

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

**RESOLUTION ACCEPTING DEED OF DEDICATION FOR ROADS
WITHIN SARATOGA FARMS SUBDIVISION, PHASE I & PHASE II,
INCLUDING: SARATOGA DRIVE, BELMONT DRIVE, BRIDLE PATH,
DERBY DRIVE, ENGLISH WAY, HARTMAN ROAD EXTENSION,
AND SARATOGA DRIVE.**

RESOLUTION NO. LN7-19-23

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, Premier Land Development, LP, a Pennsylvania limited partnership, by its Indenture dated May 22, 2023, conveyed all of its right, title and interest in certain tracts 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 the following exhibits, attached hereto, made a part hereof, and identified as follows:


- Exhibit "A": Saratoga Drive
- Exhibit "B": Belmont Drive
- Exhibit "C": Bridle Path
- Exhibit "D": Derby Drive
- Exhibit "E": English Way
- Exhibit "F": Hartman Road Extension
- Exhibit "G": Saratoga Drive

NOW, THEREFORE, be it resolved that the Board of Supervisors of Lower Nazareth Township accept the aforesaid dedicated rights-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.

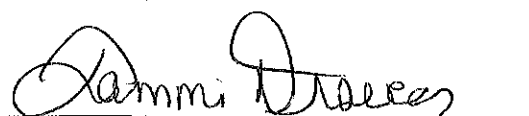
DULY PASSED AND RESOLVED This 19 day of June, 2023.

**BOARD OF SUPERVISORS
LOWER NAZARETH TOWNSHIP**

BY: 


JAMES PENNINGTON, Chairman

ATTEST:



TAMMI DRAVECZ, 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 14 day of June, 2023, at a Regular Meeting of said Board.


TAMMI DRAVECZ, Secretary

LEHIGH ENGINEERING ASSOCIATES, INC.



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

LEGAL DESCRIPTION: SARATOGA DRIVE RIGHT-OF-WAY
SUBDIVISION: SARATOGA FARMS - PHASE I & II
LOCATED IN: TOWNSHIP OF LOWER NAZARETH, COUNTY OF
NORTHAMPTON, AND THE COMMONWEALTH OF
PENNSYLVANIA

ALL THAT CERTAIN tract of land situate in the Township of Lower Nazareth, County of Northampton, and the Commonwealth of Pennsylvania, (as shown on a final major subdivision entitled, "Saratoga Farms - Phase I", prepared by Lehigh Engineering Associates, Inc., dated 06/24/13, last revised 06/02/14, recorded on 10/15/14 as instrument number 2014025377 in Map Book Volume 2014-5, Pages 358 - 363) bounded and described as follows; to wit:

ALL THAT CERTAIN tract of land situate in the Township of Lower Nazareth, County of Northampton, and the Commonwealth of Pennsylvania, (as shown on a final major subdivision plan entitled, "Saratoga Farms - Phase II", prepared by Lehigh Engineering Associates, Inc., dated 06/24/13, last revised 06/15/16, recorded on 09/02/16 as instrument number 2016023188 in Map Book Volume 2016-5, Pages 327 - 333) bounded and described as follows; to wit:

BEGINNING at a point marked by a concrete monument located along the northerly right-of-way of Saratoga Drive, 25' from centerline thereof, said point also being a common corner with Lot 34 of the aforementioned "Saratoga Farms", thence;

1. Along an arc bearing to the left with a radius of 25.00', a length of 39.27', and a central angle of 90°-00'-00" (Long Chord Data = North-39°-47'-25"-East, 35.36') along the westerly right-of-way of Saratoga Drive in common with the easterly property line of Lot 34 of "Saratoga Farms" to a concrete monument, thence;
2. North-05°-12'-35"-West, 250.00', along the westerly right-of-way of Saratoga Drive in common with the easterly property lines of Lot 34 and Lot 33 of "Saratoga Farms" to a concrete monument, thence;
3. Along an arc bearing to the left with a radius of 175.00', a length of 274.89', and a central angle of 90°-00'-00" (Long Chord Data = North-50°-12'-35"-West, 247.49') along the southerly right-of-way of Saratoga Drive in common with the northerly property line Lot 33 of "Saratoga Farms" to a concrete monument, thence;
4. South-84°-47'-25"-West 1,210.00', along the southerly right-of-way of Saratoga Drive in common with the northerly property lines of Lot 33, Lot 46, Lot 45, Lot 44, Lot 43, Lot 42 and Lot 41 of "Saratoga Farms" to a concrete monument, thence;
5. Along an arc bearing to the left with a radius of 175.00', a length of 274.89', and a central angle of 90°-00'-00" (Long Chord Data = South-39°-47'-25"-West, 247.49') along the easterly right-of-way of Saratoga Drive in common with the westerly property lines of Lot 41 and Lot 40 of "Saratoga Farms" to a concrete monument, thence;

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

Exhibit "A"

6. **South-05°-12'-35"-East 50.00'**, along the easterly right-of-way of Saratoga Drive in common with the westerly property line of Lot 40 of "*Saratoga Farms*" to a point, thence;
7. **South-84°-47'-25"-West, 50.00'**, along a line serving to divide Saratoga Drive/Saratoga Drive boundary to a point, thence;
8. **North-05°-12'-35"-West, 50.00'**, along the westerly right-of-way of Saratoga Drive in common with the easterly property line of Lot 20 of "*Saratoga Farms*" to a concrete monument, thence;
9. Along an arc bearing to the right with a **radius of 225.00'**, a **length of 353.43'**, and a **central angle of 90°-00'-00"** (Long Chord Data = **North-39°-47'-25"-East, 318.20'**) along the westerly right-of-way of Saratoga Drive in common with the easterly property lines of Lot 21, Lot 22 and Lot 23 of "*Saratoga Farms*" to a concrete monument, thence;
10. **North-84°-47'-25"-East, 1,210.00'**, along the northerly right-of-way of Saratoga Drive in common with the southerly property line of Lot 23 of "*Saratoga Farms*", the southerly terminus of English Way, the southerly property lines of Lot 30, Lot 31 and Lot 32 of "*Saratoga Farms*", the southerly terminus of the extension of Hartman Road, and the southerly property line of Lot 1 of "*Saratoga Farms*" to a concrete monument, thence;
11. Along an arc bearing to the right with a **radius of 225.00'**, a **length of 353.43'**, and a **central angle of 90°-00'-00"** (Long Chord Data = **South-50°-12'-35"-East, 318.20'**) along the northerly right-of-way of Saratoga Drive in common with the southerly property lines of Lot 1, Lot 2, Lot 3 and Lot 4 of "*Saratoga Farms*" to a concrete monument, thence;
12. **South-05°-12'-35"-East, 250.00'**, along the easterly right-of-way of Saratoga Drive in common with the westerly property lines of Lot 4 and Lot 5 of "*Saratoga Farms*" to a concrete monument, thence;
13. Along an arc bearing to the left with a **radius of 25.00'**, a **length of 39.27'**, and a **central angle of 90°-00'-00"** (Long Chord Data = **South-50°-12'-35"-East, 35.36'**) along the easterly right-of-way of Saratoga Drive in common with the westerly property line of Lot 5 of "*Saratoga Farms*" to a concrete monument, thence;
14. **South-84°-47'-25"-West, 100.00'**, along the aforementioned northerly right-of-way of Saratoga Drive to the point and place of beginning,

CONTAINING 2.4893 acres

BEING PART OF THE SAME PREMISES which Shirley A. Frey, executrix under the last will and testament of Marvin L. Frey, deceased, by their deed dated December 21, 2006 and recorded December 27, 2006 in the Office of the Recorder of Deeds in and for Northampton County in Deed Book 2006-1, Page 523473 granted and conveyed unto Premier Land Development, LP, a PA limited partnership, the Grantor herein.

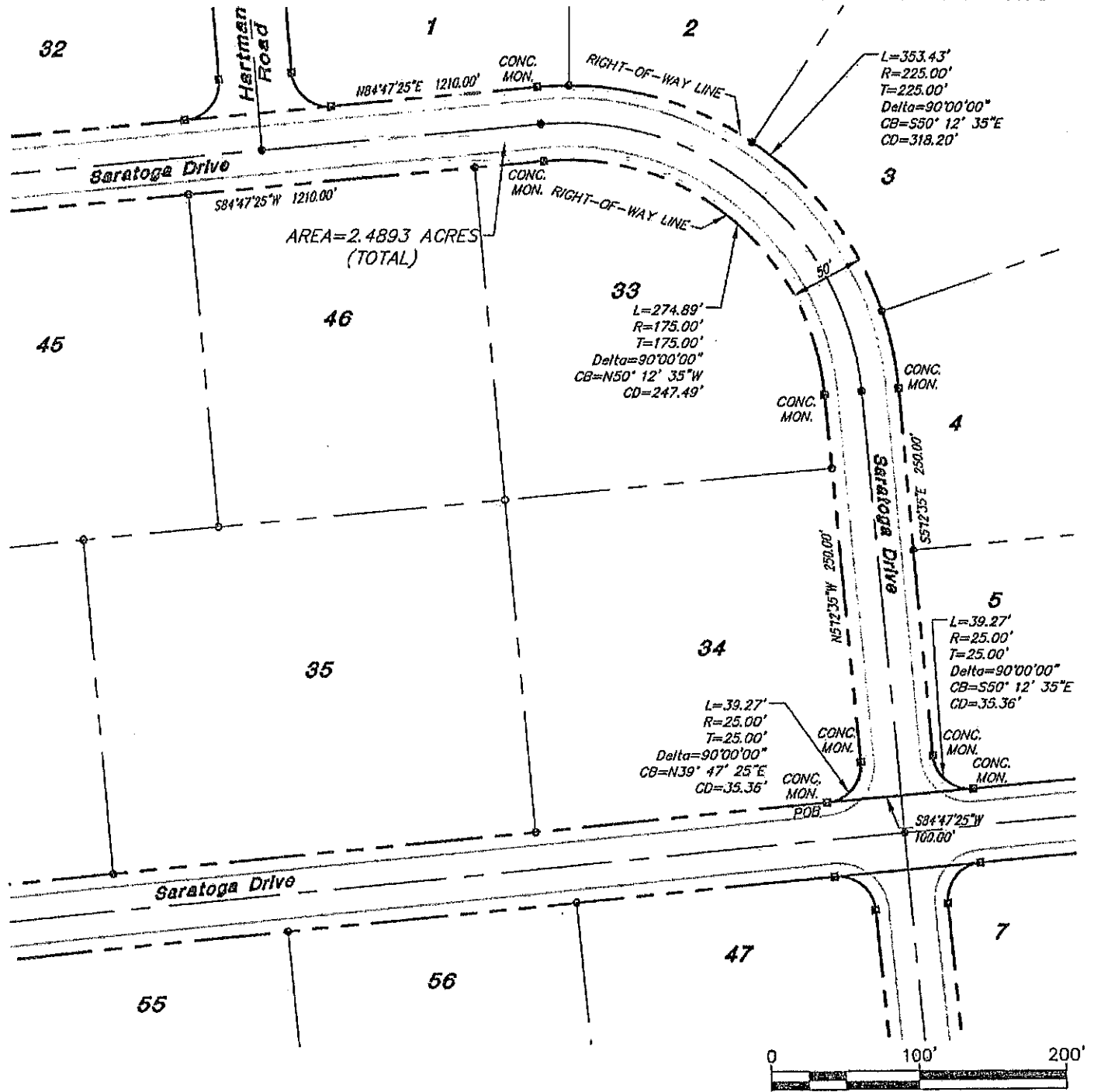
Subject to easements, restrictions, and covenants of record.

This description prepared by Lehigh Engineering Associates Inc., on April 26, 2023.

LOWER NAZARETH TOWNSHIP
NORTHAMPTON COUNTY



SEE SHEET 2 OF 3



SHEET 1 OF 3

3225-N Saratoga Dr ROW.dwg

LEHIGH ENGINEERING ASSOCIATES, INC.

