

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

RESOLUTION 2NT-29-16

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, RONDEL DEVELOPMENT COMPANY, by its indenture dated the 13th day of December, 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 14th day of December, 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 14th day of December, 2016, at a Regular Meeting of said Board.


TIMM TENGES, Secretary

DEED OF DEDICATION

THIS INDENTURE, Made this 13th day of December, 2016.

BETWEEN: RONDEL DEVELOPMENT COMPANY, 3242 Farmersville Road, Bethlehem, Northampton County, Pennsylvania, Party of the First Part, (hereinafter called "GRANTOR");

A
N
D

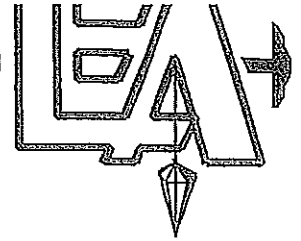
TOWNSHIP OF LOWER NAZARETH, Northampton County, Pennsylvania, Party of the Second Part, (hereinafter called the "GRANTEE").

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:

- Exhibit "A": Winding Way - Colt's Ridge
- Exhibit "B": Truman Lane - Colt's Ridge
- Exhibit "C": Spur Terrace - Colt's Ridge
- Exhibit "D": Saratoga Drive - Colt's Ridge

LEHIGH ENGINEERING ASSOCIATES, INC.



499 RIVERVIEW DRIVE, P.O. BOX 68, WALNUTPORT, PA 18088
PHONE: 610-767-8545 FAX: 610-767-5798
E-MAIL: info@lehighengineering.com

DEED DESCRIPTION: Winding Way Right-of-Way

SUBDIVISION: COLT'S RIDGE

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 Ridge*, dated 8/4/03, prepared by Lehigh Engineering Associates, Inc.), bounded and described as follows; to wit:

BEGINNING at a concrete monument located along Lot 3 of the aforementioned subdivision, said concrete monument also located along the right-of-way of Truman Lane, 25.00' from centerline, and the lands herein described, thence;

- 1) Along an arc curving to the left having a radius of 25.00' and a length of 39.27' (long chord N 27° 36' 49" W, 35.36') along Lot 3 of the aforementioned subdivision to a concrete monument, thence;
- 2) N 72° 36' 49" W, 25.00' along the same to a concrete monument, thence;
- 3) Along an arc curving to the right having a radius of 225.00' and a length of 203.99' (long chord N 46° 38' 27" W, 197.07') along Lots 3 through 5 of the aforementioned subdivision to a concrete monument, thence;
- 4) N 20° 40' 04" W, 509.24' along Lot 5, the right-of-way of Saratoga Drive and Lots 6 through 8 all of the aforementioned subdivision to a concrete monument, thence;
- 5) Along an arc curving to the right having a radius of 775.00' and a length of 626.02' (long chord N 02° 28' 22" E, 609.14') along Lots 8 through 11 of the aforementioned subdivision to a concrete monument, thence;
- 6) N 25° 36' 49" E, 81.53' along Lots 11 and 12 of the aforementioned subdivision to a concrete monument, thence;
- 7) Along an arc curving to the right having a radius of 275.00' and a length of 285.22' (long chord N 55° 19' 36" E, 272.61') along Lots 12 through 14 of the aforementioned subdivision to a concrete monument, thence;
- 8) N 85° 02' 23" E, 165.70' along Lot 14 of the aforementioned subdivision to a concrete monument, thence;
- 9) Along an arc curving to the left having a radius of 25.00' and a length of 39.27' (long chord N 40° 02' 23" E, 35.36') along Lot 14 of the aforementioned subdivision to a concrete monument, thence;
- 10) S 04° 57' 37" E, 100.00' along the right-of-way of Truman Lane to a concrete monument, thence;
- 11) Along an arc curving to the left having a radius of 25.00' and a length of 39.27' (long chord N 49° 57' 37" W, 35.36') along Lot 37 of the aforementioned subdivision to a concrete monument, thence;
- 12) S 85° 02' 23" W, 165.70' along the same to a concrete monument, thence;

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SITE PLANNING • SEWAGE DESIGN • DRAINAGE ANALYSIS • TRAFFIC ANALYSIS

- 13) Along an arc curving to the left having a radius of **225.00'** and a length of **233.37'** (long chord **S 55° 19' 36" W, 223.05'**) along Lots 37 and 36 of the aforementioned subdivision to a concrete monument, thence;
- 14) **S 25° 36' 49" W, 81.53'** along Lot 36 of the aforementioned subdivision to a concrete monument, thence;
- 15) Along an arc curving to the left having a radius of **725.00'** and a length of **585.63'** (long chord **S 02° 28' 22" W, 569.84'**) along Lots 36, 35, 34 and 33 of the aforementioned subdivision to a concrete monument, thence;
- 16) **S 20° 40' 04" E, 509.24'** along Lots 33, 32 and 31 of the aforementioned subdivision to a concrete monument, thence;
- 17) Along an arc curving to the left having a radius of **175.00'** and a length of **158.66'** (long chord **S 46° 38' 27" E, 153.28'**) along Lot 31 of the aforementioned subdivision to a concrete monument, thence;
- 18) **S 72° 36' 49" E, 25.00'** along the same to a concrete monument, thence;
- 19) Along an arc curving to the left having a radius of **25.00'** and a length of **39.27'** (long chord **N 62° 23' 11" E, 35.36'**) along the same to a concrete monument, thence;
- 20) **S 17° 23' 11" W, 100.00'** along the right-of-way of Truman Lane, 25.00' from centerline, to the aforementioned concrete monument and place of beginning, containing:

2.1679 acres, 94,432.74 sq.ft.

