


HANOVER TOWNSHIP, LEHIGH COUNTY

ORDINANCE NO. 595

BILL NO. 2018-04

AN ORDINANCE AUTHORIZING CONVEYING AND ASSIGNING TO THE COMMONWEALTH OF PENNSYLVANIA, DEPARTMENT OF TRANSPORTATION FOR THE PURPOSE OF ROAD WIDENING EASEMENTS OVER CERTAIN PROPERTY ALONG THE NORTH AND SOUTH SIDE OF RACE STREET (SR1004)

HANOVER TOWNSHIP HEREBY ORDAINS THAT, In accordance with Section 3.12 (7) of the Hanover Township, Lehigh County Charter, the Township Manager is authorized to execute, on behalf of Hanover Township, a deed of easement and assignment of easements to the Commonwealth of Pennsylvania, substantially in the form as shown on Exhibit A, attached hereto over the property of Hanover Township as described therein and shown on the Plan attached thereto and for the purposes described therein and subject to approval of the Township attorney.



Chairman



Township Clerk

Adopted: JUNE 6, 2018

Motion: WEGFAHRT

Seconded: WOOLLEY

Vote: LAWLOR, WEGFAHRT, WOOLLEY, PAULUS:

AYE -

UNAN.

Prepared By: Fitzpatrick Lentz & Bubba, P.C.
4001 Schoolhouse Lane
Center Valley, PA 180034
610-797-9000

Return To: PennDOT, District 5-0
R/W Administrator
1002 W. Hamilton Street
Allentown, PA 18101-1013
610-871-4473

Site Location: Race Street

M-950 D2 (6-11)



COUNTY	Lehigh
SR - SEGMENT-OFFSET	SR 1004, SEGMENT 0040-0064, OFFSET 2588-0340
MUNICIPALITY	Hanover Township
APPLICATION/PERMIT NO.	139184
APPLICANT/PERMITTEE	Lehigh-Northampton Airport Authority

DEED OF EASEMENT
(No Monetary Consideration)

THIS INDENTURE, made this ____ day of _____, 20__, by Hanover Township, 2202 Grove Road, Allentown, PA 18109, owner of property affected by the proposed construction or improvement of the above mentioned State Route under the referenced highway occupancy application/permit, its heirs, executors, administrators, successors, and/or assigns, hereinafter, whether singular or plural, called the GRANTOR, and the Commonwealth of Pennsylvania, Department of Transportation, hereinafter called the COMMONWEALTH,

WITNESSETH:

WHEREAS the COMMONWEALTH has received an application from the GRANTOR for issuance of a highway occupancy permit for access to the above referenced highway; and

WHEREAS the parties hereto have agreed that, as a condition to issuance of the referenced permit, the GRANTOR will convey to the COMMONWEALTH a highway easement unlimited in vertical dimension and other estate(s) as designated, if any, from the property or portion thereof required by the COMMONWEALTH,

NOW, THEREFORE, in consideration of the benefits to the property of the GRANTOR, the GRANTOR does hereby grant and convey to the COMMONWEALTH a highway easement unlimited in vertical dimension and such other estate(s), if any, as designated on the plot plan attached hereto and made a part hereof and set forth below.

SUB-PARCEL 39A BEING all or a portion of the same property conveyed or devised to the GRANTOR by Deed of C.T.S. Properties, a Pennsylvania partnership, dated June 24, 2008 and recorded in Lehigh County, Pennsylvania as Document ID No. 7489120, together with the improvements, hereditaments and appurtenances thereto. This conveyance contains 1,698.94 square feet (0.039 acres). And the GRANTOR warrants GENERALLY the property hereby conveyed.

SUB-PARCEL 39B BEING all or a portion of the same property conveyed or devised to the GRANTOR by Deed of J. O. Krapf & Sons, Inc., a Pennsylvania corporation, dated June 30, 2008 and recorded in Lehigh County, Pennsylvania as Document ID No. 7489122, together with the improvements, hereditaments and appurtenances thereto. This conveyance contains 5,314.32 square feet (0.122 acres). And the GRANTOR warrants GENERALLY the property hereby conveyed.

SUB-PARCEL 39C BEING all or a portion of the same property conveyed or devised to the GRANTOR by Deed of Qualex Inc., a Delaware corporation, dated May 21, 2009 and recorded in Lehigh County, Pennsylvania as Instrument No. 2009021429, together with the improvements, hereditaments and appurtenances thereto. This conveyance contains 7579.44 square feet (0.174 acres) and also 392.04 square feet (.009 acres). And the GRANTOR warrants GENERALLY the property hereby conveyed.

SUB-PARCEL 39E BEING all or a portion of the same property conveyed or devised to the GRANTOR by reason of the legal right-of-way held by Hanover Township as shown on the Plan titled "Lehigh-Northampton Airport Authority, Final Plan of General Aviation Hangar Area" dated April 8, 1980 and recorded in Lehigh County, Pennsylvania in Major Plan Book 21, Page 37, together with the improvements, hereditaments and appurtenances thereto. This conveyance contains 0.291 acres. And the GRANTOR warrants GENERALLY the property hereby conveyed.

