

**BOROUGH OF ALBURTIS
LEHIGH COUNTY, PENNSYLVANIA**

Ordinance No. 312

(Duly Adopted October 26, 1994)

AN ORDINANCE ACCEPTING THE DEDICATION OF WEST FRONT STREET, RIDGEVIEW DRIVE, AND AVI DRIVE IN THE SUBDIVISION KNOWN AS "RIDGEVIEW" IN THE BOROUGH OF ALBURTIS, AND OPENING AND INCORPORATING SUCH STREETS INTO THE OFFICIAL STREET SYSTEMS OF THE BOROUGH OF ALBURTIS; AND RE-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 OPENING 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 Front Street, Ridgeview Drive, and Avi Drive; 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 Ridgeview, and also by a Deed of Dedication dated September 30, 1994, which was recorded on September 30, 1994 in the

Office of the Recorder of Deeds of Lehigh County, Pennsylvania in Miscellaneous Book Volume 769, page 1163; 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 open and incorporate the same into the official street system of the Borough of Alburtis; and

WHEREAS, as part of the development of Ridgeview, the Developer thereof also 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, in fact, did create, lay out, and improve West Second Street, Flint Hill Road, and Moty Drive; such public streets were duly inspected by the Borough Engineer and accepted as having been constructed to Borough standards; such streets were dedicated to the Borough 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 were accepted by the Borough of Alburtis by Ordinance 293, duly adopted December 9, 1992; and

WHEREAS, Borough Council desires to re-accept the dedication of West Second Street, Flint Hill Road, and Moty Drive and to open and re-incorporate the same into the official street system of the Borough of Alburtis in accordance with the provisions of the Borough Code;

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 Ridgeview development, and opens and incorporates the same into the official street system of the Borough of Alburtis:

1. “West Front Street”, 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. “Ridgeview Drive”, 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. “Avi Drive”, 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.

SECTION 2. The Borough of Alburtis hereby re-accepts the dedication of the following streets in the Ridgeview development, previously accepted under Ordinance 293 (duly adopted December 9, 1992), and opens and re-incorporates the same into the official street system of the Borough of Alburtis:

1. “West 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;
2. “Flint Hill 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;
3. “Moty Drive”, 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.

SECTION 3. 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 and 2 of this Ordinance.

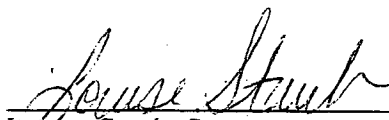
SECTION 4. This Ordinance shall be effective thirty (30) calendar days after its enactment (*i.e.*, on November 25, 1994), unless the effective date is stayed by the petition of any interested party during such thirty (30) day period. Such a stay shall continue until Borough Council shall have held a 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 Alburtis, this 26th day of October, 1994, in lawful session duly assembled.

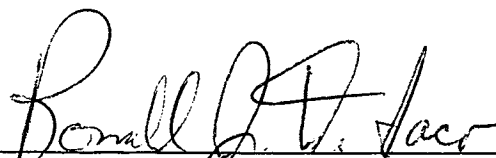
BOROUGH COUNCIL
BOROUGH OF ALBURTIS


Carlton R. Raines, President

Attest:


Louise Staub, Secretary

AND NOW, this 26th day of October, 1994, the above Ordinance is hereby
APPROVED.


Ronald J. DeIaco, Mayor

LAW OFFICES

WEAVER, MOSEBACH,
PIOSA, HIXSON & MARLES
ONE WINDSOR PLAZA, SUITE 200
7535 WINDSOR DRIVE
ALLENTOWN, PA 18195-1014

Description of a Portion of West Front Street
in the Development of Ridgeview located in
The Borough of Alburtis, Lehigh County,
Pennsylvania

