

ZONING MAP AMENDMENTS

B Attachment 1

Newtown Area JMZO

JMZO Ord. 2006-20, 7/18/2007, Exhibit A



PICKERING, CORTS & SUMMERSON, INC.

CONSULTING ENGINEERS, LAND SURVEYORS, PLANNERS & LANDSCAPE ARCHITECTS

April 3, 2007

Description of a portion of
Tax Map Parcel 53-001-064,
Wrightstown Township, Bucks Co., PA

Job No. 170001
Dwg. No. 3-168V

All that certain tract, piece or parcel of land situate in the Township of Wrightstown, County of Bucks, Commonwealth of Pennsylvania, according to a plan by Pickering, Corts & Summerson, Inc., Consulting Engineers & Land Surveyors, Newtown, PA dated January 27, 1999 and revised April 2, 2007 as follows to wit;

Beginning at a point in the bed of Swamp Road, S.R. 2036, said point being on or near the northwesterly corner of Tax Map Parcel 53-009-004;

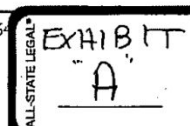
Thence, leaving the bed of Swamp Road and along the westerly line of Tax Map Parcel 53-009-004, through a portion of Tax Map Parcel 53-001-064, and along the westerly line of Tax Map Parcel 53-009-003, S. 14° 01' 51" W. a distance of 1402.50' to a point for a corner; Thence, along the westerly line of Tax Map Parcel 53-009-003 and Tax Map Parcel 53-009-002, S. 10° 58' 09" E. a distance of 1270.50' to a point on the northerly bank of the Neshaminy Creek; Thence, through the bed of the Neshaminy Creek, S. 42° 11' 49" W. a distance of 185.32' to a point on or near the center of the Neshaminy Creek; Thence, along or near the center of the Neshaminy Creek, the following fourteen courses and distances;

- 1.) S. 74° 15' 53" W. a distance 418.97' to a point for a corner;
- 2.) S. 63° 10' 49" W. a distance 275.15' to a point for a corner;
- 3.) S. 75° 23' 55" W. a distance 311.75' to a point for a corner;
- 4.) N. 62° 35' 51" W. a distance 153.66' to a point for a corner;
- 5.) N. 76° 04' 31" W. a distance 135.03' to a point for a corner;
- 6.) N. 74° 04' 11" W. a distance 94.71' to a point for a corner;
- 7.) N. 32° 44' 43" W. a distance 232.09' to a point for a corner;
- 8.) N. 29° 36' 09" W. a distance 500.66' to a point for a corner;
- 9.) N. 22° 23' 21" W. a distance 265.47' to a point for a corner;
- 10.) N. 39° 36' 56" W. a distance 177.15' to a point for a corner;
- 11.) N. 35° 29' 18" W. a distance 227.47' to a point for a corner;
- 12.) N. 42° 00' 30" W. a distance 211.16' to a point for a corner;
- 13.) N. 59° 00' 37" W. a distance 212.31' to a point for a corner;
- 14.) N. 64° 13' 29" W. a distance 122.69' to a point for a corner;

Thence, along or near the center of Mill Creek, also being the easterly line of Tax Map Parcel 53-001-061, the following nine courses and distances;

- 1.) N. 12° 21' 01" E. a distance 81.07' to a point for a corner;
- 2.) N. 41° 57' 54" E. a distance 63.90' to a point for a corner;
- 3.) N. 36° 14' 17" E. a distance 83.97' to a point for a corner;

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NEWTOWN AREA JMZO



- 4.) N. 59° 54' 26" E. a distance 100.34' to a point for a corner;
- 5.) N. 55° 17' 25" E. a distance 112.47' to a point for a corner;
- 6.) N. 49° 48' 06" E. a distance 94.10' to a point for a corner;
- 7.) N. 40° 49' 10" E. a distance 91.68' to a point for a corner;
- 8.) N. 28° 12' 17" E. a distance 287.02' to a point for a corner;
- 9.) N. 4° 21' 13" E. a distance 205.91' to a point for a corner;

Thence, along the easterly line of Tax Map Parcel 53-001-063-001, the following three courses and distances;

- 1.) S. 86° 23' 00" E. a distance 190.90' to a point for a corner;
- 2.) N. 5° 31' 00" W. a distance 144.05' to a point for a corner;
- 3.) N. 40° 06' 02" E. a distance 108.91' to a point on line;

Thence, along the easterly line of Tax Map Parcel 53-001-063, the following seven courses and distances;

- 1.) N. 40° 06' 02" E. a distance 150.04' to a point for a corner;
- 2.) N. 8° 43' 58" W. a distance 259.65' to a point for a corner;
- 3.) N. 79° 40' 58" W. a distance 99.45' to a point for a corner;
- 4.) N. 13° 59' 02" E. a distance 91.20' to a point for a corner;
- 5.) N. 28° 05' 02" E. a distance 129.75' to a point for a corner;
- 6.) N. 61° 54' 58" W. a distance 12.00' to a point for a corner;
- 7.) N. 11° 04' 02" E. a distance 76.87' to a point for a corner;

Thence, along or near the bed of Swamp Road, S.R. 2036, the following five courses and distances;

- 1.) N. 73° 10' 44" E. a distance 324.98' to a point for a corner;
- 2.) N. 73° 01' 51" E. a distance 369.00' to a point for a corner;
- 3.) S. 51° 43' 09" E. a distance 1023.00' to a point for a corner;
- 4.) N. 68° 01' 51" E. a distance 33.00' to a point for a corner;
- 5.) N. 87° 29' 09" E. a distance 272.25' to the point and place of beginning.

Being a portion of Tax Map Parcel 53-001-064 as shown on the above mentioned plan containing 140 acres, more or less.

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