

CONVEYANCES - VARIOUS LAND CONVEYANCES
Act of Dec. 7, 1994, P.L. 677, No. 103
AN ACT

Cl. 85

Authorizing and directing the Department of General Services, with the approval of the Governor, to convey to East Pikeland Township a tract of land situate in East Pikeland Township, Chester County, Pennsylvania; authorizing the conveyance of a permanent right-of-way over certain State land to the Middletown Fire Company No. 1, Delaware County, Pennsylvania; authorizing and directing the Department of General Services, with the approval of the Governor and the Department of Corrections, to convey a tract of land in Mount Joy Township, Lancaster County; authorizing the Department of General Services, with the approval of the Governor, to convey a tract of land situate in Frenchcreek Township, Venango County; authorizing and directing the Department of General Services, with the approval of the Governor, to convey to Glade Township Volunteer Fire Department, Inc., a tract of land situate in Glade Township, Warren County; authorizing and directing the Department of General Services, with the approval of the Governor, the Department of Agriculture, the Department of Public Welfare and the Department of Transportation, to convey to Upper St. Clair Township a tract of land situate in Upper St. Clair Township, Allegheny County, Pennsylvania; authorizing and directing the Department of General Services, with the approval of the Governor, to grant and convey to the Potter County Housing and Redevelopment Authority, land situate in the Borough of Coudersport, Potter County, Pennsylvania; authorizing the Department of General Services, with the approval of the Governor, to sell and convey a tract of land situate in East Allen Township, Northampton County, Pennsylvania, to East Allen Township; authorizing the Department of General Services, with the approval of the Governor, to convey to Northampton County a tract of land situate in both East Allen Township and Allen Township, Northampton County, Pennsylvania; and making a repeal.

Compiler's Note: The Department of Public Welfare, referred to in this act, was redesignated as the Department of Human Services by Act 132 of 2014.

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

Section 1. (a) The Department of General Services, with the approval of the Governor, is hereby authorized and directed on behalf of the Commonwealth of Pennsylvania to sell and convey to East Pikeland Township the following tract of land situate in East Pikeland Township, Chester County, Pennsylvania, for a consideration of \$1, the following:

Beginning at an iron pin on the northwesterly side of Rapps Dam Road (S.R.1049) (33 feet wide), a corner of lands of the National Guard Armory; thence along lands of said armory and the southerly side of a 20-foot wide right-of-way the five following courses and distances:

- (1) north 39 degrees 37 minutes west 191.90 feet to an iron pin;
- (2) north 56 degrees 10 minutes west 122.94 feet to an iron pin;
- (3) north 66 degrees 26 minutes west 87.41 feet to an iron pin;

(4) north 81 degrees 10 minutes west 86.46 feet to an iron pin;

(5) south 71 degrees 38 minutes west 78.42 feet to an iron pin, a corner of lands of the Borough of Phoenixville; thence along lands of the Borough of Phoenixville and crossing said 20-foot wide right-of-way and French Creek, north 27 degrees 16 minutes east 613.66 feet to a spike in the bed of Camp Council Road (T-471) (41.5 feet wide); thence along the bed of Camp Council Road the two following courses and distances:

(1) south 61 degrees east 235.13 feet to a spike;

(2) south 55 degrees 13 minutes east 453.75 feet to a spike in the bed of Rapps Dam Road; thence along the bed of Rapps Dam Road, south 41 degrees west 205.92 feet to a p.k. nail in the deck of a covered bridge over French Creek; thence along French Creek south 38 degrees 23 minutes east 122.71 feet to a point in French Creek, a corner of lands of East Pikeland Township; thence along lands of East Pikeland Township; south 41 degrees west 480.13 feet to an iron pin in the bed of Rapps Dam Road; thence along the bed of Rapps Dam Road, north 06 degrees west 202.64 feet to an iron pin, the first mentioned point and place of beginning.

(b) 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.

