

TOWNSHIP OF LOWER MACUNGIE
Lehigh County, Pennsylvania

RESOLUTION NO. 2022-42
(Duly Adopted July 21, 2022)

**RESOLUTION ACCEPTING ROAD RIGHT-OF-WAY
OFFERED BY BURDELL KIDD FOR BROOKDALE ROAD,
LOCUST LANE, AND BURDELL LANE ON THE
PRELIMINARY/FINAL PLANS MINOR SUBDIVISION FOR
BURDELL KIDD**

WHEREAS, Burdell Kidd submitted to the Township of Lower Macungie and the Township approved the Preliminary/Final Plans Minor Subdivision for Burdell Kidd, dated February 16, 1988, last revised September 19, 1988, prepared by McTish, Kunkel & Associates, with Dwg. No. 09373, and recorded in the Recorder of Deeds Division of the Clerk of Judicial Records in and for Lehigh County, Pennsylvania at MS Vol. 7, Page 194 (“**Plans**”).

WHEREAS, Burdell Kidd offered 2.279 acres of right-of-way to the Township, and the Township accepted 1.643 acres of that right-of-way, as documented on the Plans for the new Locust Lane and Burdell Lane and the widening of Brookdale Road, S.R. 3001, an existing opened road of the Commonwealth of Pennsylvania.

WHEREAS, Locust Lane and Burdell Lane subsequently were constructed and currently are open Township roads.

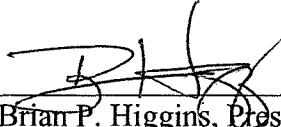
WHEREAS, Brookdale Road is now proposed to be widened and Locust Lane is now proposed to be realigned.

WHEREAS, the Township desires to document by this Resolution its acceptance of the right-of-way previously offered by Burdell Kidd and accepted by the Township on the Plans.

NOW, THEREFORE, BE IT ADOPTED AND RESOLVED that the Board of Commissioners of the Township of Lower Macungie hereby accepts the offer of right-of-way on the Plans to the extent described in Exhibit “A” and depicted in Exhibit “B” which are attached hereto and incorporated herein.

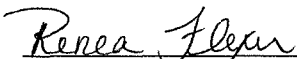
DULY ADOPTED this 21st day of July, 2022, by the Board of Commissioners of Lower Macungie Township, in lawful session duly assembled.

LOWER MACUNGIE TOWNSHIP
BOARD OF COMMISSIONERS



Brian P. Higgins, President

Attest:



Renea Flexer, Secretary



THE PIDCOCK COMPANY

CIVIL ENGINEERING AND LAND PLANNING
ARCHITECTURE
LAND SURVEYING

Oxford Drive at Fish Hatchery Road
2451 Parkwood Drive Allentown Pennsylvania 18103-9608
Telephone: 610-791-2252
Telefacsimile: 610-791-1256
E-mail: info@pidcockcompany.com
Website: www.pidcockcompany.com

Established 1924
J. Scott Pidcock, P.E., R.A.

Bruce E. Anderson, P.E., LEED AP
Brian A. Dillman, P.E.
Ronald J. Gawlik, P.E.
Bram F. Harman, P.E., FICG
James A. Rothdeutsch, P.E., LEED AP
John R. Bussek, Jr., P.E.
Brent C. Tucker, P.E.

Douglas E. Haberbosch, P.E.
William G. Kinetz, P.E.S.
Jeffrey R. Matyas
John M. McRoberts, P.E.
Brent D. Shriver, P.E.
Todd L. Sonntag, R.A., LEED AP
Anthony F. Talarida, P.E.
Ryan R. Troutman, P.E.

G. Edwin Pidcock, P.E., P.L.S., 1924-1967
John S. Pidcock, P.E., P.L.S., 1954-1999
Ralph M. Pidcock, P.L.S., 1952-2000 (Retired)

June 15, 2022

Description of a right-of-way dedication as shown on a plan titled, "Plan Showing Right-Of-Way Dedication - Minor Subdivision For Burdell Kidd - Minor Subdivision Volume 7 Page 194, Located In Lower Macungie Township, Lehigh County, PA", dated June 15, 2022, bearing File No. #S-12240, as prepared by The Pidcock Company, Allentown, Pennsylvania:

Beginning at the intersection of the northwesterly property line of lands of Dale R. Torrence (Lehigh County Parcel Identifier 546413662893-1) and the easterly ultimate right-of-way line of Locust Lane as shown on the Minor Subdivision For Burdell Kidd (MS Vol 7, Page 194);

Thence (1) partially crossing Locust Lane, along lands of Dale R. Torrence S 47°45'00" W, a distance of 28.07 feet to a point;

