

**BOROUGH OF ALBURTIS
LEHIGH COUNTY, PENNSYLVANIA**

Ordinance No. 352

(Duly Adopted May 28, 1997)

AN ORDINANCE ACCEPTING THE DEDICATION OF: (A) COBBLESTONE COURT, GOLD ALLEY, MICA ALLEY (EASTERLY PORTION), AND EAST SECOND STREET IN THE SUBDIVISION KNOWN AS "BERI ACRES" IN THE BOROUGH OF ALBURTIS; (B) WINDSOR ROAD IN THE SUBDIVISION KNOWN AS "SUBURBAN HEIGHTS" IN THE BOROUGH OF ALBURTIS; AND (C) FRANKLIN STREET, CHURCH STREET, LAUREN DRIVE, AND THOMAS STREET IN THE SUBDIVISION KNOWN AS "LOCK RIDGE ESTATES" IN THE BOROUGH OF ALBURTIS; AND OPENING AND INCORPORATING SUCH STREETS INTO THE OFFICIAL STREET SYSTEM OF THE BOROUGH OF ALBURTIS.

WHEREAS, Borough Council approved a land development and subdivision known as "Beri Acres" on August 14, 1991, and entered into a Subdivision Agreement with the developer of Beri Acres as of March 23, 1993; and

WHEREAS, subdivision/land development plans for Beri Acres have been recorded in the Office of the Recorder of Deeds of Lehigh County, Pennsylvania in Map Book Volume 31 at page 36; and

WHEREAS, as part of the development of Beri Acres, the Developer thereof agreed to create, lay out, and improve to Borough standards certain proposed public streets within the development, known as Cobblestone Court, Gold Alley, Mica Alley (eastern portion), and East Second Street. (The Borough already owned the western portion of Mica Alley); and

WHEREAS, the Developer has, in fact, created, laid out, and improved the said proposed public streets, 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 Beri Acres, and also by a Deed of

Dedication dated March 4, 1997, which was recorded on March 12, 1997 in the Office of the Recorder of Deeds of Lehigh County, Pennsylvania in Deed Book Volume 1581, page 654; and

WHEREAS, Borough Council approved a land development and subdivision for a portion of property known as “Suburban Heights” on February 14, 1990, and entered into various subdivision agreements with the developer of that portion of Suburban Heights as of September 6, 1990; and

WHEREAS, subdivision/land development plans for that portion of Suburban Heights have been recorded in the Office of the Recorder of Deeds of Lehigh County, Pennsylvania in Map Book Volume 29 at page 38; and

WHEREAS, as part of the development of Suburban Heights, the Developer thereof agreed to create, lay out, and improve to Borough standards a certain proposed public street within the development, known as Windsor Road; and

WHEREAS, the Developer has, in fact, created, laid out, and improved the said Windsor Road, which has been duly inspected by the Borough Engineer and accepted as having been constructed to Borough standards; and

WHEREAS, the Developer has dedicated the said Windsor Road to the Borough through the recording of the plans for the relevant portion of Suburban Heights, and intends to execute and record a Deed of Dedication of the same to the Borough in form satisfactory to the Borough Solicitor within the next thirty (30) days; and

WHEREAS, Borough Council approved a land development and subdivision known as “Lock Ridge Estates” on December 14, 1994, and entered into a Subdivision Agreement with the developer of Lock Ridge Estates as of June 6, 1995; and

WHEREAS, subdivision/land development plans for Lock Ridge Estates have been recorded in the Office of the Recorder of Deeds of Lehigh County, Pennsylvania in Map Book Volume 33 at page 18; and

WHEREAS, as part of the development of Lock Ridge Estates, the Developer thereof agreed to create, lay out, and improve to Borough standards certain proposed public streets within the development, known as Franklin Street, Church Street, Lauren Drive, and Thomas Street; and

WHEREAS, the Developer has, in fact, created, laid out, and improved the said proposed public streets, 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 through the recording of the plans for Lock Ridge Estates, and intends to execute and record a Deed of Dedication of the same to the Borough in form satisfactory to the Borough Solicitor within the next thirty (30) days; 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 in Beri Acres, Suburban Heights, and Lock Ridge Estates and to open and incorporate the same into the official street system of the Borough of Alburtis;

NOW, THEREFORE, be it ORDAINED and ENACTED by the Borough Council of the Borough of Alburtis, Lehigh County, Pennsylvania, as follows:

SECTION 1. The Borough of Alburtis hereby accepts the dedication of the following streets in the Beri Acres development, and opens and incorporates the same into the official street system of the Borough of Alburtis:

1. “Cobblestone Court”, as more fully described in the attached **Exhibit A**, which is incorporated herein by reference, and as delineated in the attached **Exhibit B**, which is also incorporated herein by reference;
2. “Gold Alley”, as more fully described in the attached **Exhibit C**, which is incorporated herein by reference, and as delineated in the attached **Exhibit D**, which is also incorporated herein by reference;

3. “Mica Alley”, as more fully described in the attached **Exhibit E**, which is incorporated herein by reference, and as delineated in the attached **Exhibit F**, which is also incorporated herein by reference;
4. “East Second Street”, as more fully described in the attached **Exhibit G**, which is incorporated herein by reference, and as delineated in the attached **Exhibit H**, which is also incorporated herein by reference;

SECTION 2. The Borough of Alburdis hereby accepts the dedication of the following street in the Suburban Heights development (1990 portion), and opens and incorporates the same into the official street system of the Borough of Alburdis:

“Windsor Road”, as more fully described in the attached **Exhibit I**, which is incorporated herein by reference, and as delineated in the attached **Exhibit J**, which is also incorporated herein by reference;

SECTION 3. The Borough of Alburdis hereby accepts the dedication of the following streets in the Lock Ridge Estates development, and opens and incorporates the same into the official street system of the Borough of Alburdis:

1. “Franklin Street”, as more fully described in the attached **Exhibit K**, which is incorporated herein by reference, and as delineated in the attached **Exhibit L**, which is also incorporated herein by reference;
2. “Church Street”, as more fully described in the attached **Exhibit M**, which is incorporated herein by reference, and as delineated in the attached **Exhibit N**, which is also incorporated herein by reference;
3. “Lauren Drive” and “Thomas Street”, as more fully described in the attached **Exhibit O**, which is incorporated herein by reference, and as delineated in the attached **Exhibit P**, which is also incorporated herein by reference;

SECTION 4. Within ten (10) calendar days after the enactment of this Ordinance, the Borough Secretary shall give written notice of the enactment of this Ordinance by United States certified mail return receipt requested to the personal address of the owners of all property abutting on the portions of the streets opened under Sections 1, 2, and 3 of this Ordinance.

SECTION 5. This Ordinance shall be effective thirty (30) calendar days after its enactment (*i.e.*, on June 27, 1997), *provided that*:

1. Section 2 shall not be effective on that date unless the developer of the relevant portion of Suburban Heights or its successor has delivered an Opinion of Record Title with respect to Windsor Road to the Borough in form and substance satisfactory to the Borough Solicitor and has executed and recorded a Deed of Dedication of Windsor Road to the Borough in form satisfactory to the Borough Solicitor;
2. Section 3 shall not be effective on that date unless the developer of Lock Ridge Estates or its successor has delivered an Opinion of Record Title with respect to the streets described in Section 3 to the Borough in form and substance satisfactory to the Borough Solicitor and has executed and recorded a Deed of Dedication of such streets to the Borough in form satisfactory to the Borough Solicitor; and
3. If any interested party shall file a petition for a hearing with respect to any street(s) accepted and opened under this Ordinance in accordance with the Borough Code during said thirty (30) day period, the effective date of this Ordinance *with respect to those streets covered by the petition* shall be stayed until Borough Council shall have held a hearing on the petition and acted upon the same by motion, and for thirty (30) calendar days thereafter, or, in the case of further timely appeal to court, until the court shall have finally disposed on the matter.

