

BOROUGH OF CONSHOHOCKEN
MONTGOMERY COUNTY, PENNSYLVANIA

ORDINANCE NUMBER _____

AN ORDINANCE OF THE BOROUGH OF CONSHOHOCKEN, COUNTY OF MONTGOMERY, ACCEPTING THE DEDICATION AND OPENING OF AN AREA OF LAND LOCATED WITHIN THE BOROUGH AS A PORTION OF THE BOROUGH'S STREET SYSTEM; REPEALING PRIOR INCONSISTENT ORDINANCES; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Borough Code, 8 Pa.C.S. § 101, *et seq.*, grants the Borough Council of the Borough of Conshohocken the power, by ordinance, to accept dedication of and open streets or portions thereof offered for dedication; and

WHEREAS, a certain Stipulation approved by order of the Court of Common Pleas of Montgomery County dated October 17, 2014 and the Amended Settlement Agreement approved thereby, approved a certain land development plan for development of land commonly known as 51 Washington Street, know or formerly known as tax parcel no. 05-00-00028-00-3 (referred to herein as the "Property"), as more particularly shown and described on the plan prepared by Bohler Engineering, dated May 16, 2016, last revised January 29, 2020; and

WHEREAS, a condition of land development approval was the relocation of Washington Street and dedication of a portion of the Property to be used as and for a Borough street, and more specifically to permit the relocation of Washington Street to an area of the Property, which area of dedication is more particularly shown on the plan attached hereto as exhibit "A" and described in the legal description attached hereto as exhibit "B"; and

WHEREAS, the Borough of Conshohocken desires to accept the dedication of the aforementioned area of the Property as a Borough street.

NOW THEREFORE, it is hereby **ORDAINED** and **ENACTED** by the Borough Council of the Borough of Conshohocken as follows:

SECTION I.

The dedication of a portion of the Property to be used as and for a Borough street, and specifically as a portion of Washington Street, as more specifically set forth on the plan attached hereto as exhibit "A" and described in the legal description attached hereto as exhibit "B" is hereby **ACCEPTED** pursuant to Section 1734 of the Borough Code, 8 Pa.C.S. § 1734.

SECTION II.

The portion of the Property as set forth on the Record Plan and as more specifically set forth on the plan attached hereto as exhibit "A" and described in the legal description attached hereto as exhibit "B" is hereby OPENED as part of the public street system of the Borough of Conshohocken pursuant to Section 1731 of the Borough Code, 8 Pa.C.S. § 1731. The Borough Manager is hereby authorized to execute and record such documents as shall be required to memorialize this acceptance of the dedication.

SECTION III. Repealer

All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of any inconsistency.

SECTION IV. Savings Clause

If any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The Borough Council hereby declares that it would have enacted this ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

SECTION V. Effective Date.

This Ordinance shall be effective immediately upon adoption by the Council of the Borough of Conshohocken.

ORDAINED and **ENACTED** this _____ day of _____, 2024.

BOROUGH OF CONSHOHOCKEN:

Tina Sokolowski, Council President

ATTEST:

Borough Secretary

Approved this _____ day of _____,
2020.

Yaniv Aronson, Mayor

EXHIBIT A

“Road Area” Dedicated to Conshohocken Borough

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	08/02/2023	PER BOROUGH COMMENTS	JF	LB
2	10/06/2023	PER BOROUGH COMMENTS	JF	LB
3	10/23/2023	PER BOROUGH COMMENTS	JF	LB
4	11/02/2023	PER BOROUGH COMMENTS	JF	LB

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AS-BUILT

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: PC191181
 DRAWN BY: JLB
 CHECKED BY: JLB
 DATE: 2/2/2023
 CAD ID: ABILITY-1A_ROW RELOCATION EXHIBIT 4