(c) The deed of conveyance shall contain a clause that the property conveyed shall be used for historic preservation and related purposes by East Pikeland Township, and, if at any time East Pikeland Township or its successor in function conveys the property, fails to ensure the preservation of the historic or archaeological resources or permits the property to be used for any purpose other than those specified in this section, the title to the property shall immediately revert to and revest in the Commonwealth of Pennsylvania. Any significant alterations to the historic buildings or construction activities in the property conveyed which might affect the archaeological remains surrounding the buildings must be reviewed by the Pennsylvania Historical and Museum Commission in advance of construction.

(d) 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.

(e) Costs and fees incidental to this conveyance shall be borne by the grantee.

Section 2. (2 repealed Nov. 17, 1995, P.L.611, No.63)

Section 3. (a) The Department of General Services, with the approval of the Governor and the Department of Corrections, is hereby authorized and directed on behalf of the Commonwealth of Pennsylvania to grant and convey, for a consideration equal to fair market value, to George W. Walborn, Jr., and Nancy B. Walborn the following described tract of land in the Township of Mount Joy, Lancaster County, Pennsylvania:

All that certain unimproved tract of land being situate in the Township of Mount Joy, County of Lancaster, and the Commonwealth of Pennsylvania, said tract being more particularly shown as Lot No. 7 on a final plan prepared for Robert E. Stanley and George W. and Nancy B. Walborn on September 4, 1985, said final plan being recorded in the office of the Recorder of Deeds for Lancaster County, Pennsylvania, in Subdivision

Plan Book J-145, Page 106 on December 5, 1985, and all the same being more fully bounded and described as follows, to wit:

Beginning at a point in the center line of Township Road No. 310 (Cassell Road), said point being located a distance of 240 feet, more or less, north of the center line of Pennsylvania Traffic Route 230 and said point also being a corner of property of Robert E. Teufel; thence continuing along said property of Robert E. Teufel south 83 degrees 22 minutes 6 seconds west, a distance of 207.49 feet to a limestone, a corner of property of George W. Walborn; thence continuing along said property of George W. Walborn north 11 degrees 41 minutes 9 seconds west, a distance of 207.34 feet to an iron pin, a corner of Lot No. 3 as shown on the above-described final plan; thence continuing along said Lot No. 3 north 52 degrees 25 minutes 39 seconds west, a distance of 82.78 feet to a nail in the aforementioned center line of Township Road No. 310 (Cassell Road); thence continuing along the said center line of Township Road No. 310 (Cassell Road) the following two courses: (1) south 45 degrees 19 minutes 21 seconds east, a distance of 190 feet to a point, and (2) south 26 degrees 16 minutes 41 seconds east, a distance of 107.03 feet to a point, the place of beginning.

Containing an area of 36,880.71 square feet or 0.847 acre of land which includes the right-of-way area of Township Road No. 310 (Cassell Road).

(b) 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.

(c) 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.

(d) Costs and fees incidental to this conveyance shall be borne by the grantee.

Section 4. (a) The Department of General Services, with the approval of the Governor, is hereby authorized and directed on behalf of the Commonwealth of Pennsylvania to convey to the Venango Area Riding For the Handicapped Association, Inc., the following tract of land situate in Frenchcreek Township, Venango County, Pennsylvania, for a consideration of one-half of the fair market value:

All that certain piece or parcel of land situate in Frenchcreek Township, Venango County, Pennsylvania, bounded and described as follows:

Beginning at a point marked by the intersection of the center line of the public road known as Niles Valley Road, also known as Township Road No. 356, with the center line of Pennsylvania Legislative Route 60020; thence along the center line of Pennsylvania Legislative Route 60020, north 88 degrees 4 minutes 54 seconds east 1,228.57 feet to a point therein; thence along other lands now or late of the Commonwealth of Pennsylvania, south 2 degrees 44 minutes 13 seconds west 1,806.07 feet to the center line of Pennsylvania Traffic Route 62; thence along the center line of Pennsylvania Traffic Route 62, north 85 degrees 42 minutes 47 seconds west 800.78 feet to a point therein; thence along other lands now or late of the Commonwealth of Pennsylvania, being along the line dividing the Borough of Polk and the Township of Frenchcreek, north 4 degrees 4 minutes 28 seconds east 757.83 feet to a point; thence continuing along

the same north 70 degrees 50 minutes 38 seconds west 460.50 feet to a point in the center line of the Niles Valley Road, also known as Township Road 356; thence along the center line of Township Road 356, north 2 degrees 44 minutes 13 seconds east 796.91 feet to the place of beginning.