DULY ORDAINED and ENACTED by the Borough Council of the Borough of Alburdis, this 28th day of May, 1997, in lawful session duly assembled.

BOROUGH COUNCIL
BOROUGH OF ALBURDIS

Steven R. Hill, President

Attest:

Louise Staub, Secretary

AND NOW, this 28th day of May, 1997, the above Ordinance is hereby APPROVED.

Ronald J. DeIaco, Mayor

EXHIBIT A

All that certain parcel of land known as **Cobblestone Court**, situated in the Borough of Alburdis, Lehigh County, Pennsylvania, as shown on the Major Subdivision Plans for Beri Acres as prepared by McTish, Kunkel & Associates, Consulting Engineers, Allentown, PA, dated February 8, 1991, last revised July 17, 1991, and recorded in the Office of the Recorder of Deeds of Lehigh County, Pennsylvania on April 23, 1993, in Map Book Volume 31, Page 36, and being bounded and described as follows, to wit:

BEGINNING at a point on the southerly side of East Second Street (50 feet wide), said point also marking the most westerly corner of the Beri Acres subdivision as shown on the aforementioned Plans;

THENCE along the lands known as Block C, Lots 1, 2, 3, and 4; Block D, Lots 1, 2, 3, and 4; Gold Alley, Block E, Lots 2, 3, 4, 5, and 6; recreation area; and Block F, Lot 1, the following five (5) courses and distances:

- (1) curve to the right with a radius of 15.00 feet, a central angle of $88^{\circ} 31' 07''$, an arc length of 23.17 feet (chord: South $55^{\circ} 17' 32''$ East, 20.94 feet) to a point;
- (2) South $11^{\circ} 01' 58''$ East a distance of 40.18 feet to a point;
- (3) curve to the left with a radius of 125.00 feet, a central angle of $180^{\circ} 00' 00''$, an arc length of 392.70 feet (chord: North $78^{\circ} 58' 02''$ East, 250.00 feet) to a point;
- (4) North $11^{\circ} 01' 58''$ West a distance of 40.00 feet to a point;
- (5) curve to the right with a radius of 15.00 feet, a central angle of $90^{\circ} 00' 00''$, an arc length of 23.56 feet (chord: South $56^{\circ} 01' 58''$ East, 21.21 feet) to a point;

THENCE proceeding along the southerly side of East Second Street, South $78^{\circ} 58' 02''$ West a distance of 80.00 feet to a point;

THENCE along the lands known as Block B, Lots 1, 2, 3, 4, 5, and 6, the following five (5) courses and distances:

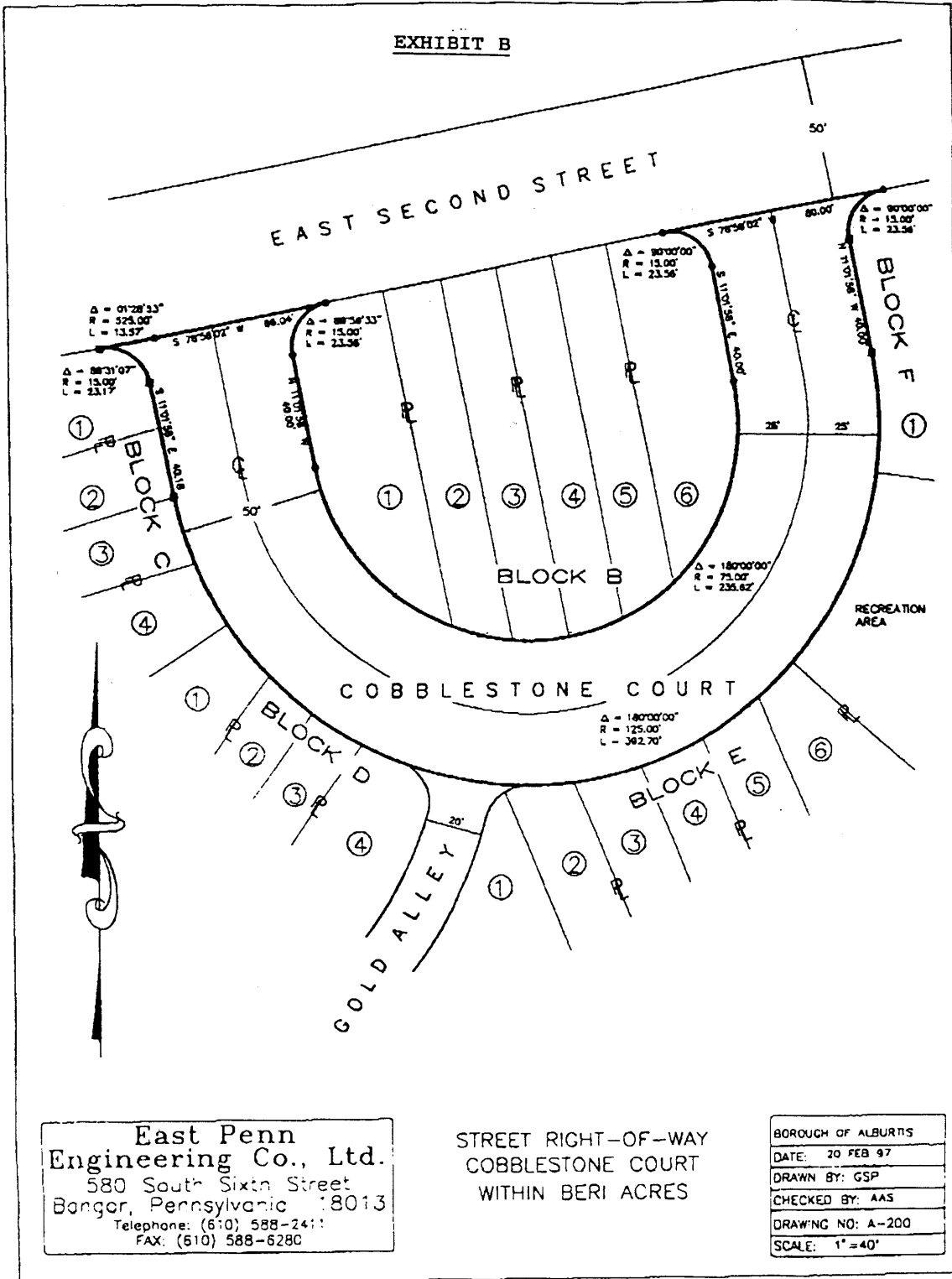
- (1) curve to the right with a radius of 15.00 feet, a central angle of $90^{\circ} 00' 00''$, an arc length of 23.56 feet (chord: South $56^{\circ} 01' 58''$ East, 21.21 feet) to a point;
- (2) South $11^{\circ} 01' 58''$ East a distance of 40.00 feet to a point;
- (3) curve to the right with a radius of 75.00 feet, a central angle of $180^{\circ} 00' 00''$, an arc length of 235.62 feet (chord: South $78^{\circ} 58' 02''$ West, 150.00 feet) to a point;
- (4) North $11^{\circ} 01' 58''$ West a distance of 40.00 feet to a point;
- (5) curve to the right with a radius of 15.00 feet, a central angle of $90^{\circ} 00' 00''$, an arc length of 23.56 feet (chord: North $33^{\circ} 58' 02''$ East, 21.21 feet) to a point;

THENCE along the southern right-of-way line of East Second Street, South $78^{\circ} 58' 02''$ West a distance of 66.04 feet to a point;

THENCE along the same on a curve to the right with a radius of 525.00 feet, a central angle of $01^{\circ} 28' 53''$, an arc length of 13.57 feet (chord: South $79^{\circ} 42' 29''$ West, 13.57 feet) to a point, the PLACE OF BEGINNING.

CONTAINING approximately 21,399 square feet.