AS-BUILT PLANS

FOR

51 WASHINGTON L/CAL, LLC

PROPOSED DEVELOPMENT

51 WASHINGTON STREET
 MONTGOMERY COUNTY
 CONSHOHOCKEN, PA 19428

BOHLER

1600 MANOR DRIVE, SUITE 200
 CHALFONT, PA 18914
 Phone: (215) 996-9100
 Fax: (215) 996-9102
 www.BohlerEngineering.com

W.R. REARDEN

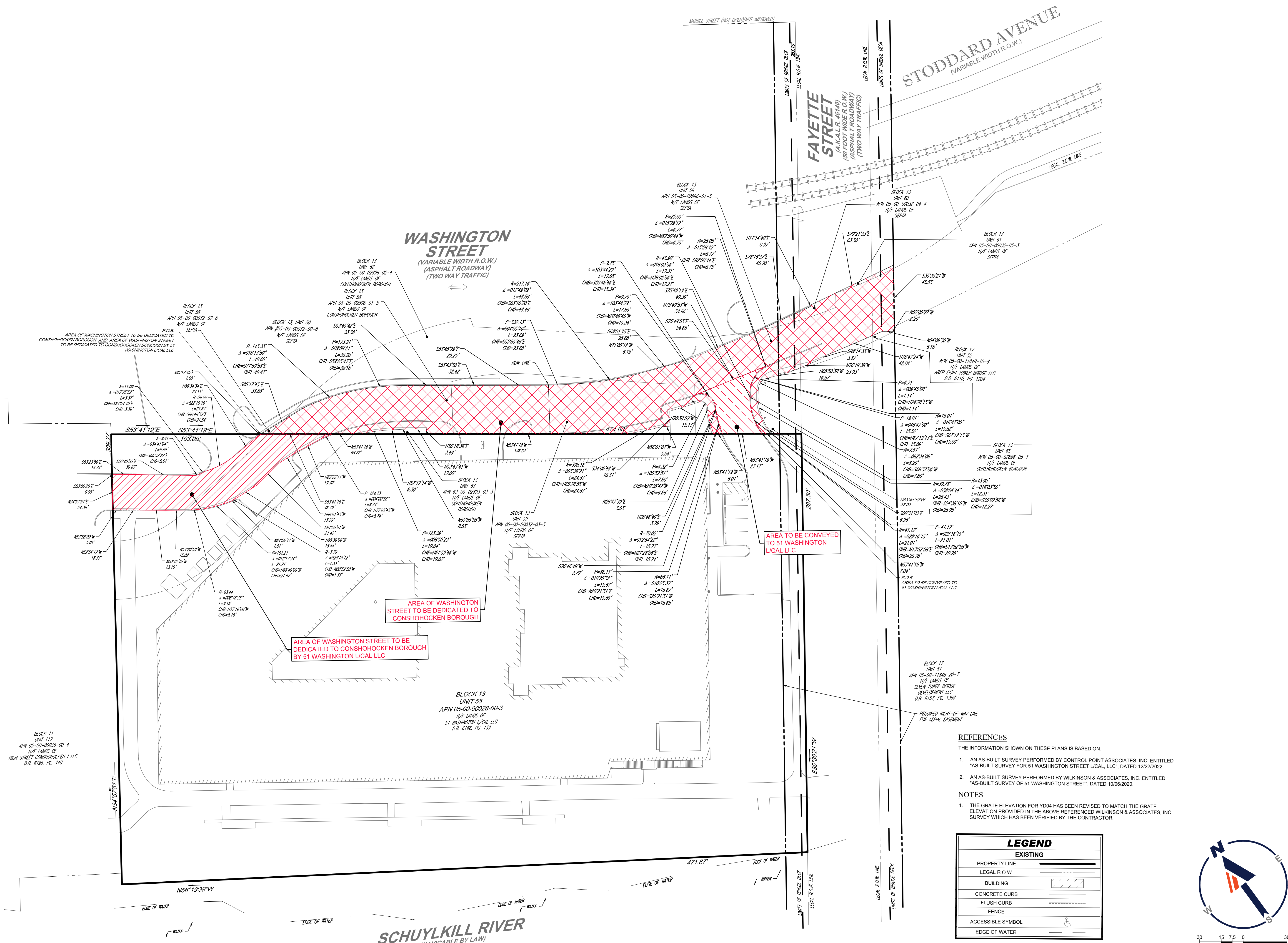
PROFESSIONAL ENGINEER
 PENNSYLVANIA LICENSE NO. PE073243
 NEW JERSEY LICENSE NO. 24604694500

SHEET TITLE:

R.O.W. RELOCATION

SHEET NUMBER:
1

REVISION 4 - 11/02/2023



- REFERENCES**
- THE INFORMATION SHOWN ON THESE PLANS IS BASED ON:
- AN AS-BUILT SURVEY PERFORMED BY CONTROL POINT ASSOCIATES, INC. ENTITLED "AS-BUILT SURVEY FOR 51 WASHINGTON STREET L/CAL, LLC", DATED 12/22/2022.
 - AN AS-BUILT SURVEY PERFORMED BY WILKINSON & ASSOCIATES, INC. ENTITLED "AS-BUILT SURVEY OF 51 WASHINGTON STREET", DATED 10/06/2020.
- NOTES**
- THE GRATE ELEVATION FOR YD04 HAS BEEN REVISED TO MATCH THE GRATE ELEVATION PROVIDED IN THE ABOVE REFERENCED WILKINSON & ASSOCIATES, INC. SURVEY WHICH HAS BEEN VERIFIED BY THE CONTRACTOR.