Together with and subject to easements, restrictions and covenants of record.

BEING PART OF THE SAME PREMISES which Washko Family Limited Partnership, a Pennsylvania limited partnership; Gustave Fox and Anna Fox, husband and wife; Gustave R. Fox, James A. Fox and Gary F. Fox, a partnership, t/a Fox Farms Realty; and Carmella Washko, Samuel Westwood, Judith Shimer, now known as Judith Chrin, Charmine Doyle, Richard Washko and Robert Washko, as heirs of the Estate of Charles Washko; Grantors herein, granted and conveyed unto RonDel Development Company, by deed dated May 22, 2003, recorded in the Office for the Recorder of Deeds in and for Northampton County at Easton, Pennsylvania, in Deed Book Volume 2003-1, Page 362067.

This Description prepared by Lehigh Engineering Associates Inc., on August 29, 2003.

match to sheet 2 of 3

LEHIGH ENGINEERING
ASSOCIATES, INC.

499 RIVERVIEW DRIVE
WALNUTPORT, PA 18088
610-767-8545, FAX 610-767-5798



SCALE 1" = 60'

DATE: 8/28/03

Colt's Ridge

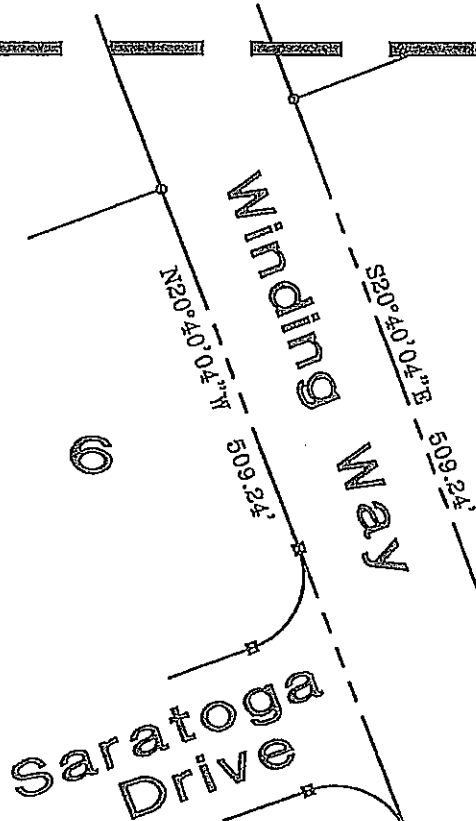
Roadway Right-of-Way for:

Winding Way

2.1679 Ac. 94,432.74 Sq. Ft.

Sheet 1 of 3

32



Saratoga Drive

5

4

$R=225.00'$
 $L=203.99'$
 $Tan=109.61'$
 $Delta=51^{\circ}56'44''$
 $N46^{\circ}38'27''W$
 $197.07'$

$R=175.00'$
 $L=158.66'$
 $Tan=85.25'$
 $Delta=51^{\circ}56'44''$
 $S46^{\circ}38'27''E$
 $153.28'$

31

$R=25.00'$
 $L=39.27'$
 $Tan=25.00'$
 $Delta=90^{\circ}00'00''$
 $N62^{\circ}23'11''E$
 $35.36'$

$S72^{\circ}36'49''E$
 $25.00'$

Truman Lane

3

$R=25.00'$
 $L=39.27'$
 $Tan=25.00'$
 $Delta=90^{\circ}00'00''$
 $N27^{\circ}36'49''W$
 $35.36'$

P.O.B.



match to sheet 3 of 3

**LEHIGH ENGINEERING
ASSOCIATES, INC.**



499 RIVERVIEW DRIVE
WALNUTPORT, PA 18088
610-787-8545, FAX 610-787-8798

SCALE 1" = 60'

DATE: 8/28/03

Colt's Ridge

Roadway Right-of-Way for:

Winding Way

2.1679 Ac. 94,432.74 Sq. Ft.

Sheet 2 of 3

10

35

R=775.00'
L=626.02'
Tan=331.22'
Delta=46°16'54"
N02°28'22"E
609.14'

R=725.00'
L=585.63'
Tan=309.85'
Delta=46°16'54"
S02°28'22"W
569.84'

9

34

50.00'

8

33

Winding
Way

7

N20°40'04"W 509.24'
S20°04'04"E 509.24'

match to sheet 1 of 3



SCALE 1" = 60'
 DATE: 8/28/03
 Colt's Ridge
 Roadway Right-of-Way for:
 Winding Way
 2.1679 Ac. 94,432.74 Sq. Ft.
 Sheet 3 of 3

R=275.00'
 L=285.22'
 Tan=156.94'
 Delta=59°25'34"
 N55°19'36"E
 272.61'

