

**BOROUGH OF ALBURTIS
LEHIGH COUNTY, PENNSYLVANIA**

Ordinance No. 571

(Duly Adopted March 9, 2022)

AN ORDINANCE ACCEPTING THE DEDICATION OF AND OPENING CHURCH STREET, SCENIC VIEW DRIVE, RACITE ROAD, AND SEIP ROAD IN THE SUBDIVISION KNOWN AS “HILLS AT LOCK RIDGE—WEST” IN THE BOROUGH OF ALBURTIS; OPENING AND INCORPORATING SUCH STREETS INTO THE OFFICIAL STREET SYSTEM OF THE BOROUGH OF ALBURTIS; AMENDING THE PROVISIONS OF CODIFIED ORDINANCES § 12-508 REGARDING KEYS AND ACCESS CODES FOR ENTRY TO BOROUGH HALL; AMENDING CODIFIED ORDINANCES § 11-104.1(h) TO SET THE CHIEF OF POLICE’S RATE OF COMPENSATION AT \$38.00 PER HOUR; AND AMENDING CODIFIED ORDINANCES § 12-302(c.1)(1) TO PROVIDE AN ADDITIONAL FIVE (5) VACATION DAYS FOR THE CHIEF OF POLICE IN HIS FIRST YEAR OF SERVICE.

WHEREAS, Borough Council approved a land development and subdivision known as “Hills at Lock Ridge— West” on June 9, 2008, revised on August 14, 2013, and entered into a Subdivision Agreement with the developer of the Hills at Lock Ridge— West (“Developer”) as of August 26, 2013; and

WHEREAS, subdivision plans for the Hills at Lock Ridge— West have been recorded in the Office of the Recorder of Deeds of Lehigh County, Pennsylvania at Instruments #2013039068 and #2013039069; and

WHEREAS, as part of the development of the Hills at Lock Ridge— West, the Developer thereof agreed to create, lay out, and improve to Borough standards certain proposed public streets and additions to existing public streets within the development shown

as Church Street, Scenic View Drive, Racite Road, and Seip Road on the recorded plans for the development (including their location, profile, and dimensions); and

WHEREAS, the Developer has, in fact, created, laid out, and improved the said proposed public streets and additions to existing 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 public street rights-of-way to the Borough, both through the recording of the plans for the Hills at Lock Ridge—West, and also by a Deed of Dedication dated December 22, 2021, which was recorded on January 5, 2022 in the Office of the Recorder of Deeds of Lehigh County, Pennsylvania at Instrument #2022000475; 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 the Hills at Lock Ridge—West and to open and incorporate the same into the official street system of the Borough of Alburdis; and

WHEREAS, the names of the owners of property abutting the portions of Church Street, Scenic View Drive, Racite Road, and Seip Road described in this Ordinance (“**Owners**”) are listed in **Exhibit I** below; and

WHEREAS, the Borough provided the following personal notice of this Ordinance (“**Notice**”) to each of the Owners:

Dear [name of Owner]:

PLEASE TAKE NOTICE that the Borough Council of the Borough of Alburdis proposes to adopt an ordinance to accept and open the following streets or portions of streets in the Hills at Lock Ridge—West subdivision constructed by the developer of the subdivision, approved by the Borough Engineer, and deeded to the Borough: Church Street, Scenic View Drive, Racite Road, and Seip Road. You may review or

obtain a copy of the Proposed Ordinance and related documents at Borough Hall, 260 Franklin Street, Alburdis, PA 18011 during normal business hours by appointment (call 610-966-4777), you may request that the Borough mail you a copy of the Proposed Ordinance (call 610-966-4777), and/or you may review a copy of the Proposed Ordinance on the Borough's internet web site www.alburdis.org. The Proposed Ordinance includes plans of the streets and references the recorded subdivision plan that shows their location, profile, and dimensions.

You may petition Borough Council to conduct a hearing on this matter before adopting the ordinance. The petition must be received at the Office of the Borough Manager, 260 Franklin Street, Alburdis, PA 18011 no later than March 4, 2022. If no timely petitions are received, the ordinance may be adopted as soon as March 9, 2022.

Within thirty (30) days after the enactment of the ordinance, any party aggrieved by Council's action may appeal to the Lehigh County Court of Common Pleas.

; and

WHEREAS, on or before January 21, 2022, the Borough either gave the Notice to an Owner by personal service, or sent the Notice to an Owner by certified mail at the Owner's last known address; and

WHEREAS, where service of the Notice by certified mail to an Owner was not successful (success being shown by a signed return receipt received by the Borough by February 11, 2022), the Borough left a copy of the Notice at or upon the premises of the Owner abutting one of the streets covered by this Ordinance on or before February 16, 2022; and

WHEREAS, on February 16, 2022 and February 23, 2022, the Borough published a public notice in the *East Penn Press*, a newspaper of general circulation in the Borough of Alburdis, of its intention to consider and adopt this Ordinance, and offering any interested party the right to petition Council, on or before March 4, 2022, for a hearing, and any party

aggrieved by the enactment of this Ordinance to appeal to the Lehigh County Court of Common Pleas within 30 days after enactment; and

WHEREAS, no timely petition has been filed; and

WHEREAS, Council desires to include all office employees on the last of persons with keys and access to Borough Hall; and

WHEREAS, there are occasions when no Borough office employees or authorized elected officials with keys to Borough Hall are present at public meetings held in Borough Hall, and a mechanism is necessary to enable the head of a Borough entity to enter Borough Hall and the public meeting room to conduct a meeting at such times; and

WHEREAS, the Borough no longer utilizes a security system which requires access codes for entry to Borough Hall; and

WHEREAS, the Borough is hiring a new Chief of Police; and

WHEREAS, Council desire to set the base rate of compensation of the new Chief of Police at \$38.00 per hour; and

WHEREAS, the new Chief has requested that he receive four (4) weeks of vacation in calendar year 2022, and Council is willing to grant this request;

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

SECTION 1. Section 53-112 of the Albutis Codified Ordinances (relating to Streets—Street Acceptances, Vacations, Lines, Etc.—Church Street) is amended by adding the following new subsection (d) after current subsection (c) (with insertions indicated by double underlining):

§ 53-112 Church Street.

* * *

(d) Hills at Lock Ridge—West. The Borough of Alburdis hereby accepts the dedication of the following street in the Hills at Lock Ridge—West subdivision, and opens and incorporates the same into the official street system of the Borough of Alburdis: “Church Street” as more fully described in Exhibit A attached to Ordinance 571, which is incorporated herein by reference, and as delineated in Exhibit B attached to Ordinance 571, which is also incorporated herein by reference.

SECTION 2. Chapter 53, Article I of the Alburdis Codified Ordinances (relating to Streets—Street Acceptances, Vacations, Lines, Etc.) is amended by adding the following new Section 53-129.1 after existing Section 53-129:

§ 53-129.1 Racite Road.

The Borough of Alburdis hereby accepts the dedication of the following street in the Hills at Lock Ridge—West subdivision, and opens and incorporates the same into the official street system of the Borough of Alburdis: “Racite Road” as more fully described in Exhibit E attached to Ordinance 571, which is incorporated herein by reference, and as delineated in Exhibit F attached to Ordinance 571, which is also incorporated herein by reference.

SECTION 3. Chapter 53, Article I of the Alburdis Codified Ordinances (relating to Streets—Street Acceptances, Vacations, Lines, Etc.) is amended by adding the following new Sections 53-132.1 and 53-132.2 after existing Section 53-132:

§ 53-132.1 Scenic View Drive.

(a) **Hills at Lock Ridge—West.** The Borough of Alburdis hereby accepts the dedication of the following street in the Hills at Lock Ridge—West subdivision, and opens and incorporates the same into the official street system of the Borough of Alburdis: “Scenic View Drive” as more fully described in Exhibit C attached to Ordinance 571, which is incorporated herein by reference, and as delineated in Exhibit D attached to Ordinance 571, which is also incorporated herein by reference.

§ 53-132.2 Seip Road.

The Borough of Alburdis hereby accepts the dedication of the following street in the Hills at Lock Ridge—West subdivision, and opens and incorporates the same into the official street system of the Borough of Alburdis: “Seip Road” as more fully described in Exhibit G attached to Ordinance 571, which is incorporated herein by reference, and as delineated in Exhibit H attached to Ordinance 571, which is also incorporated herein by reference.

