

**BOARD OF SUPERVISORS OF LOWER NAZARETH TOWNSHIP**  
**NORTHAMPTON COUNTY, PENNSYLVANIA**

**RESOLUTION LNT-05-09**

WHEREAS, under the Authority of the Act of May 1, 1933, P.L. 103, Article XI, Section 1140, as amended (53 P.S. Section 66140, as amended) and of the Act of May 1, 1933, P.L. 103, Section 1140, as amended (53 P.S. Section 66140, as amended), the Supervisors of Lower Nazareth Township in the exercise of their official duties, may from time to time accept certain dedicated roads, streets and alleys in Lower Nazareth Township as part of the public road system of said Township, and

WHEREAS, Ron Del Development Company, by its Indenture dated the 23<sup>rd</sup> day of December, 2008, conveyed all of its right, title and interest in a certain tract of land situated in Lower Nazareth Township, County of Northampton, and Commonwealth of Pennsylvania. Said Deed of Dedication shall be recorded in the Office for the Recording of Deeds in and for Northampton County, Pennsylvania, further bounded and described in Exhibit "A", attached hereto and made a part hereof.

NOW, THEREFORE, be it resolved that the Board of Supervisors of Lower Nazareth Township accept the aforesaid dedicated right-of-way as part of the public highway system of Lower Nazareth Township, and

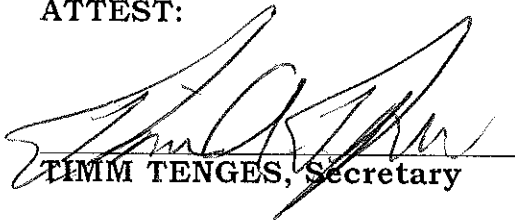
FURTHER, BE IT RESOLVED, that a certain copy of this Resolution together with a draft or survey of same showing location and width thereof, be filed and recorded in the Office of the Clerk of Court of Quarter Sessions of Northampton County (now Clerk of Criminal Courts of Northampton County), Pennsylvania.

DULY PASSED AND RESOLVED This 14<sup>th</sup> day of January, 2009.

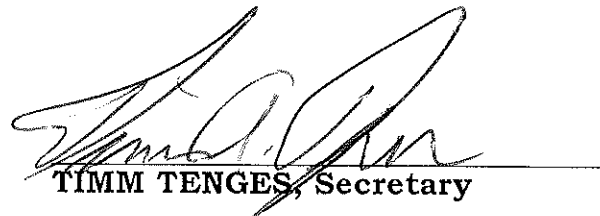
**BOARD OF SUPERVISORS  
LOWER NAZARETH TOWNSHIP**

BY:   
DR. ALAN DILSAVER, Chairman

ATTEST:

  
TIMM TENGES, Secretary

I HEREBY CERTIFY that I am the Secretary of the Board of Supervisors of Lower Nazareth Township and that the foregoing is a true and correct copy of a Resolution passed on the 14<sup>th</sup> day of January, 2009, at a Regular Meeting of said Board.

  
TIMM TENGES, Secretary

**DEED OF DEDICATION**

THIS INDENTURE, Made this 23rd day of December, 2008.

BETWEEN: RON DEL DEVELOPMENT COMPANY, a Pennsylvania corporation, with principal offices located at 3242 Farmersville Road, Lower Nazareth Township, Bethlehem, Northampton County, Pennsylvania, Party of the First Part, (hereinafter called "GRANTOR");

A  
N  
D

TOWNSHIP OF LOWER NAZARETH, Northampton County, Pennsylvania, Party of the Second Part, (hereinafter called the "GRANTEE").

WITNESSETH:

That the said Grantor, for and in consideration of the advantage to it accruing well as for divers other considerations affecting the public welfare which it seeks to advance, has granted, bargained, sold, aliened, enfeoffed, released and confirmed and by these presents does grant, bargain, sell, alien, enfeoff, release and confirm unto the said Grantee, its successors and assigns:

Exhibit "A" - Eisenhower Drive

Exhibit "B" - Saddle Drive

Exhibit "C" - Bridle Path

**Exhibit "A"**

**LEHIGH ENGINEERING ASSOCIATES, INC.**

453 MAIN ST. P.O. BOX 68 WALNUTPORT, PA 18088  
 PHONE: (610) 767-8545 FAX: (610) 767-5798  
 E-MAIL: info@lehighengineering.com



**DEED DESCRIPTION:** Eisenhower Drive Right-of-Way

**SUBDIVISION:** COLT'S RUN

**LOCATED IN:** TOWNSHIP OF LOWER NAZARETH, COUNTY OF NORTHAMPTON,  
 AND THE COMMONWEALTH OF PENNSYLVANIA

ALL THAT CERTAIN tract of land located in the Township of Lower Nazareth, County of Northampton and Commonwealth of Pennsylvania, (as shown on a Final Major Subdivision Plan Entitled Colt's Run, dated 3/27/03, prepared by Lehigh Engineering Associates, Inc.), bounded and described as follows; to wit:

BEGINNING at a concrete monument located along Lot 21 of the aforementioned subdivision, said concrete monument also located along the right-of-way of Saddle Drive, 25.00' from centerline, and the lands herein described, thence;

