

BOARD OF SUPERVISORS OF LOWER NAZARETH TOWNSHIP
NORTHAMPTON COUNTY, PENNSYLVANIA

RESOLUTION LN7-20-12

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, Northampton Hospital Corporation, a Pennsylvania Corporation, by its Indenture dated the 23rd day of October, 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 24th day of October, 2012.

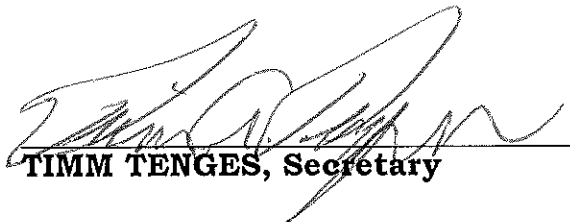
**BOARD OF SUPERVISORS
LOWER NAZARETH TOWNSHIP**

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 24th day of October, 2012, at a Regular Meeting of said Board.


TIMM TENGES, Secretary

DEED OF DEDICATION

THIS INDENTURE, Made this 23rd day of October, 2012.

BETWEEN: NORTHAMPTON HOSPITAL CORPORATION, a Pennsylvania Corporation, with offices located at 250 South 21st Street, Easton, Northampton County, 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").

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:

NORTHWOOD AVENUE, 3 sections - more particularly described in Exhibits "A", "B", and "C" attached hereto and made a part hereof

Exhibit "A"

THE PIDCOCK COMPANY

CIVIL ENGINEERING AND LAND PLANNING
ARCHITECTURE
LAND SURVEYING

Oxford Drive at Fish Hatchery Road
2451 Parkwood Drive Allentown, Pennsylvania 18103-9608
Telephone: 610-791-2252
Telefacsimile: 610-791-1256
E-mail: info@pidcockcompany.com

Established 1924
J. Scott Pidcock, P.E., R.A.

Dennis E. Harman, P.E., P.L.S.
Bruce E. Anderson, P.E., LEED AP
Brian A. Dillman, P.E.
Ronald J. Gawlik, P.E.
James A. Rothdeutsch, P.E., LEED AP
John R. Russek, Jr., P.E.

Douglas E. Haberbosch, P.E.
Brian E. Harman, P.E., P.T.O.E.
Steven R. Henning, P.E.
Jeffrey R. Matyus
Todd L. Sonntag, R.A., LEED AP
Richard C. Stesleil, P.L.S.
Brent C. Tucker
Joel A. Vicario, P.E.

G. Edwin Pidcock, P.E., P.L.S. 1924-1967
John S. Pidcock, P.E., P.L.S. 1954-1999
Ralph M. Pidcock, P.L.S. 1952-2000 (Retired)

September 11, 2012

Description of a road right-of-way as shown on a plan titled "Plan Showing Right-Of-Way To Be Acquired For Northwood Avenue As Shown On The Easton Hospital Subdivision Plan, Over Property Located In Lower Nazareth Township, Northampton County, PA", dated September 11, 2012, bearing File No. #S-11378 (Sheets 1 and 2 of 2), as prepared by The Pidcock Company Allentown, Pennsylvania:

Beginning at a point in the northerly right-of-way line of Northwood Avenue (30 feet from the centerline) and in the southerly property line of Lot 3, said point being distant 675.25 feet measured on a course S 81°04'49" W along the northerly right-of-way line of Northwood Avenue and the southerly property line of Lot 3 from the southeasterly property corner of Lot 3 and the the westerly property line of lands of Atul K. Amin and Patrice R. Amin (as recorded in RBV. 2007-1, PG. 2277973) formerly lands of Dorothy M. Millheim et al (as recorded in DBV. 717, PG. 805); thence (1) along the northerly right-of-way line of Northwood Avenue, S 81°04'49" W 365.54 feet to a point in the easterly right-of-way line of Corriere Road; thence (2) along the same, N 12°28'36" E 137.44 feet to a point of curvature in line of Lot 3, thence along Lot 3 the three following courses: (3) on a curve to the left having a radius of 32.00 feet (delta 90°00'00", tangent 32.00 feet, chord S 32°31'24" E 45.25 feet) for an arc distance of 50.27 feet to a point of tangency, (4) S 77°31'24" E 160.60 feet to a point of curvature, and (5) on a curve to the left having a radius of 405.00 feet (delta 21°23'47", tangent 76.51 feet, chord S 88°13'18" E 150.36 feet) for an arc distance of 151.24 feet to the point or place of beginning.