SECTION 4. Codified Ordinances § 53-502 (relating to Streets—Official Street Plan—Amendments to Official Street Plan) is amended as follows (with deletions indicated by ~~strike-outs~~ and insertions indicated by double underlining):

§ 53-202 Amendments to Official Street Plan.

(a) **In General.** The Official Street Plan as adopted by Ordinance 307 has been amended by the following provisions: §§ 53-102(a), 53-103(b), 53-108(a), 53-112(b)~~(d)~~, 53-113, 53-115, 53-116(a), 53-117(a), 53-118(b), 53-119, 53-121(a), 53-122.1(a), 53-123(a), 53-129.1, ~~and~~ 53-130, 53-132.1, and 53-132.2. Pursuant to 8 PA. CONS. STAT. § 1712(b), the Official Street Plan is also deemed amended by final approval of a subdivision or land development plan.

(b) **Revisions to Drawing.** The Borough Engineer is authorized and directed to revise drawing #0043-004 from time to time to reflect amendments to the Official Street Plan by ordinances subsequent to Ordinance 307, and deemed amendments by final approval of subdivision and/or land development plans.

SECTION 5. The attached **Exhibits A, B, C, D, E, F, G, H, and I** are incorporated into this Ordinance by reference.

SECTION 6. Codified Ordinances § 12-508 (relating to Personnel Policies—Miscellaneous Employment Policies—Access to Borough Hall) is amended as follows (with deletions indicated by ~~strike-outs~~ and insertions indicated by double underlining):

§ 12-508 Access to Borough Hall.

* * *

(b) **Keys to Borough Hall.** The following individuals, and only the following individuals, shall have keys to Borough Hall:

- (1) the Borough Manager, Borough Treasurer, and any other ~~full-time~~ office employees of the Borough;
- (2) all full-time Borough maintenance department employees;
- (3) all full-time and part-time Borough police officers;
- (4) the President of Council;
- (5) the Vice President of Council;
- (6) the Mayor.

If a Borough board, commission, or committee intends to conduct a meeting at Borough Hall at a time when none of the individuals described in paragraphs (1), (4), (5), or (6) above are expected to be present, then any

individual described in paragraph (1) is authorized to allow the chair, president, or other head of the Borough board, commission, or committee (or, if the head individual is not expected to attend the meeting, the next ranking member) to sign out a key for a short period to allow entry to Borough Hall and the public meeting room to conduct the meeting and lock up Borough Hall after all participants have left.

* * *

(e) Access Codes for Entrance to Borough Hall. In the event the Borough shall implement a security system at Borough Hall which requires access codes for entrance to Borough Hall, the following provisions shall apply:

(1) Persons with Codes. The following individuals, and only the following individuals, shall possess valid access codes to the security system at Borough Hall:

(A) the Borough Manager, Borough Treasurer, and any other ~~full-time~~ office employees of the Borough;

(B) all full-time Borough maintenance department employees;

(C) all full-time and part-time Borough police officers;

(D) all members of Council;

(E) the Mayor.

If a Borough board, commission, or committee intends to conduct a meeting at Borough Hall at a time when none of the individuals described in subparagraphs (A), (D), or (E) above are expected to be present, then any individual described in subparagraph (A) is authorized to grant a temporary access code to the chair, president, or other head of the Borough board, commission, or committee (or, if the head individual is not expected to attend the meeting, the next ranking member) valid only for a short period to allow entry to Borough Hall and the public meeting room to conduct the meeting and lock up Borough Hall after all participants have left.

(2) Individual Codes. Each individual identified in paragraph (1) shall have his/her own individual code.

(3) Deactivation of Codes. The security access code of any person who is no longer actively employed or serving in a position described in paragraph (1) (whether due to retirement, resignation, involuntary termination or removal, extended leave, or otherwise), or who is suspended from a position described in paragraph (1), shall be deactivated immediately.

SECTION 7. Codified Ordinances § 11-104.1(h) (relating to Salaries and Compensation—In General—Chief of Police—2022) is amended as follows (with deletions indicated by ~~strike-outs~~ and insertions indicated by double underlining):

§ 11-104.1 Chief of Police.

* * *

(h) 2022. The rate of compensation of the Chief of Police for the year 2022 shall be \$37.93 per hour for the person serving as Chief on January 1, 2022, and \$38.00 per hour for any person hired as Chief of Police in 2022.

SECTION 8. Codified Ordinances § 12-302(c.1)(1) (relating to Personnel Policies—Paid or Unpaid Time Off—Vacations—Number of Vacation Days—Chief of Police) is amended as follows (with deletions indicated by ~~strike-outs~~ and insertions indicated by double underlining):

§ 12-302 Vacations.

* * *

(c.1) Number of Vacation Days—Chief of Police. Notwithstanding subsection (c), the number of vacation days available during any given calendar year to the Chief of Police shall be determined as follows:

(1) If the Chief is first hired as a full-time Borough employee during that calendar year: ~~fifteen (15)~~ twenty (20) days, *provided* that if the date the Chief first worked as a full-time Borough Employee (hereinafter, the “**First Day**”) is on or after July 1 and before October 1, the number of days shall be ten (10), and if the Chief’s First Day is on or after October 1, the number of days shall be five (5).

* * *

* * *

DULY ORDAINED and **ENACTED** by the Borough Council of the Borough of Albur-
tis, this 9th day of March, 2022, in lawful session duly assembled.

BOROUGH COUNCIL
BOROUGH OF ALBURTIS

Ronald J. DeIaco, President

Attest:

Sharon Trexler, Borough Manager

AND NOW, this 9th day of March, 2022, the above Ordinance is hereby APPROVED.

Kathleen Palmer, Mayor

EXHIBIT A

All that certain lot, tract, or parcel of land, situated in the Borough of Alburdis, County of Lehigh, Commonwealth of Pennsylvania, shown on the plan entitled “Plan Showing Portion of Church Street T-490 Over Property of Hills at Lock Ridge – West Located in Borough of Alburdis, Lehigh County, PA”, dated May 21, 2008, last modified April 21, 2021, bearing file number S-11067, prepared by The Pidcock Company, Allentown, Pennsylvania (*see* the attached Exhibit B), *which is a corrected version* of the area to be dedicated for Church Street shown on plans titled “Preliminary/Record Plan of Hills at Lock Ridge – West Prepared for Jaindl Land Company Showing Property Located In The Borough of Alburdis and Lower Macungie Township, Lehigh County, PA”, dated June 7, 2005, last revised August 23, 2013, Sheets A and B (Sheets 5 and 6 of 20), bearing file number S-10575, prepared by The Pidcock Company, Allentown, Pennsylvania, and recorded October 10, 2013 as Instruments #2013039068 and #2013039069, more particularly bounded and described as follows:

BEGINNING at a point in the easterly property line of The Hills at Lock Ridge Subdivision, said point being distant 58.89 feet measured along the easterly property line of The Hills at Lock Ridge Subdivision on a course South 08° 57' 02" East from the north-easterly property corner of The Hills at Lock Ridge Subdivision;

THENCE (1) along the easterly property line of The Hills at Lock Ridge Subdivision South 08° 57' 02" East 55.05 feet to a point on a curve in line of Lot 86 (Area A);

THENCE along Lot 86 (Area A) the five (5) following courses:

- (2) on a curve to the right having a radius of 206.50 feet (delta 23° 14' 55", tangent 42.48 feet, chord South 43° 19' 22" West 83.22 feet) for an arc distance of 83.79 feet to a point of tangency;
- (3) South 54° 56' 50" West 57.89 feet to a point of curvature;
- (4) on a curve to the left having a radius of 303.50 feet (delta 44° 25' 26", tangent 123.93 feet, chord South 32° 44' 07" West 229.47 feet) for an arc distance of 235.32 feet to a point of tangency;
- (5) South 10° 31' 24" West 65.35 feet to a point of curvature; and

- (6) on a curve to the left having a radius of 15.00 feet (delta $82^{\circ} 36' 47''$, tangent 13.18 feet, chord South $30^{\circ} 46' 59''$ East 19.80 feet) for an arc distance of 21.63 feet to a point on a curve in the northerly right-of-way line of Scenic View Drive;

