

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

**RESOLUTION**    LN7-21-12

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, Northampton Hospital Corporation, a Pennsylvania Corporation, by its Indenture dated the 23<sup>rd</sup> day of October, 2012, 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

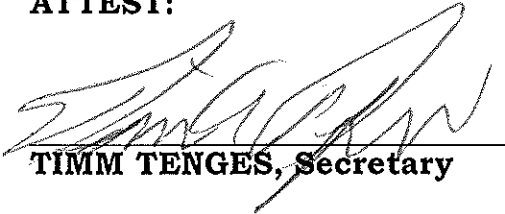
FURTHER, BE IT RESOLVED, that a certain copy of this Resolution together with a draft or survey of same showing location and width thereof, be filed and recorded in the Office of the Clerk of Court of Quarter Sessions of Northampton County (now Clerk of Criminal Courts of Northampton County), Pennsylvania.

DULY PASSED AND RESOLVED This 24<sup>th</sup> day of October, 2012.

**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 24<sup>th</sup> day of October, 2012, at a Regular Meeting of said Board.

  
TIMM TENGES, Secretary

## **DEED OF DEDICATION**

THIS INDENTURE, Made this 23<sup>rd</sup> day of October, 2012.

BETWEEN: NORTHAMPTON HOSPITAL CORPORATION, a Pennsylvania Corporation, with offices located at 250 South 21<sup>st</sup> Street, Easton, 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:

CORRIERE ROAD - more particularly described in Exhibit "A"  
attached hereto and made a part hereof

**Exhibit "A"**

# THE PIDCOCK COMPANY

CIVIL ENGINEERING AND LAND PLANNING  
ARCHITECTURE  
LAND SURVEYING

Oxford Drive at Fish Hatchery Road  
2451 Parkwood Drive Allentown, Pennsylvania 18103-9608  
Telephone: 610-791-2252  
Telefacsimile: 610-791-1256  
E-mail: info@pidcockcompany.com

*Established 1924*  
J. Scott Pidcock, P.E., R.A.

Dennis E. Harman, P.E., P.L.S.  
Bruce E. Anderson, P.E., LEED AP  
Brian A. Dillman, P.E.  
Ronald J. Gawlik, P.E.  
James A. Rothdeutsch, P.E., LEED AP  
John R. Russek, Jr., P.E.

Douglas E. Haberbosch, P.E.  
Brian E. Harman, P.E., P.T.O.E.  
Steven R. Henning, P.E.  
Jeffrey R. Matyus  
Todd L. Sonntag, R.A., LEED AP  
Richard C. Steskal, P.L.S.  
Brent C. Tucker  
Joel A. Vicario, P.E.

G. Edwin Pidcock, P.E., P.L.S. 1924-1967  
John S. Pidcock, P.E., P.L.S. 1954-1999  
Ralph M. Pidcock, P.L.S. 1952-2000 (Retired)

September 10, 2012

Description of a road right-of-way as shown on a plan titled "Plan Showing Right-Of-Way to Be Acquired For Corriere Road As Shown On The Easton Hospital Subdivision Plan, Over Property Located In Lower Nazareth Township, Northampton County, PA", dated September 10, 2012, bearing File No. #S-11377 (Sheets 1 through 3 of 3), as prepared by The Pidcock Company Allentown, Pennsylvania:

Beginning at a point in the westerly property line of Corriere Road lands of the Township Of Lower Nazareth, (as recorded in RBV. 1999-1, PG. 033547), said point being distant 82.02 feet measured on a course S 08°57'11" E along the westerly property line of Corriere Road from the intersection with the southwesterly legal right-of-way line of Pennsylvania State Route 0248 (as recorded in RBV. 2009-1, PG. 184320); thence (1) along the same, S 08°57'11" E 118.06 feet to a point in the northwesterly property line of Lot 4; thence along the same the four following courses: (2) S 67°12'28" W 7.08 feet to a point of curvature, (3) on a curve to the left having a radius of 145.00 feet (delta 17°36'51", tangent 22.47 feet, chord S 58°24'02" W 44.40 feet) for an arc distance of 44.58 feet to a point of tangency, (4) S 49°35'37" W 212.15 feet to a point, and (5) on a curve to the left having a radius of 1,975.00 feet (delta 05°10'27", tangent 89.24 feet, chord S 44°42'44" W 178.30 feet) for an arc distance of 178.36 feet to a point of tangency; thence (6) continuing along Lot 4, and along Lot 5, S 42°07'31" W 1,178.88 feet to a point of curvature; thence (7) continuing along Lot 3, on a curve to the left having a radius of 375.00 feet (delta 29°38'55", tangent 99.25 feet, chord S 27°18'03" W 191.89 feet) for an arc distance of 194.05 feet to a point of tangency; thence along Lower

