

ORDINANCE NO. 304

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 AR-RESIDENTIAL TO RO-RESIDENTIAL OFFICE 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 AR-Residential to RO-Residential Office District.

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

ALL THAT CERTAIN tract of land in East Norriton Township, Montgomery County, Pennsylvania, bounded and described as follows:

SAID PARCEL Block No. B028, Units 001 to 010 and Units 012 and 013 and Block No. B023, Units 046, 044, 016 and 086 as shown in the Montgomery County Plat for East Norriton Township.

BEGINNING at a point marking the easterly corner of DeKalb Street and the public thoroughfare known as Borough Line; thence extending along the Southeasterly side of said DeKalb Street (60 feet wide) North 45 degrees, 20 minutes East, 133.64 feet to a corner of land now of Frank Hunter, thence along land of said Frank Hunter, South 44 degrees 51 minutes East, 250 feet to a corner of land of Frank Hunter; thence along land of the said grantors South 45 degrees 20 minutes West 133 feet to a point on the northeasterly side of Borough Line and along same North 44 degrees 51 minutes West, 250 feet to the place of beginning.

ALSO ALL THAT CERTAIN tract of land

BEGINNING at a point on the northeasterly side of Borough Line Road, at the distance of 250 feet, Southeasterly from the Southeasterly side of DeKalb Street, thence North 45 degrees 20 minutes East, 133 feet to a point set for a corner thence parallel to the first course, South 45 degrees, 20 minutes West, 133 feet to a point on the Northeasterly side of Borough Line Road, thence along the same North 44 degrees 51 minutes West, 50 feet to the place of beginning.

BEING PARCEL #33-00-02002-00-8
BEING Block No. 028, Unit 001.

BEGINNING at a point on the Southeasterly side of DeKalb Street (66 feet wide) it being a corner of Lot No. 5 on a plan of lots laid out by John H. Dager, Civil Engineer for James R. Care, which plan is recorded in Deed Book No. 592, page 500; thence extending along said Lot No. 5 now or late of Walter J. Metz, South forty four degrees fifty one minutes East, Three hundred feet to a point; thence South forty five degrees, twenty minutes West, Seventy feet to a point in the rear line of Lot No. 3 a corner of this and land of Percy J. Fell of which this was a part; thence by said Fell's land, North forty four degrees, fifty one minutes West, Three hundred feet to a point on the Southeasterly side of DeKalb Street, aforesaid, said point being at the distance of One hundred thirty three feet and sixty four one-hundredths of a foot more or less Northeastwardly from the Easterly corner of a public thoroughfare known as the Borough Line; thence extending along the Southeasterly side of DeKalb Street, North forty five degrees, twenty minutes East, Seventy feet to the place of beginning.
BEING PARCEL #33-00-01999-00-2
BEING Block No. 028, Unit 002.

BEGINNING at a point on the Southeasterly side of DeKalb Street, a corner of lot No. 4 on said above mentioned plan, now or late of James R. Care, at the distance of two hundred and three and sixty-four hundredths feet Northeastwardly from the Easterly corner of a public thoroughfare known as Borough Line; thence extending along the Southeasterly side of DeKalb Street, opened of the width of sixty-six feet, North forty-five degrees twenty minutes East one hundred feet to a point marking a corner of lot No. 7 on said plan; thence along the same South forty-four degrees fifty-one minutes East two hundred and fifty feet; thence South forty-five degrees twenty minutes West one hundred feet to a point a corner of lot No. 4 aforesaid; and thence along the same North forty-four degrees fifty-one minutes West two hundred and fifty feet to the place of beginning.
BEING lots Nos. 5 and 6 on the above mentioned plan.

ALSO ALL THAT CERTAIN tract or piece of land

BEGINNING at a point set at the Southerly corner of the tract of ground above described, said point being at the distance of two hundred and fifty feet South forty-four degrees fifty-one minutes East from the Southeasterly side of DeKalb Street and two hundred and three and sixty-four hundredths feet North forty-five degrees twenty minutes East fro the Northeasterly side of Borough Line Road; thence along the tract of ground above described, North forty-five degrees twenty minutes East one hundred feet to a point set for a corner; thence along land now or late of James R. Care, South forty-four degrees fifty-one minutes East fifty feet to a point set for a corner; thence parallel to the first course, South forty-five degrees twenty minutes West one hundred feet to a point in line of other land now or late of James R. Care; thence along the same North forty-four degrees fifty-one minutes West fifty feet to the place of beginning.