SUB-PARCELS 39G, I, J AND K BEING all or a portion of the same property conveyed or devised to the GRANTOR by reason of the legal right-of-way held by Hanover Township as shown on the Plan titled "Revised Plan of Lehigh Valley Industrial Park, II" dated July 1969 and recorded in Lehigh County, Pennsylvania in Major Plan Book 9, Page 84, together with the improvements, hereditaments and appurtenances thereto. This conveyance contains 383 square feet (.009 acre) in Sub-parcel 39G, 0.102 acre in Sub-Parcel 39I, 0.190 acre in Sub-Parcel 39J and 5 square feet in Sub-Parcel 39K. And the GRANTOR warrants GENERALLY the property hereby conveyed.

Reserving, however, to the GRANTOR the right to deep mine minerals and remove gas and oil within the areas hereunder acquired from a minimum depth to be determined by the COMMONWEALTH, from mine shafts or by means of wells located off the right-of-way.

~~The GRANTOR does further indemnify the COMMONWEALTH, its employees or representatives against any claim, demand or judgment of any type made by any lessee or easement holder of the aforesaid property who is not an Applicant/Permittee under the referenced application/permit and who may be adversely affected by the construction of the improvements to the demised premises or in the State highway right of way pursuant to the referenced application/permit~~

Certificate of Residence

I hereby certify the Grantee's precise residence to be:

PennDOT, District 5-0
R/W Administrator
1002 W. Hamilton Street
Allentown, PA 18101-1013

Witness my hand this _____ day of _____, _____

Agent for the Commonwealth of Pennsylvania
Department of Transportation

[remainder of page intentionally left blank]

The GRANTOR has executed or caused to be executed these presents, intending to be legally bound thereby.

INDIVIDUALS

ENTITIES*

GRANTOR:

HANOVER TOWNSHIP

(Name of Entity)

BY: _____

BY: _____

* Use this block for a corporation, partnership, LLC, government entity, school district, church, trust, club, association, POA, attorney-in-fact, executor, administrator or any other entity. See R/W Manual Section 3.06.

INDIVIDUAL

STATE OF PENNSYLVANIA
COUNTY OF _____
On this _____ day of _____, 20____,
before me, _____,
the undersigned officer, personally appeared

_____, known to me
(or satisfactorily proven) to be the person(s) whose
name(s) _____ subscribed to the within instrument,
and acknowledged that _____ executed the
instrument for the purposes contained in it.
In witness whereof, I hereto set my hand and official
seal.

[Signature]

[Title]
[Seal]

ENTITY

STATE OF PENNSYLVANIA
COUNTY OF _____
On this _____ day of _____, 20____,
before me, _____, the
undersigned officer, personally appeared
_____, who
acknowledged _____ self to be the
_____ [title] of
_____ [name of
entity], and that as such _____
_____ [title], being authorized to do
so, executed the foregoing instrument for the purposes
contained in it by signing on behalf of the entity as
_____ [title].
In witness whereof, I hereto set my hand and official
seal.

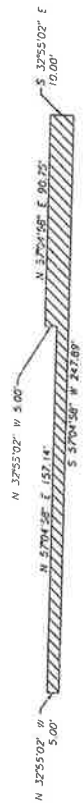
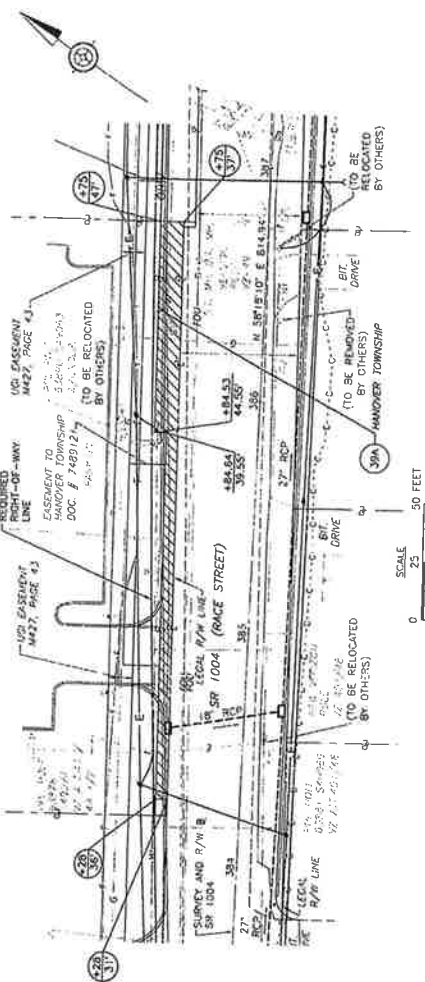
[Signature]

[Title]
[Seal]

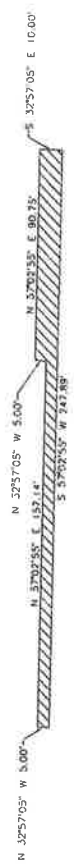
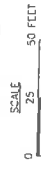
DISTRICT	COUNTY	ROUTE	SECTION
S-0	LEHIGH	1004	039 R/W
		0987	DIP R/W
		1009	DIP R/W
		1033	DIP R/W
HAWKERS TOWNSHIP			
REVISIONS			

DRAFT

ALL PROPERTIES ARE PLOTTED FROM DEEDS OF RECORD. RECORDED SURVEYS AND FIELD SURVEYS FROM FIELD SURVEY PROPERTY LINES WERE SURVEYED ON THE DATE DETERMINED NECESSARY BY THE PROFESSIONAL LAND SURVEYOR FOR THE PROJECT. PROPERTY LINES NOT ESTABLISHED BY FIELD SURVEY ARE PLOTTED BASED ON EXISTING TOPOGRAPHICAL FEATURES AND LIMITED FIELD DATA. THIS PROPERTY PLOT PLAN IS NOT TO BE SUBSTITUTED FOR A BOUNDARY SURVEY.



DEED PLOT



DEED PLOT



SUB-PARCEL 39-A
AREA = 0.039 ACRE
N 58°18'10\"/>

SUB-PARCEL 39-A	
GRANTOR(S)	CIS PROPERTIES
DOC ID #	2488120
DATE OF DEED	8/24/2008
DATE OF RECORD	7/10/2008
CONSIDERATION	\$100
I.R.S. STAMPS	N/A
AREAS	
DEED	0.039
CALCULATED	0.039
ADVERSE	NONE
LEGAL R/W	0
EFFECTIVE	0.039
TOTAL RECD R/W	0.039
TOTAL RESIDUE	0
RESIDUE LT	0
RESIDUE RT	0

LEGEND

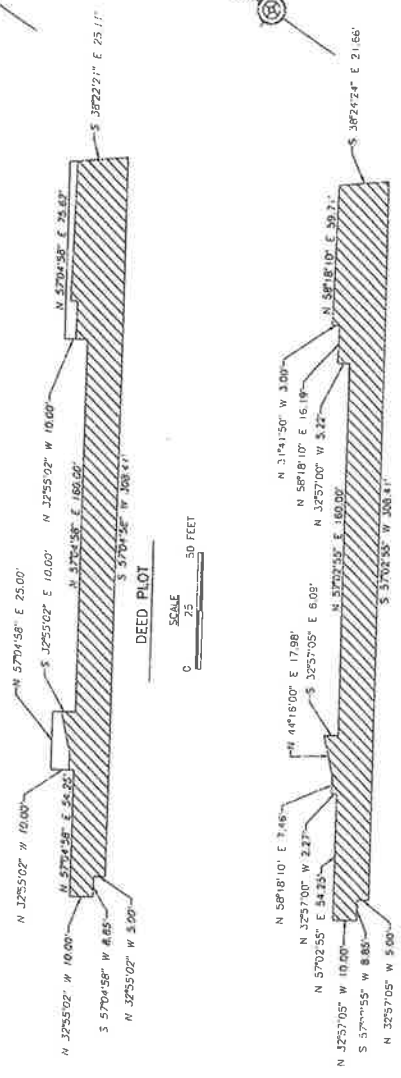
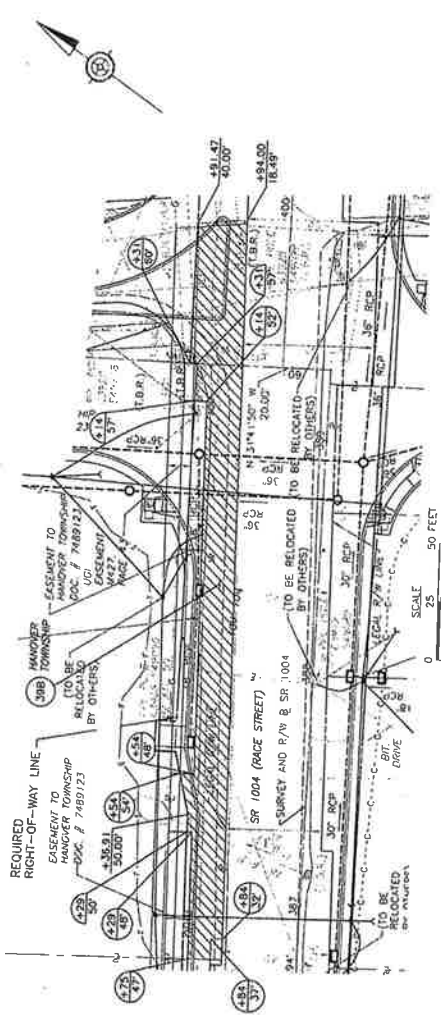


REQUIRED RIGHT-OF-WAY TO BE RELOCATED BY OTHERS (Highway EASEMENT)

ALL PROPERTIES ARE PLOTTED FROM DEEDS OF RECORD, RECORDED SURVEY PLANS, OR FROM FIELD SURVEY PROPERTY LINES. THE AREA, PERCENTAGE, AND BEARING OF ALL PROPERTY LINES HAS BEEN DETERMINED NECESSARY BY THE PROFESSIONAL SURVEYOR. THE PROFESSIONAL SURVEYOR IS NOT RESPONSIBLE FOR THE PROJECT PROPERTY LINES NOT EXISTING OR BEING DIFFERENT FROM THE EXISTING TOPOGRAPHICAL FEATURES AND LIMITED FIELD DATA. THIS PROPERTY PLOT PLAN IS NOT TO BE SUBSTITUTED FOR A BOUNDARY SURVEY.