- 1) Along an arc curving to the left having a radius of 25.00' and a length of 40.38' (long chord N 36° 13' 47" W, 36.13') along Lot 21 of the aforementioned subdivision, to a concrete monument, thence;
- 2) N 82° 30' 02" W, 955.96' along Lots 21, 20, 19, 18 and 17, all of the aforementioned subdivision, to a concrete monument, thence;
- 3) Along an arc curving to the right having a radius of 225.00' and a length of 656.94' (long chord N 01° 08' 38" E, 447.23') along Lots 17, 16, 15, 14, 13, 12 and 11, all of the aforementioned subdivision, to a concrete monument, thence;
- 4) N 84° 47' 19" E, 1299.66' along Lot 11, the right-of-way of Bridle Path and Lots 10, 9, 8, 7 and 6, all of the aforementioned subdivision, to a point, thence;
- 5) S 04° 59' 02" E, 50.00' along the existing right-of-way of Eisenhower Drive, to a point, thence;
- 6) S 84° 47' 19" W, 1299.46' along Lot 5, the right-of-way of Saddle Drive and Lots 31, 30, 29 and 28, all of the aforementioned subdivision, to a concrete monument, thence;
- 7) Along an arc curving to the left having a radius of 175.00' and a length of 510.96' (long chord S 01° 08' 38" W, 347.85') along Lots 28 and 27 of the aforementioned subdivision, to a concrete monument, thence;
- 8) S 82° 30' 02" E, 960.40' along Lots 27, 26, 25, 24, 23 and 22, all of the aforementioned subdivision, to a concrete monument, thence;
- 9) Along an arc curving to the left having a radius of 25.00' and a length of 38.16' (long chord N 53° 46' 13" E, 34.56') along Lot 22 of the aforementioned subdivision to a concrete monument, thence;
- 10) S 10° 02' 28" W, 100.10' along the right-of-way of Saddle Drive, 25.00' from centerline, to the aforementioned concrete monument and place of beginning, containing:

3.2967 acres, 143,604.82 sq.ft.

IT BEING PART of the same premises which Fox Family Partnership, by deed dated March 3, 2003, in the office of the Recorder of Deeds in and for Northampton County, at Easton,

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

**Exhibit "A"**

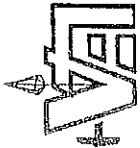
Pennsylvania, in Deed Book Volume 2003-1, Page 076039, granted and conveyed unto Rondel Development Company.

**IT BEING PART** of the same premises which Cletus C. Kilker and Kathleen M. Kilker, husband and wife, by deed dated September 17, 2003, in the office of the Recorder of Deeds in and for Northampton County, at Easton, Pennsylvania, in Deed Book Volume 2003-1, Page 387120, granted and conveyed unto Rondel Development Company.

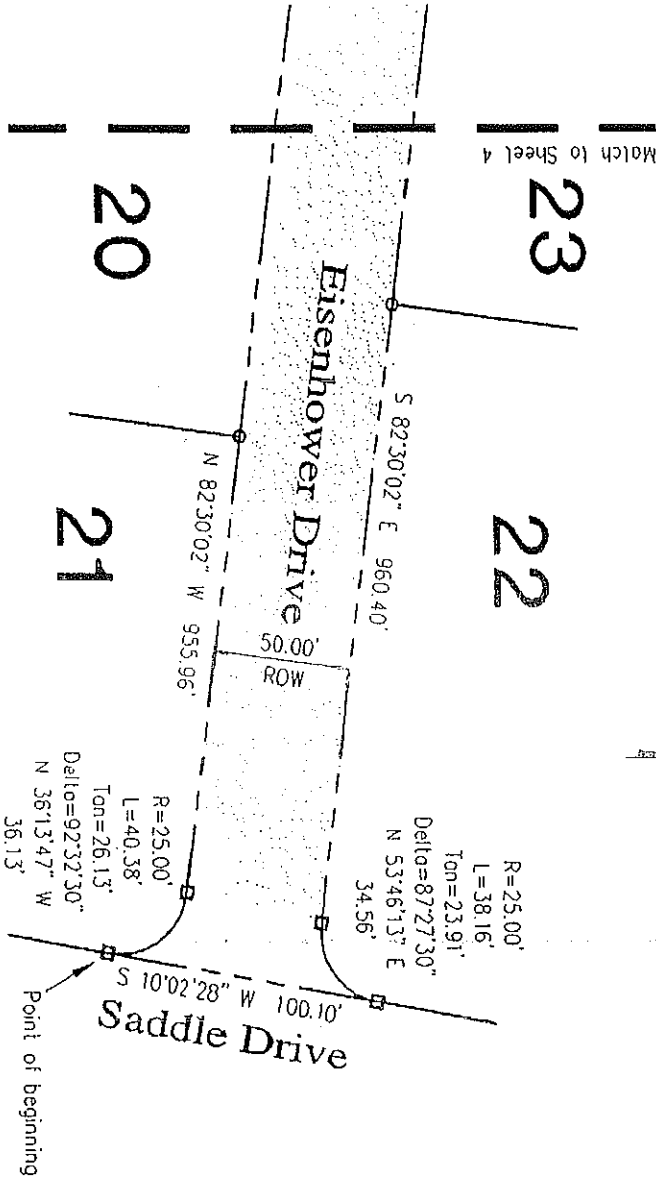
Together with and subject to easements, restrictions and covenants of record.

This Description prepared by Lehigh Engineering Associates Inc., on December 16, 2008.

**LEHIGH ENGINEERING ASSOCIATES, INC.**  
 499 Riverview Drive P.O. Box 58  
 Walnutport, PA 18088  
 610-767-8545, Fax 610-767-5798



Colt's Run  
 Eisenhower Drive Right-of-Way



**MAP LEGEND**

- CON. MON.
- IRON PIN

NOTE: TEXT IN A *SLANTED* FONT  
 REPRESENTS EXISTING FEATURES.

