

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

RESOLUTION NO. LN7-39-24

A RESOLUTION AUTHORIZING THE APPROPRIATION OF APPROXIMATELY 15.491 ACRES OF LAND IDENTIFIED AS TAX PARCEL NO. L7-8-2, FOR FEE SIMPLE ACQUISITION AND AUTHORIZING THE FILING OF A DECLARATION OF TAKING AND ALL NECESSARY ACTION FOR THE ACQUISITION THEREOF.

WHEREAS, the Board of Supervisors of Lower Nazareth Township, pursuant to authority granted it under The Second Class Township Code, Act of May 1, 1933, P.L. 103, No. 69, Section 101, et seq., as reenacted and amended, The Eminent Domain Code, Act of June 22, 1964, Special Session, P.L. 84, Article I, Section 101, et seq., and The Open Space Acquisition and Preservation Law which amended the Pennsylvania Conservation and Land Development Act, Act of January 19, 1968, as amended, contemplates the acquisition of lands for the purposes of the preservation of open space; and

WHEREAS, the Lower Nazareth Township Official Map adopted by the Board of Supervisors of Lower Nazareth Township on December 9, 2020, Ordinance No. 236-12-20, designating the above-referenced parcel as land proposed for development rights acquisition and the Board of Supervisors of Lower Nazareth Township deem it in the public interest, consistent therewith, to acquire a fee simple acquisition thereon.

NOW, THEREFORE, be it resolved that the Township of Lower Nazareth, Northampton County, Pennsylvania, in accordance with the authority conferred by law, selects and appropriates for the purposes of a fee simple acquisition the following property:

All that certain tract or parcel of land more particularly described in Exhibit "A," attached hereto, and made a part hereof consisting of approximately 15.491 acres of land, more or less, subject to all easements, conditions, rights and/or agreements (if any) of record and as depicted on the Condemnation Plan, attached hereto, made a part hereof, and marked Exhibit "B" as prepared by Carroll Engineering, dated November 7, 2024.

RESOLVED, that the Lower Nazareth Township Solicitor and its proper officers are hereby authorized to file a Declaration of Taking and such other proceedings as may be necessary or desirable to carry out the purpose of this Resolution.

RESOLVED, that the institution of such proceedings, and any damages which may be agreed upon or awarded to any party in interest, including the owner of said property, and located within the area shall be paid out of the funds of Lower Nazareth Township, in accordance with law.

DULY RESOLVED this 13 day of November, 2024.

**LOWER NAZARETH TOWNSHIP
BOARD OF SUPERVISORS**

BY: 
JAMES PENNINGTON, Chairman

ATTEST:


, Secretary



Carroll Engineering

105 Raider Boulevard, Suite 206
Hillsborough, NJ 08844
(908) 874-7500 • Fax (908) 874-5762
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**METES AND BOUNDS DESCRIPTION
CONDEMNATION OF LANDS
MAP L7, BLOCK 8, LOT 2
TOWNSHIP OF LOWER NAZARETH
NORTHAMPTON COUNTY, PENNSYLVANIA**

BEGINNING at the intersection formed by the centerline of Hanoverville Road (AKA T-437) (Variable Width) with the dividing line of Map L7, Block 8, Lots 2 and 1A, and from this BEGINNING point running, thence;

- 1) Along said centerline of Hanoverville Road, North $69^{\circ}35'43''$ East, a distance of 521.40 feet to a point, thence;
- 2) Along same, North $69^{\circ}05'32''$ East, a distance of 30.35 feet to a point in the dividing line of Map L7, Block 8, Lots 2 and 2A, thence; along said dividing line the following nine (9) courses:
 - 3) South $07^{\circ}33'57''$ East, a distance of 246.10 feet to a point, thence;
 - 4) South $40^{\circ}39'57''$ East, a distance of 50.25 feet to a point, thence;
 - 5) South $53^{\circ}53'57''$ East, a distance of 13.20 feet to a point, thence;
 - 6) South $70^{\circ}05'57''$ East, a distance of 13.80 feet to a point, thence;
 - 7) South $82^{\circ}59'57''$ East, a distance of 15.39 feet to a point, thence;
 - 8) North $82^{\circ}33'03''$ East, a distance of 38.11 feet to a point, thence;
 - 9) North $75^{\circ}45'03''$ East, a distance of 106.68 feet to a point, thence;
 - 10) North $12^{\circ}31'57''$ West, a distance of 118.75 feet to a point, thence;
 - 11) North $18^{\circ}31'57''$ West, a distance of 217.98 feet to a point in the aforementioned centerline Hanoverville Road, thence;
- 12) Along said centerline, North $69^{\circ}05'43''$ East, a distance of 782.68 feet to a point in the dividing line of Map L7, Block 8, Lots 2 and 3C, thence;