Containing 40 acres pursuant to a survey prepared by William C. Moffitt, Registered Surveyor No. 8496-E, dated April 24, 1993.

(b) 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.

(c) The deed of conveyance shall contain a clause that the property conveyed shall be used for riding for persons with disabilities, and, if at any time the Venango Area Riding For the Handicapped Association, Inc., or its successor in function conveys the property or permits the property to be used for any purpose other than that specified in this section, the title to the property shall immediately revert to and revest in the Commonwealth of Pennsylvania.

(d) 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.

(e) Costs and fees incidental to the conveyance shall be borne by the grantee.

(f) The deed of conveyance shall contain the following covenant:

Development shall not be permitted within 200 feet of the streams on the north and south edges of the site.

(g) The proceeds of the conveyance shall be deposited in the Agricultural Conservation Easement Purchase Fund. The proceeds shall be deposited in accordance with section 7.1(a) of the act of June 18, 1982 (P.L.549, No.159), entitled "An act providing for the administration of certain Commonwealth farmland within the Department of Agriculture."

Section 5. (a) The Department of General Services, with the approval of the Governor, is hereby authorized and directed on behalf of the Commonwealth to grant and convey to Glade Township Volunteer Fire Department, Inc., for consideration of \$9,000, the following improved tract of land situate in Glade Township, Warren County, bounded and described as follows:

All that certain piece or parcel of land situate in Glade Township, Warren County, Pennsylvania, said parcel being bounded and described as follows:

Commencing at the center line intersection of Conewango Avenue Extension (State Route 1011) and Hatch Run Road (State Route 1008); thence south 85 degrees 51 minutes 15 seconds east along the center line of Hatch Run Road, a distance of 1510.23 feet to a point, said pipe marking the point of beginning; thence north 11 degrees 18 minutes 29 seconds east, a distance of 25.07 feet to a set one-inch iron pipe on the northerly right-of-way line of Hatch Run Road; thence continuing north 11 degrees 18 minutes 29 seconds east, a distance of 391.46 feet to a set one-inch iron pipe; thence continuing by the following courses, severing the subject parcel from other portions of the Warren State Hospital Tract No. 3: north 6 degrees 57 minutes 15 seconds east, a distance of 544.65 feet to a set one-inch iron pipe; thence north 81 degrees 6 minutes

21 seconds east, a distance of 1149.05 feet to a set one-inch iron pipe; thence south 12 degrees 15 minutes 52 seconds west, a distance of 1521.12 feet to a set one-inch iron pipe on the northerly right-of-way line of Hatch Run Road; thence continuing south 12 degrees 15 minutes 52 seconds west, a distance of 25.25 feet to a point in the center line of Hatch Run Road; thence along a curve of the center line of Hatch Run Road, having a chord bearing north 72 degrees 8 minutes 19 seconds west, a chord length of 380.08 feet and a radius of 850 feet, to a point; thence north 60 degrees 10 minutes 57 seconds west, along the center line of Hatch Run Road, a distance of 312.63 feet to a point; thence along a curve of the center line of Hatch Run Road, having a chord bearing north 70 degrees 44 minutes 18 seconds west, a chord length of 340.43 feet and a radius of 850 feet, to a point, said pipe being the point of beginning.

Containing an area of 1,306,800 square feet or 30 acres.

(b) 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.

(c) 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.

(d) Costs and fees incidental to this conveyance shall be borne by the grantee.