499 RIVERVIEW DRIVE, P.O. BOX 68
WALNUTPORT, PA 18088
610 767 8545 FAX 610 767 5798

SARATOGA FARMS

SARATOGA DRIVE
RIGHT-OF-WAY

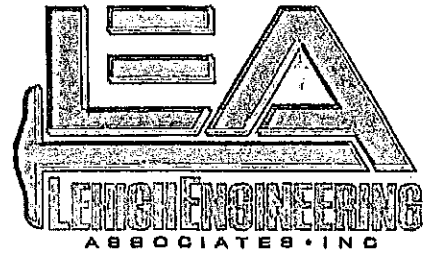
DATE: 4/26/23

SCALE: 1" = 100'

BY: KNY

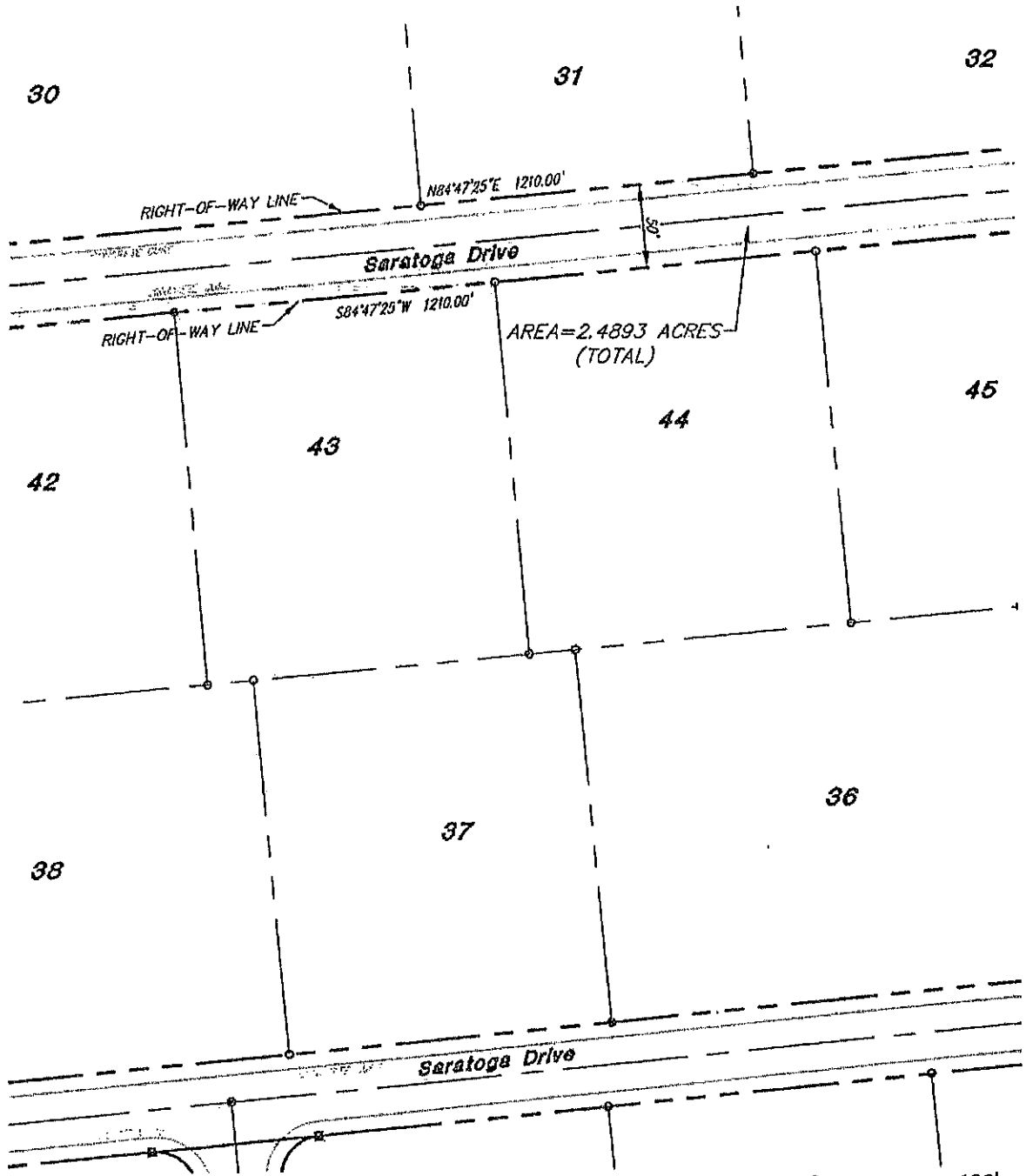
JOB: 3225

LOWER NAZARETH TOWNSHIP
NORTHAMPTON COUNTY

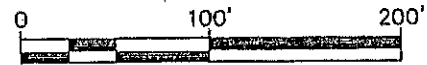


SEE SHEET 3 OF 3

SEE SHEET 1 OF 3



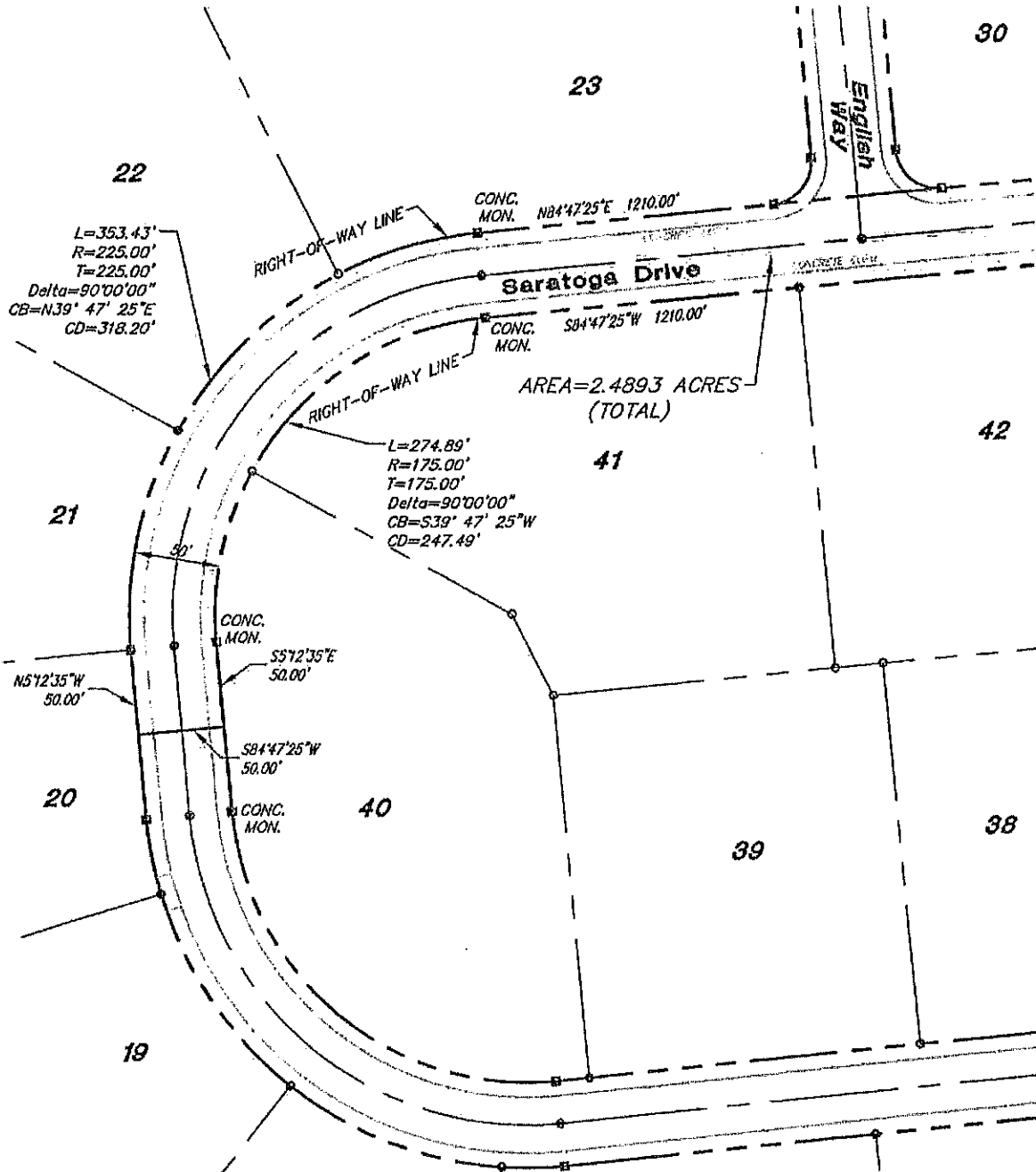
SHEET 2 OF 3



3225-N Saratoga Dr ROW.dwg

<p>LEIGH ENGINEERING ASSOCIATES, INC. 499 RIVERVIEW DRIVE, P.O. BOX 68 WALNUTPORT, PA 18088 610 767 8545 FAX 610 767 5798</p>	<p>SARATOGA FARMS SARATOGA DRIVE RIGHT-OF-WAY</p>	<p>DATE: 4/20/23 SCALE: 1" = 100' BY: KNY JOB: 3225</p>
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LOWER NAZARETH TOWNSHIP
NORTHAMPTON COUNTY



SEE SHEET 2 OF 3

SHEET 3 OF 3

3225-N Saratoga Dr ROW.dwg

LEIGH ENGINEERING ASSOCIATES, INC.

499 RIVERVIEW DRIVE, P.O. BOX 68
WALNUTPORT, PA 18088
610 767 8545 FAX 610 767 5798

SARATOGA FARMS

SARATOGA DRIVE
RIGHT-OF-WAY

DATE: 4/20/23

SCALE: 1" = 100'

BY: KNY

JOB: 3225

LEHIGH ENGINEERING ASSOCIATES, INC.

499 RIVERVIEW DRIVE, P.O. BOX 68 WALNUTPORT, PA 18088

PHONE: (610) 767-8545 FAX: (610) 767-5798

EMAIL: info@lehighengineering.com



LEGAL DESCRIPTION: BELMONT DRIVE RIGHT-OF-WAY

SUBDIVISION: SARATOGA FARMS - PHASE I

LOCATED IN: TOWNSHIP OF LOWER NAZARETH, COUNTY OF NORTHAMPTON, AND THE COMMONWEALTH OF PENNSYLVANIA

ALL THAT CERTAIN tract of land situate in the Township of Lower Nazareth, County of Northampton, and the Commonwealth of Pennsylvania, (as shown on a final major subdivision entitled, "Saratoga Farms - Phase I", prepared by Lehigh Engineering Associates, Inc., dated 06/24/13, last revised 06/02/14, recorded on 10/15/14 as instrument number 2014025377 in Map Book Volume 2014-5, Pages 358 - 363) bounded and described as follows; to wit:

BEGINNING at a point marked by a concrete monument located along the southerly right-of-way of Saratoga Drive, 25' from centerline thereof, said point also being a common corner with Lot 53 of the above mentioned subdivision, and the lands herein described, **THENCE**;

1. Along an arc bearing to the left with a radius of 25.00', a length of 39.27', and a central angle of 90°-00'-00" (Long Chord Data = South-39°-47'-25"-West, 35.36') along the easterly right-of-way of Belmont Drive in common with the westerly property line of Lot 53 of "Saratoga Farms" to a concrete monument, thence;
2. South-05°-12'-35"-East, 250.00', along the easterly right-of-way of Belmont Drive in common with the westerly property lines of Lot 53 and Lot 52 of "Saratoga Farms" to a concrete monument, thence;
3. Along an arc bearing to the left with a radius of 175.00', a length of 274.89', and a central angle of 90°-00'-00" (Long Chord Data = South-50°-12'-35"-East, 247.49') along the easterly right-of-way of Belmont Drive in common with the westerly property line of Lot 52 of "Saratoga Farms" to a concrete monument, thence;
4. North-84°-47'-25"-East, 935.83', along the northerly right-of-way of Belmont Drive in common with the southerly property lines of Lot 52, Lot 51, Lot 50, Lot 49, Lot 48 of "Saratoga Farms", the southerly terminus of Derby Drive and the southerly property line of Lot 8 of "Saratoga Farms" to a concrete monument, thence;
5. Along an arc bearing to the left with a radius of 150.00', a length of 87.85', and a central angle of 33°-33'-26" (Long Chord Data = North-68°-00'-42"-East, 86.60') along the northerly right-of-way of Belmont Drive in common with the southerly property line of Lot 8 to a concrete monument, thence;
6. Along an arc bearing to the right with a radius of 60.00', a length of 258.78', and a central angle of 247°-06'-53" (Long Chord Data = South-5°-12'-35"-East, 100.00') along the right-of-way of the Belmont Drive cul-de-sac in common with the property lines of Lot 8, Lot 9, and Lot 10 of "Saratoga Farms" to a concrete monument, thence;

