

ZONING TABLE: (Proposed Lots)

* see Zoning Code, www.phila.gov for details and exceptions

"C-3" ZONING REQUIREMENTS	REQUIRED/ALLOWED	#304	#306-08
LOT WIDTH	NO REQUIREMENT	20.500'	58.854'
LOT AREA	NO REQUIREMENT	1,882 SQ.FT.	4,390 SQ.FT.
OCCUPIED AREA	75% - 90% (A)*	VACANT	3,605 SQ.FT. or 82%
OPEN AREA	10% - 25% (R)*	100%	785 SQ.FT. or 18%
GROSS FLOOR AREA	450% - 550% (A)*	N/A	N/A
FRONT YARD (set back)	NONE REQUIRED	VACANT	NONE
SIDE YARD	NOT REQUIRED, 5'8" / 12" IF USED*	VACANT	4'
REAR YARD	NO REQUIREMENT*	VACANT	4.5' / 25.0'
REAR YARD AREA	NO REQUIREMENT*	VACANT	681 SQ.FT.
MAXIMUM HEIGHT (Bldg.)	NO REQUIREMENT*	VACANT	60' / 4 STORIES

FEMA Statement:

According to the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map (Revised January 17, 2007) Map Number 4207570184G, for the City and County of Philadelphia, Pennsylvania, said described properties are located within an area having a designation of Zone X (outside the 0.2% annual chance flood plain).

GENERAL NOTES:

This plan was made without the availability of a title report and is subject to any facts that may be disclosed by a full and accurate title search.

Attention is called to the zoning requirements in the Philadelphia Code as amended.

City Plan #307 publishes no bearings for this block, the bearings used on this plan and any legal description written here from are relative to this plan only.

This plan to be used for title purposes only.

Plan made as per instructions of Kenneth V. Lesko, applicant.

All distances are expressed in Philadelphia District Standard (D.S.) the legal form of measurement for real-estate in the City of Philadelphia.

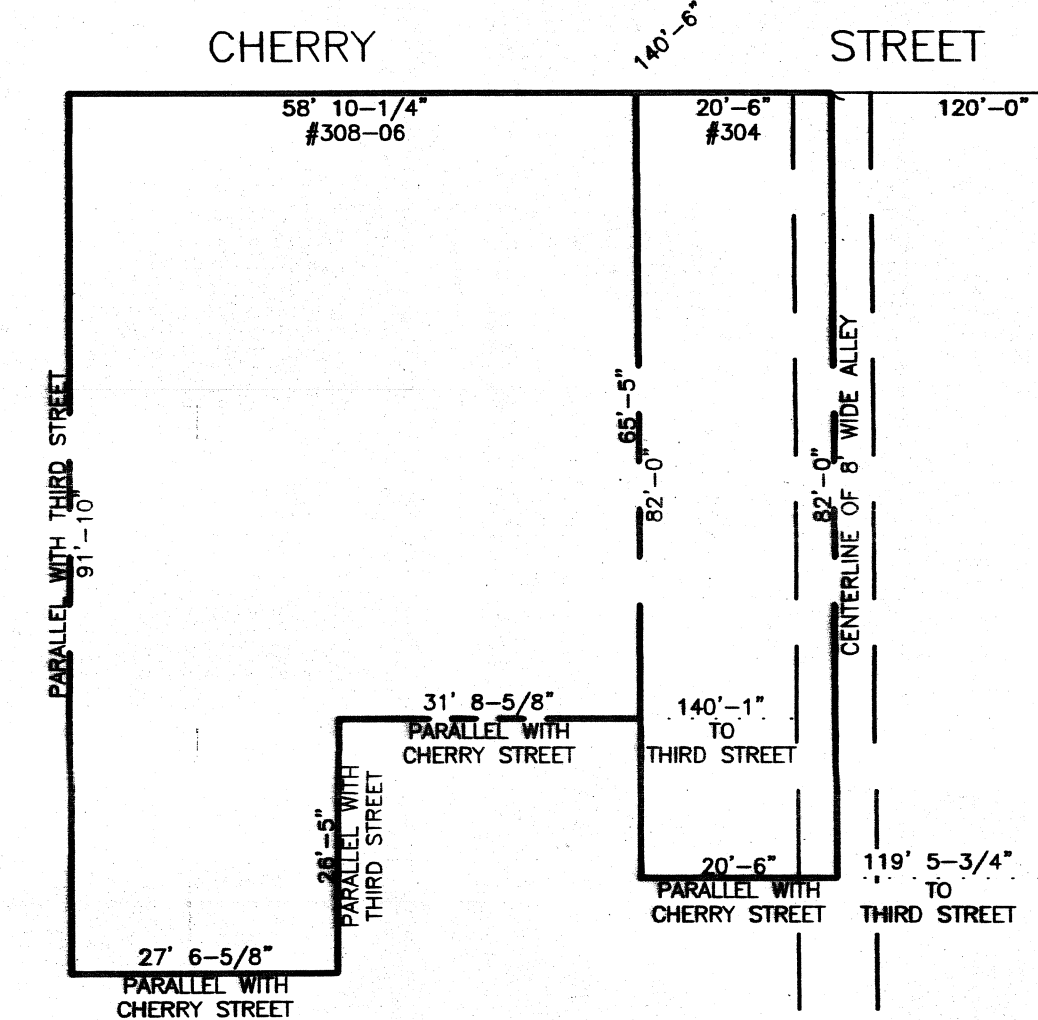
Philadelphia District Standard distances (D.S.) to be used for title purposes only.

