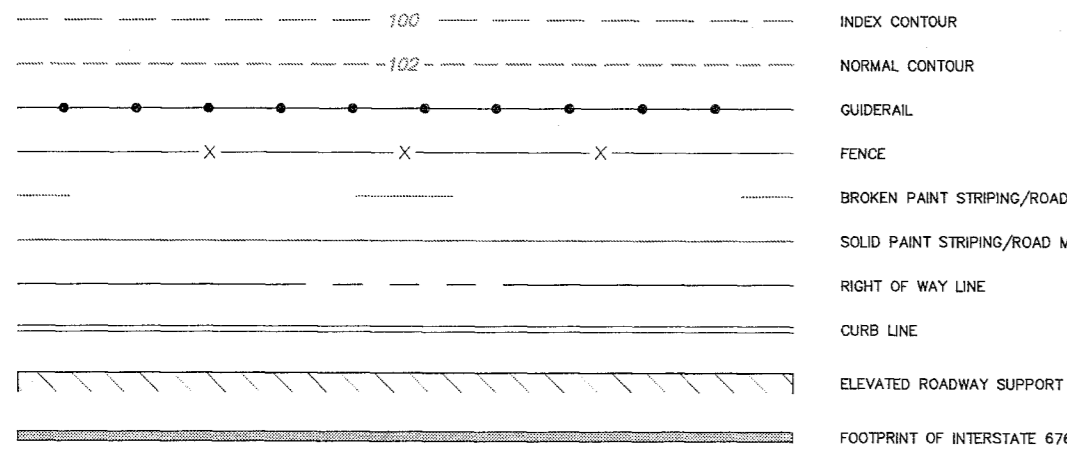
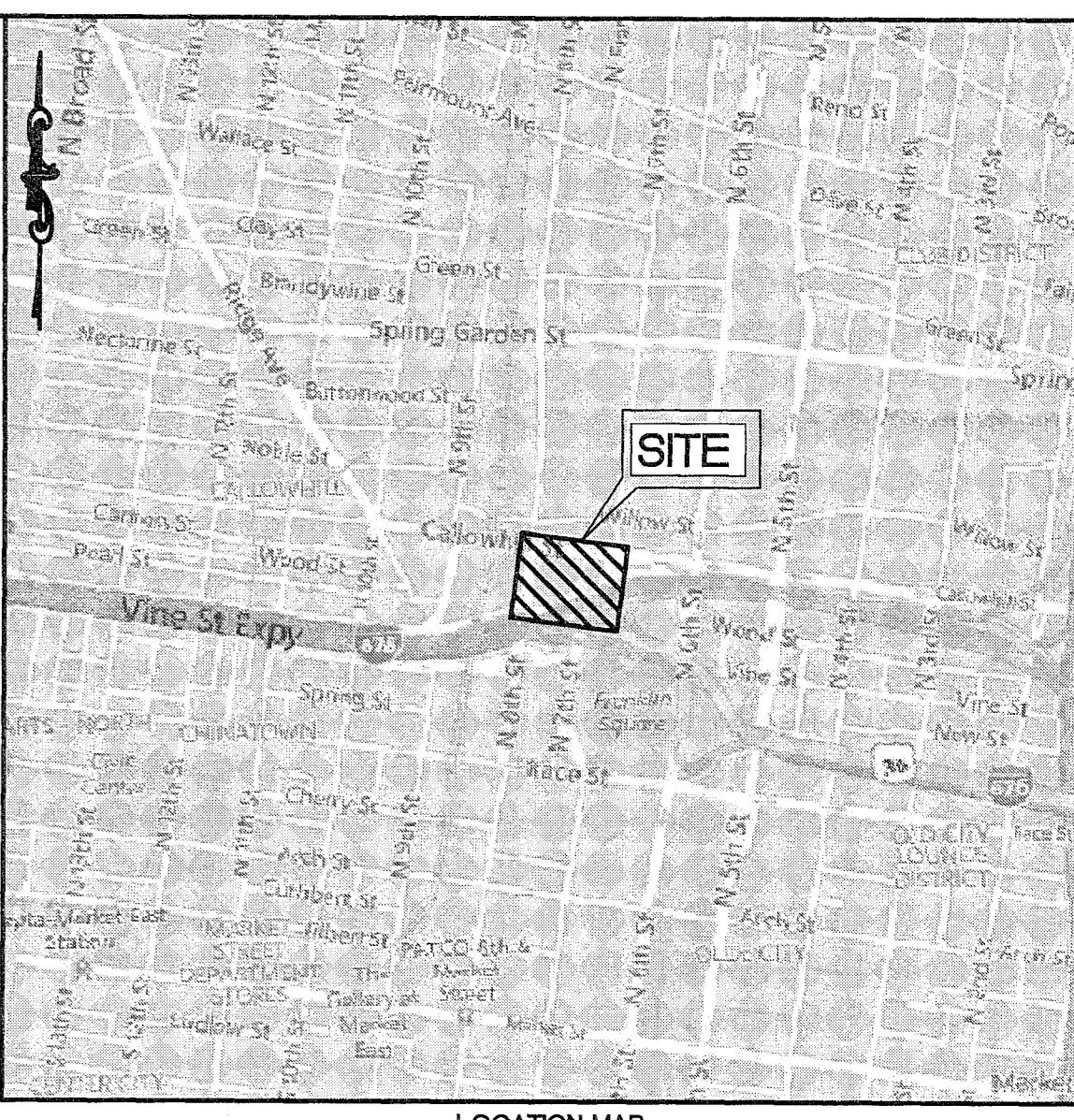


