

1100 Wharton Street

Exhibit B – Legal Descriptions

**LEGAL DESCRIPTION FOR PROPOSED PARCEL "A"**

**ALL THAT CERTAIN** lot or piece of ground with the Municipal service Building there on erected. **SITUATE** in the First Ward of the City of Philadelphia and described according to a Survey & Plan of Property (20170753) made October 09, 2018 by Christian Petrowsky P.L.S., Surveyor & Regulator of the Second Survey District to wit.

**BEGINNING** at a point formed by the intersection of the westerly side of 11<sup>th</sup> Street (on City Plan, Legally Open 100' wide) with the southerly side of Wharton Street (on City Plan, Legally open 50' wide);

**THENCE** extending along the said westerly side of the said 11<sup>th</sup> Street, **S14°33'29"E** the distance of **133.333'** to point;

**THENCE** extending, **N75°22'31"W** the distance of **128.833'** to a point;

**THENCE** extending, **N41°49'04"W** the distance of **49.900'** to a point;

**THENCE** extending, **N48°10'56"E** the distance of **32.176'** to a point;

**THENCE** extending, **N14°39'59"E** the distance of **78.937'** to a point on the said southerly side of Wharton Street;

**THENCE** extending along the said southerly side of Wharton Street, **N75°22'31"E** the distance of **152.418'** to the first mentioned **POINT AND PLACE OF BEGINNING**.

**AREA** 20493.6ft/sq. / 0.47047 Acre

Blk. 662  
20170753



CHRISTIAN PETROWSKY  
SURVEYOR & REGULATOR  
2<sup>ND</sup> SURVEY DISTRICT

## LEGAL DESCRIPTION FOR PROPOSED PARCEL "B"

**ALL THAT CERTAIN** lot or piece of ground with any building thereon erected. **SITUATE** in the first Ward of the City of Philadelphia and described according to a Survey & Plan of Property (20170753) made October 09, 2018 by Christian Petrowsky P.L.S., Surveyor & Regulator of the Second Survey District to wit.

**BEGINNING** at a point the westerly side of 11<sup>th</sup> Street (legally open on City Plan 100' wide) at the distance of **133.333'** southwardly from the southerly side of Wharton Street (legally open on City Plan 50' wide);

**THENCE** extending along the said westerly side of the said 11<sup>th</sup> Street, **S14°33'29"W** the distance of **17.258'** to point at the intersection of the south west side of Reed Street (legally open on City Plan 50' wide);

**THENCE** extending along the said southwest side of Reed Street, **S41°59'35"E** the distance of **0.095'** to an angle point in Reed Street;

**THENCE** extending along the northwest side of the said Reed Street, **S47°42'54"W** the distance of **297.417'** to a second angle point in said Reed Street;

**THENCE** extending along the northerly side of the said Reed Street, **N75°22'35"W** the distance of **51.919'** to a point;

**THENCE** extending partly along the face of a wall, **N14°39'59"E** the distance of **104.500'** to a point;

**THENCE** extending, **N75°22'35"W** the distance of **158.833'** to a point on the easterly side of 12<sup>th</sup> Street (not legally open on City Plan 50' wide);

**THENCE** extending along the said easterly side of 12<sup>th</sup> Street, **N14°39'59"E** the distance of **127.327'** to a point;

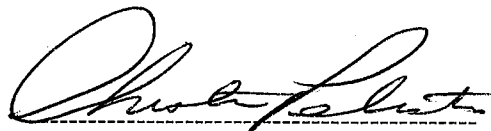
**THENCE** extending, **S75°23'01"E** the distance of **161.169'** to a point;

**THENCE** extending on or about the face of a second wall, **N48°10'56"E** the distance of **74.672'** to a point;

**THENCE** extending near a third face of wall, **S41°49'04"E** the distance of **49.900'** to a point;

**THENCE** extending, **S75°22'31"E** the distance of **128.833'** to the said westerly side of 11<sup>th</sup> Street being the first mentioned **POINT AND PLACE OF BEGINNING**.

**AREA** 57422.3ft. /sq 1.318235 Acre



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2<sup>ND</sup> SURVEY DISTRICT

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20170753

**LEGAL DESCRIPTION FOR PROPOSED PARCEL "C"**

**ALL THAT CERTAIN** lot or piece of ground with the Fire Station thereon erected. **SITUATE** in the first Ward of the City of Philadelphia and described according to a Survey & Plan of Property (20170753) made October 09, 2018 by Christian Petrowsky P.L.S., Surveyor & Regulator of the Second Survey District to wit.

**BEGINNING** at a point formed by the intersection of the easterly side of 12<sup>th</sup> Street (on City Plan, not Legally Open 50' wide) with the northerly side of Reed Street (on City Plan, Legally open 50' wide);

**THENCE** extending along the said easterly side of the said 12<sup>th</sup> Street, **S14°39'59"E** the distance of **104.500'** to point;

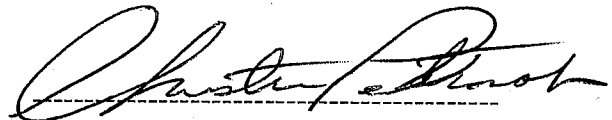
**THENCE** extending, **S75°22'35"E** the distance of **158.833'** to a point;

**THENCE** extending partly along the face of a wall, **S14°39'59"W** the distance of **104.500'** to a point on the said northerly side of Reed Street;

**THENCE** extending along the said northerly side of Reed Street, **N75°22'35"W** the distance of **158.833'** to the said easterly side of 12<sup>th</sup> Street being the first mentioned **POINT AND PLACE OF BEGINNING.**

**AREA** 16598.0ft/sq. / 0.38103 Acre

Blk. 662  
20170753



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2<sup>ND</sup> SURVEY DISTRICT