Section 6. (a) The Department of General Services, with the approval of the Governor, the Department of Agriculture, the Department of Public Welfare and the Department of Transportation, is hereby authorized and directed on behalf of the Commonwealth of Pennsylvania to convey to Upper St. Clair Township the following tract of land situate in Upper St. Clair Township, Allegheny County, Pennsylvania, for a consideration of one-half of the fair market value, the following:

All that certain tract or parcel of land situate in Upper St. Clair Township, Allegheny County, Pennsylvania, more particularly bounded and described as follows:

Beginning at a point common to the southerly right-of-way line of Mayview Road, S.R. 3005, variable width, the most westerly corner of Lot No. 144 of the Sky Ridge Section Five Plan, as recorded in the Office of the Recorder of Deeds of Allegheny County, Pennsylvania, in Plan Book Volume 73, Pages 75 and 76, and the northerly line of lands now or formerly of the Commonwealth of Pennsylvania; thence from said point of beginning by a line through Mayview Road, being the northerly line of lands now or formerly of the Commonwealth of Pennsylvania, the following six (6) courses and distances:

north 73 degrees 32 minutes 30 seconds west a distance of 444 feet to a point; thence south 79 degrees 27 minutes 30 seconds west a distance of 80 feet to a point; thence south 41 degrees 27 minutes 30 seconds west a distance of 497 feet to a point; thence south 35 degrees 17 minutes 30 seconds west a distance of 205 feet to a point; thence south 23 degrees 26 minutes 30 seconds west a distance of 367.03 feet to a point; thence north 89 degrees 16 minutes west a distance of 17.89 feet to a point common to the westerly right-of-way line of Mayview Road, the southerly line of lands now or formerly of Pasue Partnership, the northeasterly corner of lands now or formerly of Falcon Ridge County Club Associates and the northerly line of lands

now or formerly of the Commonwealth of Pennsylvania; thence by the westerly right-of-way line of Mayview Road, being the line dividing lands now or formerly of Falcon Ridge Country Club Associates and lands now or formerly of the Commonwealth of Pennsylvania south 20 degrees 44 minutes west a distance of 270 feet to a point; thence by the line dividing lands now or formerly of Falcon Ridge Country Club Associates and lands now or formerly of the Commonwealth of Pennsylvania south 71 degrees 39 minutes 40 seconds west a distance of 780 feet more or less to a point on the line dividing the Township of South Fayette and the Township of Upper St. Clair, said point being in Chartiers Creek; thence by said Township Line, through Chartiers Creek and through lands now or formerly of the Commonwealth of Pennsylvania, the following thirty (30) courses and distances: south 20 degrees 53 minutes east a distance of 500 feet more or less to a point; thence south 43 degrees 5 minutes east a distance of 200 feet to a point; thence south 68 degrees 56 minutes east a distance of 200 feet to a point; thence south 85 degrees 53 minutes east a distance of 350 feet to a point; thence south 89 degrees 53 minutes east a distance of 350 feet to a point; thence north 83 degrees east a distance of 200 feet to a point; thence south 87 degrees 10 minutes east a distance of 400 feet to a point; thence north 79 degrees 15 minutes east a distance of 350 feet to a point; thence north 61 degrees 10 minutes east a distance of 150 feet to a point; thence north 68 degrees 9 minutes east a distance of 650 feet to a point; thence south 89 degrees 18 minutes east a distance of 300 feet to a point; thence north 78 degrees 33 minutes east a distance of 450 feet to a point; thence south 82 degrees 5 minutes east a distance of 250 feet to a point; thence south 56 degrees east a distance of 150 feet to a point; thence south 35 minutes west a distance of 150 feet to a point; thence south 31 degrees 15 minutes west a distance of 350 feet to a point; thence south 8 degrees 28 minutes east a distance of 200 feet to a point; thence south 28 degrees 45 minutes east a distance of 250 feet to a point; thence south 5 degrees west a distance of 300 feet to a point; thence south 12 degrees 33 minutes east a distance of 200 feet to a point; thence south 29 degrees 10 minutes east a distance of 250 feet to a point; thence south 25 degrees 5 minutes west a distance of 300 feet to a point; thence south 34 degrees 37 minutes west a distance of 450 feet to a point; thence south 46 degrees 34 minutes west a distance of 350 feet to a point; thence south 39 degrees 5 minutes west a distance of 200 feet to a point; thence north 52 minutes 30 seconds west a distance of 88.88 feet to a point; thence north 41 degrees 41 minutes 7 seconds east a distance of 891.73 feet to a point; thence by the same north 66 degrees 49 minutes east a distance of 2430.6 feet to a point in Morton Road; thence through Morton Road, being easterly line of lands now or formerly of the Commonwealth of Pennsylvania, the following five (5) courses and distances: north 3 degrees 33 minutes east a distance of 260.56 feet to a point; thence north 74 degrees 53 minutes west a distance of 19.26 feet to a point; thence north 2 degrees 44 minutes 30 seconds east a distance of 307.39 feet to a point; thence north 74 degrees 41 minutes east a distance of 447.57 feet to a point; thence north 5 degrees 29 minutes east a distance of 320.02 feet to a point on the southeasterly corner of lands now or formerly of the Township of Upper St. Clair; thence by the line dividing lands now or formerly of the Township of Upper St. Clair and lands now or formerly of the Commonwealth of Pennsylvania the following three (3) courses and distances: south 74 degrees 41 minutes west a distance of

