

CONVEYANCE - COMMONWEALTH PROPERTY IN CHESTER COUNTY

Act of Oct. 25, 1999, P.L. 445, No. 40

CL. 85

AN ACT

Authorizing the Department of General Services, with the approval of the Governor, to grant and convey to Newlin Township certain property situate in Newlin 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 the Governor, is hereby authorized on behalf of the Commonwealth of Pennsylvania to grant and convey to Newlin Township certain lands and buildings situate on the grounds of Embreeville Center, described in section 2, for fair consideration equal to fair market value as determined by independent appraisal.

Section 2. The property to be conveyed pursuant to section 1 consists of approximately 17 acres and a stone house bounded and more particularly described as follows:

Beginning at a point on the physical center line of Embreeville Road, Route 62, L.R. 273, S.R. 0162 (variable width), said point being at the approximate distance of 675 feet measured in an easterly direction from a point marking the intersection of the center line of said Embreeville Road with the center line of Stargazer Road; thence from the beginning point, leaving the bed of said Road, extending along lands now or formerly of Kate A. W. Roby, lands now or formerly of Jose R. Monasterio, lands now or formerly of Robert Spangler, Jr., and lands now or formerly of Houghton and Joannna duPont Lewis, North 01 degree 30 minutes 00 seconds East, crossing a pin found at the distance of 20.70 feet, the total distance of 1,104.95 feet to a pin in concrete found, a corner of said lands of Lewis, in line of lands now or formerly of the Commonwealth of Pennsylvania, of which this was a part; thence extending along said lands of the Commonwealth the following four (4) courses and distances: (1) South 74 degrees 27 minutes 15 seconds East, 638.47 feet to an angle point; (2) South 62 degrees 55 minutes 15 seconds East, 183.20 feet to an angle point; (3) South 14 degrees 30 minutes 15 seconds East, 200.00 feet to an angle point; and (4) South 41 degrees 40 minutes 15 seconds East, 220.00 feet to a point on a curve on the physical center line of the aforementioned Embreeville Road; thence extending along said physical center line the following four (4) courses and distances: (1) along the arc of a circle curving to the left, having a radius of 350.00 feet, the arc distance of 23.10 feet, the chord of said arc being South 58 degrees 30 minutes 07 seconds West, 23.10 feet to a point of tangent; (2) South 56 degrees 36 minutes 40 seconds West, 808.95 feet to a point of curve; (3) along the arc of a circle curving to the right, having a radius of 225.00 feet, the arc distance of 133.93 feet, the cord of said arc being South 73 degrees 39 minutes 50 seconds West, 131.96 feet to a point of tangent; and (4) North 89 degrees 17 minutes 00 seconds West, 181.76 feet to the first mentioned point and place of beginning.

Containing 16.656 acres, more or less.

Section 3. The conveyance shall be made under and subject to all lawful and enforceable easements, servitudes and rights of others, including, but not confined to, streets, roadways and rights of any telephone, telegraph, water, electric, gas or pipeline companies, as well as under and subject to any

lawful and enforceable estates or tenancies vested in third persons appearing of record, for any portion of the land or improvements erected thereon.

Section 4. The deed of conveyance shall be by special warranty deed and shall be executed by the Secretary of General Services in the name of the Commonwealth of Pennsylvania.

Section 5. Costs and fees incidental to this conveyance shall be borne by the grantee.

Section 6. In the event that this conveyance is not executed within five years of the effective date of this act, the property may be disposed of in accordance with section 2406-A of the act of April 9, 1929 (P.L.177, No.175), known as The Administrative Code of 1929.

Section 7. The Department of General Services shall reimburse its costs and fees from the proceeds as authorized under section 2406-A of the act of April 9, 1929 (P.L.177, No.175), known as The Administrative Code of 1929. Any proceeds remaining after payment of the above said costs shall be transferred to the General Fund.

Section 8. This act shall take effect immediately.