

## THE GENERAL ASSEMBLY OF PENNSYLVANIA

# HOUSE BILL

## No. 1685

Session of  
1977

INTRODUCED BY MESSRS. RYAN, GARZIA AND TENAGLIO, OCTOBER 3, 1977

AS REPORTED FROM COMMITTEE ON STATE GOVERNMENT, HOUSE OF  
REPRESENTATIVES, AS AMENDED, MARCH 13, 1978

## AN ACT

1 Authorizing the Department of General Services, with the  
2 approval of the Secretary of Environmental Resources, to sell  
3 and convey to Sun Shipbuilding and Dry Dock Company three  
4 tracts of land within the bed of the Delaware River in the  
5 Borough of Eddystone and City of Chester, Delaware County,  
6 Pennsylvania, lying southeast and riverward of the property  
7 line of lands presently owned by Sun Shipbuilding and Dry  
8 Dock Company, southeast and riverward of the pier and  
9 bulkhead line north of Ridley Creek and between the pierhead  
10 and bulkhead lines south of Ridley Creek; containing in the  
11 aggregate 11.22 acres, more or less.

12 The General Assembly of the Commonwealth of Pennsylvania  
13 hereby enacts as follows:

14 Section 1. The Department of General Services, with the  
15 approval of the Secretary of Environmental Resources, acting on  
16 behalf of the Commonwealth of Pennsylvania, is hereby authorized  
17 to convey to Sun Shipbuilding and Dry Dock Company, a  
18 corporation organized under the laws of the Commonwealth of  
19 Pennsylvania, with principal offices at Chester, Delaware  
20 County, its successors and assigns, for the expansion of its  
21 Chester facilities, fee simple title for such consideration as  
22 an independent appraisal PAID FOR BY THE GRANTEE AND obtained <—

1 through the Department of General Services shall determine and  
2 the Attorney General shall approve, three tracts of land within  
3 the bed of the Delaware River in the Borough of Eddystone and  
4 City of Chester, Delaware County, Pennsylvania, lying southeast  
5 and riverward of the property line of lands presently owned by  
6 Sun Shipbuilding and Dry Dock Company on the northwest;  
7 containing in the aggregate 11.22 acres, more or less, described  
8 as follows:

9 Tract No. 1

10 Beginning at a point, which is located on the approved  
11 pierhead and bulkhead line of September 10, 1940 (which pierhead  
12 and bulkhead line is the mean low water line of the Delaware  
13 River) and is 27.00 feet north 68 degrees, 00 minutes, 01.6  
14 seconds east of Monument "K", said monument being shown on  
15 United States Engineering Drawing File No. 19492, Drawer 82,  
16 Folder D, dated May 25, 1940; thence along the approved pierhead  
17 and bulkhead line, north 68 degrees, 00 minutes, 01.6 seconds  
18 east, 400.19 feet to a point, thence south 86 degrees, 59  
19 minutes, 58.4 seconds east, 229.99 feet to a point, thence south  
20 64 degrees, 27 minutes, 46.7 seconds west, 422.82 feet to a  
21 point, thence north 78 degrees, 32 minutes, 57.5 seconds west,  
22 223.66 feet to a point and place of beginning.

23 The above described tract of land is located in the Borough  
24 of Eddystone, Delaware County, Pennsylvania and contains 1.10  
25 acres, more or less.

26 Tract No. 2

27 Beginning at a point, which is located on the approved  
28 pierhead and bulkhead line of September 10, 1940 (which pierhead  
29 and bulkhead line is the mean low water line of the Delaware  
30 River) and is 521.21 feet north 64 degrees, 27 minutes, 46.7

1 seconds east to a point, which is 1,235.53 feet north 68  
2 degrees, 00 minutes, 01.6 seconds east of Monument "K", said  
3 monument being shown on United States Engineering Drawing File  
4 No. 19492, Drawer 82, Folder D, dated May 25, 1940; thence along  
5 the approved pierhead and bulkhead line, north 64 degrees, 27  
6 minutes, 46.7 seconds east, 656.53 feet to a point, thence south  
7 26 degrees, 05 minutes, 03 seconds east, 60.01 feet to a point,  
8 thence south 64 degrees, 27 minutes 46.7 seconds west 689.73 +  
9 or - feet to a point, thence north 03 degrees, 00 minutes, 01.6  
10 seconds east 68.30 feet to a point and place of beginning.

11 The above described tract of land is located in the Borough  
12 of Eddystone, Delaware County, Pennsylvania and contains 0.92  
13 acres, more or less.

14 Tract No. 3

15 Beginning at a point, which is located on the approved  
16 pierhead line of September 10, 1940 at Monument "J", said  
17 monument being shown on United States Engineering Drawing File  
18 No. 19492, Drawer 82, Folder D, dated May 25, 1940; thence along  
19 the approved pierhead line, south 66 degrees, 04 minutes, 48.5  
20 seconds west, 165.19 feet to a point, thence along the approved  
21 pierhead line, south 51 degrees, 36 minutes, 32.4 seconds west,  
22 2252.39 feet to a point, thence north 38 degrees, 19 minutes,  
23 28.8 seconds west, 253.52 feet to a point, thence north 55  
24 degrees, 50 minutes, 36.8 seconds east, 2443.73 feet along the  
25 approved bulkhead line (which bulkhead line is the mean low  
26 water line of the Delaware River) to a point, thence south 26  
27 degrees, 03 minutes, 03 seconds east, 117.06 + or - feet to a  
28 point and place of beginning.

29 The above described tract of land is located in the City of  
30 Chester, Delaware County, Pennsylvania and contains 9.20 acres,

1 more or less.

2 All of Tract Nos. 1, 2 and 3 together with all of the  
3 Commonwealth of Pennsylvania's right, title and interest, if  
4 any, in and to all that land between the northwest boundary of  
5 Tract Nos. 1, 2 and 3 and the mean high water line of the  
6 Delaware River.

7 Section 2. The deed of conveyance shall be approved by the  
8 Department of Justice and shall be executed by the Department of  
9 General Services, with the concurrence of the Secretary of  
10 Environmental Resources, in the name of the Commonwealth of  
11 Pennsylvania.

12 Section 3. This act shall take effect immediately.