

**PREPARED BY:**  
**Kevin L. Frederick**  
UGI Utilities, Inc.  
2121 City Line Road  
Bethlehem, PA 18017  
Phone: 610-807-3152

**RETURN TO:**  
**Kevin L. Frederick**  
UGI Utilities, Inc.  
2121 City Line Road  
Bethlehem, PA 18017  
Phone: 610-807-3152

## **RIGHT OF WAY GRANT**

**THIS INDENTURE**, made this \_\_\_ day of \_\_\_\_\_, 2011, between CITY OF BETHLEHEM (hereinafter collectively called "GRANTOR"), and UGI UTILITIES, INC., a Pennsylvania corporation, (hereinafter called "GRANTEE"),

### **WITNESSETH:**

That the said GRANTOR for and in consideration of the sum of ten thousand and 00/100 (\$10,000.00) Dollars, unto them well and truly paid by the said GRANTEE at or before the sealing and delivery hereof, the receipt of which is hereby acknowledged, and intending to be legally bound hereby, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm to GRANTEE, its successors and assigns, the exclusive perpetual right, privilege and authority (hereafter "the right of way" or "the easement") to enter upon land owned by the GRANTOR, as described on Exhibit "A" attached hereto, that property being located in the City of Bethlehem, Northampton County, for the purpose of constructing, maintaining, operating, extending, replacing, changing the size of and removing GRANTEE'S pipeline, service laterals, transfer station, and any and all related aboveground and underground facilities, including but not limited to a gated and fenced in station, for the conveyance, transmission and distribution of natural gas on, in, over and across the aforesaid parcel of land owned in fee by GRANTOR, said right of way being more fully identified and described in the plan marked Exhibit "A," attached hereto and made a part hereof.

TOGETHER with the full right, liberty and privilege to said GRANTEE to enter upon said easement and right of way, with the perpetual right of ingress, egress and regress on and over the same at all times hereafter, including right of ingress and egress across GRANTOR'S land shown on Exhibit "A" attached hereto, and any neighboring lands of GRANTOR as may be necessary or appropriate, for access to GRANTEE'S service facilities and/or equipment, for the purpose of constructing, maintaining, operating, installing, extending, replacing, changing the size of and removing GRANTEE'S pipeline, service laterals and related fenced gate station and transfer facilities, both aboveground and below ground, and for that purpose to dig, excavate, construct, erect and maintain such facilities in such a manner as may be necessary for the construction, maintenance, operation, extension, replacement, change of size and removal of GRANTEE'S pipelines, service laterals and related transfer facilities and station, when and as often as need be or occasion may require or be appropriate in GRANTEE'S judgment and discretion.

TO HAVE AND TO HOLD, all and singular, the premises and privileges hereby granted or mentioned, or intended so to be, with the appurtenances, unto GRANTEE, its successors and assigns, and said GRANTEE paying all costs and expenses which may arise, or become due by reason of the constructing, maintaining, operating, extending, replacing, changing the size of and removing a pipeline, service laterals and related transfer facilities, and to save the GRANTOR free and harmless from all damages, costs or expenses arising therefrom.

AND, FURTHER, said GRANTOR does hereby consent and agree to and with the said GRANTEE that GRANTOR shall not engage in any activities or attempt to construct or build any objects on any portion of the premises across which the easement is located, which would interfere with or obstruct in any way GRANTEE'S rights, and the free and full exercise thereof, under this Right of Way Grant.

THE TERM "GRANTOR" as used herein shall include both the singular and plural.

THIS INDENTURE shall enure to the benefit of and be binding upon the heirs, executors, administrators, successors and assigns of the parties hereto.

IN WITNESS WHEREOF the parties hereto have duly executed this Indenture in duplicate the day and year first above written.

**ATTEST:**

**GRANTOR**

\_\_\_\_\_  
City Controller

By: \_\_\_\_\_  
Mayor

**ATTEST:**

**GRANTEE  
UGI UTILITIES, INC.**

\_\_\_\_\_

By: \_\_\_\_\_  
Vice President - Operations

ACKNOWLEDGMENT

STATE OF:

} SS:  
}

COUNTY OF:

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me the subscriber, a Notary Public for the State aforesaid, commissioned for and residing in the \_\_\_\_\_ of \_\_\_\_\_, County of \_\_\_\_\_, personally appeared \_\_\_\_\_ and in due form of law acknowledged the above Indenture to be \_\_\_\_\_ act and deed, and desired that the same may be recorded as such.

WITNESS my hand and notarial seal the day and year aforesaid.

\_\_\_\_\_  
Notary Public

CORPORATE ACKNOWLEDGMENT

STATE OF:

} SS:  
}

COUNTY OF:

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me the subscriber, a Notary Public for the State aforesaid, commissioned for and residing in the \_\_\_\_\_ of \_\_\_\_\_, County of \_\_\_\_\_, personally appeared \_\_\_\_\_, and in due form of law acknowledged the above Indenture to be \_\_\_\_\_ act and deed, and desired that the same may be recorded as such.

WITNESS my hand and notarial seal the day and year aforesaid.

