

COUNCIL BILL NO. 1859**INTRODUCED BY: Jim Aughenbaugh****ORDINANCE NO. 1763****AN ORDINANCE**

CREATING AND DEDICATING THE FOLLOWING STREETS KNOWN AS McCracken Run Road, Amanda Court, Andrea Court, THE EXTENSION OF GREEN GLEN DRIVE, Nathan Court, Larissa Court, Kaylee Court AND OVERLOOK DRIVE, BEING ALL OF THE STREETS AND ROADWAYS IN THE COKE HILLS ESTATES ADDITION TO THE CITY OF DUBOIS, DEFINING THE LIMITS, LENGTH AND LOCATION OF EACH OF THE AFOREMENTIONED STREETS, TO BE SET ASIDE AS PUBLIC HIGHWAYS WITHIN THE CITY OF DUBOIS, COUNTY OF CLEARFIELD, PENNSYLVANIA.

BE IT ORDAINED AND ENACTED, by Council of the City of DuBois in Council assembled as follows:

Section 1. McCracken Run Road is described as follows:

BEGINNING at a point in the easterly Right-of-Way for McCracken Run Road (50' R/W), said point being northwest corner of lands now or formerly of the DuBois Rifle Club; thence North 11 degrees 55 minutes East along the eastern Right-of-Way for McCracken Run Road a distance of 248.3 feet to a point; thence North 78 degrees 45 minutes West through the eastern Right-of-Way for McCracken Run Road (50' R/W) a distance of 25.00 feet to a point in the centerline for McCracken Run Road and being the true point of beginning and being the PC of a curve to the left and being Station 0+0 as shown on the plan of Coke Hill Estates; thence, along the centerline for McCracken Run Road (50' R/W) by a curve to the left, said curve having a radius of 171.49 feet and an arc length of 169.63 feet, said arc having a chord bearing of North 17 degrees 05 minutes 12 seconds West a chord distance of 162.80 feet to a point in said centerline and being the PCC of a curve to the right and shown as Station 1+69.63 on the survey map showing the roadway rights-of-way in the Coke Hill Estates Subdivision; thence along the centerline for McCracken Run Road (50' R/W) by a curve to the right, said curve having a radius of 171.52 feet and an arc length of 174.84 feet, said arc having a chord bearing of North 16 degrees 13 minutes 16 seconds West a chord distance of 167.37 feet to a point, and being the PT of said curve and shown as Station 3+44.47 on the aforementioned survey map; thence North 12 degrees 58 minutes 53 seconds East along the centerline for McCracken Run Road (50' R/W) a distance of 193.01 feet to a point in said centerline, and said point being the PC of a curve to the left and shown as Station

5+37.48 on the aforementioned survey map; thence along the centerline for McCracken Run Road (50' R/W) by a curve to the left, said curve having a radius of 1000.00 feet and an arc length of 119.52 feet, said arc having a chord bearing of North 09 degrees 33 minutes 26 seconds East a chord distance of 119.45 feet to a point in said centerline, and being the PT of said curve and shown as Station 6+57.00 on the aforementioned survey map; thence North 06 degrees 08 minutes 00 seconds East along the centerline for said road a distance of 482.20 feet to a point in said centerline and being the PC of a curve to the right and shown as Station 11+39.20 on the hereto attached plan; thence along the centerline for McCracken Run Road (50' R/W) by a curve to the right, said curve having a radius of 1500.00 feet and an arc length of 1226.95 feet, said arc having a chord bearing of North 29 degrees 33 minutes 59 seconds East a chord distance of 1193.03 feet to a point in the centerline for said road and shown as Station 23+66.15 on the aforementioned survey map; thence North 06 degrees 21 minutes 30 seconds East along the centerline for McCracken Run Road (50' R/W) a distance of 519.97 feet to a point in the centerline intersection for McCracken Run Road (50' R/W) with Green Glen Drive (50' R/W) and shown as Station 28+86.12 on the aforementioned survey map. The total length of McCracken Run Road is 2,886.12 feet as shown on the survey map of the roads in Coke Hill Estates prepared by Alexander and Associates, Inc., dated October 26, 2010, as revised on November 12, 2010, and being further shown in the plan of the Coke Hill Estates recorded as Instrument No. 199504501 in the Offices of the Register and Recorder of Deeds of Clearfield County, Pennsylvania, on May 3, 1995.