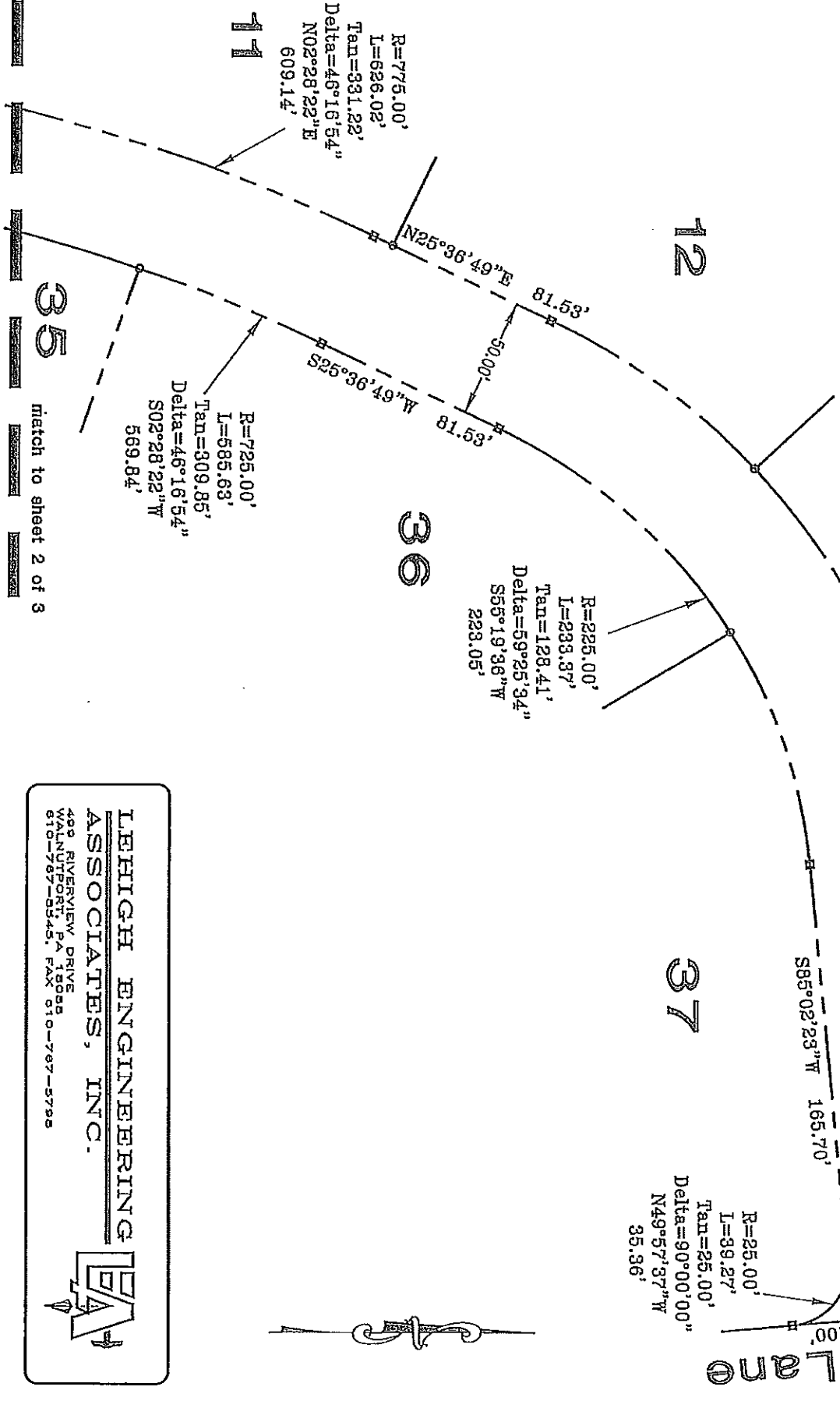
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 L=39.27' N40°02'23"E
 Tan=25.00' 35.36'

R=25.00' Delta=90°00'00"
 L=39.27'
 Tan=25.00'
 Delta=90°00'00"
 N49°57'37"W
 35.36'

R=225.00'
 L=233.37'
 Tan=128.41'
 Delta=59°25'34"
 S55°19'36"W
 223.05'

R=725.00'
 L=585.63'
 Tan=309.85'
 Delta=46°16'54"
 S02°28'22"W
 569.84'

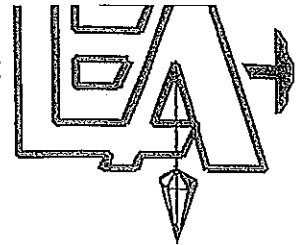
R=775.00'
 L=626.02'
 Tan=331.22'
 Delta=46°16'54"
 N02°28'22"E
 609.14'



35
 match to sheet 2 of 3

LEHIGH ENGINEERING
 ASSOCIATES, INC.
 400 RIVERVIEW DRIVE
 WALNUTPORT, PA 18086
 610-787-8345, FAX 610-787-5798

LEHIGH ENGINEERING ASSOCIATES, INC.



499 RIVERVIEW DRIVE, P.O. BOX 68, WALNUTPORT, PA 18088
PHONE: 610-767-8545 FAX: 610-767-5798
E-MAIL: info@lehighengineering.com

DEED DESCRIPTION: Truman Lane Right-of-Way

SUBDIVISION: COLT'S RIDGE

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 8/4/03, prepared by Lehigh Engineering Associates, Inc.), bounded and described as follows; to wit:

BEGINNING at a concrete monument located along Lot 16 of the aforementioned subdivision, said concrete monument also located along the right-of-way of Newburg Road (S.R. 3020), 40.00' from centerline, and the lands herein described, thence;

