

ZONING MAP AMENDMENTS

B Attachment 8

Newtown Area JMZO

JMZO Ord. 2013-01, Exhibit B



METES AND BOUNDS DESCRIPTION
LANDS OF COUNCIL ROCK SCHOOL DISTRICT
PORTION OF TAX PARCEL # 020-010-045-001
IN THE R-1 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 R-1 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 three (3) 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 497.88 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 13.82 feet to 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 83 Degrees 35 Minutes 01 Seconds East for a distance of 100.36 feet to an iron pin at the northwesterly corner of the POS Zoning District, thence;

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

- 1) South 01 Degrees 34 Minutes 41 Seconds West for a distance of 200.10 feet to an iron pin, thence;
- 2) North 88 Degrees 25 Minutes 22 Seconds West for a distance of 100.00 feet to an iron pin along the westerly side of the EIR Zoning District, thence;
- 3) Along the westerly side of the EIR Zoning District North 01 Degrees 34 Minutes 39 Seconds East a distance of 208.57 feet to an iron pin and the POINT OF BEGINNING;

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NEWTOWN AREA JMZO

Council Rock School District
R-1 Zoning District Description
September 26, 2012
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CONTAINING: 26,432.83 square feet or 0.4891 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 Goodnce Elementary School", dated September 14, 2012. Prepared by Terraform Engineering, LLC, One East Broad Street, Suite 330, Bethlehem, Pennsylvania 18018.