LEGEND

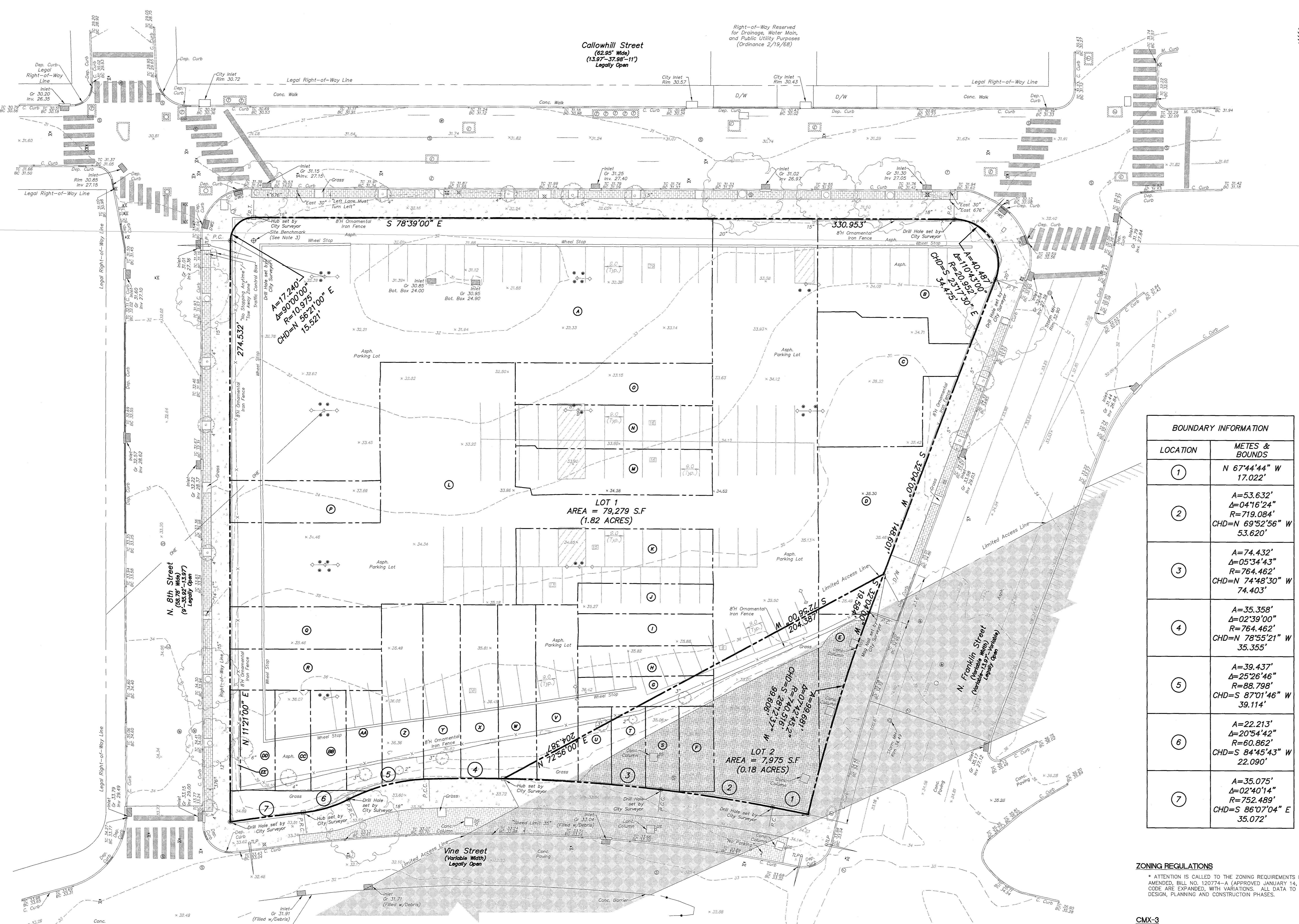


NOTES

- 1. THE PURPOSE OF THIS PLAN IS TO CONSOLIDATE THE PARCELS SHOWN INTO TWO (2) TRACTS... 2. SURVEY PREPARED FOR: PENNSYLVANIA CONVENTION CENTER... 3. DATUM: HORIZONTAL - PENNSYLVANIA STATE PLANE COORDINATE SYSTEM... 4. THE BASIS OF BEARINGS FOR THIS SURVEY IS BASED ON PLAN ENTITLED "SURVEY, PLAN & REGULATION OF BLOCK R-2"...



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BOUNDARY INFORMATION

Table with 2 columns: LOCATION and METES & BOUNDS. Lists boundary details for 7 locations, including bearings, distances, and area calculations.

ZONING REGULATIONS

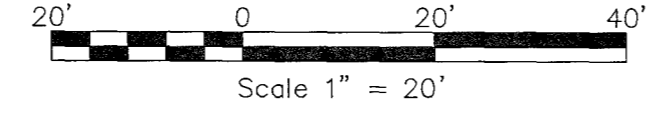
* ATTENTION IS CALLED TO THE ZONING REQUIREMENTS IN THE PHILADELPHIA CODE. AMENDED BILL NO. 120774-01 (APPROVED JANUARY 14, 2013). SECTIONS OF THE CODE ARE EXPANDED, WITH VARIATIONS. ALL DATA TO BE CONFIRMED PRIOR TO DESIGN, PLANNING AND CONSTRUCTION PHASES.

CMX-3

PERMITTED USES: SEE THE PHILADELPHIA CODE, AS AMENDED. PERMITTED BUILDING USES: SEE THE PHILADELPHIA CODE, AS AMENDED. MINIMUM LOT WIDTH: 65' (IF USED FOR DWELLING UNITS). MINIMUM LOT AREA: N/A. MAX OCCUPIED AREA: INTERMEDIATE 75% OF LOT, CORNER LOT 80% OF LOT. FRONT YARD SETBACK LINE: N/A. SIDE YARD SETBACK: N/A. REAR YARD SETBACK LINE: N/A. BUILDING HEIGHT: N/A. FLOOR AREA RATIO: 500% UP TO AN ADDITIONAL 300% WITH BONUSES.