Section 2. Amanda Court is described as follows:

BEGINNING at a point in the centerline for McCracken Run Road (50' R/W) at Station 12+11.20 as shown on the aforementioned plan, said point being Station 0+0 for Amanda Court (50' R/W) as shown on the aforementioned plan; thence North 74 degrees 10 minutes 24 seconds West along the centerline for Amanda Court (50' R/W) a distance of 250.54 feet to a point in the centerline for said road and shown as Station 2+50.54 as shown on the aforementioned plan, and also being the center of a 65 foot radius for a Cul-de-Sac at the terminus of Amanda Court as shown on the hereto attached plan. The total length of Amanda Court is 315.54 feet as shown on the survey map of the roads in Coke Hill Estates prepared by Alexander and Associates, Inc., dated October 26, 2010, as revised

on November 12, 2010, and being further shown in the plan of the Coke Hill Estates recorded as Instrument No. 199504501 in the Offices of the Register and Recorder of Deeds of Clearfield County, Pennsylvania, on May 3, 1995.

Section 3. Andrea Court is described as follows:

BEGINNING at a point in the centerline for McCracken Run Road (50' R/W) at Station 23+66.15 as shown on the hereto attached plan, said point being Station 0+0 for Andrea Court (50' R/W) as shown on the aforementioned plan; thence along the centerline for Andrea Court (50' R/W) by a curve to the right, said curve having a radius of 1500.00 feet and an arc length of 81.54 feet, said arc having a chord bearing of North 54 degrees 33 minutes 24 seconds, a chord distance of 81.53 feet to a point in the centerline for Andrea Court (50' R/W) and shown as Station 0+81.54 as shown on the aforementioned survey map; thence North 56 degrees 06 minutes 50 seconds East along the centerline for said road a distance of 423.69 feet to a point in the centerline for said road and shown as Station 5+05.23 on the aforementioned survey map and also being the center of a 65 foot radius for a Cul-de-Sac at the terminus of Andrea Court as shown on the aforementioned survey map. The total length of Andrea Court is 570.23 feet as shown on the survey map of the roads in Coke Hill Estates prepared by Alexander and Associates, Inc., dated October 26, 2010, as revised on November 12, 2010, and being further shown in the plan of the Coke Hill Estates recorded as Instrument No. 199504501 in the Offices of the Register and Recorder of Deeds of Clearfield County, Pennsylvania, on May 3, 1995.

Section 4. The extension of Green Glen Drive is described as follows:

BEGINNING at a point on the eastern Right-of-Way for Green Glen Drive (50' R/W) and being the southwest corner of Lot No. 13 (Section 3) (Coke Hill Estates) as shown on the aforementioned survey map; thence North 27 degrees 19 minutes West through the southern portion of Green Glen Drive a distance of 25.00 feet to a point in the centerline for said road and shown as Station 0+0 PC on the aforementioned survey map; thence along the centerline for Green Glen Drive (50' R/W) by a curve to the left, said curve having a radius of 150.00 feet and an arc length of 88.18 feet, said arc having a chord bearing of North 45 degrees 50 minutes 28 seconds East a chord distance of 86.92 feet to a point in the centerline for said road and shown as Station 0+88.18 PT

on the aforementioned survey map; thence North 29 degrees 00 minutes 00 seconds East along the centerline for Glen Glen Drive (50' R/W) a distance of 272.89 feet to a point in the centerline for said road and shown as Station 3+61.07 PC on the aforementioned survey map; thence by a curve to the right, said curve having a radius of 500.00 feet and an arc length of 235.61 feet, said arc having a chord bearing of North 42 degrees 30 minutes 02 seconds East a chord distance of 233.44 feet to a point in the centerline for said road and shown as Station 5+96.68 PT on the aforementioned survey map; thence North 56 degrees 00 minutes 00 seconds East along the centerline for Green Glen Drive (50' R/W) a distance of 263.43 feet to a point in the centerline for said road and shown as Station 8+60.13 PC on the aforementioned survey map; thence along the centerline for Glen Glen Drive (50' R/W) by a curve to the left, said curve having a radius of 300.00 feet and an arc length of 164.95 feet, said arc having a chord bearing of North 40 degrees 14 minutes 54 seconds East a chord distance of 162.88 feet to a point in the centerline for said road and shown as Station 10+25.08 PRC on the aforementioned survey map; thence along the centerline for Green Glen Drive (50' R/W) by a curve to the right, said curve having a radius of 400.00 feet and an arc length of 406.39 feet, said arc having a chord bearing of North 53 degrees 35 minutes 00 seconds East a chord distance of 389.14 feet to a point in the centerline for said road and shown as Station 14+31.48 PC on the aforementioned survey map; thence along the centerline for Green Glen Drive (50' R/W) by a curve to the left, said curve having a radius of 500.00 feet and an arc length of 335.24 feet, said arc having a chord bearing of North 63 degrees 27 minutes 30 seconds East a chord distance of 329.00 feet to a point in the centerline for said road, and shown as Station 17+66.72 PT on the aforementioned survey plan; thence North 44 degrees 17 minutes 46 seconds East along the centerline for Green Glen Drive (50' R/W) a distance of 205.25 feet to a point, and shown as Station 19+71.97 (Terminus of Green Glen Drive) on the aforementioned survey map. The total length of Green Glen Drive is 1,971.97 feet as shown on the survey map of the roads in Coke Hill Estates prepared by Alexander and Associates, Inc., dated October 26, 2010, as revised on November 12, 2010, and being further shown in the plan of the Coke Hill Estates recorded as Instrument No. 199504501 in the Offices of the Register and Recorder of Deeds of Clearfield County, Pennsylvania, on May 3, 1995.