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

Beginning at a corner-in-common at or near the center of State Route 3002, known as West Front Street, said point being the northeast corner of property now or formerly of Rene R. Jacomen and Roberta A. Jacomen and the northwest corner of the herein described roadway right-of-way; thence extending in and along the bed of the aforesaid State Route 3002, known as West Front Street, North fifty-three degrees fifty-seven minutes nine seconds East (N. $53^{\circ} 57' 09''$ E.) a distance of six hundred sixty and fifty-two one-hundredths (660.52') feet to a point; thence continuing in and along the same North seventy-four degrees one minute thirteen seconds East (N. $74^{\circ} 01' 13''$ E.) a distance of fifteen and eighty-two one-hundredths (15.82') feet to point; thence along the eastern terminus of the herein described roadway right-of-way and along property now or formerly of Richard A. Miller and Pauline E. Miller South sixteen degrees zero minutes zero seconds East (S. $16^{\circ} 00' 00''$ E.) a distance of thirty-seven and sixty-nine one-hundredths (37.69') feet to a point; thence along the southern right-of-way of the herein described portion of West Front Street and along a portion of the northern side of Detention Area D-1, along a non-tangent curve to the left having a radius of four hundred forty and zero one-hundredths (440.00') feet, a central angle of twelve degrees fifty-two minutes eight seconds ($12^{\circ} 52' 08''$), a distance along the arc of ninety-eight and eighty-three one-hundredths (98.83') feet and a tangent distance of forty-nine and sixty-two one-hundredths (49.62') feet to a point of tangency marked by a concrete monument; thence continuing along the same and along the remainder of the northern side of Detention Area D-1, the northernmost terminus of Ridgeview Drive, and the northern side of Detention Area D-2, respectively, South fifty-three degrees fifty minutes forty-eight seconds West (S. $53^{\circ} 50' 48''$ W.), passing through a concrete monument at a distance of one hundred fifty-nine and ninety-three one-hundredths (159.93') feet from the next described point, a total distance of five hundred fifty-seven and ten one-hundredths (557.10') feet to a point; thence along the western terminus of the herein described roadway right-of-way and along property now or formerly of the aforesaid Rene R. Jacomen and Roberta A. Jacomen North forty-nine degrees twenty-two minutes forty-nine seconds West (N. $49^{\circ} 22' 49''$ W.) a distance of thirty-one and eighty-five one-hundredths (31.85') feet to the place of BEGINNING.

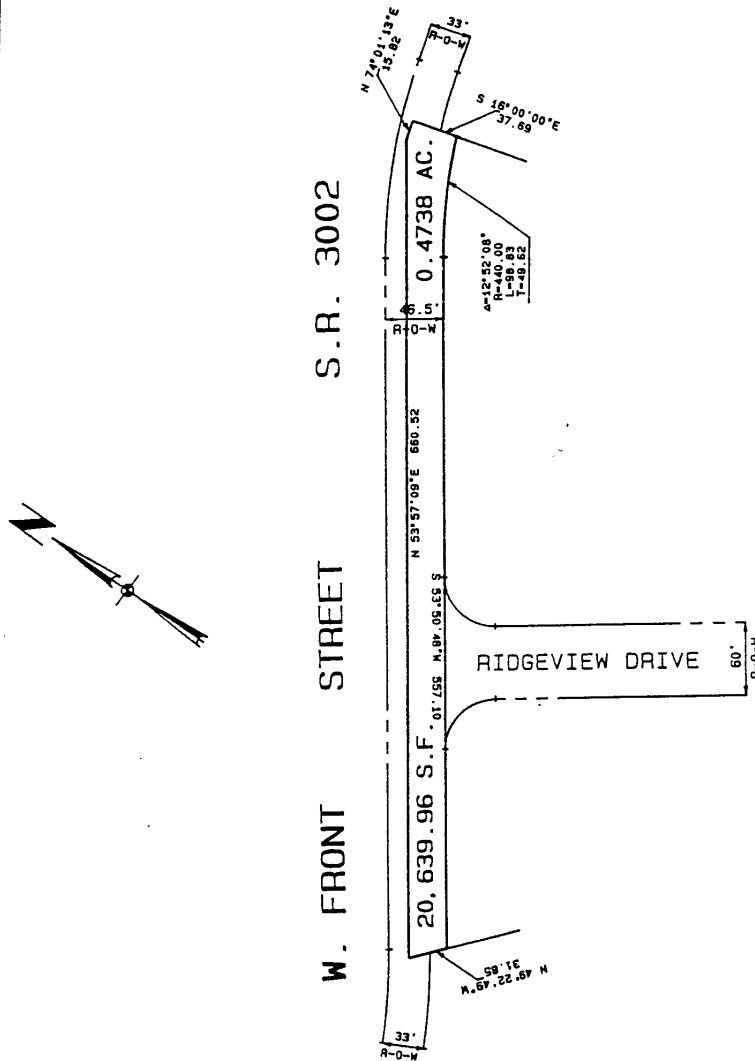
CONTAINING IN AREA 0.4738 acres of land.

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.

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Exhibit A





HORNSTEIN ENTERPRISES, INC.

DBA/OMEGA COMPANY

P.O. BOX 46
WHITEHALL, PA

BOROUGH OF ALBURTIS LEHIGH CO., PA

W. FRONT STREET

DEDICATION PLAN



SSM

SPOTTS, STEVENS and MCCOY, INC.
ENGINEERS • PLANNERS • SCIENTISTS
WHITEHALL, PENNSYLVANIA

| | | | | |
|------------|--|----------------|--|---------|
| TJR | | | | 8-10-94 |
| MADE CHECK | | APPROVALS | | DATE |
| 1"=100' | | 8877-003-L-060 | | |
| SCALE | | DRAWING NUMBER | | REV. |

COPYRIGHT 1994 SPOTTS, STEVENS and MCCOY, INC.