BEING PARCEL #33-00-01996-00-5
BEING Block No. 028, Unit 003.

ALL THOSE CERTAIN tracts or pieces of land situate in the Township of East Norriton as follows:

No. 1 BEING KNOWN and designated as Lot No. 7 on plan of late laid out for James R. Care, by John H. Dager, Civil Engineer, in May 1906, bounded and described as follows:

BEGINNING at a point on the Southeasterly side of DeKalb Street, three hundred three and sixty-four hundredths feet Northeastwardly from the Northeasterly corner of the Borough Line and said DeKalb Street, containing in front or breadth on said DeKalb Street, fifty feet; thence extending of that breadth in a Southeasterly direction, between parallel lines at right angles to said DeKalb Street, two hundred and fifty feet.

BEING the same premises which George W. Friday and wife, by Indenture bearing date November 25-1910, and duly recorded in the Office for the Recording of Deeds, etc., in and for the County of Montgomery, in Deed Book No. 641 page 290, granted and conveyed unto Elizabeth O. Gehret, in fee.

NO. 2 BEING TWO ADJOINING lots of land bounded and described as one lot according to a survey thereof made by John H. Dager, Civil Engineer, in May 1906, as follows:

BEGINNING at a point on the Southeasterly side of DeKalb Street, a corner of Lot No. 7 on said above mentioned plan, at the distance of three hundred fifty-three and sixty-four hundredths feet Northeastwardly from the Easterly side of a public thoroughfare known as the Borough Line; thence extending along the Southeasterly side of DeKalb Street, opened of the width of sixty-six feet North forty-five degrees twenty minutes East one hundred feet to a point

marking a corner; thence South forty-four degrees fifty-one minutes East, two hundred fifty feet to a corner thence along the premises of which these are a part, South forty-five degrees twenty minutes West one hundred feet to a point, a corner of Lot No. 7 above mentioned, and thence along the same North forty-four degrees fifty-one minutes West two hundred fifty feet to the place of beginning.

BEING the same premises which E. L. Hallman and wife, by Indenture dated November 26-1910, and recorded in the Recorder's Office aforesaid, in Deed Book No. 644 page 188, granted and conveyed unto Elizabeth O. Gehret, in fee.

NO. 3 KNOWN as designated as part of Lot No. 10 made by John H. Dager, Civil Engineer, in May 1906, as follows:

BEGINNING at a point on the Southeasterly side of DeKalb Street, at the distance of four hundred fifty-three and sixty-four hundredths feet, Northeastwardly from the Northeasterly side of a public road known as Norristown Borough Line; thence extending along said Southeasterly side of DeKalb Street, opened of a width of sixty-six feet North forty-five degrees twenty minutes East fifteen feet to a point, a corner of other land now or late of John K. Gehret, of which this is a part; thence extending along said land South forty-four degrees fifty-one minutes East two hundred fifty feet to a point a corner; thence extending South forty-five degrees twenty minutes West fifteen feet to a point, a corner of Lot No. 9 on said plan, and thence extending along the same North forty-four degrees fifty-one minutes West two hundred fifty feet to the place of beginning.

BEING the same premises which John K. Gehret and wife, by Indenture bearing date February 17-1915, and duly recorded in the Recorder's Office aforesaid, in Deed Book No. 728 page 80, granted and conveyed unto Elizabeth O. Gehret, wife of Charles A. Gehret, in fee.

UNDER AND SUBJECT to certain restrictions, covenants and agreements as therein more fully set forth.