Section 5. Nathan Court is described as follows:

BEGINNING at a point in the centerline for Green Glen Drive (50' R/W) at Station 2+98.18 as shown on the aforementioned survey map, said point being Station 0+0 for Nathan Court (50' R/W) as shown on the aforementioned survey map; thence North 70 degrees 05 minutes 00 seconds West along the centerline for Nathan Court (50' R/W) a distance of 315.00 feet to a point in the centerline for said road and shown as Station 3+15 on the aforementioned survey map and also being the center of a 65 foot Cul-De-Sac shown on said map. The total length of Nathan Court is 380 feet as shown on the survey map of the roads in Coke Hill Estates prepared by Alexander and Associates, Inc., dated October 26, 2010, as revised on November 12, 2010, and being further shown in the plan of the Coke Hill Estates recorded as Instrument No. 199504501 in the Offices of the Register and Recorder of Deeds of Clearfield County, Pennsylvania, on May 3, 1995.

Section 6. Larissa Court is described as follows:

BEGINNING at a point in the centerline for Green Glen Drive (50' R/W) at Station 11+69.73 as shown on the aforementioned survey map, said point being Station 0+0 for Larissa Court (50' R/W) as shown on the aforementioned survey map; thence North 06 degrees 21 minutes 30 seconds West along the centerline for Larissa Court (50' R/W) a distance of 363.70 feet to a point in the centerline for said road and shown as Station 3+63.70 and also being the center of a 65 foot Cul-De-Sac, as shown on the aforementioned survey map. The total length of Larissa Court is 428.7 feet as shown on the survey map of the roads in Coke Hill Estates prepared by Alexander and Associates, Inc., dated October 26, 2010, as revised on November 12, 2010, and being further shown in the plan of the Coke Hill Estates recorded as Instrument No. 199504501 in the Offices of the Register and Recorder of Deeds of Clearfield County, Pennsylvania, on May 3, 1995.

Section 7. Kaylee Court is described as follows:

BEGINNING at a point in the centerline for Green Glen Drive (50' R/W) at Station 17+15.89 as shown on the aforementioned survey map, said point being Station 0+0 for Kaylee Court (50' R/W) as shown on the aforementioned survey map; thence North 06 degrees 21 minutes 29 seconds West along the centerline for Kaylee Court (50' R/W) a distance of 212.56 feet to a point in the centerline for said road and shown as Station 2+12.56 and also being the center of a 65

foot Cul-De-Sac on the aforementioned survey map. The total length of Kaylee Court is 277.56 feet as shown on the survey map of the roads in Coke Hill Estates prepared by Alexander and Associates, Inc., dated October 26, 2010, as revised on November 12, 2010, and being further shown in the plan of the Coke Hill Estates recorded as Instrument No. 199504501 in the Offices of the Register and Recorder of Deeds of Clearfield County, Pennsylvania, on May 3, 1995.

Section 8. Overlook Drive is described as follows:

BEGINNING at a point in the easterly Right-of-Way for McCracken Run Road (50' R/W), said point being the northwest corner of lands now or formerly of the DuBois Rifle Club; thence North 11 degrees 55 minutes East along the eastern Right-of-Way for McCracken Run Road a distance of 248.3 feet to a point; thence North 78 degrees 45 minutes West through the eastern Right-of-Way for McCracken Run Road (50' R/W) a distance of 25.00 feet to a point in the centerline for McCracken Run Road and being the true point of beginning and also being the PC of a curve to the left and being Station 0+0 as shown on the aforementioned survey map; thence along the centerline for McCracken Run Road (50' R/W) by a curve to left, said curve having a radius of 171.49 feet and an arc length of 169.63 feet, said arc having a chord bearing of North 17 degrees 05 minutes 12 seconds West a chord distance of 162.80 feet to a point in the centerline and being the PCC of a curve to the right and shown as Station 1+69.63 on the aforementioned survey map; thence along the centerline for McCracken Run Road (50' R/W) by a curve to right, said curve having a radius of 171.52 feet and an arc length of 83.43 feet, said arc having a chord bearing of North 31 degrees 29 minutes 18 seconds West a chord distance of 82.61 feet to a point in said centerline intersection of McCracken Run Road (50' R/W) and Overlook Drive (50' R/W) and shown as Station 2+53.06 (McCracken Run Road) = 0+00 (Overlook Drive (50' R/W) on the aforementioned survey map, the true point of beginning for the centerline description for Overlook Drive; thence North 54 degrees 39 minutes 59 seconds West along the centerline for Overlook Drive (50' R/W) a distance of 55.21 feet to a point in the centerline and being the P.C. of a curve to the right and shown as Station 0+55.21 on the hereto attached plan; thence along the centerline for Overlook Drive (50' R/W) by a curve to the right, said curve having a radius of 197.07 feet and an arc length of 183.95 feet, said arc having a chord bearing of North 27 degrees 55 minutes 34 seconds West a chord distance of 177.35 feet to a point in said centerline and being the P.T. of said curve, and shown

as Station 2+39.16 on the aforementioned survey map; thence North 01 degrees 11 minutes 09 seconds West along the centerline for Overlook Drive (50' R/W) a distance of 134.49 feet to a point in the centerline and being the P.C. of a curve to the right, and shown as Station 3+73.66 on the aforementioned survey map; thence along the centerline for Overlook Drive (50' R/W) by a curve to the right, said curve having a radius of 200.00 feet and an arc length of 37.28 feet, said arc having a chord bearing of North 04 degrees 09 minutes 14 seconds East a chord distance of 37.22 feet to a point in the centerline and being the P.T. of said curve, and shown as Station 4+10.93 on the aforementioned survey map; thence; North 09 degrees 29 minutes 37 seconds East along the centerline for Overlook Drive (50' R/W) a distance of 180.71 feet to a point in the centerline and being the P.C. of a curve to the left, and shown as Station 5+91.64 on the aforementioned survey map; thence along the centerline for Overlook Drive (50' R/W) by a curve to the left, said curve having a radius of 250.00 feet and an arc length of 34.43 feet, said arc having a chord bearing of North 05 degrees 32 minutes 55 seconds East a chord distance of 34.40 feet to a point in the centerline and being the P.T. of said curve, and shown as Station 6+26.07 on the aforementioned survey map; thence North 01 degrees 36 minutes 12 seconds East along the centerline for Overlook Drive (50' R/W) a distance of 164.18 feet to a point in the centerline and being the P.C. of a curve to the right, and shown as Station 7+91.76 on the aforementioned survey map; thence along the centerline for Overlook Drive (50' R/W) by a curve to the right, said curve having a radius of 50.00 feet and an arc length of 85.20 feet, said arc having a chord bearing of North 50 degrees 25 minutes 03 seconds East a chord distance of 75.26 feet to a point in the centerline and being the P.T. of said curve, and shown as Station 8+75.45 on the aforementioned survey map; thence South 80 degrees 46 minutes 05 seconds East along the centerline for Overlook Drive (50' R/W) a distance of 133.35 feet to a point in the centerline intersection of McCracken Run Road (50' R/W) (Station 10+08.68) and shown as Station 10+10.31 (Overlook Drive 50' R/W) and the aforementioned survey map. The total length of Overlook Drive is 1,010.31 feet as shown on the survey map of the roads in Coke Hill Estates prepared by Alexander and Associates, Inc., dated October 26, 2010, as revised on November 12, 2010, and being further shown in the plan of the Coke Hill Estates recorded as Instrument No. 199504501 in the Offices of the Register and Recorder of Deeds of Clearfield County, Pennsylvania, on May 3, 1995.


Section 9. The said McCracken Run Road, Amanda Court, Andrea Court, Green Glen Drive Extension, Nathan Court, Larissa Court, Kaylee Court and Overlook Drive from beginning to end, and for the entire width thereof, as herein set forth, for a total area for all of the roads described herein of 418,699 square feet or 9.612 acres, shall be hereafter a part of the public highway and street system of the City of DuBois and shall be and are hereby so declared.

Section 10. All other ordinances, or parts of ordinances inconsistent herewith, be and the same are hereby repealed.

Section 11. The within Ordinance shall be effective upon final enactment hereof.

ATTEST:


City Manager

By 
Gary Gilbert
Mayor and President of Council

PASSED BY COUNCIL:

12/27/10

APPROVED: 