538.73 feet to a point; thence north 11 degrees 1 minute 10 seconds west a distance of 2223.62 feet to a point; thence north 1 degree 7 minutes west a distance of 1451.53 feet to a point on the southerly line of Lot No. 3 in the Sky Ridge Section One Plan as recorded in said recorder's office in Plan Book Volume 66, Pages 27, 28 and 29; thence by the line dividing Lot Numbers 3 through 6, inclusive, of the Sky Ridge Section One Plan and lands now or formerly of the Commonwealth of Pennsylvania north 84 degrees 26 minutes west a distance of 169.95 feet to a point; thence by the line dividing Lot Numbers 6 and 7 of the Sky Ridge Section One Plan and lands now or formerly of the Commonwealth of Pennsylvania south 44 degrees 48 minutes west a distance of 102.25 feet to a point; thence by the line dividing Lot Numbers 128 and 127 of the Sky Ridge Section Four Plan as recorded in said recorder's office in Plan Book Volume 71, Pages 110 and 111 and lands now or formerly of the Commonwealth of Pennsylvania south 6 degrees 23 minutes 30 seconds east a distance of 302.39 feet to a point; thence by the line dividing Lot Numbers 127 and 126 of the Sky Ridge Section Four Plan and lands now or formerly of the Commonwealth of Pennsylvania north 77 degrees 36 minutes west a distance of 175.34 feet to a point; thence by the line dividing Lot Numbers 126 through 115 of the Sky Ridge Section Four Plan and lands now or formerly of the Commonwealth of Pennsylvania north 71 degrees 54 minutes 30 seconds west a distance of 1080.32 feet to a point; thence by the line dividing Lot Numbers 129 through 139, inclusive, of the Sky Ridge Section Five Plan and lands now or formerly of the Commonwealth of Pennsylvania south 36 degrees 15 minutes 30 seconds west a distance of 1112 feet to a point; thence by the line dividing Lot Numbers 140 through 144, inclusive, of said Sky Ridge Section Five Plan and lands now or formerly of the Commonwealth of Pennsylvania north 47 degrees 32 minutes 30 seconds west a distance of 630 feet to a point common to the southerly right-of-way line of Mayview Road, the most westerly corner of Lot No. 144 of the Sky Ridge Section Five Plan and the northerly line of lands now or formerly of the Commonwealth of Pennsylvania, said point being the point of beginning.

Containing an area of 259.30 acres, more or less.

(b) 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.

(c) The deed of conveyance shall contain a clause that the property conveyed shall be used for recreational, conservational and other municipal purposes by Upper St. Clair Township and, if at any time Upper St. Clair Township or its successor in function sells or transfers the property or permits the property to be used for any purpose other than those specified in this section, the title to the property shall immediately revert to and revest in the Commonwealth of Pennsylvania.

(d) 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.

(e) The proceeds from this sale shall be deposited in the Agricultural Conservation Easement Purchase Fund.

(f) Costs and fees incidental to this conveyance shall be borne by the grantee.

Compiler's Note: The Department of Public Welfare, referred to in this section, was redesignated as the Department of Human Services by Act 132 of 2014.