- 1) N 72° 19' 48" E, 100.13' along the right-of-way of Newburg Road (S.R. 3020) to a concrete monument, thence;
- 2) Along an arc curving to the left having a radius of 25.00' and a length of 39.33' (long chord S 27° 23' 54" W, 35.40') along Lot 17 of the aforementioned subdivision to a concrete monument, thence;
- 3) S 17° 40' 08" E, 221.58' along Lots 17 and 18 of the aforementioned subdivision to a concrete monument, thence;
- 4) Along an arc curving to the right having a radius of 225.00' and a length of 49.91' (long chord S 11° 18' 53" E, 49.80') along Lot 18 of the aforementioned subdivision to a concrete monument, thence;
- 5) S 04° 57' 37" E, 1,148.66' along Lots 18 through 22, the right-of-way of Spur Terrace and Lots 23 and 24 all of the aforementioned subdivision to a concrete monument, thence;
- 6) Along an arc curving to the right having a radius of 225.00' and a length of 87.76' (long chord S 06° 12' 47" W, 87.20') along Lot 24 of the aforementioned subdivision to a concrete monument, thence;
- 7) S 17° 23' 11" W, 708.80' along Lots 24 through 28 of the aforementioned subdivision to a concrete monument, thence;
- 8) Along an arc curving to the left having a radius of 175.00' and a length of 70.54' (long chord S 05° 50' 19" W, 70.06') along Lots 28 and 29 of the aforementioned subdivision to a concrete monument, thence;
- 9) S 05° 42' 32" E, 329.39' along Lots 29 and 30 of the aforementioned subdivision to an iron pin, thence;
- 10) S 85° 34' 16" W, 50.01' along the existing right-of-way of Truman Lane to an iron pin, thence;
- 11) N 05° 42' 32" W, 328.27' along Lots 1 and 2 of the aforementioned subdivision to a concrete monument, thence;
- 12) Along an arc curving to the right having a radius of 225.00' and a length of 90.70' (long chord N 05° 50' 19" E, 90.08') along Lots 2 and 3 of the aforementioned subdivision to a concrete monument, thence;

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SITE PLANNING • SEWAGE DESIGN • DRAINAGE ANALYSIS • TRAFFIC ANALYSIS**

- 13) N 17° 23' 11" E, 708.80' along Lot 3, the right-of-way of Winding Way and Lots 31, 42 and 41 all of the aforementioned subdivision to a concrete monument, thence;
- 14) Along an arc curving to the left having a radius of 175.00' and a length of 68.25' (long chord N 06° 12' 47" E, 67.82') along Lot 41 of the aforementioned subdivision to a concrete monument, thence;
- 15) N 04° 57' 37" W, 1,148.66' along Lots 40, 39, 38, and 37, the right-of-way of Winding Way and Lots 14 and 15 of the aforementioned subdivision to a concrete monument, thence;
- 16) Along an arc curving to the left having a radius of 175.00' and a length of 38.82' (long chord N 11° 18' 53" W, 38.74') along Lot 15 of the aforementioned subdivision to a concrete monument, thence;
- 17) N 17° 40' 08" W, 221.58' along Lots 15 and 16 of the aforementioned subdivision to a concrete monument, thence;
- 18) Along an arc curving to the left having a radius of 25.00' and a length of 39.34' (long chord N 62° 44' 45" W, 35.40') along Lot 16 of the aforementioned subdivision to the aforementioned concrete monument and place of beginning, containing:

3.0319 acres, 132,067.92 sq.ft.

Together with and subject to easements, restrictions and covenants of record.

BEING PART OF THE SAME PREMISES which Washko Family Limited Partnership, a Pennsylvania limited partnership; Gustave Fox and Anna Fox, husband and wife; Gustave R. Fox, James A. Fox and Gary F. Fox, a partnership, t/a Fox Farms Realty; and Carmella Washko, Samuel Westwood, Judith Shimer, now known as Judith Chrin, Charmine Doyle, Richard Washko and Robert Washko, as heirs of the Estate of Charles Washko; Grantors herein, granted and conveyed unto RonDel Development Company, by deed dated May 22, 2003, recorded in the Office for the Recorder of Deeds in and for Northampton County at Easton, Pennsylvania, in Deed Book Volume 2003-1, Page 362067.

This Description prepared by Lehigh Engineering Associates Inc., on August 29, 2003.

LEHIGH ENGINEERING
ASSOCIATES, INC.



499 RIVERVIEW DRIVE
WALNUTPORT, PA 18088
610-767-8545, FAX 610-767-5798



Newburg Road
(S.R. 3020)

P.O.B. N72°19'48"E 100.13'
R=25.00'
L=39.33'
Tan=25.06'
Delta=90°08'04"
S27°23'54"W
35.40'

R=25.00'
L=39.34'
Tan=25.07'
Delta=90°09'13"
N62°44'45"W
35.40'

17
N1°40'08"E
S17°40'08"E
221.58'

R=175.00'
L=38.82'
Tan=19.49'
Delta=12°42'32"
N11°18'53"W
38.74'

R=225.00'
L=49.81'
Tan=25.06'
Delta=12°42'32"
S11°18'53"E
49.80'

15

18

50.00'

14

19

Winding
Way

37

20

Truman Lane

N04°57'37"E 1148.86'

S04°57'37"E 1148.86'