No. 4 bounded and described as follows, to wit:

BEGINNING at a point between Lot No. 6 and Lot No. 7 in the rear of plan of lots laid out by Dr. James R. Care and recorded in Deed Book No. 592 page 500, said point being at the distance of three hundred three and sixty-four hundredths feet Northeastwardly from the Northeasterly side of a public road known as the Norristown Borough Line, said point of beginning being also two hundred fifty feet Southeastwardly from the Southeasterly side of DeKalb Street, said point on DeKalb Street, being three hundred three and sixty-four hundredths feet Northeastwardly from the Northeasterly side of the Borough Line Road; thence

along land now or late of J. R. Care, South forty-four degrees fifty-one minutes East parallel to the Borough Line Road, fifty feet to land now or late of Marchese; thence along land now or late of said Marchese, North forty-five degrees twenty minutes East one hundred sixty-five feet to land now or late of said Marchese and Dr. Care; thence along land now or late of said Care, North forty-four degrees fifty-one minutes West fifty feet to a point in the rear of Lot No. 10, said point being fifteen feet Northeastwardly from Lot No. 9; thence parallel along Lot No. 10, and all of the rear of Lot No. 9, No. 8 and No. 7, South forty-five degrees twenty minutes West one hundred sixty-five feet to the place of beginning.

BEING the same premises which James R. Care, M.D. and wife, by Indenture bearing date September 3-1925, and duly recorded in the Recorder's Office aforesaid, in Deed Book No. 961 page 252, granted and conveyed unto Elizabeth O. Gehret, in fee.

BEING PARCEL #33-00-01993-00-8

BEING Block No. 028, Unit 004.

ALL THAT CERTAIN lot or piece of land with the buildings thereon erected, Situate in the Township of East Norriton, County of Montgomery and Commonwealth of Pennsylvania, comprising Lots Numbered 11-12-13-14 and the Northeasterly thirty-five feet by the whole depth of Lot No. 10, on a plan of lots laid out by John H. Dager, Civil Engineer, for Dr. James R. Care, recorded in the office for the Recording of Deeds, in Deed Book No. 592 page 500, and also a small portion of land immediately in the rear of the aforesaid lots, bounded and described as one lot as follows:

BEGINNING at a point on the Southeasterly side of DeKalb Street, at the distance of four hundred sixty-eight and sixty-four hundredths feet Northeastwardly from the Northeasterly side of a public road known as Norristown Borough Line; thence extending along the said Southeasterly side of DeKalb Street; opened for a width of sixty-six feet North forty-five degrees twenty minutes East two hundred thirty-five feet to a point a corner of Lot No. 15 on said plan; thence extending South forty-four degrees fifty-one minutes East three hundred feet to a point a corner; thence extending South forty-five degrees twenty minutes West two hundred thirty-five feet to a point a corner in line of land now or late of Elizabeth O. Gehret; thence extending along said land, North forty-four degrees fifty-one minutes West three hundred feet to the place of beginning.

BEING PARCEL #33-00-01990-00-2

BEING Block No. 028, Unit 005.

ALL THAT CERTAIN Lot or 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 point set at the Southerly corner of other land of said Nathan H. Wolf, said point being at the distance of two hundred and fifty feet South forty-four degrees fifty-one minutes East from the Southeasterly side of DeKalb Street and seven hundred and three and sixty-four hundredths feet North forty-five degrees twenty minutes East from the Northeasterly side of Borough Line Road; thence along said other land of said Nathan H. Wolf North forty-five degrees twenty minutes East two hundred and fifty feet to a point set for a corner; thence along the Northeasterly side line of said other land of said Nathan H. Wolf extended, South forty-four degrees fifty-one minutes East fifty feet to a point set for a corner; thence parallel to the first course South forty-five degrees twenty minutes West two hundred and fifty feet to a point in the Southwesterly side line of said Nathan H. Wolf's other land extended; and thence along the same North forty-four degrees fifty-one minutes West fifty feet to the place of beginning; - it being intended that this description shall cover a tract of ground in the rear of said Nathan H. Wolf's other land of the width of his present property and with a depth of fifty feet, so that the property of the said Nathan H. Wolf shall have a depth of three hundred feet from DeKalb Street.