EXHIBIT B



East Penn
Engineering Co., Ltd.
580 South Sixth Street
Bangor, Pennsylvania 18013
Telephone: (610) 588-2411
FAX: (610) 588-6280

STREET RIGHT-OF-WAY
COBBLESTONE COURT
WITHIN BERI ACRES

BOROUGH OF ALBURTIS
DATE: 20 FEB 97
DRAWN BY: GSP
CHECKED BY: AAS
DRAWING NO: A-200
SCALE: 1" = 40'

EXHIBIT C

All that certain parcel of land known as **Gold Alley**, situated in the Borough of Alburdis, Lehigh County, Pennsylvania, as shown on the Major Subdivision Plans for Beri Acres as prepared by McTish, Kunkel & Associates, Consulting Engineers, Allentown, PA, dated February 8, 1991, last revised July 17, 1991, and recorded in the Office of the Recorder of Deeds of Lehigh County, Pennsylvania on April 23, 1993, in Map Book Volume 31, Page 36, and being bounded and described as follows, to wit:

BEGINNING at a point on the westerly side of Gold Alley (20 feet wide), said point marking the most southerly corner of the lands known as Block D, Lot 4, Beri Acres, and also being in line with the lands now or formerly of the Borough of Alburdis;

THENCE along Block D, Lot 4, Beri Acres, the following three (3) courses and distances:

- (1) North 37° 37' 05" East a distance of 91.23 feet to a point;
- (2) curve to the left with a radius of 130.00 feet, a central angle of 20° 59' 24", an arc length of 47.62 feet (chord: North 27° 07' 14" East, 47.36 feet) to a point;
- (3) curve to the left with a radius of 15.00 feet, a central angle of 85° 28' 34", an arc length of 22.38 feet (chord: North 26° 06' 45" West, 20.36 feet) to a point;

THENCE proceeding along the southerly right-of-way line of Cobblestone Court (50 feet wide), on a curve to the left with a radius of 125.00 feet, a central angle of 20° 38' 52", an arc length of 45.05 feet (chord: South 79° 10' 27" East, 44.80 feet) to a point;

THENCE along the lands known as Block E, Lot 2 and Lot 1 and lands now or formerly of Lloyd L. and Arlene F. Wetzel the following three (3) courses and distances:

- (1) curve to the left with a radius of 15.00 feet, a central angle of 75° 38' 15", an arc length of 19.80 feet (chord: South 52° 41' 00" West, 18.39 feet) to a point;

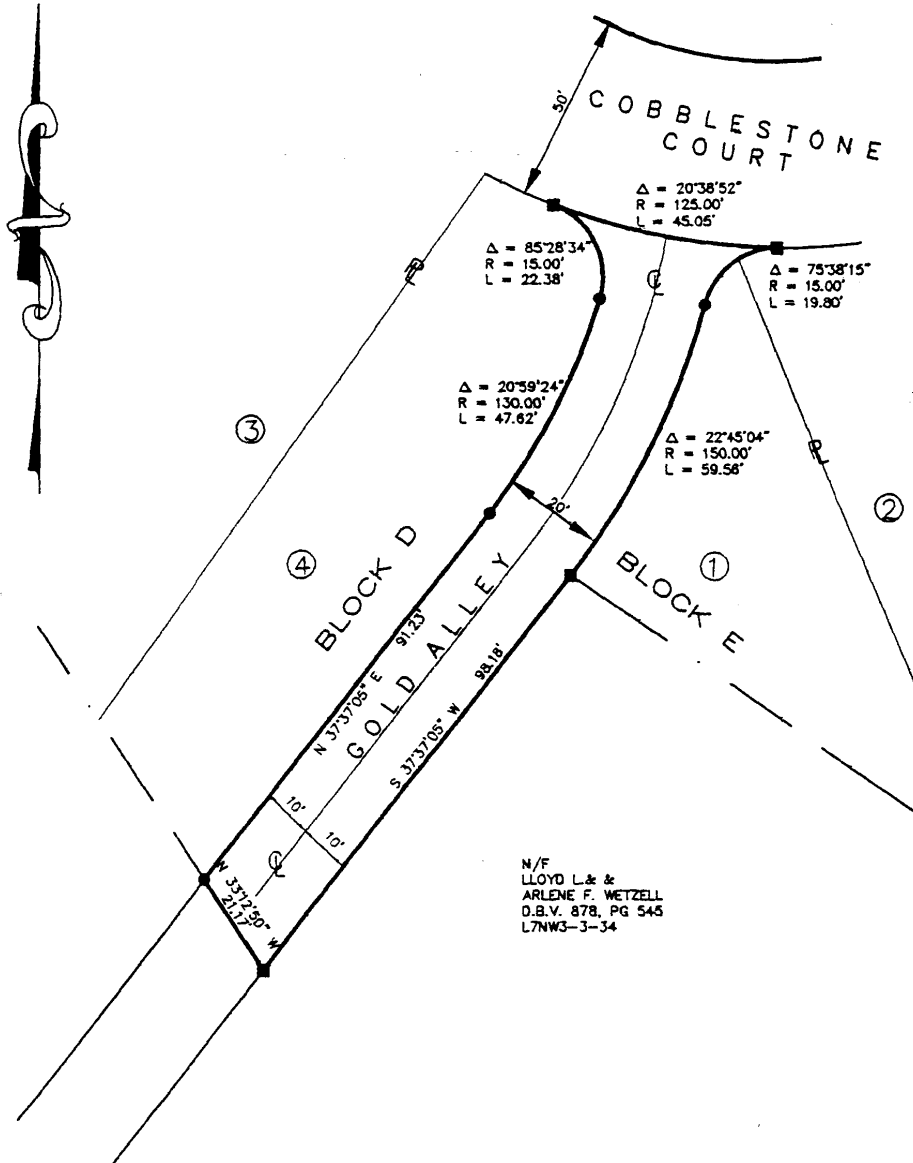
(2) curve to the right with a radius of 150.00 feet, a central angle of $22^{\circ} 45' 04''$, an arc length of 59.56 feet (chord: South $26^{\circ} 14' 24''$ West, 59.17 feet) to a point;

(3) South $37^{\circ} 37' 05''$ West a distance of 98.18 feet to a point;

THENCE across and through Gold Alley, North $33^{\circ} 12' 50''$ West a distance of 21.17 feet to a point, the PLACE OF BEGINNING.

CONTAINING approximately 3,298 square feet.

EXHIBIT D



N/F
 LLOYD L. &
 ARLENE F. WETZEL
 D.B.V. 878, PG 545
 L7NW3-3-34

East Penn
 Engineering Co., Ltd.
 580 South Sixth Street
 Bangor, Pennsylvania 18013
 Telephone: (610) 588-2411
 FAX: (610) 588-6280

STREET RIGHT-OF-WAY
 GOLD ALLEY
 WITHIN BERI ACRES

BOROUGH OF ALBURTIS
DATE: 20 FEB 97
DRAWN BY: GSP
CHECKED BY: AAS
DRAWING NO: A-201
SCALE: 1" = 30'

EXHIBIT E

All that certain parcel of land known as **Mica Alley** (easterly portion), situated in the Borough of Alburdis, Lehigh County, Pennsylvania, as shown on the Major Subdivision Plans for Beri Acres as prepared by McTish, Kunkel & Associates, Consulting Engineers, Allentown, PA, dated February 8, 1991, last revised July 17, 1991, and recorded in the Office of the Recorder of Deeds of Lehigh County, Pennsylvania on April 23, 1993, in Map Book Volume 31, Page 36, and being bounded and described as follows, to wit:

BEGINNING at a point located on the southern right-of-way line of East Second Street (50 feet wide), said point also be located South 33° 12' 50" East a distance of 13.87 feet from the most westerly tract corner of Beri Acres;

THENCE along the southern right-of-way line of East Second Street, North 88° 17' 11" East a distance of 35.63 feet to a point;