**Exhibit "A"**

THE PIDCOCK COMPANY

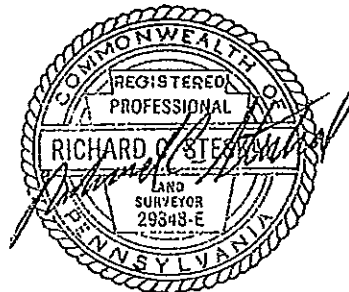
- 2 -

Nazareth Township Road 495, also known as Northwood Avenue the four following courses: (8) S 12°28'36" W 137.44 feet to a point, (9) S 81°04'49" W 51.32 feet to a point, (10) S 00°32'33" W 30.41 feet to a point, and (11) S 81°04'49" W 9.13 feet to a point in the southeasterly property line of Lot 2; thence along the same the three following courses: (12) N 12°28'36" E 189.25 feet to a point of curvature, (13) on a curve to the right having a radius of 425.00 feet (delta 29°38'55", tangent 112.48 feet, chord N 27°18'03" E 217.48 feet) for an arc distance of 219.92 feet to a point of tangency, and (14) N 42°07'31" E 1,178.88 feet to a point of curvature; thence (15) continuing along Lot 2, crossing the southeasterly terminus of Avenue A, and along the southeasterly property line of Lot 5, on a curve to the right having a radius of 2,025.00 feet (delta 05°47'38", tangent 102.47 feet, chord N 45°01'19" E 204.68 feet) for an arc distance of 204.77 feet to a point; thence continuing along Lot 5 the three following courses: (16) N 44°34'45" E 215.02 feet to a point of curvature, (17) on a curve to the left having a radius of 145.00 feet (delta 10°15'32", tangent 13.02 feet, chord N 39°26'51" E 25.93 feet) for an arc distance of 25.96 feet to a point of tangency, and (18) N 34°19'05" E 67.15 feet to the point or place of beginning.

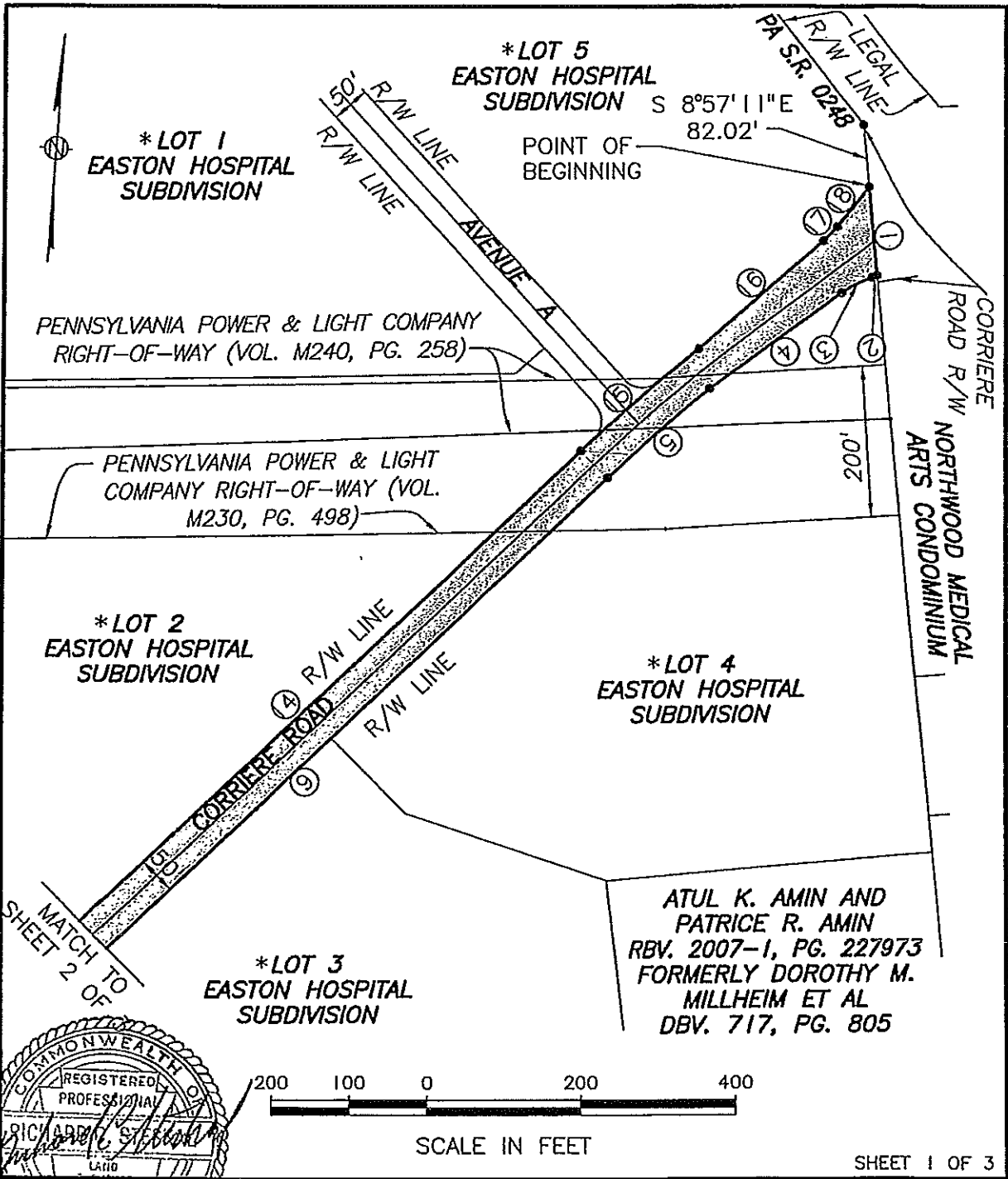
Containing 2.401 Acres or 104,581 Square Feet.

It being part of the same premises more particularly described in the Office for the Recording of Deeds in and for Northampton County in Book 2007-1, Page 380797.

BEING PART OF TAX PARCEL NO. K8-9A-2A, 2B & 2C



Drawing name: S:\Lower Nazareth Commons (Easton Hosp)\12057\Civil Plans\Survey\Draw\S-11377 01.dwg  
 Last Modified: Sep 13, 2012 10:31am  
 S:\Lower Nazareth Commons (Easton Hosp)\12057\Civil Plans\Survey\Draw\S-11377 01.dwg



PLAN SHOWING  
 RIGHT-OF-WAY TO BE ACQUIRED FOR  
 CORRIERE ROAD AS SHOWN ON  
 THE EASTON HOSPITAL SUBDIVISION PLAN,  
 OVER PROPERTY LOCATED IN  
 LOWER NAZARETH TOWNSHIP, NORTHAMPTON COUNTY, PA

**THE PIDCOCK COMPANY**  
 CIVIL ENGINEERING AND LAND PLANNING  
 ARCHITECTURE  
 LAND SURVEYING  
 OXFORD DRIVE AT FISH HATCHERY ROAD  
 ALLENTOWN, PENNSYLVANIA

SCALE:  
 1"=200'

