

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

**RESOLUTION ACCEPTING DEDICATION OF  
A PORTION OF HARTMAN ROAD**

**RESOLUTION NO. (127-17-17)**

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, Imre D. Kovacs and Daralee C. Kovacs, his wife, by Indenture dated September 13, 1974, and recorded in the Office for the Recording of Deeds in and for Northampton County in Deed Book Volume 497, Page 497, were seized of certain lands more particularly described therein as Tract No. 1. The said Imre D. Kovacs and Daralee C. Kovacs, his wife, by virtue of filing in the Office for the Recording of Deeds in and for Northampton County in Volume 1997-5, Page 332, the Preliminary/Final Plan of Kovacs Subdivision did dedicate for street purposes to the Township of Lower Nazareth all that certain tract of land 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

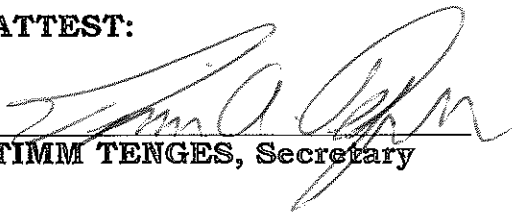
FURTHER, BE IT RESOLVED, that a certain copy of this Resolution together with a draft or survey of same showing location and width thereof, be filed and recorded in the Office of the Clerk of Court of Quarter Sessions of Northampton County (now Clerk of Criminal Courts of Northampton County), Pennsylvania.

DULY PASSED AND RESOLVED This 25 day of October, 2017.

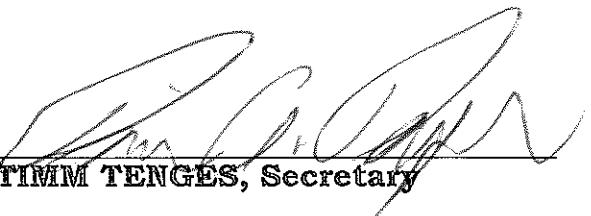
**BOARD OF SUPERVISORS  
LOWER NAZARETH TOWNSHIP**

BY:   
**JAMES PENNINGTON, 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 25 day of October, 2017, at a Regular Meeting of said Board.

  
**TIMM TENGES, Secretary**

COMMONWEALTH OF PENNSYLVANIA )  
COUNTY OF NORTHAMPTON ) SS:

On this, the 25<sup>th</sup> day of October, 2017, before me, a Notary Public in and for said State and County, the undersigned officer, personally appeared JAMES PENNINGTON, Chairman of the Board of Supervisors of Lower Nazareth Township, and TIMM TENGES, Secretary, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within Resolution, and acknowledged that they executed the same for the purposes therein contained.

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

  
\_\_\_\_\_  
NOTARY PUBLIC

NOTARIAL SEAL  
DENISE Y. MUMBAUER, NOTARY PUBLIC  
CITY OF EASTON, NORTHAMPTON COUNTY  
MY COMMISSION EXPIRES JULY 21, 2018



THOMAS J. MORGANELLI, P.L.S.  
922 West Market Street  
Bethlehem, PA 18018  
(610)691-2699

legal description  
KOVACS SUBDIVISION  
ROADWAY DEDICATION

Lower Nazareth Township, Northampton County, PA

BEGINNING AT AN IRON PIPE in line of lands of Marvin L. Frey thence along lands N/L of Lorraine M. Beltz N.23°-05'-04"W., 153.97 feet to a point; thence along lands N/L of the Township of Lower Nazareth N.68°-54'-56"E., 29.44 feet to an iron pin; thence in and through lands N/L of Imre D. & Daralee Kovacs S.23°-07'-37"E., 152.80 feet to an iron pin; thence along lands N/L of said Frey S.66°-38'-27"W., 29.53 feet to an iron pipe, the place of beginning.

CONTAINING 0.1038 Acres of land.