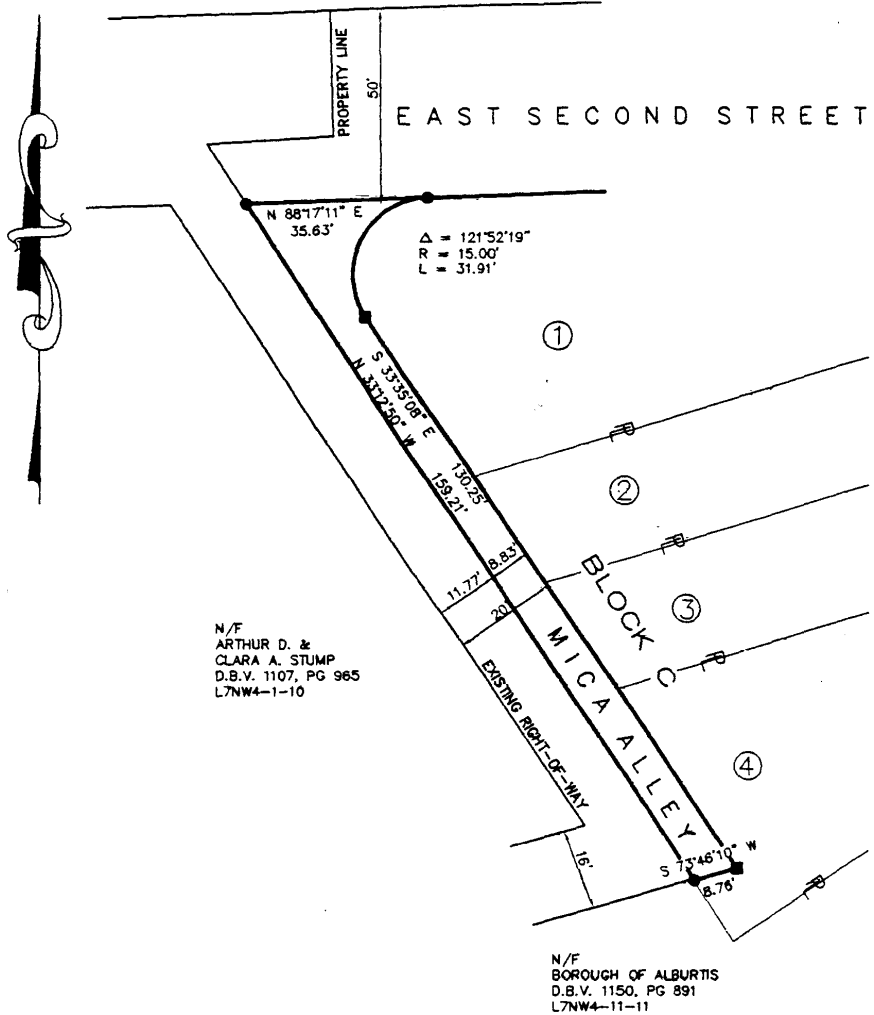
THENCE along the lands known as Block C, Lots 1, 2, 3, and 4, the following three (3) courses and distances:

- (1) curve to the left with a radius of 15.00 feet, a central angle of 121° 52' 19", an arc length of 31.91 feet (chord: South 27° 21' 02" West, 26.22 feet) to a point;
- (2) South 33° 35' 08" East a distance of 130.25 feet to a point;
- (3) South 73° 46' 10" West a distance of 8.76 feet to a point, said point being on the westerly tract boundary of Beri Acres and in line with lands now or formerly of the Borough of Alburdis;

THENCE continuing in, along, and through Mica Alley, North 33° 12' 50" West a distance of 159.21 feet to a point, the PLACE OF BEGINNING.

CONTAINING approximately 1,409 square feet.

EXHIBIT F



N/F
ARTHUR D. &
CLARA A. STUMP
D.B.V. 1107, PG 965
L7NW4-1-10

N/F
BOROUGH OF ALBURTIS
D.B.V. 1150, PG 891
L7NW4-11-11

**East Penn
Engineering Co., Ltd.**
580 South Sixth Street
Bangor, Pennsylvania 18013
Telephone: (610) 588-2411
FAX: (610) 588-6280

STREET RIGHT-OF-WAY
MICA ALLEY
WITHIN BERI ACRES

BOROUGH OF ALBURTIS	
DATE:	20 FEB 97
DRAWN BY:	GSP
CHECKED BY:	AAS
DRAWING NO:	A-202
SCALE:	1" = 30'

EXHIBIT G

All that certain parcel of land known as **East Second Street**, situated in the Borough of Alburdis, Lehigh County, Pennsylvania, as shown on the Major Subdivision Plans for Beri Acres as prepared by McTish, Kunkel & Associates, Consulting Engineers, Allentown, PA, dated February 8, 1991, last revised July 17, 1991, and recorded in the Office of the Recorder of Deeds of Lehigh County, Pennsylvania on April 23, 1993, in Map Book Volume 31, Page 36, and being bounded and described as follows, to wit:

BEGINNING at a point located in East Second Street, said point marking the most western tract corner of the Beri Acres;

THENCE across and through East Second Street the following two (2) courses and distances:

- (1) North $86^{\circ} 56' 09''$ East a distance of 24.98 feet to a point; and
- (2) North $01^{\circ} 30' 20''$ West a distance of 37.57 feet to a point in line with the lands now or formerly of Thomas C. and Jeanne A. Christman;

THENCE along Block A, Lots 1, 2, 3, 4, 5, and 6 and the stormwater management area, the following five (5) courses and distances:

- (1) North $88^{\circ} 17' 11''$ East a distance of 51.79 feet to a point;
- (2) curve to the left with a radius of 475.00 feet, a central angle of $09^{\circ} 19' 09''$, an arc length of 77.25 feet (chord: North $83^{\circ} 37' 37''$ East, 77.17 feet) to a point;
- (3) North $78^{\circ} 58' 02''$ East a distance of 312.04 feet to a point;
- (4) curve to the right with a radius of 625.00 feet, a central angle of $09^{\circ} 22' 54''$, an arc length of 102.34 feet (chord: North $83^{\circ} 39' 29''$ East, 102.22 feet) to a point;
- (5) North $88^{\circ} 20' 56''$ East a distance of 8.31 feet to a point, said point being located on the eastern tract boundary of Beri Acres;

THENCE proceeding across and through East Second Street, South $08^{\circ} 12' 36''$ East a distance of 50.31 feet to a point;

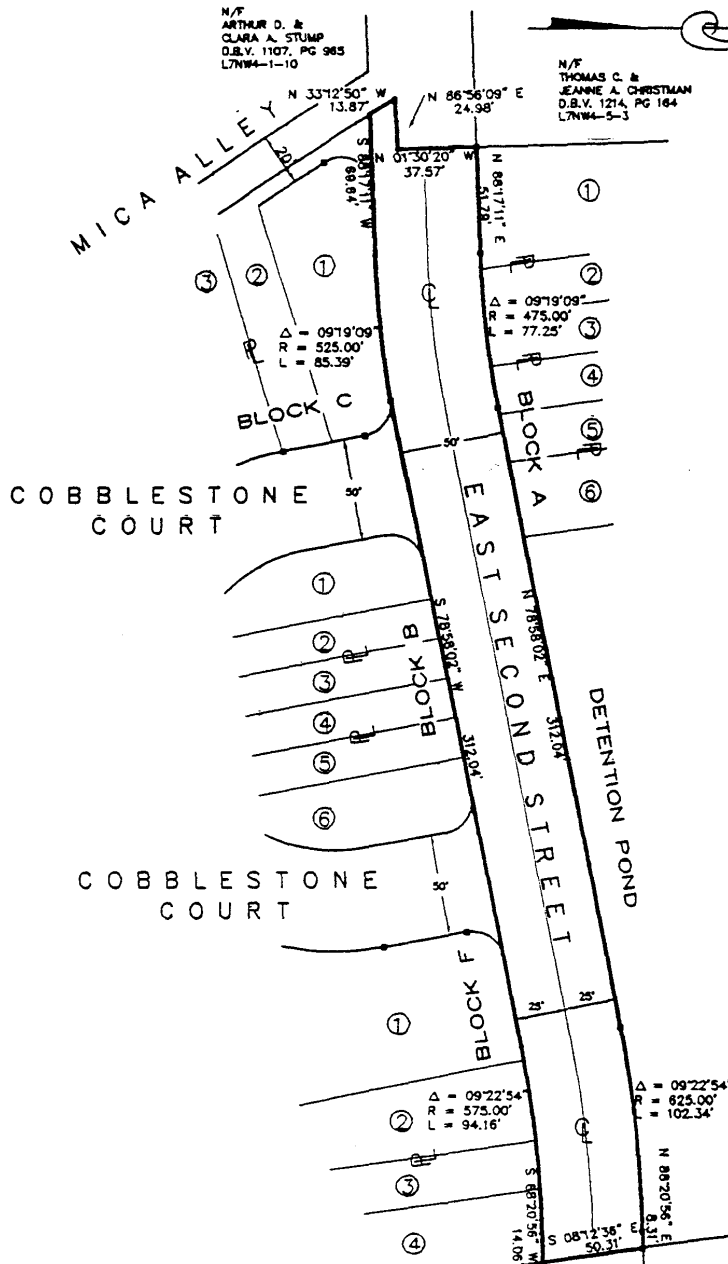
THENCE along Block F, Lots 1, 2, 3, and 4; Block B, Lots 1, 2, 3, 4, 5, and 6; Block C, Lot 1, and the intersections with Cobblestone Court, the following five (5) courses and distances:

- (1) South 88° 20' 56" West a distance of 14.06 feet to a point;
- (2) curve to the left with a radius of 575.00 feet, a central angle of 09° 22' 54", an arc length of 94.16 feet (chord: South 83° 39' 29" West, 94.05 feet) to a point;
- (3) South 78° 58' 02" West a distance of 312.04 feet to a point;
- (4) curve to the right with a radius of 525.00 feet, a central angle of 09° 19' 09", an arc length of 85.39 feet (chord: South 83° 37' 37" West, 85.30 feet) to a point;
- (5) South 88° 17' 11" West a distance of 69.64 feet to a point; said point being in Mica Alley (20 feet wide);

THENCE continuing in and through Mica Alley North 33° 12' 50" West a distance of 13.87 feet to a point, the PLACE OF BEGINNING.

CONTAINING approximately 27,982 square feet.

EXHIBIT H



N/F
ARTHUR D. &
CLARA A. STUMP
D.B.V. 1107, PG 985
L7NW4-1-10

N/F
THOMAS C. &
JEANNE A. CHRISTMAN
D.B.V. 1214, PG 164
L7NW4-5-3

**East Penn
Engineering Co., Ltd.**
580 South Sixth Street
Bangor, Pennsylvania 18013
Telephone: (610) 588-2411
FAX: (610) 588-6280

N/F
DENNIS P. &
DIANE C. YOUSE
D.B.V. 1335, PG 93
L7NW4-3-77

N/F
RAND E. &
DEBORAH ANN BURGETT
D.B.V. 1416, PG 1018
L7NWS-3-78

**STREET RIGHT-OF-WAY
EAST SECOND STREET
WITHIN BERI ACRES**

BOROUGH OF ALBURTIS	
DATE:	20 FEB 97
DRAWN BY:	GSP
CHECKED BY:	AAS
DRAWING NO.:	A-199
SCALE:	1" = 60'

EXHIBIT I

All that certain parcel of land shown as **Windsor Road**, situated in the Borough of Alburtis, Lehigh County, Pennsylvania, as shown on the Subdivision Plan of a portion of Suburban Heights, and recorded in the Office of the Recorder of Deeds of Lehigh County, Pennsylvania in Map Book Volume 29, Page 38, and being bounded and described as follows, to wit:

BEGINNING at a point on the westerly property line of lands now or formerly of Thomas J. & Cheryl A. Calianno at the point of tangency of the arc of a curve having a 20.00 foot radius connecting the northerly right-of-way line of Windsor Road (50 feet wide) with the westerly property line of Thomas J. and Cheryl A. Calianno, located South $16^{\circ} 59' 30''$ East 105.00 feet from the common property line of lands now or formerly of Arden C. Getz and Thomas J. & Cheryl A. Calianno;

THENCE along the arc of a curve deflecting to the left (having a radius of 20.00 feet, a central angle $90^{\circ} 00' 00''$, a chord bearing South $61^{\circ} 59' 30''$ East 28.28 feet) 31.42 feet to a point;

THENCE along the northerly right-of-way line of Windsor Road North $73^{\circ} 00' 30''$ East 204.63 feet to a point;

THENCE along the arc of a curve deflecting to the right (having a radius of 125.00 feet, a central angle of $87^{\circ} 12' 27''$, a chord bearing South $63^{\circ} 23' 17''$ East 172.42 feet) 190.26 feet to a point;

THENCE along the easterly right-of-way of Windsor Road, South $19^{\circ} 47' 03''$ East 217.97 feet to a point;

THENCE crossing Windsor Road South $70^{\circ} 12' 57''$ West 25.00 feet to a point in the centerline of Windsor Road;

THENCE along the centerline of Windsor Road, South $19^{\circ} 47' 03''$ East 12.90 feet to a point;

THENCE crossing Windsor Road South $70^{\circ} 12' 57''$ West 25.00 feet to a point in the centerline of Windsor Road;

THENCE along the westerly right-of-way of Windsor Road, North $19^{\circ} 47' 03''$ West 230.87 feet to a point;

THENCE along the arc of a curve deflecting to the left (having a radius of 75.00 feet, a central angle of $87^{\circ} 12' 27''$, a chord bearing North $63^{\circ} 23' 17''$ West 103.45 feet) 114.15 feet to a point;

THENCE along the southerly right-of-way line of Windsor Road South $73^{\circ} 00' 30''$ West 183.72 feet to a point;

THENCE along the arc of a curve deflecting to the left (having a radius of 92.42 feet, a central angle of $62^{\circ} 16' 14''$, a chord bearing South $41^{\circ} 52' 23''$ West 95.57 feet) 100.44 feet to a point;

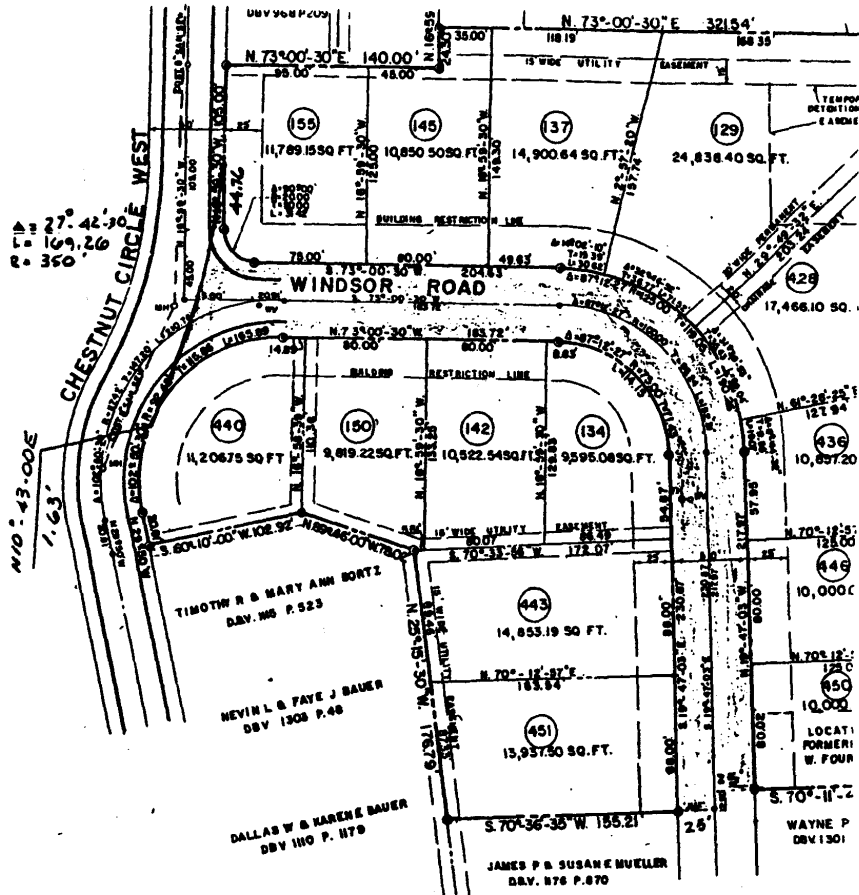
THENCE along the easterly right-of-way of Chestnut Circle West, North $10^{\circ} 43' 00''$ East 1.63 feet to a point;

THENCE continuing along said right-of-way along the arc of a curve deflecting to the left (having a radius of 350.00 feet, a central angle of $27^{\circ} 42' 30''$, a chord bearing North $03^{\circ} 08' 15''$ West 167.62 feet) 169.26 feet to a point;

THENCE along the westerly property line of lands now or formerly of Thomas J. & Cheryl A. Calianno South $16^{\circ} 59' 30''$ East 44.76 feet to a point, the PLACE OF BEGINNING.