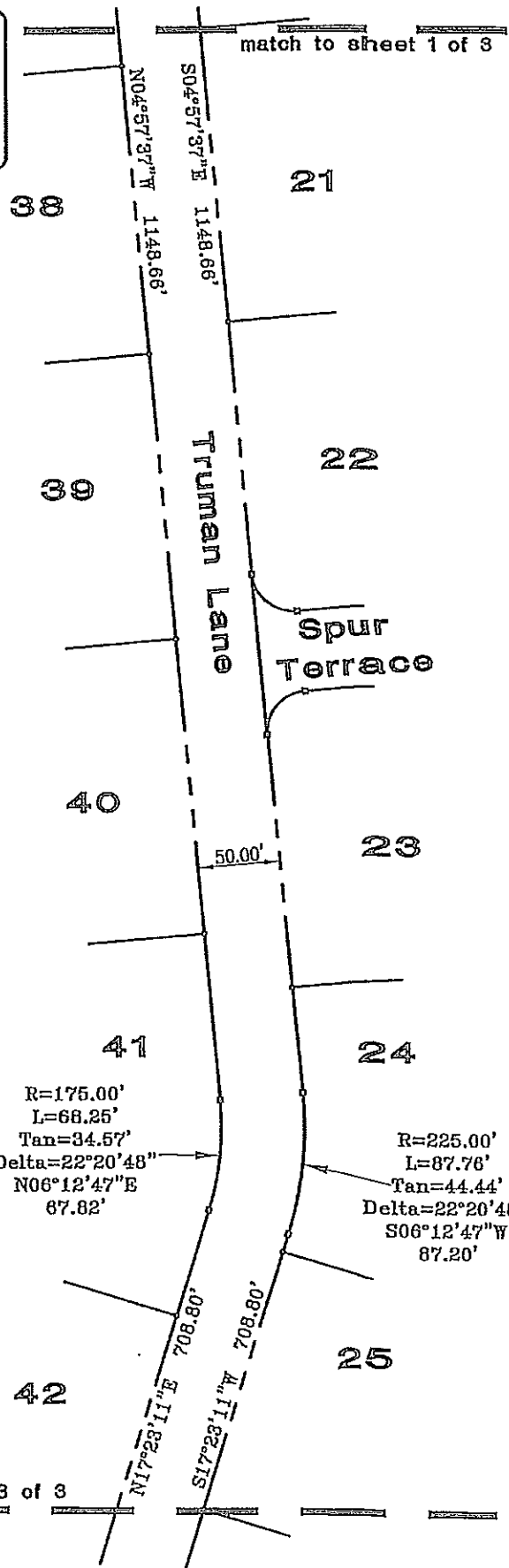
SCALE 1" = 100'
DATE: 8/28/03
Colt's Ridge
Roadway Right-of-Way for:
Truman Lane
3.0319 Ac. 132,067.92 Sq. Ft.
Sheet 1 of 3

match to sheet 2 of 3

LEHIGH ENGINEERING
ASSOCIATES, INC.



499 RIVERVIEW DRIVE
WALNUTPORT, PA 18088
610-767-8545, FAX 610-767-5798



SCALE 1" = 100'
 DATE: 8/28/03
 Colt's Ridge
 Roadway Right-of-Way for:
 Truman Lane
 3.0319 Ac. 132,067.92 Sq. Ft.
 Sheet 2 of 3

LEHIGH ENGINEERING
ASSOCIATES, INC.



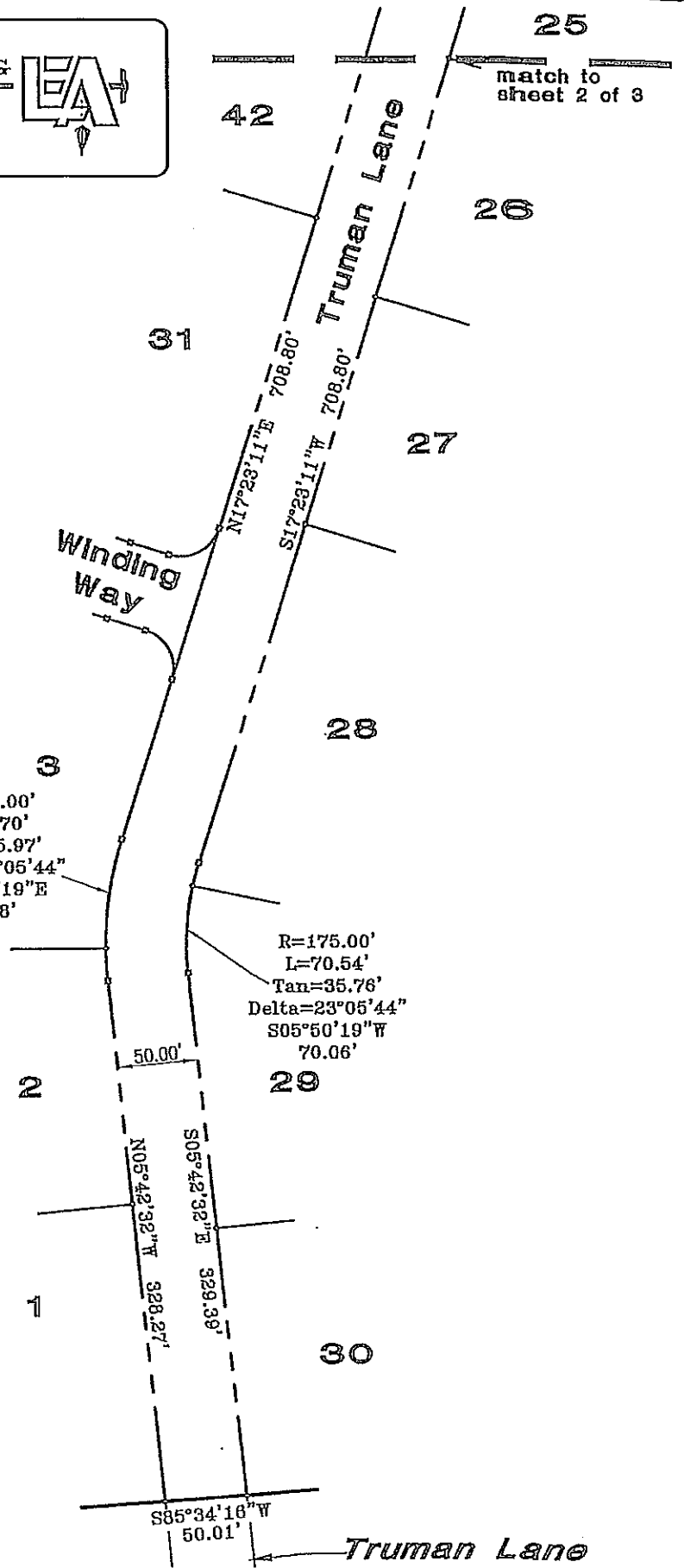
499 RIVERVIEW DRIVE
WALNUTPORT, PA 18088
610-767-8545, FAX 610-767-5788