IT BEING PART OF THE SAME PREMISES which Forrest L. Hartman and Kathryn J. Hartman, his wife, by their Indenture dated September 13, 1974, and recorded in the Office for the Recording of Deeds in and for Northampton County in Deed Book Volume 497, Page 497, did grant and convey unto Imre D. Kovacs and Daralee C. Kovacs, his wife, Grantors herein.

Attached hereto and made a part hereof is mapping of the aforesaid tract.

**SITE DATA**

**OWNER:** Imre D. & Darolca C. Kovacs  
 382 Hartman Drive  
 Bethlehem, PA 18020  
  
**TOTAL ACRES:** 3.5059 Ac.  
**LOT 1:** 1.2342 Ac.  
**LOT 2:** 1.0977 Ac.  
**LOT 3:** 1.0701 Ac.  
**ROADWAY:** 0.1038 Ac.

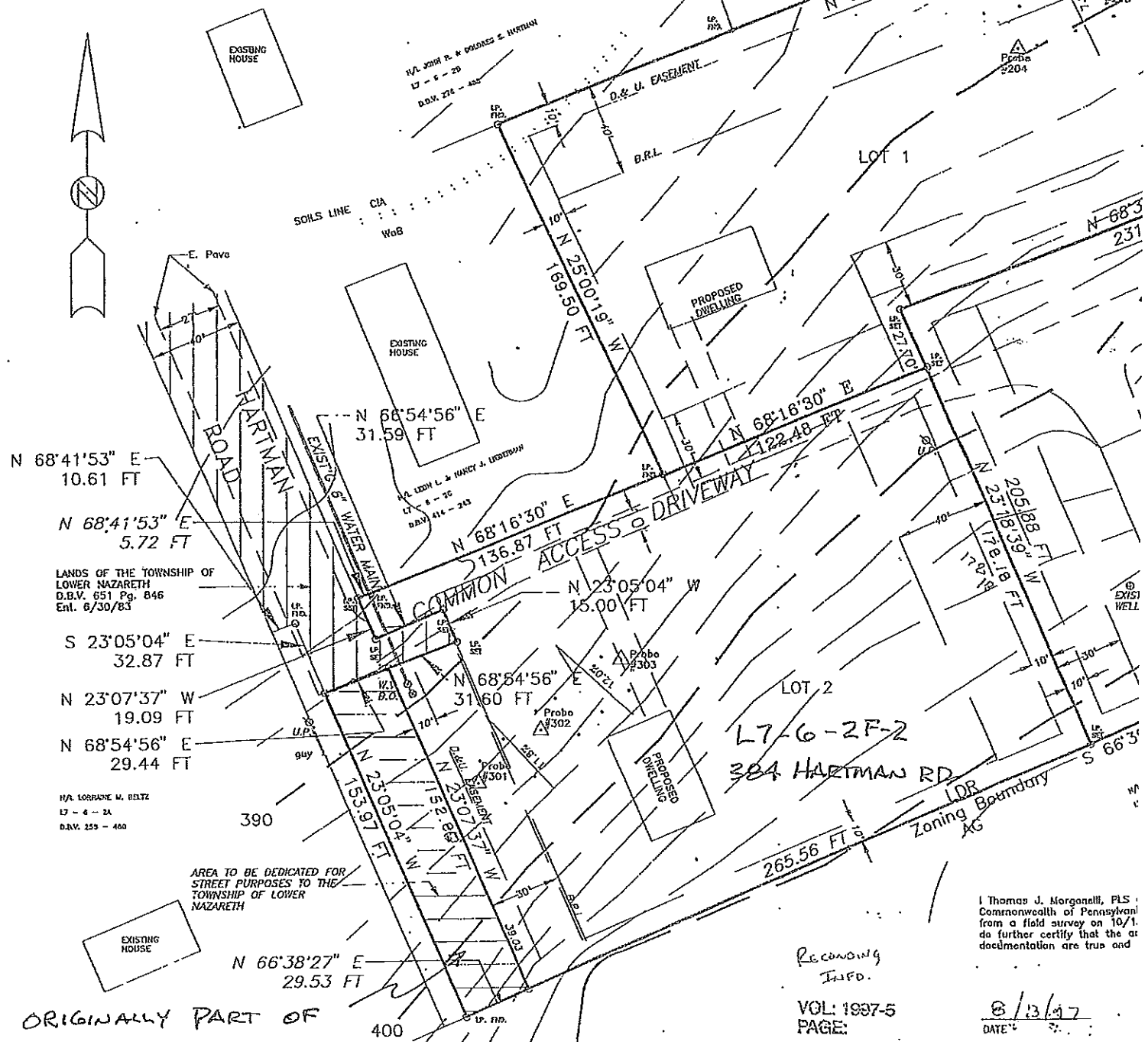
**UTILITIES:**  
**WATER:** Public  
**SEWER:** On Silo

