

**MUNICIPALITY OF NORRISTOWN  
A HOME RULE MUNICIPALITY  
MONTGOMERY COUNTY, PENNSYLVANIA**

**ORDINANCE NO. 19- 11 of 2019**

**AN ORDINANCE LAYING OUT AND ORDAINING THE TRACTS OF LAND DESCRIBED HEREIN, BEING THE BED OF LAFAYETTE STREET AS A PUBLIC STREET, A PRIVATE ACCESS EASEMENT, AND A DRAINAGE EASEMENT IN THE MUNICIPALITY OF NORRISTOWN, MONTGOMERY COUNTY, PENNSYLVANIA.**

**WHEREAS**, the Municipality of Norristown (“Municipality”) is a Home Rule Municipality organized operating in accordance with the Charter of the Municipality of Norristown as permitted by the Home Rule Charter and Optional Plans Law, 53 Pa. C.S. 2901 et seq.;

**WHEREAS**, the Lafayette Street Extension Project has been an effort to improve highway access and mobility into downtown Norristown. This project was headed by the Montgomery County Planning Commission in association with PennDOT, the Federal Highway Administration, and the Pennsylvania Turnpike Commission (“the parties”); and

**WHEREAS**, the following described parcel or tract of land, hereinafter to be designated as Lafayette Street is hereby laid out and ordained as a public street in the Municipality of Norristown, Montgomery County, Pennsylvania; and

**WHEREAS**, all those certain descriptions of Lafayette Street situate in the Municipality of Norristown, as bounded and described according to a plan prepared by McCormick Taylor, ROW Clearance Plan dated January 11, 2013 for the construction of Lafayette Street extension which said street is more fully described as follows;

**The Required Right of Way for Borough Road**

Including the Required Right-of-Way for Borough Road, including specifically all the land and premises located at about 48+80 to 73+15, (Lafayette Street Baseline Stationing), and more particularly described as follows:

**BEGINNING** at a point in the easterly side of Ford Street (50 feet wide), said point being located 43.2 feet left from Lafayette Street station 48+81.1; thence the following courses and distances:

1. S 65° 39’ 54” E (calculated), 243.46 feet (calculated) to an angle point;
2. N 23° 40’ 11” E (calculated), 14.57 feet (calculated) to an angle point;

3. S 65° 45' 25" E (calculated), 364.62 feet (calculated) to an angle point;

4. N 24° 24' 35" E (calculated), 0.78 feet (calculated) to an angle point;

5. S 66° 39' 10" E (calculated), 481.72 feet (calculated) to an angle point;

6. S 65° 32' 38" E (calculated), 275.10 feet (calculated) to an angle point;

7. N 24° 36' 55" E (calculated), 61.48 feet (calculated) to an angle point;

8. S 65° 43' 11" E (calculated), 245.90 feet (calculated) to an angle point;

9. S 65° 41' 45" E (calculated), 437.43 feet (calculated) to an angle point;

10. S 83° 50' 12" E (calculated), 122.66 feet (calculated) to an angle point;

11. S 69° 19' 35" E (calculated), 228.19 feet (calculated) to a point in the westerly side of Ross Street (24 feet wide);

12. S 26° 26' 50" E (calculated), 27.82 feet (calculated) crossing said Ross Street to a point in the Borough of Norristown, Plymouth Township Line;

13. S 21° 03' 17" W (calculated), 75.26 feet (calculated) along said Borough of Norristown, Plymouth Township Line to an angle point;

14. In a northwesterly direction along a curve to the right with a radius of 861.00 feet (calculated), having an arc distance of 174.73 feet (calculated) to a tangent point;

15. N 70° 04' 38" W (calculated), 440.08 feet (calculated) to a point of curve;

16. In a northwesterly direction along a curve to the left with a radius of 2509.00 feet (calculated), having an arc distance of 83.17 feet (calculated) to a tangent point;