DISTRICT	COUNTY	ROUTE	SECTION
5-0	LEHIGH	1004	03P R/W
		0987	01P R/W
		1005	01P R/W
		1003	01P R/W
			01P R/W

TOWNSHIP	REVISIONS
HANOVER TOWNSHIP	



N 58°18'10"

SUB-PARCEL 39-B
AREA = 0.122 ACRE
SCALE 0 25 50 FEET

DEED	ACRES
CALCULATED	0.121
ADVERSED	NONE
LEGAL R/W	0
EFFECTIVE	0.121
TOTAL RECD R/W	0.122
TOTAL RESIDUE	0.009
RESIDUE LT.	0.009
RESIDUE RT	0

SUB-PARCEL 39-B	
GRANTOR(S)	J. O. KRONE & SONS, INC.
DOC ID #	7489122
DATE OF DEED	6/30/2008
DATE OF RECORD	7/10/2008
CONSIDERATION	\$1,000
H.R.S. STAMPS	N/A

LEGEND



DISTRICT	COUNTY	SECTION	ROUTE
S-0	LEHIGH	0004	DWP R/W
		0987	DIP R/W
		1009	DIP R/W
		1033	DIP R/W

NO.	DATE	REVISIONS
1		

HANOVER TOWNSHIP
 REVISIONS

H 8372735' E 49.00'
 S 0872735' E 108.00'
 N 0872735' W 108.00'
 S 1202709' R=60.00'
 L=125.70' T=104.00'
 CHD. BRG.=55802.39'E
 CHD. DIST.=103.94'

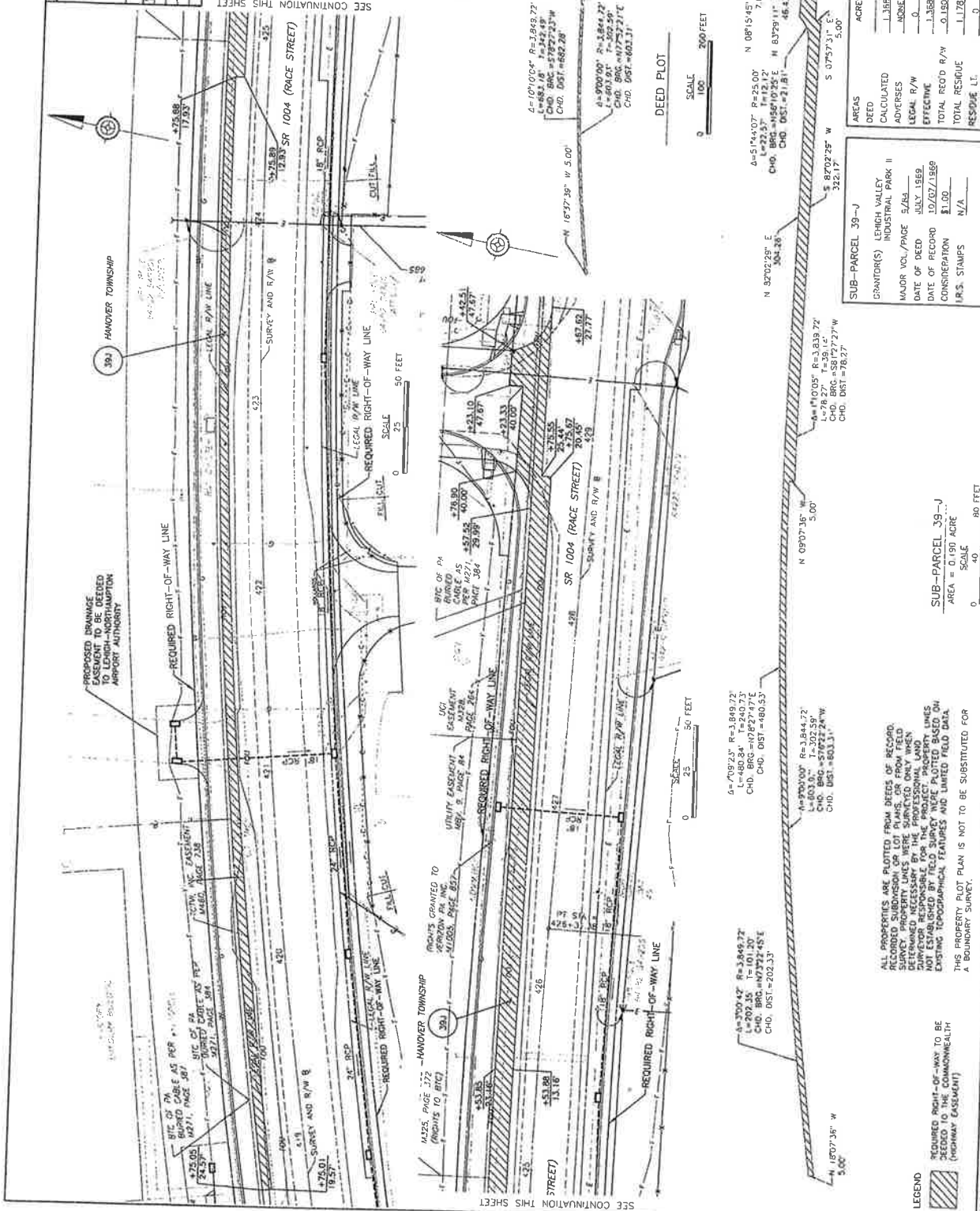
Δ=1195931' R=60.00'
 L=125.66' T=103.91'
 CHD. BRG.=5589720'E
 CHD. DIST.=103.92'

