

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

RESOLUTION NO. 447-48-22

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, James J. Clemis by his Indenture dated the 1st day of December, 2022, conveyed all of his 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

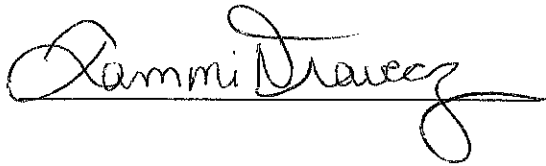
FURTHER, BE IT RESOLVED, that a certain copy of this Resolution together with a draft or survey of same showing location and width thereof, be filed and recorded in the Office of the Clerk of Court of Quarter Sessions of Northampton County (now Clerk of Criminal Courts of Northampton County), Pennsylvania.

DULY PASSED AND RESOLVED This 14th day of December, 2022.

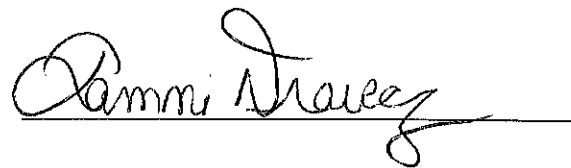
**BOARD OF SUPERVISORS
LOWER NAZARETH TOWNSHIP**

BY: 
JAMES PENNINGTON, Chairman

ATTEST:



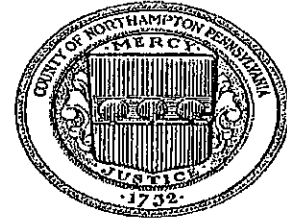
I HEREBY CERTIFY that I am the Secretary of the Board of Supervisors of Lower Nazareth Township and that the foregoing is a true and correct copy of a Resolution passed on the 14th day of December, 2022, at a Regular Meeting of said Board.



COUNTY OF NORTHAMPTON

RECORDER OF DEEDS
NORTHAMPTON COUNTY GOVERNMENT CENTER
669 WASHINGTON STREET
EASTON, PENNSYLVANIA 18042-7486
Area Code (610) 829-6210

Andrea F. Suter - Recorder
Dorothy J. Edelman - Lead Deputy
Barbara L. Manteri - Deputy



AFFIDAVIT FILED

Book - 2022-1 Starting Page - 313918
*Total Pages - 8

Instrument Number - 2022037026
Recorded On 12/2/2022 At 12:51:43 PM

NCGIS Registry UPI Certification
On December 2, 2022 By SRM

- * Instrument Type - DEED OF DEDICATION - NO PROPERTY TRANSFER
- Invoice Number - 1048782
- * Grantor - CLEMIS, JAMES J
- * Grantee - LOWER NAZARETH TOWNSHIP
- User - MKT
- * Customer - MIDTOWN ABSTRACT

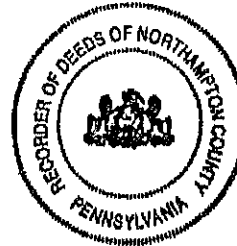
* FEES

STATE WRIT TAX	\$0.50
JCS/ACCESS TO JUSTICE	\$40.25
RECORDING FEES	\$19.00
AFFORDABLE HOUSING	\$14.02
AFFORDABLE HOUSING -	\$2.48
ADMIN FEE	
COUNTY RECORDS	\$2.00
IMPROVEMENT FEE	
DEEDS RECORDS	\$3.00
IMPROVEMENT FEE	
UPI CERTIFICATION FEE	\$10.00
TOTAL PAID	\$91.25

* RECORDED BY:

MIDTOWN ABSTRACT
711 LEHIGH STREET
EASTON, PA 18042

I hereby CERTIFY that this document is recorded in the
Recorder's Office Of Northampton County, Pennsylvania



Andrea F. Suter

Andrea F. Suter
Recorder of Deeds

THIS IS A CERTIFICATION PAGE

Do Not Detach

THIS PAGE IS NOW THE FIRST PAGE
OF THIS LEGAL DOCUMENT

Book: 2022-1

Page: 313918

001QB8



* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.

UPI: L7NW2-2-6A-0418

L7NW2-2-SA-0418

DEED OF DEDICATION

THIS INDENTURE, Made this 1st day of December, 2022.

BETWEEN: JAMES J. CLEMIS, of the Township of Lower Nazareth, 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").

WITNESSETH:

That the said Grantor, for and in consideration of the sum of One Hundred Fifty Thousand (\$150,000.00) Dollars, as well as the advantage to him accruing well as for divers other considerations affecting the public welfare which he 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"

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.

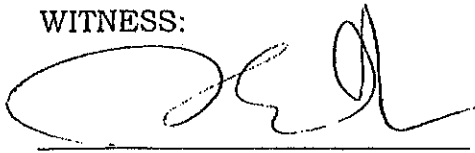
And the said Grantor, for himself, his heirs and assigns, by these presents covenants, promises and agrees to and with the said Grantee, its successors and assigns, that neither the Grantor nor his heirs and assigns, shall nor will at any time thereafter, ask, demand or recover or receive of or from 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 his heirs 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 himself, his heirs 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, his heirs 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 his hand and seal the day and year first above written.

