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this Ordinance are hereby repealed insofar as the same affects this Ordinance.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.

[Signature]
Linda Lavender-Norris, President City Council

ATTEST:

[Signature]
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”