17. N 71° 58' 36" W (calculated), 33.86 feet (calculated) to an angle point;

18. N 70° 04' 39" W (calculated), 371.28 feet (calculated) to a point of curve;

19. In a northwesterly direction along a curve to the right with a radius of 6575.50 feet (calculated), having an arc distance of 506.37 feet (calculated) to a tangent point;

20. N 65° 39' 54" W (calculated), 801.67 feet (calculated) to an angle point;

21. S 61° 40' 08" W (calculated), 21.60 feet (calculated) to a point in the easterly side of Ford Street (50 feet wide);

22. N 23° 20' 52" E (calculated), 16.39 feet (calculated) along the said easterly side of Ford Street to an angle point;

23. N 24° 02' 28" E (calculated), 79.45 feet (calculated) still along said easterly side of Ford Street to the point and place of beginning.

Containing 5.551 acres more or less;

Also including the Required Right-of-Way for Borough Road around Drainage Basin No. 1 including specifically all the land and premises located at about 65+80 to 69+20, (Lafayette Street Baseline Stationing), and more particularly described as follows:

**BEGINNING** at a point, said point being located 73.9 feet right from Multi-Use Path station 43+16.2; thence the following courses and distances:

1. S 73° 12' 54" E (calculated), 158.54 feet (calculated) to an angle point;;

2. S 73° 00' 45" E (calculated), 61.44 feet (calculated) to an angle point;

3. S 71° 43' 20" E (calculated), 43.92 feet (calculated) to an angle point;

4. S 32° 14' 54" E (calculated), 84.09 feet (calculated) to an angle point;

5. S 19° 55' 22" W (calculated), 16.42 feet (calculated) to an angle point;

6. N 67° 23' 28" W (calculated), 141.73 feet (calculated) to an angle point;

7. N 84° 56' 27" W (calculated), 67.47 feet (calculated) to an angle point;

8. N 63° 41' 56" W (calculated), 120.98 feet (calculated) to an angle point;

9. N 16° 40' 33" E (calculated), 52.21 feet (calculated) to the point and place of beginning.

Containing 0.440 acres more or less;

Total Required Right-of-Way for Borough Road containing 5.991 acres more or less.

Excepting and reserving therefrom all that certain land and premises described as follows:

**BEGINNING** at a point, said point being located 63.0 feet left from Lafayette Street station 58+98.7; thence the following courses and distances:

1. S 23° 20' 50" W (calculated), 8.00 feet (calculated) to an angle point;

2. S 66° 39' 13" E (calculated), 73.86 feet (calculated) to an angle point;

3. N 24° 24' 35" E (calculated), 8.00 feet (calculated) to an angle point;

4. N 66° 39' 10" W (calculated), 74.01 feet (calculated) to the point and place of beginning.

Containing 0.014 acres more or less;

Total Remaining Area is 5.977 acres more or less;

## PRIVATE ACCESS EASEMENT

Also including the Private Access Easement, 30 wide, including specifically all the land and premises located at about 11+10 to 15+70, (Basin Access Road Baseline Stationing), and more particularly described as follows:

**BEGINNING** at a point, said point being located 71.0 feet right from Multi-Use Path station 45+91.8; thence the following courses and distances:

1. In a southeasterly direction along a curve to the right with a radius of 100.00 feet (calculated), having an arc distance of 70.39 feet (calculated) to a tangent point;
2. S 49° 02' 02" E (calculated), 290.10 feet (calculated) to a point of curve;
3. In a southeasterly direction along a curve to the left with a radius of 185.00 feet (calculated), having an arc distance of 101.99 feet (calculated) to a point in the Borough of Norristown, Plymouth Township Line;
4. S 21° 03' 17" W (calculated), 30.54 feet (calculated) along said Borough of Norristown, Plymouth Township Line to an angle point;
5. In a northwesterly direction along a curve to the right with a radius of 215.00 feet (calculated), having an arc distance of 112.35 feet (calculated) to a tangent point;
6. N 49° 02' 02" W (calculated), 290.10 feet (calculated) to an angle point;
7. S 26° 52' 36" W (calculated), 14.83 feet (calculated) to an angle point;
8. N 32° 14' 54" W (calculated), 71.37 feet (calculated) to the point and place of beginning.

