

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

RESOLUTION No. 14-18

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, First Industrial Pennsylvania, LP, a Pennsylvania limited partnership, by its Indenture dated January 18, 2018, 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 24th day of January, 2018.

**BOARD OF SUPERVISORS
LOWER NAZARETH TOWNSHIP**

BY: 
JAMES PENNINGTON, Chairman

ATTEST:


TAMMI DRAVECZ, 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 24th day of January, 2018, at a Regular Meeting of said Board.


TAMMI DRAVECZ, Secretary

DEED OF DEDICATION

THIS INDENTURE, Made this 18 day of January, 2018.

BETWEEN: FIRST INDUSTRIAL PENNSYLVANIA, LP, a Pennsylvania limited partnership with principal offices located at 707 Eagleview Boulevard, Suite 110, Exton, Pennsylvania 19341, Party of the First Part, (hereinafter called "GRANTOR");

A
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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": Eastgate Boulevard

Exhibit "A"

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 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.

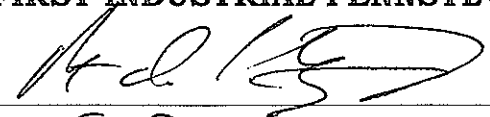
And the said Grantor, for itself, its successors and assigns, does by these presents further covenant, promise and agree to and with said Grantee, its successors and assigns, that the said lot of ground above described unto the said Grantee, its successors and assigns, against it, the said Grantor, its 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 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.

FIRST INDUSTRIAL PENNSYLVANIA, LP

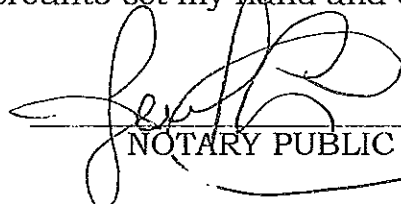
ATTEST:

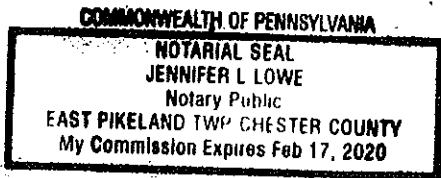
BY: 
EVP

COMMONWEALTH OF PENNSYLVANIA }
COUNTY OF Chester } SS:

On this, the 18 day of January, 2018, before me, the undersigned officer, personally appeared Peter O Schmitz Jr, who acknowledged himself/herself to be EVP of FIRST INDUSTRIAL PENNSYLVANIA, LP, and that he/she, as such EVP, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself/herself as EVP.

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


NOTARY PUBLIC



I HEREBY CERTIFY THAT The correct address of the Grantee is 623 Municipal Drive, Nazareth, Pennsylvania 18064-8880.


GARY NEIL ASTEAK, ESQUIRE

**EASTGATE BOULEVARD
RIGHT-OF-WAY
TO BE DEDICATED TO LOWER NAZARETH TOWNSHIP**

**FIRST PARK 33 SUBDIVISION
LOWER NAZARETH TOWNSHIP
COUNTY OF NORTHAMPTON, PENNSYLVANIA**

July 20, 2016

ALL THAT CERTAIN lot, parcel, tract of land lying and being situate in the Township of Lower Nazareth, County of Northampton and Commonwealth of Pennsylvania bounded and described as follows, to wit;

BEGINNING at a concrete monument along the western-most right-of-way line of Easton-Nazareth Highway (S.R. 0248);

thence along the Easton-Nazareth Highway right-of-way, along a non-tangential curve to the right having a radius of 11,379.19 feet, an arc length of 60.82 feet, a tangent of 30.41 feet, an included angle of 00°18'22" and a chord bearing and distance of South 47°31'59" East, a distance of 60.82 feet to a spike;

thence continuing along the Easton-Nazareth Highway right-of-way, South 42°40'55" East, a distance of 68.60 feet to a concrete monument; being a corner of Lot #1 of this subdivision;

thence along Lot#1 of this subdivision the following three (3) courses and distances:

