

**BOROUGH OF ALBURTIS  
LEHIGH COUNTY, PENNSYLVANIA**

Ordinance No. 293

(Duly Adopted December 9, 1992)

AN ORDINANCE ACCEPTING THE DEDICATION OF WEST SECOND STREET, FLINT HILL ROAD, AND MOTY DRIVE IN THE SUBDIVISION KNOWN AS "RIDGEVIEW" IN THE BOROUGH OF ALBURTIS, AND INCORPORATING SUCH STREETS INTO THE OFFICIAL STREET SYSTEMS OF THE BOROUGH OF ALBURTIS

**WHEREAS**, Borough Council approved a land development and subdivision known as "Ridgeview" by Resolution 1990-1, adopted January 31, 1990, and entered into a Subdivision Improvement/Maintenance/Indemnification/Security Agreement with the developer of Ridgeview as of August 2, 1990; and

**WHEREAS**, subdivision/land development plans for Ridgeview have been recorded in the Office of the Recorder of Deeds of Lehigh County, Pennsylvania in Map Book Volume 29, at pages 36, 36A, and 36B; and

**WHEREAS**, as part of the development of Ridgeview, the Developer thereof agreed to create, lay out, and improve to Borough standards certain proposed public streets within the development, known as West Second Street, Flint Hill Road, and Moty Drive; and

**WHEREAS**, the Developer has, in fact, created, laid out, and improved the said proposed public street, which have been duly inspected by the Borough Engineer and accepted as having been constructed to Borough standards; and

**WHEREAS**, the Developer has dedicated such proposed public streets to the Borough, both through the recording of the plans for Ridgeview, and also by a Deed of Dedication dated August 31, 1992, which was recorded on September 3, 1992 in the Office of the Recorder of Deeds of Lehigh County, Pennsylvania in Miscellaneous Book Volume 687, page 816; and

**WHEREAS**, in accordance with the Municipalities Planning Code and the Borough Code, Borough Council desires and has agreed to accept the dedication of such proposed public streets and to incorporate the same into the official street system of the Borough of Alburdis;

**NOW, THEREFORE, be it ORDAINED and ENACTED** by the Borough Council of the Borough of Alburdis, Lehigh County, Pennsylvania, that the Borough of Alburdis hereby accepts the dedication of the following streets in the Ridgeview development, and incorporates the same into the official street system of the Borough of Alburdis:

1. "West Second Street", as more fully described in the attached **Exhibit A**, which is incorporated herein by reference, and as delineated in the attached **Exhibit D**, which is also incorporated herein by reference;
2. "Flint Hill Road", as more fully described in the attached **Exhibit B**, which is incorporated herein by reference, and as delineated in the attached **Exhibit E**, which is also incorporated herein by reference;
3. "Moty Drive", as more fully described in the attached **Exhibit C**, which is incorporated herein by reference, and as delineated in the attached **Exhibit F**, which is also incorporated herein by reference.

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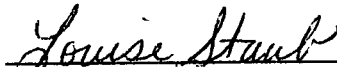
DULY ORDAINED and ENACTED by the Borough Council of the Borough of Alburdis, this 9 day of December, 1992, in lawful session duly assembled.

BOROUGH COUNCIL  
BOROUGH OF ALBURDIS



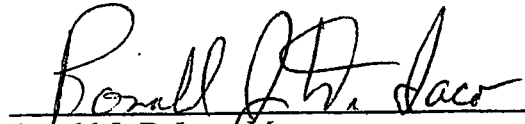
Carlton R. Raines, President

Attest:

  
\_\_\_\_\_  
Louise Staub, Secretary

AND NOW, this 9 day of December, 1992, the above Ordinance is hereby

APPROVED.