Thence in and along Locust Lane, the two following courses:

(2) N 3°46'00" W, a distance of 160.38 feet to a point, and

(3) N 16°23'15" W, a distance of 756.58 feet to a point;

Thence in and along Brookdale Road, the two following courses:

(4) N 66°43'06" E, a distance of 23.92 feet to a point, and

(5) S 66°39'54" E, a distance of 192.88 feet to a point;

Exhibit A

Thence (6) partially crossing Brookdale Road, S 20°13'47" W, a distance of 18.71 feet to a point;

Thence along the easterly ultimate right-of-way of Locust Lane, the four following courses:

(7) on a curve to the left having a radius of 25.00 feet (delta 87°49'00", tangent 24.07 feet, chord S 66°19'17" W, 34.68 feet) for an arc distance of 38.32 feet to a point,

(8) S 22°24'47" W, a distance of 60.38 feet to a point,

(9) on a curve to the left having a radius of 270.00 feet (delta 39°43'53", tangent 97.56 feet, chord S 02°32'50" W, 183.50 feet) for an arc distance of 187.23 feet to a point, and

(10) S 17°19'06" E, a distance of 221.70 feet to a point;

Thence (11) along a curve to the left connecting the easterly ultimate right-of-way line of Locust Lane with the northerly ultimate right-of-way line of Burdell Lane, having a radius of 20.00 feet (delta 87°32'30", tangent 19.16 feet, chord S 61°32'38" E, 27.67 feet) for an arc distance of 30.56 feet to a point;

Thence along the ultimate right-of-way of Burdell Lane the nine following courses:

(12) N 74°41'07" E, a distance of 25.97 feet to a point,

(13) on a curve to the left having a radius of 125.00 feet (delta 69°02'10", tangent 85.97 feet, chord N 40°10'02" E, 141.67 feet) for an arc distance of 150.61 feet to a point,

(14) N 5°38'57" E, a distance of 23.92 feet to a point,

(15) on a curve to the left having a radius of 150.00 feet (delta 33°33'26", tangent 45.23 feet, chord N 11°07'46" W, 86.60 feet) for an arc distance of 87.85 feet to a point,

(16) on a curve to the right having a radius of 60.00 feet (delta 247°06'53", tangent 90.45 feet, chord S 84°21'03" E, 100.00 feet) for an arc distance of 258.78 feet to a point,

(17) on a curve to the left having a radius of 150.00 feet (delta 33°33'26", tangent 45.23 feet, chord S 22°25'40" W, 86.60 feet) for an arc distance of 87.85 feet to a point,

(18) S 5°38'57" W, a distance of 23.92 feet to a point,

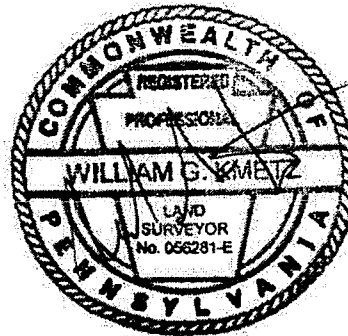
(19) on a curve to the right having a radius of 175.00 feet (delta $69^{\circ}02'10''$, tangent 120.36 feet, chord S $40^{\circ}10'02''$ W, 198.33 feet) for an arc distance of 210.86 feet to a point, and

(20) S $74^{\circ}41'07''$ W, a distance of 25.97 feet to a point;

