



LOCATION MAP

NOT TO SCALE

PARKING SPACES

PARKING SPACES	= 43 SPACES
HANDICAP SPACES	= 2 SPACES
TOTAL SPACES	= 45 SPACES

BULK AREA REQUIREMENTS

LOCATION: 6731 WOODLAND AVENUE			
ZONE: (CMX) COMMERCIAL MIXED USE			
SOURCE: ZONING ASSESSMENT, SITE NUMBER 2021.1636.5 FINAL, DATE: SEPTEMBER 17, 2021, BY KEY ZONING ASSESSMENTS, LLC			
#	ITEM	REQUIREMENTS	PROVIDED
1	MINIMUM LOT AREA	NONE SPECIFIED	39,572 SF
2	MINIMUM FRONT SETBACK	NONE REQUIRED	70.9 FEET
3	MINIMUM CORNER SIDE SETBACK	NONE REQUIRED	0.9 FEET
3	MINIMUM SIDE SETBACK	5 FEET (IF USED)	DOES NOT APPLY
4	MINIMUM REAR SETBACK	THE GREATER OF 9 FEET OR 10% OF LOT DEPTH	28.5 FEET
5	MAXIMUM BUILDING HEIGHT	38 FEET	33.6 FEET
6	OFF-STREET PARKING	NO PARKING FOR RETAIL IN THE CMX ZONING DISTRICT	43 REGULAR 2 HC 45 TOTAL

LEGAL DESCRIPTION (RECORD)

ALL THAT CERTAIN LOT OR PARCEL OF LAND WITH THE BUILDING AND IMPROVEMENTS THEREON ERECTED SITUATE IN THE COUNTY OF PHILADELPHIA, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED IN ACCORDANCE WITH AN ALTA/ACSM LAND TITLE SURVEY PREPARED FOR RITE AID OF PENNSYLVANIA, INC. DATED JANUARY 29, 1997 AS PREPARED BY PAHTSKI LAND SURVEYING.