THENCE (7) along the same, on a curve to the left having a radius of 230.00 feet (delta $06^{\circ} 23' 34''$, tangent 12.84 feet, chord North $75^{\circ} 17' 10''$ West 25.65 feet) for an arc distance of 25.66 feet to a point in line of lands of the County of Lehigh;

THENCE (8) along the same and along lands now or formerly of Saucon Valley Custom Homes, Inc. North $06^{\circ} 43' 12''$ West 69.13 feet to a point in line of Lot 86 (Area B);

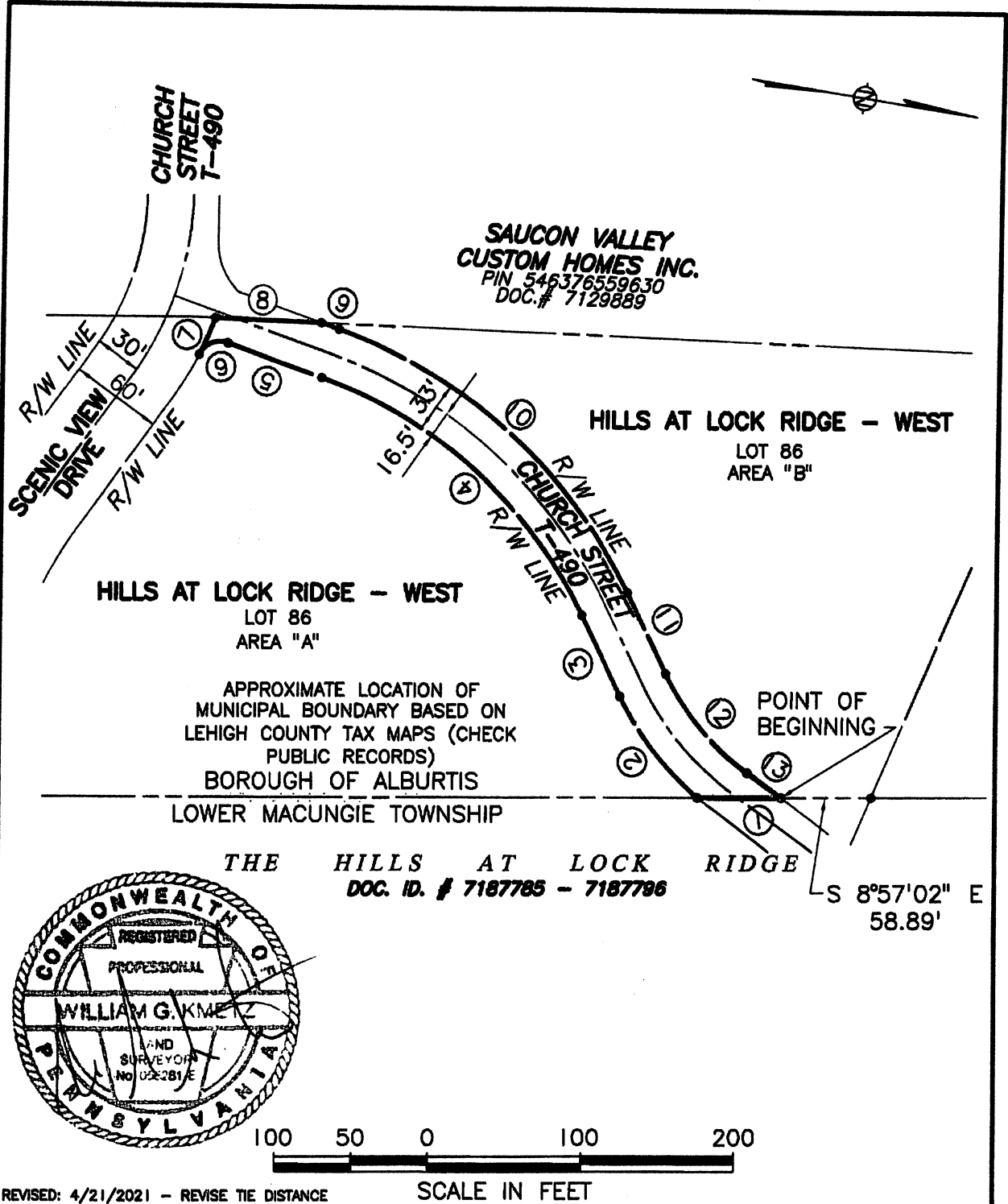
THENCE along the same the five (5) following courses:

- (9) North $10^{\circ} 31' 24''$ East 12.33 feet to a point of curvature;
- (10) on a curve to the right having a radius of 336.50 feet (delta $44^{\circ} 25' 26''$, tangent 137.40 feet, chord North $32^{\circ} 44' 07''$ East 254.42 feet) for an arc distance of 260.90 feet to a point of tangency;
- (11) North $54^{\circ} 56' 50''$ East 57.89 feet to a point of curvature;
- (12) on a curve to the left having a radius of 173.50 feet (delta $27^{\circ} 58' 09''$, tangent 43.21 feet, chord North $40^{\circ} 57' 45''$ East 83.86 feet) for an arc distance of 84.69 feet to a point of tangency; and
- (13) North $26^{\circ} 58' 41''$ East 27.58 feet to the point or place of BEGINNING.

CONTAINING 0.351 of an Acre, more or less.

EXHIBIT B

Drawing name: S:\OLDEMTN\Alburts\Survey\CHURCH ST.dwg Last Modified: Apr 21, 2021 - 2:17pm



REVISED: 4/21/2021 - REVISE TIE DISTANCE

SCALE IN FEET

DRAWN BY:
JAH
CHECKED BY:
RCS
CAD FILE:
CHURCH
STREET
T-490
PROJ. NO.
99-155

PLAN SHOWING PORTION OF
CHURCH STREET T-490
OVER PROPERTY OF
HILLS AT LOCK RIDGE - WEST
LOCATED IN
BOROUGH OF ALBURTIS, LEHIGH COUNTY, PA

THE PIDCOCK COMPANY
CIVIL ENGINEERING AND LAND PLANNING
ARCHITECTURE
LAND SURVEYING
OXFORD DRIVE AT FISH HATCHERY ROAD
ALLENTOWN, PENNSYLVANIA

SCALE:
1" = 100'

DATE:
MAY 21, 2008

#S-11067

AREA = 0.351 ACRES

- | | |
|--|---|
| ① S 8°57'02" E 55.05' | ⑦ Δ=6°23'34" R=230.00'
L=25.66' T=12.84'
CHD.BRG.=N 75°17'10" W
CHD.DIST.=25.65' |
| ② Δ=23°14'55"" R=206.50'
L=83.79' T=42.48'
CHD.BRG.=S 43°19'22" W
CHD.DIST.=83.22' | ⑧ N 6°43'12" W 69.13' |
| ③ S 54°56'50" W 57.89' | ⑨ N 10°31'24" E 12.33' |
| ④ Δ=44°25'26"" R=303.50'
L=235.32' T=123.93'
CHD.BRG.=S 32°44'07" W
CHD.DIST.=229.47' | ⑩ Δ=44°25'26" R=336.50'
L=260.90' T=137.40'
CHD.BRG.=N 32°44'07" E
CHD.DIST.=254.42' |
| ⑤ S 10°31'24" W 65.35' | ⑪ N 54°56'50" E 57.89' |
| ⑥ Δ=82°36'47" R=15.00'
L=21.63' T=13.18'
CHD.BRG.=S 30°46'59" E
CHD.DIST.=19.80' | ⑫ Δ=27°58'09" R=173.50'
L=84.69' T=43.21'
CHD.BRG.=N 40°57'45" E
CHD.DIST.=83.86' |
| | ⑬ N 26°58'41" E 27.58' |

DRAWN BY:
JAH
CHECKED BY:
RCS
CAD FILE:
CHURCH
STREET
T-490
PROJ. NO.
99-155

PLAN SHOWING PORTION OF
CHURCH STREET T-490
OVER PROPERTY OF
HILLS AT LOCK RIDGE - WEST
LOCATED IN
BOROUGH OF ALBURTIS, LEHIGH COUNTY, PA

