

**BOARD OF SUPERVISORS OF LOWER NAZARETH TOWNSHIP**

**NORTHAMPTON COUNTY, PENNSYLVANIA**

**RESOLUTION** (NT-07-14)

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, Trio Farms PA, LLC, a Pennsylvania Limited Liability Company, by its Indenture dated the 20<sup>th</sup> day of February, 2014, 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.

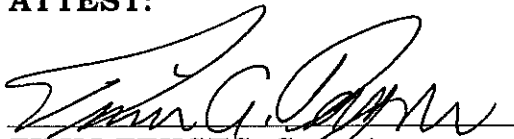
DULY PASSED AND RESOLVED This 12 day of March, 2014.

**BOARD OF SUPERVISORS  
LOWER NAZARETH TOWNSHIP**

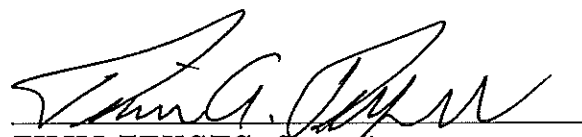
BY: \_\_\_\_\_

**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 12 day of March, 2014, at a Regular Meeting of said Board.

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

**DEED OF DEDICATION**

THIS INDENTURE, Made this 20<sup>th</sup> day of February, 2014.

BETWEEN: TRIO FARMS PA, LLC, Pennsylvania Limited Liability Company, with principal offices located at 559 Main Street, Suite 300, Bethlehem, Pennsylvania 18018, 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").

**W I T N E S S E T H :**

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:

Gremer Road

BEING PART OF THE SAME PREMISES more particularly described in the Office for the Recording of Deeds in and for Northampton County in Volume 2005-1, Page 125559. Formerly Tax Parcel No. K7-19-13 as depicted in Plan Book 2011-5, Page 142.

**Exhibit "A"**



Providing a full range of Engineering & Surveying Services

COWAN ASSOCIATES, INC.

*Serving Business, Municipalities & Industry Since 1958*

Legal Description  
Gremar Road Right-of-way  
Trio Farms  
Lower Nazareth Township  
Northampton County, PA  
CAI 14690.23  
January 23, 2014

Richard S. Cowan, PE (1910-1997)  
James R. Leister, PE/PLS (1936-2006)  
William D. Kee, PE (Retired)  
Johann F. Szautner, PE/PLS (Retired)  
Todd R. Myers, PLS  
Charles R. Tomko, PE  
Scott P. McMackin, PE  
Michael R. Smith, PE

ALL THAT CERTAIN tract or parcel of land situate in the Township of Lower Nazareth, County of Northampton, and Commonwealth of Pennsylvania, being the Gremar Road Right-of-way, 60.00 Foot Total Width, bounded and described according to a plan entitled "Final Plan, Major Subdivision Plan for Trio Farms," last dated June 24, 2010, as prepared by Van Cleef Engineering Associates, Bethlehem, PA, as follows, to wit:

BEGINNING at a concrete monument, said concrete monument being on the northerly legal right-of-way line of Gremar Road, 60.00 foot total width, said point being in the line of lands now or formerly of Tax Map Parcel K7-19-14A;

THENCE (A) from said point of beginning, crossing the cartway of Gremar Road, South 21°25'19" West, 60.02 feet to a point;

THENCE (B) along the southerly legal right-of-way line of Gremar Road, the following five (5) courses and distances:

- (1) North 67°14'17" West, 48.39 feet to a point;
- (2) Along an arc curving to the left in a southwesterly direction having a radius of 370.00 feet, an arc length of 326.90 feet, and chord bearing and distance of South 87°27'03" West, 316.37 feet to a point;
- (3) South 62°08'23" West, 315.08 feet to a point;
- (4) Along an arc curving to the right in a southwesterly direction having a radius of 430.00 feet, an arc length of 127.49 feet, and chord bearing and distance of South 70°38'01" West, 127.02 feet to a point;
- (5) South 79°07'39" West, 1,891.84 feet to a point;

THENCE (C) crossing the cartway of Gremar Road, North 10°52'21" West, 60.00 feet to a point;

THENCE (D) along the northerly legal right-of-way line of Gremar Road, crossing the southern terminus of Mulberry Drive, 50.00 foot right-of-way, North 79°07'39" East, 1,891.83 feet to a point;

Quality Is Attitude

Cowan Building • 120 Penn-Am Drive • P.O. Box 949 • Quakertown, PA 18951  
Phone: 215-536-7075 • 1-800-492-5649 • Fax: 215-536-1582 • E-mail: [cowan@cowanassociates.com](mailto:cowan@cowanassociates.com)  
Web Site: [www.cowanassociates.com](http://www.cowanassociates.com)

THENCE (E) still along the same, along an arc curving to the left in a northeasterly direction having a radius of 370.00 feet, an arc length of 109.70 feet, and chord bearing and distance of North 70°38'02" East, 109.30 feet to a point;

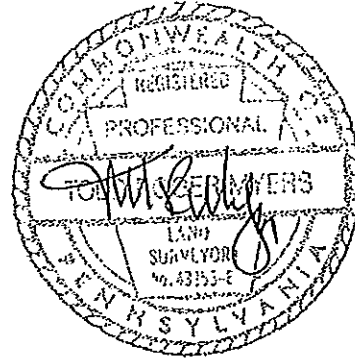
THENCE (F) still along the same and crossing the southern terminus of Trio Farms Boulevard, 75.00 foot total width, North 62°08'23" East, 315.08 feet to a point;

THENCE (G) still along the same, along an arc curving to the right in a northeasterly direction having a radius of 430.00 feet, an arc length of 379.91 feet, and chord bearing and distance of North 87°27'02" East, 367.67 feet to a point;

THENCE (H) still along the same, South 67°14'17" East, 46.98 feet to the first mentioned point and place of beginning.

