

TOWNSHIP OF LOWER MACUNGIE
Lehigh County, Pennsylvania

RESOLUTION NO. 2023-35
(Duly Adopted June 1, 2023)

**RESOLUTION TO ACCEPT FROM THE COUNTY OF LEHIGH,
PENNSYLVANIA A DEED OF DEDICATION FOR A 1.16 ACRE PARCEL
OF LAND LOCATED AT 1900 MILL CREEK ROAD, ADJACENT
TO THE LITTLE LEHIGH CREEK, TO BE USED EXCLUSIVELY
FOR OPEN SPACE, RECREATION AND PARKLAND**

WHEREAS, the Board of Commissioners of Lower Macungie Township has received from the County of Lehigh, Pennsylvania (hereinafter "Grantor") a Deed of Dedication to a 1.1629-acre parcel of land located at 1900 Mill Creek Road, alongside the Little Lehigh Creek, Parcel ID # 547437255228 1, more fully described in the Deed attached hereto as Exhibit "A" and incorporated by reference as if set forth in full; and

WHEREAS, the property was formerly the site of a pump station (since removed) and consists of woods, a gravel parking area and approximately 495' of frontage along the Little Lehigh Creek; and

WHEREAS, the land is being conveyed to the Township on the condition that it remain and be used solely as and for open space, recreational and parkland, and upon breach of this condition, the property reverts back to the Grantor; and

WHEREAS, the Board of Commissioners deems it to be in the public interest to accept the Deed from the County of Lehigh so that the property may be opened and dedicated to the public for public use.

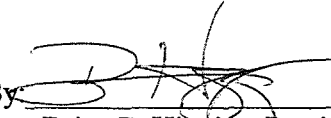
NOW, THEREFORE, in consideration of the above, the Board of Commissioners of Lower Macungie Township does hereby resolve as follows:

1. The Deed offered to the Township for the 1.1629-acre parcel of land located at 1900 Mil Creek Road, more fully described in Exhibit "A" attached hereto, is accepted.
2. The proper officers of the Township are authorized to incorporate this Resolution as an exhibit to the Deed and to record same in the Office of Recorder of Deeds, Allentown, Lehigh

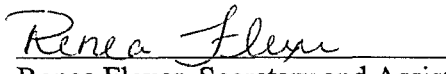
County, Pennsylvania.

RESOLVED, this 1st day of June, 2023.

BOARD OF COMMISSIONERS
TOWNSHIP OF LOWER MACUNGIE

By 
Brian P. Higgins, President

ATTEST:


Renea Flexer, Secretary and Assistant Township Manager



Prepared by:
County of Lehigh
Department of Law
Lehigh County Government Center
17 S. Seventh Street
Allentown, PA 18101-2400
Telephone: 610-782-3180

Return to:

PARCEL ID# 547437255228 1

DEED

THIS DEED, made this _____ day of _____, in the year Two Thousand
Twenty-Three (2023),

BETWEEN THE COUNTY OF LEHIGH, a Home Rule County of the third
class, with offices located at 17 South Seventh Street, Allentown, Pennsylvania 18101-2400,
hereinafter **GRANTOR**,

***A
N
D***

THE TOWNSHIP OF LOWER MACUNGIE, a Township of the First Class, with
offices located at 3400 Brookside Road, Macungie, Pennsylvania 18062, hereinafter
GRANTEE,

WITNESSETH that in consideration of the sum of One Dollar
and 00/100 cents (\$1.00) lawful money, in hand paid, the receipt whereof is hereby
acknowledged, the said Grantor does hereby grant and convey to the said Grantee, its successors
and assigns, forever,

ALL THAT CERTAIN lot, piece or parcel of land, situate on the Westerly side of Mill Creek Road (T. R. 498) in the Township of Lower Macungie, County of Lehigh and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a concrete monument on the Westerly right-of-way line of Mill Creek Road, said monument being the Northwest property corner of lands now or late of Alex H. and Constance H. Kavounas; thence, along lands now or late of Alex H. and Constance H. Kavounas the following four (4) courses and distances:

1. South 87° 34' 53" West 35.98 feet to a concrete monument;
2. South 54° 07' 07" West 140.34 feet to a concrete monument;
3. South 48° 22' 07" West 253.61 feet to a concrete monument;
4. North 30° 52' 53" West 79.86 feet to a concrete monument on the Easterly property line of lands now or late of Paul Knepper and Ruth I. Knepper;

thence, along lands now or late of Paul Knepper and Ruth I. Knepper the three (3) following courses and distances:

1. North 50° 50' 00" East 224.33 feet to a concrete monument;
2. North 24° 45' 00" East 191.40 feet to a concrete monument;
3. North 20° 00' 00" East 57.16 feet to a concrete monument being the Southeast property corner of lands now or late of David K. Aldrich;

thence, along the Easterly property line of lands now or late of David K. Aldrich North 80° 10' 00" East 77.72 feet to a concrete monument located on the Westerly right-of-way line of Mill Creek Road (T.R. 498);

thence, along the Westerly right-of-way line of Mill Creek Road (T.R. 498) South 9° 48' 00" East 198.34 feet to a concrete monument, the place of BEGINNING.

CONTAINING 50.659.3184 square feet. or 1.1629 Acres.

BEING THE SAME PREMISES Alex H. Kavounas and Constance H. Kavounas, husband and wife, by their Deed dated December 14, 1977, and recorded December 14, 1977, in the Office of the Recorder of Deeds in and for Lehigh County, Pennsylvania, at Deed Book Volume 1242, Page 216, granted and conveyed unto The County of Lehigh, Grantor herein.

THIS IS A CONVEYANCE TO A PUBLIC ENTITY FOR A PUBLIC USE AND IS THEREFORE EXEMPT FROM PENNSYLVANIA REALTY TRANSFER TAXES.

