

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

RESOLUTION ^{LNT} 20-16

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, Hidden Oaks IV, LLP, a Pennsylvania Limited Liability Partnership, by its Indenture dated the 6th day of June, 2016, 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 8th day of June, 2016.

**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 8th day of June, 2016, at a Regular Meeting of said Board.


TIMM TENGES, Secretary

DEED OF DEDICATION

THIS INDENTURE, Made this 6th day of JUNE, 2016.

BETWEEN: HIDDEN OAKS IV, LLP, 600 South Livingston Avenue, Suite 102, Livingston, New Jersey 07089, 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:

Graystone Drive - Hidden Oaks II, Phase V



August 16, 2015

LEGAL DESCRIPTION
Graystone Drive

Hidden Oaks II Major Subdivision
Phase V

Lower Nazareth Township, Northampton County, Pennsylvania

All that certain piece, parcel, or tract of land situate in Lower Nazareth Township, County of Northampton, and Commonwealth of Pennsylvania, being Graystone Drive as depicted on "Final Record Plan For Hidden Oaks II, Phase V - Major Subdivision", prepared by Lehigh Engineering Associates, Inc., plan dated February 15, 2006, being more particularly described as follows, to wit:

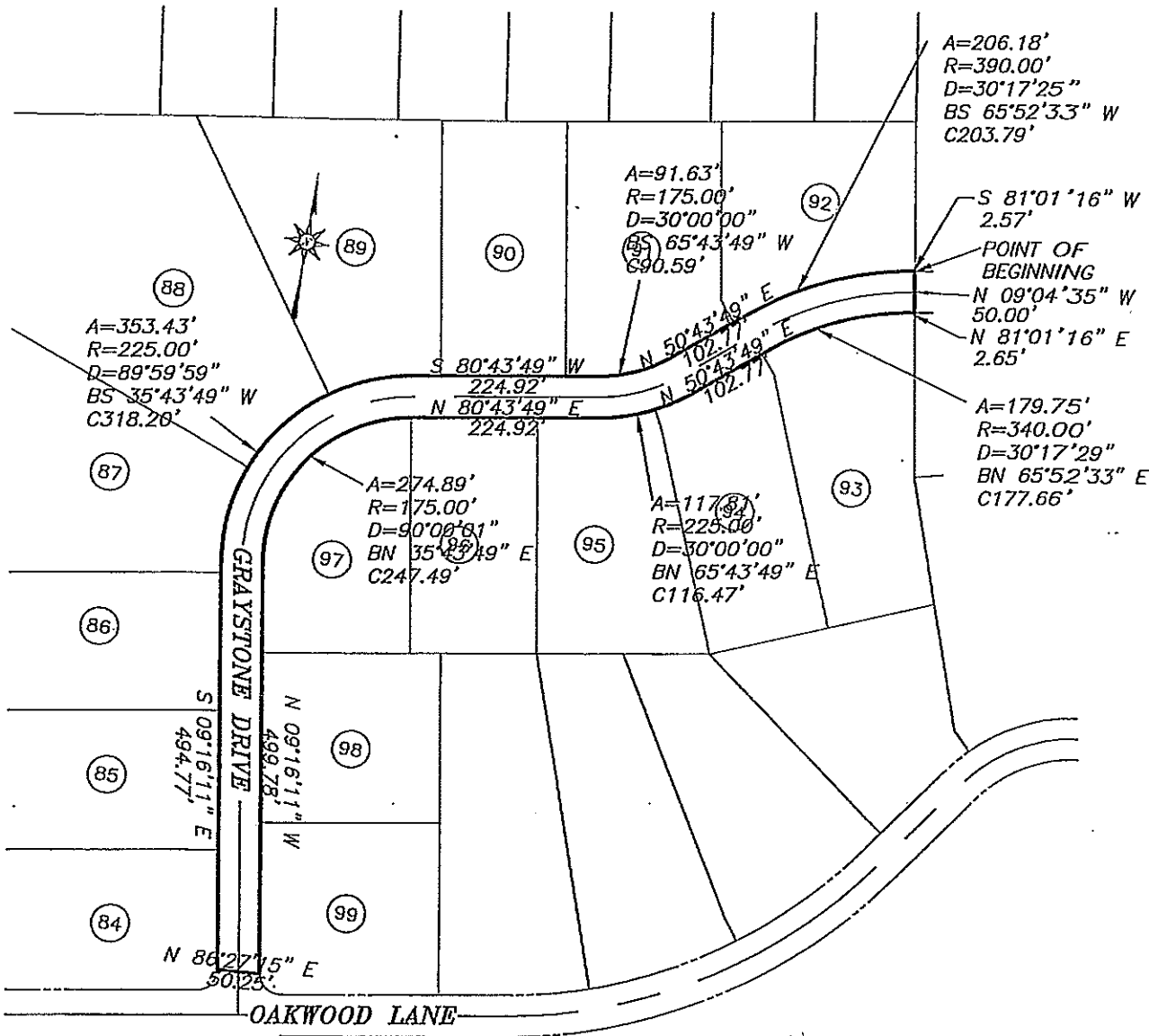
BEGINNING at an iron pin set at the southeasterly corner of lot 92 as shown on said plan at the right of way line for Graystone Drive (50' wide) thence along the right-of-way line of Graystone Drive the following 16 courses;

