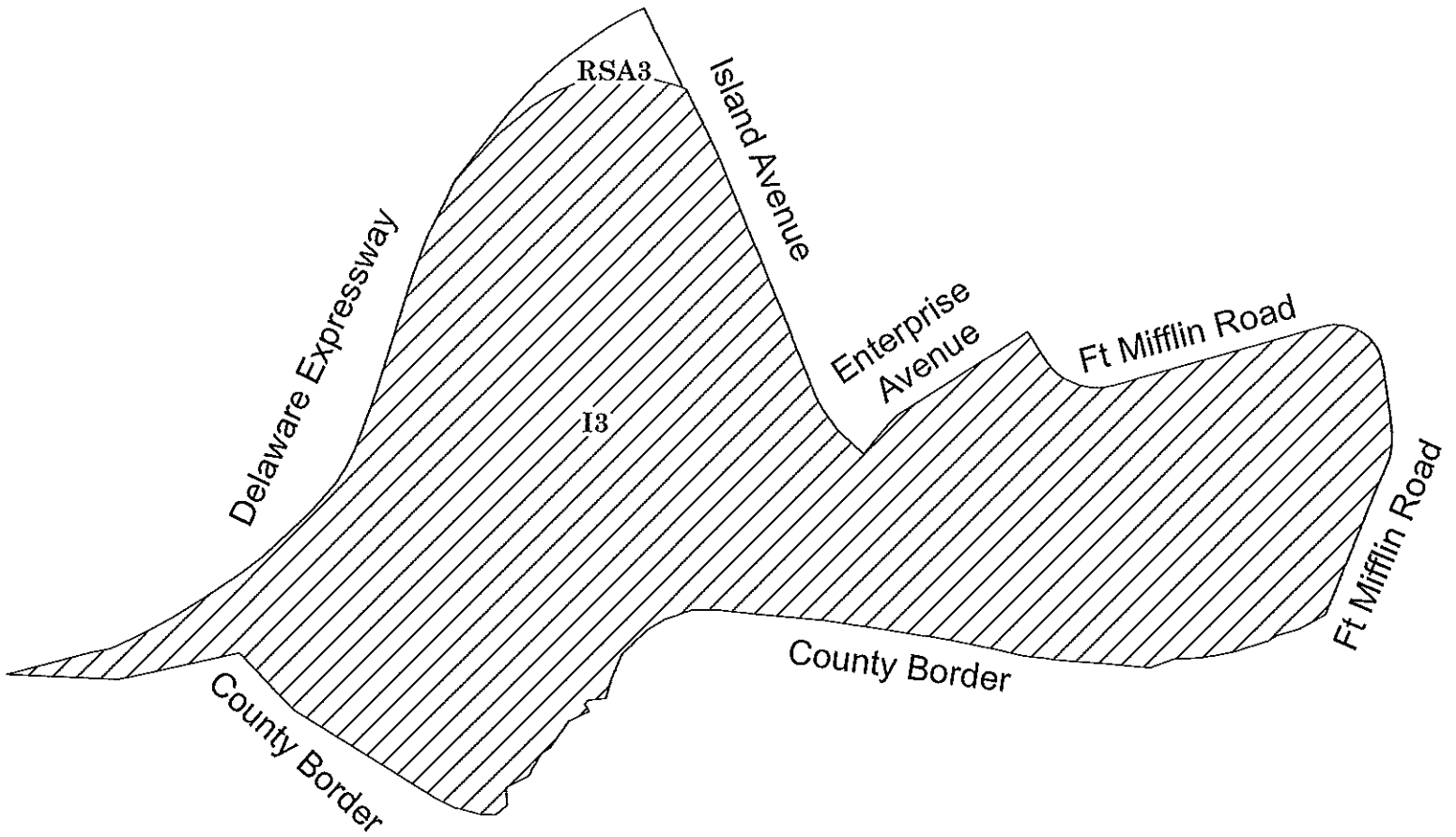


## Legend

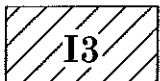
-  CMX2 Commercial
  -  CMX3 Commercial
- City of Philadelphia