ALSO ALL THOSE CERTAIN two lots or pieces of ground situate in the Township of East Norriton, in the County of Montgomery and State of Pennsylvania, on a certain plan of lots laid out by John H. Dager, Civil Engineer, on the property of J. Robert Care, and recorded in the office for the Recording of Deeds at Norristown in Deed Book 592 page 500 &c., bounded and described as follows:

BEGINNING at a point on the Southeasterly side of DeKalb Street, corner of Lot No. 17 on said above mentioned plan, now or late of Francis M. Summerill at the distance of eight hundred and fifty-three and sixty-four hundredths feet Northeastwardly from the Easterly side of a public thoroughfare, known as the Borough Line; thence extending along the Southeasterly side of DeKalb Street, opened of the width of sixty-six feet, North forty-five degrees, twenty minutes East one hundred feet to a point a corner of Lot No. 20 now or late of J. R. Care; thence South forty-four degrees fifty-one minutes East two hundred and fifty feet to a corner; thence along other premises of which these are a part, South forty-five degrees twenty minutes West one hundred feet to a point a corner of Lot No. 17 above mentioned; and thence along the same North forty-four degrees, fifty-one minutes West two hundred and fifty feet to the place of beginning.

ALSO ALL THOSE CERTAIN three lots in the Township of East Norriton, County of Montgomery and State of Pennsylvania, Nos. 15, 16 and 17 on a certain plan of lots laid out by John H. Dager, Civil Enginner, on the property of J. Robert Care, and recorded in the Office for the Recording of Deeds in and for the County of Montgomery in Deed Book 592 page 500, bounded and described as follows, to wit:

BEGINNING at a point on the Southeast side of DeKalb Street, seven hundred and three and sixty-four hundredths feet Northeast of the Northeast side of the Borough Line Road, a corner of this and Lot No. 14; thence along the said side of DeKalb Street, North forty-five degrees twenty minutes East, one hundred and fifty feet; thence Southeastwardly, at right angles to said DeKalb Street, two hundred and fifty feet; thence Southwestwardly, parallel to the first mentioned line, one hundred and fifty feet, thence Northwestwardly at right angles to the last mentioned course, two hundred and fifty feet to the place of beginning.
BEING PARCEL #33-00-01987-00-5
BEING Block No. 028, Unit 006.

ALL THAT CERTAIN lot or 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 point on the Southeasterly side of DeKalb Street Pike, at the distance of Nine hundred fifty three feet and sixty four one hundredths of a foot Northeasterly from the Northeast side of Borough Line Road, being a corner of this and Lot No. 19, now or late of Nathan H. Wolf; thence along Lot No. 19, Southeasterly, for a distance of Three hundred feet to a point a corner: thence Northeasterly, parallel to DeKalb Street Pike, Two hundred feet to a point a corner of this and land conveyed to Augustus G. Solomon; thence along land of A. G. Solomon, parallel to the first course, Northwesterly, Three hundred feet to the Southeast side of DeKalb Street Pike aforesaid; and thence along the southeast side thereof, Southwesterly, Two hundred feet to the first mentioned point and place of beginning.
BEING PARCEL #33-00-01984-00-8
BEING Block No. 028, Unit 007

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in the Township of East Norriton, County of Montgomery and State of Pennsylvania, bounded and described as follows, to wit:-

BEGINNING at a point on the Southeasterly side of DeKalb Street Pike at the distance of 1153.64 feet Northeasterly from the Northeast side of Borough Line Road, being a corner of this and Lot No. 23 now or late of James R. Care; thence extending along said lot Southeasterly 300 feet to a point a corner; thence extending Northeasterly parallel to DeKalb

Street Pike 115 feet to a point a corner of this and land of Walter S. Bodey and Edith M. Bodey, his wife; thence extending along said land through Lot No. 26 Northwesterly 300 feet to a point on the Southeasterly side of DeKalb Street Pike aforesaid; thence extending along the Southeasterly side of said DeKalb Steet Pike Southwesterly 115 feet to the first mentioned point and place of beginning.
BEING PARCEL #33-00-01981-00-2
BEING Block No. 028, Unit 008.

