

5. Property Details:

- a. Present Zoning Classification: R-175
- b. Present Land Use: B-1 SINGLE FAMILY DETACHED DWELLING
- c. Location (Street Address):
2578 MUIRFIELD DR
- d. Parcel #: 67-00-0325-07-6
- e. Lot Dimensions:
 - (1) Area: 67542
 - (2) Frontage: 100.04
 - (3) Depth: 211.87
- f. Circle all that apply in regards to the above specified property:
 - Public Water
 - Public Sewer
 - Private Well
 - Private Septic
- g. Size, construction, and use of existing improvements; use of land, if unimproved: **(Please submit as an attachment)**

6. Proposed Use(s):

- a. Proposed use(s) and construction: Please provide size, construction and proposed use(s). **(Please submit as an attachment)**

7. Legal grounds for appeal (Cite specific sections of Pennsylvania Municipalities Planning Code, Zoning Ordinance, Subdivision Regulations, and/ or other Acts or Ordinances). All sections that apply must be listed in which relief is required and an explanation provided. **(Please submit as an attachment)**

8. Has any previous appeal been filed concerning the subject matter of this appeal?
 Yes No

If yes: specify: **(Please submit as an attachment)**

9. Challenges please list requested issues of fact or interpretation:
(Please submit as an attachment)

10. Worcester Township to provide the list of names and addresses of all property within 500 feet of the perimeter of the subject property. **(REQUIRED: SECTION 150-224)**

CERTIFICATION

I (We) hereby certify that the above information is true and correct to the best of my (our) knowledge, information or belief.

Karla Denecke
Signature

Karla Denecke
Printed Name

CJD
Signature

Charles J. Denecke
Printed Name

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF Montgomery : SS

The undersigned, being duly sworn according to law, deposes and says the he/she is the above names applicant, that he/she is authorized to and does take this affidavit on behalf of the owner, and foregoing facts are true and correct.

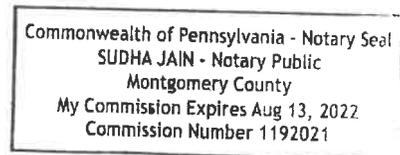
Karla Derecke
Applicant

CIDE
Applicant

Sworn to and subscribed before me this 28 day of November, 2018

Sudha Jain

Notary Public



Date Received: 12-5-18

Andrew P. Leguato

Zoning Officer

1/2

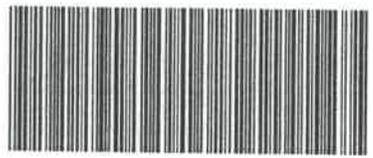
18PA0201



RECORDER OF DEEDS
MONTGOMERY COUNTY
Nancy J. Becker

One Montgomery Plaza
Swede and Airy Streets ~ Suite 303
P.O. Box 311 ~ Norristown, PA 19404
Office: (610) 278-3289 ~ Fax: (610) 278-3869

DEED BK 5960 PG 00767 to 00771
INSTRUMENT # : 2015048571
RECORDED DATE: 07/02/2015 12:51:10 PM



3220996-0014T

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 5

Document Type: Deed
Document Date: 06/25/2015
Reference Info:

Transaction #: 3229972 - 2 Doc(s)
Document Page Count: 4
Operator Id: estaglia

RETURN TO: (Simplifile)
Trident Land Transfer Company
431 W. Lancaster Ave. 3rd Floor
Devon, PA 19333
(610) 889-7660

PAID BY:
TRIDENT LAND TRANSFER COMPANY

*** PROPERTY DATA:**
Parcel ID #: 67-00-00325-07-6
Address: 2578 MUIRFIELD WAY

LANSDALE PA
19446
Municipality: Worcester Township (100%)
School District: Methacton

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT:	\$655,000.00
TAXABLE AMOUNT:	\$655,000.00
FEES / TAXES:	
Recording Fee: Deed	\$95.00
State RTT	\$6,550.00
Worcester Township RTT	\$3,275.00
Methacton School District RTT	\$3,275.00
Total:	\$13,195.00

DEED BK 5960 PG 00767 to 00771
Recorded Date: 07/02/2015 12:51:10 PM

I hereby CERTIFY that
this document is
recorded in the
Recorder of Deeds
Office in Montgomery
County, Pennsylvania.



Nancy J. Becker
Recorder of Deeds

PLEASE DO NOT DETACH
THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always supersedes.
*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.

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Prepared by:

Trident Land Transfer Company LP
431 West Lancaster Avenue
Devon, PA 19333
Phone: (610)889-7660

Return To:

ATTN: Post-Closing Department
Trident Land Transfer Company LP
Parcel No.: 67-00-00325-076

File No.: 15PA04011

DEED

David Prendergast and Susan Prendergast, husband and wife
to
Charles J. Denecke and Karla G. Denecke, husband and wife

PREMISES:
2578 Muirfield Way
Township of Worcester
County of Montgomery
Pennsylvania
Parcel No.: 67-00-00325-076

The address of the above named Grantee(s) is:
2578 Muirfield Way
Lansdale, PA 19446

Certified by: _____



DEED

THIS INDENTURE made this 25 day of June, 2015.