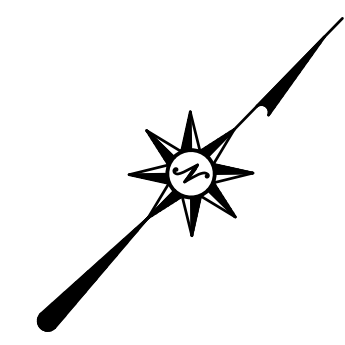
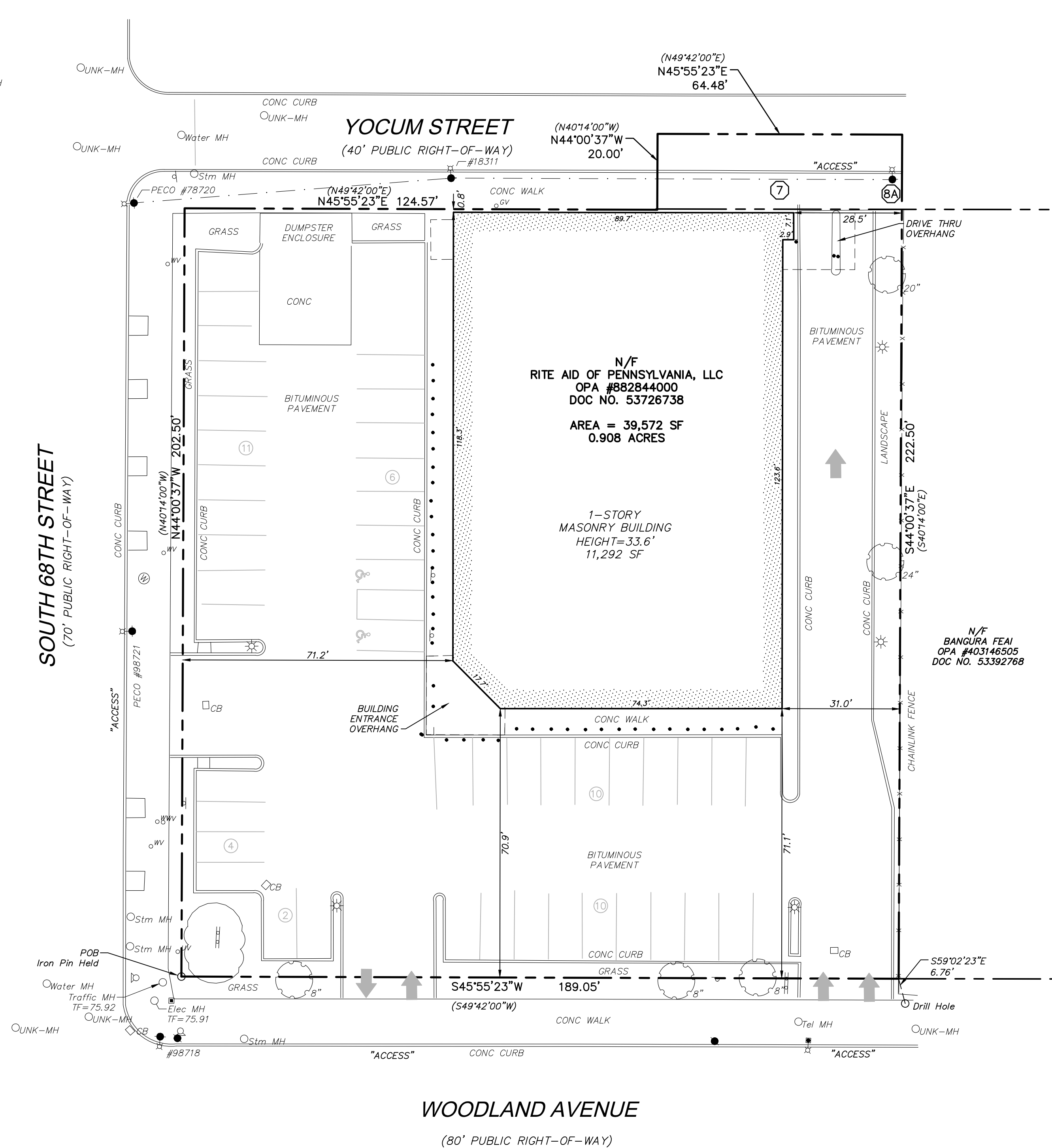
BEGINNING AT A PIN SET AT THE INTERSECTION OF THE NORTHWESTERLY SIDE OF WOODLAND AVENUE, 80 FEET WIDE, AND THE NORTHEASTERLY SIDE OF 68TH STREET, 70 FEET WIDE, THENCE FROM SAID POINT OF BEGINNING ALONG THE SAID NORTHEASTERLY SIDE OF 68TH STREET, NORTH 40 DEGREES 14 MINUTES WEST 202.50 FEET TO A DRILL HOLE SET, A CORNER; THENCE ALONG THE SOUTHEASTERLY SIDE OF YOCUM STREET, 40 FEET WIDE, NORTH 49 DEGREES 42 MINUTES EAST 124.57 FEET TO A POINT, A CORNER; THENCE IN AND THROUGH THE BED OF SAID YOCUM STREET, NORTH 40 DEGREES 14 MINUTES WEST 20 FEET TO A POINT, A CORNER; THENCE ALONG SAID CENTERLINE OF YOCUM STREET NORTH 49 DEGREES 42 MINUTES EAST 84.48 FEET TO A POINT, A CORNER; THENCE LEAVING SAID YOCUM STREET CROSSING OVER A PIN SET 20 FEET FROM SAID LAST POINT AND ALONG LANDS NOW OR FORMERLY OF KEVIN DOOLEY, SOUTH 40 DEGREES 14 MINUTES EAST 222.50 FEET TO A DRILL HOLE SET, A CORNER; THENCE ALONG SAID NORTHWESTERLY SIDE OF WOODLAND AVENUE, SOUTH 49 DEGREES 42 MINUTES WEST 189.05 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

CONTAINING 39,572 SQUARE FEET MORE OR LESS.

TITLE COMMITMENT INFORMATION

TITLE COMMITMENT REFERENCE NUMBER	RECORDING REFERENCE	DESCRIPTION	STATUS ON PLAT
7	-	TITLE TO THAT PORTION OF THE PREMISES LYING IN THE BED OF YOCUM STREET IS SUBJECT TO PUBLIC AND PRIVATE RIGHTS THEREIN	PLOTTED
8	-	ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY AN ALTA/ACSM LAND TITLE SURVEY MADE BY BYRON D. HOWELL FOR SMITH-ROBERTS NATIONAL CORPORATION ON DECEMBER 3, 2013, LAST REVISED JANUARY 8, 2014.	DOCUMENT NOT PROVIDED
8A	-	POWER POLE IS LOCATED ON AN EASTERLY PORTION OF THE PREMISES. POLICY EXCEPTS POSSIBLE RIGHTS AND EASEMENTS OF OTHERS TO USE AND MAINTAIN THE SAME.	AS SHOWN
8B	-	DRIVEWAYS AND CURBS ENCR OACH UNDETERMINED DISTANCES ONTO WOODLAND AVENUE, YOCUM STREET, AND 68TH STREET	AS SHOWN
8C	-	VARIATIONS BETWEEN THE LOCATIONS OF FENCE AND CURB AND THE NORTHEASTERLY RECORD LINE OF SUBJECT PREMISES	AS SHOWN