1. along a non-tangential curve to the left having a radius of 35.00 feet, an arc length of 58.58 feet, a tangent of 38.80 feet, an included angle of 95°53'17" and a chord bearing and distance of South 89°22'26" West, a distance of 51.97 feet to a concrete monument;
2. South 41°25'48" West, a distance of 176.26 feet to a concrete monument;
3. along a curve to the right having a radius of 230.00 feet, an arc length of 108.02 feet, a tangent of 55.02 feet, an included angle of 26°54'31" and a chord bearing and distance of South 54°53'03" West, a distance of 107.03 feet to a concrete monument to be set;

thence continuing along Lot #1, and also along Lot #2, South 68°20'19" West, a distance of 413.52 feet to a concrete monument;

thence along Lot #2, along a curve to the left having a radius of 150.00 feet, an arc length of 81.16 feet, a tangent of 41.60 feet, an included angle of 31°00'03" and a chord bearing and distance of South 52°50'17" West, a distance of 80.17 feet to a concrete monument;

Exhibit "A"

thence continuing along Lot #2, along a reverse curve to the right having a radius of 60.00 feet, an arc length of 89.34 feet, a tangent of 55.28 feet, an included angle of 85°18'41" and a chord bearing and distance of South 79°59'36" West, a distance of 81.31 feet to a concrete monument being a corner of Lot #3 of this subdivision;

thence along Lot #3 the following six (6) courses and distances:

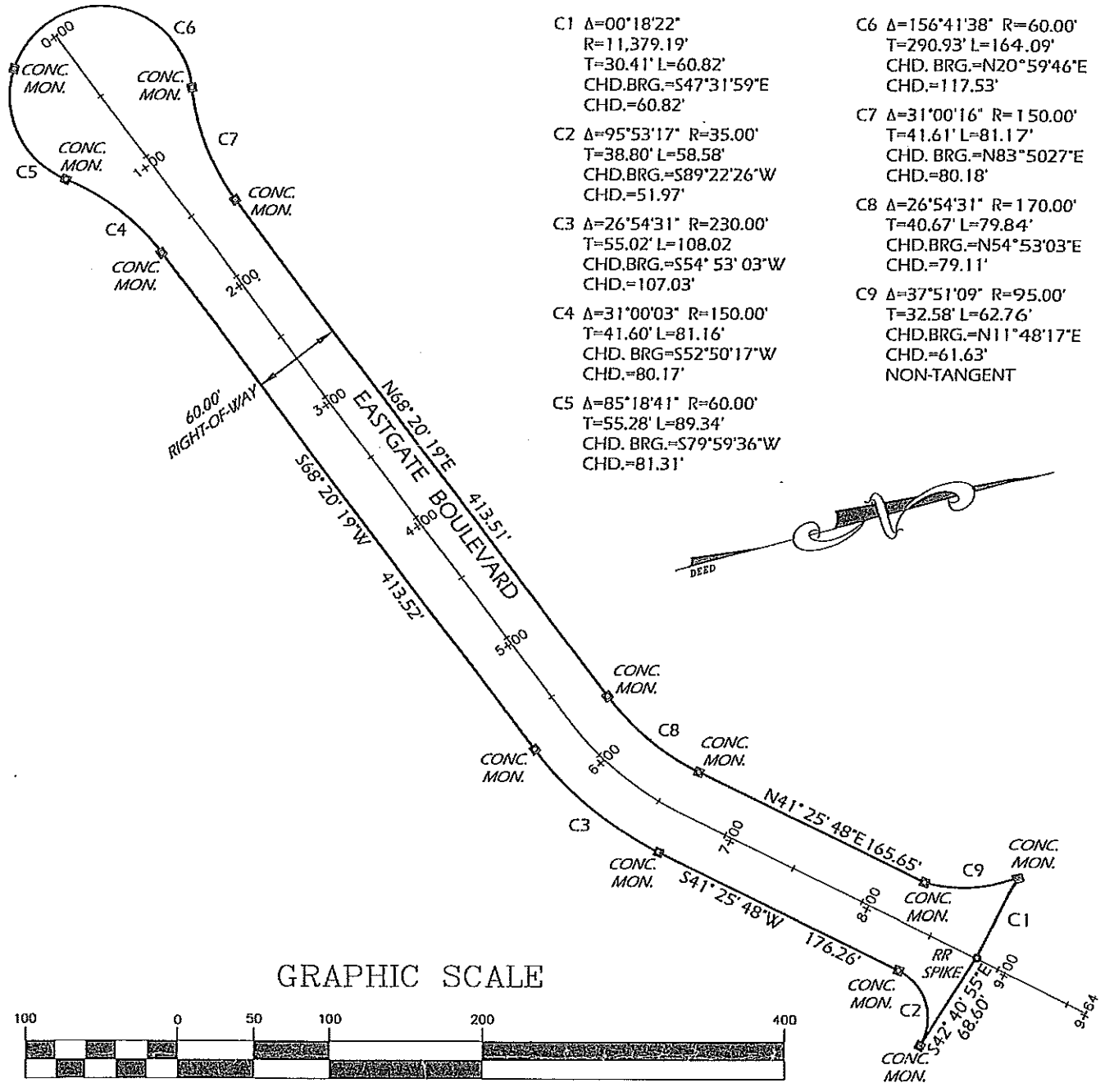
1. along a curve to the right having a radius of 60.00 feet, an arc length of 164.09 feet, a tangent of 290.93 feet, an included angle of 156°41'38" and a chord bearing and distance of North 20°59'46" East, a distance of 117.53 feet to a concrete monument;
2. along a reverse curve to the left having a radius of 150.00 feet, an arc length of 81.17 feet, a tangent of 41.61 feet, an included angle of 31°00'16" and a chord bearing and distance of North 83°50'27" East, a distance of 80.18 feet to a concrete monument;
3. North 68°20'19" East, a distance of 413.51 feet to a concrete monument;
4. along a curve to the left having a radius of 170.00 feet, an arc length of 79.84 feet, a tangent of 40.67 feet, an included angle of 26°54'31" and a chord bearing and distance of North 54°53'03" East, a distance of 79.11 feet to a concrete monument;
5. North 41°25'48" East, a distance of 165.65 feet to a concrete monument;
6. along a curve to the left having a radius of 95.00 feet, an arc length of 62.76 feet, a tangent of 32.58 feet, an included angle of 37°51'09" and a chord bearing and distance of North 11°48'17" East, a distance of 61.63 feet to a concrete monument, being the point of beginning.

