
THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 1959 Session of
2015

INTRODUCED BY KAMPF, BRIGGS, VEREB, CORBIN AND HARPER,
APRIL 6, 2016

REFERRED TO COMMITTEE ON STATE GOVERNMENT, APRIL 6, 2016

AN ACT

1 Authorizing the Department of General Services, with the
2 approval of the Governor, to grant and convey to Upper Merion
3 Township certain lands situate in Upper Merion Township,
4 Montgomery County.

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

7 Section 1. Conveyance.

8 The Department of General Services, with the approval of the
9 Governor, is hereby authorized on behalf of the Commonwealth to
10 grant and convey to Upper Merion Township certain land situate
11 in Upper Merion Township, Montgomery County, for \$1.

12 Section 2. Property description.

13 The property to be conveyed under section 1 consists of
14 approximately 0.531-acres and any improvements thereon bounded
15 and more particularly described as follows:

16 ALL THAT CERTAIN tract or parcel of land situate in Upper
17 Merion Township, Montgomery County, Pennsylvania, as shown on
18 "Boundary Exhibit - Commonwealth Properties to be Conveyed"
19 prepared by ASH Associates Inc., dated April 29, 2015.

1 BEGINNING at a point at the intersection of the easterly
2 right-of-way line for U.S. Route 0422 (width varies) and the
3 southerly line of property now or formerly of the Philadelphia &
4 Reading Railroad Co.;

5 Thence from said POINT OF BEGINNING, along an arc curving to
6 the left, having a radius of 3,847.83', an arc length of
7 419.29', a chord bearing North 75° 04' 04" East, a chord length
8 of 419.09', along said Railroad property to a common corner of
9 said property and land now or formerly of Lafayette at Valley
10 Forge;

11 Thence, by said land of Lafayette at Valley Forge the
12 following four (4) courses and distances;

13 (1) thence South 24° 10' 20" East a distance of 76.64';

14 (2) thence South 74° 27' 40" West a distance of 423.06' to a
15 stone found;

16 (3) thence South 15° 49' 26" East a distance of 197.31';

17 (4) thence South 74° 08' 40" West, partly along said land
18 and partly along said right of way line for U.S. Route 0422, a
19 distance of 70.57' to a point along said easterly right of way
20 line;

21 Thence, by said right of way line, North 02° 56' 46" West a
22 distance of 284.76' to the POINT OF BEGINNING.

23 CONTAINING 0.958-acres of land more or less.

24 LESS AND EXCEPTING ALL THAT CERTAIN tract of land situate in
25 the Township of Upper Merion, Montgomery County, bounded and
26 described as follows, to wit:

27 BEGINNING at a point on the easterly side of State Route
28 0422, said point being at the intersection of the easterly Legal
29 Right-of-Way Line for Limited Access of State Route 0422 and the
30 southerly property line of the Norfolk Southern Railway Company

1 distant 66' easterly and measured radially from the right-of-way
2 baseline of State Route 0422 at or about Station 207+86 thereof;
3 Thence from said POINT OF BEGINNING, South 3° 03' 51" East a
4 distance of 6.44' to a point 66' easterly and measured radially
5 from the right-of-way baseline of State Route 0422 at or about
6 Station 206+80 thereof; thence South 80° 05' 35" West a distance
7 of 19.14' to a point 47' easterly and measured radially from the
8 right-of-way baseline of State Route 0422 at or about Station
9 206+78 thereof; thence South 3° 03' 51" East a distance of
10 281.80' to a point 53' easterly and measured radially from the
11 right-of-way baseline of State Route 0422 at or about Station
12 203+97 thereof; thence North 74° 08' 39" East a distance of
13 19.48' to a point 71' easterly and measured radially from the
14 right-of-way baseline of State Route 0422 at or about Station
15 204+02 thereof; thence North 74° 08' 39" East a distance of
16 51.08' to a point 121' easterly and measured radially from the
17 right-of-way baseline of State Route 0422 at or about Station
18 204+15 thereof; thence North 15° 51' 21" West a distance of
19 197.30' to a point 73' easterly and measured radially from the
20 right-of-way baseline of State Route 0422 at or about Station
21 206+05 thereof; thence North 74° 27' 39" East a distance of
22 47.23' to a point 119' easterly and measured radially from the
23 right-of-way baseline of State Route 0422 at or about Station
24 206+15 thereof; thence North 74° 27' 39" East a distance of
25 27.02' to a point 145' easterly and measured radially from the
26 right-of-way baseline of State Route 0422 at or about Station
27 206+21 thereof; thence along an arc curving to the right, have a
28 radius of 12145.00', an arc length of 28.86', a chord bearing
29 North 2° 20' 22" West, a chord length of 28.86' along the
30 easterly Required Right-of-Way Line for Limited Access of State

