

ZONING MAP AMENDMENTS

*B Attachment 2*

Newtown Area JMZO

JMZO Ord. 2007-02, 8/8/2007, Exhibit A

DESCRIPTION OF A  
PROPERTY ACQUISITION  
FROM LANDS OF CARDINAL ANTHONY J. BEVILACQUA  
ARCHBISHOP OF PHILADELPHIA  
BY NEWTOWN TOWNSHIP  
BUCKS COUNTY, PENNSYLVANIA

All the certain lots, tracts or parcels of land and premises known as Parcel A and Parcel B, situate, lying and being in Newtown Township, County of Bucks, Commonwealth of Pennsylvania, and being more particularly described as follows:

BEGINNING at the westernmost right-of-way corner of Municipal Drive (50' wide), a corner of Parcel A of the Cardinal Bevilacqua property as shown on a plan prepared by Remington, Vernick & Beach Engineers, Conshohocken, PA 19428 dated 11/06. Said plan is entitled Lands Conveyed to Newtown Twp. Parcel A & Parcel B; thence extending from said point of BEGINNING:

PARCEL A

1. Along the line of Municipal Drive, South 45 degrees 32 minutes 00 seconds East a distance of 303.08 feet to a point on the line of N/L Newtown Township; thence
2. Along the common line with Newtown Township, South 40 degrees 30 minutes 00 seconds West a distance of 401.31 feet to a point on the common line of Cardinal Bevilacqua and Newtown Artesian Water Company; thence
3. Along the common line with the Water Company, South 40 degrees 30 minutes 00 seconds West a distance of 200.00 feet to a point, a common corner of Cardinal Bevilacqua and Newtown Artesian Water Company; thence
4. Through the lands of Cardinal Bevilacqua, North 46 degrees 22 minutes 00 seconds West a distance of 557.91 feet to a point; thence
5. Continuing through the lands of Cardinal Bevilacqua and along the common line of Cardinal Bevilacqua and N/L Dennis C. & Mildred W. Jefferson, North 41 degrees 28 minutes 00 seconds East a distance of 950.29 feet to a point on the ultimate right-of-way line of Durham Road (SR 0413, 55' half width); thence
6. Continuing along the ultimate right-of-way line of Durham Road, South 45 degrees 32 minutes 00 seconds East a distance of 240.90 feet to a point of curvature; thence
7. Leaving the ultimate right-of-way line of Durham Road on a curve to the right having a radius of 22.00 feet the arc length of 34.56 feet to a point of tangency on the western right-of-way line of Municipal Drive; thence
8. Along said right-of-way line, South 44 degrees 28 minutes 00 seconds West a distance of 319.00 feet to the point and place of BEGINNING

Containing within said Parcel A 9.6581 Acres of land, more or less.



NEWTOWN AREA JMZO

BEGINNING at the easternmost interior right-of-way corner of Municipal Drive (50' wide), a corner of Parcel B of the Cardinal Bevilacqua property as shown on a plan prepared by Remington, Vernick & Beach Engineers, Conshohocken, PA 19428 dated 11/06. Said plan is entitled Lands Conveyed to Newtown Twp. Parcel A & Parcel B; thence extending from said point of BEGINNING

PARCEL B

1. Along the line of Municipal Drive, North 45 degrees 32 minutes 00 seconds West a distance of 207.62 feet to a point of curvature; thence
2. On a curve to the right having a radius of 42.00 feet the arc length of 65.97 feet to a point of tangency on the same right-of-way line of Municipal Drive; thence
3. Continuing along said right-of-way, North 44 degrees 28 minutes 00 seconds East a distance of 227.00 feet to a point of curvature, thence
4. On a curve to the right having a radius of 22.00 feet the arc length of 34.56 feet to a point of tangency on the ultimate right-of-way line of Durham Road (SR 0413, 55' half width); thence
5. Continuing along the ultimate right-of-way line of Durham Road, South 45 degrees 32 minutes 00 seconds East a distance of 240.28 feet to a point on the line of N/L Newtown Township; thence
6. Along the common line with Newtown Township, South 47 degrees 58 minutes 00 seconds West a distance of 292.22 feet to a point; thence
7. Continuing along the common line with Newtown Township, South 40 degrees 30 minutes 00 seconds West a distance of 39.42 feet to the point and place of BEGINNING.

Containing within said Parcel B 1.6839 Acres of land, more or less.

3/19/07  
Date

James R. Watson  
James R. Watson, PLS, License # SU-001124A

