

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

**RESOLUTION NO. LN7-10-09**

WHEREAS, under the authority of the Act of May 1, 1933, P.L. 103, Article XXII, Section 2201, as amended (53 P.S. § 2201, as amended), the Supervisors of Lower Nazareth Township in the exercise of their official duties may designate lands for use as parks, playgrounds, play fields, public parks and other recreation areas and facilities and acquire lands by gift or devise for recreational purposes; and

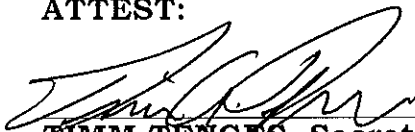
WHEREAS, Rondel Development Company, by its Indenture dated the 15<sup>th</sup> day of April, 2009, conveyed all its right, title and interest in a certain tract of land situated in Lower Nazareth Township, County of Northampton, and Commonwealth of Pennsylvania to Lower Nazareth Township. Said Deed 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 Deed of Dedication for recreational purposes.

DULY PASSED AND RESOLVED this 29 day of April, 2009.

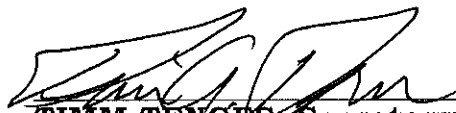
**LOWER NAZARETH TOWNSHIP  
BOARD OF SUPERVISORS**

**ATTEST:**

  
\_\_\_\_\_  
**TIMM TENGES, Secretary**

**BY:**   
\_\_\_\_\_  
**ALAN V. DILSAVER, Chairman**

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 the Resolution passed on the 29 day of April, 2009, at a Regular Meeting of said Board.

  
\_\_\_\_\_  
**TIMM TENGES, Secretary**

DOCUMENT PREPARED BY:

**Joseph J. Piperato, III, Esquire**  
**BENNER & PIPERATO**  
**2005 City Line Road, Suite 106**  
**Bethlehem, Pennsylvania 18017**

## DEED OF DEDICATION

*THIS INDENTURE*, made this <sup>15<sup>th</sup></sup> day of *April* 2009, by **RONDEL DEVELOPMENT COMPANY**, a Pennsylvania corporation, with its principal place of business located at 3242 Farmersville Road, Bethlehem, Northampton County, Pennsylvania, 18020 (hereinafter referred to as "GRANTOR"),

- A N D -

**TOWNSHIP OF LOWER NAZARETH**, a township of the Second Class, with municipal offices located at 306 Butztown Road, Bethlehem, PA 18020 (hereinafter referred to as "GRANTEE").

### WITNESSETH:

That the said Grantor, for and in consideration of the advantage to it accruing as well as for diverse 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, all that certain tract or parcel of land containing 16,957.13 sq. ft. or 0.3893 acres, designated as Lot 13 ("open space") on a Plan entitled "Colt's Run" recorded in the Recorder of Deeds Office of Northampton County on October 29, 2003 in Map Book 2003-5, page 407-409, located in Lower Nazareth Township, Northampton County, Pennsylvania, prepared by Lehigh Engineering Associates, Inc. as more fully described on Exhibit "A" and as more fully depicted on Exhibit "B" attached hereto and made a part hereof. Said tract of land being part of the same premises which was conveyed to Rondel Development Company by Deed dated March 3, 2003 and recorded in Northampton County Record Book Volume 2003-1, page 076039.

Being Tax Parcel Identifier No. L7 - 6 - 17 - 13.

**TO HAVE AND TO HOLD** said land unto the said Grantee, to and for the only proper use and behoof of said Grantee, its successors and assigns forever.

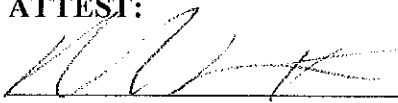
**Exhibit "A"**

**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 hereafter, 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 Grantee's ownership of said parcel of land.

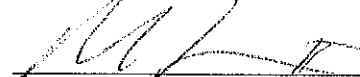
**AND** the said Grantor, for itself, its successors and assigns, does by these presents further covenant, promise and agree to and with the said Grantee, its successors and assigns, against it the said Grantor, its successors and assigns, and against any and all person or persons whoever lawfully claiming or to claim the same or any part thereof, by, from or under it, them or any of them, shall and will warrant and forever defend.

