

**CONVEYANCE - COMMONWEALTH PROPERTY IN CHESTER COUNTY**

**Act of Jun. 30, 1986, P.L. 296, No. 71**

**CL. 85**

**AN ACT**

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

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

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

Beginning at a P.K. nail in the center line of Prizer Road and line of Raymond Prizer; thence along lands of Raymond Prizer south 42 degrees 32 minutes 42 seconds east 948.75 feet to an I.P.; thence along lands of Martha Fetterole south 62 degrees 01 minute 55 seconds west 397.80 feet to an I.P.; thence along same south 10 degrees 15 minutes 33 seconds east 1232.55 feet to an I.P.; thence along lands of Robert Schaffel north 88 degrees 43 minutes 59 seconds west 404.25 feet to an I.P.; thence north 15 degrees 54 minutes 36 seconds west 128.70 feet to an I.P.; thence south 74 degrees 40 minutes 40 seconds west 330.00 feet to an I.P.; thence north 27 degrees 35 minutes 15 seconds west 310.20 feet to an I.P.; thence south 66 degrees 25 minutes 31 seconds west 1091.25 feet to an I.P.; thence along lands of Ardes Realty Company north 63 degrees 28 minutes 04 seconds west 132.10 feet to an I.P.; thence south 04 degrees 07 minutes 38 seconds east 201.30 feet to an I.P.; thence along lands of James Walker and Merrial Adams south 86 degrees 22 minutes 21 seconds west 1270.50 feet to an I.P.; thence north 04 degrees 00 minute 02 seconds west 140.18 feet to an I.P.; thence south 84 degrees 09 minutes 20 seconds west 346.49 feet to an I.P.; thence along lands of Thomas Guest north 38 degrees 41 minutes 34 seconds west 1397.55 feet to an I.P.; thence along lands of Thomas Clifford north 51 degrees 18 minutes 27 seconds east 298.44 feet to an I.P.; thence north 38 degrees 41 minutes 34 seconds west 181.37 feet to a railroad spike in the center of Prizer Road; thence along the center line of road the following six courses and distances: north 62 degrees 29 minutes 32 seconds east 311.88 feet to a P.K. nail, north 63 degrees 36 minutes 55 seconds east 276.55 feet to a P.K. nail, the intersection of Prizer and Murray School Roads, north 85 degrees 07 minutes 59 seconds east 2651.00 feet to a P.K. nail the point of curvature, by curve deflecting to the north with a radius of 572.44 feet

and arc of 293.40 feet to a P.K. nail, the point of tangency north 55 degrees 45 minutes 59 seconds east 202.06 feet to a P.K. nail and north 51 degrees 37 minutes 44 seconds east 338.96 feet to the point of beginning.

Containing 161.83 acres.

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

Being the same premises which Everett G. Rodebaugh and Grace H. Rodebaugh, his wife, by deed dated May 31, 1977, and recorded in the Office of the Recorder of Deeds of Chester County in Deed Book B-51, Page 400, granted and conveyed unto the Commonwealth of Pennsylvania for and on behalf of West Chester State College.

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

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

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

Section 3. The deed of conveyance shall be approved as provided by law and shall be executed by the Secretary of General Services in the name of the Commonwealth of Pennsylvania.

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

Section 5. This act shall take effect immediately.