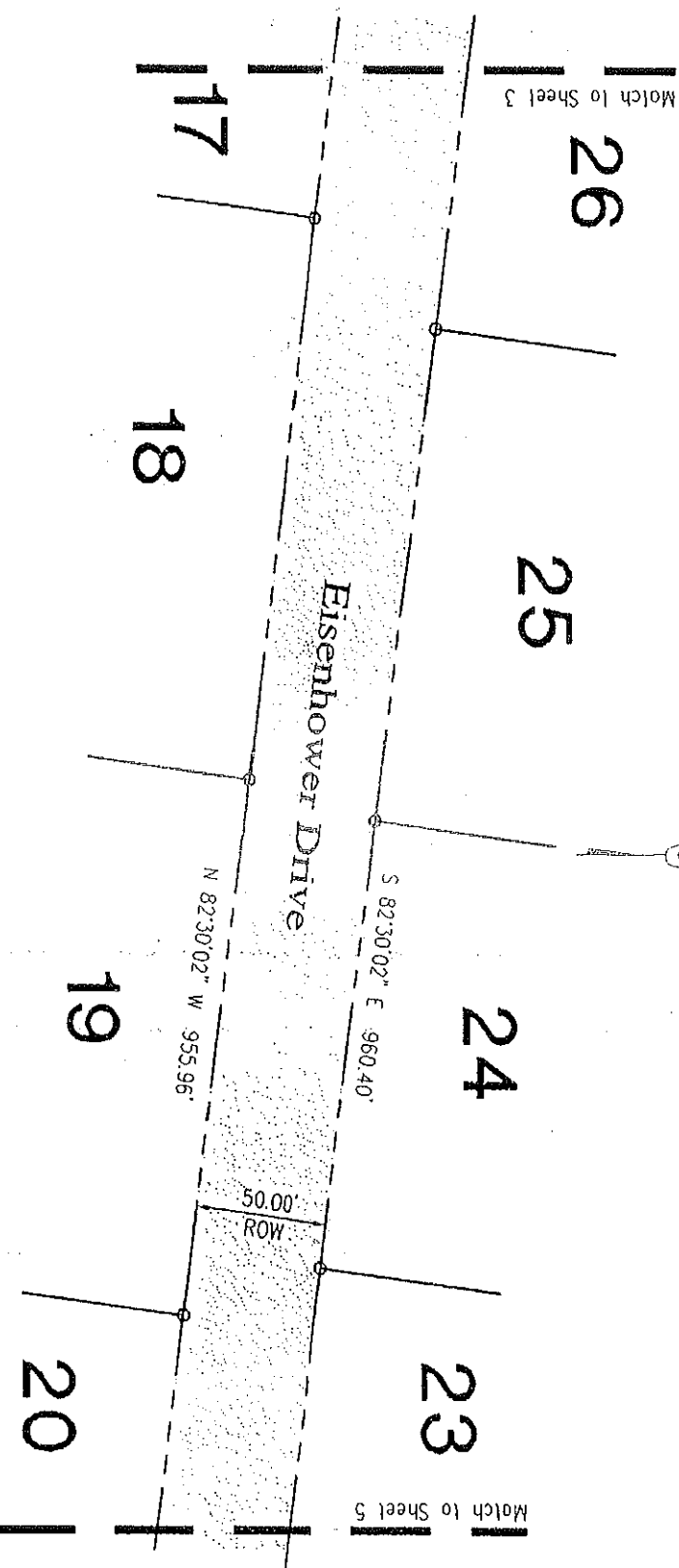
RIGHT-OF-WAY AREA  
 143,604.82 SQ.FT. (3.2967 AC.)

DATE: 12/16/08 SCALE: 1" = 60' SHEET 5 OF 5

LEHIGH ENGINEERING  
ASSOCIATES, INC.  
499 Riverview Drive P.O. Box 68  
Walnutport, PA 18038  
610-767-8545, Fax 610-767-5798



Colt's Run  
Eisenhower Drive Right-of-Way



MAP LEGEND  
 CON. MON.  
 IRON PIN

NOTE: TEXT IN A *SLANTED* FONT  
REPRESENTS EXISTING FEATURES.

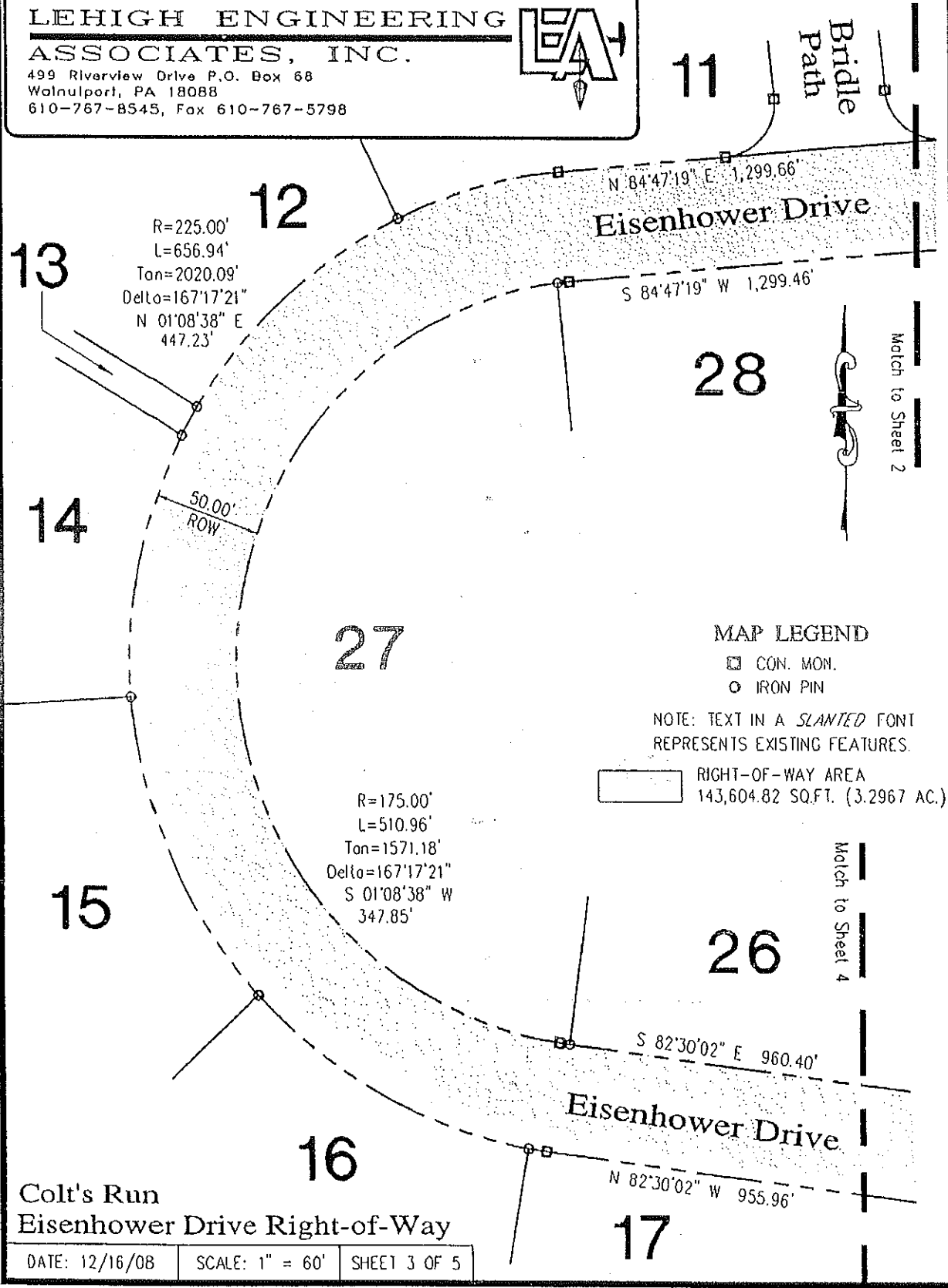
RIGHT-OF-WAY AREA  
143,604.82 SQ.FT. (3,2967 AC.)

