

ZONING MAP AMENDMENTS

B Attachment 6

Newtown Area JMZO

JMZO Ord. 2010-03, 12/22/2010, Exhibit A-2

Commitment Number: DTA-44522

SCHEDULE C

PREMISES "A"

ALL THAT CERTAIN lot or parcel of land situate in the Township of Upper Makefield, County of Bucks and Commonwealth of Pennsylvania as shown on a Plan entitled, "Final Major Subdivision Plan-Phase 1, White Tract - Phase 1" record sheet 1 of 1, prepared by ESE Consultants, Inc. dated February 26, 2009, last revised January 7, 2010, recorded on February 9, 2010 in Plan Book 375 page 82 in the Bucks County Recorder of Deeds Office more particularly described as follows:

BEGINNING at a common corner of Open Space Lot 86 and Lot 82, an iron pin set and running; (1) along the common line of Open Space Lot 86 and Lot 82, South 84 degrees 47 minutes 07 seconds West a distance of 225.49 feet (passing over a concrete monument to be set) to a common corner of Open Space Lot 86 and TMP 47-8-56, a concrete monument to be set; thence (2) along the common line of Open Space Lot 86 and TMP 47-8-56, North 10 degrees 28 minutes 00 seconds West a distance of 508.35 feet to a common corner of Open Space Lot 86 and TMP 47-8-56, and on the line of TMP No. 47-8-55, a concrete monument to be set; thence (3) along the common line of Open Space Lot 86 and TMP No. 47-8-55, the following three courses and distances, North 79 degrees 32 minutes 00 seconds East a distance of 283.16 feet to an iron pin set; thence (4) North 09 degrees 43 minutes 00 seconds West a distance of 247.50 feet to an iron pin set; thence (5) North 81 degrees 32 minutes 00 seconds East a distance of 517.89 feet to a common corner of Open Space Lot 86 and TMP 47-8-56-1 and on the line of TMP 47-8-55, an iron pin set; thence (6) along a common line between Open Space Lot 86, TMP 47-8-56-1 and TMP 47-8-56-2, South 11 degrees 52 minutes 07 seconds East a distance of 419.96 feet to a common corner of Open Space Lot 86 and TMP 47-8-56-2, a concrete monument found; thence (7) along the common line of Open Space Lot 86 and TMP 47-8-56-2, North 78 degrees 06 minutes 31 seconds East a distance of 216.82 feet (passing over a concrete monument to be set and a concrete monument found) to a point on the Westerly side of Highland Road, T-384 (33 feet legal Right of Way); thence (8) along the Westerly side, the following three courses and distances South 11 degrees 39 minutes 53 seconds East a distance of 785.00 feet to a point of curve; thence (9) passing along an arc of a circle curving to the right having a radius of 2,283.50 feet an arc distance of 127.68 feet, a chord bearing of South 10 degrees 03 minutes 47 seconds East a chord distance of 127.67 feet to a point of tangency; thence (10) South 08 degrees 27 minutes 40 seconds East a distance of 44.69 feet to a point on the Northerly side of Washington Crossing Road, S.R. 532 (33 feet Legal Right of Way); thence (11) along said Northerly side of the following three courses and distances, passing along an arc of a circle curving to the right having a radius of 1,833.50 feet an arc distance of 97.98 feet a chord bearing of South 78 degrees 15 minutes 59 seconds West a chord distance of 97.97 feet to a point of tangency; thence (12) South 79 degrees 47 minutes 50 seconds West a distance of 673.13 feet to a point of curve; thence (13) passing along an arc of a circle curving to the left having a radius of 1,016.50 feet an arc distance of 119.72 feet a chord bearing of South 76 degrees 25 minutes 23 seconds West a chord distance of 119.65 feet to a common corner of Open Space Lot 86 and Lot 82; thence (14) along a common line between Open Space Lot 86 and Lot 82, North 04 degrees 00 minutes 00 seconds West a distance of 622.72 feet to the first mentioned point and place of beginning.

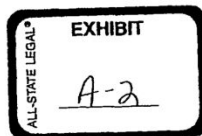
BEING Lot Number 86 as shown on the above mentioned plan.