1 Route 0422 to a point 145' easterly and measured radially from
2 the right-of-way baseline of State Route 0422 at or about
3 Station 206+51 thereof, thence North $87^{\circ} 35' 33''$ East a distance
4 of 20.00' to a point 165' easterly and measured radially from
5 the right-of-way baseline of State Route 0422 at or about
6 Station 206+50 thereof; thence along an arc curving to the
7 right, having a radius of 12,165.00', an arc length of 56.42', a
8 chord bearing North $2^{\circ} 32' 25''$ West, a chord length of 56.42',
9 along the easterly Required Right-of-Way Line for Limited Access
10 of State Route 0422 to a point 165' easterly and measured
11 radially from the right-of-way baseline of State Route 0422 at
12 or about Station 207+06 thereof, thence South $75^{\circ} 42' 27''$ West a
13 distance of 22.60' to a point 143' easterly and measured
14 radially from the right-of-way baseline of State Route 0422 at
15 or about Station 207+01 thereof; thence South $76^{\circ} 22' 34''$ West a
16 distance of 42.95' to a point 101' easterly and measured
17 radially from the right-of-way baseline of State Route 0422 at
18 or about Station 206+93 thereof; thence South $76^{\circ} 22' 34''$ West a
19 distance of 19.52' to a point 82' easterly and measured radially
20 from the right-of-way baseline of State Route 0422 at or about
21 Station 206+89 thereof; thence South $77^{\circ} 07' 52''$ West a distance
22 of 16.16' to the POINT OF BEGINNING.

23 CONTAINING 0.427-acres of land more or less.

24 The above tract of land shown on the Department of
25 Transportation's Drawings Re-Establishing Limited Access Highway
26 and Authorizing Acquisition of Right-of-Way for State Route
27 0422, Section SRB R/W, as total required right-of-way for
28 limited access and designated and delineated as part of Parcel
29 No. 38 on Sheet No. 37 of the said drawings, as recorded in the
30 office for the recording of deeds, etc. in Montgomery County,

1 Pennsylvania, in Highway Plan Book 42, Page 286, on June 24,
2 2015.

3 Section 3. Condition.

4 The conveyance shall be made under and subject to all lawful
5 and enforceable easements, servitudes and rights of others,
6 including, but not confined to, streets, roadways and rights of
7 any telephone, telegraph, water, electric, gas or pipeline
8 companies, as well as under and subject to any lawful and
9 enforceable estates or tenancies vested in third persons
10 appearing of record, for any portion of the land or improvements
11 erected thereon.

12 Section 4. Execution.

13 The deed of conveyance shall be by quitclaim deed and shall
14 be executed by the Secretary of General Services in the name of
15 the Commonwealth of Pennsylvania.

16 Section 5. Costs and fees.

17 Costs and fees incidental to this conveyance shall be borne
18 by the grantee.

19 Section 6. Expiration.

20 If the conveyance authorized under this act is not executed
21 within two years of the effective date of this act, the
22 authority provided under this act shall expire.

23 Section 7. Effective date.

24 This act shall take effect immediately.