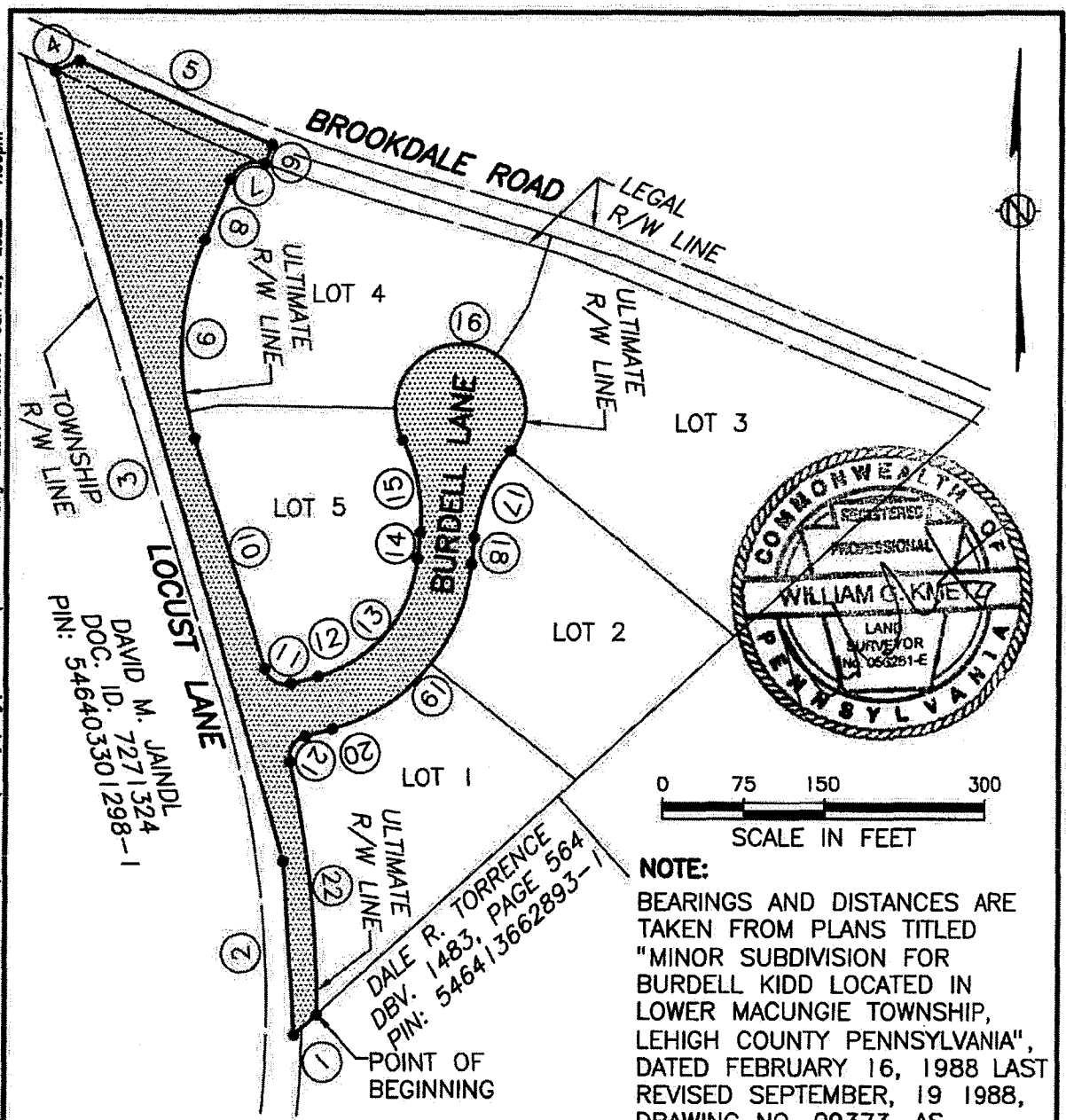
Thence (21) on a curve to the left connecting the southerly ultimate right-of-way line of Burdell Lane and the easterly ultimate right-of-way of Locust Lane, having a radius of 20.00 feet (delta $087^{\circ}32'29''$, tangent 19.16 feet, chord S $30^{\circ}54'52''$ W, 27.67 feet) for an arc distance of 30.56 feet to a point;

Thence along the ultimate right-of-way of Locust Lane, on a curve to the right having a radius of 1,029.08 feet (delta $13^{\circ}03'36''$, tangent 117.79 feet, chord S $6^{\circ}19'35''$ E, 234.05 feet) for an arc distance of 234.57 feet to a the point or place of beginning.

Containing 1.643 Acres.



Drawing name: S:\Jaindl-Spring Creek\20037-SCPSS-Mertztown Residential\Civil Plans\Survey\Draw\Title Plans\BK Sub RW.dwg Last Modified: Jun 15, 2022 - 1:56pm
 DAVID M. JAINDL
 DOC. ID. 7271324
 PIN: 546403301298-1



RIGHT-OF-WAY
AREA= 1.643 ACRES

NOTE:
 BEARINGS AND DISTANCES ARE TAKEN FROM PLANS TITLED "MINOR SUBDIVISION FOR BURDELL KIDD LOCATED IN LOWER MACUNGIE TOWNSHIP, LEHIGH COUNTY PENNSYLVANIA", DATED FEBRUARY 16, 1988 LAST REVISED SEPTEMBER, 19 1988, DRAWING NO. 09373, AS PREPARED BY MCTISH, KUNKLE & ASSOCIATES AND RECORDED IN MINOR SUBDIVISION VOLUME 7, PAGE 194.

