

THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 486 Session of
2005

INTRODUCED BY MCGILL, CORNELL AND SHAPIRO, FEBRUARY 14, 2005

REFERRED TO COMMITTEE ON STATE GOVERNMENT, FEBRUARY 14, 2005

AN ACT

1 Authorizing the release of Project 70 restrictions on certain
2 lands owned by the Township of Upper Dublin, Montgomery
3 County, being conveyed by the township in return for the
4 imposition of Project 70 restrictions on certain lands being
5 conveyed to the township.

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

8 Section 1. Conveyance in the Township of Upper Dublin,
9 Montgomery County.

10 (a) Authorization.--Pursuant to the requirements of section
11 20(b) of the act of June 22, 1964 (Sp.Sess., P.L.131, No.8),
12 known as the Project 70 Land Acquisition and Borrowing Act, the
13 General Assembly hereby authorizes the release of the
14 restrictions imposed by section 20 of the Project 70 Land
15 Acquisition and Borrowing Act from the lands owned by the
16 Township of Upper Dublin, Montgomery County, being conveyed to
17 John Wozniak, and more particularly described in subsection (c),
18 in exchange for the imposition of the section 20 restriction on
19 land owned by John Wozniak being conveyed to the Township of
20 Upper Dublin, and more particularly described in subsection (d).

(b) Freedom of restrictions.--The lands described in subsection (c), owned by the Township of Upper Dublin and being conveyed to John Wozniak, shall be free of the restrictions on use and alienation imposed by section 20 of the Project 70 Land Acquisition and Borrowing Act, upon the imposition of and recording of the Project 70 deed restrictions set forth in subsection (e) on the parcel of replacement land owned by John Wozniak, and being conveyed to the Township of Upper Dublin.

(c) Land to be released from restrictions.--The parcels of land authorized to be released from restrictions are located in the Township of Upper Dublin, Montgomery County, and more particularly described as follows:

Parcel No. 1

ALL that certain lot, piece or parcel of land situate in the Township of Upper Dublin, County of Montgomery and Commonwealth of Pennsylvania, described according to a Final Plan of Minor Subdivision for John Wozniak made by Eastern/Chadrow Associates, Inc. dated July 7, 2003 and last revised July 30, 2004, bounded and described as follows:

Beginning at an interior point, said point being measured the following 2 courses and distances from a point on the Northwestern side of Camp Hill Road (56.50 feet wide, widened by 23.50 feet on the Northwestern side thereof), (1) extending North 44 Degrees 29 Minutes 16 Seconds West along Lot No. 2 and lands of Frank & Theresa Mellor the distance of 174.54 feet to a point, (2) extending South 34 Degrees 46 Minutes 09 Seconds West along Lot No. 2 and Parcel "D" the distance of 148.15 feet to the place of beginning;

THENCE extending South 34 Degrees 46 Minutes 09 Seconds West along Lot No. 1 the distance of 148.04 feet to a point;

1 THENCE extending North 41 Degrees 31 Minutes 46 Seconds West
2 along lands of Upper Dublin Township the distance of 98.58 feet
3 to a point;

4 THENCE extending North 44 Degrees 20 Minutes 48 Seconds East
5 still by the same the distance of 140.39 feet to a point;

6 THENCE extending South 44 Degrees 29 Minutes 16 Seconds East
7 along Parcel "D" the distance of 73.71 feet to the first
8 mentioned point and place of beginning

9 CONTAINING therein 12,262 square feet of land more or less;

10 AND

11 Parcel No. 2

12 ALL that certain lot, piece or parcel of land situate in the
13 Township of Upper Dublin, County of Montgomery and Commonwealth
14 of Pennsylvania, described according to a Final Plan of Minor
15 Subdivision for John Wozniak made by Eastern/Chadrow Associates,
16 Inc. dated July 7, 2003 and last revised July 30, 2004, bounded
17 and described as follows:

18 Beginning at an interior point, said point being measured
19 174.54 feet North 44 Degrees 29 Minutes 16 Seconds West along
20 lands of Frank & Theresa Mellor and Lot No. 2 from a point on
21 the Northwesterly side of Camp Hill Road (56.50 feet wide,
22 widened by the addition of 23.50 feet on the Northwesterly side
23 thereof);

24 THENCE extending South 34 Degrees 46 Minutes 09 Seconds West
25 along Lot No. 2 the distance of 148.15 feet to a point;

26 THENCE extending North 44 Degrees 29 Minutes 16 Seconds West
27 along Parcel "C" the distance of 73.71 feet to a point;

28 THENCE extending North 44 Degrees 20 Minutes 48 Seconds East
29 along lands of Upper Dublin Township the distance of 145.58 feet
30 to a point;

1 THENCE extending South 44 Degrees 29 Minutes 16 Seconds East
2 still by lands of the same the distance of 49.05 feet to the
3 first mentioned point and place of beginning.

4 CONTAINING therein 8,934 square feet of land more or less.

5 (d) Land on which restrictions are to be imposed.--The
6 replacement parcel to be subject to the restrictions in exchange
7 for the parcels described in subsection (c) is located in the
8 township of Upper Dublin, Montgomery County, and more
9 particularly described as follows:

10 ALL that certain lot, piece or parcel of land situate in the
11 Township of Upper Dublin, County of Montgomery and Commonwealth
12 of Pennsylvania, described according to a Final Plan of Minor
13 Subdivision for John Wozniak made by Eastern/Chadrow Associates,
14 Inc. dated July 7, 2003 and last revised July 30, 2004, bounded
15 and described as follows:

16 Beginning at an interior point, said point being measured
17 47.98 feet North 43 Degrees West from the common corner of lands
18 of Upper Dublin Township and Block 51, Unit 18, a cemetery on
19 the present Northwesterly right of way line of Camp Hill Road
20 (33 feet wide);

21 THENCE extending North 43 Degrees West along lands of Upper
22 Dublin Township the distance of 58.66 feet to a point;

23 THENCE extending North 34 Degrees 46 Minutes 09 Seconds East
24 still by lands of the same the distance of 229.30 feet to a
25 point;

26 THENCE extending South 41 Degrees 31 Minutes 46 Seconds East
27 along Lot No. 1 the distance of 101.12 feet to a point;

28 THENCE extending South 45 Degrees 24 Minutes 32 Seconds West
29 along the said Block 51, Unit 18 cemetery the distance of 221.58
30 feet to the first mentioned point and place of beginning.

1 CONTAINING therein 17,760 square feet of land more or less.

2 (e) Description of deed restriction.--The deed restriction
3 to be transferred to the parcel described in subsection (d)
4 shall read as follows:

5 This indenture is given to provide land for recreation,
6 conservation and historical purposes as those purposes
7 are defined in the act of June 22, 1964 (Sp.Sess.,
8 P.L.131, No.8), known as the Project 70 Land Acquisition
9 and Borrowing Act.

10 (f) Costs.--The parties to this transaction shall bear their
11 respective costs.

12 (g) Execution.--The deed of conveyance shall be executed and
13 approved as provided by law.

14 Section 2. This act shall take effect immediately.