EXHIBIT "B"

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

ALL THAT CERTAIN street or roadway known as Ridgeview Drive as shown on the plans entitled Ridgeview as prepared by SSM/Spotts, Stevens and McCoy, Inc., Consulting Engineers, said plans being numbered 8877-003-D-002 and D-003R, 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 a concrete monument along the southern right-of-way line of State Route 3002, known as West Front Street, said point being the northernmost corner of Detention Area D-2 in the aforesaid development of Ridgeview; thence along the northernmost terminus of the herein described Ridgeview Drive and a portion of the southern right-of-way line of the aforesaid State Route 3002, known as West Front Street, North fifty-three degrees fifty minutes forty-eight seconds East (N. $53^{\circ} 50' 48''$ E.) a distance of one hundred forty and zero one-hundredths (140.00') feet to a point; thence along the eastern right-of-way line of the herein described Ridgeview Drive and along the northwest side of Detention Area D-1 along a non-tangent curve to the left having a radius of forty and zero one-hundredths (40.00') feet, a central angle of ninety degrees zero minutes zero seconds ($90^{\circ} 00' 00''$), a distance along the arc of sixty-two and eighty-three one hundredths (62.83') feet and a tangent distance of forty and zero one-hundredths (40.00') feet to a point of tangency; thence continuing along the same and along the western side of the aforesaid Detention Area D-1, the western side of Lot 17, the western terminus of West Second Street, the western side of Lots 45, 46 and 47, and a portion of the western side of Lot 48, respectively, South thirty-six degrees nine minutes twelve seconds East (S. $36^{\circ} 09' 12''$ E.) a distance of three hundred seventy and seventy-two one-hundredths (370.72') feet to a point of curvature; thence continuing along the same and along the remainder of the western side of Lot 48, the western side of Lots 49 and 50, the western terminus of Moty Drive, and a portion of the western side of Lot 106, respectively, along a curve to the right having a radius of three hundred eighty-five and zero one-hundredths (385.00') 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 forty-four and forty one-hundredths (144.40') feet and a tangent distance of seventy-three and six one-hundredths (73.06') feet to a point of tangency; thence continuing along the same and along the remainder of the western side of Lot 106, the western side of Lot 151, and a portion of the western terminus of Avi Drive, respectively, South fourteen degrees thirty-nine minutes fifty-one seconds East (S. $14^{\circ} 39' 51''$ E.) a distance of two hundred thirty-four and fifty-one one-hundredths (234.51') feet to point of curvature; thence continuing along the same and

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EXHIBIT "C"



along the remainder of the western terminus of Avi Drive, the western side of Lot 152, and a portion of the western side of Lot 175, respectively, along a curve to the right having a radius of two hundred twenty-five and zero one-hundredths (225.00') feet, a central angle of thirty degrees thirty-one minutes forty-three seconds ($30^{\circ} 31' 43''$), a distance along the arc of one hundred nineteen and eighty-nine one-hundredths (119.89') feet and a tangent distance of sixty-one and forty one-hundredths (61.40') feet to a point of tangency; thence continuing along the same and along the remainder of the western side of Lot 175 and along the western side of Lots 174, 173, 172 and 171, respectively, South fifteen degrees fifty-one minutes fifty-two seconds West ($S. 15^{\circ} 51' 52'' W.$) a distance of one hundred seven and forty-two one-hundredths (107.42') feet to a point of curvature; thence continuing along the same and along the western side of Lot 170, the southern side of Lot 169, and a portion of the southern side of Lot 168, respectively, along a curve to the left having a radius of one hundred twenty-five and zero one-hundredths (125.00') feet, a central angle of one hundred twenty degrees thirty-one minutes forty-three seconds ($120^{\circ} 31' 43''$), a distance along the arc of two hundred sixty-two and ninety-five one-hundredths (262.95') feet and a tangent distance of two hundred eighteen and eighty-three one-hundredths (218.83') 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 168, the southern side of Lots 167 and 166, and a portion of the southern side of Lot 165, respectively, North seventy-five degrees twenty minutes nine seconds East ($N. 75^{\circ} 20' 09'' E.$) a distance of fifty-five and eighty-three one-hundredths (55.83') 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 165, the southern side of Lot 164, and a portion of the eastern side of Lot 163, respectively, along a curve to the left having a radius of one hundred twenty-five and zero one-hundredths (125.00') feet, a central angle of ninety degrees zero minutes zero seconds ($90^{\circ} 00' 00''$), a distance along the arc of one hundred ninety-six and thirty-five one-hundredths (196.35') feet and a tangent distance of one hundred twenty-five and zero one-hundredths (125.00') feet to point of tangency; thence continuing along the same and along the remainder of the eastern side of Lot 163 and the eastern side of Lots 162, 161, 160, 159, 158 and 157, respectively, North fourteen degrees thirty-nine minutes fifty-one seconds West ($N. 14^{\circ} 39' 51'' W.$) a distance of two hundred thirty-five and seventy-five one-hundredths (235.75') feet to a point of curvature; thence continuing along the same and along the northeastern side of the aforesaid Lot 157 along a curve to the left having a radius of fifteen and zero one-hundredths (15.00') feet, a central angle of ninety degrees zero minutes zero seconds ($90^{\circ} 00' 00''$), a distance along the arc of twenty-three and fifty-six one-hundredths (23.56') feet and a tangent distance of fifteen and zero one-hundredths (15.00') feet to a point; thence along the southernmost terminus of the herein described Ridgeview Drive and along a portion of the southern right-of-way line of the aforesaid Avi Drive North seventy-five degrees twenty minutes nine seconds East ($N. 75^{\circ} 20' 09'' E.$) a distance of eighty and zero one-hundredths (80.00') feet to a point; thence along the western right-of-way line of the