  
\_\_\_\_\_  
Ronald J. DeIaco, Mayor

LAW OFFICES

WEAVER, MOSEBACH,

PIOSA, HIXSON & MARLES

A PROFESSIONAL CORPORATION

ONE WINDSOR PLAZA, SUITE A-200

7535 WINDSOR DRIVE

ALLENTOWN, PA 18105-1014



Description of West Second Street  
in the Development of Ridgeview  
located in the Borough of Alburdis,  
Lehigh County, Pennsylvania

ALL THAT CERTAIN street or roadway known as West Second Street, as shown on the plan entitled Ridgeview as prepared by Spotts, Stevens and McCoy, Inc. Consulting Engineers, said plan being numbered 8877-003-D-002, situate in the Borough of Alburdis, County of Lehigh and Commonwealth of Pennsylvania, being more fully described as follows, to wit:

BEGINNING at a corner marked by an iron pin along property now or formerly of the Alburdis Recreation Association, said pin being the northeast corner of Lot 107 in the aforesaid Development of Ridgeview; thence along the southern right-of-way line of the herein described West Second Street and along the northern side of Lot 107 and a portion of the northern terminus of Flint Hill Road, South eighty-seven degrees eleven minutes thirteen seconds West (S.  $87^{\circ} 11' 13''$  W.) a distance of one hundred forty-two and ninety-three one-hundredths (142.93') feet to a point of curvature; thence continuing along the same and along the remainder of the northern terminus of Flint Hill Road and a portion of the northern side of Lot 68 along a curve to the left having a radius of three hundred twenty-five (325.00') feet, a central angle of eleven degrees fifty-one minutes four seconds ( $11^{\circ} 51' 04''$ ), a distance along the arc of sixty-seven and twenty-two one-hundredths (67.22') feet and a tangent distance of thirty-three and seventy-three one-hundredths (33.73') feet to a point of tangency marked by an iron pin; thence continuing along the same and along the northern side of Lots 67, 66, 65, 64, 63, 62, 61, 60, 59, 58, 57, 56, 55, 54, 53, 52, and a portion of the northern side of Lot 51, South seventy-five degrees twenty minutes nine seconds West (S.  $75^{\circ} 20' 09''$  W.) a distance of four hundred forty-eight and forty-five one-hundredths (448.45') feet to a point of curvature marked by an iron pin; thence continuing along the same and along the remainder of the northern side of Lot 51 and a portion of the northern side of Lot 45 along a curve to the left having a radius of three hundred twenty-five (325.00') feet, a central angle of twenty-one degrees twenty-nine minutes twenty-one seconds ( $21^{\circ} 29' 21''$ ), a distance along the arc of one hundred twenty-one and eighty-nine one-hundredths (121.89') feet and a tangent distance of sixty-one and sixty-seven one-hundredths (61.67') feet to a point of tangency marked by an iron pin; thence continuing along the same and along the remainder of the northern side of Lot 45, South fifty-three degrees fifty minutes forty-eight seconds West (S.  $53^{\circ} 50' 48''$  W.) a distance of sixty-three (63.00') feet to a point of curvature marked by an iron pin; thence continuing along the same and along the northwestern side of Lot 45 along a curve to the left having a radius of fifteen (15.00') feet, a central angle of ninety degrees ( $90^{\circ} 00' 00''$ ), a distance along the arc of twenty-three and fifty-six one-hundredths (23.56') feet and a tangent distance of fifteen (15.00') feet to a point of tangency marked by an iron pin; thence along the western terminus of the aforesaid West Second Street and along a portion of the eastern side of Ridgeview Drive, North thirty-six degrees nine minutes twelve seconds West (N.  $36^{\circ} 09' 12''$  W.) a distance of eighty (80.00') feet to a point of curvature marked by an iron pin; thence along the northern right-of-way line of the aforesaid West Second Street and along the