**DWELLING UNITS:** 1 Existing  
**DEED REFERENCE:** D.B.V. 497-497  
**TAX PARCEL:** L7-6-2F  
**ZONING:** LDR  
**SOILS:** CIA, WoB  
**BENCHMARK:** 380.00  
 Centerline Bridge  
 on Hartman Road

**NOTES:**  
 1. OWNERS OF LOTS #1 & #3 SHALL HAVE INTEREST/ EGRESS RIGHTS OVER THE COMMON ACCESS DRIVEWAY ON LOT #2. OWNER OF LOT #2 SHALL REMAIN RESPONSIBLE FOR THE COMMON ACCESS DRIVEWAY.  
 2. AN EXTENSION IS ORDERED FOR LOT #3 TO CONNECT TO PUBLIC WATER UTILS. SUCH TIME AS A BUILDING PERMIT IS ISSUED FOR EITHER OF THE NEW LOTS.  
 3. AFTER THEIR CONSTRUCTION, OWNERS SHALL REPAIR AND BE RESPONSIBLE FOR MAINTAINING ALL DAMAGES TO PROPERTY AND BE KEPT FREE OF OBSTRUCTIONS. ALL DAMAGE CAUSED WITHIN STREET FRONT-OF-HAY AND DRAINAGE/UTILITY EASEMENTS SHALL BE MAINTAINED IN A GRASSY OR OPEN STATE. DRAINAGE CONDITIONS IN ACCORDANCE WITH THE EROSION AND SEDIMENT CONTROL PLAN. ALL EXISTING TELEPHONE AND CABLE TV LINES SHALL BE INSTALLED UNDERGROUND.  
 4. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT OR THE COMMENCEMENT OF CONSTRUCTION A GRADING PLAN PREPARED BY A PROFESSIONAL ENGINEER OR PROFESSIONAL LAND SURVEYOR SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO THE TOWNSHIP ENGINEER. THIS PLAN SHALL MEET ALL REQUIREMENTS AS SET FORTH BY PA.L.D.A. 833.10 AND/OR ANY OTHER REQUIREMENTS APPLICABLE.  
 5. SOIL AND EROSION CONTROLS FOR INDIVIDUAL LOT DEVELOPMENT SHALL BE IN ACCORDANCE WITH DETAILS AND REQUIREMENTS SHOWN ON THE EROSION CONTROL AND GRADING PLAN, SHEET 2 OF 2.

"T" TURN AREA TO UTILIZE THE EXISTING PAVED DRIVEWAY AND A 28'X25' GRAVEL EXTENSION FOR BACKUP AREA.

**"T" TURN DETAIL**



LANDS OF THE TOWNSHIP OF LOWER NAZARETH  
 D.B.V. 651 Pg. 846  
 Ent. 6/30/83

N/A. LORRANE M. BELTZ  
 L7 - 4 - 2A  
 D.A.V. 259 - 460

AREA TO BE DEDICATED FOR STREET PURPOSES TO THE TOWNSHIP OF LOWER NAZARETH

ORIGINALLY PART OF  
 L7-6-2F

I Thomas J. Morganelli, PLS  
 Commonwealth of Pennsylvania  
 from a field survey on 10/1  
 do further certify that the ar  
 documentation are true and

RECONVING  
 INFO.

VOL: 1997-5  
 PAGE:

8/13/97  
 DATE:

**Exhibit "A"**

000332