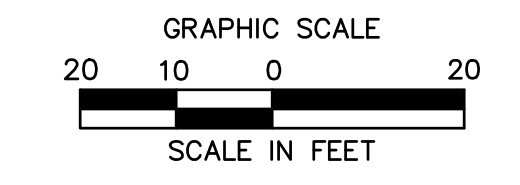
REFERENCE: FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-1074848-PHIL, COMMITMENT DATE: MAY 16, 2021



THIS SURVEY WAS PREPARED DURING THE COVID-19 PANDEMIC OF 2020-2021 AT WHICH TIME PHYSICAL ACCESS TO THE LOCAL LAND RECORDS AND OTHER MUNICIPAL OFFICES HAS NOT BEEN AVAILABLE. AS A RESULT, THIS SURVEY HAS BEEN BASED ON TITLE RESEARCH DERIVED FROM ON-LINE RECORDS AND OTHER SOURCES AND IS SUBJECT TO THE RESULTS OF A PROPER TITLE SEARCH.

LEGEND

	Property Line
	Easement Line
	Treeline
	Fence
	Overhead Wires
	Gas Line
	Underground Telecommunications Line
	Water Line
	Handhole
	Electric Meter
	Utility Pole
	Utility Pole w/ Light
	Light Pole
	Gas Valve
	Gas Meter
	Catch Basin
	Manhole
	Pedestal-mounted Traffic Signal
	Fire Hydrant
	Water Valve
	Water Meter
	Sign
	Bollard
	Handicap Symbol
	Shrub
	Deciduous Tree
	Record Bearing



GENERAL NOTES

- NORTH ARROW AND BEARINGS BASED ON NAD83 PER GPS READINGS BY BL COMPANIES IN JULY, 2021 UTILIZING THE KEYNET VRS NETWORK.
- BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY APPEARS TO LIE WITHIN ZONE 'X' UNSHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR THE CITY OF PHILADELPHIA, COMMUNITY PANEL NO. 4207570186H, EFFECTIVE ON 11/18/2015.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED THOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION.
- THERE IS DIRECT ACCESS TO THE SUBJECT PROPERTY VIA WOODLAND AVENUE, A PUBLIC RIGHT-OF-WAY, SOUTH 68TH STREET, A PUBLIC RIGHT-OF-WAY, AND YOCUM STREET, A PUBLIC RIGHT-OF-WAY.
- THE PROPERTY SURVEYED AND SHOWN HEREON IS THE SAME PROPERTY DESCRIBED IN THE FIRST AMERICAN TITLE INSURANCE COMPANY DESCRIPTION IN SCHEDULE C OF THE TITLE COMMITMENT FILE NCS-1074848-PHIL WITH A COMMITMENT DATE OF MAY 16, 2021.
- THERE WAS NO CONSTRUCTION OR EARTH WORK NOTED AT THE TIME OF THIS SURVEY.
- THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED AT THE TIME OF THIS SURVEY.

SURVEY CERTIFICATION

TO: RITE AID OF PENNSYLVANIA, LLC, FIRST AMERICAN TITLE INSURANCE COMPANY, PHILADELPHIA WOODLAND, LLC, PEOPLES SECURITY BANK AND TRUST COMPANY, ITS SUCCESSORS AND/OR ASSIGNS; ATIMA:
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(B), 7(A), 7(B)(1), 7(C) 8, 9, 11, 13, 14, 16, & 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON AUGUST 9, 2021.

DATE OF PLAT OR MAP: 08/31/2021



DATED: 2022/02/01 SIGNED: Ron Lewis
 RON LEWIS
 PROFESSIONAL LAND SURVEYOR SU-061596



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 (717) 651-9858 Fax

RITE AID STORE NO. 4554
 6731 WOODLAND AVENUE
 CITY OF PHILADELPHIA, PHILADELPHIA COUNTY, PENNSYLVANIA

REVISIONS	Date	Desc.
1	2021/09/20	Revised Per Zoning Report
2	2022/02/01	Revised Certified Parties

Surveyed: JH
 Drawn: EB
 Reviewed: RRC
 Scale: 1"=20'
 Project No: 210130101-WOODLAND
 Date: 08/31/2021
 CAD File: AL210130101-STORE 04554

Title:
ALTA/NSPS LAND TITLE SURVEY

Sheet No.

AL-1