

BOARD OF SUPERVISORS OF LOWER NAZARETH TOWNSHIP
NORTHAMPTON COUNTY, PENNSYLVANIA

RESOLUTION *LN7-26-10*

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

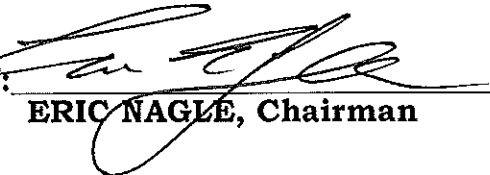
WHEREAS, Hidden Oaks I, LLP, a Pennsylvania Limited Liability Partnership, by its Indenture dated the 6th day of December, 2010, conveyed all of its right, title and interest in a certain tract of land situated in Lower Nazareth Township, County of Northampton, and Commonwealth of Pennsylvania. Said 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 15 day of December, 2010.

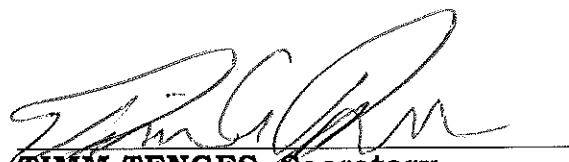
**BOARD OF SUPERVISORS
LOWER NAZARETH TOWNSHIP**

BY: 
ERIC NAGLE, 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 15 day of December, 2010, at a Regular Meeting of said Board.


TIMM TENGES, Secretary

DEED OF DEDICATION

THIS INDENTURE, Made this 6th day of December, 2010.

BETWEEN: HIDDEN OAKS I, LLP, a Pennsylvania Limited Liability Partnership, with registered office located in the City of Bethlehem, County of Northampton, Commonwealth of 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:

Manor Drive - between Oakwood Lane and Sarah Marie Court

Oakwood Lane - southeast of Manor Drive

Park Avenue - between Manor Drive and Church Hill Farms

Exhibit "A"

THOMAS J. MORGANELLI, PLS
807 West Broad Street
Bethlehem, PA 18018
610-691-2699
610-419-9415 fax

June 29, 2010
Revised 10/28/10

Legal Description of

MANOR DRIVE

Hidden Oaks II – Phase II

Lower Nazareth Township, Northampton County, PA

ALL THAT CERTAIN tract or parcel of land situate in Lower Nazareth Township, County of Northampton, Commonwealth of Pennsylvania and Offered for Dedication to Lower Nazareth Township on a plan entitled "Hidden Oaks II Major Subdivision – Layout Plan Phase II" as prepared by Keller Consulting Engineers Inc., dated February 3, 2003, last revised 08/13/03, recorded in the Northampton County Recorder of Deeds Office in Plan Book 2003-5, Page 351 and more fully shown on Exhibit "A" attached hereto, bounded and described as follows to wit:

BEGINNING A CONCRETE MONUMENT on the northerly right-of-way line of Manor Drive (60' wide) thence along the said northerly right-of-way line of Manor Drive the following three courses and distances:

1. North79°-25'-01"East, 747.86' to a point;
2. Along the arc of a curve deflecting to the left, having a radius of 270.00', a central angle of 16°-23'-13", a chord of North71°-13'-24"East, 76.96', an arc distance of 77.22' to a point;
3. North63°-01'-40"East, 104.53' to a point;

