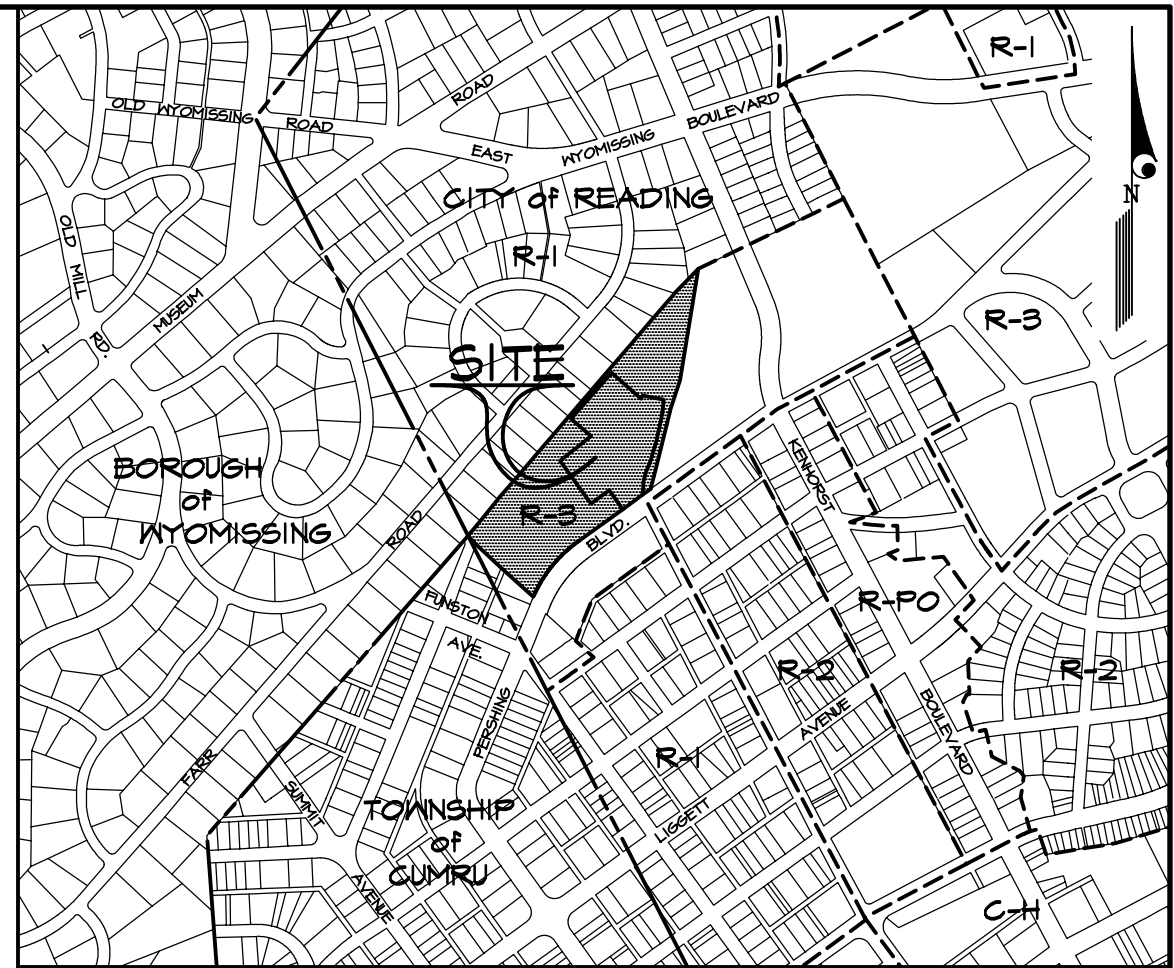
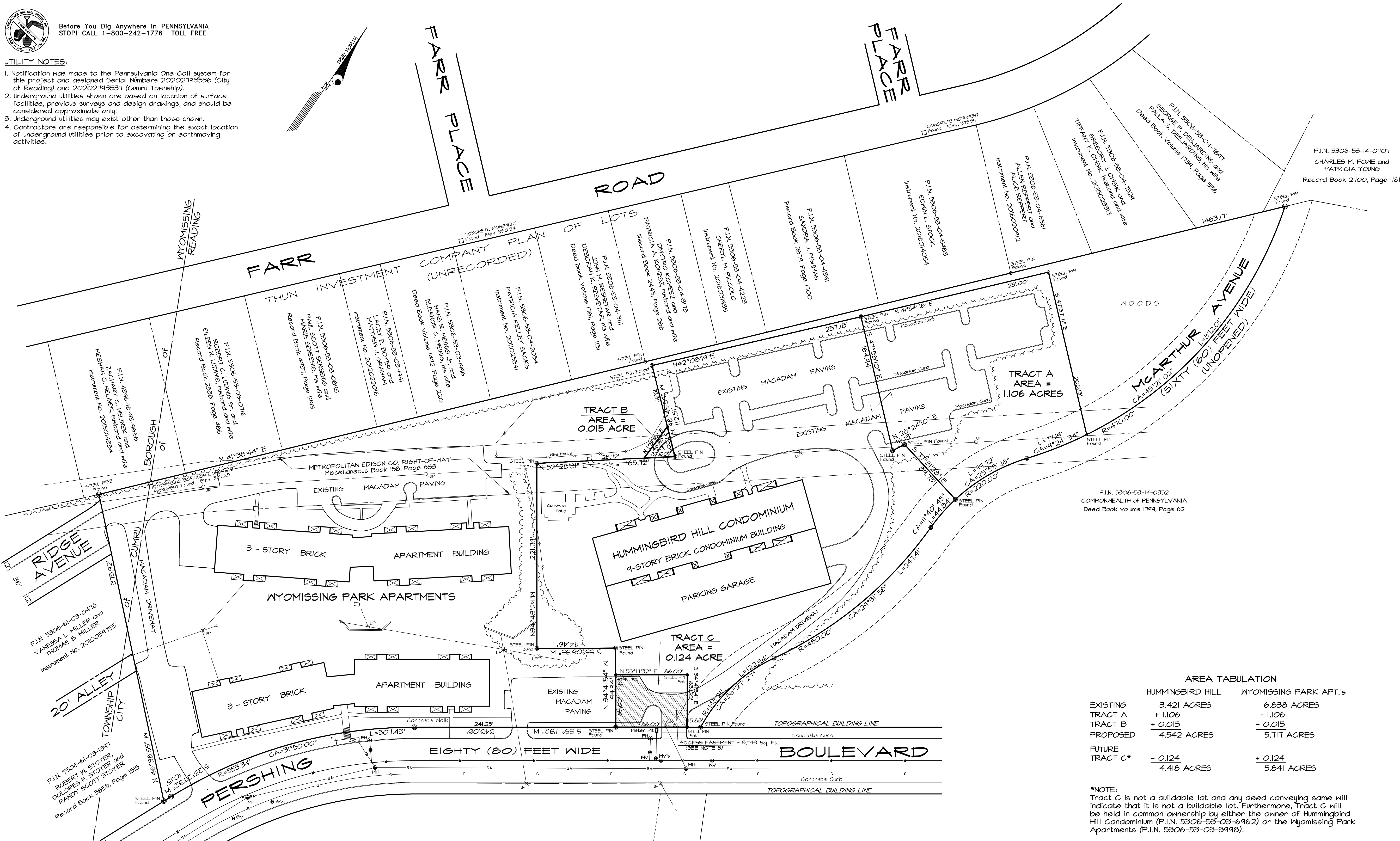
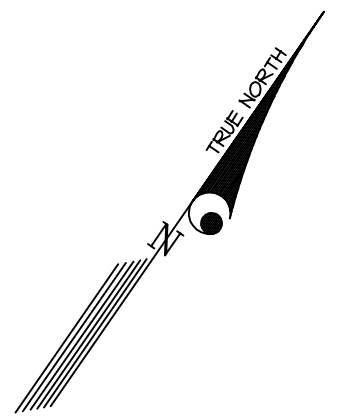




