



SANITARY SEWER EASEMENT LEGEND

- PROPOSED LIMIT OF NEW SANGER STREET SANITARY SEWER EASEMENT
- WEST OF THE LOWER SEWER INTERCEPTOR: PROPOSED 60 FOOT WIDE SANITARY SEWER EASEMENT, SITUATED SUCH THAT NORTHERN LIMIT OF EASEMENT IS 15 FEET FROM CENTERLINE OF SEWER, AND SOUTHERN LIMIT OF EASEMENT IS 60 FEET FROM NORTHERN LINE.
- EAST OF THE LOWER SEWER INTERCEPTOR (WITHIN PROPERTY LINE): 60 FOOT WIDE SANITARY SEWER EASEMENT, SITUATED SUCH THAT SOUTHERN LIMIT OF EASEMENT IS 15 FEET FROM CENTERLINE OF SEWER, AND NORTHERN LIMIT OF EASEMENT IS 60 FEET FROM NORTHERN LINE.
- EAST OF THE LOWER SEWER INTERCEPTOR (OUTSIDE PROPERTY LINE): 60 FOOT WIDE SANITARY SEWER EASEMENT, SITUATED SUCH THAT THE EASEMENT IS CENTERED ON THE EXISTING SEWER.
- PROPOSED LIMIT OF NEW LOWER LEVEL INTERCEPTOR SANITARY SEWER EASEMENT
- PROPOSED 60 FOOT WIDE SANITARY SEWER EASEMENT, SITUATED SUCH THAT EASTERN LIMIT OF EASEMENT IS 20 FEET FROM CENTERLINE OF SEWER, AND WESTERN LIMIT OF EASEMENT IS 60 FEET FROM EASTERN LINE.
- EXISTING SANGER STREET SEWER EASEMENT & LOWER LEVEL INTERCEPTOR SEWER EASEMENT
- EXISTING SANITARY SEWER MAINS

Date	Description	No.
1-19-11	REVISED PER CITY OF PHILADELPHIA COMMENTS	2.
12-7-10	REVISED PER CITY OF PHILADELPHIA COMMENTS	1.

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SHOPPING CENTER AT THE ARSENAL
 PHILADELPHIA
 PENNSYLVANIA
PROPOSED SANITARY SEWER EASEMENT PLAN

Project No. 3592001
 Date 11/19/10
 Scale 1"=60'
 Dwn. By LTT
 Last Revised

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EXHIBIT "A"



EXHIBIT "B"

January 20, 2011
3633101

**LEGAL DESCRIPTION
SANGER STREET SANITARY SEWER EASEMENT
P/O TMP# 884212100
CITY OF PHILADELPHIA
PHILADELPHIA COUNTY, COMMONWEALTH OF PENNSYLVANIA**

All that certain easement, lying and being in the City of Philadelphia, County of Philadelphia, Commonwealth of Pennsylvania, as shown on a plan entitled "Shopping Center at the Arsenal, Proposed Sanitary Sewer Easement Plan" by Langan Engineering & Environmental Services, Drawing No. EXHIBIT-1C, dated 11-19-10, last revised 1-19-11, and being more particularly bounded and described as follows,:

Beginning at a point in the southeasterly right-of-way line of Tacony Street, said point being found a distance of feet 220.36 feet (220.91 U.S.) on a bearing of South 50°57'33" West from the existing northerly property corner of TMP# 884212100, and running thence from said Point of Beginning;

1. Passing, over, into, and through TMP# 884212100, South 35°40'47" East, a distance of 463.68 feet (464.84 U.S.) to a point; thence
2. Continuing through the same, South 35°29'55" East, a distance of 388.46 feet (389.43 U.S.) to a point; thence
3. Continuing through the same, South 36°26'51" East, a distance of 299.45 feet (300.20 U.S.) to a point; thence
4. Continuing through the same, South 65°33'46" East, a distance of 61.50 feet (61.66 U.S.) to a point; thence
5. Continuing through the same, South 36°26'51" East, a distance of 365.39 feet (366.30 U.S.) to a point; thence
6. Continuing through the same, South 37°01'13" East, a distance of 102.13 feet (102.37 U.S.) to a point; thence
7. Continuing through the same, South 11°44'31" East, a distance of 63.59 feet (63.75 U.S.) to a point; thence
8. Along the southeasterly property line of TMP# 884212100, South 25°25'07" West, a distance of 68.53 feet (68.70 U.S.) to a point; thence
9. Passing, over, into, and through TMP# 884212100, North 35°41'05" West, a distance of 45.47 feet (45.58 U.S.) to a point; thence