LEGEND

EXISTING	
PROPERTY LINE	---
LEGAL R.O.W.	---
BUILDING	[Hatched Box]
CONCRETE CURB	[Dashed Line]
FLUSH CURB	[Dotted Line]
FENCE	[Dash-dot Line]
ACCESSIBLE SYMBOL	[Wheelchair Icon]
EDGE OF WATER	---

R:\PROJECTS\1811\CAD\DRAWINGS\AS-BUILT\ROW RELOCATION\PC191181-1A_ROW RELOCATION EXHIBIT 4 - LAYOUT_ROW RELOCATION.dwg

EXHIBIT B

**Legal Description
“Road Area” Dedicated to Conshohocken Borough**



August 27, 2018
REVISED November 2, 2023
02-150122-03

METES AND BOUNDS DESCRIPTION
AREA OF WASHINGTON STREET TO BE DEDICATED TO CONSHOHOCKEN BOROUGH
BY 51 WASHINGTON L/CAL LLC
PART OF BLOCK 13, UNIT 55, APN 05-00-00028-00-3
LANDS NOW OR FORMERLY
51 WASHINGTON L/CAL LLC
CONSHOHOCKEN BOROUGH, MONTGOMERY COUNTY
COMMONWEALTH OF PENNSYLVANIA

BEGINNING AT A POINT ON THE DIVIDING LINE BETWEEN BLOCK 13, UNIT 55, LANDS NOW OR FORMERLY 51 WASHINGTON L/CAL LLC, AND BLOCK 13, UNIT 50, LANDS NOW OR FORMERLY LANDS OF SEPTA, SAID POINT BEING DISTANT, SOUTH 53 DEGREES - 41 MINUTES - 19 SECONDS EAST, A DISTANCE OF 103.00 FEET FROM THE COMMON CORNER OF BLOCK 13, UNIT 55 AND BLOCK 13, UNIT 50 AND FROM SAID POINT OF BEGINNING RUNNING, THENCE;

1. ALONG THE DIVIDING LINE BETWEEN BLOCK 13, UNIT 55 AND BLOCK 13, UNIT 50, SOUTH 53 DEGREES - 41 MINUTES - 19 SECONDS EAST, A DISTANCE OF 48.79 FEET TO A POINT, THENCE;

THE FOLLOWING THIRTEEN (13) COURSES AND DISTANCES ALONG A LINE RUNNING THROUGH BLOCK 13, UNIT 55:

2. ALONG THE ARC OF A CIRCLE CURVING TO THE LEFT, HAVING A RADIUS OF 124.73 FEET, A CENTRAL ANGLE OF 04 DEGREES - 00 MINUTES - 56 SECONDS, AN ARC LENGTH OF 8.74 FEET, A CHORD BEARING NORTH 77 DEGREES - 05 MINUTES - 45 SECONDS WEST AND A CHORD DISTANCE OF 8.74 FEET TO A POINT, THENCE;
3. NORTH 82 DEGREES - 22 MINUTES - 11 SECONDS WEST, A DISTANCE OF 19.30 FEET TO A POINT, THENCE;
4. NORTH 86 DEGREES - 01 MINUTES - 43 SECONDS WEST, A DISTANCE OF 13.29 FEET TO A POINT, THENCE;
5. SOUTH 81 DEGREES - 25 MINUTES - 01 SECONDS WEST, A DISTANCE OF 21.42 FEET TO A POINT, THENCE;
6. NORTH 85 DEGREES - 36 MINUTES - 06 SECONDS WEST, A DISTANCE OF 18.44 FEET TO A POINT, THENCE;
7. ALONG THE ARC OF A CIRCLE CURVING TO THE LEFT, HAVING A RADIUS OF 3.79 FEET, A CENTRAL ANGLE OF 20 DEGREES - 10 MINUTES - 12 SECONDS, AN ARC LENGTH OF 1.33 FEET, A CHORD BEARING NORTH 80 DEGREES - 59 MINUTES - 50 SECONDS WEST AND A CHORD DISTANCE OF 1.33 FEET TO A POINT, THENCE;
8. NORTH 84 DEGREES - 56 MINUTES - 17 SECONDS WEST, A DISTANCE OF 1.01 FEET TO A POINT, THENCE;
9. ALONG THE ARC OF A CIRCLE CURVING TO THE RIGHT, HAVING A RADIUS OF 101.21 FEET, A CENTRAL ANGLE OF 12 DEGREES - 17 MINUTES - 34 SECONDS, AN ARC LENGTH OF 21.71 FEET, A CHORD BEARING NORTH 68 DEGREES - 49 MINUTES - 09 SECONDS WEST AND A CHORD DISTANCE OF 21.67 FEET TO A POINT, THENCE;