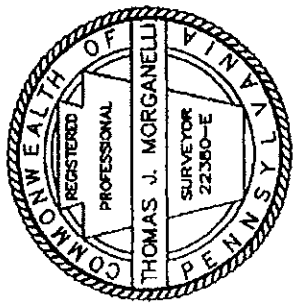
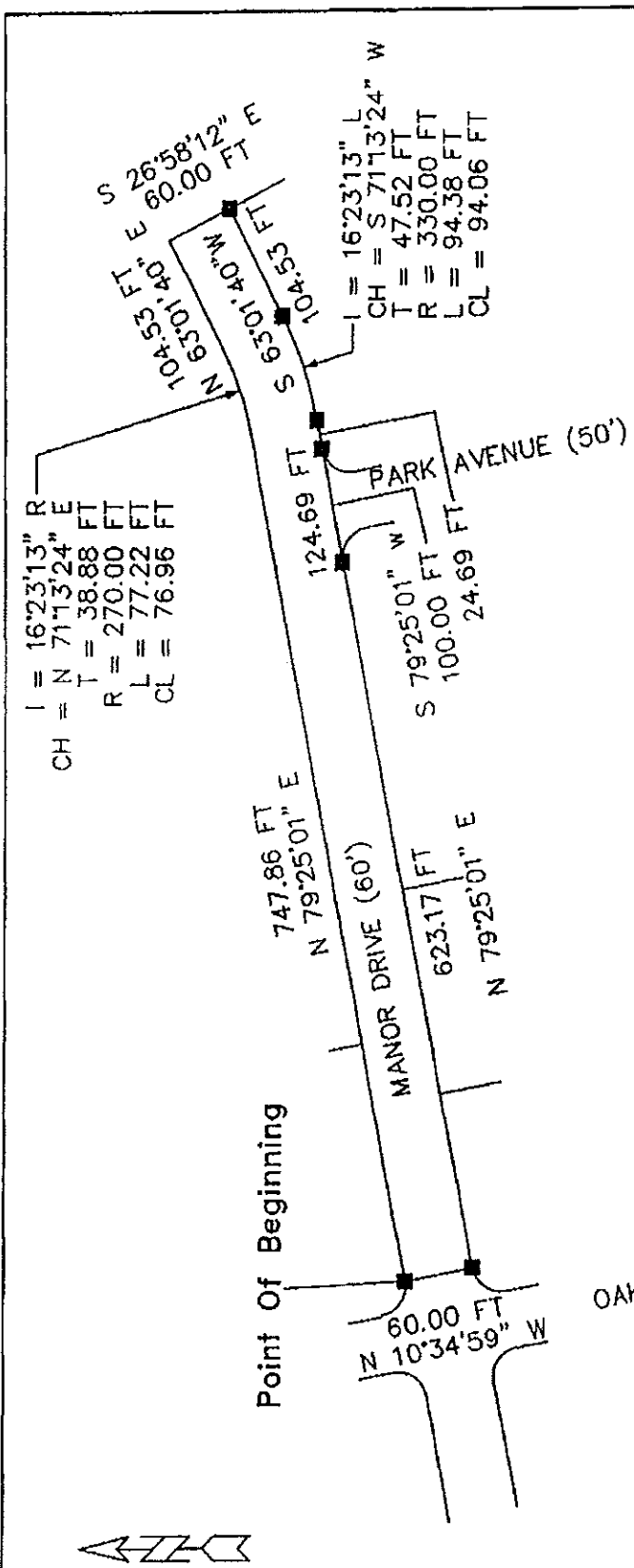
thence crossing said road along Hidden Oaks, South26°-58'-12"East, 60.00' to an concrete monument; thence along the southerly right-of-way line of Manor Drive the following five courses and distances:

1. South63°-01'-40"West, 104.53' to a concrete monument;
2. Along the arc of a curve deflecting to the right, having a radius of 330.00', a central angle of 16°-23'-13", a chord of South71°-13'-24"West, 94.06', an arc distance of 94.38' to a concrete monument;
3. South79°-25'-01"West, passing over a concrete monument at 24.69' and across the mouth of Park Avenue 124.69' to a concrete monument;
4. South79°-25'-01"West, 623.17' to a concrete monument;

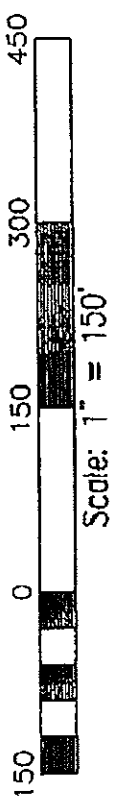
thence along the easterly right-of-way line of Oakwood Lane North10°-34'-59"West, 60.00' to a concrete monument, the place of beginning.

CONTAINING 56,591.67 Square Feet or 1.2923 Acres of land.

IT BEING PART OF THE SAME PREMISES more particularly described in the Office for the Recording of Deeds in and for Northampton County in Deed Book 2003-1, Page 375932. It also being depicted in Map Book Volume 2003-5, Page 249.



prepared by
 Thomas J. Morganelli, PLS
 807 West Broad Street
 Bethlehem, PA 18018
 610-691-2699



Revised 10/28/10

DRAWN BY: T.J.M.	PROJECT: Hidden Oaks II, Phase II, Lower Nazareth Twp., Northampton Co., PA	SHT. NAME: MANOR DRIVE RIGHT-OF-WAY SCHEMATIC	SHT. NO.
DATE: June 29, 2010	REVISIONS		
DWG. NO.:			
APPROVED BY:			