herein described Ridgeview Drive and along the northwest side of Lot 212 along a non-tangent curve to the left having a radius of fifteen and zero one-hundredths (15.00') feet, a central angle of ninety degrees zero minutes zero seconds (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 and zero one-hundredths (15.00') feet to a point of tangency marked by a concrete monument; thence continuing along the same and along the western side of the aforesaid Lot 212, the western side of Lots 211, 210, 209, 208, 207 and a portion of the western side of Lot 206, respectively, South fourteen degrees thirty-nine minutes fifty-one seconds East (S. 14° 39' 51" E.) a distance two hundred thirty-five and seventy-five one-hundredths (235.75') feet to a point of curvature marked by a concrete monument; thence continuing along the same and along the remainder of the western side of Lot 206, the western side of Lots 205, 204, 203, 202, 201 and 200, the northern side of Lots 199, 198, 197, 196, 195 and a portion of the northern side of Lot 194, respectively, along a curve to the right having a radius of one hundred seventy-five and zero one-hundredths (175.00') feet, a central angle of ninety degrees zero minutes zero seconds (90° 00' 00"), a distance along the arc of two hundred seventy-four and eighty-nine one-hundredths (274.89') feet and a tangent distance of one hundred seventy-five and zero one-hundredths (175.00') feet to a point of tangency; thence continuing along the same and along the remainder of the northern side of Lot 194, the northern side of Lot 193 and a portion of the northern side of Lot 192, respectively, South seventy-five degrees twenty minutes nine seconds West (S. 75° 20' 09" W.) a distance of fifty-five and eighty-three one-hundredths (55.83') feet to a point of curvature; thence continuing along the same and along the remainder of the northern side of Lot 192, the northern side of Lots 191, 190, 189, 188 and 187, the eastern side of Lots 186, 185, 184, 183, 182, 181, 180, 179, 178, 177 and a portion of the eastern side of Lot 176, respectively, along a curve to the right having a radius of one hundred seventy-five and zero one-hundredths (175.00') feet, a central angle of one hundred twenty degrees thirty-one minutes forty-three seconds (120° 31' 43"), a distance along the arc of three hundred sixty-eight and thirteen one-hundredths (368.13') feet and a tangent distance of three hundred six and thirty-six one-hundredths (306.36') feet to a point of tangency marked by a concrete monument; thence continuing along the same and along the remainder of the eastern side of Lot 176 and a portion of the eastern side of Lot 132 North fifteen degrees fifty-one minutes fifty-two seconds East (N. 15° 51' 52" E.) a distance of eighty-seven and seventy-four one-hundredths (87.74') feet to a point of curvature marked by a concrete monument; thence continuing along the same and along another portion of the eastern side of Lot 132 along a curve to the left having a radius of one hundred seventy-five and zero one-hundredths (175.00') feet, a central angle of thirty degrees thirty-one minutes forty-three seconds (30° 31' 43"), a distance along the arc of ninety-three and twenty-four one-hundredths (93.24') feet and a tangent distance of forty-seven and seventy-six one-hundredths (47.76') feet to a point of tangency marked by a concrete monument; thence continuing along the same and along the remainder of the eastern side of Lot 132, the eastern side of Lots 130, 16, 15, 14 and a

