

THE GENERAL ASSEMBLY OF PENNSYLVANIA

SENATE BILL

No. 1314 Session of
1995

INTRODUCED BY GERLACH, NOVEMBER 21, 1995

REFERRED TO STATE GOVERNMENT, NOVEMBER 21, 1995

AN ACT

1 Authorizing the Department of General Services, with the
2 approval of the Governor, to sell and convey to the Owen J.
3 Roberts School District certain land situate in East Vincent
4 Township, Chester County, Pennsylvania.

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

7 Section 1. Conveyance in Chester County.

8 (a) Authorization.--The Department of General Services, with
9 the approval of the Governor, is hereby authorized and directed
10 on behalf of the Commonwealth of Pennsylvania to grant, sell and
11 convey to Owen J. Roberts School District for consideration
12 equal to one-half of the fair market value, as determined by
13 appraisal by the Department of General Services, the tract of
14 land described in subsection (b).

15 (b) Property description.--The property to be conveyed
16 pursuant to subsection (a) is the following tract of land
17 situate in the Township of East Vincent, County of Chester,
18 Commonwealth of Pennsylvania bounded and described as follows:

1 All that certain tract of land situate along the southerly
2 side of Brown Drive and the westerly side of Pennhurst Road in
3 the Township of East Vincent, County of Chester, Commonwealth of
4 Pennsylvania, bounded and described as follows:

5 Beginning at a spike (set) marking the intersection of the
6 titleline in Pennhurst Road (proposed right-of-way to be 50 feet
7 wide) and the titleline in Brown Drive (proposed right-of-way to
8 be 50 feet wide); thence from the place of beginning; along the
9 titleline in Pennhurst Road, south 11 degrees 5 minutes 52
10 seconds east 1,018.78 feet to a spike (set) for a corner of
11 remaining lands of the Commonwealth of Pennsylvania; thence
12 along the same, crossing the proposed westerly right-of-way line
13 of Pennhurst Road 25.05 feet distant and extending along the
14 northerly side of a proposed 25 foot-wide access right-of-way,
15 the six following courses and distances: (1) south 75 degrees 26
16 minutes 3 seconds west 50.89 feet to an iron pin (set), (2)
17 south 80 degrees 49 minutes 35 seconds west 89.60 feet to an
18 iron pin (set), (3) south 83 degrees 59 minutes 34 seconds west
19 425.56 feet to an iron pin (set), (4) south 80 degrees 35
20 minutes 53 seconds west 128.88 feet to an iron pin (set), (5)
21 south 80 degrees 27 minutes west 106.10 feet to an iron pin
22 (set), and (6) north 84 degrees 45 minutes west 370.14 feet to
23 an iron pin (set) in line of lands of Spring Hollow Golf Course,
24 Inc.; thence along the same, north 3 degrees 42 minutes 57
25 seconds east 456.84 feet to a concrete monument (found), a
26 corner of lands of David A. Buchanan; thence along the same,
27 north 4 degrees 10 minutes 57 seconds east 534.24 feet to a
28 spike (found) in the aforementioned titleline in Brown Drive,
29 having crossed an iron pin set at the southerly proposed right-
30 of-way line of Brown Drive 25.11 feet distant from the last-

1 mentioned spike; thence along the titleline in Brown Drive,
2 north 88 degrees 56 minutes 46 seconds east 133.32 feet to a
3 point of curve, and continuing along the titleline in Brown
4 Drive, along a curve to the left, having a radius of 3,020 feet,
5 through a central angle of 3 degrees 44 minutes 56 seconds and
6 an arc distance of 197.60 feet (chord: north 87 degrees 4
7 minutes 18 seconds east 197.57 feet to a spike (set) for a
8 corner of still other remaining lands of the Commonwealth of
9 Pennsylvania, which includes an existing dwelling and various
10 outbuildings; thence along the same, the three following courses
11 and distances: (1) recrossing the southerly proposed right-of-
12 way line of Brown Drive, 25.04 feet distant, south 7 degrees 56
13 minutes 55 seconds east 230.60 feet to an iron pin (set), (2)
14 north 82 degrees 3 minutes 5 seconds east 326.70 feet to an iron
15 pin (set), and (3) north 7 degrees 56 minutes 55 seconds west
16 225 feet to a spike (set), again in the titleline in Brown
17 Drive, having crossed the proposed southerly right-of-way line
18 25 feet distant from the last-mentioned spike; thence again
19 along the titleline in Brown Drive, north 81 degrees 41 minutes
20 59 seconds east 244.23 feet to the place of beginning.

21 Containing 22.4623 acres gross or 21.5574 acres net of land,
22 be the same more or less.

23 Under and subject to easements for various utility lines
24 which are shown on the above-referred plan.

25 (c) Easements generally.--These conveyances shall be made
26 under and subject to all easements, servitudes and rights of
27 others, including, but not confined to, streets, roadways and
28 rights of any telephone, telegraph, water, electric, sewer, gas
29 or pipeline companies, as well as under and subject to any
30 interest, estates or tenancies vested in third persons, whether

1 or not appearing of record, for any portion of land or
2 improvements erected thereon.

3 (d) Approval and execution of deed.--Deeds of conveyance
4 shall be approved as provided by law and shall be executed by
5 the Secretary of General Services in the name of the
6 Commonwealth of Pennsylvania.

7 (e) Costs and fees.--Costs and fees incidental to these
8 conveyances which are customarily paid by grantees, such as
9 recording fees, shall be borne by the grantee.

10 Section 2. This act shall take effect immediately.