# MAP A2 - EXISTING ZONING



## Legend



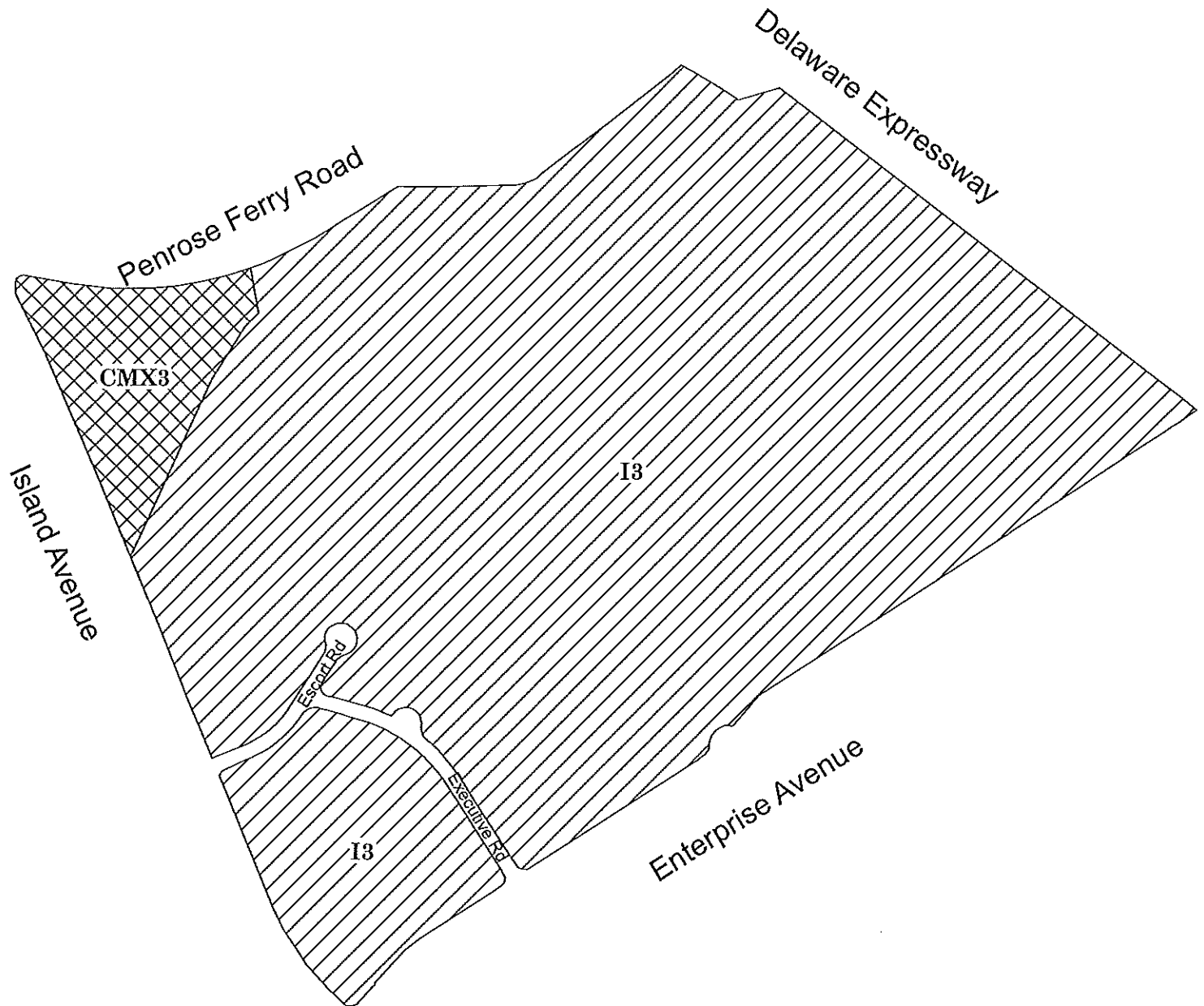
I3 Industrial




RSA3 Residential



# MAP A3 - EXISTING ZONING



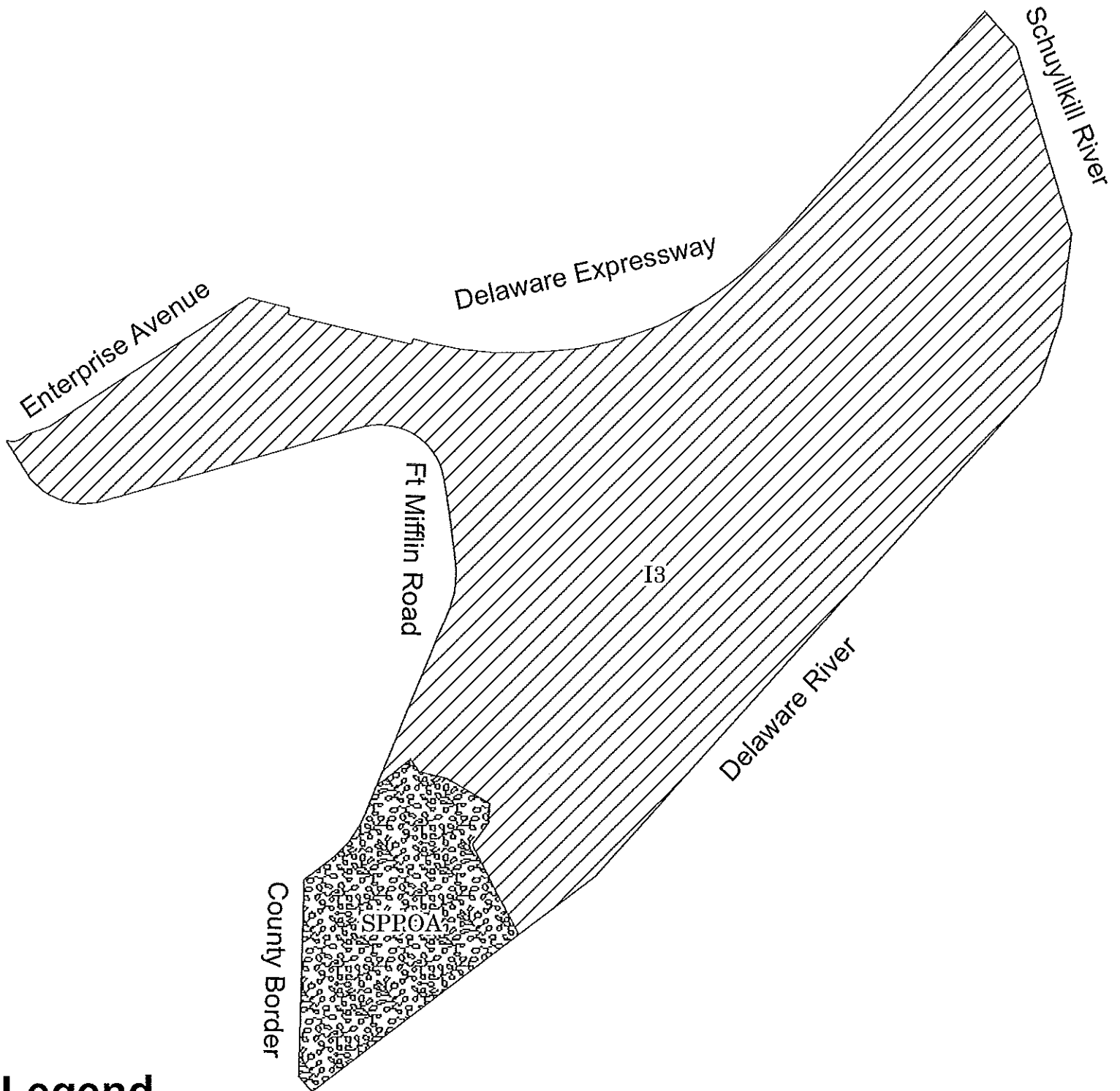
## Legend

 CMX3 Commercial

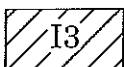
 I3 Industrial  
City of Philadelphia



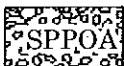
# MAP A4 - EXISTING ZONING



## Legend



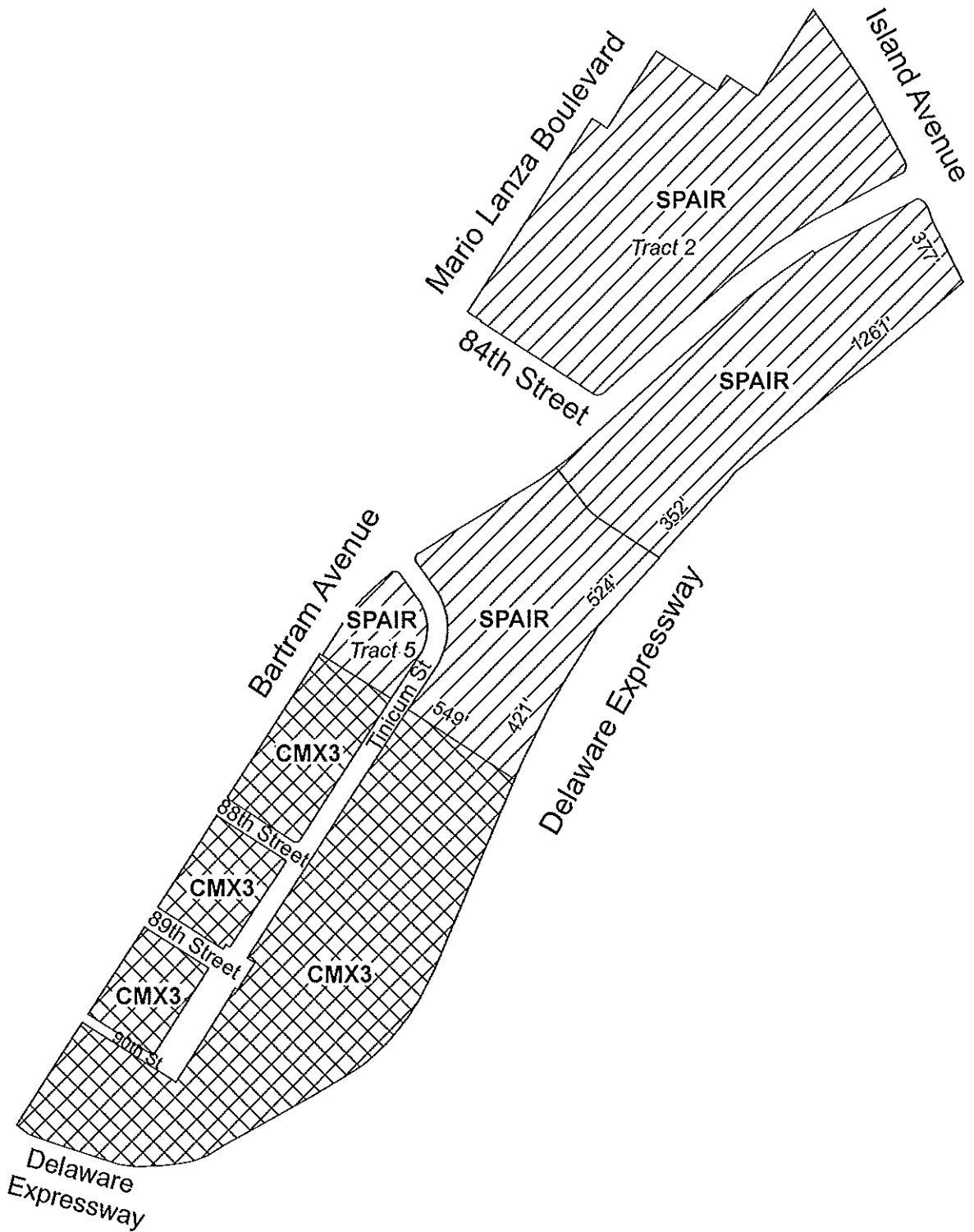
I3 Industrial






SPPOA Active Parks and Open Space



# MAP B1 - PROPOSED ZONING

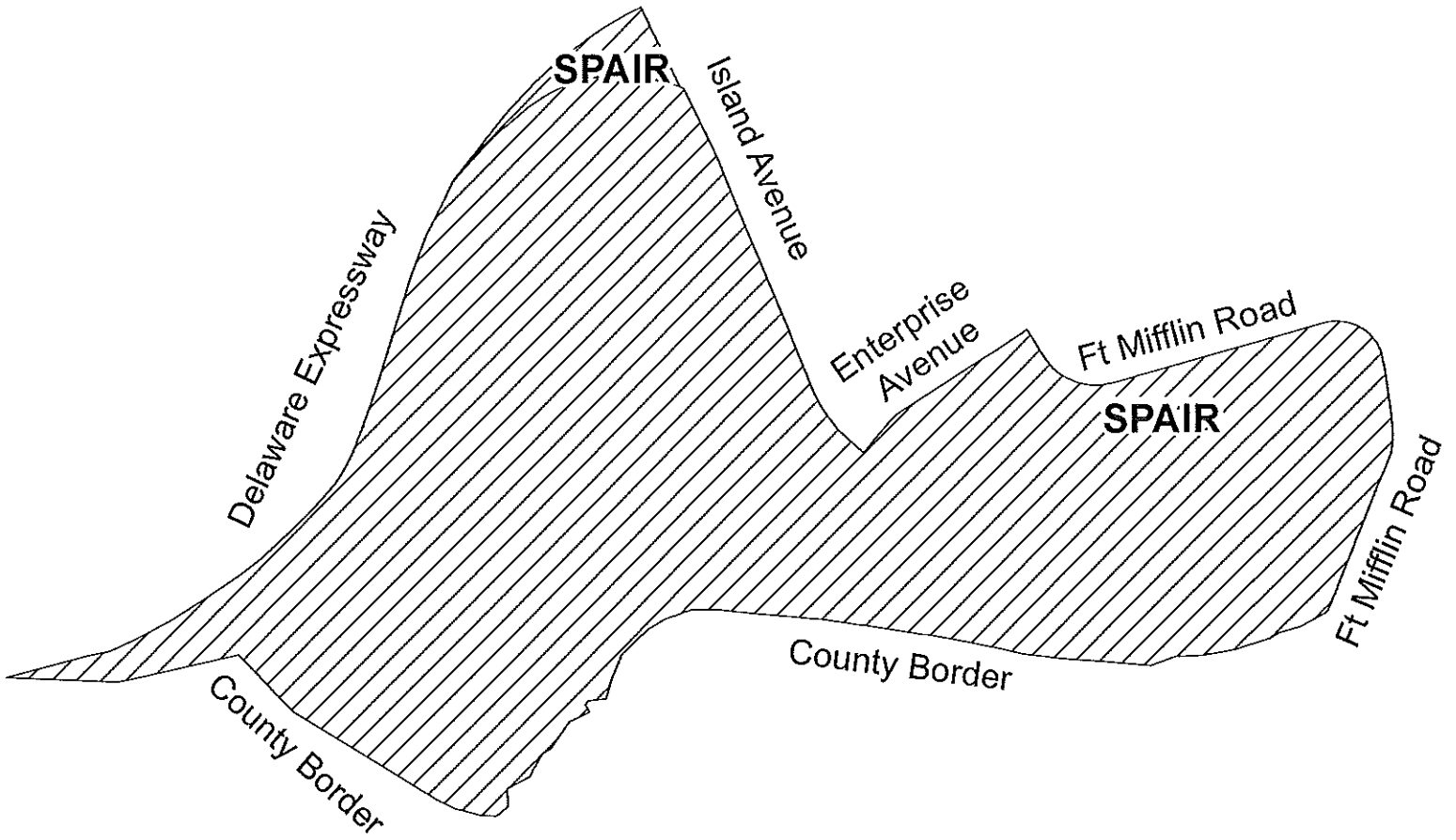


## Legend

-  CMX2
-  CMX3
-  SPAIR



# MAP B2 - PROPOSED ZONING



## Legend




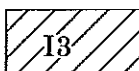

SPAIR Airport



# MAP B3 - PROPOSED ZONING

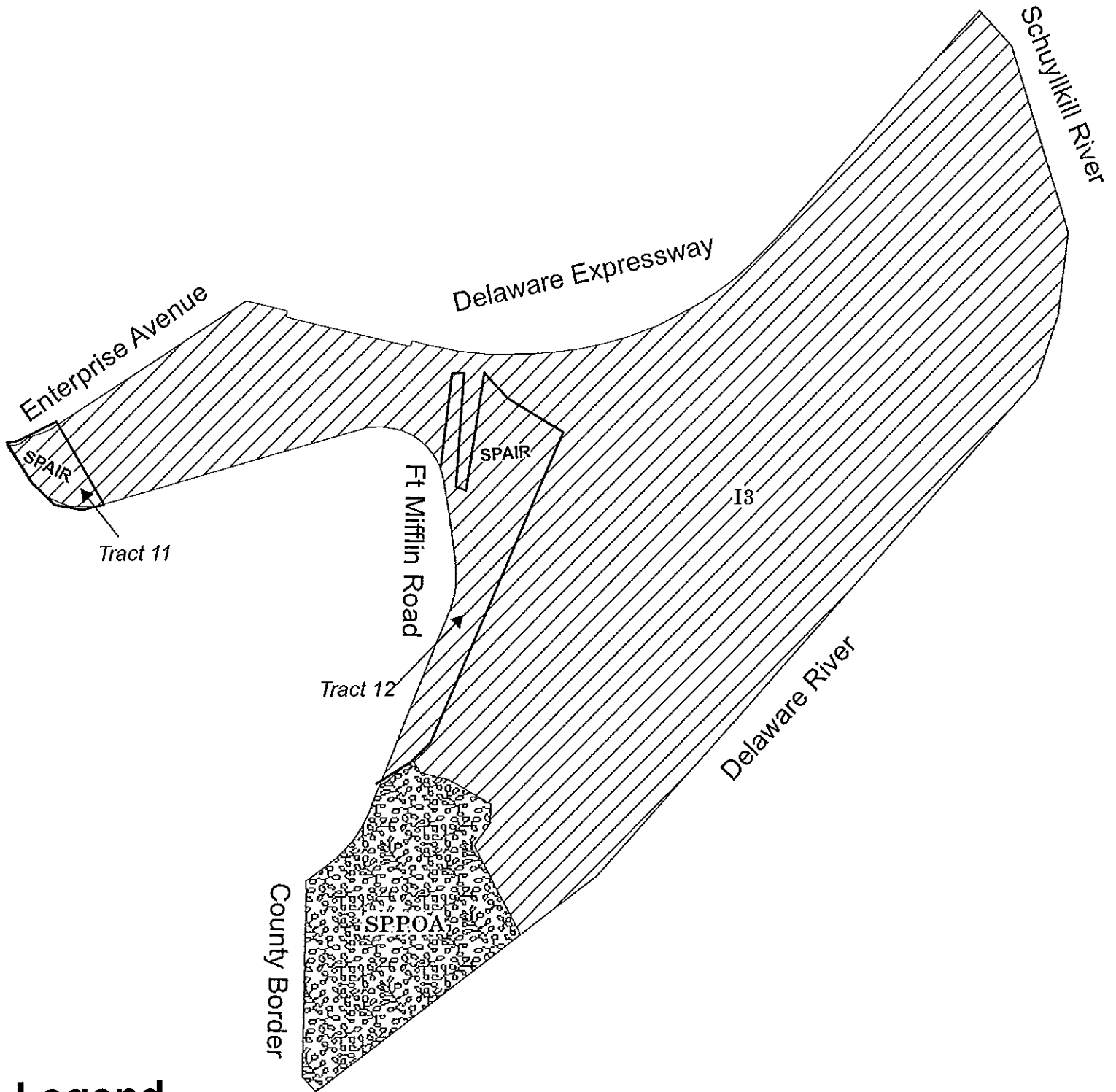


## Legend

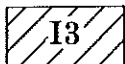
-  CMX3 Commercial
-  I3 Industrial
-  SPAIR Airport



# MAP B4 - PROPOSED ZONING



## Legend



I3 Industrial



SPAIR Airport



SPPOA Active Parks and Open Space



**TRACT NO. 2**

BEGINNING at a point formed by the intersection of the westerly line of Island Avenue (SR 3013) (146.29 feet wide and variable width) and the northerly line of Bartram Avenue (124.25 feet wide and variable width) in the 40th Ward of the City of Philadelphia; thence extending,