10. ALONG THE ARC OF A CIRCLE CURVING TO THE RIGHT, HAVING A RADIUS OF 63.44 FEET, A CENTRAL ANGLE OF 08 DEGREES - 16 MINUTES - 35 SECONDS, AN ARC LENGTH OF 9.16 FEET, A CHORD BEARING NORTH 57 DEGREES - 16 MINUTES - 08 SECONDS WEST AND A CHORD DISTANCE OF 9.16 FEET TO A POINT, THENCE;
11. NORTH 54 DEGREES - 20 MINUTES - 59 SECONDS WEST, A DISTANCE OF 15.02 FEET TO A POINT, THENCE;
12. NORTH 53 DEGREES - 12 MINUTES - 15 SECONDS WEST, A DISTANCE OF 13.10 FEET TO A POINT, THENCE;
13. NORTH 52 DEGREES - 54 MINUTES - 17 SECONDS WEST, A DISTANCE OF 18.33 FEET TO A POINT, THENCE;
14. NORTH 53 DEGREES - 58 MINUTES - 09 SECONDS WEST, A DISTANCE OF 5.01 FEET TO A POINT, THENCE;
15. ALONG THE DIVIDING LINE BETWEEN BLOCK 13, UNIT 55 AND BLOCK 11, UNIT 112, NORTH 34 DEGREES - 57 MINUTES - 51 SECONDS EAST, A DISTANCE OF 24.38 FEET TO A POINT, THENCE;

THE FOLLOWING EIGHT (8) COURSES AND DISTANCES ALONG A LINE RUNNING THROUGH BLOCK 13, UNIT 55:

16. SOUTH 53 DEGREES - 06 MINUTES - 20 SECONDS EAST, A DISTANCE OF 0.95 FEET TO A POINT, THENCE;
17. SOUTH 53 DEGREES - 23 MINUTES - 59 SECONDS EAST, A DISTANCE OF 14.74 FEET TO A POINT, THENCE;
18. SOUTH 52 DEGREES - 40 MINUTES - 55 SECONDS EAST, A DISTANCE OF 39.87 FEET TO A POINT, THENCE;
19. ALONG THE ARC OF A CIRCLE CURVING TO THE LEFT, HAVING A RADIUS OF 9.41 FEET, A CENTRAL ANGLE OF 34 DEGREES - 41 MINUTES - 04 SECONDS, AN ARC LENGTH OF 5.69 FEET, A CHORD BEARING SOUTH 66 DEGREES - 37 MINUTES - 27 SECONDS EAST AND A CHORD DISTANCE OF 5.61 FEET TO A POINT, THENCE;
20. ALONG THE ARC OF A CIRCLE CURVING TO THE LEFT, HAVING A RADIUS OF 11.09 FEET, A CENTRAL ANGLE OF 17 DEGREES - 25 MINUTES - 52 SECONDS, AN ARC LENGTH OF 3.37 FEET, A CHORD BEARING SOUTH 81 DEGREES - 54 MINUTES - 10 SECONDS EAST AND A CHORD DISTANCE OF 3.36 FEET TO A POINT, THENCE;
21. ALONG THE ARC OF A CIRCLE CURVING TO THE LEFT, HAVING A RADIUS OF 56.00 FEET, A CENTRAL ANGLE OF 22 DEGREES - 10 MINUTES - 19 SECONDS, AN ARC LENGTH OF 21.67 FEET, A CHORD BEARING SOUTH 80 DEGREES - 48 MINUTES - 32 SECONDS EAST AND A CHORD DISTANCE OF 21.54 FEET TO A POINT, THENCE;
22. NORTH 86 DEGREES - 34 MINUTES - 34 SECONDS EAST, A DISTANCE OF 23.11 FEET TO A POINT, THENCE;
23. SOUTH 85 DEGREES - 17 MINUTES - 45 SECONDS EAST, A DISTANCE OF 1.68 FEET TO THE POINT AND PLACE OF BEGINNING.


CONTAINING 3,334 SQUARE FEET OR 0.077 ACRE

THIS PROPERTY SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS EITHER WRITTEN OR IMPLIED.



THIS DESCRIPTION WAS WRITTEN BASED UPON A MAP ENTITLED "AS-BUILT PLANS FOR 51 WASHINGTON L/CAL LLC, PROPOSED DEVELOPMENT, 51 WASHINGTON STREET, CONSHOHOCKEN BOROUGH, PENNSYLVANIA, R.O.W. RELOCATION", PREPARED BY BOHLER ENGINEERING, DATED 2/2/2023, REVISION NO. 4, DATED 11/2/2023, PROJECT NO. PC191181, SHEET 1 OF 1.

CONTROL POINT ASSOCIATES, INC.

J. C. Weed 11/2/2023
 _____ DATE
 JAMES C. WEED, P.L.S.
 COMMONWEALTH OF PENNSYLVANIA
 PROFESSIONAL LAND SURVEYOR # SU075250


S:\Surveys\15\CP15122-BE1-51WashingtonSt-Conshy-Pa-JFH\M&B\2023-08-03\WASHINGTON STREET M&B, WASHINGTON STREET.dwg
 PREPARED BY: JAA REVIEWED BY: JCW