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**EXHIBIT "A"**



southwestern side of Lot 17 along a non-tangent curve to the left having a radius of fifteen (15.00') feet, a central angle of ninety degrees (90° 00' 00"), a distance along the arc of twenty-three and fifty-six one-hundredths (23.56') feet and a tangent distance of fifteen (15.00') feet to a point of tangency marked by a concrete monument; thence continuing along the same and along the southern side of Lots 17 and 18 and a portion of the southern side of Lot 19, North fifty-three degrees fifty minutes forty-eight seconds East (N. 53° 50' 48" E.) a distance of sixty-three (63.00') feet to a point of curvature marked by a concrete monument; thence continuing along the same and along the remainder of the southern side of Lot 19, the southern side of Lots 20-23, and portion of the southern side of Lot 24 along a curve to the right having a radius of three hundred seventy-five (375.00') feet, a central angle of twenty-one degrees twenty-nine minutes twenty-one seconds (21° 29' 21"), a distance along the arc of one hundred forty and sixty-five one-hundredths (140.65') feet and a tangent distance of seventy-one and sixteen one-hundredths (71.16') feet to a point of tangency marked by a concrete monument; thence continuing along the same and along the remainder of the southern side of Lot 24, the southern side of Lots 25-37, and a portion of the southern side of Lot 38, North seventy-five degrees twenty minutes nine seconds East (N. 75° 20' 09" E.) a distance of four hundred forty-eight and forty-five one-hundredths (448.45') feet to a point of curvature marked by an iron pin; thence continuing along the same and along the remainder of the southern side of Lot 38, the southern side of Lots 39 and 40, and a portion of the southern side of Lot 41 along a curve to the right having a radius of three hundred seventy-five (375.00') feet, a central angle of eleven degrees fifty-one minutes four seconds (11° 51' 04"), a distance along the arc of seventy-seven and fifty-seven one-hundredths (77.57') feet and a tangent distance of thirty-eight and ninety-two one-hundredths (38.92') feet to a point of tangency marked by an iron pin; thence continuing along the same and along the remainder of the southern side of Lot 41, the southern side of Lots 42-44, and the southern terminus of Elm Street North eighty-seven degrees eleven minutes thirteen seconds East (N. 87° 11' 13" E.) a distance of one hundred fifty-eight and seventy one-hundredths (158.70') feet to a point; thence along the eastern terminus of the aforesaid West Second Street, South fourteen degrees eleven minutes twenty-eight seconds East (S. 14° 11' 28" E.) a distance of fourteen and forty-one one-hundredths (14.41') feet to a point; thence continuing along the same, South eighty-eight degrees twenty minutes three seconds West (S. 88° 20' 03" W.) a distance of twenty-four and seventy-five one-hundredths (24.75') feet to a point; thence continuing along the same, South twelve degrees twenty-two minutes nineteen seconds East (S. 12° 22' 19" E.) a distance of thirty-six and eighty-eight one-hundredths (36.88') feet to the place of BEGINNING.

CONTAINING IN AREA 1.0073 acres of land.

Being part of the same premises which Darbin Skeans, et ux, did grant and convey unto Hornstein Enterprises, Inc. by deed dated August 14, 1990, and recorded in the Office of the Recorder of Deeds in and for the County of Lehigh at Allentown, Pennsylvania, in Deed Book Volume 1457 Page 474.



Description of Flint Hill  
Road in the Development of  
Ridgeview located in the Borough  
of Alburdis, Lehigh County, Pennsylvania

ALL THAT CERTAIN street or roadway known as Flint Hill Road, as shown on the plan entitled Ridgeview as prepared by Spotts, Stevens and McCoy, Inc. Consulting Engineers, said plan being numbered 8877-003-D-002, situate in the Borough of Alburdis, County of Lehigh and Commonwealth of Pennsylvania, being more fully described as follows, to wit:

BEGINNING at a corner marked by an iron pin along the southern right-of-way line of West Second Street, said pin being the northern most corner of Lot 68 in the Development of Ridgeview; thence along the northern terminus of the herein described Flint Hill Road and along a portion of the southern right-of-way line of West Second Street along a curve to the left having a radius of three hundred twenty-five (325.00') feet, a central angle of seven degrees forty-three minutes thirty-seven seconds ( $07^{\circ} 43' 37''$ ), a distance along the arc of forty-three and eighty-three one-hundredths (43.83') feet and a tangent distance of twenty-one and ninety-five one-hundredths (21.95') feet to a point of tangency; thence continuing along the same, North eighty-seven degrees eleven minutes thirteen seconds East (N.  $87^{\circ} 11' 13''$  E.) a distance of thirty-eight and ninety-seven one-hundredths (38.97') feet to a point of curvature; thence along the eastern right-of-way line of the aforesaid Flint Hill Road and along the northwest side of Lot 107 along a non-tangent curve to the left having a radius of fifteen (15.00') feet, a central angle of ninety-nine degrees thirty-three minutes thirty-two seconds ( $99^{\circ} 33' 32''$ ), a distance along the arc of twenty-six and six one-hundredths (26.06') feet and a tangent distance of seventeen and seventy-four one-hundredths (17.74') feet to a point of tangency marked by a concrete monument; thence continuing along the same and along the western side of Lots 107-128, South twelve degrees twenty-two minutes nineteen seconds East (S.  $12^{\circ} 22' 19''$  E.) a distance of six hundred fifty-seven and eighty-one one-hundredths (657.81') feet to a point of curvature marked by a concrete monument; thence continuing along the same and along a portion of the southwest side of Lot 128 along a curve to the left having a radius of fifteen (15.00') feet, a central angle of seventy-six degrees thirty-nine minutes twenty-seven seconds ( $76^{\circ} 39' 27''$ ), a distance along the arc of twenty and seven one-hundredths (20.07') feet and a tangent distance of eleven and eighty-six one-hundredths (11.86') feet to a point of reverse curvature marked by a concrete monument; thence continuing along the same and along the remainder of the southwestern side of Lot 128, the western side of a 10' wide Pedestrian Access Easement, and the northwest side of Lot 129 along a curve to the right having a radius of fifty (50.00') feet, a central angle of one hundred sixty-six degrees thirty-nine minutes twenty-seven seconds ( $166^{\circ} 39' 27''$ ) and a distance along the arc of one hundred forty-five and forty-four one-hundredths (145.44') feet to a point of curvature marked by an

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EXHIBIT "B"

iron pin; thence along the western right-of-way line of the aforesaid Flint Hill Road and along a portion of the eastern side of Lot 227 of Phase III of the Development of Ridgeview along a curve to the right having a radius of fifty (50.00') feet, a central angle of ninety degrees (90° 00' 00"), a distance along the arc of seventy-eight and fifty-four one-hundredths (78.54') feet and a tangent distance of fifty (50.00') feet to a point of tangency marked by an iron pin; thence continuing along the same and along the remainder of the eastern side of Lot 227 of Phase III of the Development of Ridgeview, Lots 226, 225, 224, and 223, of the Phase III of the Development of Ridgeview, the eastern terminus of Avi Drive, the eastern side of Lots 134 and 87, the eastern terminus of Moty Drive, and the eastern side of Lot 69 and the aforesaid Lot 68, North twelve degrees twenty-two minutes nineteen seconds West (N. 12° 22' 19" W.) a distance of seven hundred thirty-one and sixty-eight one-hundredths (731.68') feet to a point of curvature marked by an iron pin; thence continuing along the same and along the northeast side of the aforesaid Lot 68 along a curve to the left having a radius of fifteen (15.00') feet, a central angle of eighty-eight degrees ten minutes five seconds (88° 10' 05"), a distance along the arc of twenty-three and eight one-hundredths (23.08') feet and a tangent distance of fourteen and fifty-three one-hundredths (14.53') feet to the place of BEGINNING.

CONTAINING IN AREA 0.9912 acres of land.