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

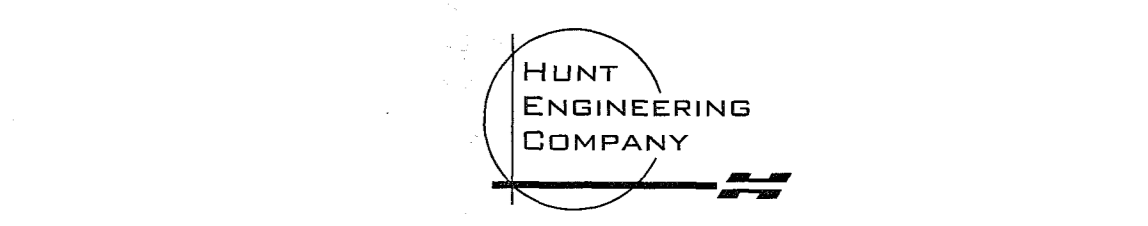
Surveyor & Regulator District Date



EXISTING PARCEL INFORMATION table with columns: PLAN PARCEL NO., TAX MAP NO., PARCEL I.D. NO., DOCUMENT I.D. NO., GRANTOR, GRANTEE.

Revision table with columns: NO., REVISION PER CITY COMMENTS, DATE.

PROPOSED LOT CONSOLIDATION PLAN FOR THE PENNSYLVANIA CONVENTION CENTER MARSHALLING YARD



SCALE: 1" = 20' DWG NAME: 2184021Ebase PROJECT NO: 2184021 DRAWN BY: M. KILBY CHECK BY: S. McMAHON DATE: 01/21/19 SHEET: 1 OF 1

LEGAL DESCRIPTION
Marshalling Yard (Lot 1)

All that certain parcel or tract of land partially bounded by Vine Street, North 8th Street, Callowhill Street, and North Franklin Street, as being graphically shown on a plan prepared by Hunt Engineering Company entitled "Marshalling Yard", dated January 21, 2019 and last revised on May 23, 2019, within the 5th Ward of the City of Philadelphia, Commonwealth of Pennsylvania. Said Parcel of land being shown on plan as "Lot 1" and more particularly described as follows:

BEGINNING at a **DRILL HOLE** in the concrete sidewalk on the northeast corner of the intersection of the northerly side of Vine Street (variable width – legally open) and the easterly side of North 8th Street (58.78 ft. wide – legally open);

Thence extending along the said easterly side of North 8th Street, North 11 degrees 21 minutes 00 seconds East a distance of 274.532 feet, to a drill hole in the concrete sidewalk also being a point of curvature;

Thence extending along on a curve to the right, having a radius of 10.975 feet, an arc length of 17.240 feet, a central angle of 90 degrees 00 minutes 00 seconds, a chord bearing North 56 degrees 21 minutes 00 seconds East and a chord distance of 15.521 feet to a hub on the southerly side of Callowhill Street also being a point of tangent;

Thence extending along the southerly side of Callowhill Street (62.95 ft. wide – legally open), South 78 degrees 39 minutes 00 seconds East a distance of 330.953 feet, to a drill hole in the concrete sidewalk also being a point of curvature;

Thence extending along on a curve to the right, having a radius of 20.952 feet, an arc length of 40.487 feet, a central angle of 110 degrees 43 minutes 00 seconds, a chord bearing South 23 degrees 17 minutes 30 seconds East and a chord distance of 34.475

feet, to a drill hole on the westerly side of North Franklin Street (variable width – legally open) also being a point of tangent;

Thence extending along the said westerly side of North Franklin Street, South 32 degrees 04 minutes 00 seconds West a distance of 148.601 feet, to a mag nail in the concrete sidewalk;

Thence extending along the northerly side of "Lot 2" as shown on the previously mentioned plan, South 72 degrees 56 minutes 00 seconds West a distance of 204.387 feet, to a hub on the said northerly side of Vine Street (variable width – legally open);

Thence extending along the said northerly side of Vine Street, the following three (3) courses and distances:

- on a curve to the left having a radius of 764.462 feet, an arc length of 35.358 feet, a central angle of 02 degrees 39 minutes 00 seconds, a chord bearing North 78 degrees 55 minutes 21 seconds West and a chord distance of 35.355 feet, to a point of compound curve;
- on a curve to the left having a radius of 88.798 feet, an arc length of 39.437 feet, a central angle of 25 degrees 26 minutes 46 seconds, a chord bearing South 87 degrees 01 minutes 46 seconds West and a chord distance of 39.114 feet, to a drill hole also being a point of reverse curve;
- on a curve bearing to the right having a radius of 60.862 feet, an arc length of 22.213 feet, a central angle of 20 degrees 54 minutes 42 seconds, a chord bearing South 84 degrees 45 minutes 43 seconds West and a chord distance of 22.090 feet, to a hub also being a point of reverse curve;

Thence continuing along the said northerly side of Vine Street, on a curve to the left having a radius of 752.489 feet, an arc length of 35.075 feet, a central angle of 02 degrees 40 minutes 14 seconds, a chord bearing South 86 degrees 07 minutes 04

seconds West and a chord distance of 35.072 feet, to a drill hole; said drill hole being the first mentioned **POINT of BEGINNING**.

Containing 79,279 square feet (1.82 acres) in area.

The basis of bearings for the above being a plan entitled "Survey Plan & Regulation Of Block R-2", prepared by the city of Philadelphia 9th Survey District dated December 7, 2018. All measurements being Philadelphia district standard.

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

QMTJ 9th 6/18/19
Surveyor & Regulator District Date



[Handwritten signature in blue ink]

LEGAL DESCRIPTION
Marshalling Yard (Lot 2)

All that certain parcel or tract of land partially bounded by North Franklin Street and Vine Street, as being graphically shown on a plan prepared by Hunt Engineering Company entitled "Marshalling Yard", dated January 21, 2019 and last revised on May 23, 2019, within the 5th Ward of the City of Philadelphia, Commonwealth of Pennsylvania. Said Parcel of land being shown on plan as "Lot 2" and more particularly described as follows:

BEGINNING at a **DRILL HOLE** in the concrete sidewalk on the northwest corner of the intersection of the westerly side of North Franklin Street (variable width – legally open) and the northerly side of Vine Street (variable width – legally open);

Thence along the said northerly side of Vine Street (variable width – legally open) the following three (3) courses and distances:

- North 67 degrees 44 minutes 44 seconds West a distance of 17.022 feet, to a drill hole also being a point of curve;
- on a curve bearing to the left having a radius of 719.084 feet, an arc length of 53.632 feet, a central angle of 04 degrees 16 minutes 24 seconds, a chord bearing North 69 degrees 52 minutes 56 seconds West and a chord distance of 53.620 feet, to a drill hole also being a point of compound curve;
- on a curve bearing to the left having a radius of 764.462 feet, an arc length of 74.432 feet, a central angle of 05 degrees 34 minutes 43 seconds, a chord bearing North 74 degrees 48 minutes 30 seconds West and a chord distance of 74.403 feet, to a hub also being a point on a curve;

Thence extending along the southerly side of "Lot 1" as shown on the previously mentioned plan, North 72 degrees 56 minutes 00 seconds East a distance of 204.387 feet, to a mag nail in the concrete sidewalk on the said westerly side of North Franklin Street (variable width – legally open);

Thence extending along the said westerly side of North Franklin Street (variable width -- legally open), South 32 degrees 04 minutes 00 seconds West a distance of 19.584 feet, to a mag nail in the concrete sidewalk also being a point of curvature;

Thence along the said westerly side of North Franklin Street, on a curve bearing to the left having a radius of 740.516 feet, an arc length of 99.681 feet, a central angle of 07 degrees 42 minutes 45 seconds, a chord bearing South 28 degrees 12 minutes 37 seconds West a distance of 99.606 feet, to a drill hole in the concrete sidewalk; said drill hole being the first mentioned **POINT of BEGINNING**.

Containing 7,975 square feet (0.18 acres) in area.

The basis of bearings for the above being a plan entitled "Survey Plan & Regulation Of Block R-2", prepared by the city of Philadelphia 9th Survey District dated December 7, 2018. All measurements being Philadelphia district standard.



Scott Russel Reeser

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

CMJ at 6/18/19
Surveyor & Regulator **District** **Date**