1. Southwesterly along the said northerly line of Bartram Avenue on an arc of circle curving to the right, having a radius of 38.06 feet, the arc distance of 59.78 feet, the chord bearing of S 18°49'08.1" W, and the chord distance of 53.82 feet to a point, located 0.32 feet southerly and 0.32 feet easterly of an iron pin; thence extending,

2. S 63°49'08.1" W along the said line a distance of 204.30 feet to a point, located 0.39 feet southerly and 0.56 feet easterly of an iron pin; thence extending,

3. along the said line on an arc of circle curving to the left, having a radius of 2,919.57 feet, the arc distance of 781.61 feet, the chord bearing of S 56°08'56.0" W, and the chord distance of 779.28 feet to a point, located 0.11 feet southerly and 1.36 feet easterly of an iron pin; thence extending, 4. S 48°28'45.1" W along the said line a distance of 608.55 feet to a point, located 0.08 feet northerly and 2.36 feet easterly of an iron pin; thence extending,

5. along the said line on an arc of circle curving to the right, having a radius of 38.06 feet, the arc distance of 49.62 feet, the chord bearing of S 85°50'03.8" W, and the chord distance of 46.18 feet to a point on the northeasterly line of 84th Street (80.16 feet wide), located 0.05 feet northerly and 2.38 feet easterly of an iron pin; thence extending,

6. N 56°48'44.9" W along the said line a distance of 485.52 feet to a point on the southeasterly line of a 95 foot wide Philadelphia Electric Company Right-of-Way, located 0.28 feet northerly and 1.82 feet easterly of an iron pin; thence extending,

7. N 33°11'15.1" E leaving the northeasterly line of 84th Street along the said southeasterly line of the 95 foot wide Philadelphia Electric Company Right-of-Way a distance of 1,386.03 feet to a point, passing an iron pin located 0.54 feet southerly and 0.54 feet westerly of said point; thence extending,

8. S 56°48'44.9" E leaving the said Southeasterly line of the 95 foot wide Philadelphia Electric Company Right-of-Way a distance of 235.35 feet to a point, passing a drill hole located 0.36 feet southerly and 0.63 feet westerly of said point; thence extending,

9. N 33°11'15.1" E a distance of 75.11 feet to a point, passing a drill hole located 0.43 feet southerly and 0.62 feet westerly of said point; thence extending,