DATE: 12/16/08 SCALE: 1" = 60' SHEET 4 OF 5



# LEHIGH ENGINEERING ASSOCIATES, INC.



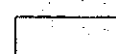
499 Riverview Drive P.O. Box 68  
Walnutport, PA 18088  
610-767-8545, Fax 610-767-5798



### MAP LEGEND

-  CON. MON.
-  IRON PIN

NOTE: TEXT IN A *SLANTED* FONT REPRESENTS EXISTING FEATURES.


 RIGHT-OF-WAY AREA  
 143,604.82 SQ.FT. (3.2967 AC.)

Colt's Run  
Eisenhower Drive Right-of-Way


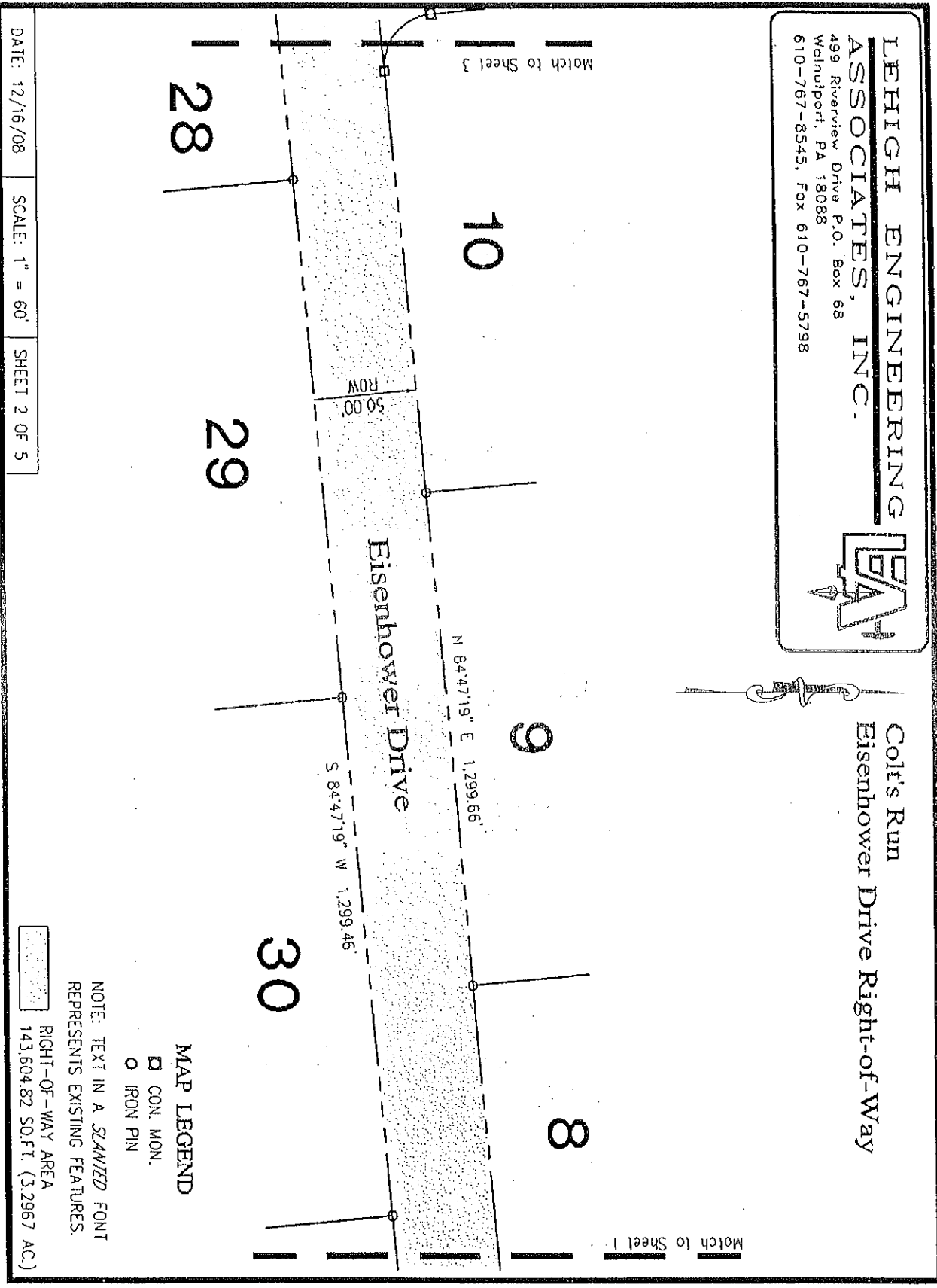
DATE: 12/16/08	SCALE: 1" = 60'	SHEET 3 OF 5
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 ASSOCIATES, INC.  
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Colt's Run  
 Eisenhower Drive Right-of-Way