Being part of the same premises which Darbin Skeans, et ux, did grant and convey unto Hornstein Enterprises, Inc. by deed dated August 14, 1990, and recorded in the Office of the Recorder of Deeds in and for the County of Lehigh at Allentown, Pennsylvania, in Deed Book Volume 1457 Page 474.



Description of Moty Drive  
in the Development of Ridgeview  
located in the Borough of Alburdis,  
Lehigh County, Pennsylvania

ALL THAT CERTAIN street or roadway known as Moty Drive, as shown on the plan entitled Ridgeview as prepared by Spotts, Stevens and McCoy, Inc. Consulting Engineers, said plan being numbered 8877-003-D-002, situate in the Borough of Alburdis, County of Lehigh and Commonwealth of Pennsylvania, being more fully described as follows, to wit:

BEGINNING at a corner marked by an iron pin along the western right-of-way line of Flint Hill Road, said pin being the eastern most corner of Lot 69 in the aforesaid Development of Ridgeview; thence along the eastern terminus of the herein described Moty Drive and along a portion of the western right-of-way line of the aforesaid Flint Hill Road, South twelve degrees twenty-two minutes nineteen seconds East (S. 12° 22' 19" E.) a distance of eighty and six one-hundredths (80.06') feet to a point of curvature marked by an iron pin; thence along the southern right-of-way line of the aforesaid Moty Drive and along the northeast side of Lot 87 along a non-tangent curve to the left having a radius of fifteen (15.00') feet, a central angle of ninety-two degrees seventeen minutes thirty-two seconds (92° 17' 32"), a distance along the arc of twenty-four and sixteen one-hundredths (24.16') feet and a tangent distance of fifteen and sixty-one one-hundredths (15.61') feet to a point of tangency marked by an iron pin; thence continuing along the same and along the northern side of Lots 87-106, South seventy-five degrees twenty minutes nine seconds West (S. 75° 20' 09" W.) a distance of five hundred seventy-two and ninety-four one-hundredths (572.94') feet to a point of curvature marked by an iron pin; thence continuing along the same and along the northwestern side of Lot 106 along a curve to the left having a radius of fifteen (15.00') feet, a central angle of ninety degrees seven minutes fifty-four seconds (90° 07' 54"), a distance along the arc of twenty-three and sixty one-hundredths (23.60') feet and a tangent distance of fifteen and three one-hundredths (15.03') feet to a point of curvature marked by an iron pin; thence along the western terminus of the aforesaid Moty Drive and along a portion of the eastern side of Ridgeview Drive along a non-tangent curve to the left having a radius of three hundred eighty-five (385.00') feet, a central angle of eleven degrees thirty-two minutes twenty-two seconds (11° 32' 22"), a distance along the arc of seventy-seven and fifty-four one-hundredths (77.54') feet and a tangent distance of thirty-eight and ninety one-hundredths (38.90') feet to a point of curvature marked by an iron pin; thence along the northern right-of-way line of the aforesaid Moty Drive and along the southwestern side of Lot 50 along a non-tangent curve to the left having a radius of fifteen (15.00') feet, a central angle of seventy-eight degrees nineteen minutes forty-four seconds (78° 19' 44"), a distance along the arc of twenty and fifty-one one-hundredths (20.51') feet and a tangent distance of twelve and twenty-two one-hundredths (12.22') feet to a point of tangency