Containing 0.339 Acres or 14,769 Square Feet.

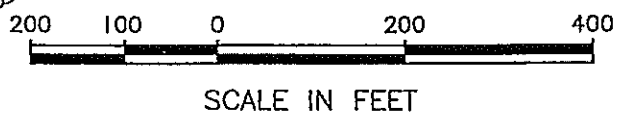
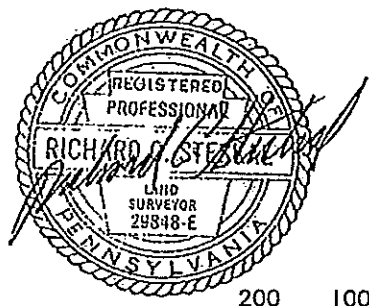
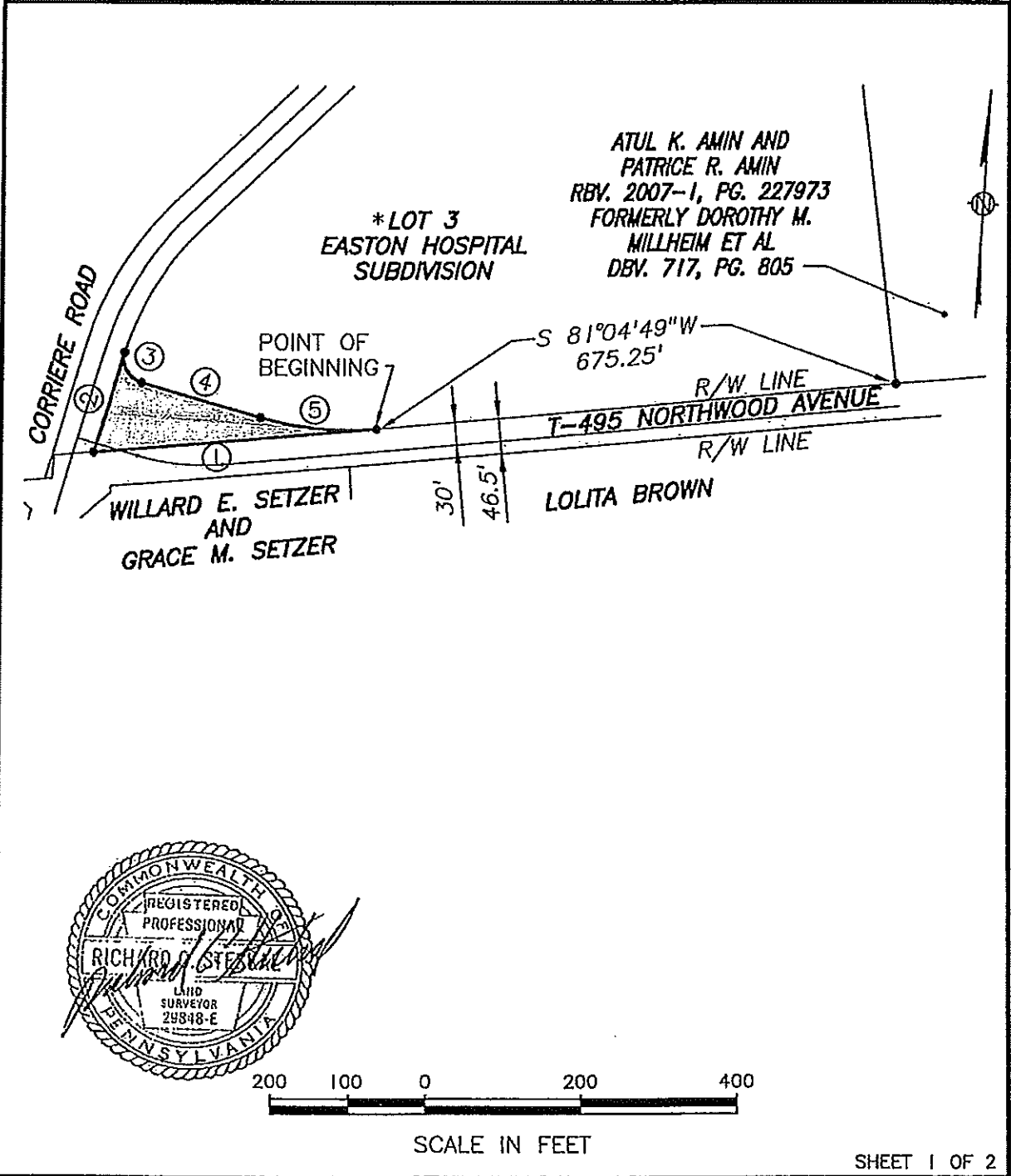
Being part of the same premises more particularly described in the Office for the Recording of Deeds in and for Northampton County in Book 2007-1, Page 380797.