Δ=907000' R=25.00'
 L=38.27' T=25.00'
 CHD. BRG.=51725.00'W
 CHD. DIST.=35.36'

Δ=970000' R=25.00'
 L=38.27' T=25.00'
 CHD. BRG.=51725.00'W
 CHD. DIST.=35.36'

Δ=171029' R=3.000'Z
 L=78.36' T=39.15'
 CHD. BRG.=1082573.2'E
 CHD. DIST.=78.28'

Δ=6373225' W 82.15'



DEED	ACRES
CALCULATED	1.388
ADVERTISE	1.388
LEGAL R/W	0
EFFECTIVE	1.388
TOTAL RECD R/W	0.180
TOTAL RESIDUE	1.178
RESIDUE LI.	0
RESIDUE RT.	1.178

GRANTOR(S) LEHIGH VALLEY INDUSTRIAL PARK II
 MAJOR VOL./PAGE 5/28
 DATE OF DEED JULY 1989
 DATE OF RECORD 10/02/1989
 CONSIDERATION \$1.00
 P.S. STAMPS N/A

SUB-PARCEL 39-J
 AREA = 0.190 ACRE
 SCALE 0 40 80 FEET

SUB-PARCEL 39-J
 AREA = 0.190 ACRE
 SCALE 0 40 80 FEET

SUB-PARCEL 39-J
 AREA = 0.190 ACRE
 SCALE 0 40 80 FEET

SUB-PARCEL 39-J
 AREA = 0.190 ACRE
 SCALE 0 40 80 FEET

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 SCALE 0 40 80 FEET

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 SCALE 0 40 80 FEET

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 SCALE 0 40 80 FEET

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 SCALE 0 40 80 FEET

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 SCALE 0 40 80 FEET

SUB-PARCEL 39-J
 AREA = 0.190 ACRE
 SCALE 0 40 80 FEET

SUB-PARCEL 39-J
 AREA = 0.190 ACRE
 SCALE 0 40 80 FEET