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**EXHIBIT "C"**

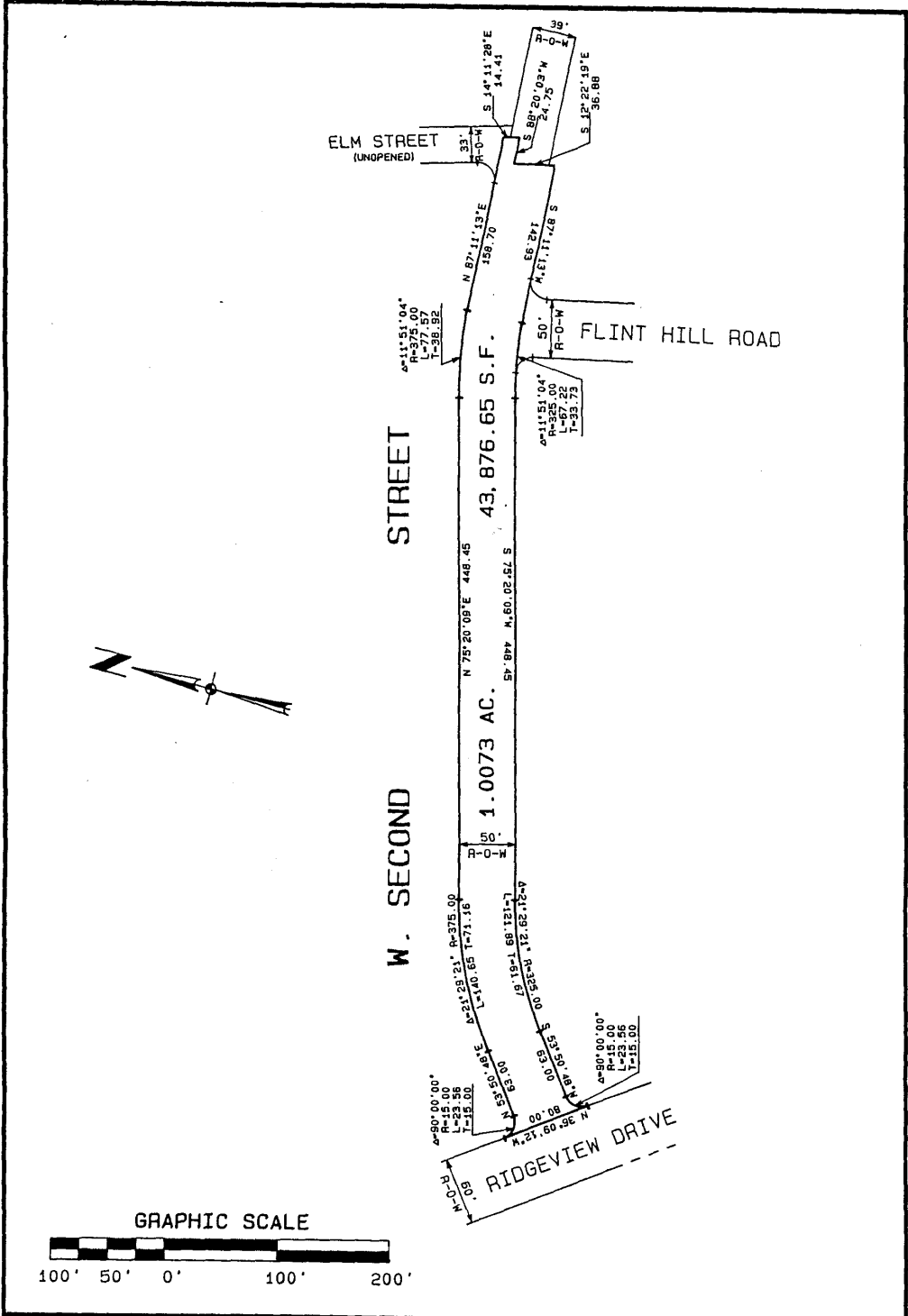




marked by a concrete monument; thence continuing along the same and along the southern side of Lots 50, 86, 85, 84, 83, 82, 81, 80, 79, 78, 77, 76, 75, 74, 73, 72, 71, 70 and 69, North seventy-five degrees twenty minutes nine seconds East (N.  $75^{\circ} 20' 09''$  E.) a distance of five hundred eight four and forty-one one-hundredths (584.41') feet to a point of curvature marked by a concrete monument; thence continuing along the same and along the southeastern side of the aforesaid Lot 69 along a curve to the left having a radius of fifteen (15.00') feet, a central angle of eighty-seven degrees forty-two minutes twenty-eight seconds ( $87^{\circ} 42' 28''$ ), a distance along the arc of twenty-two and ninety-six one-hundredths (22.96') feet and a tangent distance of fourteen and forty-one one-hundredths (14.41') feet to the place of BEGINNING.

