

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

RESOLUTION NO. 32-22

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, Fulton Bank, N.A., a national banking association, will convey 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 22 day of June, 2022.

**BOARD OF SUPERVISORS
LOWER NAZARETH TOWNSHIP**

BY: James S. Pennington
JAMES PENNINGTON, Chairman

ATTEST:

Sammi Dravecz

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 22 day of June, 2022, at a Regular Meeting of said Board.

Sammi Dravecz

DEED OF DEDICATION

THIS INDENTURE, Made this _____ day of _____, 2022.

BETWEEN: FULTON BANK, N.A., a national banking association, with an office address of One Penn Square, Lancaster, Pennsylvania 17602, 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 sum of One (\$1.00) Dollar as 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:

See Exhibit "A"



**LANDS TO BE ACQUIRED
BY LOWER NAZARETH TOWNSHIP
BEING A PART OF LANDS OF
FULTON BANK, N.A.
NC PARCEL ID: L7NW2-3-1**

ALL THAT CERTAIN tract or parcel of land situate on the easterly side of Nazareth Pike (S.R. 0191) and the northerly side of Newburg Road (S.R. 3020) in the Township of Lower Nazareth, Northampton County, Commonwealth of Pennsylvania more fully shown on a plan entitled "Subdivision Plan – Lands of Fulton Bank, N.A.", prepared by Keystone Consulting Engineers, Inc., dated December 16, 2021, and recorded in the Northampton County Recorder of Deeds Office in Deed Book Volume 2022-5, Page 398, bounded and described as follows to wit:

BEGINNING at an iron pin found on the northern side of Newburg Road (S.R. 3020), located 26.50 feet distant from the centerline of Newburg Road, said iron pin found being a common corner between lands of Kristina M. Lanphere (Parcel ID: L7NE1-2-1) and lands of Fulton Bank (NC Parcel: L7NW2-3-1);

Thence extending along said lands of Kristina M. Lanphere (NC Parcel: L7NE1-2-1), South 09 degrees 00 minutes 05 seconds West, 10.55 feet to a point located in the PennDOT northerly right-of-way line of Newburg Road (S.R. 3020) being 16.50 feet distant from the centerline;

Thence along said PennDOT northerly right-of-way of Newburg Road the following five (5) courses and distances:

1. South 80 degrees 25 minutes 38 seconds West 89.75 feet to a point;
2. Along a curve to the right having a radius of 557.19 feet, an arc length of 81.93 feet, a central angle of 08 degree 25 minutes 31 seconds, and a chord bearing and distance of South 84 degrees 38 minutes 23 seconds West, 81.86 feet to a point;
3. North 01 degrees 08 minutes 51 seconds West, 3.50 feet to a point located 20.00 feet distant from the centerline of Newburg Road;
4. Along a curve to the right having a radius of 553.69 feet, an arc length of 58.20 feet, a central angle of 06 degrees 01 minutes 21 seconds, and a chord bearing and distance of North 88 degrees 08 minutes 11 seconds West, 58.17' feet to a point;
5. Along a curve to the right having a radius 15.00 feet, an arc length of 24.97 feet, a central angle of 95 degrees 21 minutes 40 seconds and a chord bearing and distance of North 37 degrees 26 minutes 41 seconds West, 22.18 feet to a point of tangency on the PennDOT easterly right-of-way of Nazareth Pike (S.R. 0191), located 20.00 feet distant from the centerline of Nazareth Pike;

Thence extending along said PennDOT easterly right-of-way of Nazareth Pike (S.R. 0191)

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Exhibit "A"

along a curve to the left having a radius of 1657.28 feet, and arc length of 84.43 feet, a central angle of 02 degrees 55 minutes 09 seconds and a chord bearing and distance of North 08 degrees 46 minutes 35 seconds East, 84.42 feet to a point;

Thence extending in and through lands of Fulton Bank (NC Parcel: L7NW2-3-1) the following six (6) courses and distances:

1. South 82 degrees 40 minutes 59 seconds East, 10.00 feet to a point;
2. Along a curve to the right having a radius of 1667.28 feet, an arc length of 48.32 feet, a central angle of 01 degrees 39 minutes 38 seconds and a chord bearing and distance of South 08 degrees 08 minutes 50 seconds West, 48.32 feet to point;
3. Along a curve to the left having a radius of 30.00 feet, an arc length of 47.40 feet, a central angle of 90 degrees 31 minutes 07 seconds and a chord bearing and distance of South 36 degrees 16 minutes 55 seconds East, 42.62 feet to a point;
4. South 81 degrees 32 minutes 28 seconds East, 30.49 feet to a point;
5. Along a curve to the left having a radius of 291.43 feet, an arc length of 91.72 feet, a central angle of 18 degrees 01 minutes 54 seconds and a chord bearing and distance of North 89 degrees 26 minutes 35 seconds East, 91.34 feet to a point;
6. North 80 degrees 25 minutes 38 seconds East, 81.83 feet to the point or place of beginning.

CONTAINING: 4,345 square feet or 0.0997 acres of land more or less.

SUBJECT to any notes, easements or covenants on plans or deeds of record and any other pertinent facts a title search might disclose.

IT BEING A PORTION of the same premises which Fulton Bank, N.A. by its Indenture dated February 21, 2020, and recorded in the Office for the Recording of Deeds in and for Northampton County in Deed Book 2020-1, Page 39132, did grant and convey unto Fulton Bank, N.A., Grantor herein.

UNIT PARCEL IDENTIFER NO.: PART OF L7NW2-3-1-0418

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, covenant, grant and agree, to and with the said Grantee, its successors and assigns, that it, the said Grantor, and its successors and assigns, the said lot of ground above described, unto the said Grantee, its successors and assigns, against it, the said Grantor, and its successors and assigns, will warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantor but not otherwise.

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 hands and seals the day and year first above written.

ATTEST:

FULTON BANK, N.A.

Name:
Title:

By: _____
Name:
Title:

COMMONWEALTH OF PENNSYLVANIA :
 : SS.
COUNTY OF _____ :

On this, the ____ day of _____, 2022, before me, the undersigned officer, personally appeared _____, who acknowledged himself/herself to be the _____ of Fulton Bank, N.A., a national banking association, and that he/she, as such _____, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of Fulton Bank, N.A. by himself/herself as _____.

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

NOTARY PUBLIC

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

GARY NEIL ASTEAK, ESQUIRE