DRAFT

SHEET 9 OF 10

SEE CONTINUATION THIS SHEET

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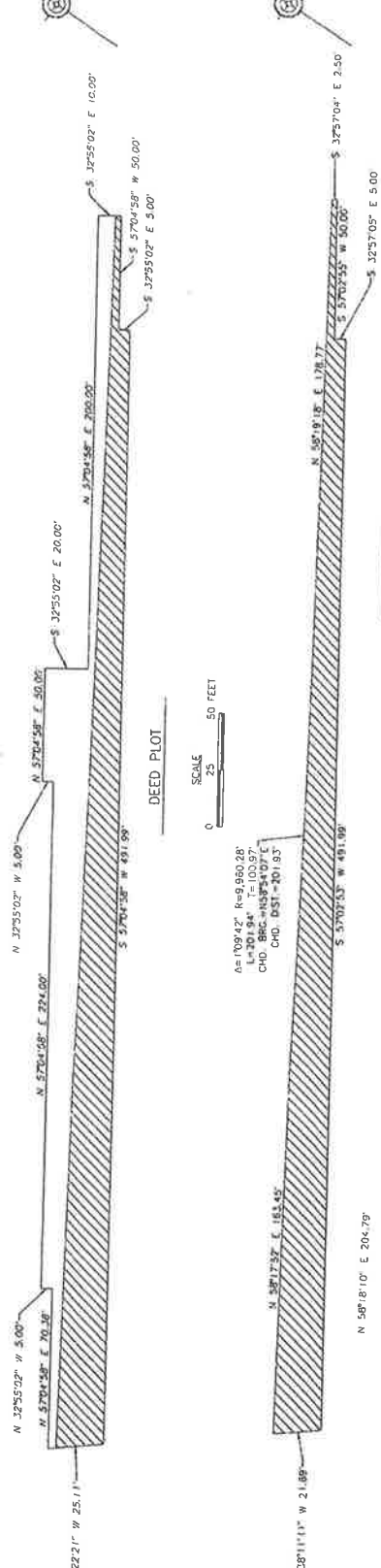
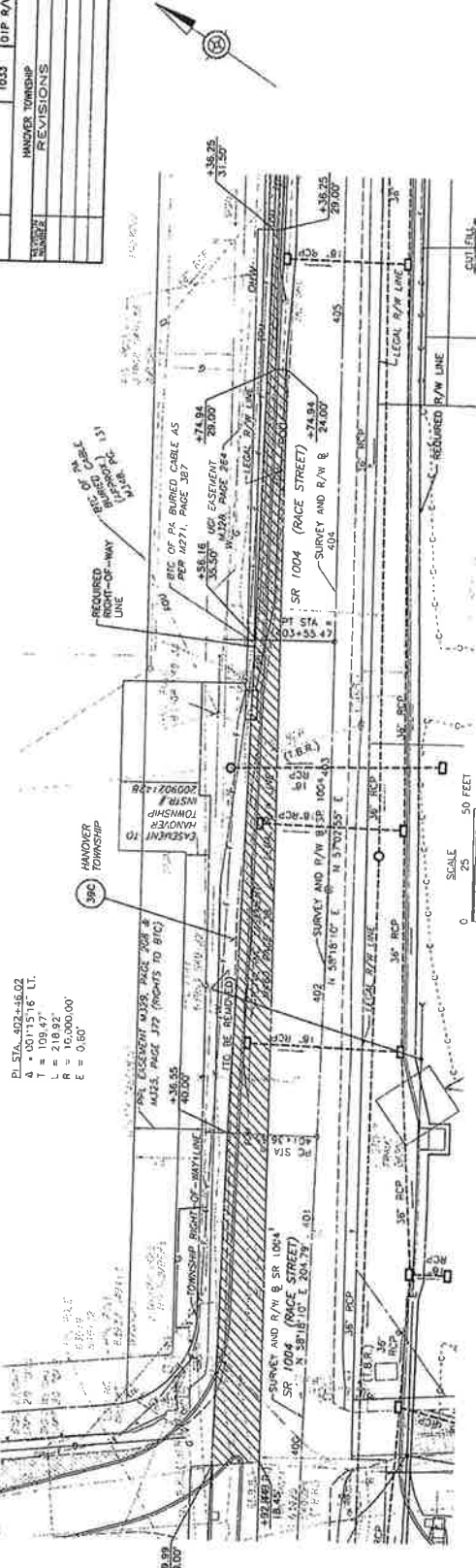
SEE CONTINUATION THIS SHEET

ALL PROPERTIES ARE PLOTTED FROM DEEDS OF RECORD, RECORDED SUBDIVISION OR LOT PLANS, OR FROM FIELD SURVEYS. THE SURVEYOR HAS REVIEWED THE SURVEYED ONLY DETERMINED NECESSARY FOR THE PROJECT. PROPERTY LINES ESTABLISHED BY FIELD SURVEY WERE PLOTTED BASED ON EXISTING TOPOGRAPHICAL FEATURES AND LIMITED FIELD DATA. THIS PROPERTY PLOT PLAN IS NOT TO BE SUBSTITUTED FOR A BOUNDARY SURVEY.

PL 576-403-445 G2
 A = 101.1516' UT
 T = 109.47'
 L = 218.92'
 R = 16,000.00'
 E = 0.60

DISTRICT	COUNTY	ROUTE	SECTION
3-0	LEHIGH	1004	DIP R/W
		0987	DIP R/W
		1009	DIP R/W
		1033	DIP R/W

TOWNSHIP	REVISIONS
HANOVER TOWNSHIP	



DEED

GRANTOR(S)	QUALEX, INC
INSTRUMENT #	2009021028
DATE OF DEED	5/21/2009
DATE OF RECORD	5/26/2009
CONSIDERATION	\$1.00
I.R.S. STAMPS	N/A

SUB-PARCEL 39-C

DEED	0.232
CALCULATED	0.232
ADVERSE	0
LEGAL R/W	0
EFFECTIVE	0.232
TOTAL RECD R/W	0.174
TOTAL RESIDUE	0.123
RESIDUE LT.	0
RESIDUE RT.	0

SUB-PARCEL 39-C
 AREA = 0.174 ACRE
 SCALE 25 = 50 FEET

REQUIRED RIGHT-OF-WAY TO BE
 PLANNED TO THE COMMONWEALTH
 (HIGHLIGHT) (EASEMENT)



