





□ 3' offset monument
8x8" granite
with drill hole

LEONARD STREET

Regulations

Residential Zone		Units 1 & 2:	Units 3 & 4:
Plot Size:	6,000 Sq. Ft.	Existing: 10,805 Sq. Ft.	7,519 Sq. Ft. <i>6000^{sq} min</i>
Street Frontage:	50 Ft.	Existing: 108.35 Ft.	80.31 Ft.
Plot Width:	60 Ft.	Existing: 108.35 Ft.	80.31 Ft.
Yard Setback:	20 Ft.	Existing: 9.7 Ft.	29.2 Ft.
Yard (Principal):	20 Ft.	Existing: 46.3 Ft.	35.0 Ft.
Yard (2 Stories):	12 Ft.*	Existing: SW'ly: 41.2 Ft.	9.7 Ft.
		NE'ly: 1.8 Ft. (bulkhead)	16.9 Ft.
		6.7 Ft. (building)	

The width of one (1) side yard may be reduced one (1) foot for every foot that the other side yard is correspondingly increased, but no side yard shall be less than eight (8) feet in width.

Side Yard (Accessory):	5 Ft.	Existing:	10.0 Ft.
Rear Yard (Accessory):	5 Ft.	Existing:	3.8 Ft.

The purpose of this plat is to amend the Richardson Farm Condominium by removing Unit 1, Unit 2, and associated Limited Common Elements from the condominium.

This is not a boundary survey. The boundary lines shown are based on the plat entitled "Condominium Plat - Richardson Farm Condominium" recorded in the Cumberland County Registry of Deeds in Plan Book 159, Page 24. The title research has been updated since the date of the recorded plan (1986); no further representations are made or implied regarding the accuracy or location of the boundary lines shown on the recorded plat.

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