

ORDINANCE NO. 2022010

AN ORDINANCE OF THE TOWNSHIP OF TILDEN, BERKS COUNTY, PENNSYLVANIA, VACATING A CERTAIN PORTION OF LOWLAND ROAD (TOWNSHIP ROUTE T-744) FROM ITS CURRENT INTERSECTION WITH THE SOUTHERN RIGHT-OF-WAY OF PENNSYLVANIA STATE HIGHWAY ROUTE 61 IN A NORTHWESTERLY DIRECTION A DISTANCE OF APPROXIMATELY 1,186 FEET

WHEREAS, in the judgment of the Board of Supervisors of the Township of Tilden, Berks County, Pennsylvania, it is necessary and desirable to vacate a certain portion of road known as Lowland Road (Township Route T-744) from its current intersection with the Southern right-of-way of Pennsylvania State Highway Route 61 in a Northwesterly direction a distance of approximately 1,186 feet in the Township of Tilden.

NOW, THEREFORE, BE IT ENACTED by the Board of Supervisors of the Township of Tilden, Berks County, Pennsylvania, and IT IS HEREBY ENACTED AND ORDAINED by the authority of the same as follows:

Section 1. A certain portion of road known as Lowland Road (Township Route T-744), from its current intersection with the Southern right-of-way of Pennsylvania State Highway Route 61 in a Northwesterly direction a distance of approximately 1,186 feet in the Township of Tilden, as more fully depicted on plan as attached hereto as Exhibit "A" and the legal description attached hereto as Exhibit "B", incorporated herein by reference thereto, is hereby vacated as a public road.

Section 2. The official map of the Township of Tilden is hereby amended to reflect the vacation of that certain portion of road known as Lowland Road in the Township of Tilden, as specified in Section 1 above.

Section 3. Notwithstanding the vacation by the Township of Tilden specified in Sections 1 and 2 above, all easements heretofore granted over, through, across and under the real properties comprising that portion of Lowland Road being vacated pursuant to Sections 1 and 2 above shall be maintained and all rights pertaining thereto shall remain in full force and effect.

Section 4. If any sentence, clause, section or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts of this Ordinance. It is hereby declared as the intent of the Board of Supervisors of the Township of Tilden that this Ordinance would have been adopted had

such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.

Section 5. All ordinances or parts of ordinances conflicting with the provisions of this Ordinance are hereby repealed insofar as they are inconsistent with this Ordinance.

Section 6. This Ordinance shall become effective five (5) days from the date of enactment.

DULY ENACTED AND ORDAINED this 14th day of September, 2010.