DATE: 12/16/08 SCALE: 1" = 60' SHEET 2 OF 5

**MAP LEGEND**

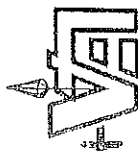
▣ CON. MON.

○ IRON PIN

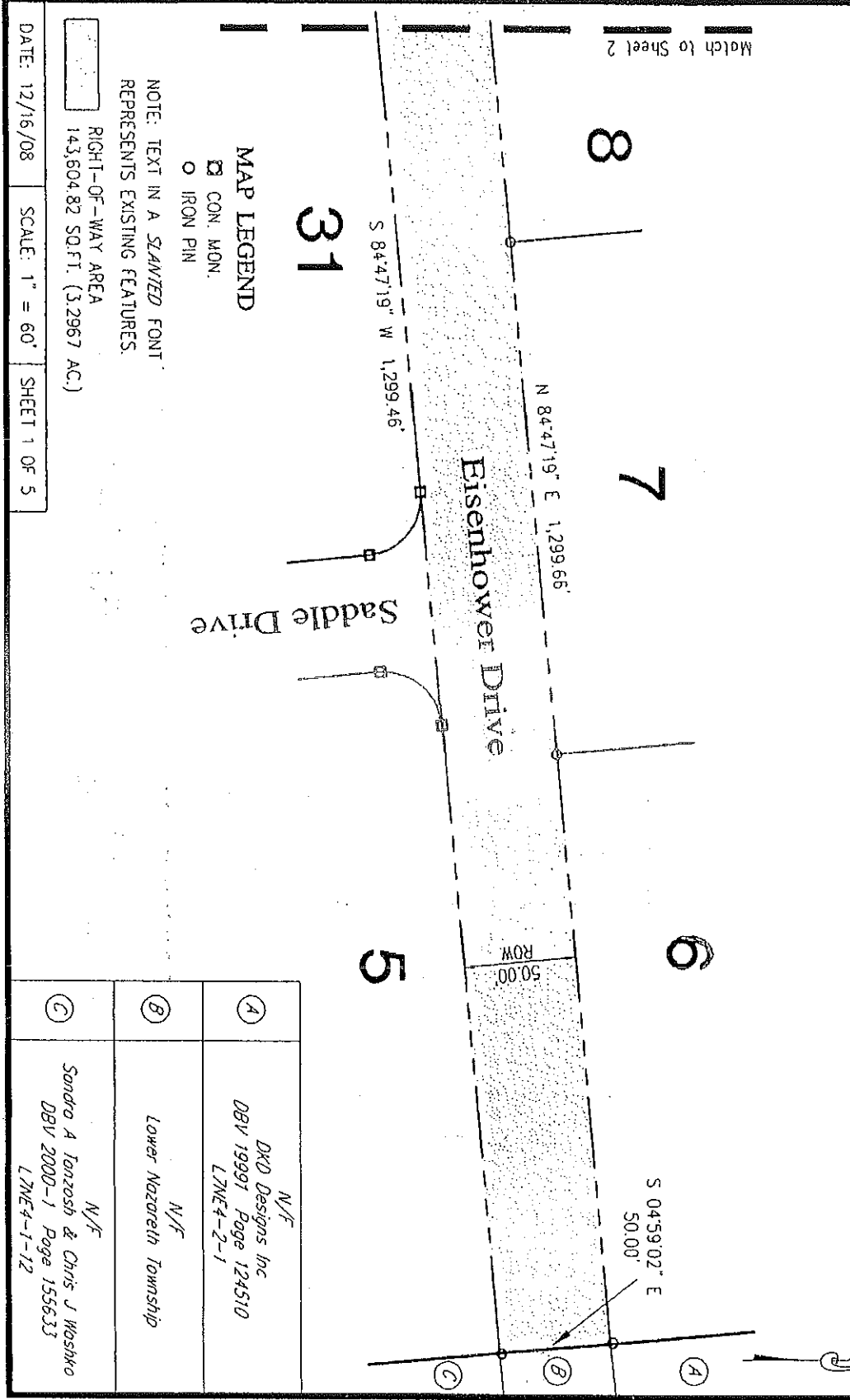
NOTE: TEXT IN A *SLANIZED* FONT REPRESENTS EXISTING FEATURES.

RIGHT-OF-WAY AREA  
 143,604.82 SQ.FT. (3,2967 AC.)

