

AN ORDINANCE OF THE TOWNSHIP OF HILLTOWN, COUNTY OF BUCKS, STATE OF PENNSYLVANIA, AMENDING THE 1959 ZONING ORDINANCE AND ZONING MAP OF SAID TOWNSHIP AS FURTHER AMENDED BY THE REVISION OF 1970 BY CHANGING 7.62 ACRES OF LAND, MORE OR LESS, OWNED BY CHARLES W. BROWN AND BARBARA A. BROWN, HIS WIFE, FROM R-30 RESIDENTIAL TO M-F RESIDENTIAL DISTRICT, AND TO AMEND THE ZONING MAP ACCORDINGLY.

ORDINANCE NO. 93-2

BE IT ORDAINED AND ENACTED, by the Board of Supervisors of Hilltown Township, Bucks County, Pennsylvania, and it is hereby ENACTED AND ORDAINED by authority of the same:

SECTION 1. The Zoning Ordinance of the Township of Hilltown, Bucks County, Pennsylvania, and the Zoning Map, a part thereof, as enacted and adopted October 30, 1959, and as further revised November 1970, be and hereby is further amended as follows:

(a) Classification of the following described premises owned by Charles W. Brown and Barbara A. Brown, his wife, namely,

ALL THAT CERTAIN messuage and two tracts of land, Situate in the Township of Hilltown, County of Bucks and State of Pennsylvania, bounded and described as follows, to wit:

Tract #1 (containing the messuage) BEGINNING at a stone corner in the middle of a public road leading from the county line to Sellersville and Line Lexington Turnpike Road; thence by land formerly of Enos Hartzell, now of Christian M. Yoder, the three following courses and distances to wit: Southeast thirty-four and one-half degrees two hundred feet to a stake; thence Southwest forty-six and three-quarter degrees, one hundred eight feet and ten inches to a stake; thence Northwest thirty-four and one-half degrees, two hundred feet to the middle of the afore-said public road, a stake; thence along the middle thereof Northeast forty-six and three-quarter degrees one hundred eight feet and ten inches to the place of beginning. Containing eighty square perches of land, more or less.

Tract #2 BEGINNING at a stone for a corner in the middle of a public road in line of other lands of the said John M. Hayes; thence along the middle of said road and lands of Henry C. Derstine, North forty-four degrees East, thirty-two and nine tenths perches to a stone for a corner

in the middle of said road and lands of Augustus Snyder; thence along the same and land of David Gehman South forty-three and three-quarter degrees East, thirty-two and sixteen one-hundredths perches to a stone for a corner in line of lands of Fred G. Garrecht; thence along the same South forty-three and one-half degrees West, thirty-five and nine tenths perches to an iron pin for a corner of other lands of formerly Christian M. Yoder, recently conveyed unto Elbridge J. Gould and wife; thence along the same North forty-three and three-quarter degrees West, twenty-one and seven one-hundredths perches to an iron pin for a corner in other lands of the said John M. Hayes; thence along the same North forty-seven degrees East, one and fifteen one-hundredths perches to an iron pin for a corner; thence still along the same North thirty-five and one-half degrees West, twelve perches to the place of beginning. Containing seven acres and nineteen perches of land, more or less, is hereby changed from R-30 Residential to M-F Residential District.

SECTION 2. All provisions of the Zoning Ordinance not consistent with this amendment shall likewise be amended consistent herewith.

SECTION 3. This Ordinance shall become effective five (5) days after acceptance of the same.

ORDAINED AND ENACTED as an Ordinance of the Township of Hilltown, Bucks County, Pennsylvania, this 14 day of February, A. D., 1973.

HILLTOWN TOWNSHIP SUPERVISORS

Paul Frankenthal

Arthur J. Jorger

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