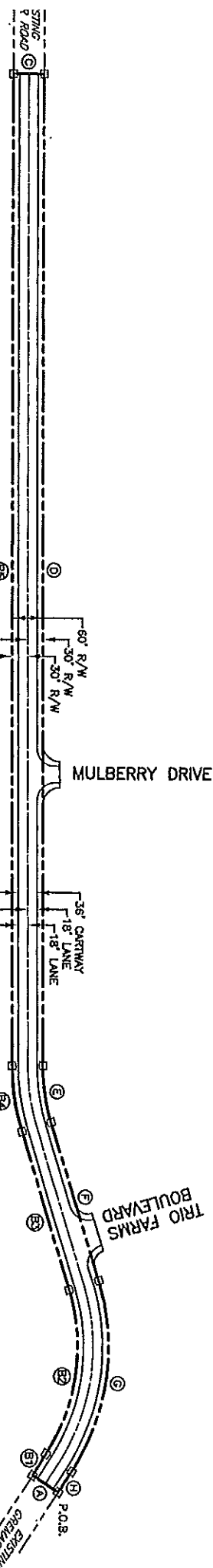
Containing 163,597.12 square feet or 3.75 acres

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IT BEING PART OF THE SAME PREMISES more particularly described in the Office for the Recording of Deeds in and for Northampton County in Volume 2005-1, Page 125559.

Formerly Tax Parcel K7-19-13 as depicted in Plan Book 2011-5, Page 142.



- GREOMAR ROAD RIGHT-OF-WAY**
- Ⓐ S 21°25'19" W 60.02'
  - Ⓑ N 67°14'17" W 48.35'
  - Ⓒ L=326.90' R=370.00'  
CHD=S 87°27'05" W 313.37'
  - Ⓓ S 62°08'23" W 315.08'
  - Ⓔ L=127.49' R=450.00'  
CHD=S 70°38'01" W 127.02'
  - Ⓕ S 79°07'39" W 1,891.84'
  - Ⓖ N 10°52'21" W 60.00'
  - Ⓗ N 79°07'39" E 1,891.83'
  - Ⓙ L=109.70' R=370.00'  
CHD=N 70°38'02" E 109.30'
  - Ⓚ N 62°08'23" E 315.08'
  - Ⓛ L=379.91' R=450.00'  
CHD=N 87°27'02" E 357.67'
  - Ⓜ S 67°14'17" E 46.98'
- CONTAINING 163,597.12 SQ. FT.  
OR 3.75 ACRES



VOID UNLESS GREEN PROFESSIONAL SEAL IS AFFIXED

DESIGN BY JRL	SUPREMY CEE BY TRM
FINAL CEE BY TRM	PROJECT ENGINEER WVD
DATE 2-10-14	SCALE 1"=200'

TODD R. MYERS, P.L.S. 57/04333-2  
*Todd R. Myers*

REVISIONS

NO.	DATE	BY	CHK
GREOMAR ROAD RIGHT-OF-WAY EXHIBIT			

**FIELDS AT TRIO FARMS**

LOWER NAZARETH TOWNSHIP  
NORTHAMPTON COUNTY, PENNSYLVANIA

PROVIDING A FULL RANGE OF CIVIL  
ENGINEERING & SURVEYING SERVICES  
120 PENN-44 CENTER P.O. BOX 949  
QUAKERTOWN, PENNSYLVANIA 18951  
TELEPHONE (215) 536-7075  
FAX (215) 536-1582

DATE: 2-10-14

SCALE: 1"=200'

PROJECT NO.: 14890.23

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.

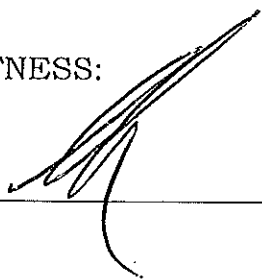
And the said Grantor, for itself, its successors and assigns, by these presents covenants, promises and agrees to and with the said Grantee, its successors and assigns, that neither the Grantor nor its successors and assigns, shall nor will at any time thereafter, ask, demand or recover or receive of 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.

WITNESS:




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**TRIO FARMS PA, LLC**

By: Trio Farms PAMM, Inc., Member

BY:



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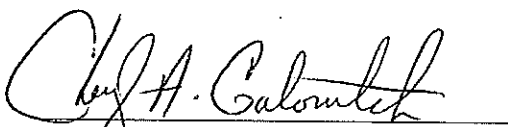
Louis P. Pektor, III, President



COMMONWEALTH OF PENNSYLVANIA )  
 ) SS:  
COUNTY OF NORTHAMPTON )

On this, the 20<sup>th</sup> day of February, 2014, before me, the undersigned officer, personally appeared Louis P. Peltor, III, who acknowledged himself to be the President of Trio Farms PA, LLC, 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.

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



COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Cheryl A. Galowitz, Notary Public  
City of Bethlehem, Northampton County  
My Commission Expires Jan. 2, 2018  
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 ASTREAK, ESQUIRE