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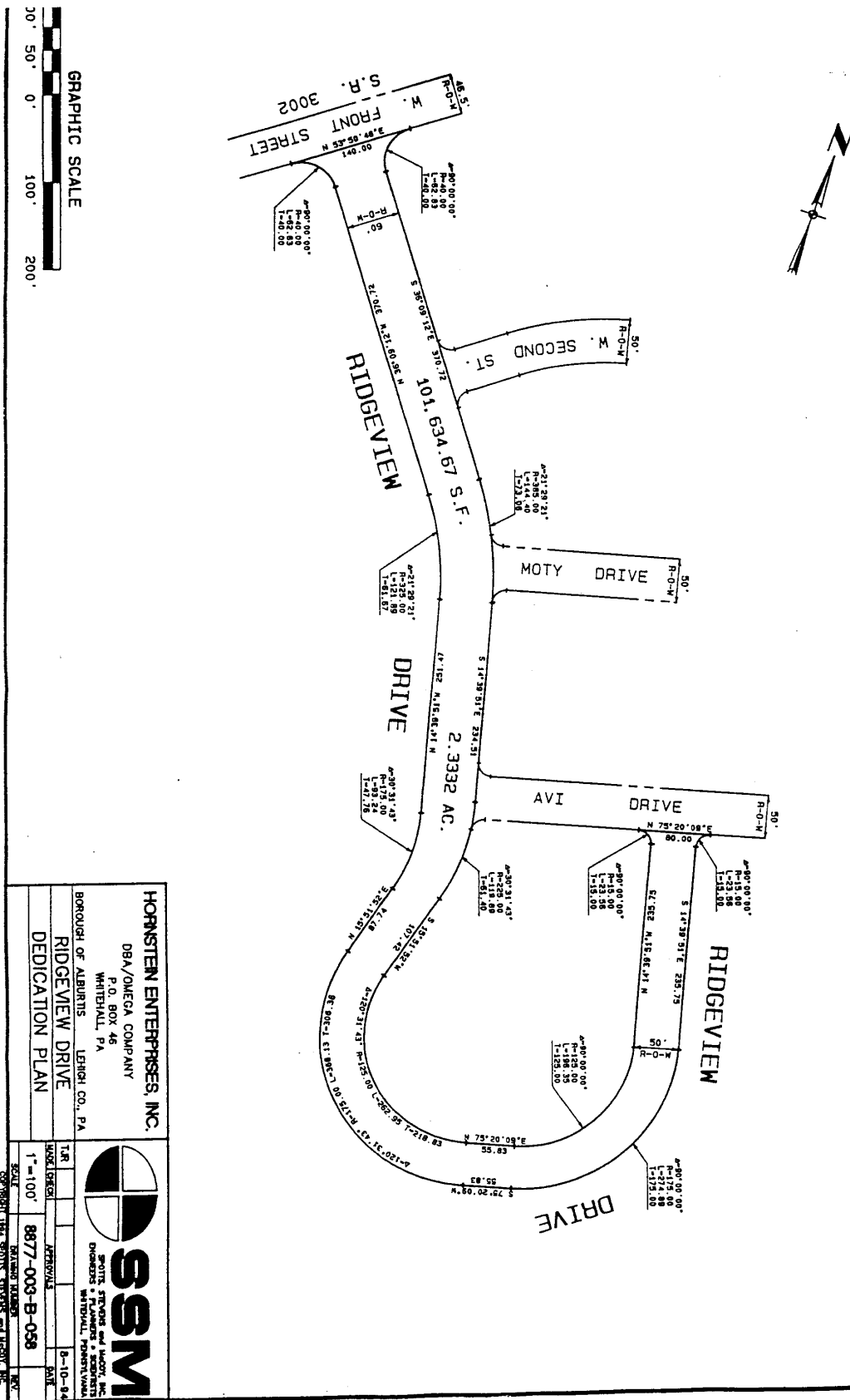
portion of the eastern side of Lot 13, respectively, North fourteen degrees thirty-nine minutes fifty-one seconds West (N. $14^{\circ} 39' 51''$ W.) a distance of two hundred fifty-one and forty-seven one-hundredths (251.47') feet to a point of curvature marked by a concrete monument; thence continuing along the same and along the remainder of the eastern side of Lot 13, the eastern side of Lots 12, 11 and a portion of the eastern side of Lot 10, respectively, along a curve to the left having a radius of three hundred twenty-five and zero one-hundredths (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 a railroad spike; thence continuing along the same and along the remainder of the eastern side of Lot 10, and the eastern side of Lots 9, 8, 7, 6, 5, 4, 3, 2, 1 and the eastern side of Detention Area D-2, respectively, North thirty-six degrees nine minutes twelve seconds West (N. $36^{\circ} 09' 12''$ W.) a distance of three hundred seventy and seventy-two one-hundredths (370.72') feet to a point of curvature marked by a concrete monument; thence continuing along the same and along the northeastern side of the aforesaid Detention Area D-2 along a curve to the left having a radius of forty and zero one-hundredths (40.00') feet, a central angle of ninety degrees zero minutes zero seconds ($90^{\circ} 00' 00''$), a distance along the arc of sixty-two and eighty-three one-hundredths (62.83') feet and a tangent distance of forty and zero one-hundredths (40.00) feet to the place of BEGINNING.

CONTAINING IN AREA 2.3332 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.