PART OF TAX PARCEL K8-9A-2A, 2B & 2C



Exhibit "A" - Tract A

Drawing name: S:\Lower Nazareth Commons (Easton Hosp)\12057\Civil Plans\Survey\Dwg\S-11378 01.dwg
 Last Modified: Sep 13, 2012 -- 10:33am

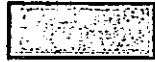


SHEET 1 OF 2

DRAWN BY: JGU CHECKED BY: RCS CAD FILE: S-11377 01 PROJ. NO. 12057	PLAN SHOWING RIGHT-OF-WAY TO BE ACQUIRED FOR NORTHWOOD AVENUE AS SHOWN ON THE EASTON HOSPITAL SUBDIVISION PLAN, OVER PROPERTY LOCATED IN LOWER NAZARETH TOWNSHIP, NORTHAMPTON COUNTY, PA	THE PIDCOCK COMPANY CIVIL ENGINEERING AND LAND PLANNING ARCHITECTURE LAND SURVEYING OXFORD DRIVE AT FISH HATCHERY ROAD ALLENTOWN, PENNSYLVANIA
	SCALE: 1"=200'	DATE: SEPT. 11, 2012

"NOT PUBLISHED; ALL RIGHTS RESERVED BY THE PIDCOCK COMPANY."

Drawing name: S:\Lower Nazareth Commons (Easton Hosp)\12057\Civil Plans\Survey\Dwg\S-11378 02.dwg Last Modified: Sep 13, 2012 - 9:29am



NORTHWOOD AVENUE
RIGHT-OF-WAY
AREA = 0.339 ACRES OR
14,769 SQ.FT.

- ① S 81°04'49" W 365.54'
- ② N 12°28'36" E 137.44'
- ③ Δ=90°00'00" R=32.00'
L=50.27' T=32.00'
CHD.BRG.=S 32°31'24" E
CHD.DIST.=45.25'
- ④ S 77°31'24" E 160.60'
- ⑤ Δ=21°23'47" R=405.00'
L=151.24' T=76.51'
CHD.BRG.=S 88°13'18" W
CHD.DIST.=150.36'



SHEET 2 OF 2

DRAWN BY:
JGU
CHECKED BY:
RCS
CAD FILE:
S-11377 01
PROJ. NO.
12057

PLAN SHOWING
RIGHT-OF-WAY TO BE ACQUIRED FOR
NORTHWOOD AVENUE AS SHOWN ON THE
EASTON HOSPITAL SUBDIVISION PLAN,
OVER PROPERTY LOCATED IN
LOWER NAZARETH TOWNSHIP, NORTHAMPTON COUNTY, PA

THE PIDCOCK COMPANY
CIVIL ENGINEERING AND LAND PLANNING
ARCHITECTURE
LAND SURVEYING
OXFORD DRIVE AT FISH HATCHERY ROAD
ALLENTOWN, PENNSYLVANIA

SCALE:
NO SCALE

DATE:
SEPT. 11, 2012

S-11378

THE PIDCOCK COMPANY

CIVIL ENGINEERING AND LAND PLANNING
ARCHITECTURE
LAND SURVEYING

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September 11, 2012

Description of a road right-of-way as shown on a plan titled "Plan Showing Additional Right-Of-Way to Be Acquired For Northwood Avenue (T-495) As Shown On The Easton Hospital Subdivision Plan, Over Property Located In Lower Nazareth Township, Northampton County, PA", dated September 11, 2012, bearing File No. #S-11379, as prepared by The Pidcock Company Allentown, Pennsylvania:

Beginning at a point in the northerly right-of-way line of Northwood Avenue (30 feet from the centerline) and in the southerly property line of Lot 3, said point being distant 537.12 feet measured on a course S 81°04'49" W along the northerly right-of-way line of Northwood Avenue and the southerly property line of Lot 3 from the southeasterly property corner of Lot 3 and the westerly property line of lands of Atul K. Amin and Patrice R. Amin (as recorded in RBV. 2007-1, PG. 2277973) formerly lands of Dorothy M. Millheim et al (as recorded in DBV. 717, PG. 805); thence along the the northerly right-of-way line of Northwood Avenue the three following courses: (1) S 08°55'11" E 13.50 feet to a point, (2) S 81°04'49" W 100.00 feet to a point, and (3) N 08°55'11" W 13.50 feet to a point in the northerly right-of-way line of Northwood Avenue and in line of Lot 3; thence (4) along Lot 3, N 81°04'49" E 100.00 feet to the point or place of beginning.

Containing 0.031 Acres or 1,350 Square Feet.

Being part of the same premises more particularly described in the Office for the Recording of Deeds in and for Northampton County in Book 2007-1, Page 380797.

PART OF TAX PARCEL K8-9A-2A, 2B & 2C

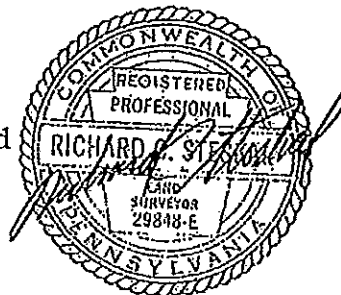
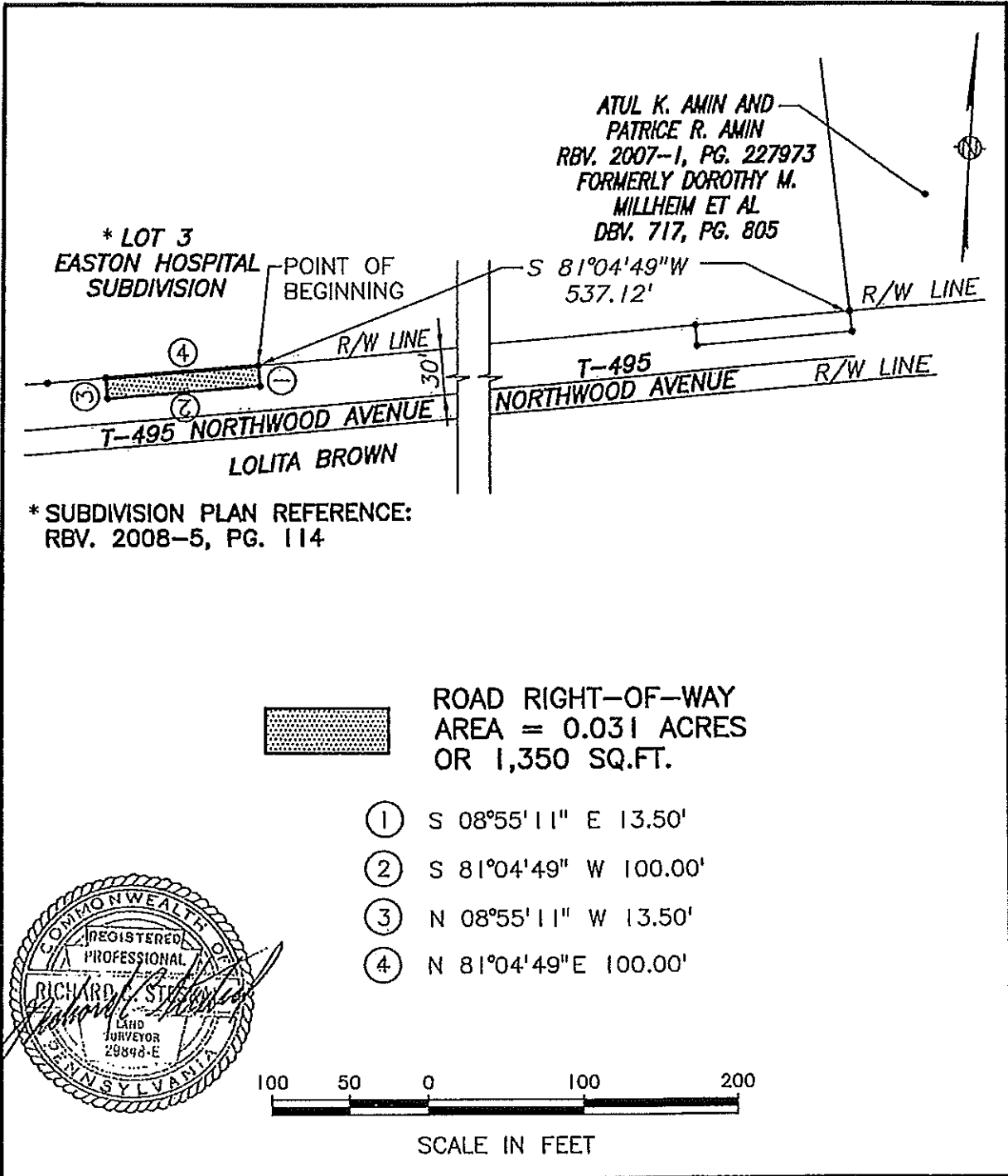