THE PIDCOCK COMPANY
CIVIL ENGINEERING AND LAND PLANNING
ARCHITECTURE
LAND SURVEYING
OXFORD DRIVE AT FISH HATCHERY ROAD
ALLENTOWN, PENNSYLVANIA

SCALE: NO SCALE	DATE: MAY 21, 2008	#S-11067
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EXHIBIT C

All that certain lot, tract, or parcel of land, situated in the Borough of Al-
burtis, County of Lehigh, Commonwealth of Pennsylvania, shown on the plan entitled
“Plan Showing Portion of Scenic View Drive Over Property of Hills at Lock Ridge – West
Located in Borough of Albury, Lehigh County, PA”, dated May 21, 2008, last modified
May 22, 2008, bearing file number S-11068, prepared by The Pidcock Company, Allen-
town, Pennsylvania (*see* the attached Exhibit D), which is also shown as the area to be
dedicated for Scenic View Drive on plans titled “Preliminary/Record Plan of Hills at Lock
Ridge – West Prepared for Jaindl Land Company Showing Property Located In The Bor-
ough of Albury and Lower Macungie Township, Lehigh County, PA”, dated June 7, 2005,
last revised August 23, 2013, Sheets A and B (Sheets 5 and 6 of 20), bearing file number
S-10575, prepared by The Pidcock Company, Allentown, Pennsylvania, and recorded Oc-
tober 10, 2013 as Instruments #2013039068 and #2013039069, more particularly bounded
and described as follows:

BEGINNING at a point at the intersection of the westerly right-of-way line of Furnace
Drive (in The Hills at Lock Ridge Subdivision) with the centerline of Scenic View Drive;

THENCE (1) along the westerly right-of-way line of Furnace Drive South $08^{\circ} 57' 02''$ East 45.00 feet to a point of curvature in the southerly right-of-way line of Scenic View Drive and in line of Lot 85;

THENCE along Lot 85 the four (4) following courses:

- (2) on a curve to the left having a radius of 15.00 feet (delta $89^{\circ} 46' 35''$, tangent 14.94 feet, chord North $53^{\circ} 50' 19''$ West 21.17 feet) for an arc distance of 23.50 feet to a point of reverse curvature;
- (3) on a curve to the right having a radius of 330.00 feet (delta $35^{\circ} 49' 35''$, tangent 106.67 feet, chord North $80^{\circ} 48' 49''$ West 203.00 feet) for an arc distance of 206.35 feet to a point of tangency;
- (4) North $62^{\circ} 54' 02''$ West 100.00 feet to a point of curvature; and
- (5) on a curve to the left having a radius of 170.00 feet (delta $08^{\circ} 01' 05''$, tangent 11.91 feet, chord North $66^{\circ} 54' 34''$ West 23.77 feet)

for an arc distance of 23.79 feet to a point in line of lands of the County of Lehigh;

THENCE along the same and crossing the westerly terminus of Scenic View Drive the two (2) following courses:

- (6) North 09° 01' 49" West 49.92 feet to a point; and
- (7) North 06° 43' 12" West 15.51 feet to a point on a curve in the southerly terminus of Church Street;

THENCE (8) along the same, and partially along Lot 86, on a curve to the right having a radius of 230.00 feet (delta 15° 34' 55", tangent 31.47 feet, chord South 70° 41' 29" East 62.36 feet) for an arc distance of 62.55 feet to a point of tangency;

THENCE continuing along Lot 86 the three (3) following courses:

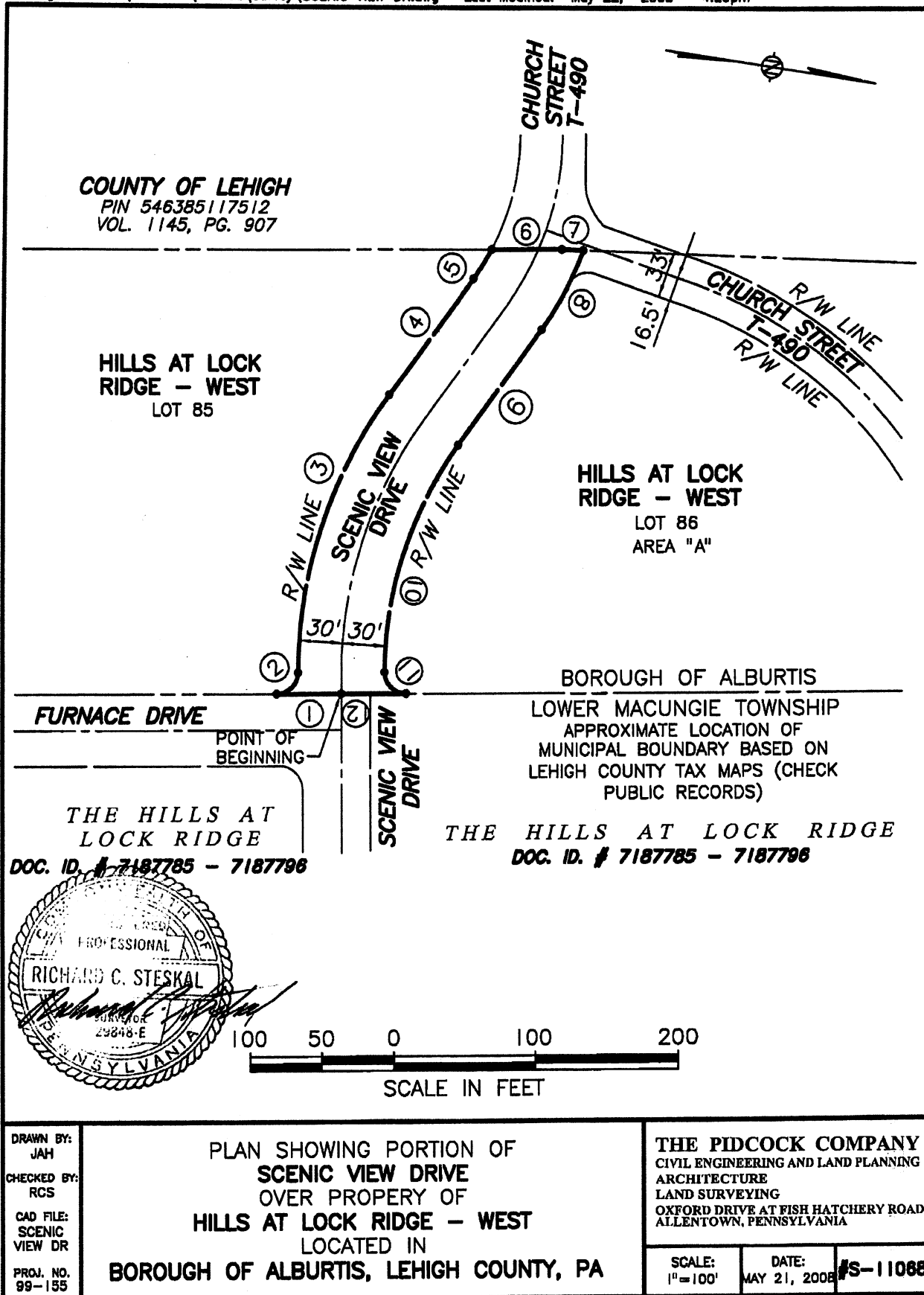
- (9) South 62° 54' 02" East 100.00 feet to a point of curvature;
- (10) on a curve to the left having a radius of 270.00 feet (delta 35° 44' 51", tangent 87.07 feet, chord South 80° 46' 27" East 165.74 feet) for an arc distance of 168.46 feet to a point of compound curvature; and
- (11) on a curve to the left having a radius of 15.00 feet (delta 90° 18' 09", tangent 15.08 feet, chord North 36° 12' 03" East 21.27 feet) for an arc distance of 23.64 feet to a point in the westerly right-of-way line of Furnace Drive;

THENCE (12) along the same South 08° 57' 02" East 45.00 feet to the point or place of BEGINNING.

CONTAINING 0.479 of an Acre, more or less.