CONTAINING: 59,324 square feet or 1.3619 acres, more or less.

THE ABOVE DESCRIBED being shown on sheets 4 and 5 of the plot plan entitled "Preliminary/Final Subdivision Plan First Park 33" as prepared by Liberty Engineering, Inc. dated 9-19-12, latest revision dated 5/1/14.

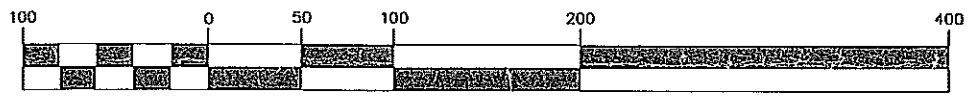
SUBJECT to any and all easements, rights-of-way, restrictions, etc., public or private, and the subdivision plan as described above.

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 Volume 2005-1, Page 55270.



- C1 Δ=00°18'22" R=11,379.19'
T=30.41' L=60.82'
CHD.BRG.=S47°31'59"E
CHD.=60.82'
- C2 Δ=95°53'17" R=35.00'
T=38.80' L=58.58'
CHD.BRG.=S89°22'26"W
CHD.=51.97'
- C3 Δ=26°54'31" R=230.00'
T=55.02' L=108.02'
CHD.BRG.=S54°53'03"W
CHD.=107.03'
- C4 Δ=31°00'03" R=150.00'
T=41.60' L=81.16'
CHD.BRG.=S52°50'17"W
CHD.=80.17'
- C5 Δ=85°18'41" R=60.00'
T=55.28' L=89.34'
CHD.BRG.=S79°59'36"W
CHD.=81.31'
- C6 Δ=156°41'38" R=60.00'
T=290.93' L=164.09'
CHD.BRG.=N20°59'46"E
CHD.=117.53'
- C7 Δ=31°00'16" R=150.00'
T=41.61' L=81.17'
CHD.BRG.=N83°5027"E
CHD.=80.18'
- C8 Δ=26°54'31" R=170.00'
T=40.67' L=79.84'
CHD.BRG.=N54°53'03"E
CHD.=79.11'
- C9 Δ=37°51'09" R=95.00'
T=32.58' L=62.76'
CHD.BRG.=N11°48'17"E
CHD.=61.63'
NON-TANGENT

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

PLAN DATE 07/20/16	PROJECT EASTGATE BOULEVARD	DEED REF.
REVISIONS	OWNER LOWER NAZARETH TOWNSHIP	TAX MAP
	MUNICIPALITY LOWER NAZARETH TOWNSHIP	SHT. NO. 1 of 1
	COUNTY NORTHAMPTON COUNTY	SCALE 1" = 100'
	STATE PENNSYLVANIA	JOB NO. 4099



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Arthur A. Swallow, PLS
PA SU037821

Date
NJ GS34492