
THE GENERAL ASSEMBLY OF PENNSYLVANIA

SENATE BILL
No. 1138 Session of
1985

INTRODUCED BY STAUFFER AND WENGER, OCTOBER 7, 1985

REFERRED TO STATE GOVERNMENT, OCTOBER 7, 1985

AN ACT

1 Authorizing and directing the Department of General Services,
2 with the approval of West Chester University of Pennsylvania
3 of the State System of Higher Education, to convey a tract of
4 land situate in East Nantmeal Township, Chester County,
5 Pennsylvania.

6 The General Assembly of the Commonwealth of Pennsylvania
7 hereby enacts as follows:

8 Section 1. The Department of General Services, with the
9 approval of West Chester University of Pennsylvania of the State
10 System of Higher Education, is authorized and directed on behalf
11 of the Commonwealth of Pennsylvania to grant and convey to The
12 Natural Lands Trust, Inc., all of its rights, title and
13 interests in the following tract of land situate in East
14 Nantmeal Township, Chester County, Pennsylvania, bounded and
15 described as follows:

16 Beginning at a P.K. nail in the center line of Prizer Road
17 and line of Raymond Prizer; thence along lands of Raymond Prizer
18 south 42 degrees 32 minutes 42 seconds east 948.75 feet to an
19 I.P.; thence along lands of Martha Fetterole south 62 degrees 01

1 minute 55 seconds west 397.80 feet to an I.P.; thence along same
2 south 10 degrees 15 minutes 33 seconds east 1232.55 feet to an
3 I.P.; thence along lands of Robert Schaffel north 88 degrees 43
4 minutes 59 seconds west 404.25 feet to an I.P.; thence north 15
5 degrees 54 minutes 36 seconds west 128.70 to an I.P.; thence
6 south 74 degrees 40 minutes 40 seconds west 330.00 feet to an
7 I.P.; thence north 27 degrees 35 minutes 15 seconds west 310.20
8 feet to an I.P.; thence south 66 degrees 25 minutes 31 seconds
9 west 1091.25 feet to an I.P.; thence along lands of Ardes Realty
10 Company north 63 degrees 28 minutes 04 seconds west 132.10 feet
11 to an I.P.; thence south 04 degrees 07 minutes 38 seconds east
12 201.30 feet to an I.P.; thence along lands of James Walker and
13 Merrial Adams south 86 degrees 22 minutes 21 seconds west
14 1270.50 feet to an I.P.; thence north 04 degrees 00 minute 02
15 seconds west 140.18 feet to an I.P.; thence south 84 degrees 09
16 minutes 20 seconds west 346.49 feet to an I.P.; thence along
17 lands of Thomas Guest north 38 degrees 41 minutes 34 seconds
18 west 1397.55 feet to an I.P.; thence along lands of Thomas
19 Clifford north 51 degrees 18 minutes 27 seconds east 298.44 feet
20 to an I.P.; thence north 38 degrees 41 minutes 34 seconds west
21 181.37 feet to a railroad spike in the center of Prizer Road;
22 thence along the center line of road the following six courses
23 and distances: north 62 degrees 29 minutes 32 seconds east
24 311.88 feet to a P.K. nail, north 63 degrees 36 minutes 55
25 seconds east 276.55 feet to a P.K. nail, the intersection of
26 Prizer and Murray School Roads, north 85 degrees 07 minutes 59
27 seconds east 2651.00 feet to a P.K. nail the point of curvature,
28 by curve deflecting to the north with a radius of 572.44 feet
29 and arc of 293.40 feet to a P.K. nail, the point of tangency
30 north 55 degrees 45 minutes 59 seconds east 202.06 feet to a

1 P.K. nail and north 51 degrees 37 minutes 44 seconds east 338.96
2 feet to the point of beginning.

3 Containing 161.83 acres.

4 Being the same premises which Edgar G. Carlisle and Elizabeth
5 H. Carlisle, his wife, by deed dated May 4, 1935, and recorded
6 in the Office of the Recorder of Deeds of Chester County in Deed
7 Book D-19, Page 258, granted and conveyed unto Everett G.
8 Rodebaugh and Grace H. Rodebaugh, his wife, in fee.

9 The present conveyance is under and subject to the terms and
10 conditions of a certain Open Space Easement in Gross, executed
11 November 10, 1976, by Everett G. Rodebaugh and Grace H.
12 Rodebaugh, Grantor-Declarants, and Green Valleys Association,
13 Grantee-Trust, recorded in the Office of the Recorder of Deeds
14 of Chester County in Deed Book.

15 This present conveyance is also under and subject to the
16 terms and conditions of a certain Statement of Principles with
17 Respect to Gift of "Welkinweir" and its Furnishings, executed
18 November 10, 1976, by Everett G. Rodebaugh and Grace H.
19 Rodebaugh and West Chester State College, and subsequently
20 approved by Milton J. Shapp, Governor of the Commonwealth of
21 Pennsylvania.

22 Section 2. The conveyance shall be made under and subject to
23 all easements, servitudes and rights of others, including, but
24 not confined to, streets, roadways and rights of any telephone,
25 telegraph, water, electric, sewer, gas or pipeline companies, as
26 well as under and subject to any interest, estates or tenancies
27 vested in third persons, whether or not appearing of record, for
28 any portion of the land or improvements erected thereon.

29 Section 3. The deed of conveyance shall be approved as
30 provided by law and shall be executed by the Secretary of

1 General Services in the name of the Commonwealth of
2 Pennsylvania.

3 Section 4. Costs and fees incidental to this conveyance
4 shall be borne by the grantee.

5 Section 5. This act shall take effect immediately.