



November 13, 2018
BMA 17-A058-160

**METES & BOUNDS DESCRIPTION
PROPOSED RE-ZONING AREA FOR ABINGTON TERRACE, LP
BLOCK 90, UNITS 1, 3, 4 & 11
ABINGTON TOWNSHIP
MONTGOMERY COUNTY
COMMONWEALTH OF PENNSYLVANIA**

BEGINNING AT A POINT ON THE SOUTHEASTERLY TITLE LINE AND RIGHT OF WAY LINE OF OLD YORK ROAD (AKA S.R. 611, L.R. 151 – VARIABLE WIDTH RIGHT OF WAY) AT THE INTERSECTION WITH THE COMMON DIVIDING LINE BETWEEN BLOCK 90, UNIT 5, LANDS NOW OR FORMERLY TEMPENNS ASSOCIATES AND BLOCK 90, UNIT 4, LANDS NOW OR FORMERLY DIANA HELWEG NEWTON, ET AL, AND FROM SAID POINT OF BEGINNING; THENCE,

- 1- ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF OLD YORK ROAD, NORTH 25°24'00" EAST A DISTANCE OF 115.46 FEET TO A POINT; THENCE,
- 2- ALONG A LINE THROUGH THE BED OF OLD YORK ROAD, NORTH 64°36'00" WEST A DISTANCE OF 40.10 FEET TO A POINT; THENCE,
THE FOLLOWING TWO (2) COURSES AND DISTANCES ALONG THE TITLE LINE IN THE BED OF OLD YORK ROAD:
 - 3- NORTH 25°24'00" EAST A DISTANCE OF 115.49 FEET TO A POINT; THENCE,
 - 4- NORTH 25°27'00" EAST A DISTANCE OF 127.16 FEET TO A POINT; THENCE,
- 5- ALONG A THE DIVIDING LINE BETWEEN BLOCK 90, UNIT 1, LANDS NOW OR FORMERLY PHILADELPHIA FREEDOM VALLEY YOUNG MEN'S CHRISTIAN ASSOCIATION AND BLOCK 90, UNIT 1, LANDS NOW OR FORMERLY ABINGTON PRESBYTERIAN CHURCH, SOUTH 58°10'00" EAST A DISTANCE OF 247.12 FEET TO A POINT; THENCE,
- 6- ALONG THE SAME NORTH 27°06'00" EAST A DISTANCE OF 255.02 FEET TO A POINT ON THE TITLE LINE IN THE BED OF SUSQUEHANNA ROAD (AKA S.R. 2017- 33 FEET WIDE RIGHT OF WAY), SOUTH 50°31'00" EAST A DISTANCE OF 506.32 FEET TO A POINT; THENCE,
- 7- ALONG THE DIVIDING LINE BETWEEN BLOCK 90, UNIT 1 AND BLOCK 90, UNIT 12, LANDS NOW OR FORMERLY CHRISTOPHER GERMAIN, SOUTH 39°29'00" WEST A DISTANCE OF 288.70 FEET TO A POINT; THENCE,
- 8- ALONG A LINE BETWEEN BLOCK 90, UNIT 12 AND BLOCK 90, UNIT 11, LANDS NOW OR FORMERLY BRIAN JAMES AND THROUGH THE BED OF HUNTINGDON ROAD (40 FEET WIDE RIGHT OF WAY), SOUTH 3°03' 28" EAST A DISTANCE OF 21.31 FEET TO A POINT; THENCE,
THE FOLLOWING THREE (3) COURSES AND DISTANCES ALONG THE TITLE LINE IN THE BED OF HUNTINGDON ROAD:
 - 9- NORTH 89°42'36" WEST A DISTANCE OF 13.59 FEET TO A POINT; THENCE,
 - 10- SOUTH 89°06'43" WEST A DISTANCE OF 90.00 FEET TO POINT; THENCE,
 - 11- ALONG THE ARC OF A CIRCLE CURVING TO THE LEFT HAVING A RADIUS OF 473.00 FEET, A CENTRAL ANGLE OF 14°04' 47", ARC LENGTH OF 116.23 FEET, A CHORD BEARING OF SOUTH 82°04'19" WEST AND A CHORD DISTANCE OF 115.94 FEET TO A POINTS; THENCE,
- 12- ALONG THE DIVIDING LINE BETWEEN BLOCK 90, LOT 11 AND BLOCK 90, LOT 9, LANDS NOW OR FORMERLY BETHANY M. LIPA, NORTH 9°51'38" WEST A DISTANCE OF 197.38 FEET TO A POINT; THENCE,

BLUE MARSH ASSOCIATES, INC.
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- 13- ALONG THE COMMON DIVIDING LINE BETWEEN BLOCK 90, UNIT 1, BLOCK 90, UNIT 11 AND BLOCK 90, UNIT 9, NORTH 58°10'00" WEST A DISTANCE OF 138.58 FEET TO A POINT; THENCE,
- 14- ALONG THE DIVIDING LINE BETWEEN BLOCK 90, UNIT 1 AND BLOCK 90, UNIT 9, NORTH 64°36'00" WEST A DISTANCE OF 33.97 FEET TO A POINT; THENCE,
- 15- ALONG THE DIVIDING LINE BETWEEN BLOCK 90, UNIT 3, LANDS NOW OR FORMERLY DIANA HELWEG NEWTON, ET AL AND BLOCK 90, UNIT 9, SOUTH 25°24'00" WEST A DISTANCE OF 115.43 FEET TO A POINT; THENCE,
- 16- ALONG THE DIVIDING LINE BETWEEN BLOCK 90, UNIT 4 AND BLOCK 90, UNIT 9, SOUTH 25°24'00" WEST A DISTANCE OF 115.46 FEET TO A POINT; THENCE,
- 17- ALONG THE DIVIDING LINE BETWEEN BLOCK 90, UNIT 4 AND BLOCK 90, UNIT 5, NORTH 64°33'00" WEST A DISTANCE OF 168.75 FEET TO A POINT; BEING THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

CONTAINING 244,193 S QUARE FEET OR 5.606 ACRES

THIS DESCRIPTION PREPARED WITH REFERENCE TO A PLAN ENTITLED "ALTA/NSPS LAND TITLE SURVEY, ABINGTON TERRACE, LLC, #1059, 1067 & 1073 OLD YORK ROAD, BLOCK 90, UNITS 1,3 & 4, ABINGTON TOWNSHIP, MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA", PREPARED BY BLUE MARSH ASSOCIATES, INC., DATED 7/7/2017, REVISION #5, DATED 7/13/2018.

JOSEPH J. WRIGHT
PENNSYLVANIA PROFESSIONAL LAND SURVEYOR
LICENSE #SU-37826-E