Section 7. (a) The Department of General Services, with the approval of the Governor, is hereby authorized and directed on behalf of the Commonwealth of Pennsylvania to grant and convey to the Potter County Housing and Redevelopment Authority, for a consideration of one-half of the fair market value less the cost of improvements made as lessee as reviewed and approved by the Department of General Services, the following tract of land situate in the First Ward, Borough of Coudersport, Potter County, Pennsylvania, bounded and described as follows:

Beginning at a stake corner, said corner is the northeast corner of the parcel of land herein described; said corner is the intersection of the south right-of-way line of Seventh Street with the west easement line of the Coudersport Flood Control on the Allegheny River; thence along the west easement line of the Coudersport Flood Control Project; said easement line being 10 feet from the top inside edge of the west concrete retaining wall on the bank of the Allegheny River, south 1 degree 7 minutes west 100.6 feet to a stake corner, said corner being a common corner with that of land belonging to Harold Bradley; thence along the line of Harold Bradley, of which this parcel is a part, north 82 degrees 30 minutes west 141.1 feet to a stake corner, said corner being on the line of land belonging to Mrs. Kathryn Ives; thence along the land of Mrs. Kathryn Ives, north 7 degrees 30 minutes east 100 feet to a stake corner, said corner is a common corner with that of land belonging to Mrs. Kathryn Ives, said corner is on the south right-of-way line of Seventh Street, said right-of-way line being 33 feet from the center line thereof; thence along the south right-of-way line of Seventh Street, south 82 degrees 30 minutes east 129.9 feet to the place of beginning.

Containing 0.31 acres more or less.

Being part of the same premises which Monroe L. Peffer, his wife and others by deed dated December 27, 1947, recorded in Potter County Deed Book 140 at Page 45, granted and conveyed to Harold H. Bradley and Ethel, his wife.

(b) This 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 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.

(c) The land and buildings shall only be used for county housing and redevelopment purposes and, if at any time the property is used for other purposes, the title thereto shall immediately revert to and re-vest in the Commonwealth of Pennsylvania.

(d) 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.

(e) Costs and fees incidental to this conveyance shall be borne by the grantee.

Section 8. (a) The Department of General Services, with the approval of the Governor, is hereby authorized and directed on behalf of the Commonwealth of Pennsylvania to sell and convey to East Allen Township in Northampton County for a consideration equal to one-half the fair market value the following tract of land:

All that certain tract of land situated in East Allen Township, Northampton County, Pennsylvania, is bounded and described as follows:

Beginning at a point on the northerly corner of the tract, said point being a common corner with lands now or formerly Northampton County and with other lands now or formerly East Allen Township (commonly known as Bicentennial Park); thence along said Bicentennial Park lands south 3 degrees 59 minutes 45 seconds east 1357.64 feet to a point; thence south 87 degrees 8 minutes 45 seconds west 1538.67 feet to a point, said point being in common with lands now or formerly the Department of Public Welfare, Commonwealth of Pennsylvania; thence along said lands 104.41 feet to a point; thence continuing along the same due west 100.21 feet to a point, said point being a common corner with lands now or formerly the Department of Agriculture, Commonwealth of Pennsylvania; thence along said lands north 3 degrees 41 minutes 50 seconds west 250.63 feet to a point, said point being in common with the above-mentioned Northampton County lands; thence along said lands along a curve to the left having a central angle of 24 degrees 22 minutes 3 seconds, a radius of 1944.77 feet, and an arc length of 827.10 feet to a point; thence continuing along the same north 50 degrees 14 minutes 45 seconds east 1089.49 feet to a point, said point being the place of beginning.

Containing approximately 29.31 acres.

(b) The tract of land conveyed under subsection (a) shall contain a clause providing to East Allen Township the rights to an easement situated at:

All that certain tract of land situated in East Allen Township, Northampton County, Pennsylvania, is bounded and described as follows:

Beginning at a point on the center line of Colony Drive, said point being a common corner with lands now or formerly the Department of Public Welfare of the Commonwealth of Pennsylvania; thence along said lands north 3 degrees 41 minutes 50 seconds west 491.64 feet to a point, said point being a common corner with lands now or formerly the Department of Agriculture of the Commonwealth of Pennsylvania; thence along said lands due west 100.21 feet to a point; thence through lands of Department of Public Welfare of the Commonwealth of Pennsylvania south 3 degrees 41 minutes 50 seconds east 491.69 feet to a point on the center line of said Colony Drive; thence along the center line north 89 degrees 58 minutes 17 seconds east 100.21 feet to a point, said point being the place of beginning.