EXHIBIT D

Drawing name: S:\OLDENTM\Alburtis\Survey\SCENIC VIEW DR.dwg Last Modified: May 22, 2008 - 4:29pm



DRAWN BY:
JAH

CHECKED BY:
RCS

CAD FILE:
SCENIC
VIEW DR

PROJ. NO.
99-155

PLAN SHOWING PORTION OF
SCENIC VIEW DRIVE
OVER PROPERTY OF
HILLS AT LOCK RIDGE - WEST
LOCATED IN
BOROUGH OF ALBURTIS, LEHIGH COUNTY, PA

THE PIDCOCK COMPANY
CIVIL ENGINEERING AND LAND PLANNING
ARCHITECTURE
LAND SURVEYING
OXFORD DRIVE AT FISH HATCHERY ROAD
ALLENTOWN, PENNSYLVANIA

SCALE:
1"=100'

DATE:
MAY 21, 2008

#S-11068

AREA = 0.479 ACRES

- | | |
|---|---|
| ① S 8°57'02" E 45.00' | ⑦ N 6°43'12" W 15.51' |
| ② Δ=89°46'35" R=15.00'
L=23.50' T=14.94'
CHD.BRG.=N 53°50'19" W
CHD.DIST.=21.17' | ⑧ Δ=15°34'55" R=230.00'
L=62.55' T=31.47'
CHD.BRG.=S 70°41'29" E
CHD.DIST.=62.36' |
| ③ Δ=35°49'35" R=330.00'
L=206.35' T=106.67'
CHD.BRG.=N 80°48'49" W
CHD.DIST.=203.00' | ⑨ S 62°54'02" E 100.00' |
| ④ N 62°54'02" W 100.00' | ⑩ Δ=35°44'51" R=270.00'
L=168.46' T=87.07'
CHD.BRG.= S 80°46'27" E
CHD.DIST.=165.74' |
| ⑤ Δ=8°01'05" R=170.00'
L=23.79' T=11.91'
CHD.BRG.=N 66°54'34" W
CHD.DIST.=23.77' | ⑪ Δ=90°18'09" R=15.00'
L=23.64' T=15.08'
CHD.BRG.=N 36°12'03" E
CHD.DIST.=21.27' |
| ⑥ N 9°01'49" W 49.92' | ⑫ S 8°57'02" E 45.00' |



DRAWN BY:
JAH
CHECKED BY:
RCS
CAD FILE:
SCENIC
VIEW DR
PROJ. NO.
99-155

PLAN SHOWING PORTION OF
SCENIC VIEW DRIVE
OVER PROPERTY OF
HILLS AT LOCK RIDGE - WEST
LOCATED IN
BOROUGH OF ALBURTIS, LEHIGH COUNTY, PA

THE PIDCOCK COMPANY
CIVIL ENGINEERING AND LAND PLANNING
ARCHITECTURE
LAND SURVEYING
OXFORD DRIVE AT FISH HATCHERY ROAD
ALLENTOWN, PENNSYLVANIA

SCALE: NO SCALE	DATE: MAY 21, 2008	#S-11068
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EXHIBIT E

All that certain lot, tract, or parcel of land, situated in the Borough of Alburdis, County of Lehigh, Commonwealth of Pennsylvania, shown on the plan entitled “Plan Showing Portion of Racite Road Over Property of Hills at Lock Ridge – West Located in Borough of Alburdis, Lehigh County, PA”, dated May 21, 2008, last modified May 22, 2008, bearing file number S-11065, prepared by The Pidcock Company, Allentown, Pennsylvania (*see* the attached Exhibit F), *which is a corrected version* of the area to be dedicated for Racite Road shown on plans titled “Preliminary/Record Plan of Hills at Lock Ridge – West Prepared for Jaindl Land Company Showing Property Located In The Borough of Alburdis and Lower Macungie Township, Lehigh County, PA”, dated June 7, 2005, last revised August 23, 2013, Sheets A and B (Sheets 5 and 6 of 20), bearing file number S-10575, prepared by The Pidcock Company, Allentown, Pennsylvania, and recorded October 10, 2013 as Instruments #2013039068 and #2013039069, more particularly bounded and described as follows:

BEGINNING at a point at the intersection of the westerly right-of-way line of Furnace Drive with the centerline of Racite Road in The Hills at Lock Ridge;

THENCE (1) along the westerly right-of-way line of Furnace Drive, South 08° 57' 02" East 41.00 feet to a point of curvature in the southerly right-of-way line of Racite Road and in line of Lot 1;

THENCE (2) along Lot 1, on a curve to the left having a radius of 15.00 feet (delta 90° 00' 00", tangent 15.00 feet, chord North 53° 57' 02" West 21.21 feet) for an arc distance of 23.56 feet to a point of tangency;

THENCE (3) continuing along Lot 1 and along Lot 43, South 81° 02' 58" West 83.00 feet to a point;

THENCE (4) continuing along Lot 43, on a curve to the left having a radius of 74.00 feet (delta 90° 00' 00", tangent 74.00 feet, chord South 36° 02' 58" West 104.65 feet) for an arc distance of 116.24 feet to a point of tangency;

THENCE (5) continuing along Lot 43, along Lots 42 through 29, crossing the westerly terminus of Seip Road, along Lots 28 through 20, and partially along Lot 19, South 08° 57' 02" East 1,191.90 feet to a point of curvature;

THENCE (6) continuing along Lot 19, and partially along Lot 18, on a curve to the left having a radius of 226.00 feet (delta 27° 17' 22", tangent 54.86 feet, chord South 22° 35' 43" East 106.63 feet) for an arc distance of 107.64 feet to a point of tangency;

THENCE (7) continuing along Lot 18, South 36° 14' 23" East 48.40 feet to a point of curvature;

THENCE (8) continuing along Lot 18, and along Lot 17, on a curve to the left having a radius of 66.00 feet (delta 152° 42' 39", tangent 271.88 feet, chord North 67° 24' 17" East 128.27 feet) for an arc distance of 175.91 feet to a point of tangency in the westerly property line of The Hills at Lock Ridge Subdivision;

THENCE (9) along the same, South 08° 57' 02" East 97.81 feet to a point on a curve in line of Lot 45;

THENCE (10) along Lots 45 through 47, and partially along Lot 48, on a curve to the right having a radius of 118.00 feet (delta 96° 43' 19", tangent 132.72 feet, chord North 84° 36' 03" West 176.37 feet) for an arc distance of 199.20 feet to a point of tangency;

THENCE (11) continuing along Lot 48, and partially along Lot 49, North 36° 14' 23" West 48.40 feet to a point of curvature;

THENCE (12) continuing along Lot 49, and along Lots 50 and 51, on a curve to the right having a radius of 278.00 feet (delta 27° 17' 22", tangent 67.48 feet, chord North 22° 35' 43" West 131.16 feet) for an arc distance of 132.41 feet to a point of tangency;

THENCE (13) along Lots 52 through 76, and partially along Lot 77, North 08° 57' 02" West 1,191.90 feet to a point of curvature;

THENCE (14) continuing along Lot 77, along Lots 78 through 82, and partially along Lot 83, on a curve to the right having a radius of 126.00 feet (delta 90° 00' 00", tangent 126.00 feet, chord North 36° 02' 58" East 178.19 feet) for an arc distance of 197.92 feet to a point of tangency;

THENCE (15) continuing along Lot 83, and along Lot 84, North 81° 02' 58" East 83.00 feet to a point of curvature;