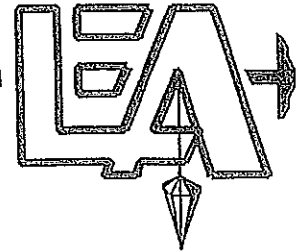
R=225.00'
L=90.70'
Tan=45.97'
Delta=23°05'44"
N05°50'19"E
90.08'

R=175.00'
L=70.54'
Tan=35.78'
Delta=23°05'44"
S05°50'19"W
70.06'

SCALE 1" = 100'
DATE: 8/28/03
Colt's Ridge
Roadway Right-of-Way for:
Truman Lane
3.0319 Ac. 132,067.92 Sq. Ft.
Sheet 3 of 3



LEHIGH ENGINEERING ASSOCIATES, INC.



499 RIVERVIEW DRIVE, P.O. BOX 68, WALNUTPORT, PA 18088
PHONE: 610-767-8545 FAX: 610-767-5798
E-MAIL: info@lehighengineering.com

DEED DESCRIPTION: Spur Terrace Right-of-Way

SUBDIVISION: COLT'S RIDGE

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 Ridge, dated 8/4/03, prepared by Lehigh Engineering Associates, Inc.), bounded and described as follows; to wit:

BEGINNING at a concrete monument located along Lot 23 of the aforementioned subdivision, said concrete monument also located along the right-of-way of Truman Lane, 25.00' from centerline, and the lands herein described, thence;

- 1) N 04° 57' 37" W, 100.00' along the right-of-way of Truman Lane, 25.00' from centerline, to a concrete monument, thence;
- 2) Along an arc curving to the left having a radius of 25.00' and a length of 39.27' (long chord S 49° 57' 37" E, 35.36') along Lot 22 of the aforementioned subdivision to a concrete monument, thence;
- 3) N 85° 02' 23" E, 217.06' along the same to a concrete monument, thence;
- 4) S 04° 57' 37" E, 50.00' along lands now or former of Duaine E. Meyers and Patricia Ann Meyers to a concrete monument, thence;
- 5) S 85° 02' 23" W, 217.06' along Lot 23 of the aforementioned subdivision to a concrete monument, thence;
- 6) Along an arc curving to the left having a radius of 25.00' and a length of 39.27' (long chord S 40° 02' 23" W, 35.36') along Lot 23 of the aforementioned subdivision to the aforementioned concrete monument and place of beginning, containing:

0.2840 acres, 12,371.25 sq.ft.

Together with and subject to easements, restrictions and covenants of record.

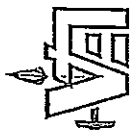
BEING PART OF THE SAME PREMISES which Washko Family Limited Partnership, a Pennsylvania limited partnership; Gustave Fox and Anna Fox, husband and wife; Gustave R. Fox, James A. Fox and Gary F. Fox, a partnership, t/a Fox Farms Reality; and Carmella Washko, Samuel Westwood, Judith Shimer, now known as Judith Chrin, Charmine Doyle, Richard Washko and Robert Washko, as heirs of the Estate of Charles Washko; Grantors herein, granted and conveyed unto RonDel Development Company, by deed dated May 22, 2003, recorded in the Office for the Recorder of Deeds in and for Northampton County at Easton, Pennsylvania, in Deed Book Volume 2003-1, Page 362067.

This Description prepared by Lehigh Engineering Associates Inc., on August 29, 2003.

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

Exhibit "C"