**LEHIGH ENGINEERING ASSOCIATES, INC.**  
 499 Riverview Drive P.O. Box 68  
 Walnutport, PA 18088  
 610-767-8545, Fax 610-767-5798



Colt's Run  
 Eisenhower Drive Right-of-Way



(A)	N/F DKD Designs Inc DBV 19991 Page 124510 LTNE4-2-1
(B)	N/F Lower Nazareth Township
(C)	N/F Sandro A Tomazsh & Chris J Wosiko DBV 2000-1 Page 155633 LTNE4-1-12

**LEHIGH ENGINEERING ASSOCIATES, INC.**

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 PHONE: (610) 767-8545 FAX: (610) 767-5798  
 E-MAIL: info@lehighengineering.com



**DEED DESCRIPTION:** Saddle Drive Right-of-Way

**SUBDIVISION:** COLT'S RUN

**LOCATED IN:** TOWNSHIP OF LOWER NAZARETH, COUNTY OF NORTHAMPTON,  
 AND THE COMMONWEALTH OF PENNSYLVANIA

ALL THAT CERTAIN tract of land located in the Township of Lower Nazareth, County of Northampton and Commonwealth of Pennsylvania, (as shown on a Final Major Subdivision Plan Entitled *Colt's Run*, dated 3/27/03, prepared by Lehigh Engineering Associates, Inc.), bounded and described as follows; to wit:

BEGINNING at a concrete monument located along Lot 21 of the aforementioned subdivision, said concrete monument also located along the ultimate right-of-way of Hecktown Road (T-437), 40.00' from centerline, and the lands herein described, thence;

- 1) Along an arc curving to the left having a radius of 25.00' and a length of 39.45' (long chord N 55° 14' 53" E, 35.48') along Lot 21 of the aforementioned subdivision, to a concrete monument, thence;
- 2) N 10° 02' 28" E, 375.54' along Lot 21, the right-of-way of Eisenhower Drive and Lot 22 of the aforementioned subdivision to a concrete monument, thence;
- 3) Along an arc curving to the left having a radius of 175.00' and a length of 46.59' (long chord N 02° 24' 53" E, 46.45') along Lot 22 of the aforementioned subdivision, to a concrete monument, thence;
- 4) N 05° 12' 41" W, 390.04' along Lots 22, 32 and 31 of the aforementioned subdivision, to a concrete monument, thence;
- 5) Along an arc curving to the left having a radius of 25.00' and a length of 39.27' (long chord N 50° 12' 41" W, 35.36') along Lot 31 of the aforementioned subdivision, to a concrete monument, thence;
- 6) N 84° 47' 19" E, 100.00' along the right-of-way of Eisenhower Drive, 25.00' from centerline, to a concrete monument, thence;
- 7) Along an arc curving to the left having a radius of 25.00' and a length of 39.27' (long chord S 39° 47' 19" W, 35.36' ) along Lot 5 of the aforementioned subdivision to a concrete monument, thence;
- 8) S 05° 12' 41" E, 390.04' along Lots 5, 4 and 3 of the aforementioned subdivision, to a concrete monument, thence;
- 9) Along an arc curving to the right having a radius of 225.00' and a length of 59.90' (long chord S 02° 24' 53" W, 59.72') along Lots 3 and 2 of the aforementioned subdivision, to a concrete monument, thence;
- 10) S 10° 02' 28" W, 376.27' along Lots 2 and 1 of the aforementioned subdivision to a concrete monument, thence;

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

Exhibit "B"

- 11) Along an arc curving to the left having a radius of 25.00' and a length of 39.09' (long chord S 34° 45' 07" E, 35.23') along Lot 1 of the aforementioned subdivision, to a concrete monument, thence;
- 12) N 79° 32' 43" W, 100.00' along the ultimate right-of-way of Hecktown Road (T-437), 40.00' from centerline, to the aforementioned concrete monument and place of beginning, containing:

1.0100 acres, 43,995.91 sq.ft.

IT BEING PART of the same premises which Fox Family Partnership, by deed dated March 3, 2003, in the office of the Recorder of Deeds in and for Northampton County, at Easton, Pennsylvania, in Deed Book Volume 2003-1, Page 076039, granted and conveyed unto Rondel Development Company.

Together with and subject to easements, restrictions and covenants of record.

This Description prepared by Lehigh Engineering Associates Inc., on August 26, 2003.

