

LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE OR PARCEL OF ROUND, SITUATE IN THE BOROUGH OF JENKINTOWN, MONTGOMERY COUNTY, PENNSYLVANIA AND DESCRIBED ACCORDING TO A CERTAIN PLAN OF PROPERTY MADE FOR NATIONAL TODDLER HOUSE INC., BY DAVID MEXINER, REGISTERED SURVEYOR AND ENGINEER DATED JUNE 27, 1963 AS FOLLOWS, TO WIT:

BEGINNING AT A POINT OF TANGENT ON THE WESTERLY SIDE OF OLD YORK ROAD (60 FEET WIDE BOROUGH ORDINANCE 88 FEET) SAID POINT BEING AT THE DISTANCE OF 15.00 FEET MEASURED ON THE ARC OF A CIRCLE CURVING TO THE RIGHT HAVING A RADIUS OF 10.00 FEET FROM A POINT OF CURVE ON THE SOUTHERLY SIDE OF HARPER AVENUE (38 FEET WIDE); THENCE EXTENDING FROM SAID POINT OF BEGINNING SOUTH 3 DEGREES 37 MINUTES EAST ALONG THE WESTERLY SIDE OF OLD YORK ROAD 50.69 FEET TO A DRILL HOLE AND ANGLE; THENCE EXTENDING SOUTH 24 DEGREES 09 MINUTES WEST ALONG THE NORTHWESTERLY SIDE OF OLD YORK ROAD (OF IRREGULAR WIDTH) 35.69 FEET TO A POINT A CORNER OF OTHER LANDS NOW OR LATE OF HUMBLE OIL COMPANY; THENCE EXTENDING NORTH 66 DEGREES 22 MINUTES WEST ALONG THE AFORESAID OF THE LANDS OF HUMBLE OIL COMPANY 125.00 FEET TO AN IRON PIN ON THE EASTERLY SIDE OF A CERTAIN 15 FEET WIDE ALLEY; THENCE EXTENDING NORTH 00 DEGREES 27 MINUTES EAST ALONG THE EASTERLY SIDE OF THE AFORESAID 15 FEET WIDE ALLEY 35.32 FEET TO A POINT OF CURVE ON THE SAME THENCE EXTENDING ON THE ARC OF A CIRCLE CURVING TO THE RIGHT HAVING A RADIUS OF 8.00 FEET, THE ARC DISTANCE OF 12.57 FEET TO A DRILL HOLE, A POINT OF TANGENT ON THE SOUTHERN SIDE OF HARPER AVENUE AFORESAID; THENCE EXTENDING SOUTH 89 DEGREES 33 MINUTES EAST ALONG THE SOUTHERLY SIDE OF HARPER AVENUE 107.69 FEET TO A POINT OF CURVE ON THE SAME; THENCE EXTENDING ON THE ARC OF A CIRCLE CURVING TO THE RIGHT HAVING A RADIUS OF 10.00 FEET THE ARC DISTANCE OF 15.00 FEET TO THE FIRST MENTIONED POINT OF TANGENT AND PLACE OF BEGINNING.

BEING COUNTY PARCEL NO. 10-00-05392-00-7.

BEING THE SAME PREMISES WHICH WOODLEA REALTY ASSOCIATES LIMITED - NO. 1, A PENNSYLVANIA LIMITED PARTNERSHIP, BY DEED DATED MARCH 22, 2002 AND RECORDED APRIL 10, 2002 IN MONTGOMERY COUNTY DEED BOOK 5402 PAGE 2486 GRANTED AND CONVEYED UNTO YOUNG S. NAM A N M I S. NAM, HUSBAND AND WIFE, IN FEE.

UNDER AND SUBJECT TO RESTRICTIONS OF RECORD.