Upon the filing and recording of a deed(s) prepared in accordance with this plan with the Department of Records of the City of Philadelphia, the line(s) shown as proposed shall become actual and declared.

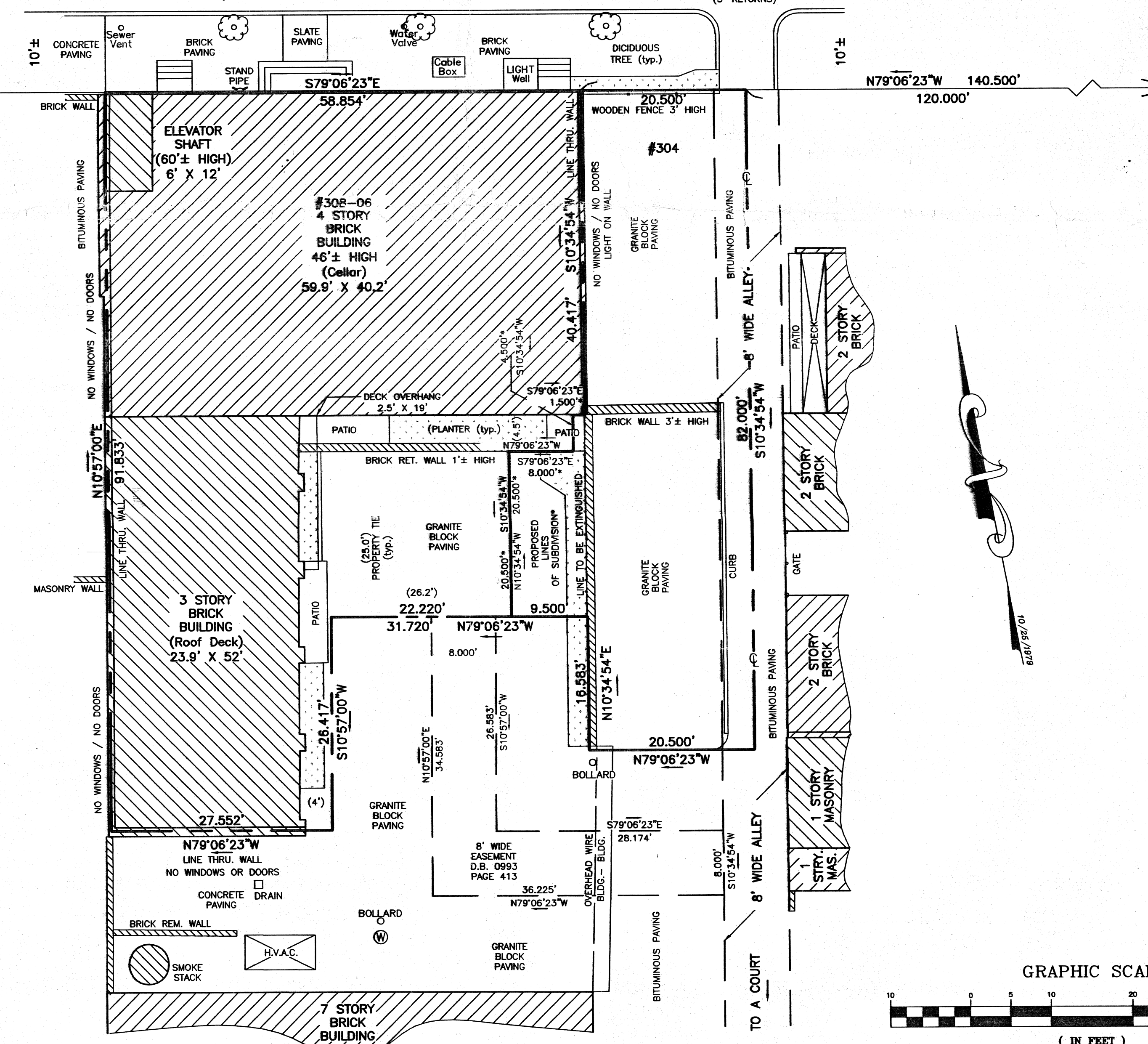
The preparation of this plan by the 3rd Survey District does not imply or constitute the approval of other city agencies.

