

# LEGAL DESCRIPTION OF PROPOSED MIXED USE OVERLAY DISTRICT

## LOT #1

**ALL THAT CERTAIN LOT OR PIECE OF GROUND** situate in the City of Allentown and City of Bethlehem, Lehigh County, bounded and described as follows, to wit:

**BEGINNING** at a concrete monument found on the South side of Hanover Avenue said point being at the Northeast Corner of the lands of N/F 1514 Inc., thence **FROM THE PLACE OF BEGINNING** along the South line of Hanover Avenue the following courses and distances:

1. S 55°31'17" E for a distance of 511.16' to a point; thence
2. Along a curve to the Right having a Delta Angle of 5°45'00", a radius of 957.11' for an arc length of 96.05' to a point; thence
3. N 61°16'18" E for a distance of 5.96' to a point; thence
4. Along a curve to the Left having a Delta Angle of 5°47'00", a radius of 1034.11' for an arc length of 104.38' to a point; thence
5. N 55°29'17" E for a distance of 45.13' to the Northwest corner of Hanover Avenue and North Quebec Street; thence along the West line North Quebec Street S 7°57'43" E for a distance of 553.45' to a point at the Southwest corner of North Quebec Street and East Allen Street; thence along the South line of East Allen Street N 81°23'17" E for a distance of 678.83' to an iron pin set at the Northwest corner of Lot #2;

Thence along Lot #2 the following course and distances:

1. S 27°11'30" E for a distance of 1032.47' to an iron pin set; thence
2. S 55°10'20" W for a distance of 243.03' to an iron pin set; thence
3. S 34°49'40" E for a distance of 160.00' to an iron pin set; thence
4. N 54°56'04" E for a distance of 603.06' to an iron pin set; thence
5. N 43°48'06" E for a distance of 727.05' to an iron pin set; thence
6. N 72°56'55" E for a distance of 285.07' to an iron pin set; thence
7. N 76°19'04" E for a distance of 378.08' to an iron pin set on the City of Allentown and the City of Bethlehem line; thence

8. Along the City of Allentown and the City of Bethlehem line N 6°55'39" W for a distance of 413.29' to an iron pin set; thence along the lands of N/F Bruce Loch and James Burkos, N/F A-town Development Company, and N/F Raymond Perez, N 82°59'59" E for a distance of 396.87' to a point; thence along the lands of N/F Raymond Perez, the South line of Grandview Boulevard, and N/F Geraldine P. Holzinger N 81°45'17" E for a distance of 396.71' to a concrete monument found; thence along the lands of PA Lines LCC S 8°31'43" E for a distance of 469.16' to a point on the North line of Central Boulevard;

Thence along the North line of Central Boulevard the following courses and distances:

1. Along a curve to the Right having a Delta Angle of 30°53'14", a radius of 798.97' for an arc length of 430.71' to a point; thence
2. S 75°44'07" W for a distance of 205.24' to a point; thence
3. S 66°28'27" W for a distance of 232.14' to a point;

Thence along the North line of River Drive the following courses and distances:

1. S 69°08'28" W for a distance of 282.83' to a point; thence
2. S 54°30'17" W for a distance of 507.39' to a point; thence
3. S 50°28'17" W for a distance of 411.58' to a point; thence
4. S 56°43'17" W for a distance of 384.03' to a point; thence
5. Along a curve to the Left having a Delta Angle of 39°02'00", a radius of 256.69' for an arc length of 174.87' to a point; thence
6. S 17°41'17" W for a distance of 83.85' to a point; thence
7. Along a curve to the Right having a Delta Angle of 8°00'03", a radius of 346.78' for an arc length of 48.47' to a point;

Thence along the lands of N/F Norfolk Southern the following courses and distances:

1. S 39°24'36" W for a distance of 139.28' to a concrete monument found; thence
2. S 49°14'43" E for a distance of 6.14' to a point on the North line of River Drive;

Thence along the North line of River Drive the following courses and distances:

1. S 44°33'17" W for a distance of 159.40' to a point; thence
2. Along a curve to the Left having a Delta Angle of 14°07'00", a radius of 541.84' for an arc length of 133.50' to a point; thence
3. S 30°26'17" W for a distance of 799.21' to a point; thence

4. Along a curve to the Right having a Delta Angle of  $18^{\circ}38'50''$ , a radius of 891.50' for an arc length of 290.14' to a point; thence
5. S  $49^{\circ}05'07''$  W for a distance of 392.66' to a point; thence
6. Along a curve to the Right having a Delta Angle of  $8^{\circ}09'10''$ , a radius of 536.50' for an arc length of 76.34' to a point; thence
7. S  $57^{\circ}14'17''$  W for a distance of 332.83' to a point; thence
8. Along a curve to the Right having a Delta Angle of  $10^{\circ}36'40''$ , a radius of 663.50' for an arc length of 122.88' to a point; thence
9. S  $46^{\circ}37'37''$  W for a distance of 729.66' to a point; thence
10. Along a curve to the Right having a Delta Angle of  $8^{\circ}41'30''$ , a radius of 536.50' for an arc length of 81.39' to a point; thence
11. S  $55^{\circ}19'07''$  W for a distance of 126.31' to a point at the Southeast limit of unopened South Maxwell Street; thence along East line of unopened South Maxwell Street N  $7^{\circ}40'54''$  W for a distance of 1981.82' to a concrete monument found;

Thence along the lands of N/F the Community Services for Children the following courses and distances:

1. N  $77^{\circ}27'55''$  E for a distance of 343.59' to a point; thence
2. N  $82^{\circ}36'13''$  E for a distance of 264.92' to a point; thence
3. N  $7^{\circ}34'12''$  W for a distance of 48.78' to a point; thence
4. N  $10^{\circ}07'23''$  E for a distance of 18.41' to a point; thence
5. N  $33^{\circ}51'14''$  E for a distance of 77.17' to a point; thence
6. N  $6^{\circ}18'35''$  W for a distance of 41.34' to a point; thence
7. S  $83^{\circ}24'45''$  W for a distance of 56.39' to a point; thence
8. N  $6^{\circ}18'23''$  W for a distance of 35.42' to a point; thence
9. N  $83^{\circ}44'46''$  E for a distance of 56.41' to an iron pipe found; thence
10. N  $6^{\circ}16'03''$  W for a distance of 223.32' to a point; thence
11. S  $83^{\circ}06'05''$  W for a distance of 6.70' to a point; thence
12. N  $7^{\circ}22'55''$  W for a distance of 78.48' to an iron pipe found; thence
13. S  $76^{\circ}24'27''$  W for a distance of 46.07' to a point; thence
14. N  $13^{\circ}36'19''$  W for a distance of 35.10' to an iron pipe found; thence

15. N 76°12'08" E for a distance of 49.86' to an iron pipe found; thence
16. N 7°25'05" W for a distance of 258.86' to an iron pipe found; thence
17. S 83°23'26" W for a distance of 257.59' to a point;

Thence along the lands of N/F Baldeu Raj Sharma Trust, the East limit of East Pine Street and N/F Richard C. Birch Sr. N 1°54'54" W for a distance of 250.32' to a concrete monument found on the South line of East Gordon Street; thence along the South line of East Gordon street N 82°02'47" E for a distance of 319.05' to an iron pipe found at the Southeast corner of East Gordon North Oswego Streets; thence along the East line of North Oswego Street N 6°39'00" W for a distance of 8.01' to a point; thence along the lands of Kelly Brookhart and Mark MacNemara N 81°51'17" E for a distance of 229.30' to a concrete monument found; thence along the lands of N/F Tina Rivera, N/F Karl & Ruth Schuster, N/F Dee Ann Diaz, N/F Timothy Koppenhaver, N/F David & Ruth Koppenhaver, N/F Eugene & Constance Fritz, N/F Miriam Estrella, N/F David & Helen Galbraith, N/F Gary & Kay Matsco, N/F Charles & Jacqueline Scherer, N/F Sharon Peters, N/F Jeremy Ingle, and the East Limit of East Clair Street N 8°17'43" W for a distance of 733.25' to a point, thence along the East line of 1514 Inc. N 34°22'50" W for a distance of 152.66' to the place of **BEGINNING**.

**CONTAINING** 165.846-Acres.

**BEING** shown as Lot #1 on the Final Minor Subdivision Plan of the Allentown State Hospital prepared by the City of Allentown Department of Public Works, Drawing #06-005, dated July 20, 2007, last revised March 25, 2009.

**LESS AND EXCEPTING** that portion of the above-described lot or piece of ground situate in the City of Bethlehem.

### **LOT #2**

**ALL THAT CERTAIN LOT OR PIECE OF GROUND** situate in the City of Allentown, Lehigh County, bounded and described as follows, to wit:

**BEGINNING** at an iron pin set on the south line of East Allen Street, said point being located North 81° 23' 17" East for a distance of 678.83 feet from the Southwest corner of North Quebec Street and the said point of **BEGINNING** being the Northwest corner of this described parcel; thence from the place of **BEGINNING** along the South

line of East Allen Street and the South Line of Oil Process Systems North 81° 23' 17" East for a distance of 531.03 feet to a concrete monument found; thence along the lands of Bruce Loch and James Burkos the following nine (9) courses and distances;

- 1) South 43° 13' 28" East – 11.42 feet to a concrete monument found; thence
- 2) South 80° 16' 15" West – 54.97 feet to an iron pin found; thence
- 3) South 7° 57' 07" West – 61.34 feet to a concrete monument found; thence
- 4) South 61° 19' 56" East – 163.09 feet to a concrete monument found; thence
- 5) North 68° 57' 39" East – 177.92 feet to a concrete monument found; thence
- 6) North 58° 25' 17" East – 238.88 feet to a concrete monument found; thence
- 7) North 23° 18' 43" West – 36.00 feet to a concrete monument found; thence
- 8) North 82° 58' 20" East – 987.96 feet to a concrete monument found; thence
- 9) North 82° 59' 59" East – 1.43 feet to a point; thence along Lot #1, the residue lands of the Commonwealth of Pennsylvania the following eight (8) courses and distances;

- 1) South 6° 55' 39" East – 413.29 feet to a iron pin set; thence
- 2) South 76° 19' 04" West – 378.08 feet to a iron pin set; thence
- 3) South 72° 56' 55" West – 285.07 feet to a iron pin set; thence
- 4) South 43° 48' 06" West – 727.05 feet to a iron pin; thence
- 5) South 54° 56' 04" West – 603.06 feet to a iron pin; thence
- 6) North 34° 49' 40" West – 160.00 feet to a iron pin set; thence
- 7) North 55° 10' 20" East – 243.03 feet to a iron pin set; thence
- 8) North 27° 11' 30" West – 1032.47 feet to the place of **BEGINNING**.

**CONTAINING** 29.321-Acres.

**BEING** shown as Lot #2 on the Final Minor Subdivision Plan of the Allentown State Hospital prepared by the City of Allentown Department of Public Works, Drawing #06-005, dated July 20, 2007, last revised March 25, 2009.