CONTAINING IN AREA 0.7008 acres of land.

Being part of the same premises which Darbin Skeans, et ux, did grant and convey unto Hornstein Enterprises, Inc. by deed dated August 14, 1990, and recorded in the Office of the Recorder of Deeds in and for the County of Lehigh at Allentown, Pennsylvania, in Deed Book Volume 1457 Page 474.



HORNSTEIN ENTERPRISES, INC.  
DBA/OMEGA COMPANY  
P.O. BOX 46  
WHITEHALL, PA

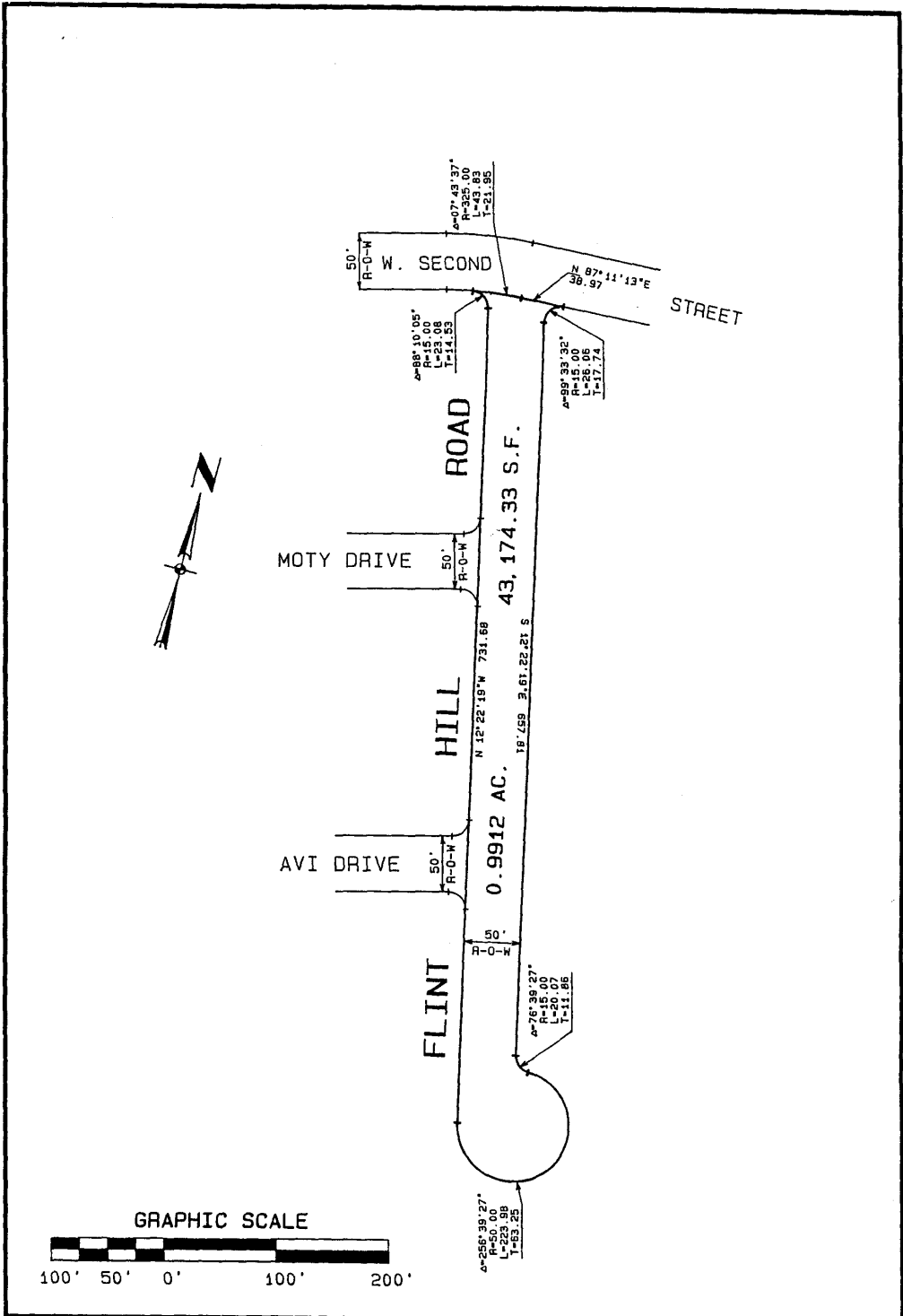


BOROUGH OF ALBURTIS LEHIGH CO., PA

W. SECOND STREET  
DEDICATION PLAN

TJR					8-17-92
MADE	CHECK	APPROVALS		DATE	
1" = 100'		8877-003-L-055			
SCALE	DRAWING	NUMBER	REV		

EXHIBIT "D"



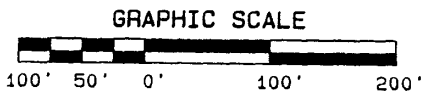