LEHIGH ENGINEERING
ASSOCIATES, INC.
499 RIVERVIEW DRIVE
WALNUTPORT, PA 18088
610-787-8345, FAX 610-787-5798

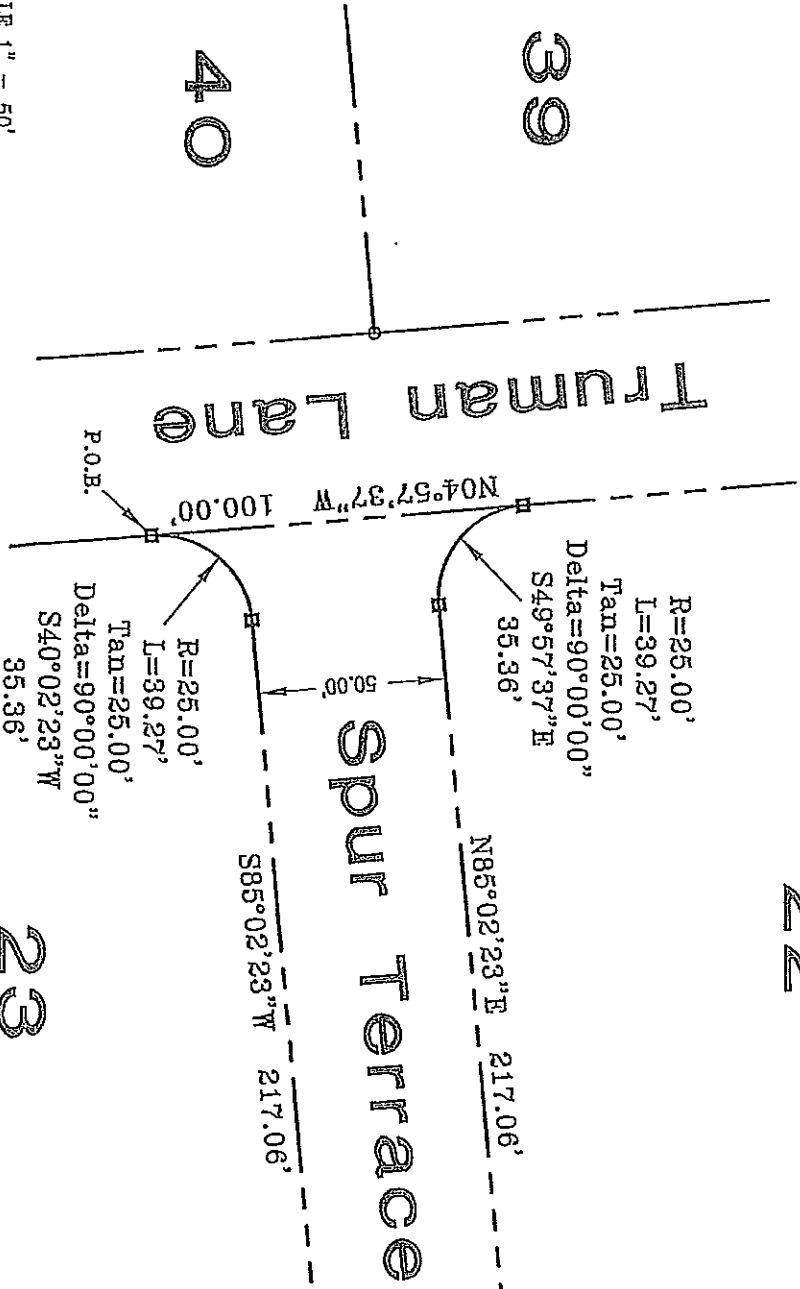


22

N/A



Duane E. Meyers and Patricia Ann Meyers
3986 Newburg Road
Easton, PA 180458220
Tax Map L7 - Block 6 - Lot 9
D.B.V. 19971 Pg. 002170



39

40

23

SCALE 1" = 50'
DATE: 8/28/03
Colt's Ridge
Roadway Right-of-Way for:
Spur Terrace
0.2840 Ac. 12,371.25 Sq. Ft.

LEHIGH ENGINEERING ASSOCIATES, INC.



499 RIVERVIEW DRIVE, P.O. BOX 68, WALNUTPORT, PA 18088
PHONE: 610-767-8545 FAX: 610-767-5798
E-MAIL: info@lehighengineering.com

DEED DESCRIPTION: Saratoga Drive Right-of-Way

SUBDIVISION: COLT'S RIDGE

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 Ridge*, dated 8/4/03, prepared by Lehigh Engineering Associates, Inc.), bounded and described as follows; to wit:

BEGINNING at a concrete monument located along Lot 5 of the aforementioned subdivision, said concrete monument also located along the right-of-way of Winding Way, 25.00' from centerline, and the lands herein described, thence;

- 1) Along an arc curving to the left having a radius of 25.00' and a length of 39.27' (long chord N 65° 40' 04" W, 35.36') along Lot 5 of the aforementioned subdivision to a concrete monument, thence;
- 2) S 69° 19' 56" W, 265.40' along the same to a concrete monument, thence;
- 3) N 20° 40' 04" W, 50.00' along lands now or former of Marvin L. Frey to a concrete monument, thence;
- 4) N 69° 19' 56" E, 265.40' along Lot 6 of the aforementioned subdivision to a concrete monument, thence;
- 5) Along an arc curving to the left having a radius of 25.00' and a length of 39.27' (long chord N 24° 19' 56" E, 35.36') along the same to a concrete monument, thence;
- 6) S 20° 40' 04" E, 100.00' along the right-of-way of Winding Way, 25.00' from centerline to the aforementioned concrete monument and place of beginning, containing:

-0.3395 acres, 14,788.25 sq.ft.

Together with and subject to easements, restrictions and covenants of record.

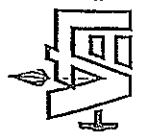
BEING PART OF THE SAME PREMISES which Washko Family Limited Partnership, a Pennsylvania limited partnership; Gustave Fox and Anna Fox, husband and wife; Gustave R. Fox, James A. Fox and Gary F. Fox, a partnership, t/a Fox Farms Realty; and Carmella Washko, Samuel Westwood, Judith Shimer, now known as Judith Chrin, Charmine Doyle, Richard Washko and Robert Washko, as heirs of the Estate of Charles Washko; Grantors herein, granted and conveyed unto RonDel Development Company, by deed dated May 22, 2003, recorded in the Office for the Recorder of Deeds in and for Northampton County at Easton, Pennsylvania, in Deed Book Volume 2003-1, Page 362067.

This Description prepared by Lehigh Engineering Associates Inc., on August 29, 2003.