\_\_\_\_\_  
Notary Public

**DESCRIPTION  
UGI UTILITIES INC.  
DISTRICT REGULATOR STATION EASEMENT  
CITY OF BETHLEHEM PARCEL  
LONG STREET AND RASPBERRY STREET  
WARD 17, CITY OF BETHLEHEM  
NORTHAMPTON COUNTY, PENNSYLVANIA**

ALL THAT CERTAIN tract of land known as "District Regulator Station Easement" Long Street and Raspberry Street, as shown on the attached plat entitled "Exhibit A" as prepared by Hanover Engineering Associates, Inc., (HEA Project No. UGI11-16), sheet 1 of 1 dated May 12, 2011, situated in the 17<sup>th</sup> Ward of the City of Bethlehem, Northampton County, Pennsylvania, described as follows:

**BEGINNING** at a point at the intersection of the easterly Right-of-way of Long Street (50 feet wide) and the southerly Right-of-way of East Raspberry Street (20 feet wide) thence;

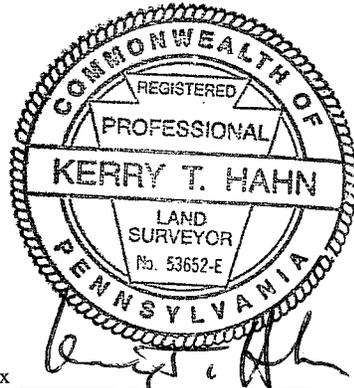
Along the southerly Right-of-way of East Raspberry Street (20 feet wide), North 90°00'00" East a distance of 30.00 feet to a point thence;

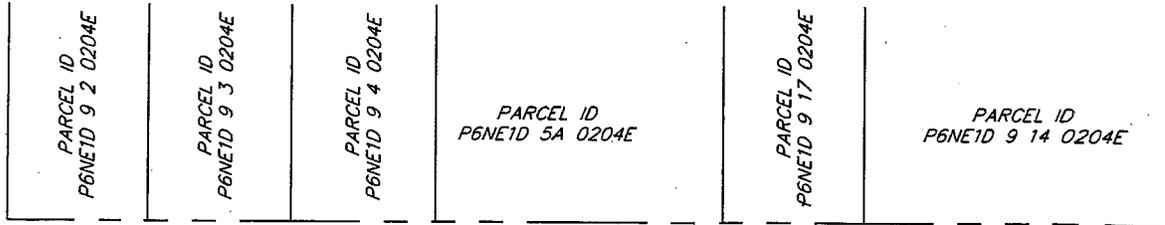
Leaving the southerly Right-of-way of East Raspberry Street in and through lands of City of Bethlehem, South 00°00'00" East a distance of 26.00 feet to a point thence;

Continuing through lands of City of Bethlehem, North 90°00'00" West a distance of 30.00 feet to a point on the easterly Right-of-way of Long Street (50 feet wide) thence;

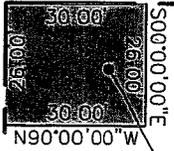
Along the easterly Right-of-way of Long Street (50 feet wide), North 00°00'00" East a distance of 26.00 feet to a point being the **PLACE OF BEGINNING**.

Containing approximately 780.00 sq. ft. or 0.0179 Acres.





**EAST RASPBERRY STREET (20' WIDE)**  
 N90°00'00"E 210.00'



PROPOSED 30'X26'  
 (780 S.F.)  
 UTILITY EASEMENT  
 TO UGI UTILITIES INC.

N/F CITY OF BETHLEHEM  
 DEED BOOK 704-000361  
 PARCEL ID P6NE1D 9 5 0204E  
 AREA = 39,900 S.F. OR 0.9160 AC.

**LONG STREET (50' WIDE)**  
 N00°00'00"E 190.00'

500'00"00"E 190.00'  
 PARCEL ID  
 P6NE1D 9 4 0204E

N90°00'00"W 210.00'

**EAST BROAD STREET (90' WIDE)**

SHADED AREA INDICATES  
 EASEMENT AREA CITY OF  
 BETHLEHEM, = 780.00 SF  
 OR 0.0179 AC

NOTE: BEARING SYSTEM IS  
 BASED ON ASSUMED DATUM.



SCALE: 1" = 40'



<b>LONG ST. AND EAST RASPBERRY ST.</b>		<b>UGI DISTRICT REGULATOR STATION EASEMENT</b>	<b>EXHIBIT "A"</b>	
DRAWN BY: RGT CHECKED BY: JAM DATE: 05-12-11 SCALE: 1" = 40'	CITY OF BETHLEHEM NORTHAMPTON COUNTY PENNSYLVANIA		N/F CITY OF BETHLEHEM DEED BOOK = 704-000361 PARCEL ID = P6NE1D 9 5 0204E	
<b>HANOVER ENGINEERING</b> ASSOCIATES, INC.		252 BRODHEAD ROAD, SUITE 100 BETHLEHEM, PA 18017-8944 (610) 691-5644		PROJECT NO. UG111-16 SHEET 1 OF 1