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

Exhibit "B"

7. Along an arc bearing to the left with a **radius of 150.00'**, a **length of 87.85'**, and a **central angle of 33°-33'-26"** (Long Chord Data = North-78°-25'-52"-West, 86.60') along the southerly right-of-way of Belmont Drive in common with the northerly property lines of Lot 10 and Lot 11 of "Saratoga Farms" to a concrete monument, thence;
8. **South-84°-47'-25"-West, 935.83'**, along the southerly right-of-way of Belmont Drive in common with the northerly property lines of Lot 11 and Lot 57 of "Saratoga Farms, the northerly terminus of Bridle Path, the northerly property lines of Lot 12 and Lot 13 to a concrete monument, thence;
9. Along an arc bearing to the right with a **radius of 225.00'**, a **length of 353.43'**, and a **central angle of 90°-00'-00"** (Long Chord Data = North-50°-12'-35"-West, 318.20') along the westerly right-of-way of Belmont Drive in common with the easterly property lines of Lot 13, Lot 14, property of now or former of Lower Nazareth Township (20 feet wide) and Lot 15 of "Saratoga Farms", to a concrete monument, thence;
10. **North-05°-12'-35"-West, 250.00'**, along the westerly right-of-way of Belmont Drive in common with the easterly property line of Lot 16 of "Saratoga Farms" to a concrete monument, thence;
11. Along an arc bearing to the left with a **radius of 25.00'**, a **length of 39.27'**, and a **central angle of 90°-00'-00"** (Long Chord Data = North-50°-12'-35"-West, 35.36') along the westerly right-of-way of Belmont Drive in common with the easterly property line of Lot 16 of "Saratoga Farms" to a concrete monument, thence;
12. **North-84°-47'-25"-East, 100.00'**, along the aforementioned southerly right-of-way of Saratoga Drive to the point and place of beginning,

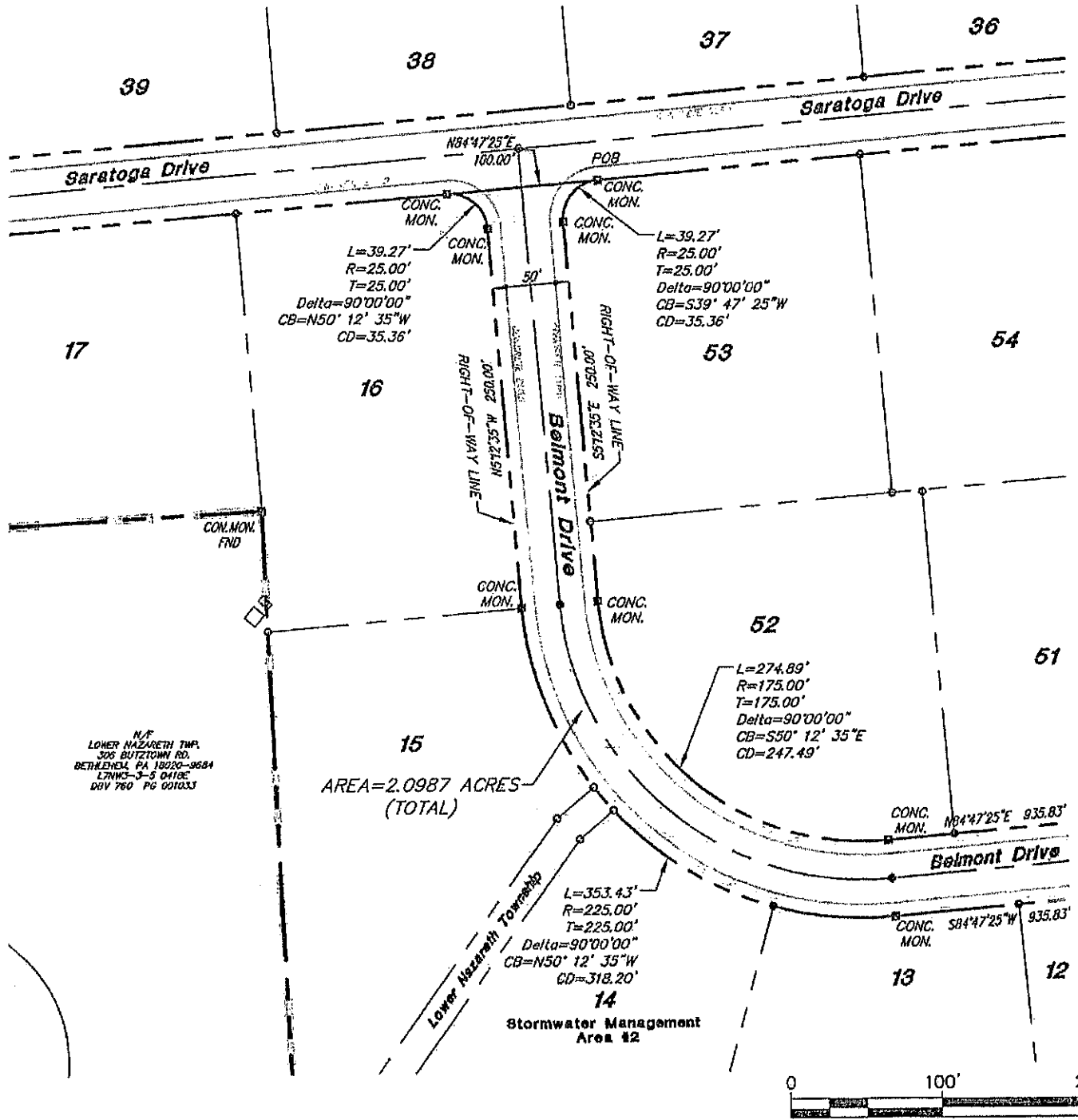
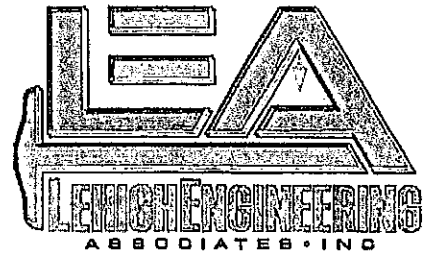
CONTAINING 2.0987 acres

BEING PART OF THE SAME PREMISES which Shirley A. Frey, executrix under the last will and testament of Marvin L. Frey, deceased, by their deed dated December 21, 2006 and recorded December 27, 2006 in the Office of the Recorder of Deeds in and for Northampton County in Deed Book 2006-1, Page 523473 granted and conveyed unto Premier Land Development, LP, a PA limited partnership, the Grantor herein.

Subject to easements, restrictions, and covenants of record.

This description prepared by Lehigh Engineering Associates Inc., on April 26, 2023.

LOWER NAZARETH TOWNSHIP
NORTHAMPTON COUNTY



N/F
LOWER NAZARETH TWP.
306 BUTZTOWN RD.
BETHLEHEM, PA 18020-9684
LRNWS-3-5 0416E
DBV 760 PG 001033

AREA=2.0987 ACRES
(TOTAL)

Stormwater Management
Area 12

SEE SHEET 2 OF 3

SHEET 1 OF 3

3225-Belmont Dr ROW.dwg

LEIGH ENGINEERING ASSOCIATES, INC.

499 RIVERVIEW DRIVE, P.O. BOX 68
WALNUTPORT, PA 18088
610 767 8545 FAX 610 767 5798

SARATOGA FARMS

BELMONT DRIVE
RIGHT-OF-WAY

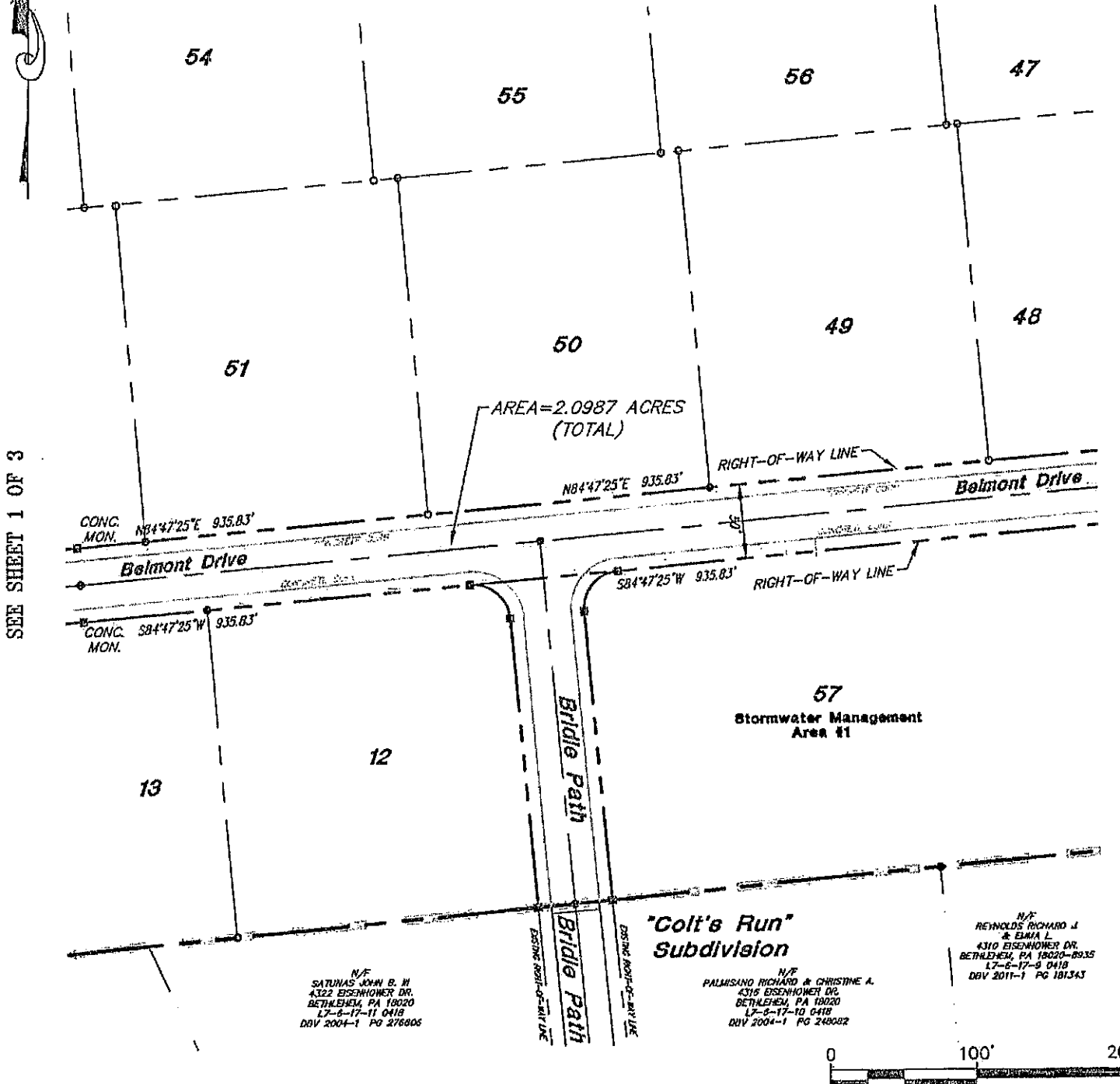
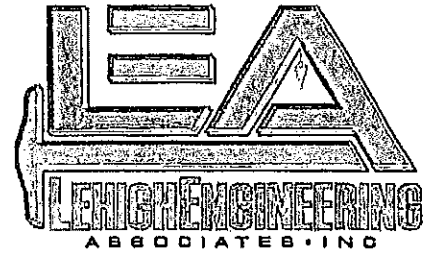
DATE: 4/26/29

SCALE: 1" = 100'