10. S 56°48'44.9" E a distance of 160.24 feet to a point, passing an iron pin located 0.06 feet southerly and 0.59 feet westerly of said point; thence extending,

11. N 33°11'15.1" E a distance of 436.96 feet to a point on the said westerly line of Island Avenue, located 0.37 feet southerly and 0.04 feet easterly of an iron pin; thence extending,

12. S 33°43'57.1" E along the said line a distance of 367.84 feet to a point, passing an iron pin located 0.43 feet northerly and 0.21 feet westerly of said point; thence extending,

13. along the said line on an arc of circle curving to the right, having a radius of 989.20 feet, the arc distance of 130.37 feet, the chord bearing of S 29°57'24.5" E, and the chord distance of 130.28 feet to a point, passing an iron pin located 0.37 feet northerly and 0.28 feet westerly of said point; thence extending,

14. S 26°10'51.9" E along the said line a distance of 264.12 feet to the point and place of beginning, passing an iron pin located 0.37 feet northerly and 0.32 feet westerly of said point.

CONTAINING in area 28.933 Acres more or less.

**TRACT NO. 5**

BEGINNING at a point formed by the intersection of the southerly line of Bartram Avenue (112.22 feet wide) and the westerly line of Tincum Boulevard (85.17 feet wide) in the 40th Ward of the City of Philadelphia; thence extending,

1. Southeasterly along the said westerly line of Tincum Boulevard on an arc of a circle curving to the right, having a radius of 29.04 feet, the arc distance of 47.17 feet, the chord bearing of S 81°59'55.8" E, and the chord distance of 42.15 feet to a point; thence extending,
2. S 35°28'27.9" E along the said line a distance of 132.26 feet to a point; thence extending,
3. along the said line on an arc of a circle curving to the right, having a radius of 207.80 feet, the arc distance of 249.03 feet, the chord bearing of S 01°08'34.5" E, and the chord distance of 234.40 feet to a point; thence extending
4. S 33°11'15.1" W along the said line a distance of 135.20 feet to a point; thence extending,
5. N 56°48'44.9" W leaving the said westerly line of Tincum Boulevard a distance of 350.01 feet to a point on the said southerly line of Bartram Avenue; thence extending,
6. N 33°11'15.1" E along the said line a distance of 116.00 feet to a point; thence extending,
7. along the said line on an arc of a circle curving to the right, having a radius of 1,375.89 feet, the arc distance of 249.77 feet, the chord bearing of N 46°16'35.1" E, and the chord distance 249.43 feet to the point and place of beginning.

CONTAINING in area 2.492 Acres more or less.

**TRACT NO. 6**

BEGINNING at a point on the easterly line of Island Avenue (SR 3013) (108.21 feet wide), said point being located N 22°33'50.9" W a distance 844.06 feet from the point formed by the intersection of the easterly line of Island Avenue (108.21 feet wide) and the northerly line of Escort Street (60.12 feet wide) in the 40th Ward of the City of Philadelphia; thence extending,

1. N 23°33'18.6" E leaving the said easterly line of Island Avenue along the property line of land owned by The Development Bank of Singapore Ltd. A distance of 123.52 feet to a point, located 0.09 feet northerly and 0.21 feet westerly of a concrete monument; thence extending,
2. N 67°26'09.1" E along the property line of land owned by UGP PreFlight POA, LLC a distance of 190.44 feet to a point, located 0.07 feet northerly and 0.05 feet westerly of a concrete monument; thence extending,
3. S 22°33'50.9" E along the property line of land owned by UGP PreFlight POA, LLC a distance of 266.53 feet to a point, located 0.21 feet northerly and 0.25 feet westerly of a concrete monument; thence extending,
4. S 67°26'09.1" W along the property line of land owned by UGP PreFlight POA, LLC a distance of 279.48 feet to a point on the said easterly line of Island Avenue, located 0.32 feet northerly and 0.05 feet easterly of a concrete monument; thence extending,
5. N 22°33'50.9" W along the said line a distance of 180.92 feet to the point and place of beginning, passing a concrete monument located 0.19 feet southerly and 0.13 feet westerly of said point.

CONTAINING in area 1.623 Acres more or less.

**TRACT NO. 7**

BEGINNING at a point on the easterly line of Island Avenue (SR 3013) (108.21 feet wide), said point being located N 22°33'50.9" W a distance 603.06 feet from the point formed by the intersection of the easterly line of Island Avenue (108.21 feet wide) and the northerly line of Escort Street (60.12 feet wide) in the 40th Ward of the City of Philadelphia; thence extending,

1. N 67°26'08.2" E leaving the said easterly line of Island Avenue along the property line of land owned by UGP PreFlight POA, LLC a distance of 571.88 feet to a point; thence extending,

2. S 20°54'51.1" W along the property line of lands owned by 8300 Escort Avenue Investment, LLC and Caterair International Corporation a distance of 552.05 feet to a point, located 0.64 feet northerly and 0.44 feet westerly of an iron pin; thence extending,

3. S 67°26'07.1" W along the property line of land owned by Philadelphia Authority for Industrial Development a distance of 192.02 feet to a point on the said easterly line of Island Avenue, located 0.44 feet northerly and 0.01 feet westerly of an iron pin; thence extending,

4. N 22°33'50.9" W along the said line a distance of 400.59 feet to the point and place of beginning, passing a concrete monument located 0.29 feet southerly and 0.03 feet westerly of said point.

CONTAINING in area 3.513 Acres more or less.

**TRACT NO. 8**

BEGINNING at a point formed by the intersection of the easterly line of Island Avenue (SR 3013) (108.21 feet wide) and the southerly line of Escort Street (60.12 feet wide) in the 40th Ward of the City of Philadelphia; thence extending,

1. Northeasterly along the said southerly line of Escort Street on an arc of circle curving to the right, having a radius of 40.06 feet, the arc distance of 62.92 feet, the chord bearing of N 22°26'09.1" E, and the chord distance of 56.65 feet to a point, passing an iron pin located 0.02 feet southerly and 0.12 feet westerly of said point; thence extending,

2. N 67°26'05.7" E along the said line a distance of 116.17 feet to a point, passing an iron pin located 0.02 feet northerly and 0.11 feet westerly of said point; thence extending,

3. along the said line on an arc of circle curving to the left, having a radius of 448.66 feet, the arc distance of 271.78 feet, the chord bearing of N 50°04'54.5" E, and the chord distance of 267.65 feet to a point; thence extending,

4. along the said line on an arc of circle curving to the right, having a radius of 62.09 feet, the arc distance of 79.11 feet, the chord bearing of N 69°13'43.2" E, and the chord distance of 73.87 feet to a point on the westerly line of Executive Avenue (60.12 feet wide), passing an iron pin located 0.19 feet northerly and 0.03 feet easterly of said point; thence extending,