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Description of Avi Drive in the
Development of Ridgeview located in
the Borough of Alburtis, Lehigh County,
Pennsylvania

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

BEGINNING at a corner along the western right-of-way line of Flint Hill Road, said point being the easternmost corner of Lot 134 in the aforesaid development of Ridgeview; thence along the eastern terminus of the herein described Avi 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. $12^{\circ} 22' 19''$ E.) a distance of eighty and six one-hundredths (80.06') feet to a point; thence along the southern right-of-way line of the herein described Avi Drive and along the northeast side of Lot 223 along a non-tangent curve to the left having a radius of fifteen and zero one-hundredths (15.00') feet, a central angle of ninety-two degrees seventeen minutes thirty-two seconds ($92^{\circ} 17' 32''$), 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; thence continuing along the same and along the northern side of the aforesaid Lot 223, the northern side of Lots 222, 221, 220, 219, 218, 217, 216, 215, 214, 213, 212, the southernmost terminus of Ridgeview Drive, and the northern side of Lots 157, 156, 155, 154, 153 and 152, respectively, South seventy-five degrees twenty minutes nine seconds West (S. $75^{\circ} 20' 09''$ W.) a distance of five hundred sixty-four and sixty-three one-hundredths (564.63') feet to a point of curvature; thence continuing along the same and along the northwestern side of the aforesaid Lot 152 along a curve to the left having a radius of fifteen and zero one-hundredths (15.00') feet, a central angle of eighty-one degrees forty-three minutes five seconds ($81^{\circ} 43' 05''$), a distance along the arc of twenty-one and thirty-nine one-hundredths (21.39') feet and a tangent distance of twelve and ninety-seven one-hundredths (12.97') feet to a point; thence along the western terminus of the herein described Avi Drive and along a portion of the eastern side of Ridgeview Drive along a non-tangent curve to the left having a radius of two hundred twenty-five and zero one-hundredths (225.00') feet, a central angle of eight degrees sixteen minutes fifty-five seconds ($08^{\circ} 16' 55''$), a distance along the arc of thirty-two and fifty-two one-hundredths (32.52') feet, and a tangent distance of sixteen and twenty-nine one-hundredths (16.29') feet to a point of tangency; thence continuing along the same North fourteen degrees thirty-nine minutes fifty-one seconds West (N. $14^{\circ} 39' 51''$ W.) a distance of forty-five and forty-three one-hundredths (45.43') feet to a point; thence along the northern right-of-way line of the herein described Avi Drive and along the southwestern side of Lot 151 along a non-tangent curve to the left having a radius of fifteen and zero one-hundredths (15.00') feet, a central angle of ninety

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EXHIBIT "E"



degrees zero minutes zero seconds ($90^{\circ} 00' 00''$), a distance along the arc of twenty-three and fifty-six one-hundredths (23.56') feet, and a tangent distance of fifteen and zero one-hundredths (15.00') feet to a point of tangency marked by a concrete monument; thence continuing along the same and along the southern side of the aforesaid Lot 151, and the southern side of Lots 150, 149, 148, 147, 146, 145, 144, 143, 142, 141, 140, 139, 138, 137, 136, 135 and 134, respectively, North seventy-five degrees twenty minutes nine seconds East ($N. 75^{\circ} 20' 09'' E.$) a distance of five hundred sixty-five and thirty-three one-hundredths (565.33') 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 134 along a curve to the left having a radius of fifteen and zero one-hundredths (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 0.6858 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.