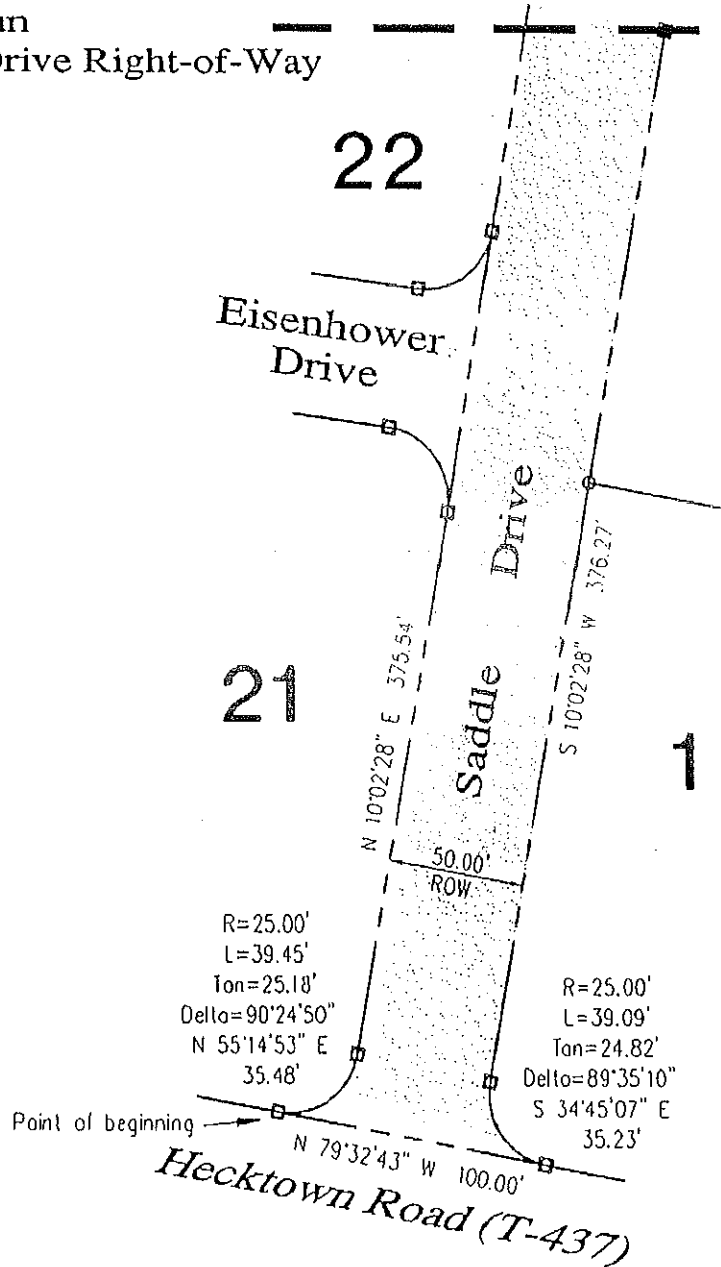
**LEHIGH ENGINEERING ASSOCIATES, INC.**



499 Riverview Drive P.O. Box 68  
Walnutport, PA 18088  
610-767-8545, Fax 610-767-5798

**Colt's Run  
Saddle Drive Right-of-Way**

Match to Sheet 1



**MAP LEGEND**

- ☐ CON. MON.
- IRON PIN

NOTE: TEXT IN A *SLANTED* FONT REPRESENTS EXISTING FEATURES.

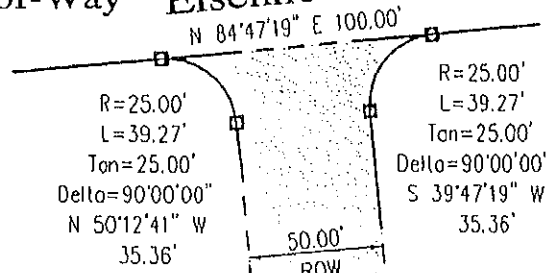
RIGHT-OF-WAY AREA  
43,995.91 SQ.FT. (1.0100 AC.)

**LEHIGH ENGINEERING  
ASSOCIATES, INC.**



499 Riverview Drive P.O. Box 68  
Wolnupt, PA 18088  
610-767-8545, Fax 610-767-5798

**Colt's Run  
Saddle Drive Right-of-Way Eisenhower Drive**



31

5

32

4

22

3

**MAP LEGEND**

- ☐ CON. MON.
- IRON PIN

NOTE: TEXT IN A *SLANTED* FONT  
REPRESENTS EXISTING FEATURES.

RIGHT-OF-WAY AREA  
43,995.91 SQ.FT. (1.0100 AC.)

R=175.00'  
L=46.59'  
Tan=23.43'  
Delta=15'15'09"  
N 02'24'53" E  
46.45'

R=225.00'  
L=59.90'  
Tan=30.13'  
Delta=15'15'09"  
S 02'24'53" W  
59.72'

Match to Sheet 2

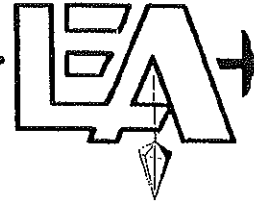
DATE: 12/16/08

SCALE: 1" = 60'

SHEET 1 OF 2

**LEHIGH ENGINEERING ASSOCIATES, INC.**

453 MAIN ST. P.O. BOX 68 WALNUTPORT, PA 18088  
 PHONE: (610) 767-8545 FAX: (610) 767-5798  
 E-MAIL: info@lehighengineering.com



**DEED DESCRIPTION:** Bridle Path Right-of-Way

**SUBDIVISION:** COLT'S RUN

**LOCATED IN:** TOWNSHIP OF LOWER NAZARETH, COUNTY OF NORTHAMPTON,  
AND THE COMMONWEALTH OF PENNSYLVANIA

ALL THAT CERTAIN tract of land located in the Township of Lower Nazareth, County of Northampton and Commonwealth of Pennsylvania, (as shown on a Final Major Subdivision Plan Entitled *Colt's Run*, dated 3/27/03, prepared by Lehigh Engineering Associates, Inc.), bounded and described as follows; to wit:

BEGINNING at a concrete monument located along Lot 11 of the aforementioned subdivision, said concrete monument also located along the right-of-way of Eisenhower Drive, 25.00' from centerline, and the lands herein described, thence;

- 1) Along an arc curving to the left having a radius of 25.00' and a length of 39.27' (long chord N 39° 47' 19" E, 35.36') along Lot 11 of the aforementioned subdivision, to a concrete monument, thence;
- 2) N 05° 12' 41" W, 174.16' along the same, to an iron pin, thence;
- 3) N 84° 47' 28" E, 50.00' along lands now or former of Marvin L. Frey, to an iron pin, thence;
- 4) S 05° 12' 41" ~~W~~<sup>E</sup>, 174.15' along Lot 10 of the aforementioned subdivision to a concrete monument, thence;
- 5) Along an arc curving to the left having a radius of 25.00' and a length of 39.27' (long chord S 50° 12' 41" E, 35.36') along the same, to a concrete monument, thence;
- 6) S 84° 47' 19" E, 100.00' along the right-of-way of Eisenhower Drive, 25.00' from centerline, to the aforementioned concrete monument and place of beginning, containing:

0.2348 acres, 10,225.99 sq.ft.

IT BEING PART of the same premises which Fox Family Partnership, by deed dated March 3, 2003, in the office of the Recorder of Deeds in and for Northampton County, at Easton, Pennsylvania, in Deed Book Volume 2003-1, Page 076039, granted and conveyed unto Rondel Development Company.

Together with and subject to easements, restrictions and covenants of record.

This Description prepared by Lehigh Engineering Associates Inc., on August 26, 2003.