BY: KNY

JOB: 3225

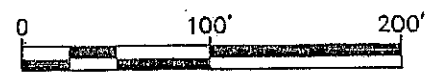
LOWER NAZARETH TOWNSHIP
NORTHAMPTON COUNTY



N/F
SATUNAS JOHN B. III
4322 EISENHOWER DR.
BETHLEHEM, PA 18020
L7-6-17-11 0418
DBV 2004-1 PG 276006

N/F
PALMISANO RICHARD & CHRISTINE A.
4316 EISENHOWER DR.
BETHLEHEM, PA 18020
L7-6-17-10 0418
DBV 2004-1 PG 240002

N/F
REYNOLDS RICHARD J
& EMMA L.
4310 EISENHOWER DR.
BETHLEHEM, PA 18020-8935
L7-6-17-9 0418
DBV 2011-1 PG 181343

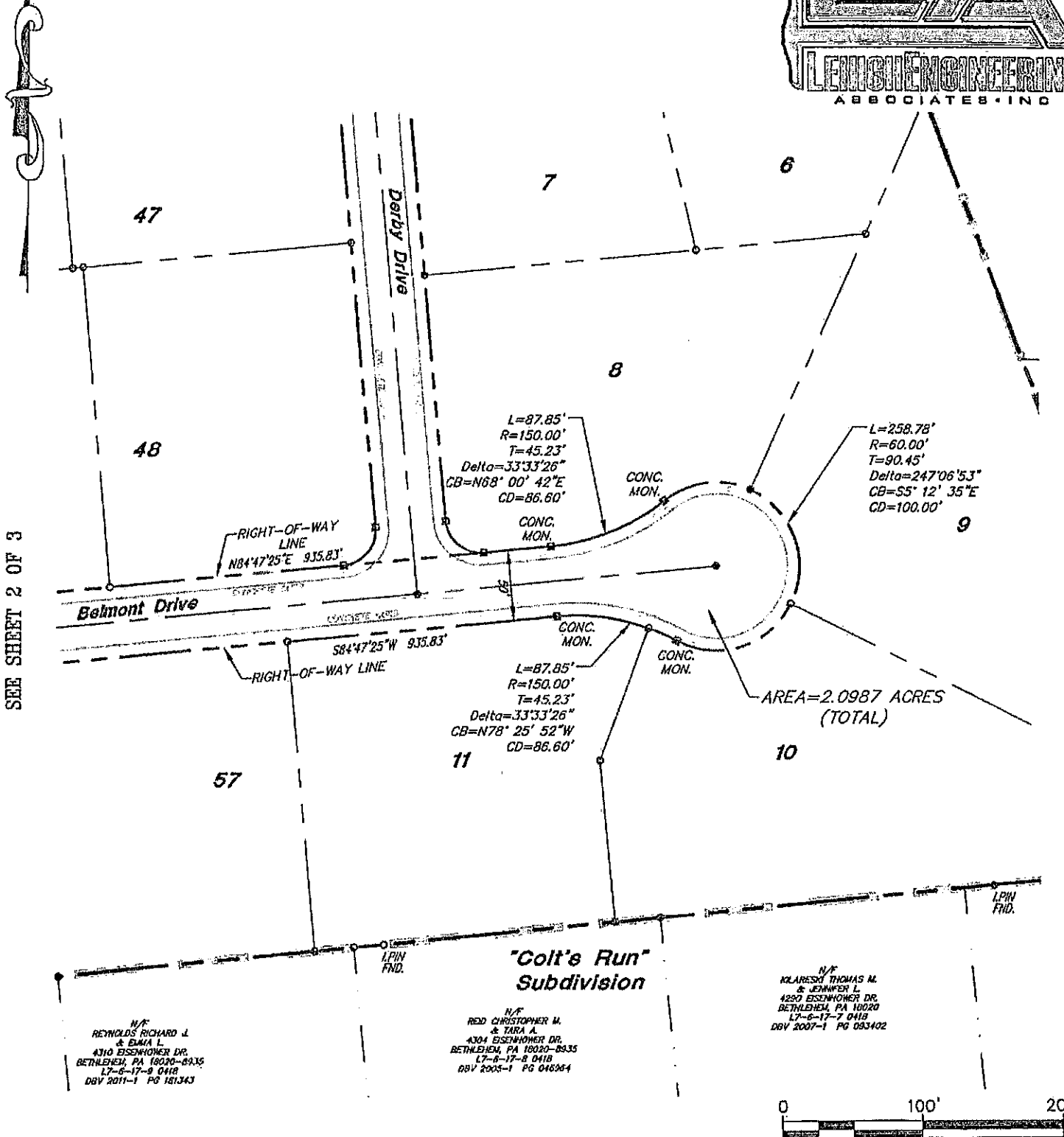


SHEET 2 OF 3

3225-Belmont Dr ROW.dwg

<p>LEHIGH ENGINEERING ASSOCIATES, INC. 499 RIVERVIEW DRIVE, P.O. BOX 68 WALNUTPORT, PA 18088 610 767 8545 FAX 610 767 5798</p>	<p>SARATOGA FARMS BELMONT DRIVE RIGHT-OF-WAY</p>	<p>DATE: 4/20/23 SCALE: 1" = 100' BY: KNY JOB: 3225</p>
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LOWER NAZARETH TOWNSHIP
NORTHAMPTON COUNTY



SEE SHEET 2 OF 3

N/F
REYNOLDS RICHARD J.
& DIANA L.
4310 EISENHOWER DR.
BETHLEHEM, PA 18020-8935
L7-6-17-8 0418
DBV 2011-1 PG 181343

N/F
REID CHRISTOPHER M.
& TARA A.
4304 EISENHOWER DR.
BETHLEHEM, PA 18020-8935
L7-6-17-8 0418
DBV 2005-1 PG 046364

N/F
KOLARESKI THOMAS M.
& JENNIFER L.
4290 EISENHOWER DR.
BETHLEHEM, PA 18020
L7-6-17-7 0418
DBV 2007-1 PG 093402



SHEET 3 OF 3

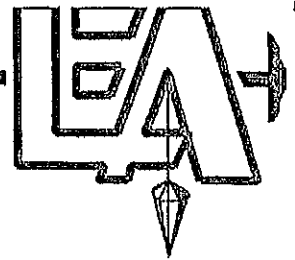
3225-Belmont Dr ROW.dwg

LEIGH ENGINEERING ASSOCIATES, INC.
499 RIVERVIEW DRIVE, P.O. BOX 68
WALNUTPORT, PA 18088
610 767 8545 FAX 610 767 5798

SARATOGA FARMS
BELMONT DRIVE
RIGHT-OF-WAY

DATE: 4/26/23
SCALE: T = 100'
BY: KNY
JOB: 9226

LEHIGH ENGINEERING ASSOCIATES, INC.



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

LEGAL DESCRIPTION: BRIDLE PATH RIGHT-OF-WAY
SUBDIVISION: SARATOGA FARMS – PHASE I
LOCATED IN: TOWNSHIP OF LOWER NAZARETH, COUNTY OF
NORTHAMPTON, AND THE COMMONWEALTH OF
PENNSYLVANIA

ALL THAT CERTAIN tract of land situate in the Township of Lower Nazareth, County of Northampton, and the Commonwealth of Pennsylvania, (as shown on a final major subdivision entitled, "Saratoga Farms - Phase I", prepared by Lehigh Engineering Associates, Inc., dated 06/24/13, last revised 06/02/14, recorded on 10/15/14 as instrument number 2014025377 in Map Book Volume 2014-5, Pages 358 - 363) bounded and described as follows; to wit:

BEGINNING at a point marked by a concrete monument located along the southerly right-of-way of Belmont Drive, 25' from centerline thereof, said point also being a common corner with Lot 57 of the aforementioned "Saratoga Farms", thence;

1. Along an arc bearing to the left with a radius of 25.00', a length of 39.27', and a central angle of 90°-00'-07" (Long Chord Data = South-39°-47'-22"-West, 35.36') along the easterly right-of-way of Bridle Path in common with the westerly property line of Lot 57 of "Saratoga Farms" to a concrete monument, thence;
2. South-05°-12'-41"-East, 195.00', along the same to a concrete monument, thence;
3. South-84°-47'-25"-West, 50.00', along the northerly terminus of Bridle Path as designated within the approved subdivision entitled "Colt's Run" to a concrete monument, thence;
4. North-05°-12'-41"-West, 195.00', along the westerly right-of-way of Bridle Path in common with the easterly property line of Lot 12 of "Saratoga Farms" to a concrete monument, thence;
5. Along an arc bearing to the left with a radius of 25.00', a length of 39.27', and a central angle of 89°-59'-53" (Long Chord Data = North-50°-12'-38"-West, 35.35') along the westerly right-of-way of Bridle Path in common with the easterly property line of Lot 12 of "Saratoga Farms" to a concrete monument, thence;
6. North-84°-47'-25"-East, 100.00', along the southerly right-of-way of Belmont Drive to the point and place of beginning,

CONTAINING 0.2587 acres

BEING PART OF THE SAME PREMISES which Shirley A. Frey, executrix under the last will and testament of Marvin L. Frey, deceased, by their deed dated December 21, 2006 and recorded December 27, 2006 in the Office of the Recorder of Deeds in and for Northampton County in Deed Book 2006-1, Page 523473 granted and conveyed unto Premier Land Development, LP, a PA limited partnership, the Grantor herein.

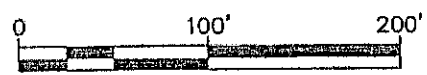
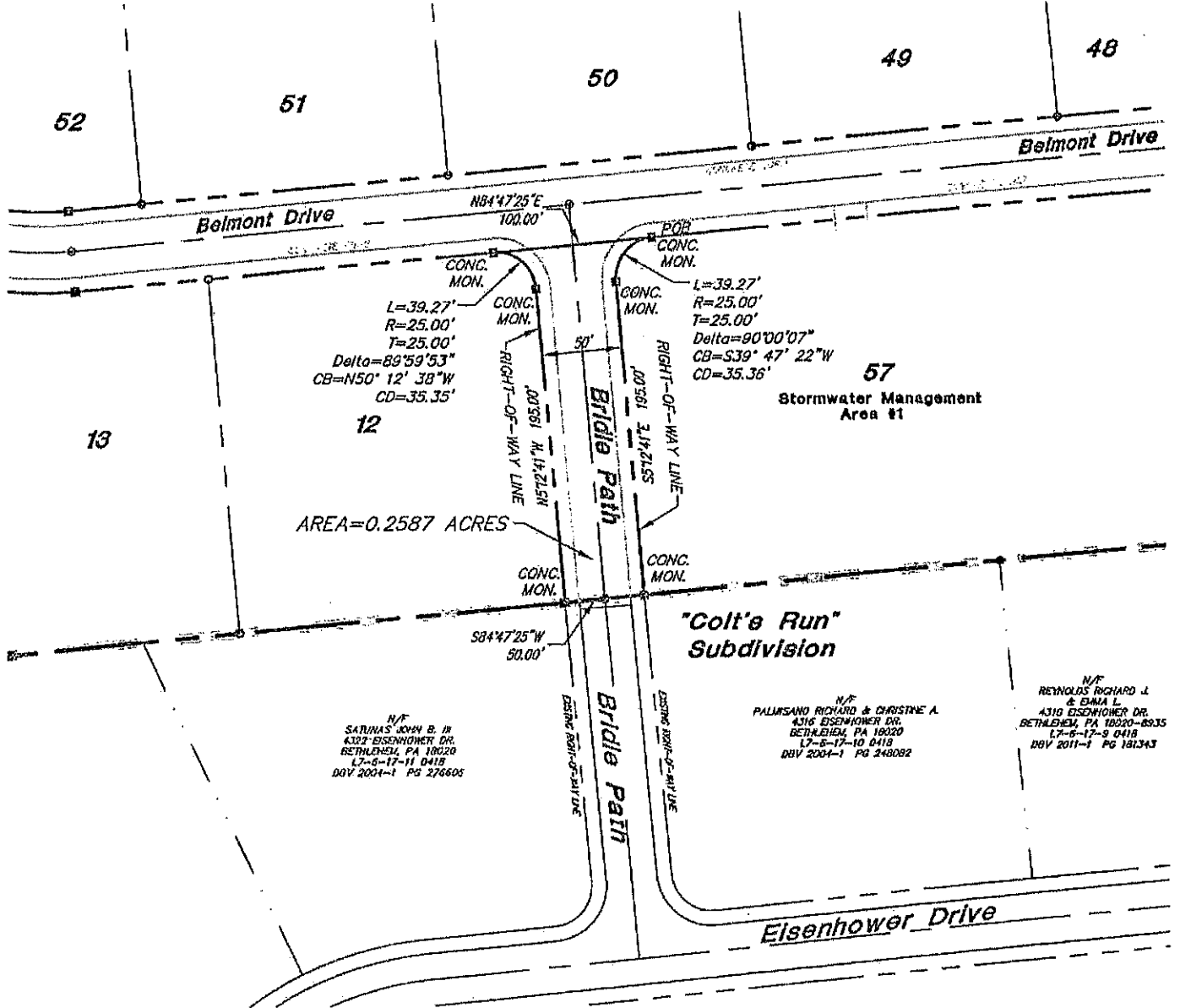
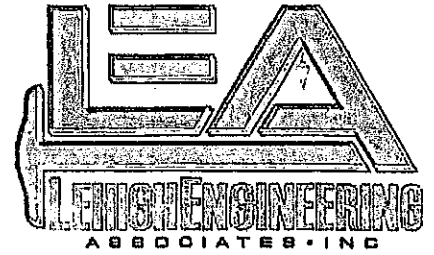
**CIVIL ENGINEERING • SURVEYING • HIGHWAY DESIGN • SUBDIVISION DESIGN
SITE PLANNING • SEWAGE DESIGN • DRAINAGE ANALYSIS • TRAFFIC ANALYSIS**

Exhibit "C"

Subject to easements, restrictions, and covenants of record.