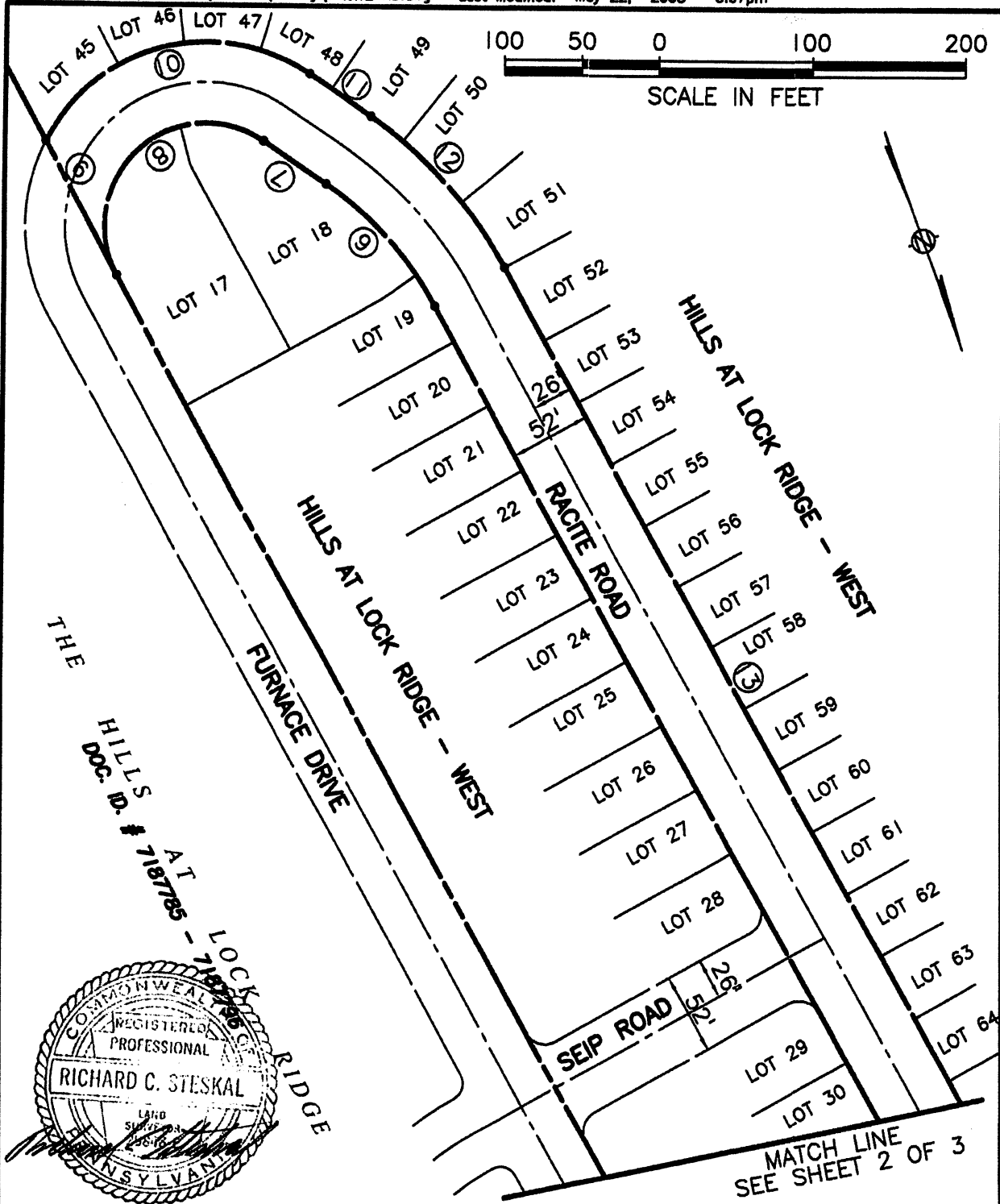
THENCE (16) continuing along Lot 84, on a curve to the left having a radius of 15.00 feet (delta 90° 00' 00", tangent 15.00 feet, chord North 36° 02' 58" East 21.21 feet) for an arc distance of 23.56 feet to a point of tangency in the westerly right-of-way line of Furnace Drive;

THENCE (17) along the same, South 08° 57' 02" East 41.00 feet to the point or place of BEGINNING.

CONTAINING 2.141 Acres, more or less.

EXHIBIT F

Drawing name: S:\OLDEMTR\Alburtis\Survey\RACITE RD.dwg Last Modified: May 22, 2008 - 3:07pm

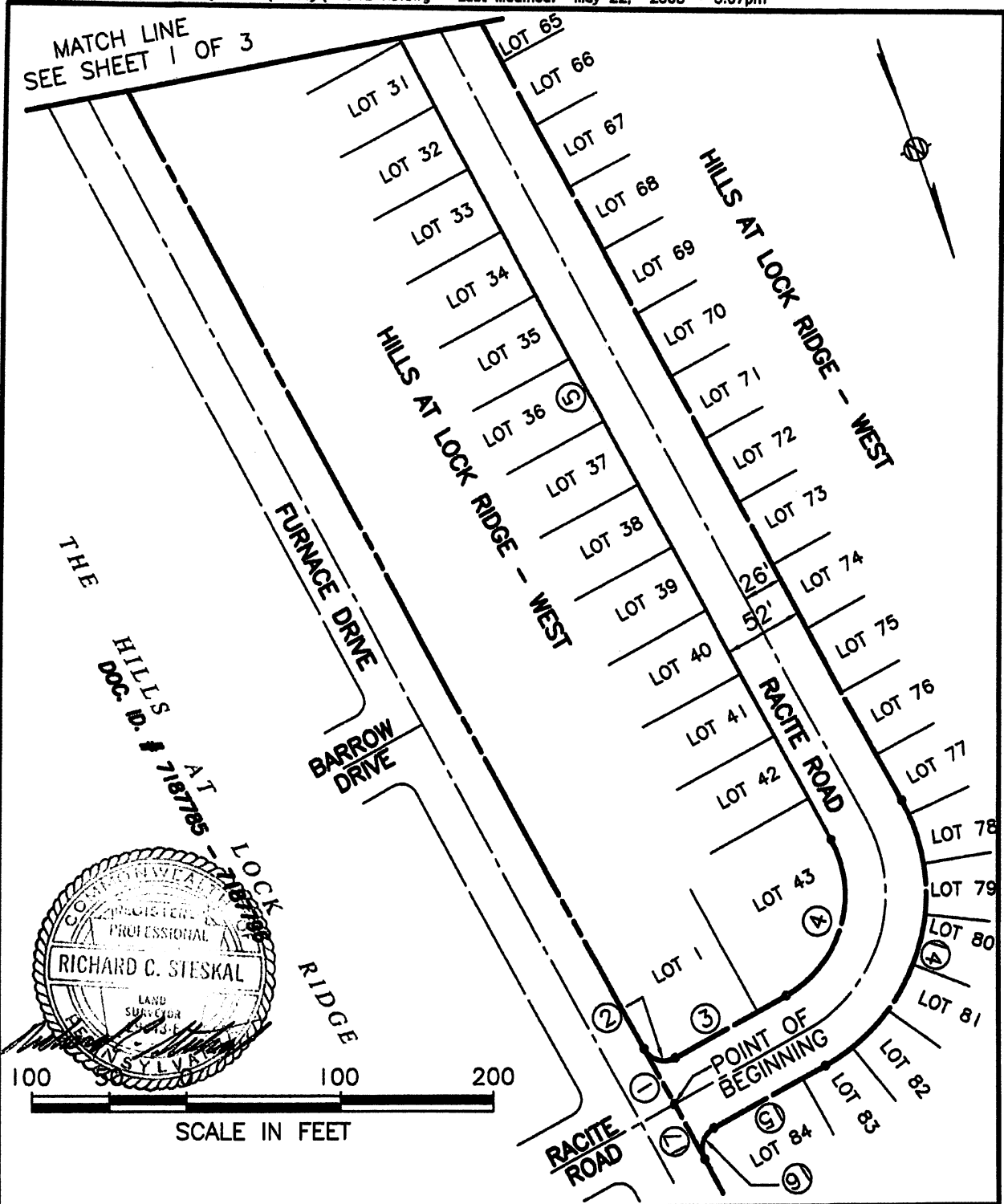


DRAWN BY:
ASB
CHECKED BY:
RCS
CAD FILE:
RACITE
ROAD
PROJ. NO.
89-155

PLAN SHOWING PORTION OF
RACITE ROAD
OVER PROPERTY OF
HILLS AT LOCK RIDGE - WEST
LOCATED IN
BOROUGH OF ALBURTIS, LEHIGH COUNTY, PA

THE PIDCOCK COMPANY
CIVIL ENGINEERING AND LAND PLANNING
ARCHITECTURE
LAND SURVEYING
OXFORD DRIVE AT FISH HATCHERY ROAD
ALLENTOWN, PENNSYLVANIA

SCALE: 1"=100'
DATE: MAY 21, 2008
#S-11065



DRAWN BY:
ASB

CHECKED BY:
RCS

CAD FILE:
RACITE ROAD

PROJ. NO.
99-155

PLAN SHOWING PORTION OF
RACITE ROAD
OVER PROPERTY OF
HILLS AT LOCK RIDGE - WEST
LOCATED IN
BOROUGH OF ALBURTIS, LEHIGH COUNTY, PA