Exhibit "A" - Tract B

Drawing name: S:\Lower Nazareth Commons (Easton Hosp)\12057\Civil Plans\Survey\Draw\S-11379 01.dwg Last Modified: Sep 13, 2012 - 10:19am



DRAWN BY: JGU CHECKED BY: RCS CAD FILE: S-11377 01 PROJ. NO. 12057	PLAN SHOWING ADDITIONAL RIGHT-OF-WAY TO BE ACQUIRED FOR NORTHWOOD AVENUE (T-495) AS SHOWN ON THE EASTON HOSPITAL SUBDIVISION PLAN, OVER PROPERTY LOCATED IN LOWER NAZARETH TOWNSHIP, NORTHAMPTON COUNTY, PA		THE PIDCOCK COMPANY CIVIL ENGINEERING AND LAND PLANNING ARCHITECTURE LAND SURVEYING OXFORD DRIVE AT FISH HATCHERY ROAD ALLENTOWN, PENNSYLVANIA
	SCALE: 1"=100'	DATE: SEPT. 11, 2012	

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THE PIDCOCK COMPANY

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September 11, 2012

Description of a road right-of-way as shown on a plan titled "Plan Showing Additional Right-Of-Way To Be Acquired For Northwood Avenue (T-495) As Shown On The Easton Hospital Subdivision Plan, Over Property Located In Lower Nazareth Township, Northampton County, PA", dated September 11, 2012, bearing File No. #S-11380, as prepared by The Pidcock Company Allentown, Pennsylvania:

Beginning at a point in the northerly right-of-way line of Northwood Avenue (30 feet from the centerline) at the southeasterly property corner of Lot 3 and in the westerly property line of lands of Atul K. Amin and Patrice R. Amin (as recorded in RBV. 2007-1, PG. 2277973) formerly lands of Dorothy M. Millheim et al (as recorded in DBV. 717, PG. 805); thence along the northerly right-of-way line of Northwood Avenue the three following courses: (1) S 10°05'23" E 13.50 feet to a point, (2) S 81°04'49" W 100.26 feet to a point, and (3) N 08°55'11" W 13.50 feet to a point in the northerly right-of-way line of Northwood Avenue and in line of Lot 3; thence (4) along Lot 3, N 81°04'49" E 99.98 feet to the point or place of beginning.

Containing 0.031 Acres or 1,352 Square Feet.

Being part of the same premises more particularly described in the Office for the Recording of Deeds in and for Northampton County in Book 2007-1, Page 380797.