This description prepared by Lehigh Engineering Associates Inc., on April 26, 2023.

LOWER NAZARETH TOWNSHIP
NORTHAMPTON COUNTY



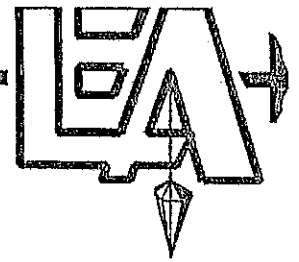
3225-N Saratoga Dr ROW.dwg

LEIGH ENGINEERING ASSOCIATES, INC.
499 RIVERVIEW DRIVE, P.O. BOX 68
WALNUTPORT, PA 18088
610 767 8545 FAX 610 767 5798

SARATOGA FARMS
BRIDLE PATH
RIGHT-OF-WAY

DATE: 4/26/23
SCALE: 1" = 100'
BY: KNY
JOB: 9225

LEHIGH ENGINEERING ASSOCIATES, INC.



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

LEGAL DESCRIPTION: DERBY DRIVE RIGHT-OF-WAY

SUBDIVISION: SARATOGA FARMS - PHASE I

LOCATED IN: TOWNSHIP OF LOWER NAZARETH, COUNTY OF NORTHAMPTON, AND THE COMMONWEALTH OF PENNSYLVANIA

ALL THAT CERTAIN tract of land situate in the Township of Lower Nazareth, County of Northampton, and the Commonwealth of Pennsylvania, (as shown on a final major subdivision entitled, "Saratoga Farms - Phase I", prepared by Lehigh Engineering Associates, Inc., dated 06/24/13, last revised 06/02/14, recorded on 10/15/14 as instrument number 2014025377 in Map Book Volume 2014-5, Pages 358 - 363) bounded and described as follows; to wit:

BEGINNING at a point marked by a concrete monument located along the northerly right-of-way of Belmont Drive, 25' from centerline thereof, said point also being a common corner with Lot 48 of the aforementioned "Saratoga Farms", thence;

1. Along an arc bearing to the left with a radius of 25.00', a length of 39.27', and a central angle of 90°-00'-00" (Long Chord Data = North-39°-47'-25"-East, 35.36') along the westerly right-of-way of Derby Drive in common with the easterly property line of Lot 48 of "Saratoga Farms" to a concrete monument, thence;
2. North-05°-12'-35"-West, 400.00', along the westerly right-of-way of Derby Drive in common with the easterly property lines of Lot 48 and Lot 47 of "Saratoga Farms" to a concrete monument, thence;
3. Along an arc bearing to the left with a radius of 25.00', a length of 39.27', and a central angle of 90°-00'-00" (Long Chord Data = North-50°-12'-35"-West, 35.36') along the westerly right-of-way of Derby Drive in common with the easterly property line of Lot 47 of "Saratoga Farms" to a concrete monument, thence;
4. North-84°-47'-25"-East, 100.00', along the southerly right-of-way of Saratoga Drive to a concrete monument, thence;
5. Along an arc bearing to the left with a radius of 25.00', a length of 39.27', and a central angle of 90°-00'-00" (Long Chord Data = South-39°-47'-25"-West, 35.36') along the easterly right-of-way of Derby Drive in common with the westerly property line of Lot 7 of "Saratoga Farms" to a concrete monument, thence;
6. South-05°-12'-35"-East, 400.00', along the easterly right-of-way of Derby Drive in common with the westerly property lines of Lot 7 and Lot 8 of "Saratoga Farms" to a concrete monument, thence;
7. Along an arc bearing to the left with a radius of 25.00', a length of 39.27', and a central angle of 90°-00'-00" (Long Chord Data = South-50°-12'-35"-East, 35.36') along the easterly right-of-way of Derby Drive in common with the westerly property line of Lot 8 of "Saratoga Farms" to a concrete monument, thence;

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

Exhibit "D"

8. **South-84°-47'-25"-West, 100.00'**, along the northerly right-of-way of Belmont Drive to the point and place of beginning,

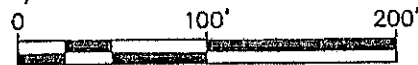
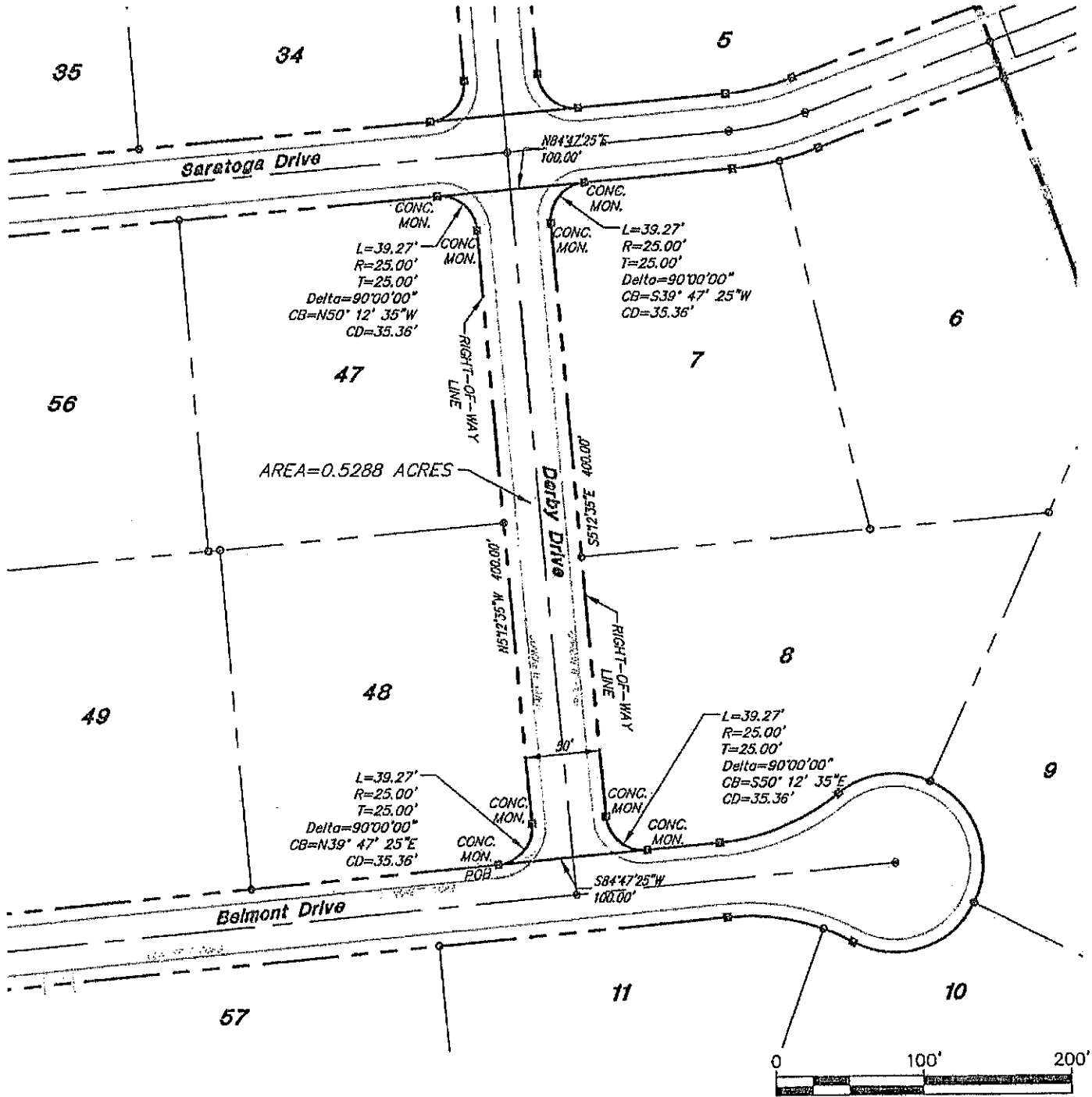
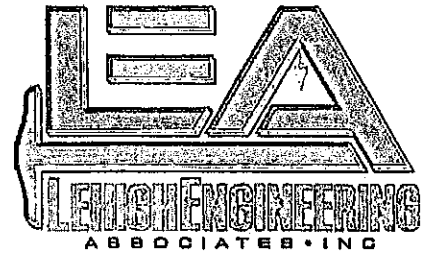
CONTAINING 0.0.5288 acres

BEING PART OF THE SAME PREMISES which Shirley A, Frey, executrix under the last will and testament of Marvin L. Frey, deceased, by their deed dated December 21, 2006 and recorded December 27, 2006 in the Office of the Recorder of Deeds in and for Northampton County in Deed Book 2006-1, Page 523473 granted and conveyed unto Premier Land Development, LP, a PA limited partnership, the Grantor herein.

Subject to easements, restrictions, and covenants of record.

This description prepared by Lehigh Engineering Associates Inc., on April 26, 2023.

LOWER NAZARETH TOWNSHIP
NORTHAMPTON COUNTY



3225-N Saratoga Dr ROW.dwg

LEHIGH ENGINEERING ASSOCIATES, INC.
 499 RIVERVIEW DRIVE, P.O. BOX 68
 WALNUTPORT, PA 18088
 610 767 8545 FAX 610 767 5798

SARATOGA FARMS
DERBY DRIVE
RIGHT-OF-WAY

DATE: 4/26/23
 SCALE: 1" = 100'
 BY: KNY
 JOB: 3225

LEHIGH ENGINEERING ASSOCIATES, INC.