Between DAVID PRENDERGAST AND SUSAN PRENDERGAST, HUSBAND AND WIFE, (hereinafter called the Grantors) and
CHARLES J. DENECKE AND KARLA G. DENECKE, HUSBAND AND WIFE, (hereinafter called the Grantees)

Witnesseth That the said Grantors for and in consideration of the sum of Six Hundred Fifty-Five Thousand And No/100 Dollars (\$655,000.00) lawful money of the United States of America, unto them well and truly paid by the said Grantees, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantees, their heirs and assigns, as tenants by the entirety.

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

TOGETHER with all and singular the improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantors, as well at law as in equity, of, in, and to the same.

TO HAVE AND TO HOLD the said lot or piece of ground above described with the improvements, hereditaments and premises hereby granted, or mentioned, and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns, forever.

AND the said Grantors do by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns that the said Grantors all and singular the Hereditaments and premises herein above described and granted, or mentioned and intended so to be with the Appurtenances unto the said Grantees, their heirs and assigns, against the said Grantors and against all and every Person or Persons whomsoever lawfully claiming or to claim the same or any part thereof, by from, or under them or any of them, shall and will WARRANT and forever DEFEND.

This deed is conveyed on 6/30/2015 not date of original signing and acknowledgement

EXHIBIT A

ALL THAT CERTAIN lot or piece of ground situate in the Township of Worcester, County of Montgomery and Commonwealth of Pennsylvania being bounded and described according to a Subdivision Plan of Bethel Knoll made by Schlosser & Clauss, Consulting Engineers, Inc. dated 6/28/2002 and last revised 10/22/2003 and recorded in the Office of the Recorder of Deeds of Montgomery County at Norristown, Pennsylvania in Plan Book 22 Page 178, as follows to wit

Beginning at a point on the Southwesterly side of Muirfield Way (50 feet wide), said point being a corner of this and Lot #2, thence extending from said point and place of beginning and extending along Lot #2 South 45 degrees 35 minutes 48 seconds West 244.66 feet to a point a corner of Lot #7, thence extending along the same the (2) following courses and distances as follows to wit, thence (1) North 71 degrees 29 minutes 48 seconds West 58.00 feet to a point a corner; thence (2) South 45 degrees 35 minutes 48 seconds West 151.16 feet to a point a corner of Lot #8, thence extending along the same North 45 degrees 35 minutes 50 seconds West and crossing a proposed drainage easement #1 439.15 feet to a point a corner on the Southeasterly ultimate right of way line of Bethel Road (various widths), thence extending along the same North 45 degrees 35 minutes 48 seconds East 87.87 feet to a point a corner in line of lands now or late of Vicki L Allen, thence extending along the same the (2) following courses and distances as follows to wit; thence (1) South 45 degrees 17 minutes 00 seconds East 265.35 feet to a point a corner, thence (2) North 45 degrees 35 minutes 09 seconds East 127.00 feet to a point a corner of Lot #1, thence extending along the same the (2) following courses and distances as follows to wit, thence (1) South 44 degrees 24 minutes 12 seconds East and re-crossing the proposed drainage easement #1 200.40 feet to a point a corner, thence (2) North 45 degrees 35 minutes 48 seconds East 212.45 feet to a point a corner on the Southwesterly side of Muirfield Way; thence extending along the same South 44 degrees 24 minutes 12 seconds East 25.00 feet to the point and place of beginning.

Being Lot No 9

Tax parcel # No.: 67-00-00325-076

Being the same property which Pen Gwyn, L P, a PA Limited Partnership, granted and conveyed unto David Prendergast and Susan Prendergast, husband and wife, as tenants by the entireties by deed dated June 10, 2005 and recorded June 23, 2005 in the Recorder's Office of said County in Deed Book 5558, Page 2484. 2578 Muirfield Way, Lansdale, PA 19446

Parcel No.: 67-00-00325-076

IN THE WITNESS WHEREOF, the said Grantors has/have caused these presents to be duly executed dated the day and year first above written.

SEALED AND DELIVERED

In the presence of us:



David Prendergast


Susan Prendergast

Commonwealth of Pennsylvania

County of Montgomery

On this, the 25th day of June 2015, before me, the undersigned Notary Public, personally appeared David Prendergast and Susan Prendergast, husband and wife known to me (or satisfactorily proven) to be the person whose name(s) is/are subscribed to the within instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Notary Public

My Commission Expires: 6/25/16



