

ZONING MAP AMENDMENTS

B Attachment 7

Newtown Area JMZO

JMZO Ord. 2013-01, Exhibit A



METES AND BOUNDS DESCRIPTION
LANDS OF COUNCIL ROCK SCHOOL DISTRICT
PORTION OF TAX PARCEL # 029-010-046-001
IN THE POS ZONING DISTRICT
NEWTOWN TOWNSHIP, BUCKS COUNTY
PENNSYLVANIA

ALL THAT CERTAIN portion of a tract of land situated in the Township of Newtown, County of Bucks and State of Pennsylvania, recorded in (Deed Book Vol. 2699 and Page 2352) included in the POS Zoning District, bounded and described as follows; to wit:

COMMENCING from a point at center of the intersection of Frost Lane and Andrew Drive and the northwest corner of the lands of Council Rock School District (Deed Book Vol. 2699 and Page 2352) the following four (4) courses and distances;

- 1) Along the center line of Frost Lane, South 88 Degrees 57 Minutes 12 Seconds East for a distance of 102.14 feet to a point on a line, thence;
- 2) Continuing along the center line of Frost Lane, South 88 Degrees 58 Minutes 22 Seconds East for a distance of 497.55 feet to a point on a line, thence;
- 3) Crossing Frost Lane to the southerly side of the legal Right-Of-Way (51.5 feet wide), South 01 Degrees 34 Minutes 39 Seconds West for a distance of 16.32 feet to a point on a line, thence;
- 4) Along the southerly legal Right-Of-Way of Frost Lane, South 88 Degrees 36 Minutes 01 Seconds East for a distance of 100.36 feet to an iron pin and the place and POINT OF BEGINNING, bounded and described as follows; to wit:

Along the southerly legal Right-Of-Way of Frost Lane the following course and distance;

- 1) South 88 Degrees 35 Minutes 01 Seconds East for a distance of 130.48 feet to a point at the northeasterly corner of the lands of Council Rock School District (Deed Book Vol. 2699 and Page 2352) and the northwesterly corner of the lands of the Township of Newtown (Deed Book Vol. 257 and Page 512, Tax Parcel No.: 029-010-055-002), thence;

Along the lands of Council Rock School District (Deed Book Vol. 2699 and Page 2352) and the northwesterly corner of the lands of the Township of Newtown (Deed

Phone: (484) 395-4632 Fax: (484) 395-4633
One East Broad Street, Suite 330 Bethlehem, PA 18018
www.terraformengineering.com

NEWTOWN AREA JMZO

Council Rock School District
POS Zoning District Description
September 26, 2012
Page 2

Book Vol. 257 and Page 512, Tax Parcel No.: 029-010-055-002) the following two (2) courses and distances;

- 1) South 01 Degrees 34 Minutes 39 Seconds West for a distance of 475.19 feet to a point, thence;
- 2) North 83 Degrees 35 Minutes 01 Seconds West for a distance of 230.52 feet to a point, thence;

Through the lands of Council Rock School District (Deed Book Vol. 2699 and Page 2352) the following three (3) courses and distances;

- 1) North 61 Degrees 34 Minutes 39 Seconds East for a distance of 253.62 feet to an iron pin at the southwesterly corner of the R-1 Zoning District, thence;
- 2) Along the R-1 Zoning District to the north, South 88 Degrees 25 Minutes 22 Seconds East for a distance of 100.00 feet to an iron pin, thence;
- 3) North 01 Degrees 34 Minutes 41 Seconds East a distance of 200.10 feet to the POINT OF BEGINNING;

CONTAINING: 66,658.49 square feet or 2.0299 acres of land, more or less.

Said property is also subject to all other easements, rights-of-way and any pertinent facts that may be disclosed by a current title report.

Bearings for this description refer to a map entitled "Additions and Alterations to Goodnoe Elementary School", dated September 14, 2012. Prepared by Terraform Engineering, LLC, One East Broad Street, Suite 330, Bethlehem, Pennsylvania 18018.