Before You Dig Anywhere in PENNSYLVANIA
STOP! CALL 1-800-242-1776 TOLL FREE

UTILITY NOTES:

1. Notification was made to the Pennsylvania One Call system for this project and assigned Serial Numbers 20202743536 (City of Reading) and 20202743537 (Cumru Township).
2. Underground utilities shown are based on location of surface facilities, previous surveys and design drawings, and should be considered approximate only.
3. Underground utilities may exist other than those shown.
4. Contractors are responsible for determining the exact location of underground utilities prior to excavating or earthmoving activities.



LOCATION MAP
SCALE IN FEET

SITE DATA:
 HUMMINGBIRD HILL CONDOMINIUM P.I.N. - 5306-53-03-6426
 Total Area = 3.420 Acres
 Type of Water Supply - Public
 Type of Sewage Disposal - Public

ZONING DATA:
 Zoning District: R-3
 Dimensional requirements for "Low-rise Apartments":
 Minimum Lot Area 3,000 Sq.Ft.
 Minimum Lot Width 30 Ft.
 Minimum Front Yard 5 Ft.
 Minimum Rear Yard 20 Ft.
 Minimum Side Yard 5 Ft.
 Maximum Building Coverage 20%
 Maximum Impervious Coverage 75%
 Maximum Building Height 35 Ft.

OWNERS OF RECORD:
 HUMMINGBIRD HILL CONDOMINIUM (APPLICANT)
 Hummingbird Hill Condominium
 1375 Pershing Boulevard
 Reading, PA 19607

WYOMISSING PARK APARTMENTS
 Wyomissing Holdings, LLC (85.64102%) and
 1401 Reading Realty, LLC (14.35898%)
 P.O. Box 580
 Lakewood, NJ 08701

SOURCES OF TITLE:
 HUMMINGBIRD HILL CONDOMINIUM
 BEING THE SAME PROPERTY which Wyomissing Park Apartments granted and conveyed into Hummingbird Hill Development Corp. by deed dated December 9, 1971, and recorded in Deed Book Volume 1594, Page 352, Berks County records, AND BEING THE SAME PROPERTY which was acquired by Hummingbird Hill Condominium by Declaration of Condominium dated December 9, 1971, and recorded in Miscellaneous Book 246, Page 1277, Berks County records.

WYOMISSING PARK APARTMENTS
 BEING THE SAME PROPERTY which Wyomissing Park Apartments granted and conveyed into Wyomissing Holdings, LLC and 1401 Reading Realty, LLC by deed dated May 10, 2016, and recorded as Instrument No. 2016016235, Berks County records.

DATUM:
 BENCHMARK for this project is a City of Reading standard bronze disk on the northern side of Old Wyomissing Road approximately 740 feet West of Parkview Road, designated CRC5 1A, having an elevation of 210.68 NAVD 88.

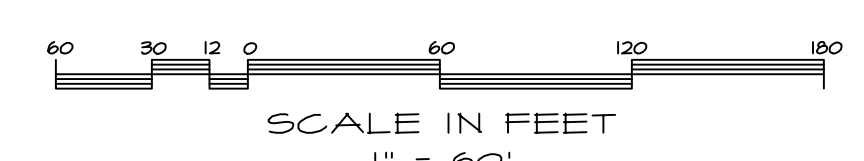
GENERAL NOTES:

1. Tracts A, B & C shown hereon are as described in an agreement by and among Wyomissing Park Apartments, Hummingbird Hill Development Corp., and Hummingbird Hill Condominium dated November 24, 1980, and recorded in Miscellaneous Book 375, Page 401, Berks County records.
2. Tracts A, B and C shall be conveyed to, and joined in common deed with Hummingbird Hill Condominium; Tracts A and B shall constitute 1 Parcel and Tract C shall be a separate Parcel.
3. An access easement across Tract C is granted to Wyomissing Holdings, LLC and 1401 Reading Realty, LLC, the agreement for which is intended to be recorded.
4. A cross-utility easement will be executed prior to the recording of this plan which permits each lot holder and the city of Reading and its assignees and licensees to access each lot for the purpose of maintaining, repairing and replacing utility lines and facilities.

AREA TABULATION

	HUMMINGBIRD HILL	WYOMISSING PARK APT.'S
EXISTING	3.421 ACRES	6.838 ACRES
TRACT A	+ 1.106	- 1.106
TRACT B	+ 0.015	- 0.015
PROPOSED	4.542 ACRES	5.717 ACRES
FUTURE	- 0.124	+ 0.124
TRACT C*	4.418 ACRES	5.841 ACRES

*NOTE:
 Tract C is not a buildable lot and any deed conveying same will indicate that it is not a buildable lot. Furthermore, Tract C will be held in common ownership by either the owner of Hummingbird Hill Condominium (P.I.N. 5306-53-03-6462) or the Wyomissing Park Apartments (P.I.N. 5306-53-03-3448).