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

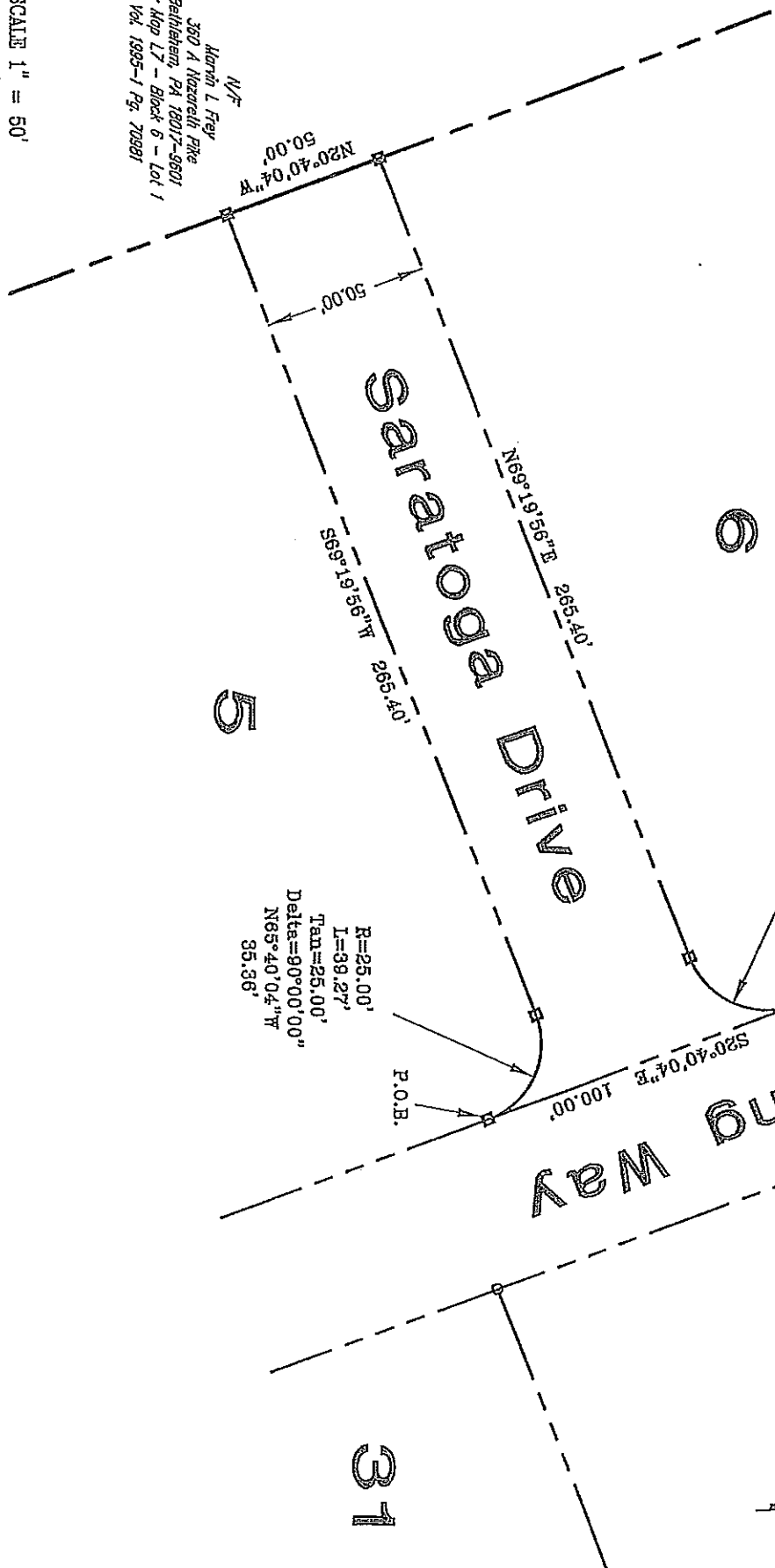
Exhibit "D"

LEHIGH ENGINEERING
ASSOCIATES, INC.
489 RIVERVIEW DRIVE
WALNUTPORT, PA 18088
610-767-8545, FAX 610-767-8798



R=25.00'
I=39.27'
Tan=25.00"
Delta=90°00'00"
N24°19'56"E
35.36'

R=25.00'
I=39.27'
Tan=25.00"
Delta=90°00'00"
N65°40'04"W
35.36'



N/F
Karin L Frey
350 A Nazareth Pike
Bethlehem, PA 18017-5601
Tel. 1995-1 Pg. 70981
Top Map L7 - Block 6 - Lot 1

SCALE 1" = 50'
DATE: 8/28/08
Colt's Run
Roadway Right-of-Way for:
Saratoga Drive
0.3395 Ac. 14,788.25 Sq. Ft.

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 public streets and highways and for no other use or purpose whatsoever and to the same extent and with the same effect as if the said streets 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 streets 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 streets to conform to the grade as first thereafter established or confirmed by the said Board of Supervisors of the Township of Lower Nazareth, Grantee,

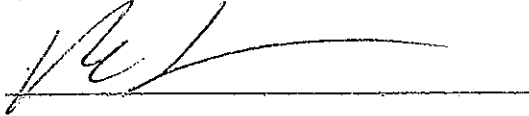
And the said Grantor, for itself, its successors and assigns, does by these presents further covenant, promise and agree to and with said Grantee, its successors and assigns, that the said lot of ground above described unto the said Grantee, its successors and assigns, against it, the said Grantor, its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

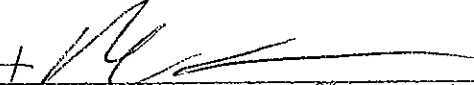
This being a conveyance of public streets to a Second Class Township, pursuant to the Second Class Township Code, no realty transfer taxes apply.

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

RONDEL DEVELOPMENT COMPANY

ATTEST:



BY: 
RON DELSERRO, PRESIDENT

COMMONWEALTH OF PENNSYLVANIA }
COUNTY OF NORTHAMPTON } SS:

On this, the 13th day of December, 2016, before me, the undersigned officer, personally appeared Ron Delserro, who acknowledged himself to be President of RONDEL DEVELOPMENT COMPANY, 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.


NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Paula A. Cszaszar, Notary Public
Hanover Twp., Northampton County
My Commission Expires May 17, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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


GARY NEIL ASTEAK, ESQUIRE