The change from inches to the more precise decimal expression may result in minor changes in the second and third decimal places, these are not mistakes or oversights but more precise values.

SUB-PLAN OF EXISTING LOTS:
SCALE: 1" = 20'



CHERRY STREET LEGALLY OPEN / ON CITY PLAN (VARIABLE WIDTH & BREAKDOWN)



THIRD STREET
LEGALLY OPEN / ON CITY PLAN (50' WIDE / 12'-26'-12")

LEGAL DESCRIPTIONS: (Proposed Lots)

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, SITUATE in the 5th Ward of the City of Philadelphia and described in accordance with a Survey and Plan of Property (2007-048 / #4414) made May 2, 2007 by Allen J. Bommentre Jr., Surveyor and Regulator of the Third Survey District, to wit:

BEGINNING at a point on the southerly side of Cherry Street (variable width) measured N79°06'23"W along the southerly side of said Cherry Street, the distance of 120.000' from the point of intersection with the westerly side of Third Street (50' wide), said beginning point being on the centerline of a certain 8' wide alley which extends southward from the southerly side of said Cherry Street to a court;

THENCE extending S10°34'54"W, along the center line of said alley, the distance of 82.000' to a point;

THENCE extending N79°06'23"W, parallel with said Cherry Street, crossing the westerly moiety of said alley, the distance of 20.500' to a point;

THENCE extending N10°34'54"E, the distance of 16.583' to a point;

THENCE extending N79°06'23"W, parallel with said Cherry Street, the distance of 9.500' to a point;

THENCE extending N10°34'54"E, the distance of 20.500' to a point;

THENCE extending S79°06'23"E, parallel with said Cherry Street, the distance of 8.000' to a point;

THENCE extending N10°34'54"E, the distance of 4.500' to a point;

THENCE extending S79°06'23"E, parallel with said Cherry Street, the distance of 1.500' to a point;

THENCE extending N10°34'54"E, passing through a wall, the distance of 40.417' to a point on the southerly side of said Cherry Street;

THENCE extending S79°06'23"E, along the southerly side of said Cherry Street, crossing the head of the westerly moiety of said alley, the distance of 20.500' to the first mentioned place and POINT OF BEGINNING;

CONTAINING in area 1,882 SQ.FT.

BEING known as #304 Cherry Street

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, SITUATE in the 5th Ward of the City of Philadelphia and described in accordance with a Survey and Plan of Property (2007-048 / #4414) made May 2, 2007 by Allen J. Bommentre Jr., Surveyor and Regulator of the Third Survey District, to wit:

BEGINNING at a point on the southerly side of Cherry Street (variable width) measured N79°06'23"W along the southerly side of said Cherry Street, the distance of 140.500' from the point of intersection with the westerly side of Third Street;

THENCE extending S10°34'54"W, passing through a wall, the distance of 40.417' to a point;

THENCE extending N79°06'23"W, parallel with said Cherry Street, along the southerly face of a wall, the distance of 1.500' to a point;

THENCE extending S10°34'54"W, the distance of 4.500' to a point;

THENCE extending N79°06'23"W, parallel with said Cherry Street, the distance of 8.000' to a point;

THENCE extending S10°34'54"W, the distance of 20.500' to a point;

THENCE extending N79°06'23"W, parallel with said Cherry Street, the distance of 22.220' to a point;

THENCE extending S10°34'54"W, parallel with said Third Street, the distance of 26.417' to a point;

THENCE extending N79°06'23"W, parallel with said Cherry Street, partially passing through a wall, the distance of 27.552' to a point;

THENCE extending N10°34'54"E, parallel with said Third Street, partially passing through a wall, the distance of 91.833' to a point;

THENCE extending S79°06'23"E, along the southerly side of said Cherry Street, the distance of 58.854' to the first mentioned place and POINT OF BEGINNING;

CONTAINING in area 4,390 SQ.FT.

BEING known as #306 - 08 Cherry Street



PHILADELPHIA DEPT. of STREETS
3rd SURVEY DISTRICT
990 SPRING GARDEN STREET, RM. 400, 19123
(215) 685-3926 Fax (215) 685-3929

SURVEY & PLAN of PROPERTY
(SUB-DIVISION / DEED CONSOLIDATION PURPOSES)
#304 & #306-08 Cherry Street
5th WARD PHILADELPHIA ~ PENNSYLVANIA

MADE FOR
KENNETH V. LESKO
Registered Owner / Subdivider / Consolidator
Kenneth V. Lesko
#306 Cherry St., Unit 302
Phila. PA. 19106

This Plan Meets the Sub-Division Plan Requirements Adopted by the Board of Surveyors
Allen J. Bommentre Jr.
License No. SU-14095-E
Surveyor & Regulator
May 2, 2007

Drawn By: **Mc** SCALE: 1" = 10' CHECKED BY: J.A.Z. JOB No.: 2007-048