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

**Exhibit "C"**

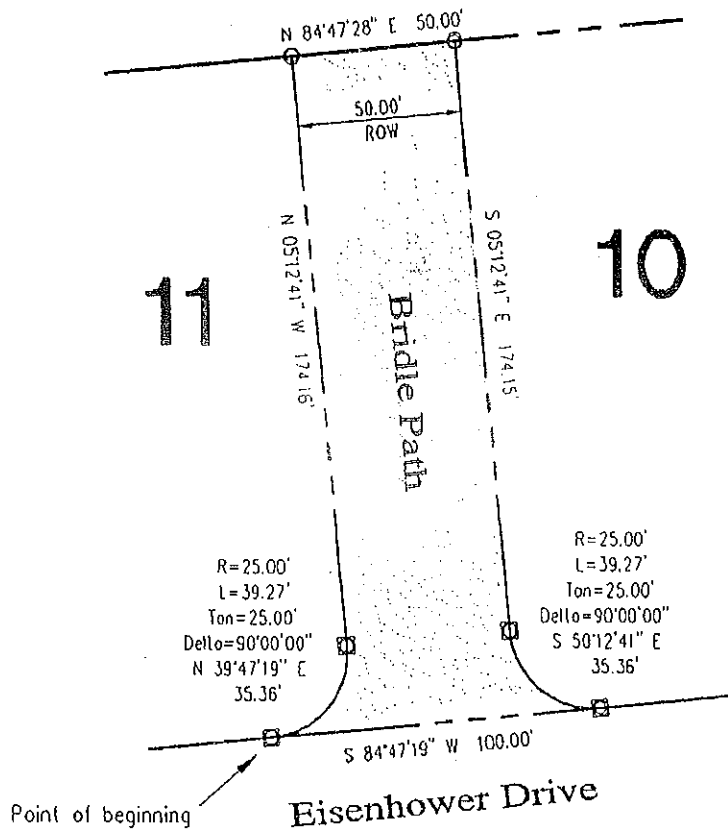
**LEHIGH ENGINEERING  
ASSOCIATES, INC.**

499 Riverview Drive P.O. Box 68  
Walmulport, PA 18088  
610-767-8545, Fax 610-767-5798



**Colt's Run  
Bridle Path Right-of-Way**

N/F  
Marvin L. Frey  
360A Nazareth Pike  
Bethlehem PA 18020-9601  
DVB 1995-1 Page 70981  
L7-6-1



**MAP LEGEND**

- CON. MON.
- IRON PIN

NOTE: TEXT IN A *SLANTED* FONT REPRESENTS EXISTING FEATURES.

RIGHT-OF-WAY AREA  
10,225.99 SQ.FT. (0.2348 AC.)



TO HAVE AND TO HOLD the said lot or piece of ground above described unto the said Grantee, to and for the only proper use and behalf of the said Grantee, its successors and assigns forever as and for a public street and highway and for no other use or purpose whatsoever and to the same extent and with the same effect as if the said street had been opened by a Decree of the Court of Quarter Sessions of the Peace for the County of Northampton, after proceedings duly had for that purpose under and in pursuance of the Road Laws of the Commonwealth of Pennsylvania.

And the said Grantor, for itself, its successors and assigns, by these presents covenants, promises and agrees to and with the said Grantee, its successors and assigns, that neither the Grantor nor its successors and assigns, shall nor will at any time thereafter, ask, demand or recover or receive of or from the said Grantee, its successors and assigns any sum or sums of money as and for damages for or by reason of the physical grading of said street to the grade as now established by the Board of Supervisors of the Township of Lower Nazareth, Grantee, and if such grade shall not be established at the day of the date of these presents that neither the said Grantor, nor its successors and assigns, shall nor will at any time thereafter ask, demand, recover, or receive any such damage by reason of the physical grading of said street to conform to the grade as first thereafter established or confirmed by the said Board of Supervisors of the Township of Lower Nazareth, Grantee.

And the said Grantor, for itself, its successors and assigns, does by these presents further covenant, promise and agree to and with said Grantee, its successors and assigns, that the said lot of ground above described unto the said Grantee, its successors and assigns, against it, the said Grantor, its successors and assigns, and against all and any persons or person whomsoever lawfully

claiming or to claim the same or any part thereof, by, from or under him or them or any of them shall and will warrant and forever defend.

This being a conveyance of a public street to a Second Class Township, pursuant to the Second Class Township Code, no realty transfer taxes apply.

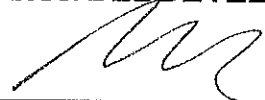
IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal the day and year first above written.

**RON DEL DEVELOPMENT COMPANY**

ATTEST:



BY:

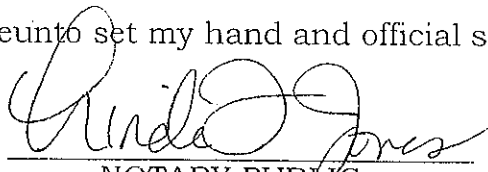
  
**RON DEL SERRO, President**

COMMONWEALTH OF PENNSYLVANIA )  
COUNTY OF LEHIGH ) SS:

On this, the 23rd day of December, 2008, before me, the undersigned officer, personally appeared RON DEL SERRO, President of RON DEL DEVELOPMENT COMPANY, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledge that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

**COMMONWEALTH OF PENNSYLVANIA**  
Notarial Seal  
Linda F. Jones, Notary Public  
City of Bethlehem, Lehigh County  
My Commission Expires Aug. 5, 2012  
Member, Pennsylvania Association of Notaries

  
NOTARY PUBLIC

I HEREBY CERTIFY THAT The correct address of the Grantee is 306 Butztown Road, Bethlehem, Pennsylvania 18020-9684.

GARY NEIL ASTEAK, ESQUIRE