
THE GENERAL ASSEMBLY OF PENNSYLVANIA

SENATE BILL

No. 1209 Session of
1997

INTRODUCED BY THOMPSON, NOVEMBER 25, 1997

REFERRED TO STATE GOVERNMENT, NOVEMBER 25, 1997

AN ACT

1 Authorizing the Department of General Services, with the
2 approval of the Governor, to grant and convey Philadelphia
3 Suburban Water Company, certain land situate in Newlin
4 Township, Chester County.

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

7 Section 1. The Department of General Services, with the
8 approval of the Governor, is hereby authorized and directed on
9 behalf of the Commonwealth of Pennsylvania to grant and convey
10 Philadelphia Suburban Water Company the Embreeville water system
11 facilities, land and buildings described in section 2 for fair
12 consideration, at least equal to the fair market value, as
13 determined by an independent appraisal.

14 Section 2. The property to be conveyed pursuant to section 1
15 consists of the Embreeville water system facilities described in
16 Exhibit 1 to the Lease Agreement with Option to Purchase dated
17 April 9, 1991, between the Commonwealth of Pennsylvania and
18 Philadelphia Suburban Water Company's affiliated company, Spring

1 Run Water Company, situated in the Newlin Township, Chester
2 County, bounded and as more particularly described as follows:

3 BEGINNING at a point on the title line in Embreeville Road,
4 L.R. 273, Pa. Route 162 (40 feet wide), at a P.K. nail found and
5 also a common corner of land between the County of Chester and
6 said GRANTOR, said point being located along said line along an
7 arc of a circle curving to the left having a radius of 2200
8 feet, the arc distance of 177.53 feet and a chord of South 88
9 degrees 47 minutes 50 seconds East, 177.48 feet from a point
10 being a common corner of land of n/f Richard H. Manganard, the
11 County of Chester, and said GRANTOR;

12 THENCE from said point of beginning and continuing along the
13 said title line the three (3) following courses and distances:

14 1. ALONG an arc of a circle curving to the left having a
15 radius of 2200 feet, the arc distance of 4.48 feet and a chord
16 of South 86 degrees 29 minutes 07 seconds East, 4.48 feet to a
17 point of compound curve;

18 2. THENCE continuing along said curve, having a radius of
19 200 feet, the arc distance of 126.71 feet and a chord of North
20 75 degrees 28 minutes 45 seconds East 124.60 feet to a point of
21 tangent;

22 3. THENCE North 57 degrees 19 minutes 46 seconds East, 45.03
23 feet to a point at a P.K. nail found and being another common
24 corner of land between the said County of Chester and said
25 GRANTOR;

26 THENCE leaving said title line, partially crossing through
27 the bed of said Embreeville Road and along a line common to the
28 lands of said County of Chester and said GRANTOR the three (3)
29 following courses and distances:

30 1. South 36 degrees 57 minutes 30 seconds East, 129.54 feet

1 to a point, an iron pin found;

2 2. THENCE South 52 degrees 38 minutes 58 seconds West,
3 186.55 feet to a point, being located in the west branch of the
4 Brandywine Creek;

5 3. THENCE North 29 degrees 50 minutes 21 seconds West,
6 186.09 feet and partially crossing through the bed of said
7 Embreeville Road to the said point and place of beginning,
8 CONTAINING 25,946.2601 square feet of land more or less.

9 Section 3. The conveyance shall be made under and subject to
10 all easements, and rights of others, including, but not confined
11 to, streets, roadways and rights of any telephone, telegraph,
12 water, electric, sewer, gas or pipeline companies, as well under
13 and subject to any interest, estates or tenancies vested in
14 third persons, whether or not appearing of record, for any
15 portion of the land or improvements erected thereon.

16 Section 4. The deed of conveyance shall be approved as
17 provided by law and shall be executed by the Secretary of
18 General Services in the name of the Commonwealth of
19 Pennsylvania.

20 Section 5. Costs and fees incidental to this conveyance
21 shall be borne by the Grantee.

22 Section 6. This act shall take effect immediately.