- GENERAL NOTES**
1. OLD YORK ROAD AND HARPER AVENUE ARE A LEGALLY OPEN PUBLIC STREETS MAINTAINED BY THE BOROUGH. THE PROPERTY HAS DIRECT INGRESS AND EGRESS TO OLD YORK ROAD AND HARPER AVENUE VIA CURB CUTS.
 2. THE TOTAL LOT AREA 8,739 S.F. OR 0.20 ACRES
 3. THE AREA IS OCCUPIED BY: A ONE STORY FORMER DRY CLEANER STORE OCCUPIES THE SUBJECT PREMISES WITH A FOOTPRINT OF 1,200 S.F.
 4. ALL UTILITY FACILITIES REQUIRED TO SERVE THE SITE ARE IN PLACE IN THE ADJACENT PUBLIC STREETS.
 5. FLOOD ZONE : 42091C0382G
- THE SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 42091 WITH A DATE OF IDENTIFICATION OF 3/2/2016 FOR COMMUNITY NO. 0182G IN THE BOROUGH OF JENKINTOWN, COMMONWEALTH OF PENNSYLVANIA WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
6. THE LEGAL DESCRIPTION FORMS A CLOSED MATHEMATICAL FIGURE.
 7. PARKING: THERE ARE 10 STRIPED PARKING SPACES, THIS TOTAL INCLUDES 1 HANDICAPPED ACCESSIBLE PARKING SPACE. THERE IS SPACE FOR ADDITIONAL PARKING ON THE SUBJECT PREMISES (NOT STRIPED).
 8. NO EVIDENCE OF ANY UNUSUAL SUBSURFACE CONDITIONS RESULTING IN ANY UNUSUAL SETTLEMENT OF ROADWAYS, CURBS, SIDEWALKS, OR DRIVEWAYS IS VISIBLE AT THE SUBJECT SITE. THERE IS NO EVIDENCE OF ANY CONDEMNATIONS.
 10. THERE IS NO INFORMATION AVAILABLE INDICATING ANY CHANGES IN ADJACENT STREETS.
 11. NO IMPROVEMENTS ON THE SUBJECT PREMISES ENCROACH ON THE NEIGHBORING PROPERTIES; NO NEIGHBORING PROPERTY IMPROVEMENTS ENCROACH ON THE SUBJECT PREMISES.
 12. THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

LEGEND

- EXISTING SIGN
- ⊕ EXISTING FIRE HYDRANT
- ⊙ EXISTING DECIDUOUS TREE
- ⊙ EXISTING EVERGREEN TREE
- ⊕ EXISTING WATER VALVE
- ⊕ EXISTING STORM MANHOLE
- ⊕ EXISTING SANITARY MANHOLE
- ⊕ EXISTING UTILITY POLE
- ⊕ EXISTING LIGHT STANDARD
- ⊕ EXISTING MAILBOX
- ⊕ EXISTING SEWER VENT
- ⊕ EXISTING CLEANOUT
- ⊕ EXISTING WATER SHUTOFF



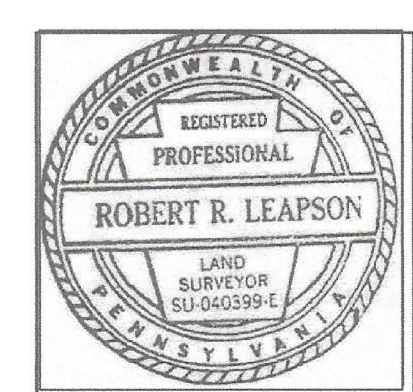
Zoning Data:

Zoning Classification: 'G', Gateway Commercial	Existing	Proposed	Complies
Site Area = 8,739 SF; 0.2 Acres			
Maximum Building Coverage: 45%	14%	10.80%	Yes
Maximum Building Height: 40'	15'	15'	Yes
Maximum Impervious Cover: 70%	88%	88%	Yes, Existing Condition
Front Yard Setback: 15' for corner lot	37.61'	37.61'	Yes
Right Side Yard Setback: 15'	16.21'	16.21'	Yes
Left Side Yard Setback:	4' & 4.9'	4.9'	Yes, Existing Condition
Rear Yard Setback: 15'	20.5'	6' & 8'	No, Requires Variance

CLIENT:

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PREPARED BY:

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Zoning Site Plan

103 OLD YORK ROAD
JENKINTOWN, PA. 19046
T.M.P. # 41-00-01042-00-6

SITUATE
JENKINTOWN BOROUGH
MONTGOMERY COUNTY
PENNSYLVANIA

SCALE: 1" = 10'
DATE: 11/13/2024
SHEET: 1 OF 1