THE PIDCOCK COMPANY
CIVIL ENGINEERING AND LAND PLANNING
ARCHITECTURE
LAND SURVEYING
OXFORD DRIVE AT FISH HATCHERY ROAD
ALLENTOWN, PENNSYLVANIA

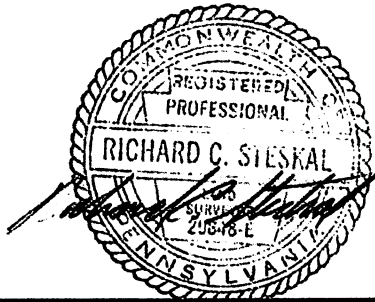
SCALE: 1"=100'

DATE: MAY 21, 2008

15-11065

AREA = 2.141 ACRES

- | | |
|---|---|
| ① S 8°57'02" E 41.00' | ⑩ Δ=96°43'19" R=118.00'
L=199.20' T=132.72'
CHD.BRG.=N 84°36'03" W
CHD.DIST.=176.37' |
| ② Δ=90°00'00" R=15.00'
L=23.56' T=15.00'
CHD.BRG.=N 53°57'02" W
CHD.DIST.=21.21' | ⑪ N 36°14'23" W 48.40' |
| ③ S 81°02'58" W 83.00' | ⑫ Δ=27°17'22" R=278.00'
L=132.41' T=67.48'
CHD.BRG.=N 22°35'43"
CHD.DIST.=131.16' |
| ④ Δ=90°00'00" R=74.00'
L=116.24' T=74.00'
CHD.BRG.=S 36°02'58" W
CHD.DIST.=104.65' | ⑬ N 08°57'02" W 1,191.90' |
| ⑤ S 08°57'02" E 1,191.90' | ⑭ Δ=90°00'00" R=126.00'
L=197.92' T=126.00'
CHD.BRG.=N 36°02'58" E
CHD.DIST.=178.19' |
| ⑥ Δ=27°17'22" R=226.00'
L=107.64' T=54.86'
CHD.BRG.=S 22°35'43" E
CHD.DIST.=106.63' | ⑮ N 81°02'58" E 83.00' |
| ⑦ S 36°14'23" E 48.40' | ⑯ Δ=90°00'00" R=15.00'
L=23.56' T=15.00'
CHD.BRG.=N 36°02'58" E
CHD.DIST.=21.21' |
| ⑧ Δ=152°42'39" R=66.00'
L=175.91' T=271.88'
CHD.BRG.=N 67°24'17" E
CHD.DIST.=128.27' | ⑰ S 08°57'02" E 41.00' |
| ⑨ S 08°57'02" E 97.81' | |



DRAWN BY: ASB CHECKED BY: RCS CAD FILE: RACITE ROAD PROJ. NO. 99-155	PLAN SHOWING PORTION OF RACITE ROAD OVER PROPERTY OF HILLS AT LOCK RIDGE - WEST LOCATED IN BOROUGH OF ALBURTIS, LEHIGH COUNTY, PA	THE PIDCOCK COMPANY CIVIL ENGINEERING AND LAND PLANNING ARCHITECTURE LAND SURVEYING OXFORD DRIVE AT FISH HATCHERY ROAD ALLENTOWN, PENNSYLVANIA	
		SCALE: NO SCALE	DATE: MAY 21, 2008

EXHIBIT G

All that certain lot, tract, or parcel of land, situated in the Borough of Alburdis, County of Lehigh, Commonwealth of Pennsylvania, shown on the plan entitled “Plan Showing Portion of Seip Road Over Property of Hills at Lock Ridge – West Located in Borough of Alburdis, Lehigh County, PA”, dated May 21, 2008, last modified May 29, 2008, bearing file number S-11066, prepared by The Pidcock Company, Allentown, Pennsylvania (*see* the attached Exhibit H), *which is a corrected version* of the area to be dedicated for Seip Road shown on plans titled “Preliminary/Record Plan of Hills at Lock Ridge – West Prepared for Jaindl Land Company Showing Property Located In The Borough of Alburdis and Lower Macungie Township, Lehigh County, PA”, dated June 7, 2005, last revised August 23, 2013, Sheets A and B (Sheets 5 and 6 of 20), bearing file number S-10575, prepared by The Pidcock Company, Allentown, Pennsylvania, and recorded October 10, 2013 as Instruments #2013039068 and #2013039069, more particularly bounded and described as follows:

BEGINNING at a point at the intersection of the westerly right-of-way line of Furnace Drive (in The Hills at Lock Ridge Subdivision) with the centerline of Seip Road;

THENCE (1) along the westerly right-of-way line of Furnace Drive, South $08^{\circ} 57' 02''$ East 41.00 feet to a point of curvature in the southerly right-of-way line of Seip Road and in line of Lot 11;

THENCE (2) along Lot 11, on a curve to the left having a radius of 15.00 feet (delta $90^{\circ} 00' 00''$, tangent 15.00 feet, chord North $53^{\circ} 57' 02''$ West 21.21 feet) for an arc distance of 23.56 feet to a point of tangency;

THENCE (3) continuing along Lot 11 and partially along Lot 28, South $81^{\circ} 02' 58''$ West 142.00 feet to a point of curvature;

THENCE (4) continuing along Lot 28, on a curve to the left having a radius of 15.00 feet (delta $90^{\circ} 00' 00''$, tangent 15.00 feet, chord South $36^{\circ} 02' 58''$ West 21.21 feet) for an arc distance of 23.56 feet to a point of tangency in the easterly right-of-way line of Racite Road;

THENCE (5) along the same, North $08^{\circ} 57' 02''$ West 82.00 feet to a point of curvature in the northerly right-of-way line Seip Road and in line of Lot 29;

THENCE (6) along Lot 29, on a curve to the left having a radius of 15.00 feet (delta $90^{\circ} 00' 00''$, tangent 15.00 feet, chord South $53^{\circ} 57' 02''$ East 21.21 feet) for an arc distance of 23.56 feet to a point of tangency;

THENCE (7) continuing along Lot 29, and partially along Lot 10, North $81^{\circ} 02' 58''$ East 142.00 feet to a point of curvature;

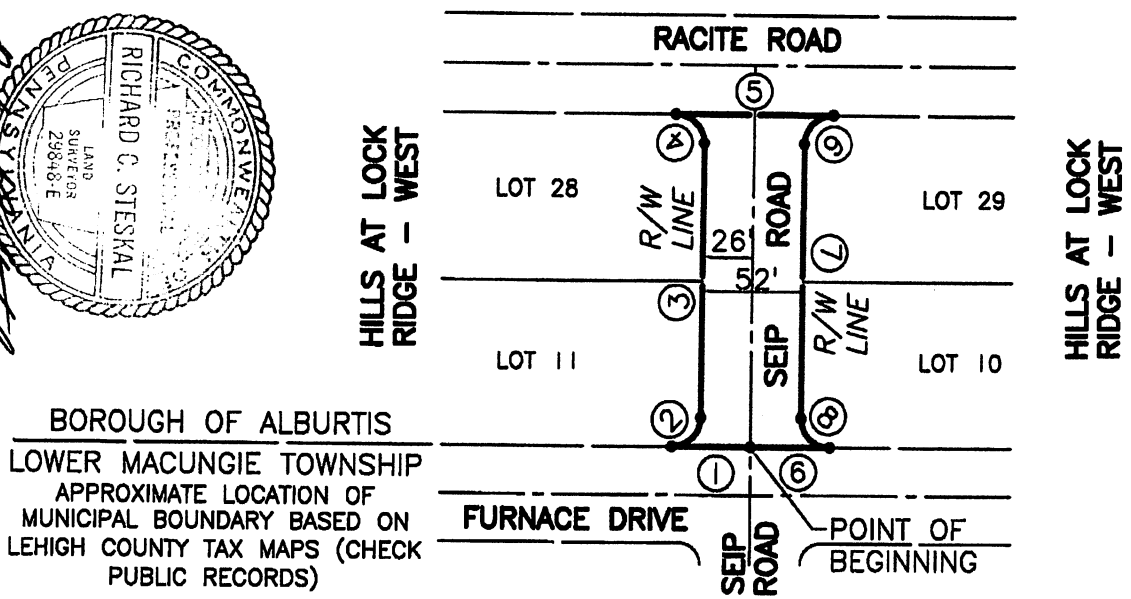
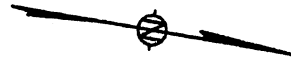
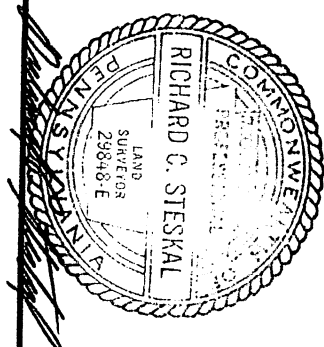
THENCE (8) continuing along Lot 10, on a curve to the left having a radius of 15.00 feet (delta $90^{\circ} 00' 00''$, tangent 15.00 feet, chord North $36^{\circ} 02' 58''$ East 21.21 feet) for an arc distance of 23.56 feet to a point of tangency in the westerly right-of-way line of Furnace Drive;