ALL THOSE FOUR CERTAIN Lots or pieces of ground described as one tract with the buildings and improvements thereon erected, situate in the Township of East Norriton, County of Montgomery and State of Pennsylvania, bounded and described according to a survey thereof made by John H. Dager, C. E. in the month of May, 1906 as follows:

BEGINNING at a point on the Southeasterly side of DeKalb Street a part of Lot No. 26 of said above mentioned plan, now or lately the property of Charles W. Bowker, at the distance of One thousand two hundred sixty-eight and sixty-four one-hundredths feet Northeasterly from the East side of a public thoroughfare known as the Borough Line; thence extending along the Southeasterly side of DeKalb Street opened to the width of Sixty-six feet, North forty-five degrees twenty minutes East One hundred ten feet to a point in the middle of Lot No. 28 on said plan; thence by the same and other ground now or late of James R. Care, South forty-four degrees fifty-one minutes East, three hundred feet; thence by said other ground now or late of James R. Care, South forty-five degrees twenty minutes West One hundred ten feet; thence along land now or late of A. G. Soloman North forty-four degrees fifty-one munutes West Three hundred feet to the place of beginning.
BEING PARCEL #33-00-01978-00-5
BEING Block No. 028, Unit 009.

ALL THAT CERTAIN tract of land with the Buildings and Improvements thereon erected, composed of Three adjacent tracts of land, herein described as one tract, situate in the Township of East Norriton, Montgomery County, Pennsylvania, bounded and described in accordance with a survey made by John H. Dager, C.E. May, 1906, as follows, to wit:

BEGINNING at a point on the Southeasterly side of DeKalb Street, opened at width of Sixty-Six feet, a corner of land now or late of Walter S. Bodey and being the middle line of Lot No. 28 on plan of lots prepared by John H. Dager, C.E. in May, 1906 for Dr. James R. Care, and at the distance of One Thousand Three Hundred Seventy-Eight and Sixty-Four One-Hundredths feet Northeasterly from the Northeast side of a public road, known as the Borough Line; THENCE extending along the Southeasterly side of DeKalb Street, opened of the width of Sixty-Six feet North Forty-Five Degrees, Twenty

Minutes East One Hundred Twenty-Five feet to a corner of Lot No. 31, now or late of Abram and Laura J. Howe; THENCE along Lot No. 31 and also along land now or late of Alfred H. Myers, Southeasterly Three Hundred Feet to other land now or late of James R. Care; THENCE extending along said land South Forty-Five Degrees, Twenty Minutes West One Hundred Twenty-Five Feet to other land, now or late of James R. Care; THENCE extending along the same and land now or late of Walter S. Bodey, said line passing through the middle of Lot No. 28, Northwesterly Three Hundred feet to the First mentioned point and place of beginning.
BEING PARCEL #33-00-01975-00-8
BEING Block No. 028, Unit 010, 011-014

ALL THAT CERTAIN messuage and lot or piece of land with the buildings thereon erected in East Norriton Township, Montgomery County, State of Pennsylvania; said lot being Lot No. 31 on a plan and survey by John Dager and being bounded and described as follows:

BEGINNING at a point on the Southeasterly side of DeKalb Street, a corner of Lot No. 30 on said plan now or late belonging to Elizabeth Watt, at the distance of one thousand five hundred and three and sixty-four hundredths feet Northeasterly from the Northeasterly side of the public road known as Borough Line; thence extending along the Southeasterly side of said DeKalb Street, opened of the width of sixty-six feet, North forty-five degrees, twenty minutes East, fifty feet to a corner of Lot No. 32, now or late of Richard L. P. Reifsnnyder; thence by Lot No. 32, South forty-four degrees, fifty-one minutes East, two hundred fifty feet; thence by other land now or late of James R. Care of which this was part, South forty-five degrees, twenty minutes West, fifty feet to a corner of Lot No. 30; thence along Lot No. 30, North forty-four degrees fifty-one minutes West two hundred fifty feet to the place of beginning.

ALSO ALL THAT CERTAIN lot or piece of ground situate in the Township of East Norriton, County of Montgomery and State of Pennsylvania and bounded and described as follows, to wit:-

BEGINNING at a point, starting at the Southerly corner of Lot No. 31 (John H. Dager, May, 1906, plan) said point being at the distance of two hundred fifty feet, South forty-four degrees, fifty-one minutes East from the Southeast side of DeKalb Street, and one thousand five hundred and two and eighty-four hundredths feet North forty-five degrees, twenty minutes East, from the Northeast side of Borough Line Road; thence along Lot No. 31, and other ground of the said Grantees, North forty-five degrees, twenty minutes East, one hundred fifty-four and seven hundredths feet to a point set for a corner; thence South forty-four degrees, fifty-one minutes East fifty feet to a point set for a corner; thence parallel to the first course, South forty-five degrees, twenty minutes West, one hundred fifty-four and seven

hundredths feet to a point in the Southwesterly side line of Lot No. 31, extended and thence along the same, North forty-four degrees, fifty-one minutes West, fifty feet to the place of beginning.