5. S 74°16'19.9" E along the said westerly line of Executive Avenue a distance of 176.96 feet to a point, passing an iron pin located 0.16 feet northerly and 0.02 feet easterly of said point; thence extending,

6. along the said line on an arc of circle curving to the right, having a radius of 622.40 feet, the arc distance of 119.77 feet, the chord bearing of N 68°45'33.3" E, and the chord distance of 119.59 feet to a point, located 0.05 feet northerly and 0.28 feet westerly of an iron pin; thence extending,

7. S 32°20'07.1" W leaving the said westerly line of Executive Avenue along the property line of lands owned by Philadelphia International Airport and PIDC Financing Corporation a

distance of 839.22 feet to a point, located 0.26 feet northerly and 0.27 feet westerly of an iron pin; thence extending,

8. S 26°37'29.1" W along the property line of land owned by PIDC Financing Corporation a distance of 27.14 feet to a point on the said easterly line of Island Avenue, located 0.18 feet northerly and 0.07 feet easterly of an iron pin; thence extending,

9. along the said line on an arc of circle curving to the right, having a radius of 1,193.75 feet, the arc distance of 92.54 feet, the chord bearing of N 24°47'05.4" W, and the chord distance of 92.51 feet to a point, passing an iron pin located 0.20 feet southerly and 0.06 feet westerly of said point; thence extending,

10. N 22°33'50.9" W along the said line a distance of 482.71 feet to the point and place of beginning, located 0.04 feet northerly and 0.13 feet easterly of an iron pin.

CONTAINING in area 6.170 Acres more or less.

#### TRACT NO. 9

BEGINNING at a point on the westerly line of Executive Avenue (60.12 feet wide), at the distance of 297.39 feet as measured S 32°42'36.9" E from the point of intersection of the prolongation of the said westerly line of Executive Avenue with the prolongation of the northerly line of Enterprise Avenue (70.14 feet wide and variable width) in the 40<sup>th</sup> Ward of the City of Philadelphia; thence extending,

1. S 49°51'00.1" W leaving the said westerly line of Executive Avenue along the property line of lands owned by Woods-Smith Holdings, LLC and John H. Reilly, Jr. a distance of 529.62 feet to a point; thence extending,

2. N 40°08'59.9" W along the property line of land owned by PIDC Financing Corporation a distance of 346.93 feet to a point; thence extending,

3. N 32°20'07.1" E along the property line of land owned by Philadelphia International Airport a distance of 533.57 feet to a point on the westerly line of Executive Avenue, located 0.05 feet northerly and 0.28 feet westerly of an iron pin; thence extending,

4. along the said westerly line of Executive Avenue on an arc of circle curving to the right, having a radius of 622.40 feet, the arc distance of 331.71 feet, the chord bearing of S 47°58'41.8" E, and the chord distance of 327.80 feet to a point; thence extending,

5. S 32°42'36.9" E along the said line a distance of 184.32 feet to a point and place of beginning.

CONTAINING in area 5.405 Acres more or less.

#### TRACT NO. 10

BEGINNING at a point formed by the intersection of the northerly line of Enterprise Avenue (70.14 feet wide and variable width) and the easterly line of Executive Avenue (60.12 feet wide) in the 40<sup>th</sup> Ward of the City of Philadelphia; thence extending,

1. Northwesterly along the said easterly line of Executive Avenue on an arc of circle curving to the right, having a radius of 40.06 feet, the arc distance of 62.92 feet, the chord bearing of N 77°42'36.9" W, and the chord distance of 56.65 feet to a point, passing a PK nail located 0.12 feet southerly and 0.59 feet easterly of said point; thence extending,

2. N 32°42'36.9" W along the said line a distance of 441.65 feet to a point, passing a concrete monument located 0.45 feet northerly and 1.32 feet easterly of said point; thence extending,

3. along the said line on an arc of circle curving to the left, having a radius of 682.49 feet, the arc distance of 191.70 feet, the chord bearing of N 40°45'25.8" W, and the chord distance of

191.07 feet to a point, passing an iron pin located 0.41 feet northerly and 1.18 feet easterly of said point; thence extending,

4. along the said line on an arc of circle curving to the right, having a radius of 62.09 feet, the arc distance of 61.54 feet, the chord bearing of N 20°24'36.2" W, and the chord distance of 59.05 feet to a point, passing an iron pin located 0.51 feet southerly and 0.34 feet easterly of said point; thence extending,

5. along the said line on an arc of circle curving to the left, having a radius of 62.09 feet, the arc distance of 168.68 feet, the chord bearing of N 69°50'25.3" W, and the chord distance of 121.39 feet to a point, located 0.32 feet northerly and 0.13 feet westerly of a concrete monument; thence extending,

6. N 32°20'07.1" E leaving the said easterly line of Executive Avenue along the property line of land owned by DOBBS International Services, Inc. a distance of 449.15 feet to a point, passing an iron pin located 0.35 feet southerly and 0.40 feet easterly of said point; thence extending,

7. along the property line of land owned by DOBBS International Services, Inc. on an arc of circle curving to the left, having a radius of 370.54 feet, the arc distance of 11.51 feet, the chord bearing of N 58°14'19.3" W, and the chord distance of 11.51 feet to a point, passing an iron pin located 0.35 feet southerly and 0.40 feet easterly of said point; thence extending,

8. N 59°07'42.9" W along the property line of lands owned by DOBBS International Services, Inc. and 8300 Escort Avenue Investment, LLC a distance of 765.73 feet to a point; thence extending,

9. N 20°54'51.1" E along the property line of land owned by UGP PreFlight POA, LLC a distance of 45.76 feet to a point; thence extending,

10. S 59°07'42.9" E along the property line of land owned by UGP PreFlight POA, LLC and Jerome P. Heilweil and Flora P. Heilweil, D/B/A Heilweil Properties a distance of 773.65 feet to a point, located 0.24 feet northerly and 0.41 feet westerly of an iron pin; thence extending,

11. along the property line of land owned by Jerome P. Heilweil and Flora P. Heilweil, D/B/A Heilweil Properties on an arc of circle curving to the right, having a radius of 415.67 feet, the arc distance of 191.63 feet, the chord bearing of S 45°55'13.2" E, and the chord distance of 189.94 feet to a point, located 0.20 feet northerly and 0.40 feet westerly of an iron pin; thence extending,

12. S 32°42'36.9" E along the property line of lands owned by Jerome P. Heilweil and Flora P. Heilweil, D/B/A Heilweil Properties and Commonwealth of PA, General State Authority a distance of 860.40 feet to a point on the said northerly line of Enterprise Avenue, located 0.16 feet southerly and 0.40 feet westerly of an iron pin; thence extending,

13. S 57°17'23.1" W along the said northerly line of Enterprise Avenue a distance of 358.53 feet to the point and place of beginning, located 0.03 feet northerly and 0.57 feet westerly of a PK nail.