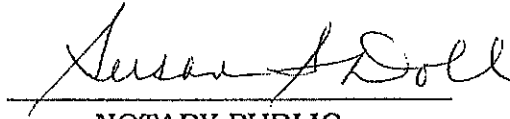
WITNESS:

A handwritten signature in cursive script, consisting of several loops and a long horizontal stroke at the end, positioned above a horizontal line.A handwritten signature in cursive script, appearing to read "James J. Clemis", positioned above a horizontal line. To the right of the signature is the word "(SEAL)". Below the line is the printed name "JAMES J. CLEMIS".

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF NORTHAMPTON)

On this, the 1st day of December, 2022, before me, the undersigned officer, personally appeared JAMES J. CLEMIS, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledge that he executed the same for the purposes therein contained.

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

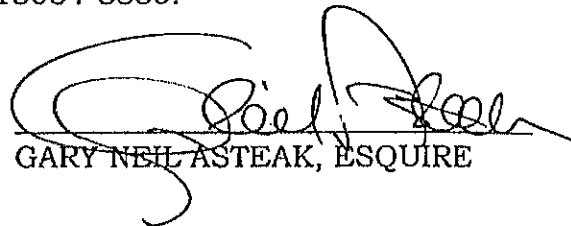


NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Susan S. Doll, Notary Public
Northampton County
My commission expires July 11, 2023
Commission number 1041127

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



May 18, 2022

LNT-22-013

CIVIL ENGINEERS AND SURVEYORS

2870 Emrick Boulevard, Bethlehem, PA 18020-8014 • 610-865-4555 • FAX 610-758-9009

East Office: Bethlehem, West Office: Wescosville, North Office: Kresgeville

**LANDS TO BE ACQUIRED
BY LOWER NAZARETH TOWNSHIP
BEING A PART OF LANDS OF
JAMES J. CLEMIS**

ALL THAT CERTAIN tract or parcel of land situate on the westerly 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/Lot Consolidation Plan – Lands of James J. Clemis", prepared by Keystone Consulting Engineers, Inc., dated May 12, 2022, and recorded in the Northampton County Recorder of Deeds Office in Deed Book Volume 2022-5, Page 792 bounded and described as follows to wit:

BEGINNING at an iron pin found on the northerly PennDOT right-of-way line of Newburg Road (S.R. 3020), located 20.00 feet distant from the centerline of Newburg Road, said iron pin found being a common corner between lands of Patrick Harrison & Christine Marie Hemphill (Parcel ID: L7NW2-2-7) and lands of James J. Clemis (NC Parcel: L7NW2-2-4) herein described as the Grantor;

Thence extending along said lands of Patrick Harrison & Christine Marie Hemphill (Parcel ID: L7NW2-2-7), North 21 degrees 18 minutes 54 seconds East, 10.00 feet to a concrete monument;

Thence extending in and through lands of the Grantor the following five (5) courses and distances:

1. South 69 degrees 06 minutes 58 seconds East, 23.58 feet to a concrete monument;
2. Along a curve to the left having a radius of 1880.08 feet, an arc length of 147.53 feet, a central angle of 04 degrees 29 minutes 46 seconds and a chord bearing and distance of South 71 degrees 21 minutes 51 seconds East, 147.50 feet to a concrete monument;
3. Along a curve to the left having a radius of 35.11 feet, an arc length of 59.74 feet, a central angle of 97 degrees 29 minutes 46 seconds and a chord bearing and distance of North 57 degrees 38 minutes 23 seconds East, 52.79 feet to a concrete monument;
4. Along a curve to the left having a radius of 1597.28 feet, an arc length of 49.70 feet, a central angle of 01 degrees 46 minutes 58 seconds and a chord bearing and distance of North 08 degrees 00 minutes 01 seconds East, 49.70 feet to a concrete monument;
5. South 80 degrees 22 minutes 44 seconds East, 10.00 feet to a point in the PennDOT easterly right-of-way of Nazareth Pike (S.R. 0191) located 30 feet distant from centerline of said Nazareth Pike;

Engineering firm of choice since 1972

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Exhibit "A"

Thence along said PennDOT easterly right-of-way of Nazareth Pike (S.R. 0191) the following four (4) courses and distances:

1. Along a curve to the right having a radius of 1607.28 feet, an arc length of 49.57 feet, a central angle of 01 degree 46 minutes 01 seconds, and a chord bearing and distance of South 08 degrees 00 minutes 29 seconds West, 49.57 feet to a point;
2. South 81 degrees 06 minutes 30 seconds East, 6.00 feet to a point located 24.00 feet distant from the centerline of said Nazareth Pike;
3. Along a curve to the right having a radius of 1613.28 feet, an arc length of 29.43 feet, a central angle of 01 degrees 02 minutes 43 seconds, and a chord bearing and distance of South 09 degrees 24 minutes 52 seconds West, 29.43' feet to a point;
4. Along a curve to the right having a radius 20.00 feet, an arc length of 33.30 feet, a central angle of 95 degrees 23 minutes 51 seconds and a chord bearing and distance of South 57 degrees 38 minutes 09 seconds West, 29.58 feet to a point on the northerly PennDOT right-of-way line of Newburg Road (S.R. 3020), located 20.00 feet distant from the centerline of said Newburg Road;

Thence extending along said PennDOT right-of-way line Newburg Road, the following two (2) courses and distances:

1. Along a curve to the right having a radius of 1890.08 feet, and arc length of 147.13 feet, a central angle of 04 degrees 27 minutes 36 seconds and a chord bearing and distance of North 72 degrees 26 minutes 08 seconds West, 147.09 feet to a point;
2. Along a curve to the right having a radius of 1890.08 feet, and arc length of 35.93 feet, a central angle of 01 degrees 05 minutes 21 seconds and a chord bearing and distance of North 69 degrees 39 minutes 39 seconds West, 35.93 feet to a point;
3. North 69 degrees 06 minutes 58 seconds West, 23.65 feet to the point and place of beginning.

CONTAINING: 3,658 square feet or 0.0840 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 PART OF THE SAME PREMISES which Josephine E. Bassett, widow, by Deed dated October 20, 1992, and recorded in the Office for the Recording of Deeds in and for Northampton County, at Easton, PA, in Deed Book 877, Page 629, did grant and convey unto James J. Clemis, Grantor herein.

REV-183
BUREAU OF INDIVIDUAL TAXES
PO BOX 280603
HARRISBURG, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE
COMPLETE EACH SECTION

State Tax Paid: <u>0</u>
Book: <u>2022-1</u> Page: <u>313918</u>
Instrument Number: <u>2022037026</u>
Date Recorded: <u>12-2-22</u>

SECTION I TRANSFER DATA

Date of Acceptance of Document <u>12/02/2022</u>			
Grantor(s)/Lessor(s) <u>James J. Clemis</u>	Telephone Number	Grantee(s)/Lessee(s) <u>Lower Nazareth Township</u>	Telephone Number <u>(610) 759-7434</u>
Mailing Address <u>423 Nazareth Pike</u>		Mailing Address <u>623 Municipal Drive</u>	
City <u>Nazareth</u>	State <u>PA</u>	ZIP Code <u>18064</u>	City <u>Nazareth</u>
			State <u>PA</u>
			ZIP Code <u>18064</u>

SECTION II REAL ESTATE LOCATION

Street Address <u>4358 Newburg Road</u>		City, Township, Borough <u>Lower Nazareth Township</u>	
County <u>Northampton County</u>	School District <u>Nazareth Area School District</u>	Tax Parcel Number <u>L7NW2-2-6A-0418 / L7NW2-2-5A</u>	

SECTION III VALUATION DATA

Was transaction part of an assignment or relocation? YES NO

1. Actual Cash Consideration <u>150,000.00</u>	2. Other Consideration <u>+ 0.00</u>	3. Total Consideration <u>= 150,000.00</u>
4. County Assessed Value <u>100.00</u>	5. Common Level Ratio Factor <u>x 4.61</u>	6. Computed Value <u>= 461.00</u>

SECTION IV EXEMPTION DATA Refer to instructions for exemption status.

1a. Amount of Exemption Claimed <u>\$ 150,000.00</u>	1b. Percentage of Grantor's Interest in Real Estate <u>100 %</u>	1c. Percentage of Grantor's Interest Conveyed <u>100 %</u>
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2. Fill in the Appropriate Oval Below for Exemption Claimed.
- Will or Intestate succession. _____ (Name of Decedent) _____ (Estate File Number)
 - Transfer to a trust. (Attach complete copy of trust agreement and all amendments.)
 - Transfer from a trust. (Attach complete copy of trust agreement and all amendments.)
 - Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
 - Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
 - Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
 - Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
 - Statutory corporate consolidation, merger or division. (Attach copy of articles.)
 - Other (Provide a detailed explanation of exemption claimed. If more space is needed attach additional sheets.)

SECTION V CORRESPONDENT INFORMATION - All inquiries may be directed to the following person:

Name <u>GARY NEIL ASTEAK, ESQUIRE</u>	Telephone Number <u>(610) 258-2901</u>
Mailing Address <u>726 Walnut Street</u>	City <u>Easton</u>
	State <u>PA</u>
	ZIP Code <u>18042</u>

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party: [Signature] Date: 12/2/22

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.