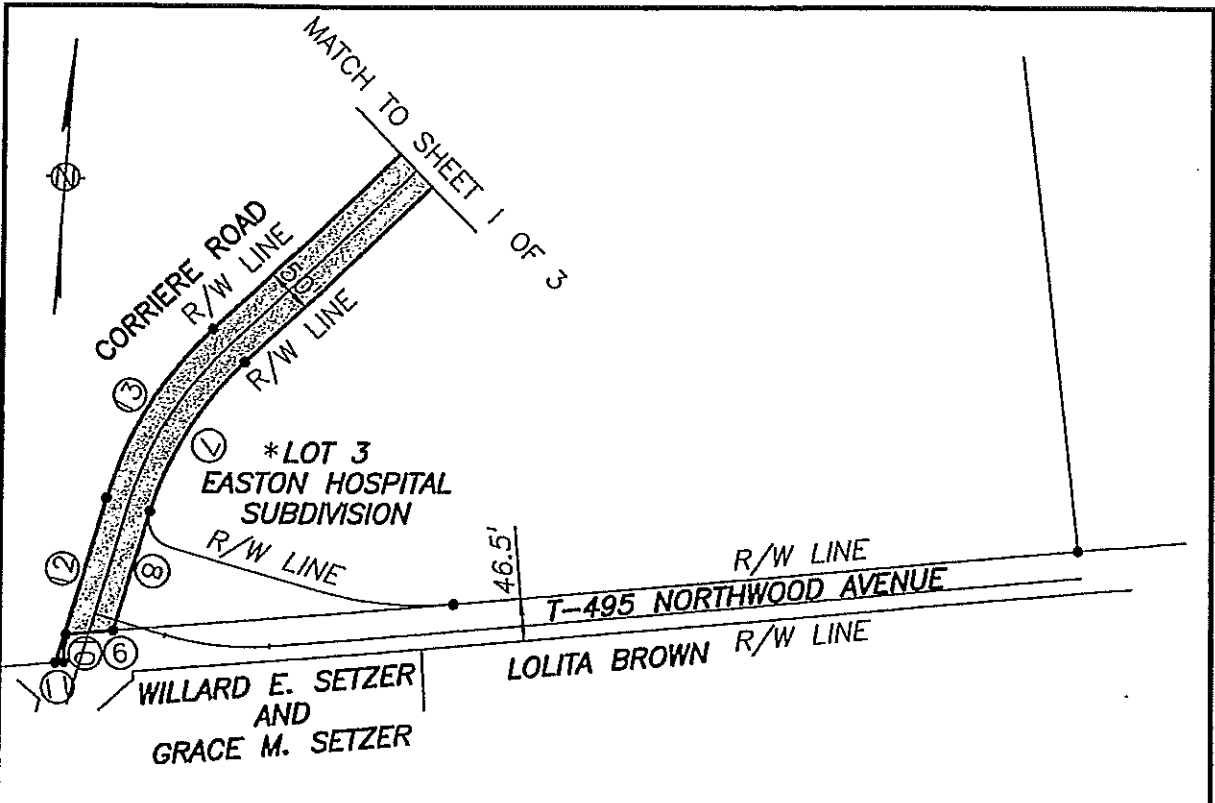
DATE:  
 SEPT. 10, 2012

#S-11377

"NOT PUBLISHED; ALL RIGHTS RESERVED BY THE PIDCOCK COMPANY."

TOTAL LENGTH OF STREET = 2,093 FT.

Drawing name: S:\Lower Nazareth Commons (Easton Hoop)\2057\Civil Plans\Survey\DWG\S-11377\_02.dwg Last Modified: Sep 13, 2012 10:32am



\* SUBDIVISION PLAN REFERENCE:  
RBV. 2008-5, PG. 114



SHEET 2 OF 3

DRAWN BY:  
JGU  
CHECKED BY:  
RCS  
CAD FILE:  
S-11377\_01  
PROJ. NO.  
12057

PLAN SHOWING  
RIGHT-OF-WAY TO BE ACQUIRED FOR  
CORRIERE ROAD AS SHOWN ON  
THE EASTON HOSPITAL SUBDIVISION PLAN,  
OVER PROPERTY LOCATED IN  
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**THE PIDCOCK COMPANY**  
CIVIL ENGINEERING AND LAND PLANNING  
ARCHITECTURE  
LAND SURVEYING  
OXFORD DRIVE AT FISH HATCHERY ROAD  
ALLENTOWN, PENNSYLVANIA

SCALE: 1"=200'	DATE: SEPT. 10, 2012	#S-11377
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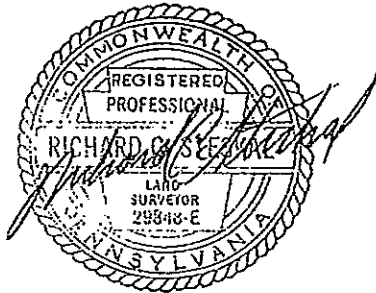
TOTAL LENGTH OF STREET = 2,093 FT.