TOWNSHIP OF TILDEN
BOARD OF SUPERVISORS

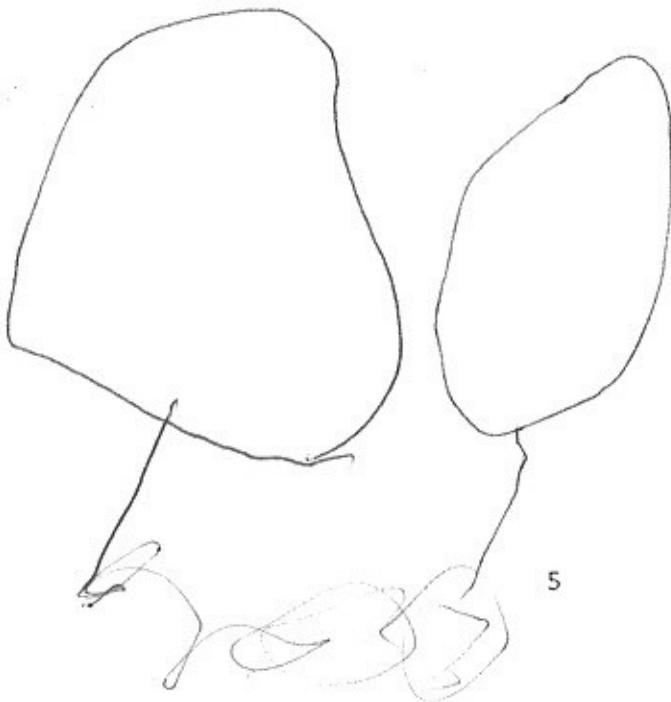
Russell H. Waly
Supervisor

Judy E. Romig
Supervisor

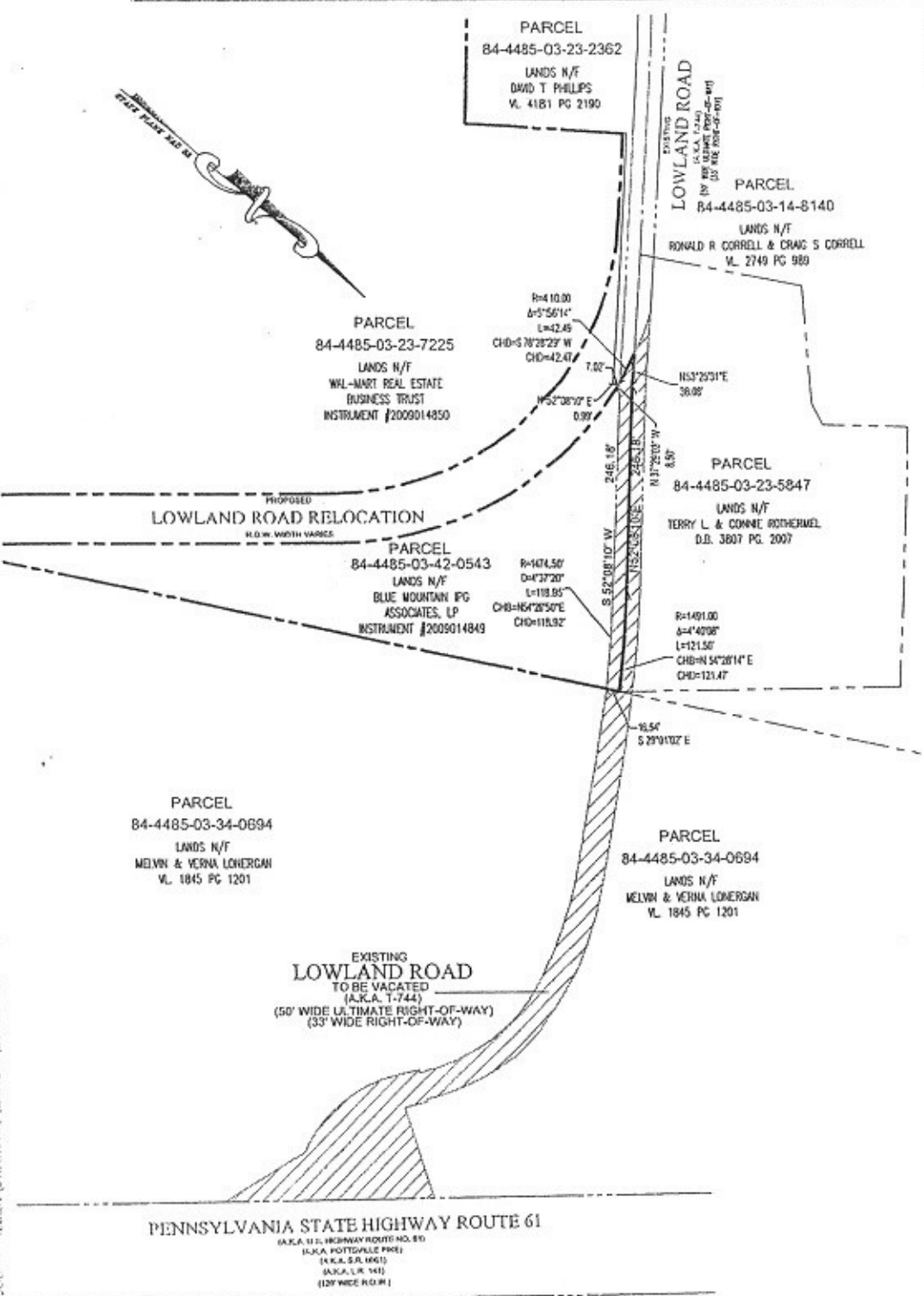
Howard D. Schappell
Supervisor

Attest: Oliver A. Haus
Secretary

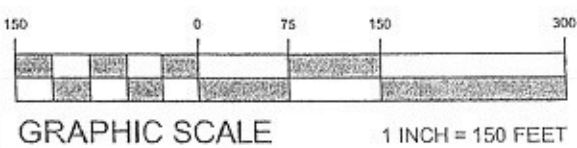
EXHIBIT "A"



C:\LANDCORE\PROJECTS\2010\070012 - RIMWOOD - TILDEN DRAWINGS\EXHIBIT\2010.05.04 - LOWLAND ROAD EXHIBIT\EXISTING LOWLAND ROAD ROW LAYOUT\EXISTING LOWLAND ROAD EXHIBIT



PROJECT No:	070012
DRAWN BY:	MAR
CHECKED BY:	BM
CAD I.D. #:	EXISTING LOWLAND ROAD EXHIBIT



K. MATTHEW RUTT, P.E.
PENNSYLVANIA LICENSE NO. 073433
NEW JERSEY LICENSE NO. A282

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NEW JERSEY
981 LEXINGTON DRIVE, SUITE 200
LAURELTON, NJ 08048
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PHILLY METRO
5814 MONTGOMERY AVENUE
WYNDMOR, PENNSYLVANIA 19038
PHONE: (215) 236-2570



PROJECT: TILDEN RIDGE
HIGHWAY INTERCHANGE COMMERCIAL CENTER
ROUTE 61 & CABELA DRIVE
TILDEN TOWNSHIP
BERKS COUNTY, PENNSYLVANIA

TITLE: EXISTING LOWLAND ROAD
ROW VACATION EXHIBIT

SCALE: (H)	1" = 150'
(V)	.
DATE:	2010.05.04
SHEET No:	1
REV. No:	0

EXHIBIT "B"



CONTROL POINT ASSOCIATES, INC.