CONTAINING approximately 0.7225 Acres.

EXHIBIT J



CONTAINING 0.7225 ACRES

KCE keystone consulting engineers inc.	8235 Hamilton Boulevard, Weasocville, PA 18106 (610) 395-0971	
	WINDSOR ROAD SUBURBAN HEIGHTS BOROUGH OF ALBURTIS LEHIGH COUNTY, PA	
SCALE: 1"=100'	DRWN: DLH	PROP.NO.
		CW90-72

EXHIBIT K

All that certain parcel of land situated in the Borough of Alburdis, Lehigh County, Pennsylvania shown as **Franklin Street** on the Subdivision Plan of Lock Ridge Estates, as recorded in the Office of the Recorder of Deeds of Lehigh County, Pennsylvania in Map Book Volume 33, Page 18, and being bounded and described as follows, to wit:

BEGINNING at a Concrete Monument located at the intersection of the ultimate Northerly right-of-way line of Franklin Street (24.50 feet from centerline) and the Northwesterly right-of-way line of Furnace Street (not ordained);

THENCE continuing along said unopened Furnace Street South 53° 45' 00" West 6.05 feet to a point;

THENCE along the existing right-of-way line of Franklin Street North 43° 31' 35" West 484.62 feet to a point;

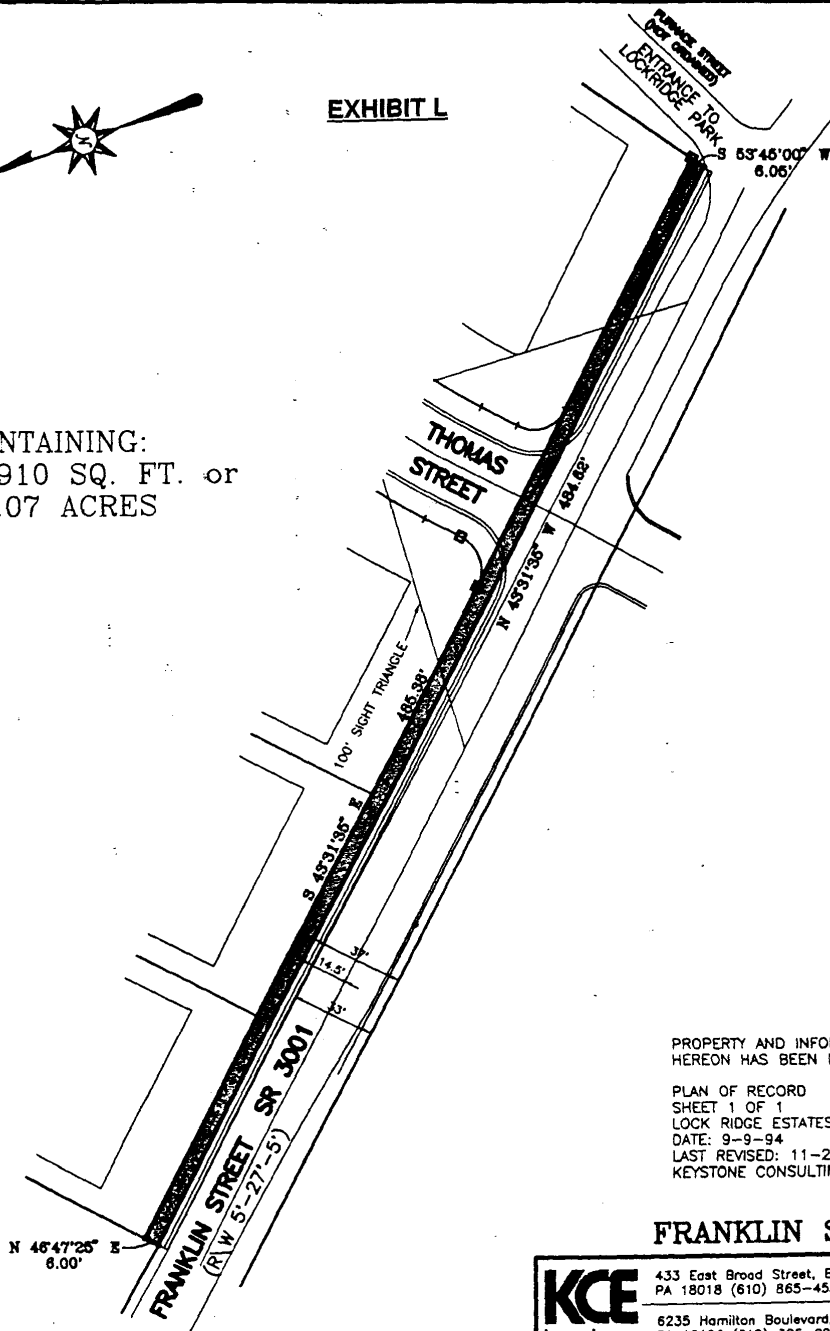
THENCE along along the lands now or formerly of Romoma M. Rickert North 46° 47' 25" East 6.00 feet to a point;

THENCE along the ultimate Northerly right-of-way line of Franklin Street, South 43° 31' 35" East (passing through a Concrete Monument at 293.29 feet) 485.38 feet to a point, the PLACE OF BEGINNING.

CONTAINING approximately 2,910 square feet or 0.07 Acres.

EXHIBIT L

CONTAINING:
2910 SQ. FT. or
0.07 ACRES



PROPERTY AND INFORMATION SHOWN
HEREON HAS BEEN DERIVED FROM:

PLAN OF RECORD
SHEET 1 OF 1
LOCK RIDGE ESTATES
DATE: 9-9-94
LAST REVISED: 11-21-94
KEYSTONE CONSULTING ENG.

FRANKLIN STREET



GRAPHIC SCALE: 1" = 60'

<p>KCE keystone consulting engineers inc.</p>	<p>433 East Broad Street, Bethlehem, PA 18018 (610) 865-4555 Reply To: <input type="checkbox"/></p>
	<p>6235 Hamilton Boulevard, Wescosville, PA 18106 (610) 395-0971 Reply To: <input checked="" type="checkbox"/></p>
<p>DEDICATION OF RIGHT-OF-WAY FROM LOCK RIDGE ESTATES BOROUGH OF ALBURTIS, PA</p>	
<p>SCALE: AS SHOWN DRWN: NDS</p>	<p>JOB NO. CW 95-075</p>
<p>DATE: 2/17/97 CHKD. BY:</p>	

EXHIBIT M

All that certain parcel of land situated in the Borough of Alburdis, Lehigh County, Pennsylvania shown as **Church Street** on the Subdivision Plan of Lock Ridge Estates, as recorded in the Office of the Recorder of Deeds of Lehigh County, Pennsylvania in Map Book Volume 33, Page 18, and being bounded and described as follows, to wit:

BEGINNING at a Concrete Monument located at the intersection of the ultimate Southerly right-of-way line of Church Street (25.00 feet from centerline) and the North-easterly right-of-way line of a 20 foot wide private alley;

THENCE along said alley North 43° 31' 35" West 8.50 feet to a point;

THENCE along the existing Southerly right-of-way line of Church Street North 74° 31' 16" East 179.36 feet to a point;

THENCE along the lands now or formerly County of Lehigh Lockridge Park South 43° 59' 00" East 8.53 feet to a Concrete Monument;

THENCE along the ultimate Southerly right-of-way line of Church Street South 74° 31' 16" West 179.44 feet to a point, the PLACE OF BEGINNING.