Containing 0.313 acres more or less;

## DRAINAGE EASEMENT

Also including drainage easements, including specifically all the land and premises located at about station 43+40 to 48+00, (Multi-Use Path Baseline Stationing), and more particularly described as follows:

### Drainage Easements – Tract 1

**BEGINNING** at a point, said point being located 73.4 feet right from Multi-Use Path station 43+41.5; thence the following courses and distances:

1. N 16° 43' 32" E (calculated), 64.37 feet (calculated) to an angle point;
2. In a southeasterly direction along a curve to the right with a radius of 2491.00 feet (calculated), having an arc distance of 20.78 feet (calculated) to an angle point;
3. S 16° 43' 32" W (calculated), 63.86 feet (calculated) to an angle point;
4. N 73° 09' 27" W (calculated), 20.77 feet (calculated) to the point and place of beginning.

Containing 0.031 acres more or less;

### Drainage Easements – Tract 2

**BEGINNING** at a point, said point being located 15.0 feet right from Basin Access Road station 13+93.8; thence the following courses and distances:

1. N 21° 19' 42" E (calculated), 105.14 feet (calculated) to an angle point;
2. S 70° 01' 54" E (calculated), 20.01 feet (calculated) to an angle point;
3. S 21° 19' 42" W (calculated), 112.75 feet (calculated) to an angle point;
4. N 49° 02' 02" W (calculated), 21.24 feet (calculated) to the point and place of beginning.

Containing 0.050 acres more or less;

Drainage Easements – Tract 3

BEGINNING at a point, said point being located 15.0 feet left from Basin Access Road station 13+83.1; thence the following courses and distances:

1. S 49° 02' 02" E (calculated), 21.24 feet (calculated) to an angle point;
2. S 21° 19' 42" W (calculated), 47.37 feet (calculated) to an angle point;
3. N 68° 40' 18" W (calculated), 20.00 feet (calculated) to an angle point;
4. N 21° 19' 42" E (calculated), 54.51 feet (calculated) to the point and place of beginning.

Containing 0.023 acres more or less;

Total Drainage Easement containing 0.104 acres more or less

**WHEREAS**, Municipal Council desires with the enactment of the Ordinance to authorize the above-described street being placed on the official plan of the streets of the Municipality of Norristown; and

**WHEREAS**, Section 41.4- 401.A.12 of Norristown Home Rule Charter requires that the “purchase, convey, lease or authorize the purchase and conveyance or lease of any real property; upon such terms and conditions as Council shall ordain” be authorized and approved by ordinance; and

**WHEREAS**, this placement onto the official plan of the streets is in accordance with a previous agreement between the parties;

**NOW, THEREFORE**, be it, and it is hereby **ORDAINED** by Norristown Municipal Council, and it is hereby **ENACTED** and **ORDAINED** by authority of same as follows:

I. Municipal Council hereby authorizes and approves the acceptance of the above-described street being placed on the official plan of the streets of the Municipality of Norristown as well as all referenced easements for drainage and access.

II. To the extent that may be required, the President of the Municipal Council and/or the Municipal Administrator are hereby authorized to execute any documents and to take such action to accomplish the same including execution of any appropriate deeds or other recordable instruments.

III. All ordinances or parts thereof inconsistent with the provisions of this Ordinance are hereby repealed to the extent of the inconsistency.

IV. The provisions of this Ordinances are declared to be severable. If any provision of the Ordinances is declared by a court of competent jurisdiction to be invalid or unconstitutional, such determination shall have no effect on the remaining provisions of this Ordinance, or on the Code of the Municipality of Norristown.

V. This Ordinance shall go into effect at the earliest possible date allowable by the Norristown Home Rule Charter.

ENACTED AND ORDAINED this 15<sup>th</sup> day of October, 2019.

Seal:

**Municipality of Norristown  
Municipal Council**

By: Sonya D. Sanders  
Sonya D. Sanders  
Council President

Attest

Crandall O. Jones  
Crandall O. Jones  
Municipal Administrator