

**MICHAEL P. HANLON**



**CITY CLERK**

[Michael.Hanlon@allentownpa.gov](mailto:Michael.Hanlon@allentownpa.gov)  
435 West Hamilton Street  
Allentown, PA 18101  
Phone: (610) 437-7556  
Fax: (610) 437-7554

September 19, 2019

Craig Messinger  
Interim Director, Public Works  
City Hall, Allentown, PA 18101

Irene Woodward  
Director, Planning and Zoning  
City Hall, Allentown, PA 18101

Michael S. Donchez  
Lehigh Valley Planning Commission  
961 Marcon Boulevard  
Suite 310  
Allentown, PA 18103-9397

To All:

The attached street vacation petition was received from Plunkett & Graver, P.C. to vacate the following street:

**Beginning at a concrete monument located along the newly established eastern legal right-of-way of an existing public road way, locally known as American Parkway, said point being located at the American Parkway centerline Station 110+01.17, offset 70.25 feet right; and the lands herein described being the true point (see attachment)**

This petition is hereby referred to the City Engineer, the Planning Commission and the Lehigh Valley Planning Commission for review and recommendations.

Please submit your report to this office.

Very truly yours,

Michael P. Hanlon  
City Clerk

Cc: Council  
Oldrich Foucek, Chairman of the Planning Commission  
Brian Borzak, Engineering  
Frances Fruhwirth, Associate Solicitor

STREET VACATION PETITION

Date September, 2019

City Council, City Hall

435 Hamilton Street

Allentown, PA 18101

(610) 437-7556 Telephone

EMAIL: Mike Hanlon

Tawanna L. Whitehead

(610) 437-7554 Fax

Michael.Hanlon@allentownpa.gov

Tawanna.Whitehead@allentownpa.gov

Gentlemen:

We, the undersigned and interested parties hereby request your honorable body to vacate

**that certain 3,849.23 sf (0.0883 acres) of land depicted in Exhibit A (attached)**

**and described in Exhibit B (attached)**

from

to with\* ~~without~~ utility easements. (\*Strike inapplicable word.)

Reason for Vacation of Street (give details)

**\*Existing CWSA line**

**Petitioner and its affiliates own the surrounding parcels. The vacation of this area will enable Petitioner to develop the north end of The Waterfront site.**

NAME

ADDRESS

PHONE

EMAIL

Waterfront A, LP 1519 W. Hamilton St 610-774-9511 zjaindl@jaindlenterprises.com  
Allentown, PA 18102

NOTE: Send or deliver this petition to:

**City Clerk's Office**

City Hall

435 Hamilton Street

Allentown, PA 18101

(610) 437-7556 Phone

(610) 437-7554 Fax

EMAIL: Mike Hanlon

Tawanna L. Whitehead

Michael.Hanlon@allentownpa.gov

Tawanna.Whitehead@allentownpa.gov

**395.25 STREET VACATION FEES**

Street Vacations: Petitions for street vacations can be found on the City website or by contacting the City Clerk's Office. A written Petition for a street vacation may be submitted to City Council by a citizen. The petition must be submitted together with a check in the amount of \$300.00 payable to the City of Allentown, to the City Clerk's Office, 435 Hamilton Street. Requests for Street Vacations shall be subject to a Three Hundred (\$300) Dollar fee. In addition, the petitioner must pay in full all costs incurred by the City in publishing the legally required advertising for the vacation prior to the final Council action. (14273 §1 3/3/05; 15173 §112/2/14)

**Remittance/Check payable to the "City of Allentown"**



# LEHIGH ENGINEERING ASSOCIATES, INC.

499 RIVERVIEW DRIVE, PO BOX 68 WALNUTPORT, PA 18088

PHONE: 610 767 8545 · FAX: 610 767 5798

EMAIL: INFO@LEHIGHENGINEERING.COM

## **LEGAL DESCRIPTION:**

**AMERICAN PARKWAY**

**ROADWAY VACATION**

**(To Waterfront A, LP)**

**LOCATED IN:**      **CITY OF ALLENTOWN, 6<sup>th</sup> Ward**  
**COUNTY OF LEHIGH**  
**COMMONWEALTH OF PENNSYLVANIA**

ALL THAT CERTAIN strip of land situated in the City of Allentown, County of Lehigh, Commonwealth of Pennsylvania as taken from the Commonwealth of Pennsylvania, Department of Transportation, Drawings Authorizing Acquisition of Right-of-Way, approved February 25, 2011, recorded on March 16, 2011, in the Lehigh County Court House, Instrument Number 2011009147.

**Beginning** at a concrete monument located along the newly established eastern legal right-of-way of an existing public road way, locally known as American Parkway, said point being located at the American Parkway centerline Station 110+01.17, offset 70.25 feet right; and the lands herein described being the true point of beginning, thence;

- 1)      Along an arc curving to the left with a radius of 100.00 feet and a length of 76.27 feet (**Long Chord = North - 49 degrees - 32 minutes - 05 seconds - East, 74.43 feet**) in and along the eastern legal right-of-way of an existing public roadway, locally known as American Parkway, to a concrete monument, thence;
- 2)      Along an arc curving to the left with a radius of 475.00 feet and a length of 20.46 feet (**Long Chord = North - 26 degrees - 27 minutes - 09 seconds - East, 20.45 feet**) in and along the same eastern legal right-of-way of an existing public roadway, locally known as American Parkway, to a point, thence;
- 3)      **South - 69 degrees - 08 minutes - 29 seconds – East, 17.15 feet** along lands now or formerly the City of Allentown, PIN 640747327885 1, to a point, thence;
- 4)      Along an arc curving to the right with a radius of 770.00 feet and a length of 143.48 feet (**Long Chord = South - 26 degrees - 11 minutes - 48 seconds - West, 143.27 feet**) along the same lands now or formerly the City of Allentown, PIN 640747327885 1, to a point, thence;
- 5)      **North - 17 degrees - 49 minutes - 28 seconds – West, 70.40 feet** along lands now or formerly the Trestle Redevelopment Partners, LP, PIN 640746335876 1, to a point, thence;
- 6)      **North - 71 degrees - 23 minutes - 00 seconds – East, 3.21 feet** in and along the eastern legal right-of-way of an existing public roadway, locally known as American Parkway, to a concrete monument, and the true place of beginning, containing;

CIVIL ENGINEERING • SURVEYING • HIGHWAY DESIGN • SUBDIVISION DESIGN  
SITE PLANNING • SEWAGE DESIGN • DRAINAGE ANALYSIS • TRAFFIC ANALYSIS

**CONTAINING: 3,849.23 sq. ft. (0.0883 acres)**

Said property survey was performed without a title search and therefore the survey does not guarantee that all easements, utilities, restrictions, etc. are depicted within the survey.

This legal description was prepared by Lehigh Engineering Associates, Inc. on September 7, 2019

Exhibit A