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

LEGAL DESCRIPTION: ENGLISH WAY RIGHT-OF-WAY

SUBDIVISION: SARATOGA FARMS - PHASE II

LOCATED IN: TOWNSHIP OF LOWER NAZARETH, COUNTY OF NORTHAMPTON, AND THE COMMONWEALTH OF PENNSYLVANIA

ALL THAT CERTAIN tract of land situate in the Township of Lower Nazareth, County of Northampton, and the Commonwealth of Pennsylvania, (as shown on a final major subdivision plan entitled, "Saratoga Farms - Phase II", prepared by Lehigh Engineering Associates, Inc., dated 06/24/13, last revised 06/15/16, recorded on 09/02/16 as instrument number 2016023188 in Map Book Volume 2016-5, Pages 327 - 333) bounded and described as follows; to wit:

BEGINNING at a point marked by a concrete monument located along the northerly right-of-way of Saratoga Drive, 25' from centerline thereof, said point also being a common corner with Lot 23 of the above mentioned subdivision, and the lands herein described, **THENCE**;

1. Along an arc bearing to the left with a radius of 25.00', a length of 39.27', and a central angle of 90°-00'-00" (Long Chord Data = North-39°-47'-25"-East, 35.36') along the westerly right-of-way of English Way in common with the easterly property line of Lot 23 of "Saratoga Farms" to a concrete monument, thence;
2. North-05°-12'-35"-West, 140.83', along the westerly right-of-way of English Way in common with the easterly property lines of Lot 23 and Lot 24 of "Saratoga Farms" to a concrete monument, thence;
3. Along an arc bearing to the right with a radius of 225.00', a length of 276.24', and a central angle of 70°-20'-36" (Long Chord Data = North-29°-57'-43"-East, 259.21') along the westerly right-of-way of English Way in common with the easterly property lines of Lot 24, Lot 25 and Lot 26 of "Saratoga Farms" to a concrete monument, thence;
4. North-65°-08'-01"-East, 27.97', along the northerly right-of-way of English Way in common with the southerly property line of Lot 26 of "Saratoga Farms" to a concrete monument, thence;
5. Along an arc bearing to the left with a radius of 150.00', a length of 87.85', and a central angle of 33°-33'-26" (Long Chord Data = North-48°-21'-18"-East, 86.60') along the same to a concrete monument, thence;
6. Along an arc bearing to the right with a radius of 60.00', a length of 258.78', and a central angle of 247°-06'-53" (Long Chord Data = South-24°-51'-59"-East, 100.00') along the right-of-way of the English Way cul-de-sac in common with the property lines of Lot 26, Lot 27, Lot 28 and Lot 29 of "Saratoga Farms" to a concrete monument, thence;
7. Along an arc bearing to the left with a radius of 150.00', a length of 87.85', and a central angle of 33°-33'-26" (Long Chord Data = South-81°-54'-45"-West, 86.60')

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

Exhibit "E"

along the along the southerly right-of-way of English Way in common with the northerly property line of Lot 29 of "Saratoga Farms" to a concrete monument, thence;

8. **South-65°-08'-01"-West, 27.97'**, along the southerly right-of-way of English Way in common with the northerly property line of Lot 29 of "Saratoga Farms" to a concrete monument, thence;
9. Along an arc bearing to the left with a **radius of 175.00'**, a **length of 214.85'**, and a **central angle of 70°-20'-36"** (Long Chord Data = **South-29°-57'-43"-West, 201.61'**) along the easterly right-of-way of English Way in common with the westerly property line of Lot 29 of "Saratoga Farms" to a concrete monument, thence;
10. **South-05°-12'-35"-East, 140.83'**, along the easterly right-of-way of English Way in common with the westerly property lines of Lot 29 and Lot 30 of "Saratoga Farms" to a concrete monument, thence;
11. Along an arc bearing to the left with a **radius of 25.00'**, a **length of 39.27'**, and a **central angle of 90°-00'-00"** (Long Chord Data = **South-50°-12'-35"-East, 35.36'**) along the easterly right-of-way of English Way in common with the westerly property line of Lot 30 of "Saratoga Farms" to a concrete monument, thence;
12. **South-84°-47'-25"-West, 100.00'**, along the aforementioned northerly right-of-way of Saratoga Drive to the point and place of beginning,

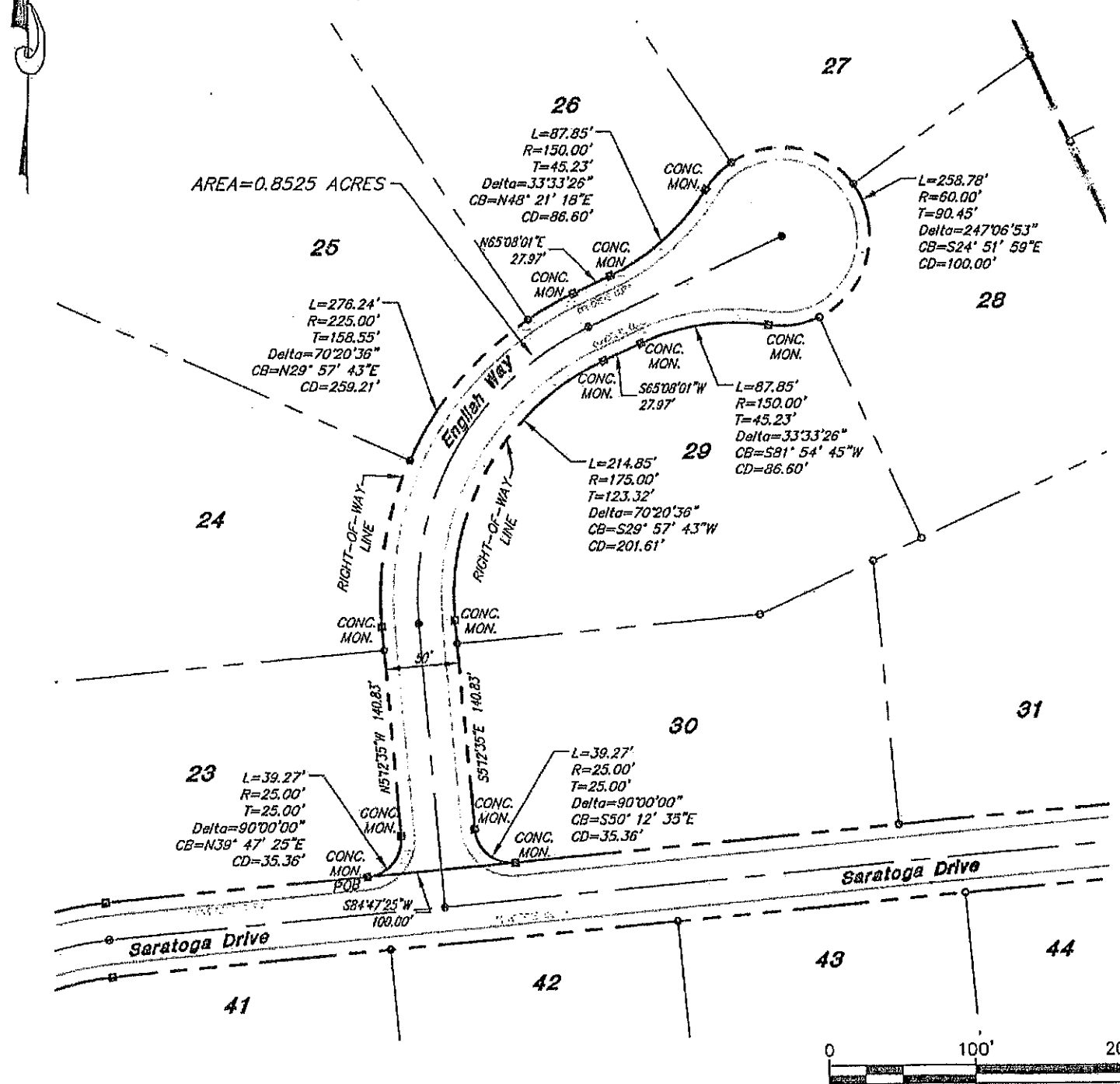
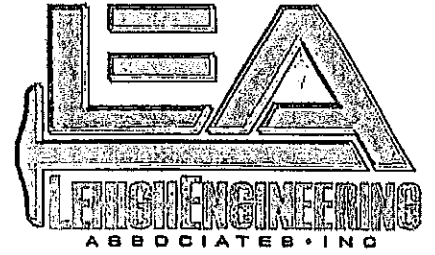
CONTAINING 0.8525 acres

BEING PART OF THE SAME PREMISES which Shirley A, Frey, executrix under the last will and testament of Marvin L. Frey, deceased, by their deed dated December 21, 2006 and recorded December 27, 2006 in the Office of the Recorder of Deeds in and for Northampton County in Deed Book 2006-1, Page 523473 granted and conveyed unto Premier Land Development, LP, a PA limited partnership, the Grantor herein.

Subject to easements, restrictions, and covenants of record.

This description prepared by Lehigh Engineering Associates Inc., on April 26, 2023.

LOWER NAZARETH TOWNSHIP
NORTHAMPTON COUNTY



AREA=0.8525 ACRES

26
L=87.85'
R=150.00'
T=45.23'
Delta=33°33'26"
CB=N48° 21' 18"E
CD=86.80'

27
L=258.78'
R=60.00'
T=90.45'
Delta=247°06'53"
CB=S24° 51' 59"E
CD=100.00'

28
L=87.85'
R=150.00'
T=45.23'
Delta=33°33'26"
CB=S81° 54' 45"W
CD=86.60'

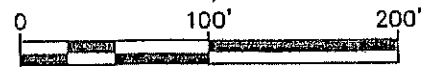
29
L=214.85'
R=175.00'
T=123.32'
Delta=70°20'36"
CB=S29° 57' 43"W
CD=201.61'

30
L=39.27'
R=25.00'
T=25.00'
Delta=90°00'00"
CB=S50° 12' 35"E
CD=35.36'

23
L=39.27'
R=25.00'
T=25.00'
Delta=90°00'00"
CB=N39° 47' 25"E
CD=35.36'

24
L=276.24'
R=225.00'
T=158.55'
Delta=70°20'36"
CB=N29° 57' 43"E
CD=259.21'

25
L=87.85'
R=150.00'
T=45.23'
Delta=33°33'26"
CB=N48° 21' 18"E
CD=86.80'



3225-S Saratoga Dr ROW.dwg

<p>LEIGH ENGINEERING ASSOCIATES, INC. 499 RIVERVIEW DRIVE, P.O. BOX 68 WALNUTPORT, PA 18088 610 767 8545 FAX 610 767 5798</p>	<p>SARATOGA FARMS ENGLISH WAY RIGHT-OF-WAY</p>	<p>DATE: 4/26/28 SCALE: 1" = 100' BY: KNY JOB: 3225</p>
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LEHIGH ENGINEERING ASSOCIATES, INC.



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

LEGAL DESCRIPTION: HARTMAN ROAD EXTENSION RIGHT-OF-WAY
SUBDIVISION: SARATOGA FARMS – PHASE II
LOCATED IN: TOWNSHIP OF LOWER NAZARETH, COUNTY OF
NORTHAMPTON, AND THE COMMONWEALTH OF
PENNSYLVANIA

ALL THAT CERTAIN tract of land situate in the Township of Lower Nazareth, County of Northampton, and the Commonwealth of Pennsylvania, (as shown on a final major subdivision plan entitled, "Saratoga Farms - Phase II", prepared by Lehigh Engineering Associates, Inc., dated 06/24/13, last revised 06/15/16, recorded on 09/02/16 as instrument number 2016023188 in Map Book Volume 2016-5, Pages 327 - 333) bounded and described as follows; to wit:

BEGINNING at a point marked by a concrete monument located along the northerly right-of-way of Saratoga Drive, 25' from centerline thereof, said point also being a common corner with Lot 32 of the above mentioned subdivision, and the lands herein described, **THENCE**;

1. Along an arc bearing to the left with a radius of 25.00', a length of 39.27', and a central angle of 90°-00'-00" (Long Chord Data = North-39°-47'-25"-East, 35.36') along the westerly right-of-way of the Hartman Road Extension in common with the easterly property line of Lot 32 of "Saratoga Farms" to a concrete monument, thence;
2. North-05°-12'-35"-West, 112.09', along the same to a concrete monument, thence;
3. Along an arc bearing to the left with a radius of 175.00', a length of 60.57', and a central angle of 19°-49'-46" (Long Chord Data = North-15°-07'-28"-West, 60.26') along the same to a concrete monument, thence;
4. North-63°-46'-33"-East, 15.62', partly along lands now or former of Earl M.B. Snyder & Donald L. Snyder, Jr., and the southerly terminus of Hartman Road, forty (40') wide, to a point, thence;
5. North-64°-30'-22"-East, 34.39', partly along the existing southerly terminus of Hartman Road, forty (40') wide, and lands now or former of Veronica A. Francis to a concrete monument, thence;
6. Along an arc bearing to the right with a radius of 225.00', a length of 78.47', and a central angle of 19°-58'-52" (Long Chord Data = South-15°-12'-01"-East, 78.07') along the easterly right-of-way of the Hartman Road Extension in common with the westerly property line of Lot 1 of "Saratoga Farms" to a concrete monument, thence;
7. South-05°-12'-35"-East, 112.09', along the same to a concrete monument, thence;
8. Along an arc bearing to the left with a radius of 25.00', a length of 39.27', and a central angle of 90°-00'-00" (Long Chord Data = South-50°-12'-35"-East, 35.36') along the same to a concrete monument, thence;

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

Exhibit "F"

9. **South-84°-47'-25"-West, 100.00'**, along the aforementioned northerly right-of-way of Saratoga Drive to the point and place of beginning,