BEING intended that the description shall cover a tract of ground in rear of lots 31, 32 and 33 with a depth of fifty (50) feet.

BEING PARCEL #33-00-01972-00-2
Being Block No. 028, Unit 012

ALL THAT CERTAIN lot or piece of ground, with the message and improvements thereon erected, situated in the Township of East Norriton, County of Montgomery and State of Pennsylvania, being Lots Nos. 32 and 33 on the Plan prepared by John H. Dager, C.E., in May, 1906, and bounded and described as follows, to wit: -

BEGINNING at a point on the Southeasterly side line of DeKalb Street, of the width of sixty-six feet, marking a corner of premises now or late of Annie Hearne; thence extending along the latter, south forty-five degrees thirty-six minutes East two hundred fifty feet to a point a corner; thence South forty-five degrees twenty minutes West, along other premises of which this was a part, one hundred four feet, more or less, to a point a corner; thence along Lot No. 31 on said plan, North forty-four degrees forty minutes West two hundred fifty feet to a point marking a corner in said side of DeKalb Street; thence, along the same, North forty-five degrees twenty minutes East one hundred feet to the place of beginning.

BEING PARCEL #33-00-01969-00-5
BEING Block No. 028, Unit 013

ALL THOSE TWO certain lots or pieces of ground situate in the Township of East Norriton, County of Montgomery, State of Pennsylvania, being Lots Numbered 8 and 9 on plan of Grandview Heights, as recorded at Norristown in Deed Book 806 page 500, and bounded and described in accordance therewith as follows, to wit:-

BEGINNING at a point on the Northwesterly side of DeKalb Street at the distance of one hundred feet Southwestwardly from a point at the intersection of the Northwesterly side of DeKalb Street, with the Southwesterly side of Hartranft Avenue, fifty feet wide; thence extending along the Northwesterly side of DeKalb Street, Southwestwardly one hundred feet to a point a corner of Lot No. 7; thence along Lot No. 7 Northwestwardly two hundred feet to a point a corner in line of Lot No. 235, thence partly along Lot No. 235 and partly along Lot No. 234, Northwestwardly one hundred feet to a point a corner of Lot No. 10; thence along Lot No. 10 Southeastwardly two hundred feet to the place of beginning.

BEING PARCEL # 33-00-02122-00-5
BEING Block NO. 023, Unit 086

ALL THOSE FOUR CERTAIN lots or pieces of ground, Situate in the Township of East Norriton, County of Montgomery and State of Pennsylvania, being Lots numbered 8, 9, 10, and 11 on plan of lots of Grandview Heights, recorded at Norristown, in Deed Book No. 606 page 343, and bounded and described in accordance therewith as follows, to wit:

BEGINNING at a point at the intersection of the Northwesterly side of DeKalb Street, with the Southwesterly side of Hartranft Avenue (fifty feet wide) thence extending along the Northwesterly side of DeKalb Street Southwardly two hundred feet to a point a corner of Lot No. 7; thence along Lot No. 7 Northwestwardly two hundred feet to a point a corner of Lot No. 235; thence partly along Lot No. 235 and Lot No. 234, Northeastwardly two hundred feet to a point on the Southwesterly side of Hartranft Avenue aforesaid; thence along said side of Hartranft Avenue, Southeastwardly two hundred feet to the place of beginning.