Containing approximately 1.13 acres.

(c) 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.

(d) The deed of conveyance shall contain a clause that the property conveyed shall be used for public and recreational purposes by East Allen Township, and, if at any time East Allen Township or its successor in function conveys the property or permits the property to be used for any purpose other than those specified in this section, the title to the property shall immediately revert to and re-vest in the Commonwealth of Pennsylvania.

(e) The deed of conveyance shall contain a clause that East Allen Township must have the property reviewed by the State Preservation Officer of the Pennsylvania Historical and Museum Commission prior to commencing any land use change or construction.

(f) 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.

(g) Costs and fees incidental to this conveyance shall be borne by the grantee.

Compiler's Note: The Department of Public Welfare, referred to in this section, was redesignated as the Department of Human Services by Act 132 of 2014.

Section 9. (a) The Department of General Services, with the approval of the Governor, is hereby authorized and directed on behalf of the Commonwealth of Pennsylvania to sell and convey to Northampton County for a consideration equal to one-half the fair market value the following tracts of land:

(1) All that certain tract or parcel of land situated in Allen Township, Northampton County, Pennsylvania, is bounded and described as follows:

Beginning at a point on the center line of Bullhead Road (T-482), said point being a common corner with lands now or formerly Daniel and Deborah Seiple and with lands now or formerly Joseph and Diane Nicrone; thence along said Nicrone lands south 45 degrees 12 minutes 41 seconds east 770.00 feet to a point; thence in and through lands now or formerly the Commonwealth of Pennsylvania south 64 degrees 49 minutes 6 seconds west 852.84 feet to a point; thence continuing through the same north 45 degrees 3 minutes 39 seconds west 480.00 feet to a point on the center line of the above-mentioned Bullhead Road; thence along said center line north 44 degrees 56 minutes 21 seconds east 800.00 feet to a point, said point being the place of beginning.

Containing approximately 11.49 acres.

Said lands being a portion of lands to be acquired by Northampton County from the Department of Agriculture of the Commonwealth of Pennsylvania totaling 215.42 acres.

(2) All that certain tract of land situated mostly in Allen Township and partially in East Allen Township, Northampton County, Pennsylvania, is bounded and described as follows:

Beginning at a point on the center line of Weaversville Road (S.R. 3017 - PA 892), said point being in common with lands now or formerly Frank and Berth Astl; thence along said Weaversville Road center line south 35 degrees 59 minutes 7 seconds east 60.81 feet to a point, said point being in common with other lands of the Commonwealth of Pennsylvania; thence through said lands the following five courses and distances: (1) south 63 degrees 24 minutes 8 seconds west 299.92 feet to a point; thence (2) south 21 degrees 35 minutes 31 seconds west 60 feet to a point; thence (3) south 56 degrees 33 minutes 34 seconds west 975.43 feet to a point, said line intending to be a distance of 5 feet from and parallel to a concrete block farm building; thence (4) south 49 degree 5 minutes 45 seconds west 1196.63 feet to a point; thence (5) south 33 degrees 13 minutes 41 seconds east 1364.36 feet to a point, said point being in common with lands now or formerly WBF Associates, L.P.; thence along said lands the following three courses and distances: (1) south 62 degrees 32 minutes 59 seconds west 1825.89 feet to a point; thence (2) north 26 degrees 8 minutes 31 seconds west 425 feet to a point; thence (3) south 63 degrees 9 minutes 39 seconds