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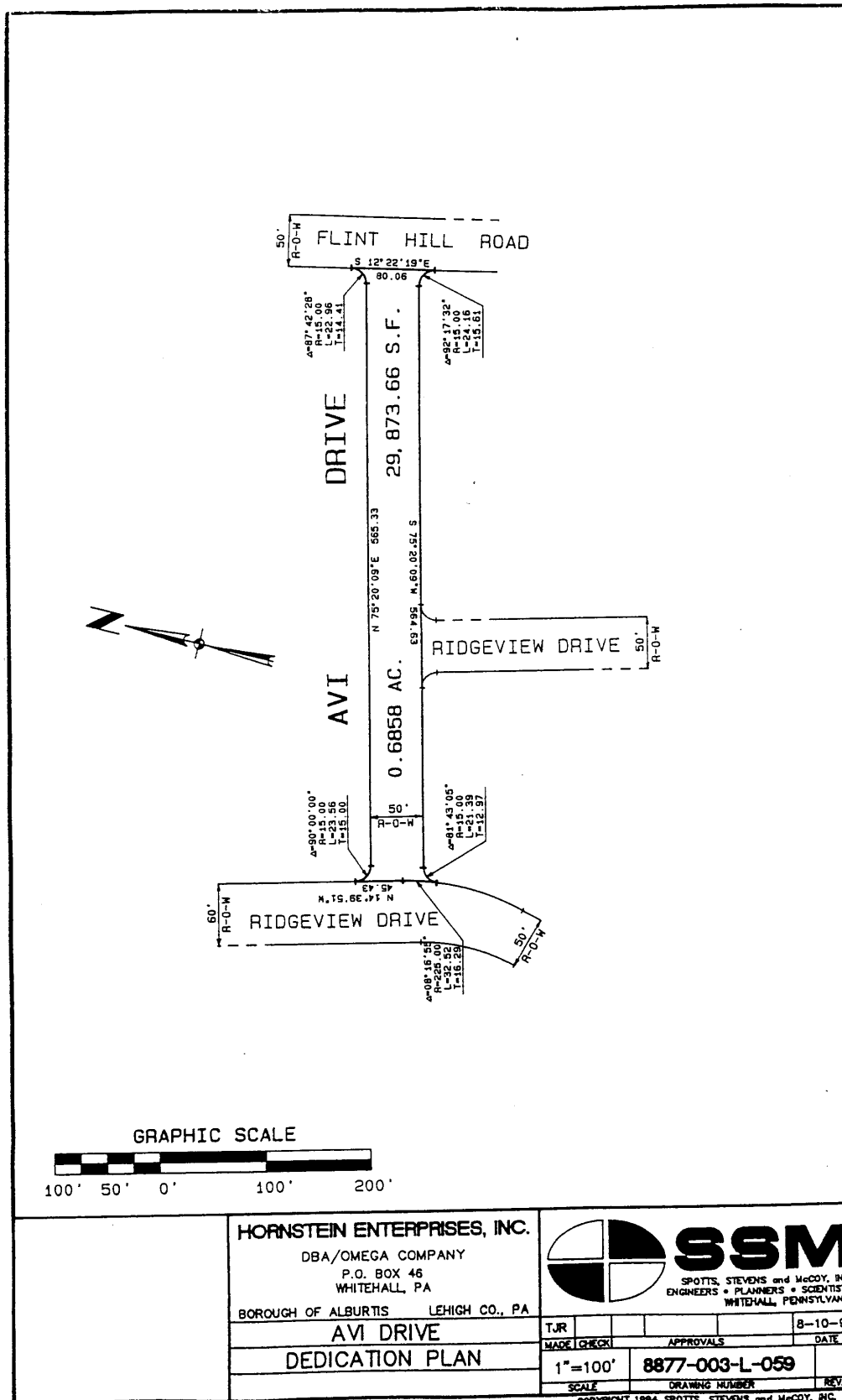


EXHIBIT "F"



Description of West Second Street
in the Development of Ridgeview
located in the Borough of Alburtis,
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 Alburtis, 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 Alburtis 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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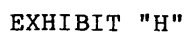
EXHIBIT "G"



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

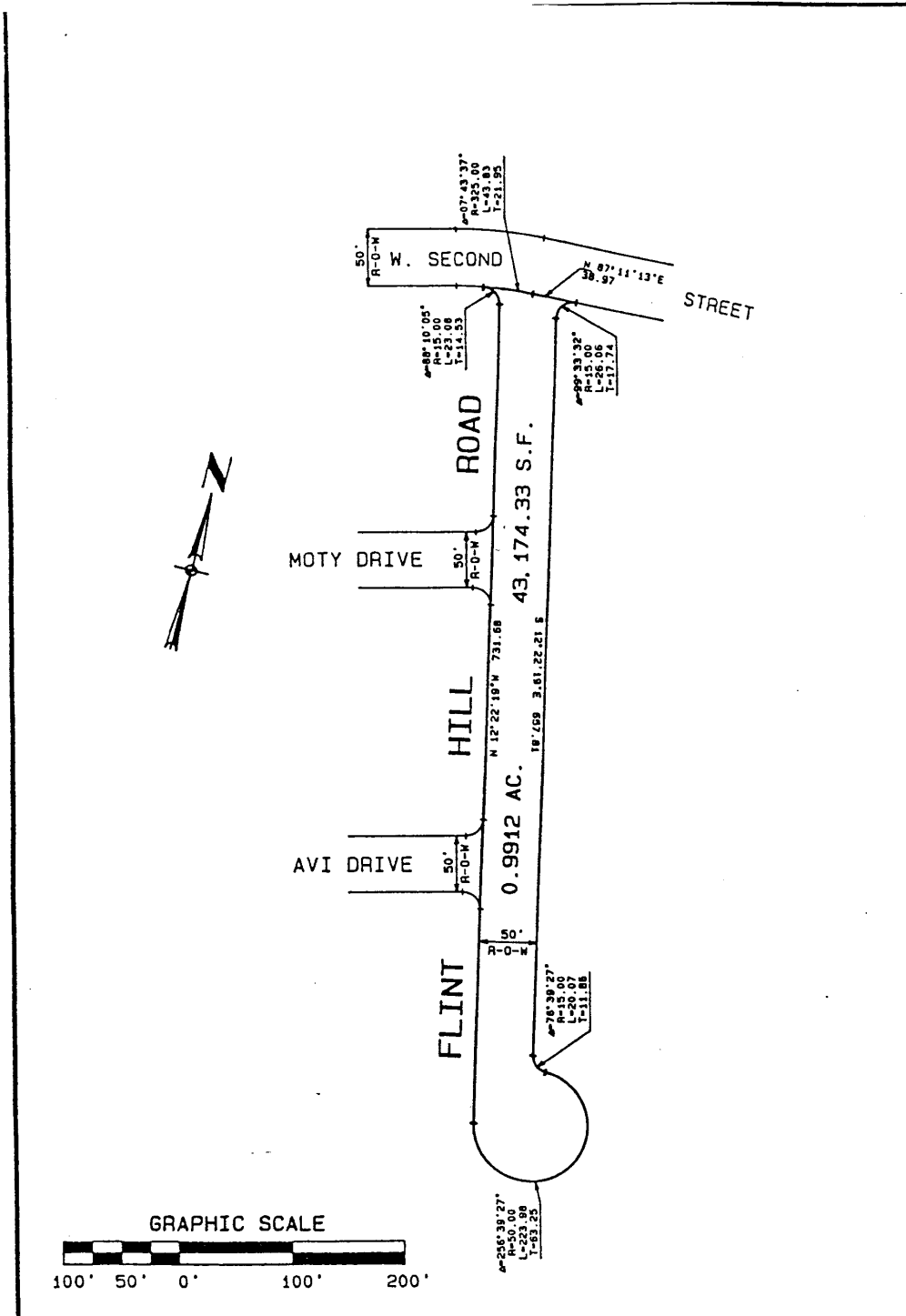
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EXHIBIT "I"