COUNTY PARCEL NUMBER 47-8-56-4

PREMISES "B"

ALL THAT CERTAIN lot or parcel of land situate in the Township of Upper Makefield, County of Bucks and Commonwealth of Pennsylvania as shown on a Plan entitled, "Final Major Subdivision Plan-Phase 1, White Tract - Phase 1" record sheet 1 of 1, prepared by ESE Consultants, Inc. dated February 26, 2009, last revised January 7, 2010, recorded on February 9, 2010 in Plan Book 375 page 82 in the Bucks County Recorder of Deeds Office more particularly described as follows:

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NEWTOWN AREA JMZO

Commitment Number: **DTA-44522**

SCHEDULE C

BEGINNING at a common corner of Open Space Lot 86 and Lot 82, on the Northerly side of Washington Crossing Road, S.R. 532 (33 feet Legal Right of Way) and running; (1) along said Northerly side of the following three courses and distances, passing along an arc of a circle curving to the right, having a radius of 1,016.50 feet an arc distance of 119.72 feet a chord bearing of North 76 degrees 25 minutes 23 seconds East a chord distance of 119.65 feet to a point of tangency; thence (2) North 79 degrees 47 minutes 50 seconds East a distance of 673.13 feet to a point of curve; thence (3) passing along an arc of a circle curving to the left having a radius of 1,833.50 feet an arc distance of 125.85 feet a chord bearing of North 77 degrees 49 minutes 52 seconds East a chord distance of 125.82 feet to a point in the bed of Highland Road, T-384 (33 feet Legal Right of Way); thence (4) along the bed of Highland Road, T-384 South 11 degrees 50 minutes 44 seconds East a distance of 21.04 feet to a point in the bed of the intersection of Washington Crossing Road, S.R. 532 and Highland Road, T-384; thence (5) along the bed of Washington Crossing Road, S.R. 532 the following two courses and distances, South 79 degrees 33 minutes 42 seconds West a distance of 16.83 feet to a P.K. set; thence (6) South 78 degrees 41 minutes 15 seconds West a distance of 905.23 feet (not shown on said plan); thence (7) passing through the bed of Washington Crossing Road, S.R. 532, North 04 degrees 00 minutes 00 seconds West a distance of 27.44 feet (not shown on said plan) to the first mentioned point and place of beginning.

BEING a portion of Washington Crossing Road.

PREMISES "C"

ALL THAT CERTAIN lot or parcel of land situate in the Township of Upper Makefield, County of Bucks and Commonwealth of Pennsylvania as shown on a Plan entitled, "Final Major Subdivision Plan-Phase 1, White Tract - Phase 1" record sheet 1 of 1, prepared by ESE Consultants, Inc. dated February 26, 2009, last revised January 7, 2010, recorded on February 9, 2010 in Plan Book 375 page 82 in the Bucks County Recorder of Deeds Office more particularly described as follows:

BEGINNING at a corner of Open Space Lot 86, a P.K. set in the bed of Highland Road, T-384 (33 feet Legal Right of Way) and running; (1) passing along the bed of Highland Road, T-384, South 11 degrees 50 minutes 44 seconds East a distance of 956.33 feet to a point of intersection of Highland Road, T-384 and Washington Crossing Road, S.R. 532 (33 feet Legal Right of Way); thence (2) passing through the bed of Highland Road, T-384 and along the Northerly side of Washington Crossing Road S.R. 532 passing along an arc of a circle curving to the right having a radius of 1,833.50 feet an arc distance of 27.86 feet a chord bearing of South 76 degrees 18 minutes 00 seconds West a chord distance of 27.86 feet to a point on the Westerly side of Highland Road T-384; thence (3) along said Westerly side the following three courses and distances, North 08 degrees 27 minutes 40 seconds West a distance of 3.79 feet to a point of curve; thence (4) passing along an arc of a circle curving to the left having a radius of 2,283.50 feet an arc distance of 127.68 feet a chord bearing of North 10 degrees 03 minutes 47 seconds West a chord distance of 127.67 feet to a point of tangency; thence (5) North 11 degrees 39 minutes 53 seconds West a distance of 785.00 feet; thence (6) passing through the bed of Highland Road, T-384, North 78 degrees 06 minutes 31 seconds East a distance of 18.76 feet to the first mentioned point and place of beginning.

BEING a portion of Highland Road.

BEING the same premises which Gerald A. White and Edith M. White, husband and wife, by Deed dated 2/12/2010 and recorded in Bucks County in Land Record Book 6339 page 1495 conveyed unto Dolington Land, L.P., a PA Limited Partnership, in fee.

RESERVING unto the Grantor the right to dedicate, to the governmental authority having jurisdiction at the time of dedication, any easements, roadbeds, open space and/or public improvements relating to the subdivision and shown on the above referenced plan, as may be required by such agency.

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