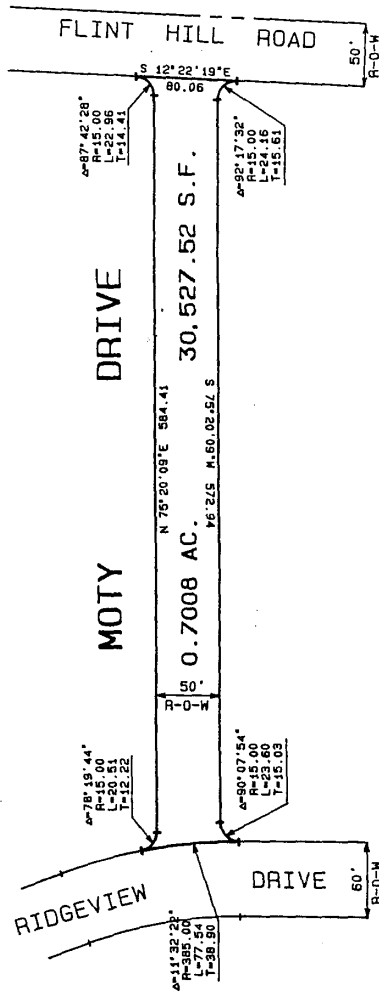
HORNSTEIN ENTERPRISES, INC.  
 DBA/OMEGA COMPANY  
 P.O. BOX 46  
 WHITEHALL, PA  
 BOROUGH OF ALBURTIS LEHIGH CO., PA

**SSM**  
 SPOTTS, STEVENS and MCCOY, INC.  
 ENGINEERS · PLANNERS · SCIENTISTS  
 WHITEHALL, PENNSYLVANIA

FLINT HILL ROAD  
 DEDICATION PLAN

TJR			8-17-92
MADE	CHECK	APPROVALS	DATE
1"=100'	8877-003-L-056		
SCALE	DRAWING NUMBER	REV	

EXHIBIT "E"



HORNSTEIN ENTERPRISES, INC.  
 DBA/OMEGA COMPANY  
 P.O. BOX 46  
 WHITEHALL, PA  
 BOROUGH OF ALBURTIS LEHIGH CO., PA



MOTY DRIVE		TJR			8-17-92
DEDICATION PLAN		MADE	CHECK	APPROVALS	DATE
		1"=100'	8877-003-L-057		
		SCALE	DRAWING NUMBER		REV

EXHIBIT "F"