CONTAINING approximately 1,345 square feet or 0.03 Acres.

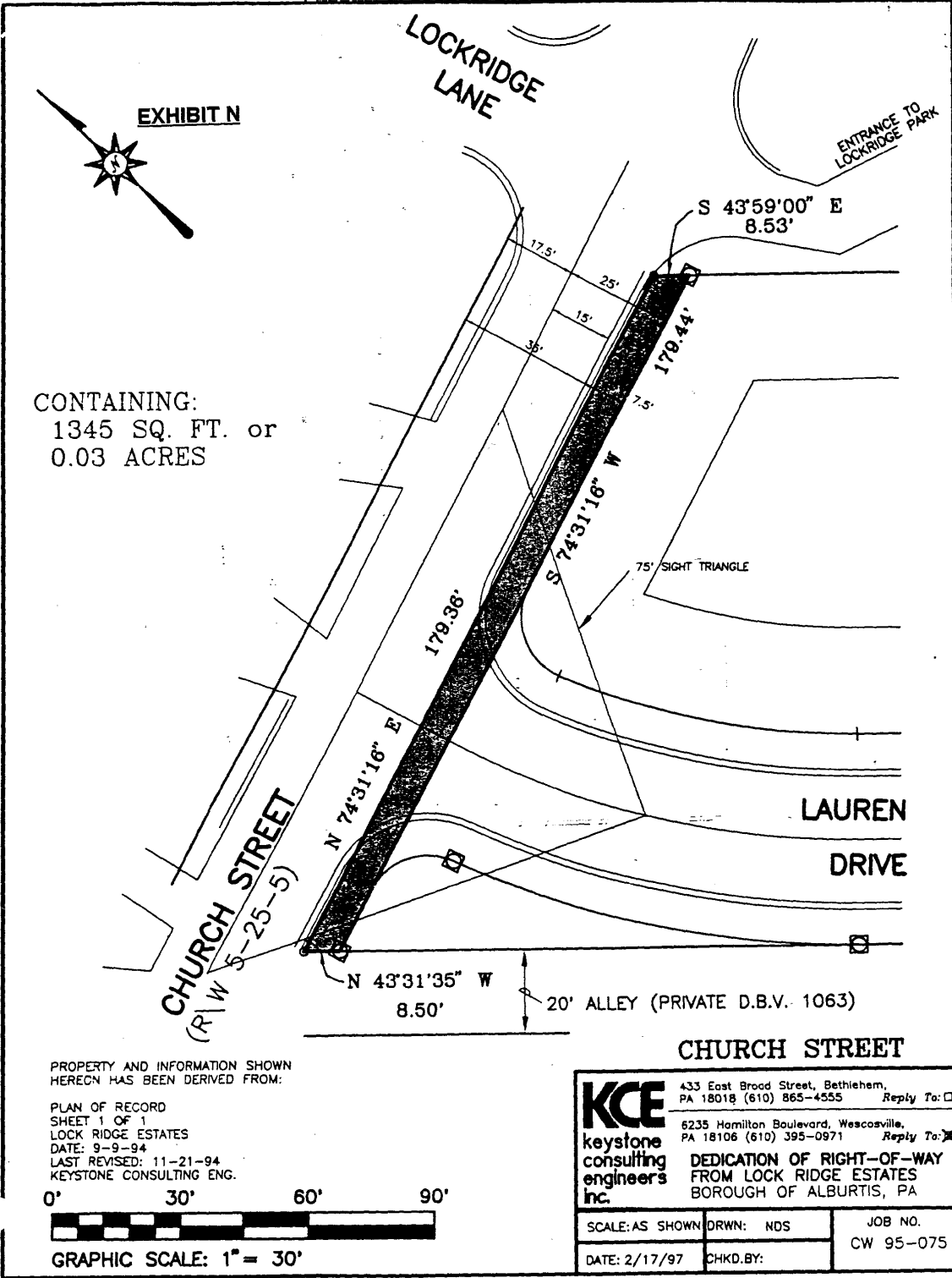


EXHIBIT N

CONTAINING:
1345 SQ. FT. or
0.03 ACRES

PROPERTY AND INFORMATION SHOWN
HEREON HAS BEEN DERIVED FROM:

PLAN OF RECORD
SHEET 1 OF 1
LOCK RIDGE ESTATES
DATE: 9-9-94
LAST REVISED: 11-21-94
KEYSTONE CONSULTING ENG.



KCE
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consulting
engineers
inc.

433 East Brood Street, Bethlehem,
PA 18018 (610) 865-4555 Reply To:

6235 Hamilton Boulevard, Westcoastville,
PA 18106 (610) 395-0971 Reply To:

**DEDICATION OF RIGHT-OF-WAY
FROM LOCK RIDGE ESTATES
BOROUGH OF ALBURTIS, PA**

SCALE: AS SHOWN	DRWN: NDS	JOB NO. CW 95-075
DATE: 2/17/97	CHKD. BY:	

EXHIBIT O

All that certain parcel of land situated in the Borough of Alburdis, Lehigh County, Pennsylvania shown as **Lauren Drive** and **Thomas Street** on the Subdivision Plan of Lock Ridge Estates, as recorded in the Office of the Recorder of Deeds of Lehigh County, Pennsylvania in Map Book Volume 33, Page 18, and being bounded and described as follows, to wit:

BEGINNING at a Concrete Monument located on the Northwesterly right-of-way line of Thomas Street (50.00 feet wide, 25.00 feet from center) at the point of tangency of the arc of a curve deflecting to the left having a radius of 15.00 feet connecting the ultimate Northerly right-of-way line of Franklin Street (S.R. 3001) (24.50 feet from center) with the Northwesterly right-of-way line of Thomas Street;

THENCE continuing along the Northwesterly right-of-way line of Thomas Street the following five (5) courses and distances:

- (1) North $46^{\circ} 28' 25''$ East 16.27 feet to a point;
- (2) along an arc of a curve deflecting to the right (having a radius of 225.00 feet, a central angle of $09^{\circ} 48' 45''$, a chord bearing of North $51^{\circ} 22' 48''$ East 38.49 feet) 38.53 feet to a Concrete Monument;
- (3) North $56^{\circ} 17' 10''$ East 105.10 feet to a Concrete Monument;
- (4) along the arc of a curve deflecting to the left (having a radius of 175.00 feet, a central angle of $09^{\circ} 32' 09''$, a chord bearing of North $51^{\circ} 31' 06''$ East 29.09 feet) 29.13 feet to a point;
- (5) North $46^{\circ} 45' 01''$ East 8.15 feet to a Concrete Monument;

THENCE along the arc of a curve deflecting to the left connecting the Northwesterly right-of-way line of Thomas Street with the Southwesterly right-of-way line of Lauren Drive (50.00 feet wide, 25.00 feet from center) (having a radius of 20.00 feet, a central angle of $90^{\circ} 16' 36''$, a chord bearing of North $01^{\circ} 36' 43''$ East 28.35 feet) 31.51 feet to a Concrete Monument;

THENCE along the Southwesterly right-of-way line of Lauren Drive the following two (2) courses and distances:

- (1) North 43° 31' 35" West 469.41 feet to a Concrete Monument;
- (2) along an arc of a curve deflecting to the right (having a radius of 225.00 feet, a central angle of 25° 01' 50", a chord bearing of North 31° 00' 40" West 97.51 feet) 98.29 feet to a Concrete Monument;