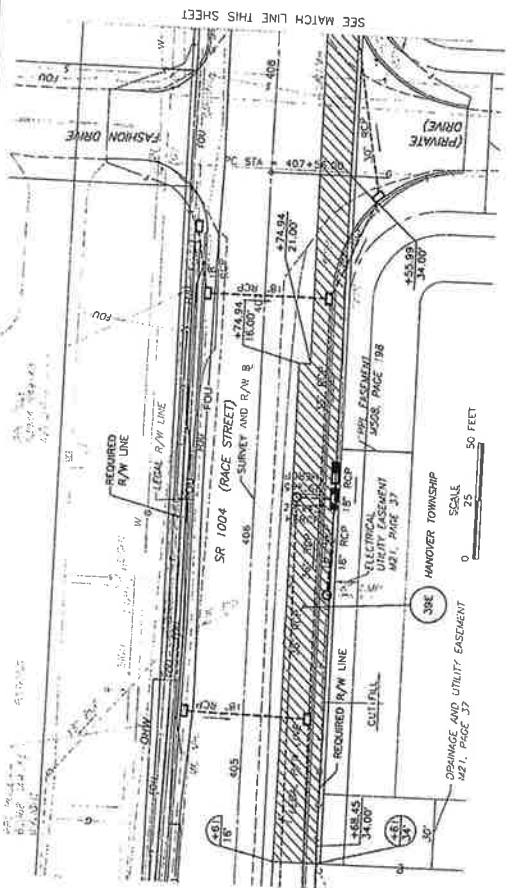
LEGEND

ALL PROPERTIES ARE LOCATED FROM DEEDS OF RECORD, RECORDED SUBDIVISION OR LOT LAYOUTS AND FIELD SURVEYS. PROPERTY LINES WERE SURVEYED AND DETERMINED BY THE PROFESSIONAL LAND SURVEYOR RESPONSIBLE FOR THE PROJECT. PROPERTY LINES NOT ESTABLISHED BY FIELD SURVEY ARE LOCATED BASED ON EXISTING TOPOGRAPHICAL FEATURES AND LIMITED FIELD DATA. THIS PROPERTY PLOT PLAN IS NOT TO BE SUBSTITUTED FOR A BOUNDARY SURVEY.



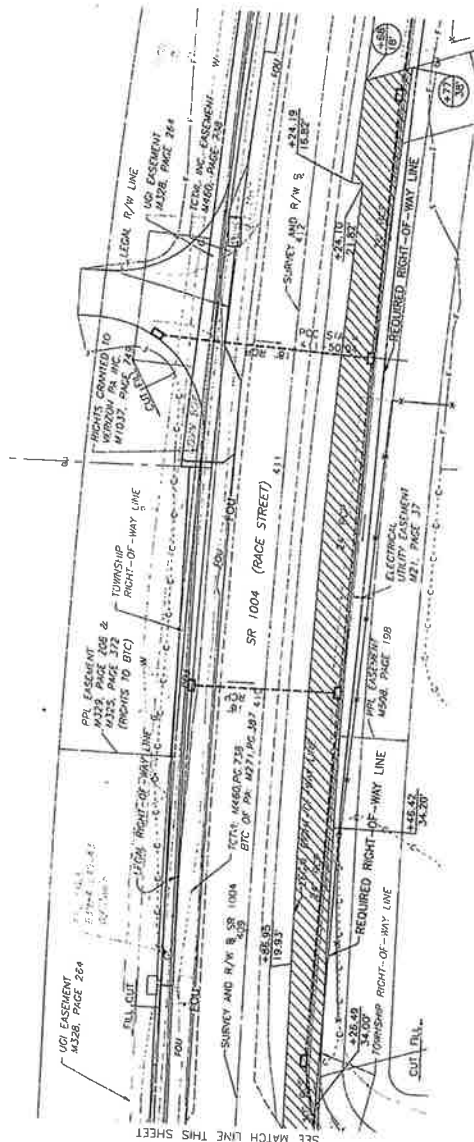
DISTRICT	COUNTY	ROUTE	SECTION
5-0	LENCH	1004	03P R/W
		0087	DIP R/W
		1009	DIP R/W
		1033	DIP R/W

NO.	DATE	REVISIONS
1		HANDOVER TOWNSHIP
2		
3		



SCALE
0 25 50 FEET

SEE MATCH LINE THIS SHEET



SEE MATCH LINE THIS SHEET

SEE SHEET 63 FOR DEED PLOT AND SUB-PARCEL PLOT

LEGEND
 REQUIRED RIGHT-OF-WAY TO BE DEEDED TO HIGHWAY EASEMENT (HIGHWAY EASEMENT)

SUB-PARCEL 39-E	
GRANTOR(S)	LENCH-NORTHAMPTON AIRPORT AUTHORITY
MAJOR VOL./PAGE	21/237
DATE OF PLAN	4/08/1980
DATE OF RECORD	4/30/1980
CONSIDERATION	\$1.00
P.R.S. STAMPS	N/A

ACRES	
DEED	0.309
CALCULATED	NONE
ADVERSE	0
EFFECTIVE	0.309
TOTAL DEED R/W	0.231
TOTAL RESIDUE	0.018
RESIDUE LT.	0
RESIDUE RT.	0.018

ALL PROPERTIES ARE PLOTTED FROM DEEDS OF RECORD, RECORDED PROPERTY LINES OR LOT PLANS. THE SURVEY IS BASED ON THE INFORMATION PROVIDED AND IS NOT ESTABLISHED FOR THE PROJECT. PROPERTY LINES NOT ESTABLISHED FOR THE PROJECT ARE PLOTTED BASED ON EXISTING TOPOGRAPHICAL FEATURES AND LIMITED FIELD DATA. THIS PROPERTY LOT PLAN IS NOT TO BE SUBSTITUTED FOR A BOUNDARY SURVEY.