EXCEPTING THEREOUT AND THEREFROM: the premises conveyed in the following description:-----

THOSE TWO CERTAIN lots or pieces of ground situate in the Township of East Norriton, County of Montgomery, State of Pennsylvania being Lots Numbered 8 and 9 on Plan of Grandview Heights, recorded at Norristown in Deed Book 606 page 500, and bounded and described in accordance therewith as follows, to wit:-----

BEGINNING at a point on the Northwesterly side of DeKalb Street at the distance of one hundred feet Southwestwardly from a point at the intersection at the Northwestwardly side of DeKalb Street with the Southwesterly side of Hartranft Avenue, fifty feet wide; thence extending along the Northwesterly side of DeKalb Street, Southwestwardly one hundred feet to a point a corner of Lot No. 7; thence along a Lot No. 7, Northwestwardly two hundred feet to a point a corner in line of Lot No. 235; thence partly along Lot No. 235 and Lot No. 234 Northeasterly one hundred feet to a point a corner of Lot No. 10; thence along Lot No. 10 Southeastwardly 200 feet to the place of beginning.-----
BEING 2111 DeKalb Street

BEING PARCEL # 33-00-02119-00-8
BEING Block No. 023, Unit 016

PRESMISES "A"

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situated in the Township of East Norriton, Montgomery County, Pennsylvania, known and designated as a portion of Lot No. 13 of Lot No. 14, and a portion of Lot No. 15 on the plan of Grandview Heights, recorded in Deed Book 606 page 500, bounded and described as follows, to wit: ----

BEGINNING at a point on the Northwest side of DeKalb Street at the distance of 80.00 feet Northeasterly from the Northeast side of Hartranft Avenue, a point a corner in Lot No. 13; thence extending in and through said lot Northwesterly 200.00 feet to a point a corner; thence extending Northeasterly 80.00 feet to a point, a corner in Lot No. 15; thence extending in and through said lot Southeasterly 200.00 feet to a point on the Northwest side of DeKalb Street, aforesaid; thence extending along the said Northwest side of DeKalb Street Southwesterly 80.00 feet to the first mentioned point and place of beginning.

PREMISES "B"

ALL THAT CERTAIN LOT OR PIECE OF LAND SITUATE in the Township of East Norriton, County of Montgomery, and State of Pennsylvania, being composed of Lot No. 12 and the greater of Lot No. 13 on Grandview Heights, a plan whereof is recorded in the Recorder of Deeds at Norristown in Deed Book No. 606 page 500 etc. more particularly described as follows:

BEGINNING at the North corner of DeKalb Street and Hartranft Avenue on said plan; thence along the Northwesterly side of DeKalb Street Northeasterly 80.00 feet to a point a corner in remainder of Lot No. 13 recently conveyed to Alfred W. Courtney and Mary E. Courtney; thence along said remainder of said Lot No. 13 Northwesterly 200.00 feet to a point a corner of Lot No. 131 on said plan; thence along Lot No. 131 Southwesterly 80.00 feet to the Northeasterly side of Hartranft Avenue; thence along the Northeasterly side of Hartranft Avenue Southeasterly 200.00 feet to the place of beginning.

EXCEPTING AND RESERVING THEREOUT AND THEREFROM that portion of Premises B above described which was granted and conveyed by Elizabeth G. Palmer and Rufus E. Palmer, to Raymond H. and Mariam M. Lentz, by Deed recorded in Deed Book 2360 page 133.

BEING the rear 5.00 feet of Lot No. 12 and the rear 5.00 feet of part of Lot No. 13 of said plan.

BEING Parcel No. 33-00-02116-00-2

BEING Block No. 023, Unit 044.

ALL THAT CERTAIN lot or piece of ground situate on the Northwest side of DeKalb Street Pike at the distance of seventy feet Southwestwardly from the Southwest side of Montgomery Avenue in the Township of East Norriton, County of Montgomery and State of Pennsylvania.

Containing in front or breadth on the said DeKalb Street Pike seventy feet and extending of that width in length or depth Northwestwardly between parallel lines at right angles with the said DeKalb Street Pike, two hundred feet.

Being a part of Lots #15 and 16 as shown on plan of Grand View Heights, a map of which is now on file in the office for the Recording of Deeds of the County of Montgomery in Deed Book 606 page 500.

BEING PARCEL #33-00-02113-00-5

BEING Block No. 023, Unit 017

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 26th day of August, 1991.

BOARD OF SUPERVISORS
EAST NORRITON TOWNSHIP

By: John W. Zuchta

ATTEST:

1. Kenneth J. Bannwald
Secretary