



Ruggiero Plante Land Design, LLC

5900 Ridge Avenue Philadelphia, PA 19128

phone 215.508.3900 fax 215.508.3800

DESCRIPTION OF PARCEL 'B'

ALL THAT CERTAIN lot or piece of ground, situate in the 22nd Ward of the City of Philadelphia, Commonwealth of Pennsylvania, bounded and described according to a Proposed Lot Subdivision Plan prepared by Ruggiero Plante Land design dated November 21, 2019, as follows:

BEGINNING at a point located at the intersection formed by the northwesterly side of Mt. Pleasant Avenue (50 feet wide on City Plan, Legally Open), and the northeasterly side Germantown Avenue (60 feet wide on City Plan, Legally Open Free From Toll); thence

1. Extending N 39°19'37" W, along the said northeasterly side of Germantown Avenue, the distance of 68.767 feet to a point; thence
2. Extending N 48°41'01" E, a distance of 81.011 feet to a point; thence
3. Extending N 40°02'02" W, a distance of 1.462 feet to a point; thence
4. Extending N 48°18'44" E, along the face of a wall, the distance of 20.911 feet to a point; thence

Extending through a wall the following six (6) courses and distances; thence

5. Extending S 42°21'00" E, a distance of 21.341 feet to a point; thence
6. Extending S 47°39'00" W, a distance of 2.000 feet to a point; thence
7. Extending S 42°21'00" E, a distance of 2.000 feet to a point; thence
8. Extending S 47°39'00" W, a distance of 2.000 feet to a point; thence
9. Extending S 42°21'00" E, a distance of 30.354 feet to a point; thence
10. Extending N 47°39'00" E, a distance of 1.399 feet to a point; thence
11. Extending S 39°42'44" E, a distance of 5.189 feet to a point; thence
12. Extending S 85°43'49" E, a distance of 2.917 feet to a point; thence
13. Extending S 42°21'00" E, a distance of 7.438 feet to a point on the aforesaid northwesterly side of Mt. Pleasant Avenue; thence
14. Extending S 47°39'00" W, along the said northwesterly side of Mt. Pleasant Avenue a distance of 104.764 feet to a point of intersection with the said northeasterly side of Germantown Avenue being the first mentioned point and place of **BEGINNING**.

CONTAINING: 6,915 square feet or 0.15875 acres of land

7111-13 Germantown Avenue

WBE . Landscape Architecture . Civil Engineering . Site Planning . Land Surveying

Reviewed and Approved as per
Sub-Division Plan Requirements
Adopted by the Board of Surveyors

[Signature]
Surveyor & Regulator
District
Date 2/26/20



[Handwritten initials]



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DESCRIPTION OF PARCEL 'C'


ALL THAT CERTAIN lot or piece of ground, situate in the 22nd Ward of the City of Philadelphia, Commonwealth of Pennsylvania, bounded and described according to a Proposed Lot Subdivision Plan prepared by Ruggiero Plante Land design dated November 21, 2019, as follows:

BEGINNING at a point located on the northeasterly side of a Germantown Avenue (60 feet wide on City Plan, Legally Open Free From Toll) said point being measured S 32°30'42" E, a distance of 50.354 feet from the intersection of the southeasterly side of East Durham Street (Variable Width on City Plan, Legally Open); thence

1. Extending N 49°23'18" E, the distance of 88.194 feet to a point; thence
2. Extending S 42°21'00" E, a distance of 17.047 feet to a point; thence
3. Extending S 47°39'00" W, the distance of 49.410 feet to a point; thence
4. Extending S 42°21'00" E, a distance of 15.973 feet to a point; thence
5. Extending S 47°39'00" W, a distance of 44.933 feet to a point on the said northeasterly side of Germantown Avenue; thence
6. Extending N 32°30'42" W, along the said northeasterly side of Germantown Avenue a distance of 36.229 feet to the first mentioned point and place of **BEGINNING**.

CONTAINING: 2,350 square feet or 0.035395 acres of land

Reviewed and Approved as per
Sub-Division Plan Requirements
Adopted by the Board of Surveyors


Surveyor & Regulator


District


Date

7111-13 Germantown Avenue



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DESCRIPTION OF PARCEL 'D'

ALL THAT CERTAIN lot or piece of ground, situate in the 22nd Ward of the City of Philadelphia, Commonwealth of Pennsylvania, bounded and described according to a Proposed Lot Subdivision Plan prepared by Ruggiero Plante Land design dated November 21, 2019, as follows:

BEGINNING at a point located on the northeasterly side of side Germantown Avenue (60 feet wide on City Plan, Legally Open Free From Toll) said point being measured N 39°19'37" W, a distance of 68.767 feet from the intersection of the northwesterly side of Mt. Pleasant Avenue (50 feet wide on City Plan, Legally Open); thence

1. Extending N 39°19'37" W, along the said northeasterly side of Germantown Avenue the distance of 64.165 feet to an angle point; thence
2. Extending N 32°30'42" W, still along the said northeasterly side of Germantown Avenue the distance of 2.467 feet to a point; thence
3. Extending N 47°39'00" E, the distance of 44.933 feet to a point; thence
4. Extending N 42°21'00" W, a distance of 15.973 feet to a point; thence
5. Extending N 47°39'00" E, a distance of 49.410 feet to a point; thence
6. Extending N 42°21'00" W, a distance of 17.047 feet to a point; thence
7. Extending N 49°23'18" E, a distance of 9.711 feet to a point; thence
8. Extending N 48°46'39" W, a distance of 45.500 feet to a point on the southeasterly side of East Durham Street (Variable Width on City Plan, Legally Open); thence
9. Extending N 41°13'21" E, along the said southeasterly side of East Durham Street the distance of 24.000 feet to a point; thence
10. Extending S 48°46'38" E, the distance of 48.949 feet to a point; thence
11. Extending N 49°23'18" E, the distance of 73.025 feet to a point; thence
12. Extending S 39°19'37" E, the distance of 165.183 feet to a point on the said northwesterly side of Mount Pleasant Avenue; thence
13. Extending S 47°39'00" W, along the said northwesterly side of Mount Pleasant Avenue the distance of 95.236 feet to a point; thence
14. Extending N 42°21'00" W, the distance of 7.438 feet to a point; thence
15. Extending N 85°43'49" W, the distance of 2.917 feet to a point; thence
16. Extending N 39°42'44" W, the distance of 5.189 feet to a point; thence



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Extending through a wall the following six (6) courses and distances; thence

- 17. Extending S 47°39'00" W, a distance of 1.399 feet to a point; thence
- 18. Extending N 42°21'00" W, a distance of 30.354 feet to a point; thence
- 19. Extending N 47°39'00" E, a distance of 2.000 feet to a point; thence
- 20. Extending N 42°21'00" W, a distance of 2.000 feet to a point; thence
- 21. Extending N 47°39'00" E, a distance of 2.000 feet to a point; thence
- 22. Extending N 42°21'00" W, a distance of 21.341 feet to a point; thence
- 23. Extending S 48°18'44" W, along the face of a wall a distance of 20.911 feet to a point; thence
- 24. Extending S 40°02'02" E, the distance of 1.462 feet to a point; thence
- 25. Extending S 48°41'01" W, a distance of 81.011 feet to a point on the said northeasterly side of Germantown Avenue the first mentioned point and place of **BEGINNING**

CONTAINING: 25,377 square feet or 0.58257 acres of land

Reviewed and Approved as per
 Sub-Division Plan Requirements
 Adopted by the Board of Surveyors:

Surveyor & Regulator

00
 District

2/21/20
 Date



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