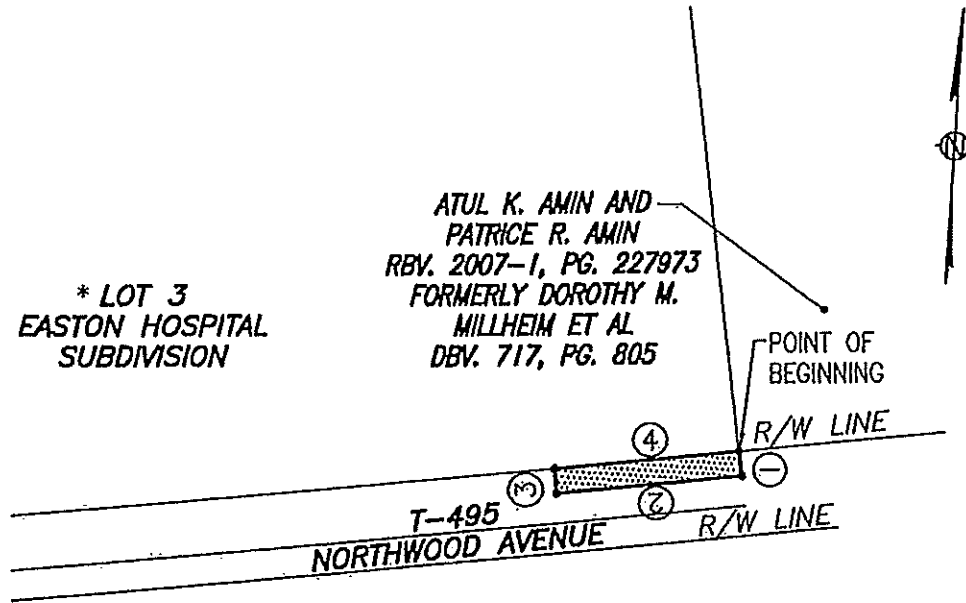
PART OF TAX PARCEL K8-9A-2A, 2B & 2C



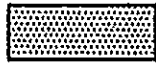
Drawing name: S:\Lower Nazareth Commons (Easton Hosp)\12057\Civil Plans\Survey\Dwg\S-11380 01.dwg Last Modified: Sep 13, 2012 - 10:45am

*** LOT 3
EASTON HOSPITAL
SUBDIVISION**

**ATUL K. AMIN AND
PATRICE R. AMIN
RBV. 2007-1, PG. 227973
FORMERLY DOROTHY M.
MILLHEIM ET AL
DBV. 717, PG. 805**

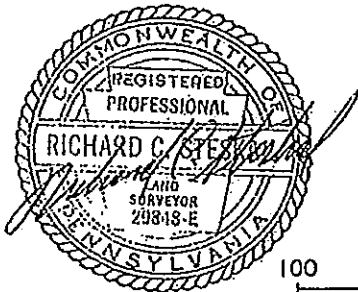


***SUBDIVISION PLAN REFERENCE:
RBV. 2008-5, PG. 114**



**ROAD RIGHT-OF-WAY
AREA = 0.031 ACRES
OR 1,352 SQ.FT.**

- ① S 10°05'23" E 13.50'
- ② S 81°04'49" W 100.26'
- ③ N 08°55'11" W 13.50'
- ④ N 81°04'49" E 99.98'



SCALE IN FEET

DRAWN BY:
JGU
CHECKED BY:
RCS
CAD FILE:
S-11377 01
PROJ. NO.
12057

**PLAN SHOWING
ADDITIONAL RIGHT-OF-WAY TO BE ACQUIRED FOR
NORTHWOOD AVENUE (T-495) AS SHOWN ON THE
EASTON HOSPITAL SUBDIVISION PLAN,
OVER PROPERTY LOCATED IN
LOWER NAZARETH TOWNSHIP, NORTHAMPTON COUNTY, PA**

THE PIDCOCK COMPANY
CIVIL ENGINEERING AND LAND PLANNING
ARCHITECTURE
LAND SURVEYING
OXFORD DRIVE AT FISH HATCHERY ROAD
ALLENTOWN, PENNSYLVANIA

SCALE: 1" = 100'	DATE: SEPT. 11, 2012	S-11380
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"NOT PUBLISHED; ALL RIGHTS RESERVED BY THE PIDCOCK COMPANY."

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.

NORTHAMPTON HOSPITAL CORP.

ATTEST:

Robert V. Palmieri

BY: Brian Finest

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF Northampton } SS:

On this, the 23rd day of October, 2012, before me, the undersigned officer, personally appeared Brian Finest, who acknowledged himself to be the CEO of Northampton Hospital Corporation, and that he, as such CEO, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as CEO.

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

Marianne F. Hall
NOTARY PUBLIC
COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Marianne F. Hall, Notary Public
City of Easton, Northampton County
My Commission Expires May 26, 2014
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 ASTEAK, ESQUIRE