***IN WITNESS WHEREOF***, the Grantor, said party of the first part, has caused these presents to be signed by its President and attested to by its Secretary, the day and year first above written.

**ATTEST:**

  
\_\_\_\_\_  
Ronald J. DelSerro, II, Secretary

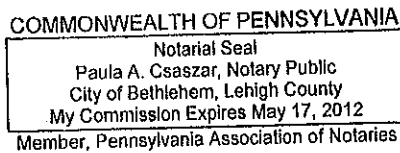
**RONDEL DEVELOPMENT COMPANY**

  
\_\_\_\_\_  
Ronald J. DelSerro, II, President (L.S.)

COMMONWEALTH OF PENNSYLVANIA )  
 ) SS:  
COUNTY OF LEHIGH )

On this 15<sup>th</sup> day of April, 2009, before me, the subscriber, a Notary Public in and for the said Commonwealth and County, personally appeared **RONALD J. DELSERRO, II**, who acknowledged himself to be the President of **RONDEL DEVELOPMENT COMPANY**, a Pennsylvania corporation, and that he as such President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Company by himself as President.

*WITNESS* my hand notarial seal the day and year aforesaid.



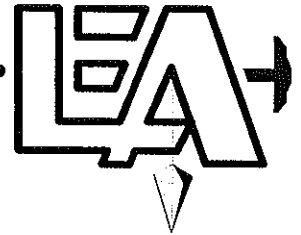
Paula A. Csaszar  
Notary Public

**I HEREBY CERTIFY** that the precise residence and complete post office address of the Grantee herein is: 306 Butztown Road, Bethlehem, PA 18020-\_\_\_\_\_.

Paula A. Csaszar  
On Behalf of the Grantee

# 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:** LOT 13 (lands conveyed to the Township for open space)

**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 an iron pin located along lot 12 of the above mentioned subdivision, said pin 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 **225.00'** and a length of **15.01'** (long chord **S 29° 08' 07" W, 15.01'**) along the right-of-way of Eisenhower Drive, 25.00' from centerline, to an iron pin, thence;
- 2) **N 58° 57' 12" W, 439.35'** along lot 14 of the above mentioned subdivision to an iron pin, thence;
- 3) **S 02° 00' 22" E, 163.64'** along the same to an iron pin, thence;
- 4) **S 87° 59' 38" W, 50.00'** along lot 15 of the aforementioned subdivision to an iron pin, thence;
- 5) **N 02° 00' 22" W, 204.57'** along lands now or former of Lower Nazareth Township to an iron pin, thence;
- 6) **N 84° 47' 28" E, 50.08'** along lands now or former of Marvin L. Frey to an iron pin, thence;
- 7) **S 02° 00' 22" E, 25.84'** along lot 12 of the above mentioned subdivision to an iron pin, thence;
- 8) **S 58° 57' 12" E, 448.61'** along the same to the aforementioned iron pin and place of beginning, containing:

**0.3893 acres, 16,957.13 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.

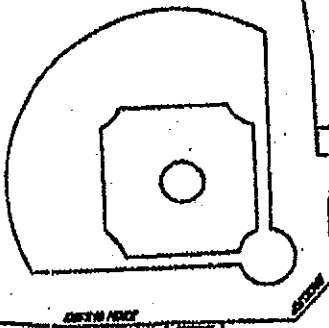
Together with and subject to easements, restrictions and covenants of record.  
This Description prepared by Lehigh Engineering Associates Inc., on December 15, 2003.

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

COLT'S RUN SUBDIVISION

13

4334 Eisenhower Drive  
Lands to be conveyed to the  
Township for open space.



DRIVEWAY TO PARK

4328 Eisenhower Drive  
12

4322 Eisenhower Drive  
11

Bridle Path

4340 Eisenhower Drive  
14

4343 Eisenhower Drive  
27

4317 Eisenhower Drive  
28

DETENTION  
POND

4345 Eisenhower Drive  
15

4357 Eisenhower Drive  
26