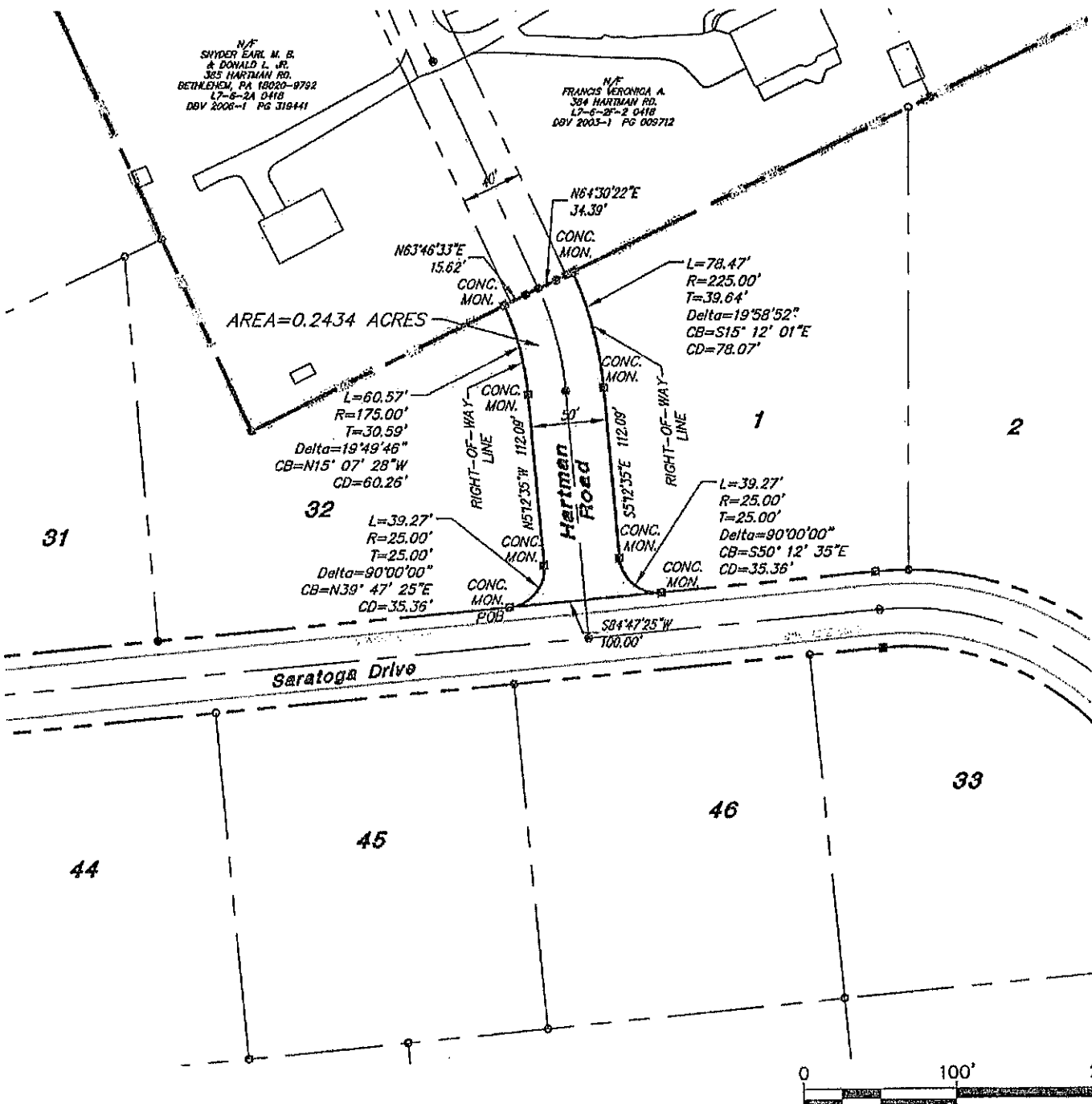
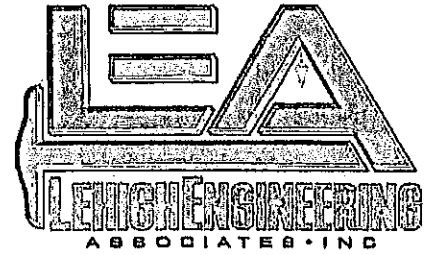
CONTAINING 0.2434 acres

BEING PART OF THE SAME PREMISES which Shirley A. Frey, executrix under the last will and testament of Marvin L. Frey, deceased, by their deed dated December 21, 2006 and recorded December 27, 2006 in the Office of the Recorder of Deeds in and for Northampton County in Deed Book 2006-1, Page 523473 granted and conveyed unto Premier Land Development, LP, a PA limited partnership, the Grantor herein.

Subject to easements, restrictions, and covenants of record.

This description prepared by Lehigh Engineering Associates Inc., on April 26, 2023.

LOWER NAZARETH TOWNSHIP
NORTHAMPTON COUNTY



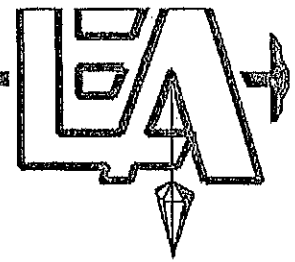
3225-S Saratoga Dr ROW.dwg

LEIGH ENGINEERING ASSOCIATES, INC.
499 RIVERVIEW DRIVE, P.O. BOX 68
WALNUTPORT, PA 18088
610 767 8545 FAX 610 767 5798

SARATOGA FARMS
HARTMAN ROAD EXTENSION
RIGHT-OF-WAY

DATE: 4/26/23
SCALE: 1" = 100'
BY: KNY
JOB: 3225

LEHIGH ENGINEERING ASSOCIATES, INC.



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

LEGAL DESCRIPTION: SARATOGA DRIVE RIGHT-OF-WAY
SUBDIVISION: SARATOGA FARMS – PHASE I & II
LOCATED IN: TOWNSHIP OF LOWER NAZARETH, COUNTY OF
NORTHAMPTON, AND THE COMMONWEALTH OF
PENNSYLVANIA

ALL THAT CERTAIN tract of land situate in the Township of Lower Nazareth, County of Northampton, and the Commonwealth of Pennsylvania, (as shown on a final major subdivision entitled, "Saratoga Farms - Phase I", prepared by Lehigh Engineering Associates, Inc., dated 06/24/13, last revised 06/02/14, recorded on 10/15/14 as instrument number 2014025377 in Map Book Volume 2014-5, Pages 358 - 363) bounded and described as follows; to wit:

ALL THAT CERTAIN tract of land situate in the Township of Lower Nazareth, County of Northampton, and the Commonwealth of Pennsylvania, (as shown on a final major subdivision plan entitled, "Saratoga Farms - Phase II", prepared by Lehigh Engineering Associates, Inc., dated 06/24/13, last revised 06/15/16, recorded on 09/02/16 as instrument number 2016023188 in Map Book Volume 2016-5, Pages 327 - 333) bounded and described as follows; to wit:

BEGINNING at a point delineating the boundary line between Saratoga Drive and Saratoga Drive, said point located **South-05°-12'-35"-East, 50.00'**, from a concrete monument located along the westerly right-of-way of the aforementioned Saratoga Drive, said concrete monument also located along the common boundary line of Lot 20 and Lot 21 of "Saratoga Farms", thence;

1. **North-84°-47'-25"-East, 50.00'**, along the aforementioned boundary line between Saratoga Drive and Saratoga Drive to a point, thence;
2. **South-05°-12'-35"-East, 50.00'**, along the easterly right-of-way of Saratoga Drive in common with the westerly property line of Lot 40 of "Saratoga Farms" to a concrete monument, thence;
3. Along an arc bearing to the left with a radius of **175.00'**, a length of **274.89'**, and a central angle of **90°-00'-00"** (Long Chord Data= **South-50°-12'-35"-East, 247.49'**) along the same to a concrete monument, thence;
4. **North-84°-47'-25"-East, 1,559.90'**, along the northerly right-of-way of Saratoga Drive in common with the southerly property lines of Lot 40, Lot 39, Lot 38, Lot 37, Lot 36, Lot 35 and Lot 34 of "Saratoga Farms", the southerly terminus of Saratoga Drive, and the northerly property line of Lot 5 of "Saratoga Farms" to a concrete monument, thence;
5. Along an arc bearing to the left with a radius of **175.00'**, a length of **47.21'**, and a central angle of **15°-27'-30"** (Long Chord Data= **North-77°-03'-40"-East, 47.07'**) along the northerly right-of-way of Saratoga Drive in common with the southerly property line Lot 5 of "Saratoga Farms" to a concrete monument, thence;
6. **North-69°-19'-56"-East 134.22'**, along the same to a concrete monument, thence;
7. **South-20°-40'-04"-East 50.00'**, along the westerly terminus of Saratoga Drive, as previously approved and as recorded in a Major Subdivision entitled "Colt's Ridge",

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

Exhibit "G"

to a concrete monument, thence;

8. **South-69°-19'-56"-West 134.22'**, along the southerly right-of-way of Saratoga Drive in common with the northerly property line of Lot 6 of "Saratoga Farms" to a concrete monument, thence;
9. Along an arc bearing to the right with a radius of 225.00', a length of 60.70', and a central angle of 15°-27'-30" (Long Chord Data= South-77°-03'-40"-West, 60.52') along the southerly right-of-way of Saratoga Drive in common with the northerly property lines of Lot 6 and Lot 7 of "Saratoga Farms" to a concrete monument, thence;
10. **South-84°-47'-25"-West 1,559.90'**, along the southerly right-of-way of Saratoga Drive in common with the northerly property line of Lot 7 of "Saratoga Farms", the northerly terminus of Derby Drive, the northerly property lines of Lot 47, Lot 56, Lot 55, Lot 54 and Lot 53 of "Saratoga Farms", the northerly terminus of Belmont Drive, and the northerly property lines of Lot 16 and Lot 17 of "Saratoga Farms" to a concrete monument, thence;
11. Along an arc bearing to the right with a radius of 225.00', a length of 353.43', and a central angle of 90°-00'-00" (Long Chord Data= North-50°-12'-35"-West, 318.20') along the westerly right-of-way of Saratoga Drive in common with the easterly property lines of Lot 17, Lot 18, Lot 19 and Lot 20, of "Saratoga Farms" to a concrete monument, thence;
12. **North-05°-12'-35"-West, 50.00'**, along the westerly right-of-way of Saratoga Drive in common with the easterly property line of Lot 20 of "Saratoga Farms" to the point and place of beginning,