THOMAS J. MORGANELLI, PLS
807 West Broad Street
Bethlehem, PA 18018
610-691-2699
610-419-9415 fax

June 29, 2010
Revised 10/28/10

legal description of

OAKWOOD LANE

Hidden Oaks II – Phase II

Lower Nazareth Township, Northampton County, PA

ALL THAT CERTAIN tract or parcel of land situate in Lower Nazareth Township, County of Northampton, Commonwealth of Pennsylvania and Offered for Dedication to Lower Nazareth Township on a plan entitled "Hidden Oaks II Major Subdivision – Layout Plan Phase II" as prepared by Keller Consulting Engineers Inc., dated February 3, 2003, last revised 08/13/03, recorded in the Northampton County Recorder of Deeds Office in Plan Book 2003-5, Page 351 and more fully shown on Exhibit "A" attached hereto, bounded and described as follows to wit:

BEGINNING AT AN IRON PIN on the westerly right-of-way line of Oakwood Lane (50' wide) in line of Phase I, thence crossing said Oakwood Lane North79°-25'-01"East 50.00' to a point; thence along the easterly right-of-way line of Oakwood Lane the following five courses and distances:

1. South10°-34'-59"East, 767.36' to a concrete monument;
2. Along the arc of a curve deflecting to the right, having a radius of 225.00', a central angle of 90°-00'-00", a chord of South34°-25'-01"West, 318.20', an arc distance of 353.43' to a concrete monument;
3. South79°-25'-01"West 111.00' to a point said point being North79°-25'-01"East, 13.50' from an iron pin set;

thence crossing said road along Phase I, North10°-34'-59"West, 50.00' to an iron pin; thence along the westerly right-of-way line of Oakwood Lane the following five courses and distances:

1. North79°-25'-01"East, 111.00' to a concrete monument;
2. Along the arc of a curve deflecting to the left, having a radius of 175.00', a central angle of 90°-00'-00", a chord of North34°-25'-01"East, 247.49', an arc distance of 274.89' to a concrete monument;
3. North10°-34'-59"West, 767.36' to an iron pin, the place of beginning.

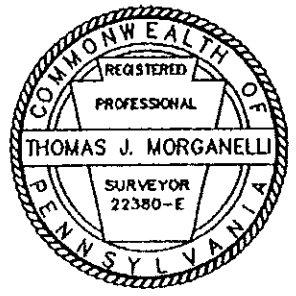
CONTAINING 59,626.08 Square Feet or 1.3688 Acres of land.

IT BEING PART OF THE SAME PREMISES more particularly described in the Office for the Recording of Deeds in and for Northampton County in Deed Book 2003-1, Page 375932. It also being depicted in Map Book Volume 2003-5, Page 249.

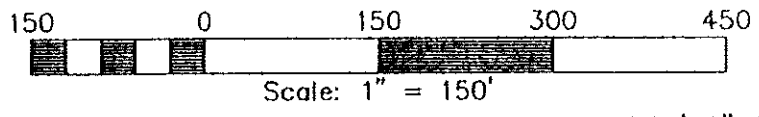
MANOR DRIVE (60')

Point Of Beginning

Land Area = 1.3688 Acres



prepared by
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I = 90°00'00" R
 CH = N 34°25'01" E
 T = 175.00 FT
 R = 175.00 FT
 L = 274.89 FT
 CL = 247.49 FT

I = 90°00'00" R
 CH = S 34°25'01" W
 T = 225.00 FT
 R = 225.00 FT
 L = 353.43 FT
 CL = 318.20 FT

N 10°34'59" W 50.00 FT
 N 79°25'01" E 111.00 FT
 S 79°25'01" W 111.00 FT
 13.50 FT

OAKWOOD LANE (50')

S 79°25'01" W
 50.00 FT

S 10°34'59" E
 767.56 FT

Revised 10/28/10

DRAWN BY: T.J.M.	PROJECT Hidden Oaks II, Phase II, Lower Nazareth Twp., Northampton Co., PA	SHT. NAME OAKWOOD LANE RIGHT-OF-WAY SCHEMATIC	SHT. NO.
DATE: June 29, 2010			
DWG. NO.:			
APPROVED BY:			

THOMAS J. MORGANELLI, PLS
807 West Broad Street
Bethlehem, PA 18018
610-691-2699
610-419-9415 fax