CONTAINING in area 9.641 Acres more or less.

#### **TRACT NO. 11**

BEGINNING at a point formed by the intersection of the southerly line of Enterprise Avenue (70.14 feet wide and variable width) and the easterly line of Fort Mifflin Road (60.12 feet wide) in the 40th Ward of the City of Philadelphia; thence extending,

1. Northeasterly along the said southerly line of Enterprise Avenue on an arc of

circle curving to the right, having a radius of 15.60 feet, the arc distance of 37.46 feet, the chord bearing of N 36°03'45.4" E, and the chord distance of 29.09 feet to a point, located 0.42 feet southerly and 0.17 feet westerly of an iron pin; thence extending,

2. along the said line on an arc of circle curving to the left, having a radius of 100.15 feet, the arc distance of 135.63 feet, the chord bearing of N 66°02'11.0" E, and the chord distance of 125.50 feet to a point; thence extending,

3. N 71°46'44.8" E along the southerly line of SR 0095 (I-95) (variable width) a distance of 51.64 feet to a point, located 0.58 feet southerly and 0.10 feet westerly of an iron pin; thence extending,

4. S 32°42'36.9" E leaving the said southerly line of SR 0095 (I-95) along the property line of land owned by Philadelphia Water Department a distance of 599.65 feet to a point on the easterly line of said Fort Mifflin Road; thence extending,

5. along the said easterly line of Fort Mifflin Road on an arc of circle curving to the right, having a radius of 489.88 feet, the arc distance of 460.73 feet, the chord bearing of N 59°39'12.2" W, and the chord distance of 443.94 feet to a point, located 0.54 feet southerly and 0.28 feet westerly of an iron pin; thence extending,

6. N 32°42'36.9" W along the said line a distance of 225.37 feet to the point and place of beginning, located 0.46 feet southerly and 0.20 feet westerly of an iron pin.

CONTAINING in area 2.270 Acres more or less.

#### TRACT NO. 12

BEGINNING at a point on the easterly line of Fort Mifflin Road (60.12 feet wide), said point being located as measured the following six courses and distances from a point formed by the intersection of the southerly line of Enterprise Avenue (60.12 feet wide and variable width) and the westerly line of Fort Mifflin Road (60.12 feet wide): (1) along the said westerly line of Fort Mifflin Road on an arc of circle curving to the right, having a radius of 40.06 feet, the arc distance of 62.92 feet, the chord bearing of S 77°42'36.9" E, and the chord distance of 56.65 feet to a point, located 0.09 feet southerly and 0.18 feet easterly of an iron pin; thence extending, (2) S 32°42'36.9" E along the said line a distance 228.39 feet to a point, located 0.08 feet northerly and 0.15 feet westerly of an iron pin; thence extending, (3) along the said line on an arc of circle curving to the left, having a radius of 549.97 feet, the arc distance of 704.70 feet, the chord bearing of S 69°25'04.4" E, and the chord distance of 657.47 feet to a point, located 0.05 feet northerly and 0.15 feet westerly of an iron pin; thence extending, (4) N 73°52'28.1" E along the said line a distance 1,921.67 feet to a point, located 0.10 feet northerly and 0.23 feet westerly of an iron pin; thence extending, (5) along the said line on an arc of circle curving to the right, having a radius of 419.98 feet, the arc distance of 442.67 feet, the chord bearing of S 75°55'47.9" E, and the chord distance of 422.46 feet to a point; thence extending, (6) N 44°15'56.1" E crossing the Fort Mifflin Road a distance 60.09 feet to the beginning point; in the 40th Ward of the City of Philadelphia; thence extending,

1. N 02°38'49.1" E leaving the easterly line of said Fort Mifflin Road along the property line of land owned by Philadelphia Water Department a distance of 511.18 feet to a point; thence extending,

2. S 69°55'42.9" E along the property line of land owned by Conrail a distance of 10.02 feet to a point on the westerly line of a Conrail Right-of-Way; thence extending,

3. along the said westerly line of the Conrail Right-of-Way on an arc of circle curving to the left, having a radius of 1,558.08 feet, the arc distance of 213.65 feet, the chord bearing of S 04°11'49.7" E, and the chord distance of 213.49 feet to a point, located 0.09 feet northerly and 0.34 feet easterly of an iron pin; thence extending,

4. S 08°07'31.9" E along the said line a distance of 423.78 feet to a point, located 0.14 feet northerly and 0.26 feet westerly of an iron pin; thence extending,
5. N 81°52'28.1" E crossing existing Conrail tracks along the southerly line of the Conrail Right-of-Way a distance of 60.00 feet to a point, located 0.30 feet northerly and 0.13 feet westerly of an iron pin; thence extending,
6. N 08°07'31.9" W along the easterly line of the Conrail Right-of-Way a distance of 423.78 feet to a point, passing an iron pin located 0.12 feet southerly and 0.25 feet westerly of said point; thence extending,
7. along the said easterly line of the Conrail Right-of-Way on an arc of circle curving to the right, having a radius of 1,498.09 feet, the arc distance of 196.52 feet, the chord bearing of N 04°22'02.7" W, and the chord distance of 196.38 feet to a point; thence extending,
8. S 75°35'002.9" E leaving the said easterly line of the Conrail Right-of-Way along the property line of land owned by Estate of Edgar N. & Daniel N. Black a distance of 19.48 feet to a point; thence extending,
9. S 46°53'17.9" E along the property line of lands owned by Estate of Edgar N. & Daniel N. Black and U.S. Army Corps of Engineers a distance of 301.46 feet to a point; thence extending,
10. S 59°50'33.9" E along the property line of land owned by U.S. Army Corps of Engineers a distance of 671.94 feet to a point, passing an iron pin located 0.04 feet southerly and 0.10 feet westerly of said point; thence extending,
11. S 30°59'33.1" W along the property line of land owned by U.S. Army Corps of Engineers a distance of 126.43 feet to a point, located 0.15 feet northerly and 0.18 feet easterly of an iron pin; thence extending,
12. S 23°01'38.6" W along the property line of land owned by U.S. Army Corps of Engineers a distance of 381.98 feet to a point, located 0.30 feet northerly and 0.20 feet easterly of an iron pin; thence extending,
13. S 15°31'04.1" W along the property line of land owned by U.S. Army Corps of Engineers a distance of 593.60 feet to a point, located 0.15 feet northerly and 0.35 feet easterly of an iron pin; thence extending,
14. S 25°51'43.1" W along the property line of land owned by U.S. Army Corps of Engineers a distance of 244.97 feet to a point; thence extending,
15. S 19°44'25.1" W along the property line of land owned by U.S. Army Corps of Engineers a distance of 253.38 feet to a point; thence extending,
16. S 26°02'12.1" W along the property line of land owned by U.S. Army Corps of Engineers a distance of 340.86 feet to a point; thence extending,
17. S 21°43'38.4" W along the property line of land owned by U.S. Army Corps of Engineers a distance of 76.94 feet to a point; thence extending,
18. S 24°01'07.1" W along the property line of land owned by U.S. Army Corps of Engineers a distance of 269.59 feet to a point; thence extending,

