

**CITY OF COATESVILLE
COUNTY OF CHESTER**

**AN ORDINANCE VACATING A PORTION OF NORTH 4TH
AVENUE AND COATES STREET IN THE CITY OF COATESVILLE.**

WHEREAS, the City of Coatesville (“City”) is a Third Class City operating by means of a home rule charter; and

WHEREAS, the City Council of the City of Coatesville (“Council”) has determined that it is in the best interest of its residents and for the public good to enact an ordinance to vacate a portion of North 4th Avenue and Coates Street I the City of Coatesville to facilitate development around the Coatesville Train Station; and

WHEREAS, pursuant to the Third Class City Code, 11 Pa.C.S. §12915(a)(4), the Council is authorized to vacate any part of a street within the City; and

WHEREAS, pursuant to the Third Class City Code, 11 Pa.C.S. §12916, the Council is required to adopt an Ordinance vacating a street or any portion of a street within the City; and

WHEREAS, having concluded that the portion of the road described in Exhibit "A" and identified in Exhibit "B" both of which are attached hereto, is not necessary for the public good, the Council has decided in favor of exercising the power of vacation conferred upon it by statute.

NOW THEREFORE, in accordance with the foregoing authority, which incorporates all rights and powers granted to the City of Coatesville under the Third Class City Code and those powers set forth under its Charter, the City hereby enacts and ordains as follows:

SECTION 1. The portion of the streets described and identified in Exhibits "A" and "B" attached hereto and made a part hereof, is hereby vacated as a City street and right-of-way.

SECTION 2. To the extent permitted by law, utility easements or other utility rights previously granted in the street and right-of-way shall be preserved.

SECTION 3. The City Manager, upon the effective date of this Ordinance, shall cause to be filed a copy of this Ordinance, together with the exhibits attached hereto, in the office of the Clerk of Courts of the Court of Common Pleas of Chester County.

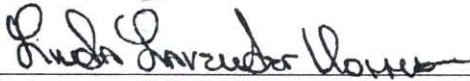
SECTION 4. To the extent that the area of Coates Street and North 4th Avenue vacated by this ordinance appear on any Official Map adopted by the City of Coatesville, the City Engineer is directed to make any proper notations on such Official Map striking therefrom the area so vacated by this ordinance.

SECTION 5. All ordinances or parts of ordinances conflicting with any provisions of this Ordinance are hereby repealed insofar as the same affects this Ordinance.

SECTION 6. If any sentence, clause, section or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts hereof.

SECTION 7. This Ordinance shall be effective 30 days after publication following final adoption in accordance with the City Charter and the Third-Class City Code.

ENACTED AND ORDAINED this 10th day of February, 2020.



Linda Lavender-Norris, President City Council

ATTEST:



Michael T. Trio, City Manager

CERTIFICATION

I HEREBY CERTIFY that the foregoing Ordinance was introduced on the 13th day of January, 2020, was duly enacted by the Council of the City of Coatesville, Chester County, Pennsylvania, on the 10th day of February, 2020, and that the vote upon the said Ordinance has been recorded in the Minutes of the City Council and that the Ordinance has been fully recorded.

Exhibit "A"

Southeast corner of the intersection of Coates Street and North 4th Avenue

Proposed Parcel Description

Parcel 1 – City of Coatesville

All that certain tract or piece of land situate in the City of Coatesville, Chester County, Commonwealth of Pennsylvania, described according to a Property Plot Plan (Sheet 1 of 1) prepared by Pennoni Associates Inc., dated December 13, 2019 being more particularly described as follows:

BEGINNING at a point (POB) on the southerly side of Coates Street where the North 4th Avenue (39' wide) row-of-way line intersects at a point of tangency; thence the following three (3) courses and distances:

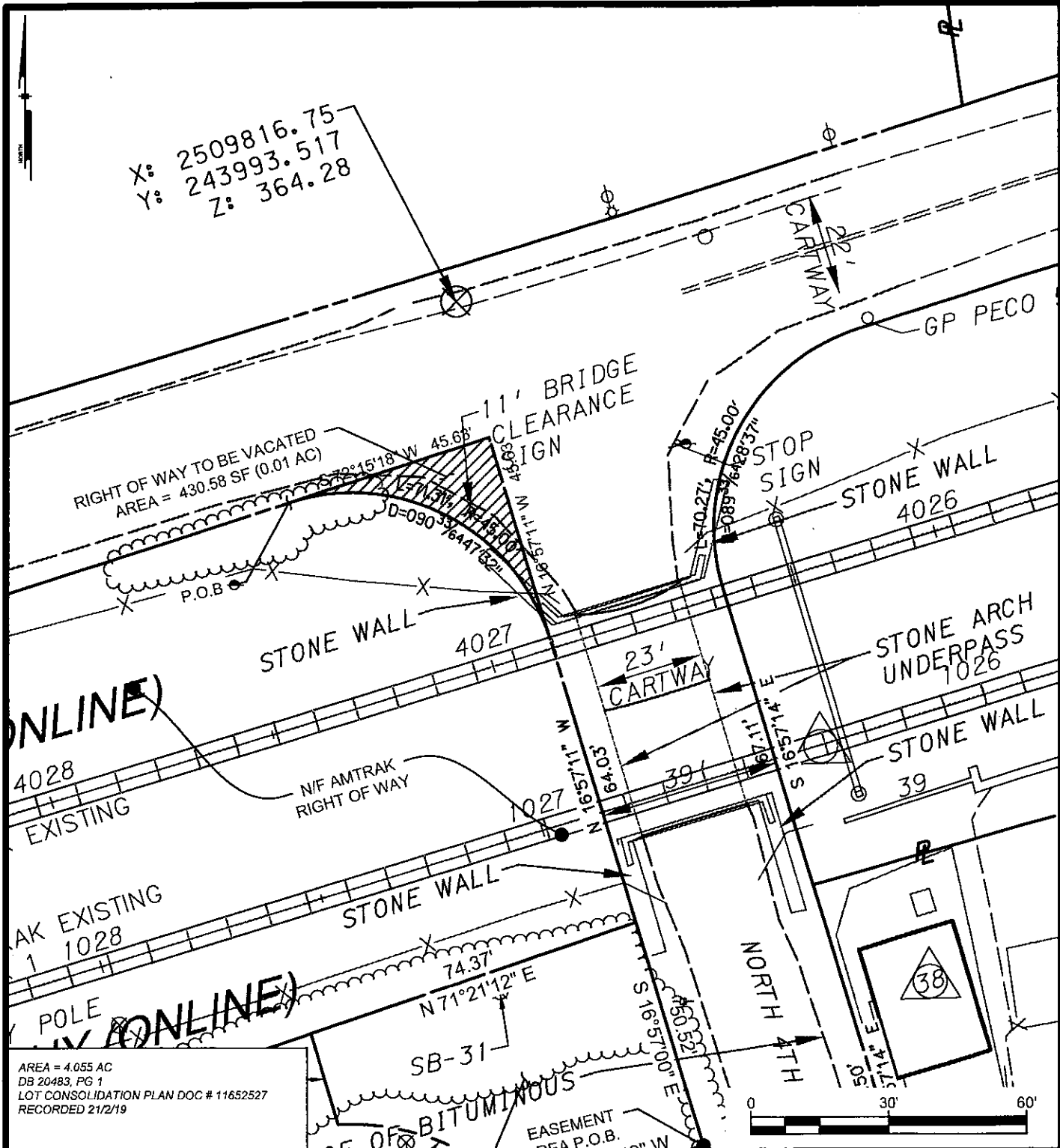
1. Leaving the POB and following the southerly line of Coates Street South 72°15'18" West, a distance of 45.63 feet to a point; thence
2. Leaving said point North 16°57'11" East, a distance of 45.63 feet to a point; thence
3. Along an arc of a circle curving to the left, having a radius of 45.00 feet, a cord bearing S 62°20'57" E a distance of 64.08 feet and an arc length of 71.31 feet to said mentioned point of beginning.

Containing 449.00 Square Feet or 0.010 Acres of land, more or less.

Being part of Tax Parcel 16-005-0084.010E as designated in the Tax Assessment Office of Chester County, Pennsylvania.

Exhibit “B”

X: 2509816.75
 Y: 243993.517
 Z: 364.28



R:\PROJECTS\CCRA\CCRA1603-COATESVILLE 4TH AVENUE STREETSCAPE\DESIGN_PUBLISH\ROW\ROW.DWG
 PLOTTED: 12/13/2019 2:22:53 PM BY: MICHAEL ALBERICI PLOTSTYLE: PENNONI INCS STB PROJECT STATUS: --

AREA = 4.055 AC
 DB 20483, PG 1
 LOT CONSOLIDATION PLAN DOC # 11652527
 RECORDED 21/2/19



PENNONI ASSOCIATES INC.
 One South Church Street, 2nd Floor
 West Chester, PA 19382
 T 610.429.8907 F 610.429.8918

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

COATESVILLE 4TH AVENUE STREETSCAPE
 4TH AVENUE
 COATESVILLE, PA 19320

RIGHT-OF-WAY EXHIBIT

CITY OF COATESVILLE REDEVELOPMENT AUTHORITY
 ONE CITY HALL PLACE
 COATESVILLE, PA 19320

PROJECT	CCRA1603
DATE	2019-12-13
DRAWING SCALE	1" = 30'
DRAWN BY	MTC
APPROVED BY	MK

SHEET 1 OF 1