west 1024.29 feet to a point, said point being in Willowbrook Road (T-478); thence in and along said road the following six courses and distances: (1) north 39 degrees 42 minutes 11 seconds west 735.44 feet to a point; thence (2) 20 degrees 22 minutes 11 seconds west 964.67 feet to a point; thence (3) north 20 degrees 18 minutes 11 seconds west 600.75 feet to a point; thence (4) north 36 degrees 11 minutes 11 seconds west 123.09 feet to a point; thence (5) north 44 degrees 52 minutes 11 seconds west 280.35 feet to a point; thence (6) north 41 degrees 54 minutes 11 seconds west 557.57 feet to a point, said point being in common with lands now or formerly Alfred and Joan Martha; thence along said lands north 57 degrees 20 minutes 29 seconds east 2130.65 feet to a point, said point being in common with lands now or formerly Daniel and Deborah Seiple; thence along said lands and lands now or formerly Joseph and Diane Nicrone south 44 degrees 52 minutes 56 seconds east 1203.28 feet to a point; thence continuing along lands of Nicrone south 45 degrees 12 minutes 41 seconds east 1119.22 feet to a point said point being in common with lands now or formerly Harold E. Blank et al.; thence along said lands south 45 degrees 19 minutes 15 seconds east 171.91 feet to a point; thence continuing along the same north 49 degrees 5 minutes 45 seconds east 1204.35 feet to a point; thence continuing along the same north 6 degrees 30 minutes 45 seconds east 142.45 feet to a point, said point being in common with the above-mentioned Astl lands; thence along said lands north 63 degrees 24 minutes 8 seconds east 1250.10 feet to a point, said point being the place of beginning.

Containing approximately 215.42 acres.

(b) The conveyances 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.

(c) The deed of conveyance under subsection (a)(2) shall contain a clause that the property conveyed shall be used for public and recreational purposes by Northampton County, and, if at any time Northampton County or its successor in function conveys the property or permits the property to be used for any purpose other than those specified in this section, the title to the property shall immediately revert to and revest in the Commonwealth.

(d) The deed of conveyance under subsection (a)(1) shall contain a clause that when Northampton County or its successor in function conveys the property, Northampton County shall pay the Commonwealth of Pennsylvania the other half of the market value per acre as established by the appraisal. In the event that through a good-faith effort the full market value is not obtained, the Commonwealth shall agree to accept the lesser amount and forgive the county of any balance between one-half the fair market value and full market value per acre as established by the appraisal. In the event that the sales price of the property under subsection (a)(1) exceeds the fair market value per acre, any additional funds received will be retained by the county. Those additional funds must be used for improvements of land purchased by the county.

(e) The deed of conveyance under subsection (a)(1) shall contain a clause that Northampton County, their assigns and successors will rehabilitate and maintain the property in

accordance with the approaches in "The Secretary of the Interior's Standards for Rehabilitating Historic Buildings."

(f) The deed of conveyance shall contain a clause that Northampton County must have the property reviewed by the State Preservation Officer of the Pennsylvania Historical and Museum Commission prior to commencing any land use change or construction.

(g) The deeds 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.

(h) Costs and fees incidental to these conveyances shall be borne by the grantee.

Section 10. The proceeds of the conveyances under sections 8 and 9 shall be paid into the Agricultural Conservation Easement Purchase Fund.

Section 11. Section 5 of the act of December 16, 1992 (P.L.1192, No.153), entitled "An act authorizing and directing the Department of Transportation, with the approval of the Governor, to sell and convey two tracts of land situate in the Township of Upper Gwynedd, Montgomery County, Pennsylvania, to the Wissahickon Valley Watershed Association, Inc., a tract in Tarentum Borough, Allegheny County, to Allegheny Property Development Corporation and a tract of land situate in Monroe Township, Snyder County, to Northumberland Boat Club; authorizing and directing the Department of General Services, with the approval of the Governor and the Department of Agriculture, to grant and convey to the County of Somerset, land situate in the Township of Somerset, Somerset County, Pennsylvania; authorizing and directing the Department of General Services, with the approval of the Governor, to convey to the Northampton Area School District a tract of land situate in East Allen Township, Northampton County, Pennsylvania; authorizing and directing the Department of General Services, with the approval of the Governor, to convey to Northampton County a tract of land situate in both East Allen Township and Allen Township, Northampton County, Pennsylvania; and authorizing and directing the Department of General Services, with the approval of the Governor, to convey to Hartley Township a tract of land situate in Hartley Township, Union County, Pennsylvania," is repealed.

Section 12. This act shall take effect immediately.