Exhibit "A"

- 13) Along said dividing line, South 08°33'14" East, a distance of 501.38 feet to a point, thence;
- 14) Along same, South 82°15'36" West, a distance of 418.32 feet to a point in the dividing line of Map L7, Block 8, Lots 2 and 3B, thence;
- 15) Along said dividing line, South 60°47'55" West, a distance of 450.88 feet to a point, thence;
- 16) Along same, South 44°56'42" East, a distance of 237.85 feet to a point in the northerly line of Conrail Railroad (FKA Lehigh and New England Railroad), thence;
- 17) Along said northerly line, South 82°58'10" West, a distance of 336.18 feet to a point of curvature, thence;
- 18) Along same, on a curve to the right, with a radius of 1,005.00 feet, turning a central angle of 24°39'18", an arc distance of 432.46, a chord bearing of North 84°42'11" West, and a chord distance of 429.13 feet to a point in the aforementioned dividing line of Map L7, Block 8, Lots 2 and 1A, thence;
- 19) Along said dividing line, North 09°53'24" West, a distance of 418.97 feet to the point and place of BEGINNING.

Containing 674,775 Square Feet or 15.491 Acres

Excepting therefrom, the portion of the above-described premises that lies within the bed of the township road.

Subject to all easements, conditions, rights and/or agreements (if any) of record.

This description was prepared in accordance with Deed Book 1999-1, Page 184763, as well as a map entitled, "Condemnation Plan, Map L7, Block 8, Lot 2, situated in, Lower Nazareth Township, Northampton County, Pennsylvania", as prepared by Carroll Engineering, 105 Raider Boulevard, Hillsborough, New Jersey 08844, map dated November 7, 2024, as signed by Ryan J. Patrick, Pennsylvania Professional Land Surveyor License Number SU075702.



A handwritten signature in black ink, appearing to read "Ryan J. Patrick", is written over the seal.

Parcel Line Table

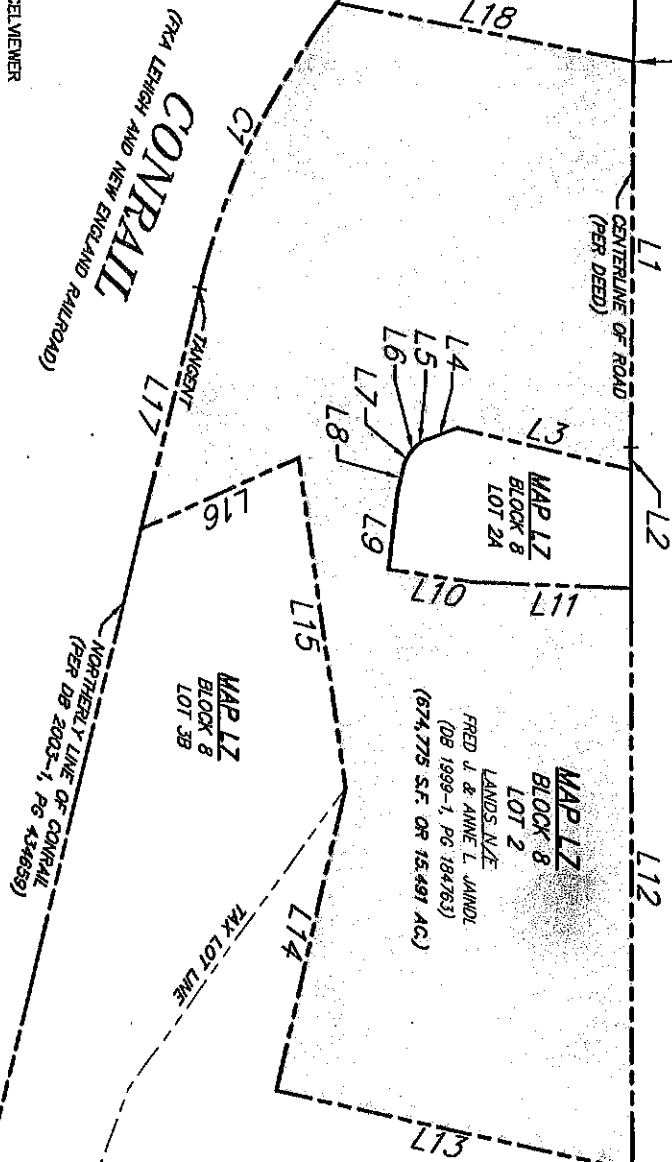
Line #	Length	Bearing
L1	521.40'	N69° 35' 43"E
L2	30.35'	N69° 05' 32"E
L3	246.10'	S7° 33' 57"E
L4	50.25'	S40° 39' 57"E
L5	13.20'	S55° 53' 57"E
L6	13.80'	S70° 05' 57"E
L7	15.39'	S82° 59' 57"E
L8	36.11'	N82° 35' 03"E
L9	106.68'	N75° 45' 03"E
L10	118.75'	N12° 31' 57"W
L11	217.98'	N15° 31' 57"W
L12	782.88'	N69° 05' 43"E
L13	501.36'	S8° 33' 14"E
L14	418.32'	S82° 15' 36"W
L15	450.86'	S60° 47' 55"W
L16	237.85'	S44° 56' 42"E
L17	336.18'	S82° 58' 10"W
L18	418.97'	N9° 53' 24"W