10. Continuing through the same, North 11°44'31" West, a distance of 63.22 feet (63.38 U.S.) to a point; thence
11. Continuing through the same, North 37°01'13" West, a distance of 89.01 feet (89.23 U.S.) to a point; thence
12. Continuing through the same, North 36°26'51" West, a distance of 175.78 feet (176.22 U.S.) to a point; thence
13. Continuing through the same, North 53°38'35" West, a distance of 166.47 feet (166.89 U.S.) to a point; thence
14. Continuing through the same, North 37°44'50" East, a distance of 51.15 feet (51.28 U.S.) to a point; thence
15. Continuing through the same, North 65°33'46" West, a distance of 61.50 feet (61.66 U.S.) to a point; thence
16. Continuing through the same, North 36°26'51" West, a distance of 316.89 feet (317.68 U.S.) to a point; thence
17. Continuing through the same, North 35°29'55" West, a distance of 388.86 feet (389.83 U.S.) to a point; thence
18. Continuing through the same, North 35°40'47" West, a distance of 460.07 feet (461.22 U.S.) to a point in the southeasterly right-of-way line of Tacony Street; thence
19. Along said right-of-way line, North 50°57'33" East, a distance of 59.95 feet (60.10 U.S.) to the Point and Place of Beginning.

The above described easement encompassing an area of 2.528 acres of land (U.S.), more or less.

Subject to the findings of a current, comprehensive title report for the parent tract.

The above described easement being shown on the above reference plan by Langan Engineering & Environmental Services.

DRAFT

Kenneth T. Schilling, Pa. Lic. No. 41495-R **Date**

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EXHIBIT "C"

January 20, 2011
3633101

**LEGAL DESCRIPTION
LOWER LEVEL INTERCEPTOR SANITARY SEWER EASEMENT
P/O TMP# 884212100
CITY OF PHILADELPHIA
PHILADELPHIA COUNTY, COMMONWEALTH OF PENNSYLVANIA**

All that certain easement, lying and being in the City of Philadelphia, County of Philadelphia, Commonwealth of Pennsylvania, as shown on a plan entitled "Shopping Center at the Arsenal, Proposed Sanitary Sewer Easement Plan" by Langan Engineering & Environmental Services, Drawing No. EXHIBIT-1C, dated 11-19-10, last revised 1-19-11, and being more particularly bounded and described as follows,:

Beginning at a point in the Frankford Creek, said point being found a distance of 713.80 feet (715.58 U.S.) on a bearing of North 58°24'54" West from the southeasterly property corner of TMP# 884212100, and running thence from said Point of Beginning;

1. Along the Frankford Creek, North 58°24'54" West, a distance of 66.92 feet (67.09 U.S.) to a point; thence
2. Passing, over, into, and through TMP# 884212100, North 58°09'24" East, a distance of 182.36 feet (182.82 U.S.) to a point; thence
3. Continuing through the same, North 28°53'55" East, a distance of 91.38 feet (91.62 U.S.) to a point; thence
4. Continuing through the same, North 29°59'48" East, a distance of 343.31 feet (344.17 U.S.) to a point; thence
5. Continuing through the same, North 37°44'50" East, a distance of 189.42 feet (189.89 U.S.) to a point; thence
6. Continuing through the same, North 39°09'10" East, a distance of 215.13 feet (215.67 U.S.) to a point; thence
7. Along the northeasterly property line of TMP# 884212100, South 37°28'27" East, a distance of 61.52 feet (61.67 U.S.) to a point; thence
8. Passing, over, into, and through TMP# 884212100, South 39°09'10" West, a distance of 200.17 feet (200.67 U.S.) to a point; thence
9. Continuing through the same, South 37°44'50" West, a distance of 184.63 feet (185.09 U.S.) to a point; thence

10. Continuing through the same, South 29°59'48" West, a distance of 338.68 feet (339.53 U.S.) to a point; thence
11. Continuing through the same, South 28°53'55" West, a distance of 106.44 feet (106.71 U.S.) to a point; thence
12. Continuing through the same, South 58°09'24" West, a distance of 168.05 feet (168.47 U.S.) to the Point and Place of Beginning.

The above described easement encompassing an area of 1.394 acres of land (U.S.), more or less.

Subject to the findings of a current, comprehensive title report for the parent tract.

The above described easement being shown on the above reference plan by Langan Engineering & Environmental Services.

DRAFT

Kenneth T. Schilling, Pa. Lic. No. 41495-R **Date**

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