ORDINANCE NO. 293

EAST NORRITON TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

AN ORDINANCE AMENDING THE "EAST NORRITON TOWNSHIP ZONING ORDINANCE OF 1963" (ORDINANCE NO. 40) AND THE ZONING MAP ATTACHED THERETO, BY CHANGING THE ZONING CLASSIFICATION OF A CERTAIN TRACT OF GROUND LOCATED ON PROPERTY IN THE TOWNSHIP OF EAST NORRITON FROM SN-SENIOR CITIZENS COMMUNITY DISTRICT TO AR-RESIDENTIAL AND BP-BUSINESS AND PROFESSIONAL DISTRICT.

The Board of Supervisors of East Norriton Township, Montgomery County, Pennsylvania, under and by virtue of authority granted by the Second Class Township Code and the Municipalities Planning Code, do hereby enact and ordain:

Section 1. The East Norriton Township Zoning Ordinance of 1963 (Ordinance No,. 40), and the zoning map attached thereto, is hereby amended by changing the zoning classification of the area described below from SN-Senior Citizens Community District to AR-Residential and BP-Business and Professional District.

Section 2. The area of the zoning map changed by this Ordinance shall be as follows:

ALL THAT CERTAIN lot or piece of ground, situate in the Township of East Norriton, County of Montgomery, Commonwealth of Pennsylvania, described in accordance with a plan made for Norriton East Realty Corp. by Donald H. Schurr, Civil Engineer and Surveyor, Norristown, Pennsylvania, dated June 25, 1963, as follows, to wit:

BEGINNING at a point in the center line of DeKalb Pike Eighty feet wide, a corner of land now or late of Eugene Muller; thence along said land south fifty five degrees, twenty nine minutes, forty seconds East One Thousand Four Hundred eight and thirty eight one-hundredths feet to a point in line of land of Irene B. Huzzard; thence along the same South thirty three degrees, twenty one minutes West Four hundred three and fourteen one-hundredths feet to a point in line of land of Provident Indemnity Life Insurance Company; thence along the same North fifty six degrees, ten minutes West Seven Hundred two and fouteen one-hundredths feet to a point, a corner of land conveyed to Meryer Eglin et ux, et al; thence along the same, the two following courses and distances; (1) North thirty three degrees, five minutes East Three hundred seventy one and thirty three one-hundredths feet to a point and (2) North fifty five degrees,

twenty nine minutes, forty seconds West Seven hundred four and sixty three one-hundredths feet to a point in the center line of DeKalb Pike; thence along the center line thereof North thirty five degrees, five minutes East Forty feet to the first mentioned point and place of BEGINNING

BEING Tax Parcel Number 33-00-01954-002

AND ALSO ALL THAT CERTAIN lot or piece of ground, situate in East Norriton Township, Montgomery County, Pennsylvania, bounded and described according to a Plan thereof made by Will D. Hiltner, Registered Surveyor, dated October 1, 1953, as follows, to wit:

Beginning at a point in the title line in the bed of DeKalb Pike, (60 feet wide) at the distance of 419.50 feet Southwestwardly from the line of DeKalb Nurseries, said point of beginning being also a corner of other land now or late of Philip Berkes and Anna C., his wife; thence extending along said other land of Berkes, 43 degrees 43 minutes East 1418.25 feet to an iron pin; thence extending South 43 degrees 28 minutes East 59.00 feet to an iron pin; thence extending along land now or late of Irene Huzzard South 45 degrees 44 minutes West 369.00 feet to a stone; thence extending partly along land now or late of Richard Wachter and partly along land now or late of Cardinal Dougherty North 43 degrees 38 minutes West 1465 feet to a point in the title line in the bed of DeKalb Pike aforesaid; thence extending along the said title line in the bed of DeKalb Pike North 45 degrees 23 minutes East 367.00 feet to the first mentioned point and place of BEGINNING

CONTAINING Twelve and Thirty-nine one hundredths acres, more or less.

AND ALSO ALL THAT CERTAIN piece of land, Situate in the Township of East Norriton, County of Montgomery and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a spike in the middle of the Arch Street Road and at the corner of land now or late of Charles S. Carpenter; thence along said Carpenter's land, North 50 degrees 10 minutes West 480.70 feet to a stone in the line of land now or late of Adolph Muller; thence along said Muller's land, North 37 degrees 49 minutes East 369.80 feet to a stake a corner of this and land now or late of A. C. Egbert; thence along said land, South 50 degrees 24 minutes

East, 685.52 feet to a spike in the middle of the Arch Street Road aforesaid, and along the middle of the same, South 67 degrees 05 minutes West 418.84 feet to the place of beginning.

CONTAINING four acres and ninety one one-hundredths of an acre

BEING Tax Parcel Number 33-00-01960-00-5.

EXCEPTING THEREOUT AND THEREFROM ALL THAT CERTAIN lot or piece of ground, Situate in East Norriton Township, Montgomery County, Pennsylvania, bounded and described according to Subdivision Plan of Village East made by Chambers Associates, Consulting Engineers and Surveyors, Blue Bell, PA, dated January 30, 1978 last revised November 29, 1978 and recorded in the Office for the Recording of Deeds at Norristown, Pennsylvania on January 18, 1979 in Plan Book A-34 page 94, as follows, to wit:

BEGINNING at a point in the center line of Old Arch Road (intended to be widened by the addition of 13.50 feet along the Northwesterly side thereof) measured North 73 degrees 55 minutes East the distance of 386.86 feet along the center line of Old Arch Road from its intersection with the center line of Robin Lane; thence extending from said point of beginning North 43 degrees 42 minutes West along land of various owners crossing the bed of Carol Lane (60 feet wide) 1152.87 feet to a point on the Northwesterly side of Carol Lane; thence extending along the same and along Lot 24 on said Plan the two following courses and distances: (1) North 46 degrees 18 minutes East 27.08 feet to a point of curve and (2) Northeastwardly on the arc of a circle curving to the right having a radius of 175 feet the arc distance of 97.14 feet to a point; thence continuing along Lot 24 the three following courses and distances: (1) North 45 degrees 30 minutes East 127.67 feet to a point, (2) North 01 degrees 30 minutes East 86.37 feet to a point, and (3) North 45 degrees 30 minutes East 60 feet to a point; thence extending South 43 degrees 52 minutes 15 seconds East along land now or late of Winfield C. Cook and WNAF Radio 1381.86 feet to a point in the center line of Old Arch Road, aforesaid; thence extending along the same South 73 degrees 33 minutes West 418.84 feet to the first mentioned point and place of BEGINNING.

BEING Lots 1 to 23 inclusive, the bed of Carol Lane, part of the bed of Old Arch Road and area containing a detention basin.

Section 3. This Ordinance shall in no other way affect, amend, or modify the said Zoning Ordinance or Zoning Map.

ENACTED AND ORDAINED by the Board of Supervisors of East Norriton Township, Montgomery County, Pennsylvania, this 27th day of August, 1990.

BOARD OF SUPERVISORS
EAST NORRITON TOWNSHIP

By: _____
Chairman

Attest: _____
Secretary