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.




| | | | | | |
|--|--|---------|---|----------------|-----------|
| | HORNSTEIN ENTERPRISES, INC. DBA/OMEGA COMPANY P.O. BOX 46 WHITEHALL, PA | |  SPOTTS, STEVENS and MCCOY, INC. ENGINEERS - PLANNERS - SCIENTISTS WHITEHALL, PENNSYLVANIA | | |
| | BOROUGH OF ALBURTIS LEHIGH CO., PA | | | | |
| | FLINT HILL ROAD | | TJR | | 8-17-92 |
| | DEDICATION PLAN | | MADE | CHECK | APPROVALS |
| | | 1"=100' | | 8877-003-L-056 | |
| | | SCALE | | DRAWING NUMBER | |
| | | | | REV | |

EXHIBIT "J"



Description of Moty Drive
in the Development of Ridgeview
located in the Borough of Alburtis,
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 Alburtis, 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. $12^{\circ} 22' 19''$ 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 ($92^{\circ} 17' 32''$), 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. $75^{\circ} 20' 09''$ 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 ($90^{\circ} 07' 54''$), 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 ($11^{\circ} 32' 22''$), 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 ($78^{\circ} 19' 44''$), 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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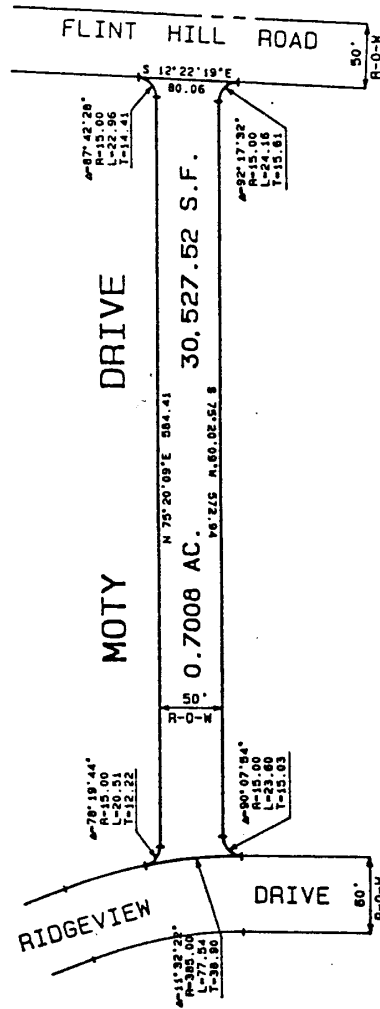
EXHIBIT "K"



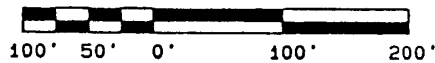
marked by a concrete monument; thence continuing along the same and along the southern side of Lots 50, 86, 85, 84, 83, 82, 81, 80, 79, 78, 77, 76, 75, 74, 73, 72, 71, 70 and 69, North seventy-five degrees twenty minutes nine seconds East (N. 75° 20' 09" E.) a distance of five hundred eight four and 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° 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.



GRAPHIC SCALE



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



MOTY DRIVE
DEDICATION PLAN

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

EXHIBIT "L"