

BOARD OF SUPERVISORS OF LOWER NAZARETH TOWNSHIP
NORTHAMPTON COUNTY, PENNSYLVANIA

RESOLUTION LNT-06-13

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

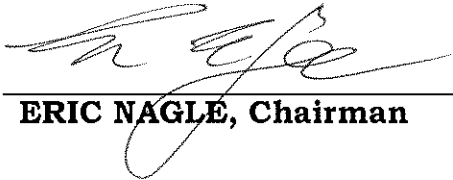
WHEREAS, Hidden Oaks III, LLP, a Pennsylvania Limited Liability Partnership, by its Indenture dated the 21st day of December, 2012, conveyed all of its right, title and interest in a certain tract of land situated in Lower Nazareth Township, County of Northampton, and Commonwealth of Pennsylvania. Said 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

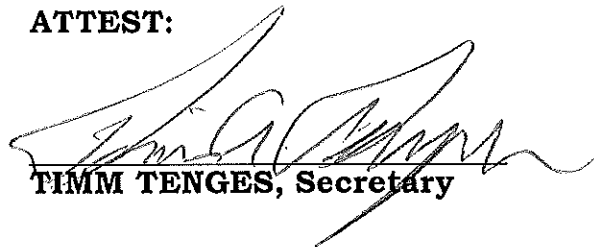
FURTHER, BE IT RESOLVED, that a certain copy of this Resolution together with a draft or survey of same showing location and width thereof, be filed and recorded in the Office of the Clerk of Court of Quarter Sessions of Northampton County (now Clerk of Criminal Courts of Northampton County), Pennsylvania.

DULY PASSED AND RESOLVED This 23 day of January, 2013.

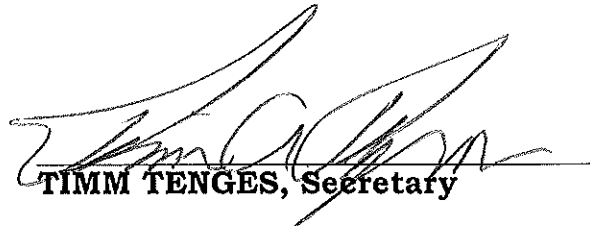
**BOARD OF SUPERVISORS
LOWER NAZARETH TOWNSHIP**

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 23 day of January, 2013, at a Regular Meeting of said Board.


TIMM TENGES, Secretary

DEED OF DEDICATION

THIS INDENTURE, Made this 21 day of DECEMBER, 2012.

BETWEEN: HIDDEN OAKS III, LLP, a Pennsylvania Limited Liability Partnership, with registered office located in the City of Bethlehem, County of Northampton, Commonwealth of Pennsylvania, 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:

Oakwood Lane - Hidden Oaks II, Phase IV

Exhibit "A"

THOMAS J. MORGANELLI, PLS
807 West Broad Street
Bethlehem, PA 18018
610-691-2699
610-419-9415 fax

June 23, 2010
Revised 10/28/10

Legal Description of

OAKWOOD LANE

Hidden Oaks II – Phase IV

Lower Nazareth Township, Northampton County, PA

ALL THAT CERTAIN tract or parcel of land situate in Lower Nazareth Township, County of Northampton, Commonwealth of Pennsylvania and Offered for Dedication to Lower Nazareth Township on a plan entitled "Hidden Oaks II, Phase IV Major Subdivision" as prepared by Lehigh Engineering Associates Inc., dated December 13, 2004, last revised 05/24/06, recorded in the Northampton County Recorder of Deeds Office in Plan Book 2006-5, Page 392 and more fully shown on Exhibit "A" attached hereto, bounded and described as follows to wit:

BEGINNING AT A POINT on the northerly right-of-way line of Oakwood Lane (50' wide) in line of Phase III, said point being North $80^{\circ}-43'-49''$ East, 79.49' from a concrete monument set; thence along said right-of-way line of Oakwood Lane the following six courses and distances to an iron pin in line of Phase II:

1. Along the arc of a curve deflecting to the left, having a radius of 600.00', a central angle of $44^{\circ}-33'-44''$, a chord of North $58^{\circ}-26'-56''$ East, 454.98', an arc distance of 466.66' to a concrete monument set;
2. North $36^{\circ}-10'04''$ East, 140.22' to a concrete monument set;
3. Along the arc of a curve deflecting to the right, having a radius of 225.00', a central angle of $43^{\circ}-14'-58''$, a chord of North $57^{\circ}-47'-32''$ East, 165.84', an arc distance of 169.84' to a concrete monument set;
4. North $79^{\circ}-25'-01''$ East, 549.35' to a concrete monument set;
5. Along the arc of a curve deflecting to the right, having a radius of 225.00', a central angle of $89^{\circ}-59'-56''$, a chord of South $55^{\circ}-34'-59''$ East, 318.20', an arc distance of 353.42' to a concrete monument set;
6. South $10^{\circ}-34'-59''$ East, 50.00' to a point;

thence crossing said lane on the phase line of phase II South $79^{\circ}-25'-01''$ West, 50.00' to a point;

thence along the southerly right-of-way line of Oakwood Lane the following six courses and distances:

1. North $10^{\circ}-34'-59''$ West, 50.00' to a concrete monument set;
2. Along the arc of a curve deflecting to the left, having a radius of 175.00', a central angle of $89^{\circ}-59'-56''$, a chord of North $55^{\circ}-34'-59''$ West, 247.48', an arc distance of 274.89' to a concrete monument set;
3. South $79^{\circ}-25'-01''$ West, 549.35' to a concrete monument set;
4. Along the arc of a curve deflecting to the left, having a radius of 175.00', a central angle of $43^{\circ}-14'-58''$, a chord of South $57^{\circ}-47'-32''$ West, 128.98', an arc distance of 132.10' to a concrete monument set;
5. South $36^{\circ}-10'-04''$ West, 140.22' to a concrete monument set;
6. Along the arc of a curve deflecting to the right, having a radius of 650.00', a central angle of $44^{\circ}-33'-44''$, a chord of South $58^{\circ}-26'-56''$ West, 492.90' an arc distance of 505.54' to a point;

thence crossing said lane on the phase line of phase III North $09^{\circ}-16'-12''$ West, 50.00' to a point, the place of beginning.

CONTAINING 84,539.69 Square Feet or 1.9408 Acres of land.

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 2006-1, Page 162283.

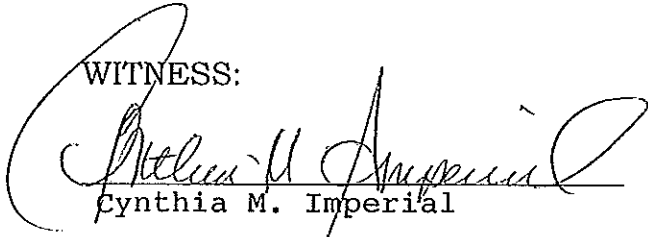
TO HAVE AND TO HOLD the said lot or piece of ground above described unto the said Grantee, to and for the only proper use and behalf of the said Grantee, its successors and assigns forever as and for a public street and highway and for no other use or purpose whatsoever and to the same extent and with 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.

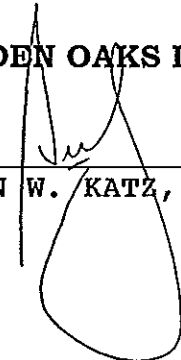
And the said Grantor, for itself, its successors and assigns, does by these presents further covenant, promise and agree to and with said Grantee, its successors and assigns, that the said lot of ground above described unto the said Grantee, its successors and assigns, against it, the said Grantor, its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

Cynthia M. Imperial

HIDDEN OAKS III, LLP

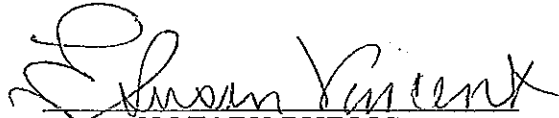
BY: 
STEVEN W. KATZ, Managing Partner

STATE OF NEW JERSEY
COUNTY OF ESSEX

} SS:

On this, the 21st day of December, 2012, before me, the undersigned officer, personally appeared STEVEN W. KATZ, who acknowledged himself to be the Managing Partner of Hidden Oaks III, 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

E. SUSAN VINCENT
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Sept. 10, 2017

I HEREBY CERTIFY THAT The correct address of the Grantee is 306 Butztown Road, Bethlehem, Pennsylvania 18020-9684.

GARY NEIL ASTEAK, ESQUIRE