

## LEGAL DESCRIPTION

ALL THAT CERTAIN tract of land known as Lot #4, situate in the Township of Doylestown, County of Bucks, Commonwealth of Pennsylvania according to a plan of Sandy Ride Estates made by Engineering & Planning Associates, Inc., 1352 Easton Road, Warrington, Bucks County, Pennsylvania dated March 25, 1963, bounded and described as follows:

BEGINNING at a point at the centerline of Sandy Ridge Road (twp. rd. 397) existing thirty-three (33) feet wide, proposed sixty feet wide and a corner of Lot #5 of aforementioned plan, said point being located South forty degrees twenty-three minutes ten seconds West ten thousand fifty and six one hundredths foot from the intersection of the centerline of the aforementioned Sandy Ridge Road and Dublin Pike (State Route LR 270) existing thirty-three feet wide, proposed eighty feet wide; thence along Lot #5 aforementioned South forty-nine degrees thirty-six minutes, fifty seconds East two hundred sixty-one and seventy-six one hundredths feet to a point in line of lands of Sandy Ridge Acres #1 (subdivision), thence along the same South forty degrees twenty-three minutes ten seconds West one hundred seventy and three one hundredths feet to a point on the Northeasterly side of the proposed road named Ridgewood Lane fifty feet wide; thence along the same North forty-nine degrees thirty-six minutes fifty seconds West two hundred sixty-one and seventy-six one hundredths feet to a point at the centerline of Sandy Ridge Road (Twp. Rd. #397) aforementioned; thence along the same North forty degrees twenty-three minutes ten seconds East one hundred seventy and three one hundredths feet to the first mentioned point and place of beginning.

BEING Parcel No. 09-009-102