New Britain Corporate Center
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Fax. 215.712-9802
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July 25, 2008
Revised May 5, 2010
CP06002.01

METES AND BOUNDS DESCRIPTION LOWLAND ROAD VACATION TILDEN TOWNSHIP, BERKS COUNTY COMMONWEALTH OF PENNSYLVANIA

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE EXISTING LOWLAND ROAD, TO BE VACATED (A.K.A. T-744, 50 FOOT WIDE ULTIMATE RIGHT-OF-WAY, 33 FOOT WIDE RIGHT-OF-WAY) AT ITS INTERSECTION WITH THE COMMON DIVIDING LINE BETWEEN COMMON AREA PARCEL # 4 AND PARCEL 84-4485-03-34-0694, LANDS NOW OR FORMERLY MELVIN & VERNA LONERGAN AND FROM SAID POINT OF BEGINNING RUNNING, THENCE;

1. ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF THE EXISTING LOWLAND ROAD, TO BE VACATED, ALONG THE ARC OF A CIRCLE CURVING TO THE LEFT, HAVING A RADIUS OF 1474.50 FEET, A CENTRAL ANGLE OF 04 DEGREES 37 MINUTES 20 SECONDS, AN ARC LENGTH OF 118.95 FEET, A CHORD BEARING SOUTH 54 DEGREES 26 MINUTES 50 SECONDS WEST AND A CHORD DISTANCE OF 118.92 FEET TO A POINT OF TANGENCY, THENCE;
2. SOUTH 52 DEGREES 08 MINUTES 10 SECONDS WEST, A DISTANCE OF 246.18 FEET TO A POINT, THENCE;
3. ALONG THE FORMER DIVIDING LINE BETWEEN PARCEL 'E', PART OF PARCEL 84-4485-03-23-7225, LANDS NOW OR FORMERLY RONALD R. CORRELL & CRAIG S. CORRELL AND PARCEL 'A', 84-4485-03-23-4464, LANDS NOW OR FORMERLY RONALD R. & BETH ANN CORRELL, SOUTH 37 DEGREES 29 MINUTES 03 SECONDS EAST, A DISTANCE OF 1.49 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF PROPOSED LOWLAND ROAD RELOCATION (60 FOOT WIDE RIGHT-OF-WAY), THENCE;
4. ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF PROPOSED LOWLAND ROAD RELOCATION, ALONG THE ARC OF A CIRCLE CURVING TO THE LEFT, HAVING A RADIUS OF 410.00 FEET, A CENTRAL ANGLE OF 05 DEGREES 56 MINUTES 14 SECONDS, AN ARC LENGTH OF 42.49 FEET, A CHORD BEARING SOUTH 78 DEGREES 28 MINUTES 29 SECONDS WEST AND A CHORD DISTANCE OF 42.47 FEET TO A POINT IN THE BED OF THE EXISTING LOWLAND ROAD, THENCE;

THE FOLLOWING THREE (3) COURSES AND DISTANCES THROUGH THE BED OF THE EXISTING LOWLAND ROAD, TO BE VACATED:

5. NORTH 53 DEGREES 25 MINUTES 31 SECONDS EAST, A DISTANCE OF 38.08 FEET TO A POINT, THENCE;
6. NORTH 52 DEGREES 08 MINUTES 10 SECONDS EAST, A DISTANCE OF 246.18 FEET TO A POINT OF CURVATURE, THENCE;
7. ALONG THE ARC OF A CIRCLE CURVING TO THE RIGHT, HAVING A RADIUS OF 1491.00 FEET, A CENTRAL ANGLE OF 04 DEGREES 40 MINUTES 08 SECONDS, AN ARC LENGTH OF 121.50 FEET, A CHORD BEARING NORTH 54 DEGREES 28 MINUTES 14 SECONDS EAST AND A CHORD DISTANCE OF 121.47 FEET TO A POINT, THENCE;

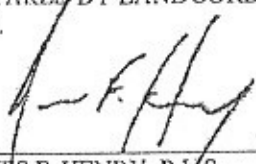
Professional Land Surveying and Consulting Services

8. THROUGH THE BED OF THE EXISTING LOWLAND ROAD, TO BE DEDICATED, SOUTH 29 DEGREES 01 MINUTE 02 SECONDS EAST, A DISTANCE OF 16.54 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 6,372 SQUARE FEET OR 0.146 ACRES

THIS PROPERTY SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS EITHER WRITTEN OR IMPLIED.

THIS DESCRIPTION WAS WRITTEN BASED UPON A MAP ENTITLED "EXISTING LOWLAND ROAD RIGHT-OF-WAY VACATION EXHIBIT, TILDEN RIDGE, HIGHWAY INTERCHANGE COMMERCIAL CENTER, ROUTE 61 & CABELA DRIVE, TILDEN TOWNSHIP, BERKS COUNTY, COMMONWEALTH OF PENNSYLVANIA, PARCEL/LEASE PLAN", PREPARED BY LANDCORE ENGINEERING CONSULTANTS, P.C., DATED 5/4/2010, PROJECT NO. 070012, SHEET 1 OF 1.



JAMES F. HENRY, P.L.S.
PENNSYLVANIA PROFESSIONAL
LAND SURVEYOR NO. SU056807

5/5/10
DATE

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