THENCE (9) along the same, South $08^{\circ} 57' 02''$ East 41.00 feet to the point or place of BEGINNING.

CONTAINING 0.210 of an Acre, more or less.

EXHIBIT H

Drawing name: S:\OLDEMTN\Alburtis\Survey\SEIP RD.dwg Last Modified: May 29, 2008 - 1:37pm



BOROUGH OF ALBURTIS
 LOWER MACUNGIE TOWNSHIP
 APPROXIMATE LOCATION OF
 MUNICIPAL BOUNDARY BASED ON
 LEHIGH COUNTY TAX MAPS (CHECK
 PUBLIC RECORDS)

THE HILLS AT LOCK RIDGE
 DOC. ID. # 7187785 - 7187796

AREA = 0.210 ACRES

- ① S 8°57'02" E 41.00'
- ② Δ=90°00'00" R=15.00'
L=23.56' T=15.00'
CHD.BRG.=N 53°57'02" W
CHD.DIST.=21.21'
- ③ S 81°02'58" W 142.00'
- ④ Δ=90°00'00" R=15.00'
L=23.56' T=15.00'
CHD.BRG.=S 36°02'58" W
CHD.DIST.=21.21'
- ⑤ N 8°57'02" W 82.00'
- ⑥ Δ=90°00'00" R=15.00'
L=23.56' T=15.00'
CHD.BRG.=S 53°57'02" E
CHD.DIST.=21.21'
- ⑦ N 81°02'58" E 142.00'
- ⑧ Δ=90°00'00" R=15.00'
L=23.56' T=15.00'
CHD.BRG.=N 36°02'58" E
CHD.DIST.=21.21'
- ⑨ S 8°57'02" E 41.00'



REVISED MAY 29, 2008

SCALE IN FEET

DRAWN BY: JAH CHECKED BY: RCS CAD FILE: SEIP RD PROJ. NO. 99-155	PLAN SHOWING PORTION OF SEIP ROAD OVER PROPERTY OF HILLS AT LOCK RIDGE - WEST LOCATED IN BOROUGH OF ALBURTIS, LEHIGH COUNTY, PA	THE PIDCOCK COMPANY CIVIL ENGINEERING AND LAND PLANNING ARCHITECTURE LAND SURVEYING OXFORD DRIVE AT FISH HATCHERY ROAD ALLENTOWN, PENNSYLVANIA SCALE: 1"=100' DATE: MAY 21, 2008 #S-11066
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"NOT PUBLISHED; ALL RIGHTS RESERVED BY THE PIDCOCK COMPANY."

EXHIBIT I

Owners of Properties Abutting the Portion of Church Street Covered by this Ordinance

<u>Address</u>	<u>Owner(s)</u>
219 Church Street	Borough of Alburdis
380 Church Street	Estate of Fred J. Jaindl
381 Church Street	Estate of Fred J. Jaindl

Owners of Properties Abutting the Portion of Scenic View Drive Covered by this Ordinance

<u>Address</u>	<u>Owner(s)</u>
380 Church Street	Estate of Fred J. Jaindl
386 Scenic View Drive	Estate of Fred J. Jaindl

Owners of Properties Abutting Racite Road

<u>Address</u>	<u>Owner(s)</u>
551 Furnace Drive	Safa Hamed Omar
402 Racite Road	Chad & Nicole Nevel
408 Racite Road	Amanda & William Risavy
410 Racite Road	Luis Alarcon & Maria Almodovar
417 Racite Road	Javed Paracha
418 Racite Road	Mehmet Birtek & Michelle Biondi
419 Racite Road	Joseph & April Stern
420 Racite Road	Matthew Mumma
428 Racite Road	Diego Mercado & Cynthia Medina
429 Racite Road	Dominic E. Bellucci, Jr. & S.E. Bellucci
430 Racite Road	Smriti Bhatia & Yogesh Patel
431 Racite Road	Julian Samuel
436 Racite Road	Shawn Cabalsi
438 Racite Road	Edward Morris
446 Racite Road	Lois Madden
448 Racite Road	Leonard Christman & Karen Dunstan
449 Racite Road	Barry & Patricia Eynon
451 Racite Road	Thomas C. & Kathleen A. Gorr
454 Racite Road	Lloyd L. Amarosa et al.
456 Racite Road	Llyod L. & Debra A. Amarosa
463 Racite Road	Collin V. Cuffy & C.D. Jones-Cuffy
464 Racite Road	Janjua Family Trust
465 Racite Road	Janelle Alfano

466 Racite Road	Brian & Samina Anthony
471 Racite Road	James & Fay Mann
472 Racite Road	Andrew & Laura Worman
473 Racite Road	Mark Jacob Schumacher
474 Racite Road	Loren & Theodore Miller
477 Racite Road	Terry & Janet Rostocki
479 Racite Road	Randy & Regina Morris
480 Racite Road	John & Patricia Smack
482 Racite Road	Diann Marie Witt & Peter J. Giannosa
485 Racite Road	Phaedra Powell
487 Racite Road	Coastal Ridge LLC
490 Racite Road	Katherine Gonzalez
492 Racite Road	David Larkins
493 Racite Road	Craig & Carol Hughes
495 Racite Road	Juanito & Leonila Magadia
496 Racite Road	James & Kathy Cronin
498 Racite Road	Jeffrey & Stephanie Vinosky
501 Racite Road	Rashid Dar & Nushmia Khan
502 Racite Road	Arthur Parisi
503 Racite Road	Rullean & Jennifer Ko
504 Racite Road	Allen & Kathleen Senk
510 Racite Road	Robert Mbiu
511 Racite Road	Annie W. Gitonga
512 Racite Road	Joshua & Marijka Forrester
513 Racite Road	Allen & Marellyn Fox
521 Racite Road	Yasir H. Abunamous & Sumaia al Hajebi
522 Racite Road	Mary Ebinger
523 Racite Road	Julianna Boyer
524 Racite Road	David & Barbara Heller
530 Racite Road	Bibin Alexander
531 Racite Road	Joseph & Georgina Lehner
532 Racite Road	Amjad Tarsin & Isra'a Belgasem
533 Racite Road	Jason & Jasmine Forte
541 Racite Road	Ashley Garcia
542 Racite Road	Yanan Han
543 Racite Road	3P Holdings LLC
544 Racite Road	John & Michelle Lyons
545 Racite Road	Annie W. Gitonga
552 Racite Road	Adam Hite & Laeun Sung
560 Racite Road	Kashif & Sarah Butts
568 Racite Road	Athar Jatol
576 Racite Road	David Kearns & S. Kelarina Yasir
584 Racite Road	Timothy Spangler
592 Racite Road	Waqas Ahmed & Ayesha Abbasi;
598 Racite Road	John Franklin Rodus, Jr., et al

Owners of Properties Abutting Seip Road

Address

589 Furnace Drive

619 Furnace Drive

597 Seip Road

605 Seip Road

Owner(s)

Richard & Kathleen Triano

Rhodus Family Trust

Michael & Michelle Kelly

Joseph & Danielle O'Brien