

ZONING MAP AMENDMENTS

B Attachment 5

Newtown Area JMZO

JMZO Ord. 2010-03, 12/22/2010, Exhibit A-1



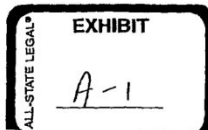
September 7, 2007

DESCRIPTION OF PROPERTY
LANDS TO BE CONVEYED TO THE VETERANS ADMINISTRATION CEMETERY
THE ABOUT TO BE SUBDIVIDED EASTERLY PORTION OF TMP 47-8-59,
THE ABOUT TO BE SUBDIVIDED EASTERLY PORTION OF T.M.P. 47-17-2,
THE ABOUT TO BE SUBDIVIDED NORTHERLY PORTION OF TMP 47-18-8,
TMP 47-8-64, T.M.P. 47-17-3, AND T.M.P. 47-17-1
TOWNSHIP OF UPPER MAKEFIELD, BUCKS COUNTY, PENNSYLVANIA

All those certain lots or parcels of land situated in the Township of Upper Makefield, County of Bucks, and Commonwealth of Pennsylvania, as shown on a plan entitled, "Plan Exhibit Of Consolidated Lots For Proposed Veterans Administration Cemetery, Dolington Tract", prepared by ESE Consultants, Inc., dated February 10, 2006, last revised August 27, 2007 and based on a survey prepared by Tri-State Engineers & Land Surveyors, Inc entitled "ALTA/ACSM Land Title Survey of T.M.P. 47-8-56, 56-3, 59, 64, 47-17-1, 2, 3 and 47-18-8", dated July 26, 2007, more particularly described as follows:

Beginning at a common corner of TMP 47-17-2 and TMP 47-17-2-1, a point in the bed of Washington Crossing Road, S.R. 532 and running;

- 1. Along the bed of said road, the following two (2) courses and distances, South 63 degrees 41 minutes 00 seconds West, a distance of 344.58 feet; thence
2. South 79 degrees 33 minutes 42 seconds West, a distance of 134.02 feet to a common corner of TMP 47-17-1 and TMP 47-8-56, a point in the bed of Highland Road, T-384 (33' Wide); thence
3. Along the bed of Highland Road, T-384, North 11 degrees 50 minutes 44 seconds West, a distance of 1329.55 feet to a common corner of TMP 47-17-2, TMP 47-8-56-1 and TMP 47-8-57-1; thence
4. Leaving the bed of Highland Road and along a common line between TMP 47-17-2 and TMP 47-8-57-1, the following three (3) courses and distances, North 79 degrees 54 minutes 15 seconds East, a distance of 267.10 feet; thence
5. North 11 degrees 30 minutes 45 seconds West, a distance of 339.74 feet; thence
6. North 79 degrees 16 minutes 16 seconds East, a distance of 858.60 feet to a common corner of TMP 47-17-2 and 47-8-57-1; thence
7. Along a common line between TMP 47-17-2, TMP 47-8-57-1 and TMP 47-8-57-2, North 11 degrees 57 minutes 35 seconds West, a distance of 753.90 feet to a common corner of TMP 47-17-2, TMP 47-8-57-2 and TMP 47-8-59; thence
8. Along a common line between TMP 47-8-57-2 and TMP 47-8-59, South 80 degrees 01 minutes 02 seconds West, a distance of 916.89 feet to a common corner of TMP 47-8-59 and TMP 47-8-59-2, a point on line of TMP 47-8-57-2; thence
9. Along a common line between TMP 47-8-59 and TMP 47-8-59-2, the following two (2) courses and distances, North 50 degrees 03 minutes 35 seconds West, a distance of 691.51 feet to a common corner of TMP 47-8-59 and TMP 47-8-59-2; thence
10. South 39 degrees 56 minutes 25 seconds West, a distance of 227.50 feet to a common corner of T.M.P. No. 47-8-59, T.M.P. No. 47-8-59-1, T.M.P. No. 47-8-59-2 and T.M.P. No. 47-8-58; thence
11. Along a common line between T.M.P. No. 47-8-59 and T.M.P. No. 47-8-59-1, North 50 degrees 03 minutes 35 seconds West, a distance of 460.00 feet; thence
12. Continuing along a common line between T.M.P. No. 47-8-59 and T.M.P. No. 47-8-59-1 and passing through the bed of Highland Road, T-384 (33' R.O.W.), South 39 degrees 56 minutes 25 seconds West, a distance of 166.50 feet to a point in the bed of Highland Road, T-384; thence