THENCE along the arc of a curve deflecting to the left connecting the Southwest-erly right-of-way line of Lauren Drive with the ultimate Southerly right-of-way line of Church Street (25.00 feet from center) (having a radius of 15.00 feet, a central angle of 86° 58' 59", a chord bearing of North 61° 59' 15" West 20.65 feet) 22.77 feet to a point;

THENCE along the ultimate Southerly right-of-way line of Church Street North 74° 31' 16" East 80.17 feet to a point;

THENCE along the arc of a curve deflecting to the left connecting the ultimate Southerly right-of-way line of Church Street with the Northeasterly right-of-way line of Lauren Drive (having a radius of 15.00 feet, a central angle of 94° 31' 41", a chord bearing of South 27° 15' 25" West 22.03 feet) 24.75 feet to a point;

THENCE along the Northeasterly right-of-way line of Lauren Drive the following three (3) courses and distances:

- (1) along the arc of a curve deflecting to the left (having a radius of 175.00 feet, a central angle of 23° 31' 10", a chord bearing of South 31° 46' 00" East 71.33 feet) 71.84 feet to a point;
- (2) South 43° 31' 35" East 420.42 feet to a point;
- (3) along the arc of a curve deflecting to the left (having a radius of 140.00 feet, a central angle of 29° 43' 28", a chord bearing of South 58° 23' 19" East 71.82 feet) 72.63 feet to a point;

THENCE along the arc of a curve deflecting to the right connecting the Northeast-erly right-of-way line of Lauren Drive with the Southeasterly right-of-way line of Tho-mas Street (having a radius of 50.00 feet, a central angle of 151° 10' 49", a chord bearing of South 02° 20' 22" West 96.85 feet) 131.93 feet to a point;

THENCE along the Southeasterly right-of-way line of Thomas Street the following four (4) courses and distances:

- (1) along the arc of a curve deflecting to the left (having a radius of 140.00 feet, a central angle of 21° 38' 36", a chord bearing of South 67° 06' 28" West 52.57 feet) 52.88 feet to a point;

- (2) South $56^{\circ} 17' 10''$ West 120.78 feet to a point;
- (3) along the arc of a curve deflecting to the left (having a radius of 175.00 feet, a central angle of $09^{\circ} 48' 45''$, a chord bearing of South $51^{\circ} 22' 48''$ West 29.93 feet) 29.97 feet to a point;
- (4) South $46^{\circ} 28' 25''$ West 16.27 feet to a point;

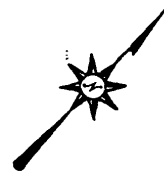
THENCE along the arc of a curve deflecting to the left connecting the Southeastly right-of-way line of Thomas with the ultimate Northlery right-of-way line of Franklin Street (having a radius of 15.00 feet, a central angle of $90^{\circ} 00' 00''$, a chord bearing of South $01^{\circ} 28' 25''$ West 21.21 feet) 23.56 feet to a point;

THENCE along the ultimate right-of-way line of Franklin Street North $43^{\circ} 31' 35''$ West 80.00 feet to a Concrete Monument;

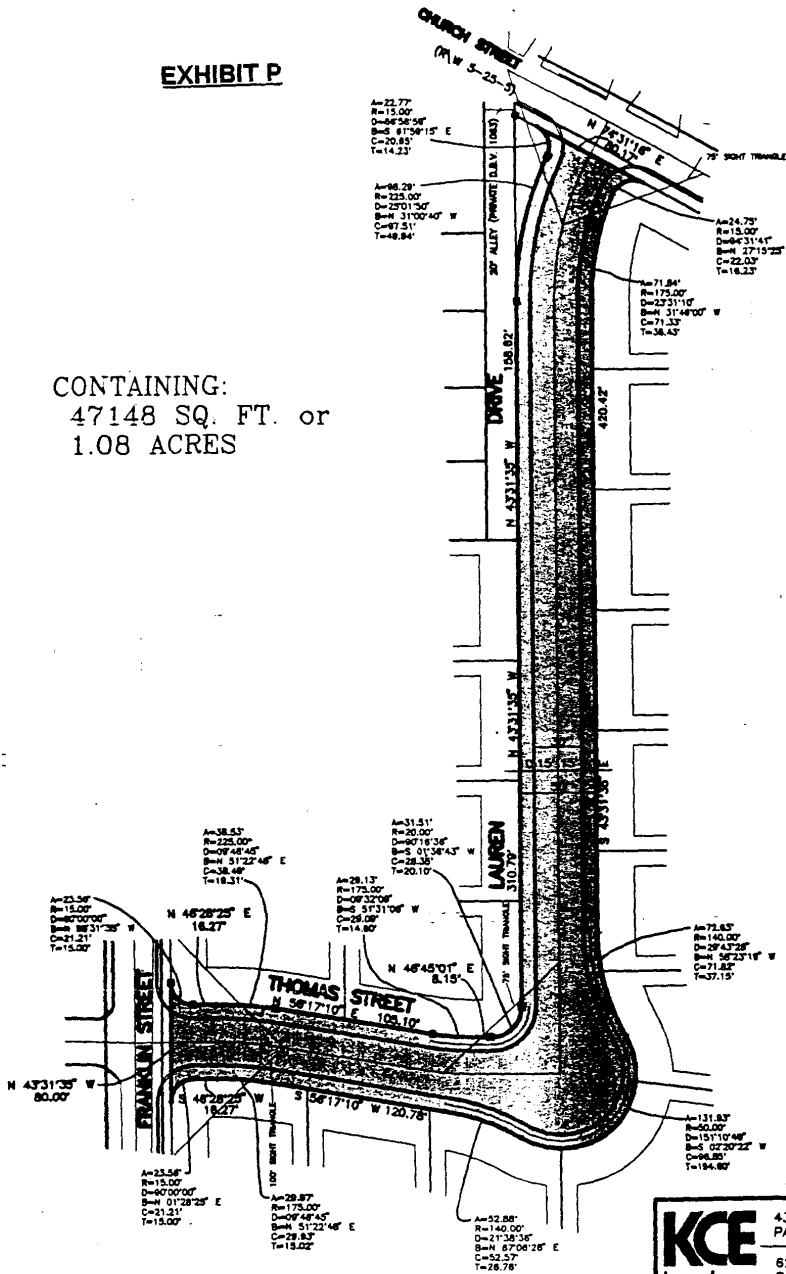
THENCE along the arc of a curve deflecting to the left (having a radius of 15.00 feet, a central angle of $90^{\circ} 00' 00''$, a chord bearing of South $88^{\circ} 31' 35''$ East 21.21 feet) 23.56 feet to a point, the PLACE OF BEGINNING.

CONTAINING approximately 47,148 square feet or 1.08 Acres.

EXHIBIT P



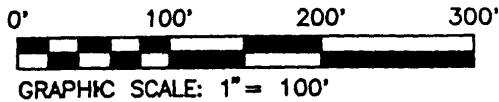
CONTAINING:
47148 SQ. FT. or
1.08 ACRES



PROPERTY AND INFORMATION SHOWN
HEREON HAS BEEN DERIVED FROM:

PLAN OF RECORD
SHEET 1 OF 1
LOCK RIDGE ESTATES
DATE: 9-9-94
LAST REVISED: 11-21-94
KEYSTONE CONSULTING ENG.

**LAUREN DRIVE AND
THOMAS STREET**



KCE keystone consulting engineers inc.	433 East Broad Street, Bethlehem, PA 18018 (610) 865-4555 <i>Reply To:</i> ☐
	6235 Hamilton Boulevard, Weesco, PA PA 18106 (610) 395-0971 <i>Reply To:</i> ✕
DEDICATION OF RIGHT-OF-WAY FROM LOCK RIDGE ESTATES BOROUGH OF ALBURTIS, PA	
SCALE: AS SHOWN	DRWN: NDS
DATE: 2/17/97	CHKD. BY:
JOB NO. CW 95-075	