19. S 52°32'52.1" W along the property line of lands owned by U.S. Army Corps of Engineers and Department of Recreation a distance of 378.90 feet to a point on the easterly line of a Conrail Right-of-Way; thence extending,

20. N 21°39'39.1" E along the said easterly line of the Conrail Right-of-Way a distance of 277.77 feet to a point, passing an iron pin located 0.12 feet southerly and 0.22 feet westerly of said point; thence extending,

21. along the said line on an arc of circle curving to the left, having a radius of 1,942.98 feet, the arc distance of 78.97 feet, the chord bearing of N 20°29'47.4" E, and the chord distance of 78.97 feet to a point, located 0.10 feet southerly and 0.19 feet easterly of an iron pin; thence extending,

22. N 21°33'41.1" E along the said line a distance of 888.67 feet to an iron pin; thence extending,

23. along the said line on an arc of circle curving to the left, having a radius of 847.87 feet, the arc distance of 314.95 feet, the chord bearing of N 10°55'11.1" E, and the chord distance of 313.15 feet to a point, passing an iron pin located 0.22 feet southerly and 0.23 feet westerly of said point; thence extending,

24. N 89°43'18.9" W along the said line a distance of 50.00 feet to a point on the easterly line of said Fort Mifflin Road, passing an iron pin located 0.21 feet southerly and 0.07 feet easterly of said point; thence extending,

25. along the said easterly line of Fort Mifflin Road on an arc of circle curving to the left, having a radius of 797.88 feet, the arc distance of 117.03 feet, the chord bearing of N 03°55'24.4" W, and the chord distance of 116.93 feet to a point, passing an iron pin located 0.30 feet southerly and 0.17 feet easterly of said point; thence extending,

26. N 08°07'31.9" W along the said line a distance of 639.01 feet to a point, passing an iron pin located 0.16 feet southerly and 0.27 feet westerly of said point; thence extending,

27. S 81°52'42.1" W along the said line a distance of 9.98 feet to a point, located 0.10 feet northerly and 0.34 feet easterly of an iron pin; thence extending,

28. along the said line on an arc of circle curving to the left, having a radius of 480.07 feet, the arc distance of 217.01 feet, the chord bearing of N 32°47'02.9" W, and the chord distance of 215.17 feet to the point and place of beginning, passing an iron pin located 0.11 feet southerly and 0.31 feet easterly of said point.

CONTAINING in area 23.617 Acres more or less.

**TRACT NO. 17**

BEGINNING at an interior point, said point being measured the following four courses and distances from a point of curve on the Northeasterly side of Island Avenue (108 feet wide), said point of curve being the Northerly end of an arc that connects the said Northeasterly side of Island Avenue with the Northwesterly side of Escort Street (60 feet wide), having a radius of 40.000 feet and an arc distance of 62.832 feet, as follows:

1. North 19 degrees 04 minutes 48 seconds West, along the said side of Island Avenue, 602.175 feet to a point;
2. North 70 degrees 55 minutes 12 seconds East, 571.039 feet to a point;
3. North 24 degrees 23 minutes 54 seconds East, 185.944 feet to a point;
4. South 55 degrees 38 minutes 40 seconds East, 93.935 feet to the point of beginning;

Thence from said point of beginning extending the following fifteen (15) courses and distances:

1. North 34 degrees 21 minutes 56.78 seconds East, 786.669 feet to a point;

2. North 29 degrees 13 minutes 11 seconds West, 132.955 feet to a point;
3. North 60 degrees 46 minutes 49 seconds East, 29.312 feet to a point;
4. North 29 degrees 13 minutes 11 seconds West, 80.605 feet to a point a curve; #4 on the arc of a circle curving to the left, having a radius of 250.000 feet and an arc distance of 567.616 feet, subtending an angle of 130 degrees 5 minutes 16.73 seconds to a point;
5. South 81 degrees 32 minutes 26 seconds West, 56.415 feet to a point;
6. North 24 degrees 18 minutes 40 seconds West, crossing a 16-inch Texas Eastern Transmission Corporation pipe line, 99.689 feet to a point on the Southeasterly side of Penrose Avenue (170 feet wide, Penna. S.R. #291);
7. Along the said side of Penrose Avenue and along the Northeasterly side of the Texas Eastern Transmission Corporation pipe line right of way on the arc of a circle curving to the left, having a radius of 1,514.825 feet and an arc distance of 275.178 feet (previous deed distance 275.562 feet) to a point of tangent;
8. Continuing along the said side of Penrose Avenue and along the Northeasterly side of the Texas Eastern Transmission Corporation pipe line right of way, North 61 degrees 41 minutes 57.43 seconds East crossing the head of a 40 foot wide right of way for two 16-inch Sunoco Pipe Line Company crude lines (former Arco Crude Lines), 237.567 feet to a point;
9. Along the Northeasterly side of the Sunoco Pipe Line Company right of way, South 29 degrees 13 minutes 11 seconds East, 1,358.142 feet to a point;
10. Along the Northeasterly side of the Sunoco Pipe Line Company right of way Southeasterly, South 72 degrees 21 minutes 25.45 seconds West, 39.390 feet to a point;
11. Along the Northeasterly side of the Sunoco Pipe Line Company right of way Southeasterly, South 35 degrees 49 minutes 10 seconds West, 355.147 feet to a point of curve;
12. On the arc of a circle curving to the left, having a radius of 335.000 feet and an arc distance of 380.312 feet to a point of tangent;
13. North 29 degrees 13 minutes 34 seconds West, 22.739 feet to a point of curve;
14. On the arc of a circle curving to the left, having a radius of 415.000 feet and an arc distance of 191.351 feet to a point of tangent;
15. North 55 degrees 38 minutes 40 seconds West, 678.575 feet to the point and place of beginning.

TOGETHER with all rights granted under that certain Easement for a 24-foot driveway leading from the subject premises to Escort Avenue, recorded in Deed Book EFP 741 page 139, as shown on the above-mentioned Plan.

BEING Parcel "B" as shown on the above-mentioned Plan.

CONTAINING in area 730,294 square feet or 16.76524 acres.

# City of Philadelphia

*BILL NO. 130007 continued*