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**CORRIERE ROAD RIGHT-OF-WAY**  
**AREA = 2.401 ACRES OR**  
**104,581 SQ.FT.**

- |   |  |
|---|--|
| ① S 08°57'11" E 118.06'   | ⑩ S 00°32'33" W 30.41'   |
| ② S 67°12'28" W 7.08'   | ⑪ S 81°04'49" W 9.13'  |
| ③ Δ=17°36'51" R=145.00'<br>L=44.58' T=22.47'<br>CHD.BRG.=S 58°24'02" W<br>CHD.DIST.=44.40'    | ⑫ N 12°28'36" E 189.25'  |
| ④ S 49°35'37" W 212.15'   | ⑬ Δ=29°38'55" R=425.00'<br>L=219.92' T=112.48'<br>CHD.BRG.=N 27°18'03" E<br>CHD.DIST.=217.48'  |
| ⑤ Δ=5°10'27" R=1,975.00'<br>L=178.36' T=89.24'<br>CHD.BRG.=S 44°42'44" W<br>CHD.DIST.=178.30' | ⑭ N 42°07'31" E 1,178.88'  |
| ⑥ S 42°07'31" W 1,178.88'   | ⑮ Δ=5°47'38" R=2,025.00'<br>L=204.77' T=102.47'<br>CHD.BRG.=N 45°01'19" E<br>CHD.DIST.=204.68' |
| ⑦ Δ=29°38'55" R=375.00'<br>L=194.05' T=99.25'<br>CHD.BRG.=S 27°18'03" W<br>CHD.DIST.=191.89'  | ⑯ N 44°34'45" E 215.02'  |
| ⑧ S 12°28'36" W 137.44'   | ⑰ Δ=10°15'32" R=145.00'<br>L=25.96' T=13.02'<br>CHD.BRG.=N 39°26'51" E<br>CHD.DIST.=25.93'     |
| ⑨ S 81°04'49" W 51.32'  | ⑱ N 34°19'05" E 67.15'   |



SHEET 3 OF 3

DRAWN BY:  
JGU  
 CHECKED BY:  
RCS  
 CAD FILE:  
S-11377 01  
 PROJ. NO.  
12057

PLAN SHOWING  
 RIGHT-OF-WAY TO BE ACQUIRED FOR  
 CORRIERE ROAD AS SHOWN ON  
 THE EASTON HOSPITAL SUBDIVISION PLAN,  
 OVER PROPERTY LOCATED IN  
 LOWER NAZARETH TOWNSHIP, NORTHAMPTON COUNTY, PA

**THE PIDCOCK COMPANY**  
 CIVIL ENGINEERING AND LAND PLANNING  
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 OXFORD DRIVE AT FISH HATCHERY ROAD  
 ALLENTOWN, PENNSYLVANIA

SCALE: NO SCALE	DATE: SEPT. 10, 2012	#S-11377
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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.

**NORTHAMPTON HOSPITAL CORP.**

ATTEST:

Roberta V. Palmeri

BY: Brian Feinstein

COMMONWEALTH OF PENNSYLVANIA }  
COUNTY OF Northampton } SS:

On this, the 23<sup>rd</sup> day of October, 2012, before me, the undersigned officer, personally appeared Brian Feinstein, who acknowledged himself to be the CEO of Northampton Hospital Corporation, and that he, as such CEO, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as CEO.

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

Marianne F. Hall  
NOTARY PUBLIC  
COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Marianne F. Hall, Notary Public  
City of Easton, Northampton County  
My Commission Expires May 26, 2014  
Member, Pennsylvania Association of Notaries

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

GARY NEIL ASTEAK, ESQUIRE