1. South 81°01'16" West a distance of 2.57';
2. thence with a curve turning to the left with an arc length of 206.18', with a radius of 390.00', with a chord bearing of South 65°52'33" West , with a chord length of 203.79';;
3. thence South 50°43'49" West a distance of 102.77';
4. thence with a curve turning to the right with an arc length of 91.63', with a radius of 175.00', with a chord bearing of South 65°43'49" West , with a chord length of 90.59';;
5. thence South 80°43'49" West a distance of 224.92';
6. thence with a curve turning to the left with an arc length of 353.43', with a radius of 225.00', with a chord bearing of South 35°43'49" West , with a chord length of 318.20';;
7. thence South 09°16'11" East a distance of 494.77' to a point of curvature that connects Graystone Drive with Oakwood Lane;
8. thence North 86°27'15" East, crossing Graystone Drive, a distance of 50.25';
9. thence North 09°16'11" West continuing along Graystone drive, a distance of 499.78';
10. thence with a curve turning to the right with an arc length of 274.89', with a radius of 175.00', with a chord bearing of North 35°43'49" East , with a chord length of 247.49';;
11. thence North 80°43'49" East a distance of 224.92';
12. thence with a curve turning to the left with an arc length of 117.81', with a radius of 225.00', with a chord bearing of North 65°43'49" East , with a chord length of 116.47';;
13. thence North 50°43'49" East a distance of 102.77';
14. thence with a curve turning to the right with an arc length of 179.75', with a radius of 340.00', with a chord bearing of North 65°52'33" East , with a chord length of 177.66';;
15. thence North 81°01'16" East a distance of 2.65';
16. thence North 09°04'35" West a distance of 50.00' to the **POINT OF BEGINNING**.

having an area of 71971.02 square feet, or 1.652 acres more or less.

Being known as Graystone Drive

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 2007-1, Page 139429.



LEGAL DESCRIPTION EXHIBIT
 STERLING OAKS - PHASE V
 GRAYSTONE DRIVE
 PROJECT 2317

ASH ASSOCIATES INC.
 765 TENNIS AVE.
 AMBLER, PA 19002
 215-367-5261

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.

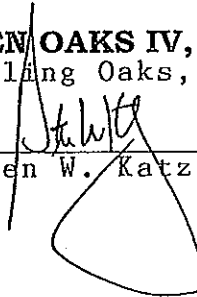
And the said Grantor, for itself, its successors and assigns, does by these presents further covenant, promise and agree to and with said Grantee, its successors and assigns, that the said lot of ground above described unto the said Grantee, its successors and assigns, against it, the said Grantor, its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

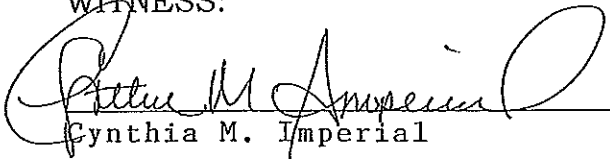
IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal the day and year first above written.

HIDDEN OAKS IV, LLP

By: Sterling Oaks, LLP, Managing Partner

BY: 
Steven W. Katz, Managing Partner

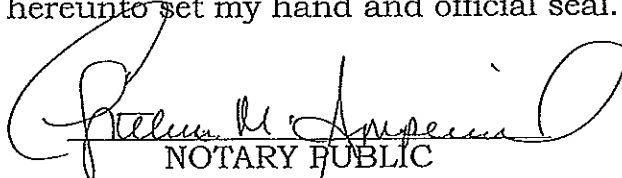
WITNESS:


Cynthia M. Imperial

STATE OF NEW JERSEY
COUNTY OF ESSEX } SS:

On this, the 6th day of June, 2016, before me, the undersigned officer, personally appeared Steven W. Katz, who acknowledged himself to be Managing Partner of Sterling Oaks, LLP / Managing Partner of Hidden Oaks, IV, LLP, and that he, as such Managing Partner, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as Managing Partner.

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


NOTARY PUBLIC

CYNTHIA M IMPERIAL
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires March 25, 2019

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


GARY NEIL ASTEAK, ESQUIRE