DATE	DESCRIPTION	BY
0987	01P R/W	
1008	01P R/W	
1033	01P R/W	

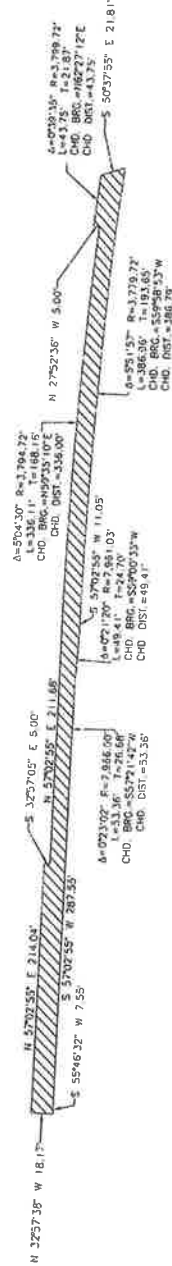
ADDIT	SECTION
1004	DMP R/W

COUNTY	SECTION
LEHIGH	0987
	1008
	1033

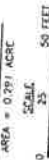
DATE	DESCRIPTION	BY



DEED PILOT



SUB-PARCEL 39-E



LEGEND

REQUIRED RIGHT-OF-WAY TO BE USED TO THE COMMONWEALTH (HIGHLIGHTED)

GRANTOR(S)	LEHIGH-NORTHAMPTON AIRPORT AUTHORITY
MAJOR VOL./PAGE	21/37
DATE OF PLAN	5/20/1980
DATE OF RECORD	5/20/1980
CONSIDERATION	\$1.00
(U.S. STAMPS	N/A

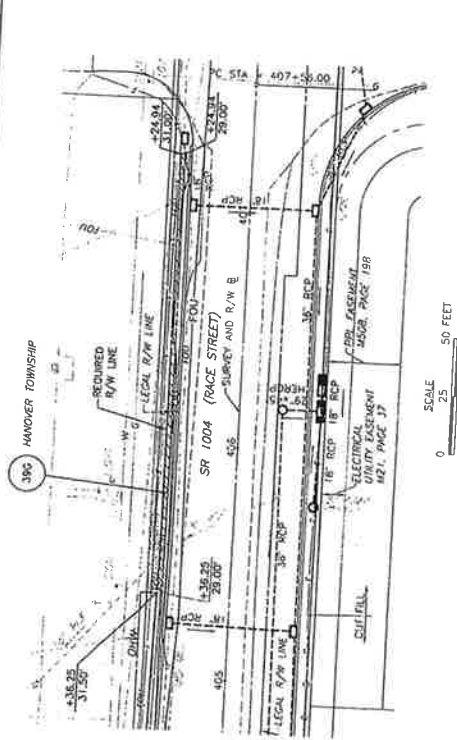
AREAS	ACRES
DEED	0.309
CALCULATED	0.309
ADVERSE	0
LEGAL R/W	0.309
EFFECTIVE	0.231
TOTAL RECD R/W	0.231
RESIDUE LT	0.018
RESIDUE RT	0.018

DRAFT

ALL PROPERTIES ARE PLOTTED FROM DEEDS OF RECORD, RECORDED INSTRUMENTS, RECORDS OF RECORD, SURVEY, PROPERTY PLANS, OR FROM FIELD SURVEY. PROPERTY PLANS, RECORDS OF RECORD, AND RECORDS OF RECORD ARE THE PRIMARY SOURCE AND FIELD SURVEY DATA ARE USED TO CORRECT AND VERIFY THE PLANS AND RECORDS. THIS PROPERTY PLOT PLAN IS NOT TO BE SUBSTITUTED FOR A BOUNDARY SURVEY.

DISTRICT	COUNTY	ROUTE	SECTION
5-0	LEHIGH	1004	03P R/W
		0987	01P R/W
		1009	01P R/W
		1033	01P R/W

NO.	DATE	REVISIONS
1		
2		



SCALE
0 25 50 FEET



DEED PLOT

SCALE
0 25 50 FEET



SUB-PARCEL 39-G
AREA = 38.1 S.F. (0.009 ACRES)

SCALE
0 25 50 FEET

AREAS	SQUARE FEET
DEED	943
CALCULATED	943
ADVERTISE	NONE
LEGAL R/W	0
EFFECTIVE	943
TOTAL RECD R/W	383
TOTAL RESIDUE	560
RESIDUE LT	560
RESIDUE RT	0

SUB-PARCEL 39-G	
GRANTOR(S)	LEHIGH VALLEY INDUSTRIAL PARK II
MAJOR VOL./PAGE	9/8A
DATE OF DEED	JULY 1988
DATE OF RECORD	10/07/1989
CONSIDERATION	\$1,000
R/S STAMPS	N/A

LEGEND

REQUIRED RIGHT-OF-WAY TO BE
RECORDED TO THE COMMONWEALTH
(HARBOR EASEMENT)