The Cumru Township Planning Commission recommended to the Commissioners of Cumru Township that they waive review of the Plan on February 15, 2021 and that the Commissioners of Cumru Township took formal action to accept the Planning Commission's recommendation and waived review of the Plan on February 16, 2021.

The Wyomissing Borough Planning Commission recommended to the Wyomissing Borough Council that they waive review of the Plan on February 8, 2021 and that the Wyomissing Borough Council took formal action to accept the Planning Commission's recommendation and waived review of the Plan on February 9, 2021.

MUNICIPAL PLANNING COMMISSION AT A MEETING held on _____, 2021 the Planning Commission of the City of Reading, by motion duly enacted, approved the Subdivision / Annexation Plan of Hummingbird Hill Condominium, Wyomissing Holdings, LLC, and 1401 Reading Realty, LLC, shown hereon.	BERKS COUNTY PLANNING COMMISSION	RECORDER OF DEEDS	CERTIFICATE OF OWNERSHIP WYOMISSING HOLDINGS, LLC STATE OF NEW JERSEY } SS: COUNTY OF OCEAN } On this _____ day of _____, 2021 Before me the undersigned officer personally appeared Asher Handler, who being duly sworn according to law, deposes and says that they he is the Managing Member of Wyomissing Holdings, LLC, which is the owner of the property shown on this plan, that this Subdivision / Annexation Plan was made at it's direction, that they acknowledge the same to be their act and plan, and desire the same to be recorded as such according to law.	CERTIFICATE OF OWNERSHIP 1401 READING REALTY, LLC STATE OF NEW JERSEY } SS: COUNTY OF OCEAN } On this _____ day of _____, 2021 Before me the undersigned officer personally appeared Asher Handler, who being duly sworn according to law, deposes and says that they he is the President of Hummingbird Hill Condominium Council, which is the owner of the property shown on this plan, that this Subdivision / Annexation Plan was made at it's direction, that they acknowledge the same to be their act and plan, and desire the same to be recorded as such according to law.	CERTIFICATE OF OWNERSHIP HUMMINGBIRD HILL CONDOMINIUM COMMONWEALTH OF PENNSYLVANIA } SS: COUNTY OF BERKS } On this _____ day of _____, 2021 Before me the undersigned officer personally appeared Eric N. Adams, who being duly sworn according to law, deposes and says that he is the President of Hummingbird Hill Condominium Council, which is the owner of the property shown on this plan, that this Subdivision / Annexation Plan was made at it's direction, that they acknowledge the same to be their act and plan, and desire the same to be recorded as such according to law.
			NOTARY MY COMMISSION EXPIRES _____	NOTARY MY COMMISSION EXPIRES _____	NOTARY MY COMMISSION EXPIRES _____

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY that to the best of my knowledge and belief, the plan shown and described hereon is true and correct to the accuracy required by the Subdivision and Land Development Ordinance of the City of Reading.

DATE	Michael C. DiPaolo, PLS	Lic. No. 5U-27840-E
17 MAY 2021	Revised Area Tabulation and added note below it.	
21 APR 2021	Revised access easement and notes 2 and 3	
5 MAR 2021	Revised per City review and to add utilities	
15 APR 2020	Revised Note 2 per client request	
13 JAN 2020	Revised per City review	
4 NOV 2019	Revised per City review and client input	
DATE	REVISION	

Michael C. DiPaolo
 PROFESSIONAL LAND SURVEYOR
 1740 CROWDER AVENUE, SHILLINGTON, PA 19607
 (610) 777-LAND (5283)

FINAL PLAN
 OF SUBDIVISION / ANNEXATION OF PROPERTIES KNOWN AS
HUMMINGBIRD HILL and WYOMISSING PARK APARTMENTS
 LOCATED MOSTLY IN THE
 CITY OF READING, COUNTY OF BERKS
 AND
 COMMONWEALTH OF PENNSYLVANIA

(c) copyright 2021, Michael C. DiPaolo, PLS. All RIGHTS RESERVED. The original drawing of this work is the property of Michael C. DiPaolo, PLS. Reproduction of this drawing, or any part thereof, is strictly prohibited except by permission.

FILE NAME: HUMMINGBIRD HILL	CALC. BY: MCD	FIELD BK.: n/a	JOB No.: 1818
SCALE: 1" = 60'	DATE: 7 FEB 2014	DRAWN BY: MCD	PLAN No.:
REV.: 4 NOV 2014	REV.:	FILE: hmm-subpro	1818-D-2