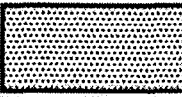
SHEET 1 OF 2

DRAWN BY: WCK CHECKED BY: BDS CAD FILE: BK Sub RW PROJ. NO. 20037	PLAN SHOWING RIGHT-OF-WAY DEDICATION MINOR SUBDIVISION FOR BURDELL KIDD MINOR SUBDIVISION VOLUME 7 PAGE 194 LOCATED IN LOWER MACUNGIE TOWNSHIP, LEHIGH COUNTY, PA	THE PIDCOCK COMPANY CIVIL ENGINEERING AND LAND PLANNING ARCHITECTURE LAND SURVEYING OXFORD DRIVE AT FISH HATCHERY ROAD ALLENTOWN, PENNSYLVANIA SCALE: 1"=150' DATE: 6/15/22 #S-12240
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NOT PUBLISHED; ALL RIGHTS RESERVED BY THE PIDCOCK COMPANY.

Exhibit B

Drawing name: S:\Jaindi-Spring Creek\20037-SCPSS-Mertztown Residential\Civil Survey\Draw\Title Plans\BK Sub RW.dwg
 Last Modified: Jun 15, 2022 1:56pm



**RIGHT-OF-WAY
AREA= 1.643 ACRES**

- | | |
|--|--|
| <p>① S47°45'00"W 28.07'</p> <p>② N3°46'00"W 160.38'</p> <p>③ N16°23'15"W 756.58'</p> <p>④ N66°43'06"E 23.92'</p> <p>⑤ S66°39'54"E 192.88'</p> <p>⑥ S20°13'47"W 18.71'</p> <p>⑦ $\Delta=87^{\circ}49'00''$ R=25.00'
L=38.32' T=24.07'
CHD. BRG.=S66°19'17"W
CHD. DIST.=34.68'</p> <p>⑧ S22°24'47"W 60.38'</p> <p>⑨ $\Delta=39^{\circ}43'53''$ R=270.00'
L=187.23' T=97.56'
CHD. BRG.=S2°32'50"W
CHD. DIST.=183.50'</p> <p>⑩ S17°19'06"E 221.70'</p> <p>⑪ $\Delta=87^{\circ}32'30''$ R=20.00'
L=30.56' T=19.16'
CHD. BRG.=S61°32'38"E
CHD. DIST.=27.67'</p> <p>⑫ N74°41'07"E 25.97'</p> <p>⑬ $\Delta=69^{\circ}02'10''$ R=125.00'
L=150.61' T=85.97'
CHD. BRG.=N40°10'02"E
CHD. DIST.=141.67'</p> <p>⑭ N5°38'57"E 23.92'</p> | <p>⑮ $\Delta=33^{\circ}33'26''$ R=150.00'
L=87.85' T=45.23'
CHD. BRG.=N11°07'46"W
CHD. DIST.=86.60'</p> <p>⑯ $\Delta=247^{\circ}06'53''$ R=60.00'
L=258.78' T=90.45'
CHD. BRG.=S84°21'03"E
CHD. DIST.=100.00'</p> <p>⑰ $\Delta=33^{\circ}33'26''$ R=150.00'
L=87.85' T=45.23'
CHD. BRG.=S22°25'40"W
CHD. DIST.=86.60'</p> <p>⑱ S5°38'57"W 23.92'</p> <p>⑲ $\Delta=69^{\circ}02'10''$ R=175.00'
L=210.86' T=120.36'
CHD. BRG.=S40°10'02"W
CHD. DIST.=198.33'</p> <p>⑳ S74°41'07"W 25.97'</p> <p>㉑ $\Delta=87^{\circ}32'29''$ R=20.00'
L=30.56' T=19.16'
CHD. BRG.=S30°54'52"W
CHD. DIST.=27.67'</p> <p>㉒ $\Delta=13^{\circ}03'36''$ R=1,029.08'
L=234.57' T=117.79'
CHD. BRG.=S6°19'35"E
CHD. DIST.=234.05'</p> |
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SHEET 2 OF 2

DRAWN BY: WGK	PLAN SHOWING RIGHT-OF-WAY DEDICATION MINOR SUBDIVISION FOR BURDELL KIDD MINOR SUBDIVISION VOLUME 7 PAGE 194 LOCATED IN LOWER MACUNGIE TOWNSHIP, LEHIGH COUNTY, PA	THE PIDCOCK COMPANY CIVIL ENGINEERING AND LAND PLANNING ARCHITECTURE LAND SURVEYING OXFORD DRIVE AT FISH HATCHERY ROAD ALLENTOWN, PENNSYLVANIA	
CHECKED BY: BDS		SCALE: 1"=150'	DATE: 6/15/22
CAD FILE: BK Sub RW	PROJ. NO. 20037		

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