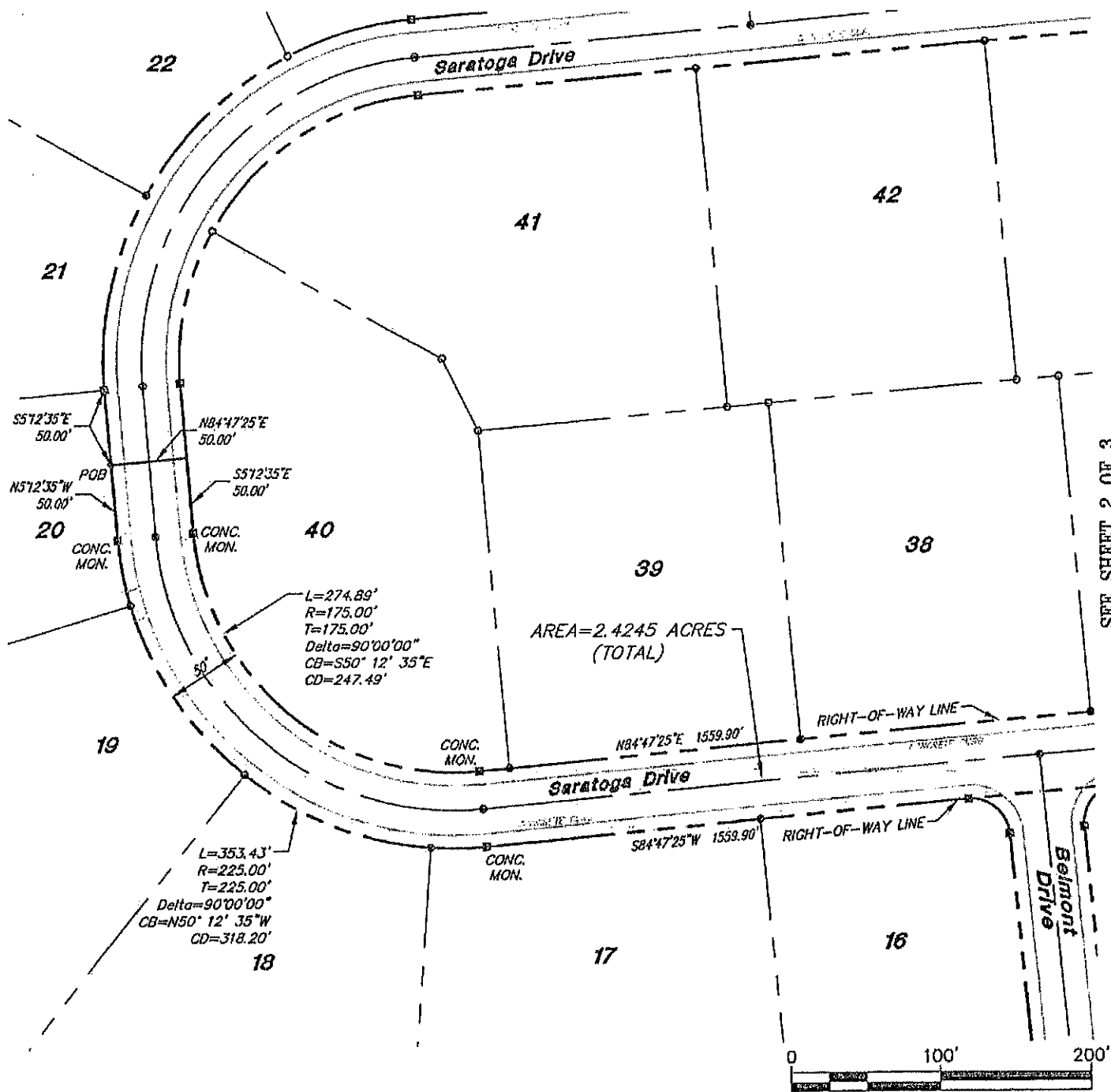
CONTAINING 2.4245 acres

BEING PART OF THE SAME PREMISES which Shirley A. Frey, executrix under the last will and testament of Marvin L. Frey, deceased, by their deed dated December 21, 2006 and recorded December 27, 2006 in the Office of the Recorder of Deeds in and for Northampton County in Deed Book 2006-1, Page 523473 granted and conveyed unto Premier Land Development, LP, a PA limited partnership, the Grantor herein.

Subject to easements, restrictions, and covenants of record.

This description prepared by Lehigh Engineering Associates Inc., on April 26, 2023.

LOWER NAZARETH TOWNSHIP
NORTHAMPTON COUNTY



SHEET 1 OF 3

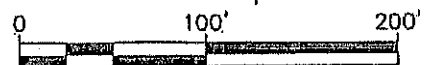
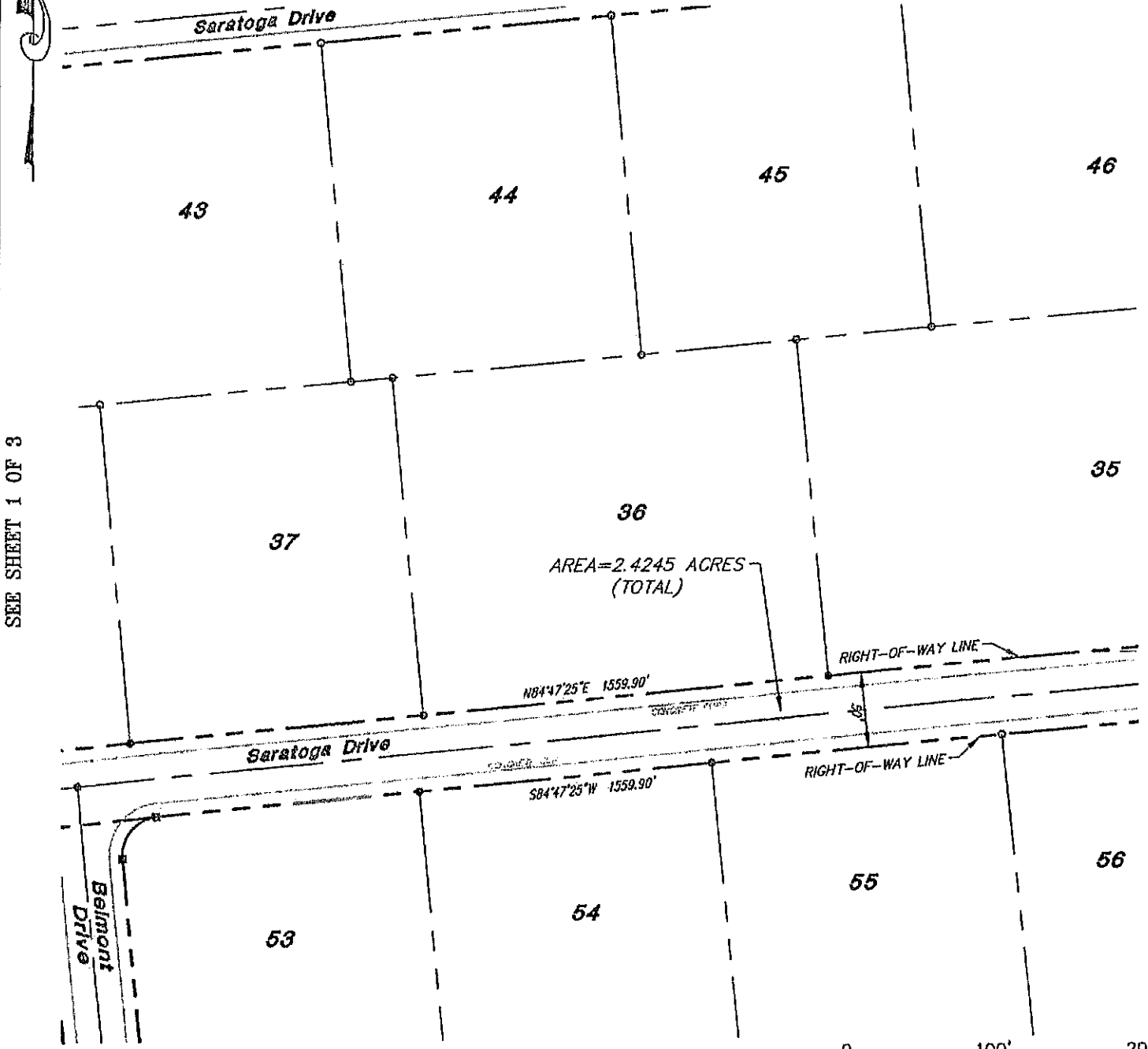
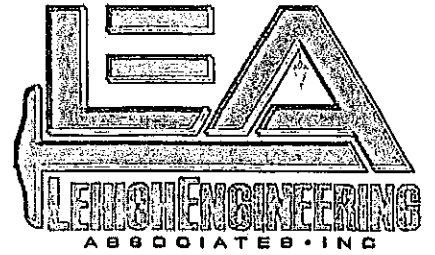
3225-S Saratoga Dr ROW.dwg

LEIGH ENGINEERING ASSOCIATES, INC.
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610 767 8545 FAX 610 767 5798

SARATOGA FARMS
SARATOGA DRIVE
RIGHT-OF-WAY

DATE: 4/20/23
SCALE: 1" = 100'
BY: KNY
JOB: 3225

LOWER NAZARETH TOWNSHIP
NORTHAMPTON COUNTY



SHEET 2 OF 3

3225-S Saratoga Dr ROW.dwg

LEIGH ENGINEERING ASSOCIATES, INC.
499 RIVERVIEW DRIVE, P.O. BOX 68
WALNUTPORT, PA 18088
610 767 8545 FAX 610 767 5798

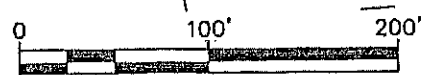
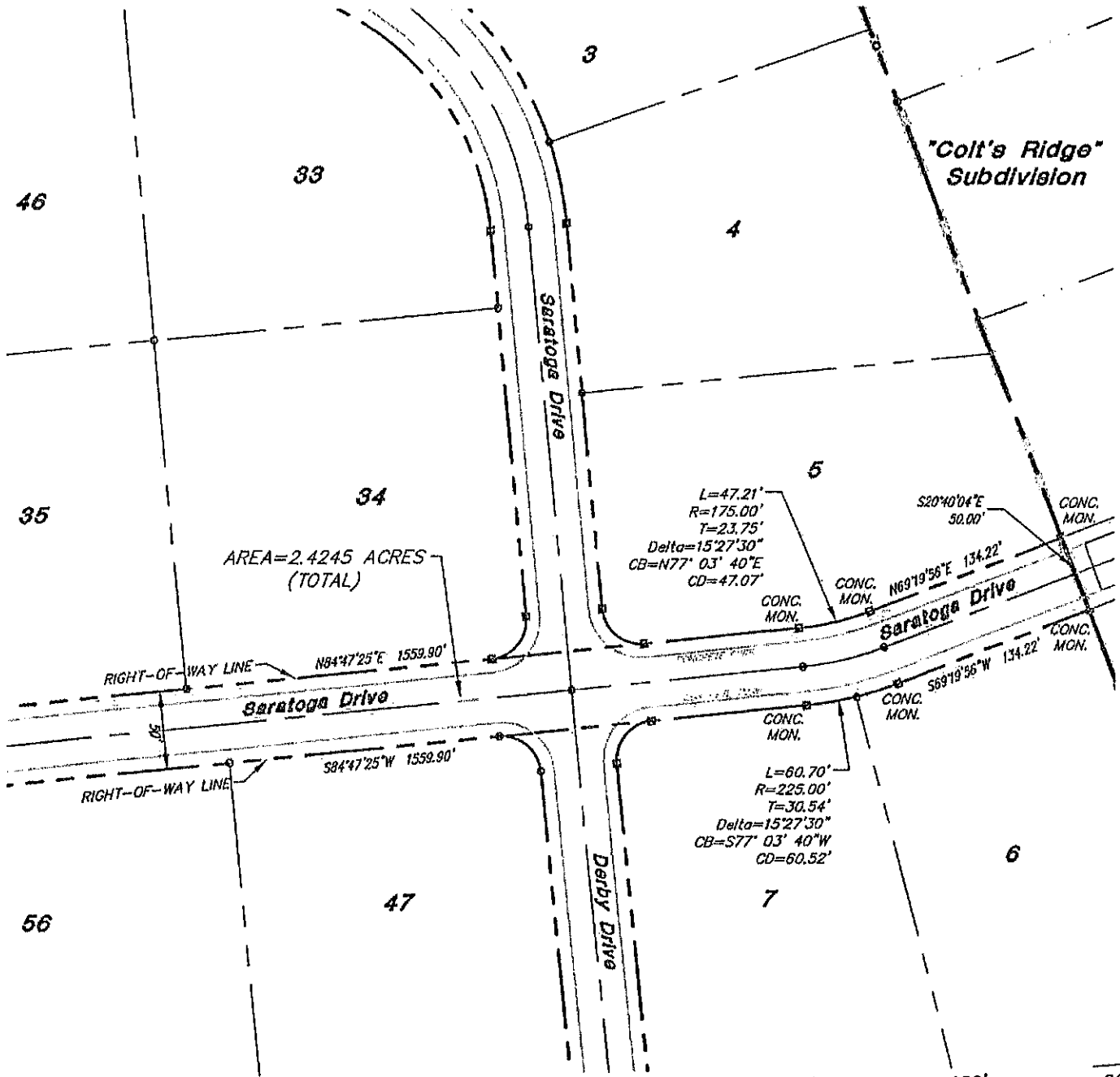
SARATOGA FARMS
SARATOGA DRIVE
RIGHT-OF-WAY

DATE: 4/25/23
SCALE: 1" = 100'
BY: KNY
JOB: 3225

LOWER NAZARETH TOWNSHIP
NORTHAMPTON COUNTY



SEE SHEET 2 OF 3



SHEET 3 OF 3

3225-S Saratoga Dr ROW.dwg

LEHIGH ENGINEERING ASSOCIATES, INC.
499 RIVERVIEW DRIVE, P.O. BOX 68
WALNUTPORT, PA 18088
610 767 8545 FAX 610 767 5798

SARATOGA FARMS
SARATOGA DRIVE
RIGHT-OF-WAY

DATE: 4/26/28
SCALE: 1" = 100'
BY: KNY
JOB: 3225