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NEWTOWN AREA JMZO

Description of Property

Lands to be conveyed to the veterans administration cemetery

The about to be subdivided easterly portion of TMP 47-8-59,

The about to be subdivided easterly portion of TMP 47-17-2,

The about to be subdivided northerly portion of TMP 47-18-8,

TMP 47-8-64, T.M.P. 47-17-3, AND T.M.P. 47-17-1

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13. Along the bed of Highland Road T-384, North 50 degrees 03 minutes 35 seconds West, a distance of 108.36 feet to a new corner of the about to be subdivided TMP 47-8-59 (herein after known as Belke Remainder); thence
14. Along new common lines between the Belke Remainder and the easterly portion of TMP 47-8-59, the following four (4) courses and distances, North 44 degrees 36 minutes 40 seconds East, a distance of 391.23 feet; thence
15. North 84 degrees 54 minutes 31 seconds East, a distance of 325.61 feet; thence
16. North 05 degrees 05 minutes 29 seconds West, a distance of 187.35 feet; thence
17. North 44 degrees 08 minutes 33 seconds West, a distance of 284.77 feet to a point on line of TMP 47-8-61-1; thence
18. Along a common line between the remaining portion of TMP 47-8-59 and TMP 47-8-61-1, the following two (2) courses and distances, North 78 degrees 51 minutes 40 seconds East, a distance of 226.50 feet; thence
19. North 73 degrees 08 minutes 20 seconds East, a distance of 2076.97 feet to a common corner of the remaining portion of TMP 47-8-59 and TMP 47-8-61-1, a point on line of TMP 47-8-64; thence
20. Along a common line between TMP 47-8-64 and TMP 47-8-61-1, North 14 degrees 09 minutes 47 seconds West, a distance of 439.48 feet to a common corner of TMP 47-8-64 and TMP 47-8-61-1, a point on line of TMP 47-8-61-4; thence
21. Along a common line between TMP 47-8-64 and TMP 47-8-61-4, North 65 degrees 54 minutes 13 seconds East, a distance of 985.95 feet to a point in the bed of Old Dolington Road, T-386 (33' Wide); thence
22. Along the bed of said road, South 10 degrees 08 minutes 10 seconds East, a distance of 1844.62 feet; thence
23. Continuing along the bed of said road and through the bed of Washington Crossing Road, S.R. 532, South 09 degrees 39 minutes 55 seconds East, a distance of 1451.67 feet to a corner of TMP 47-17-2; thence
24. Leaving the bed of Washington Crossing Road and along a common line between TMP 47-17-2 and TMP 47-19-1, South 79 degrees 04 minutes 22 seconds West, a distance of 395.87 feet to a common corner between TMP 47-17-2 and TMP 47-19-1; thence
25. Along a common line between TMP 47-17-2, TMP 47-19-1, TMP 47-18-20 and TMP 47-18-19, South 09 degrees 47 minutes 54 seconds East, a distance of 378.90 feet to a common corner of TMP 47-17-2 and TMP 47-18-19 a point on line of TMP 47-18-18; thence
26. Along a common line between TMP 47-17-2 and TMP 47-18-18, South 79 degrees 10 minutes 19 seconds West, a distance of 139.35 feet to a common corner of TMP 47-17-2, TMP 47-18-18 and the remaining portion of TMP 47-18-8; thence
27. Along a common line between the remaining portion of TMP 47-18-8, TMP 47-18-18, TMP 47-18-16 and TMP 47-18-15, South 09 degrees 51 minutes 14 seconds East, a distance of 453.64 feet to a common corner of the of TMP 47-18-8 and TMP 47-18-15; thence
28. Along a new line of about to be subdivided TMP 47-18-8 (the Balderson Property), South 78 degrees 50 minutes 46 seconds West, a distance of 264.91 feet to a common corner of TMP 47-18-8 and TMP 47-18-7; thence
29. Along a common line between the remaining portion of TMP 47-18-8 and TMP 47-18-7, South 79 degrees 14 minutes 20 seconds West, a distance of 280.53 feet to a common corner between the remaining portion of TMP 47-18-8 and TMP 47-18-7, a point on line of TMP 47-18-33; thence

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30. Along a common line between the remaining portion of TMP 47-18-8, TMP 47-18-33, Towerview Drive and TMP 47-18-32, North 08 degrees 06 minutes 26 seconds West, a distance of 447.50 feet to a common corner of the remaining portion of TMP 47-18-8, TMP 47-17-2 and TMP 47-18-32; thence
31. Along a common line between TMP 47-17-2, TMP 47-18-32, TMP 14-18-31, TMP 47-18-30, TMP 47-18-29, TMP 47-18-28, TMP 47-18-27, Balderston Drive and TMP 47-18-25, South 78 degrees 35 minutes 55 seconds West, a distance of 831.87 feet to a common corner of TMP 47-17-2 and TMP 47-18-25; thence
32. Along a common line between TMP 47-17-2 and TMP 47-18-25, North 15 degrees 13 minutes 28 seconds West, a distance of 7.24 feet to a common corner of TMP 47-17-2 and TMP 47-18-25; thence
33. Along a common line between TMP 47-17-2, TMP 47-18-25 and TMP 47-18-26, South 77 degrees 11 minutes 00 seconds West, a distance of 150.80 feet to a common corner of TMP 47-17-2 and TMP 47-18-26; thence
34. Along a common line between TMP 47-17-2, TMP 47-18-26, Towerview Drive, TMP 47-18-24 and TMP 47-18-23, South 09 degrees 16 minutes 00 seconds East, a distance of 633.15 feet to a common corner of TMP 47-17-2 and TMP 47-17-2-1, a point on line of TMP 47-18-23; thence
35. Along a common line between TMP 47-17-2 and TMP 47-17-2-1, South 80 degrees 44 minutes 00 seconds West, a distance of 200.05 feet to a common corner of TMP 47-17-2 and TMP 47-17-2-1; thence
36. Along a common line between 47-17-2 and TMP 47-17-2-1 and through the bed of Washington Crossing Road, S.R. 532, South 09 degrees 16 minutes 00 seconds East, a distance of 248.48 feet to the first mentioned point and place of beginning.

Containing 8,937,246 square feet or 205.171 acres of land.

Subject to a 40' Access & Utility Easement for T.M.P. 47-008-059 as shown on the above referenced plan.

Subject to easements and restrictions of record, if any.

Description prepared by ESE Consultants, Inc., Horsham, Pa. 19044.