This conveyance is made, and the Grantees, for themselves, their heirs and assigns, accept the same under and subject to the condition that the property remain and be used solely as and for open space, recreational, parkland and upon the breach of said condition by the said Grantees, their heirs or assigns, the said property above described shall revert to and become the absolute property of the said Grantor, its successors or assigns.

AND the said Grantor does hereby WARRANT SPECIALLY the property hereby conveyed.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal the day and year first above written.

**Signed, Sealed and Delivered
in the Presence of:**

COUNTY OF LEHIGH

BY: _____ (SEAL)
Phillips Armstrong
County Executive

**COMMONWEALTH OF PENNSYLVANIA :
: S.S.
COUNTY OF LEHIGH :**

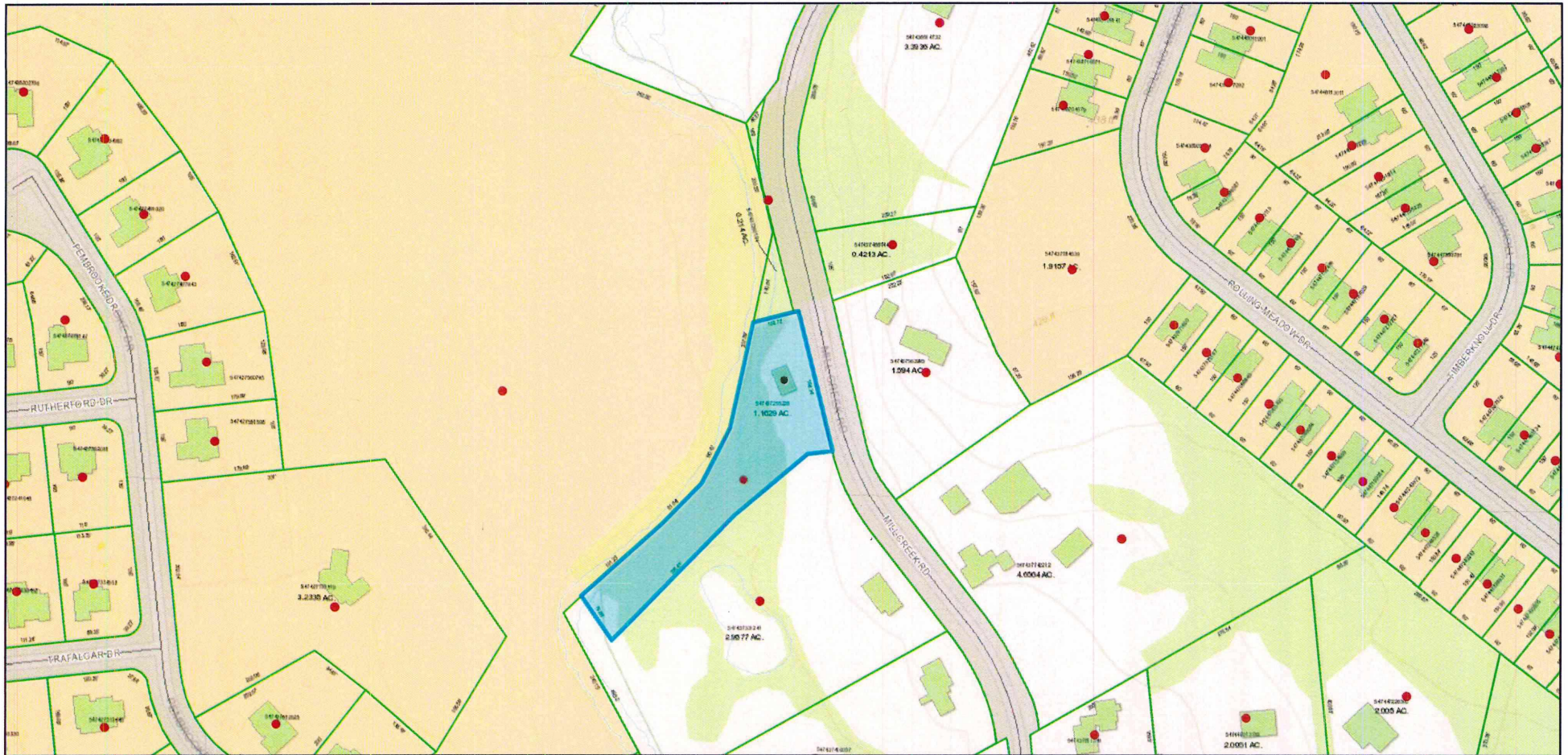
On this _____ day of _____, 2023, before me, the undersigned officer, personally appeared Phillips Armstrong, who acknowledged himself to be the County Executive of the County of Lehigh, and that he as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the County of Lehigh by himself as County Executive.

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

Notary Public

I HEREBY CERTIFY that the precise address of the Grantee herein is: 1900 Mill Creek Road, Lower Macungie Township, County of Lehigh, Pennsylvania.

1900 Mill Creek Road-ArcGIS Web Map



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Political Boundaries

- Municipal Boundaries
- County Line
- Ward Lines

Road Centerline

- Divided Highway
- Main Thoroughfare
- Side Streets
- Ramps

Unpaved Roads

- Alleys
- Paper Streets
- Bldg_Footprints

Municipal Boundaries

- Parcel
- 2013streams
- 2005river

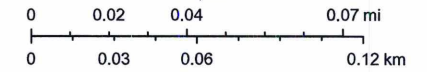
Subdivisions

- Road ROW
- Woodlands
- SurroundingCounties

SurroundingMuni

- SurroundingRoads
- Assessment Info
- Parcel Boundaries

1:2,257



Lehigh County GIS, Lehigh County IT, Lehigh County GIS, Lehigh County PA, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA