

THE GENERAL ASSEMBLY OF PENNSYLVANIA

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HOUSE BILL

No. 2483 Session of  
2008

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INTRODUCED BY CREIGHTON, MAY 2, 2008

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REFERRED TO COMMITTEE ON STATE GOVERNMENT, MAY 2, 2008

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AN ACT

1 Authorizing the Department of General Services, with the  
2 approval of the Governor, to grant and convey to Tad W.  
3 Hippensteel a pedestrian and vehicular access easement over  
4 certain lands of the Commonwealth of Pennsylvania situate in  
5 Mount Joy Township, Lancaster County.

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

8 Section 1. The Department of General Services, with the  
9 approval of the Governor, is hereby authorized on behalf of the  
10 Commonwealth of Pennsylvania to grant and convey to Tad W.  
11 Hippensteel an easement for pedestrian and vehicular access  
12 across lands of the Commonwealth of Pennsylvania situate in  
13 Mount Joy Township, Lancaster County, for \$2,157 and under terms  
14 and conditions to be established in an easement agreement with  
15 the Department of General Services.

16 Section 2. The easement to be conveyed, pursuant to Section  
17 1 consists of an area of approximately 0.10-acres located upon  
18 the grounds of the Department of Corrections' Training Academy  
19 in Mount Joy Township, Lancaster County, such easement area

1 being more particularly bounded and described as follows:

2 ALL THAT CERTAIN area extending through lands of the  
3 Commonwealth of Pennsylvania, situated on the westerly side of  
4 Cassell Road, (T.R. 310), located in Mount Joy Township,  
5 Lancaster County, Pennsylvania, as shown on an Access Easement  
6 Exhibit for the Commonwealth of Pennsylvania, prepared by David  
7 Miller/Associates, Incorporated, Drawing No. 07-121, dated  
8 05/30/07, said easement being more fully bounded and described  
9 as follows:

10 BEGINNING at a point in line of lands now or formerly of Tad  
11 W. Hippensteel, said point being South 32 degrees 33 minutes 20  
12 seconds West 184.95 feet from an iron pipe (found) at the  
13 northeasterly corner of said Hippensteel lands; thence extending  
14 through lands of the Commonwealth of Pennsylvania South 63  
15 degrees 50 minutes 13 seconds East 80.72 feet to a point on the  
16 westerly right-of-way line of Cassell Road (T.R. 310); thence  
17 extending along said westerly right-of-way line South 26 degrees  
18 09 minutes 47 seconds West 50.00 feet to a point; thence  
19 extending through lands of the Commonwealth of Pennsylvania  
20 North 63 degrees 50 minutes 13 seconds West 86.32 feet to a  
21 point in line of lands now or formerly of Tad W. Hippensteel;  
22 thence extending along said Hippensteel lands North 32 degrees  
23 33 minutes 20 seconds East 50.31 feet to the point of BEGINNING.

24 CONTAINING: 0.10-acres more or less.

25 Section 3. The conveyance shall be made under and subject to  
26 all lawful and enforceable easements, servitudes and rights of  
27 others, including but not limited to streets, roadways and  
28 rights of any telephone, telegraph, water, electric, gas or  
29 pipeline companies, as well as under and subject to any lawful  
30 and enforceable estates or tenancies vested in third persons

1 appearing of record, for any portion of the land or improvements  
2 erected thereon.

3 Section 4. The Deed of Easement shall contain such terms and  
4 conditions as shall be acceptable to the Department of General  
5 Services and shall be approved as provided by law and shall be  
6 executed by the Secretary of General Services in the name of the  
7 Commonwealth of Pennsylvania.

8 Section 5. Costs and fees incidental to this conveyance  
9 shall be borne by the Grantee and paid to the Department of  
10 General Services.

11 Section 6. The Department of General Services shall utilize  
12 the proceeds from the conveyance to reimburse itself for costs  
13 and fees it incurred as a result of this conveyance. Any funds  
14 remaining after reimbursement to the Department of General  
15 Services shall be paid into the General Fund.

16 Section 7. In the event that the Grantee and the Department  
17 of General Services cannot reach a mutually acceptable easement  
18 agreement within 12 months of the effective date of this act,  
19 the authorization contained herein shall expire.

20 Section 8. This act shall take effect immediately.