June 29, 2010
Revised 08/26/10

Legal Description of

PARK AVENUE

Hidden Oaks II – Phase II

Lower Nazareth Township, Northampton County, PA

ALL THAT CERTAIN tract or parcel of land situate in Lower Nazareth Township, County of Northampton, Commonwealth of Pennsylvania and Offered for Dedication to Lower Nazareth Township on a plan entitled "Hidden Oaks II Major Subdivision – Layout Plan Phase II" as prepared by Keller Consulting Engineers Inc., dated February 3, 2003, last revised 08/13/03, recorded in the Northampton County Recorder of Deeds Office in Plan Book 2003-5, Page 351 and more fully shown on Exhibit "A" attached hereto, bounded and described as follows to wit:

BEGINNING A CONCRETE MONUMENT on the southerly right-of-way line of Manor Drive (60' wide) thence along the easterly right-of-way line of Park Avenue the following four courses and distances:

1. Along the arc of a curve deflecting to the left, having a radius of 25.00', a central angle of $90^{\circ}-00'-00''$, a chord of South $34^{\circ}-25'-01''$ West, 35.36', an arc distance of 39.27' to a concrete monument;
2. South $10^{\circ}-34'-59''$ East, 112.86' to a concrete monument;
3. Along the arc of a curve deflecting to the right, having a radius of 225.00', a central angle of $14^{\circ}-17'-40''$, a chord of South $03^{\circ}-26'-09''$ East, 55.99' an arc distance of 56.13' to a concrete monument;
4. South $03^{\circ}-42'-41''$ West, 123.42' to a concrete monument;

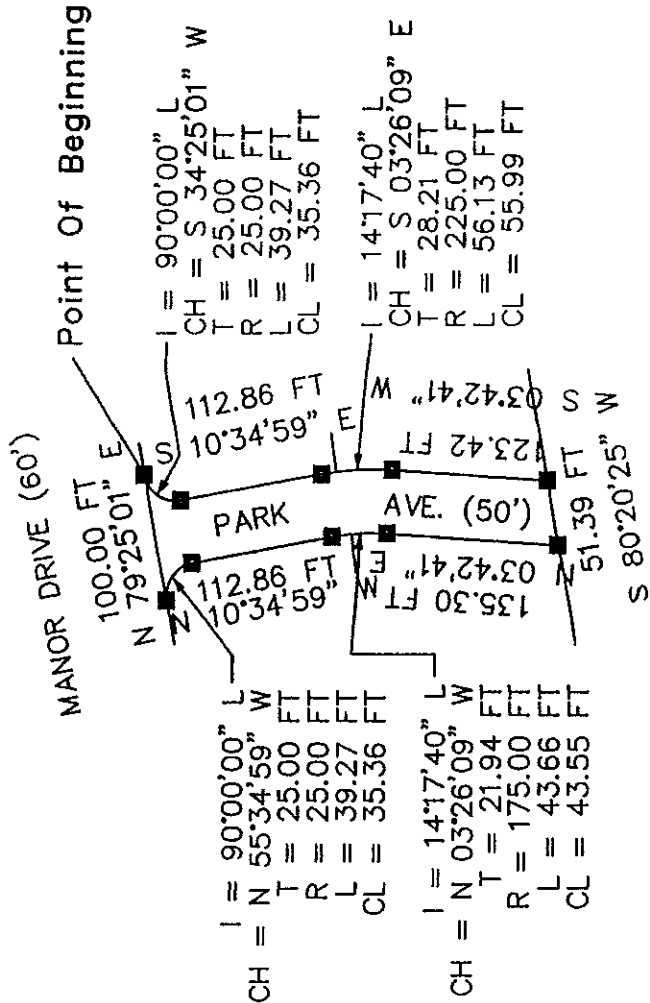
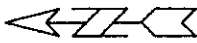
thence crossing said road along Church Hill Farms – Section IV, South $80^{\circ}-20'-25''$ West, 51.39' to an concrete monument; thence along the westerly right-of-way line of Park Avenue the following four courses and distances:

1. North $03^{\circ}-42'-41''$ East, 135.30' to a concrete monument;
2. Along the arc of a curve deflecting to the left, having a radius of 175.00', a central angle of $14^{\circ}-17'-40''$, a chord of North $03^{\circ}-26'-09''$ West, 43.55', an arc distance of 43.66' to a concrete monument;
3. North $10^{\circ}-34'-59''$ West, 112.86' to a concrete monument;
4. Along the arc of a curve deflecting to the left, having a radius of 25.00', a central angle of $90^{\circ}-00'-00''$, a chord of North $55^{\circ}-34'-59''$ West, 35.36' an arc distance of 39.27' to a concrete monument;

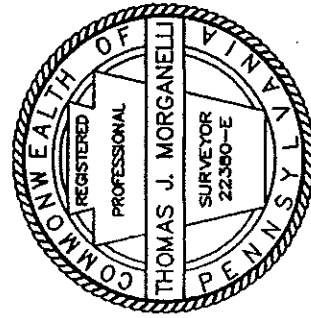
thence along the said southerly right-of-way line of Manor Drive North $79^{\circ}-25'-01''$ East, 100.00' to a concrete monument, the place of beginning.