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	432.46'	1,005.00'	24° 39' 18"	N64° 42' 11"W	429.13'

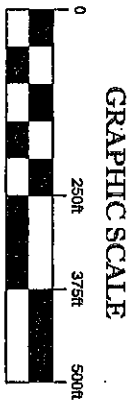
- NOTES CONTINUED.**
- THIS EXHIBIT WAS PREPARED WITH RESEARCH MATERIALS AND INSTRUCTION PROVIDED BY LOWER NAZARETH TOWNSHIP. CURRENT OWNERSHIP, LOT CONFIGURATIONS, AND RIGHT-OF-WAY LOCATIONS HAVE NOT BEEN RESEARCHED, ANALYZED, AND RESOLVED BY A PROFESSIONAL LAND SURVEYOR.
 - THE AREA CALCULATIONS SHOWN REPRESENT THE ENTIRE OUTBOUND OF THE SUBJECT PARCEL PER DEED BOOK 1999-1, PAGE 184763. THE AREA FOR THE RIGHT OF WAY OF HANOVERVILLE ROAD WAS NOT CONSIDERED, AND ARE SUBJECT TO AN ACCURATE BOUNDARY SURVEY.

HANOVERVILLE ROAD
(AKA T-437)
(33' WIDE)



NOTES:

- THE PURPOSE OF THIS EXHIBIT IS TO DEPICT A CONDEMNATION ACROSS MAP L7, BLOCK 8, LOT 2.
 - HORIZONTAL DATUM IS REFERENCED TO VESTING DEED: D.B. 1999-1, Pg. 184763.
 - CARROLL ENGINEERING HAS NOT PERFORMED A BOUNDARY SURVEY. THE BOUNDARY LINES ARE SHOWN HEREON PER VESTING DEED REFERENCED ABOVE, AS WELL AS OTHER REFERENCE MATERIAL AS LISTED HEREON, AND DOES NOT REPRESENT A PROPERTY/BOUNDARY OPINION.
- REFERENCES:**
- NORTHAMPTON COUNTY, PA PARCEL VIEWER: <https://gis.northamptoncounty.org/TAXPARCELVIEWER>
2. VESTING DEED: D.B. 1999-1, Pg. 184763



NO.	DATE	DESCRIPTION	INITIALS

CONDEMNATION PLAN
MAP L7, BLOCK 8, LOT 2

SITUATED IN
LOWER NAZARETH TOWNSHIP
NORTHAMPTON COUNTY
PENNSYLVANIA

PREPARED FOR
LOWER NAZARETH TOWNSHIP
623 MUNICIPAL DRIVE
TOWNSHIP OF NAZARETH
NORTHAMPTON COUNTY, 18064 PENNSYLVANIA

Carroll Engineering

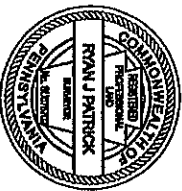
105 Reister Boulevard - Suite 206
Hillsborough, NJ 08884
Phone: (908) 874-7500 Fax: (908) 874-5762
Certificate of Authorization: #246CAZ7952100

CORPORATE OFFICE:
949 Easton Road - Warrenton, PA 18976
Phone: (215) 343-5700 Fax: (215) 343-0875

OTHER OFFICES:
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King of Prussia, PA 19406
Phone: (610) 489-5100

701 Lansdowne Drive - Suite 225 - Malvern, PA 19355
Phone: (610) 489-5100

www.carrollengineering.com
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Ryan J. Patrick
RYAN J. PATRICK
PROFESSIONAL LAND SURVEYOR
PA LIC. NO. 110723-00
Date: 11-07-2024

DATE:	11-07-2024
CADD FILE:	24-7023-00
JOB NO.:	24-7023-00
DSG BY:	N/A
DWN BY:	O.D.
CKD BY:	J.P.J.
SCALE:	1"=200'
DRAWER NUMBER:	
SHEET: 1 OF 1 SHEETS	
DRAWING NUMBER	400.5544