CONTAINING 16,124.04 Square Feet or 0.3702 Acres of land.

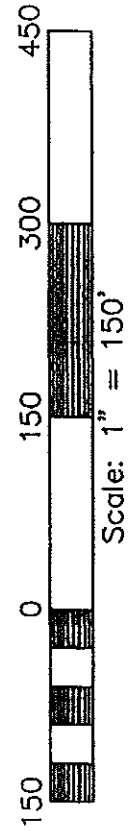
IT BEING PART OF THE SAME PREMISES more particularly described in the Office for the Recording of Deeds in and for Northampton County in Deed Book 2003-1, Page 375932. It also being depicted in Map Book Volume 2003-5, Page 249.



prepared by
 Thomas J. Morganelli, PLS
 807 West Broad Street
 Bethlehem, PA 18018
 610-691-2699



Land Area = 0.3702 Acres



Revised 08/19/10

DRAWN BY: T.J.M. DATE: June 30, 2010 DWG. NO.: APPROVED BY:	REVISIONS	PROJECT Hidden Oaks II, Phase II, Lower Nazareth Twp., Northampton Co., PA	SHT. NAME PARK AVENUE RIGHT-OF-WAY SCHEMATIC	SHT. NO.
	(Empty space for revisions)	(Empty space for sheet number)		

TO HAVE AND TO HOLD the said lots or pieces 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 public streets and highways and for no other use or purpose whatsoever and to the same extent and with the same effect as if the said streets 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 streets 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 streets to conform to the grade as first thereafter established or confirmed by the said Board of Supervisors of the Township of Lower Nazareth, Grantee.

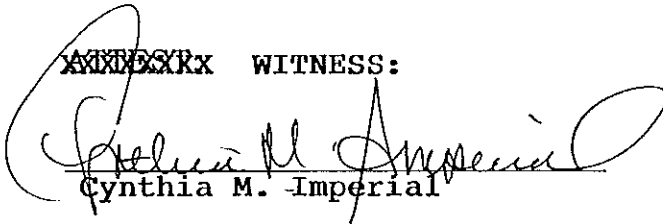
And the said Grantor, for itself, its successors and assigns, does by these presents further covenant, promise and agree to and with said Grantee, its successors and assigns, that the said lots of ground above described unto the said Grantee, its successors and assigns, against it, the said Grantor, 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 public streets to a Second Class Township, pursuant to the Second Class Township Code, no realty transfer taxes apply.

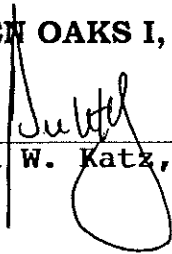
IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal the day and year first above written.

HIDDEN OAKS I, LLP

~~XXXXXX~~ WITNESS:


Cynthia M. Imperial

BY:

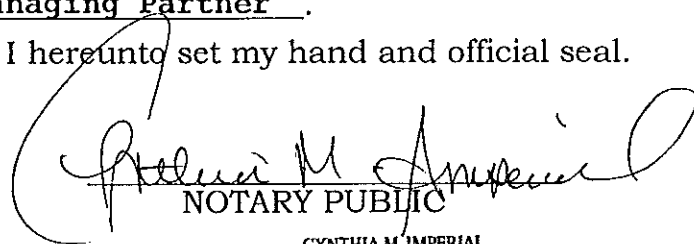

Steven W. Katz, Managing Partner

STATE OF NEW JERSEY
~~XX~~
COUNTY OF ESSEX

} SS:

On this, the 6th day of December, 2010, before me, the undersigned officer, personally appeared STEVEN W. KATZ, who acknowledged himself to be the Managing Partner of Hidden Oaks I, LLP, and that he, as such Managing Partner, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as Managing Partner.

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


NOTARY PUBLIC
CYNTHIA M. IMPERIAL
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires February 9, 2011

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

GARY NEIL ASTEAK, ESQUIRE