

THE GENERAL ASSEMBLY OF PENNSYLVANIA

SENATE BILL

No. 949 Session of  
1999

INTRODUCED BY THOMPSON, MAY 10, 1999

REFERRED TO STATE GOVERNMENT, MAY 10, 1999

AN ACT

1 Authorizing the Department of General Services, with the  
2 approval of the Governor, to grant and convey to Newlin  
3 Township, certain property situate in Newlin Township,  
4 Chester County, Pennsylvania.

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

7 Section 1. The Department of General Services, with the  
8 approval of the Governor, is hereby authorized on behalf of the  
9 Commonwealth of Pennsylvania to grant and convey to Newlin  
10 Township certain lands and buildings situate on the grounds of  
11 Embreeville Center, described in section 2, for fair  
12 consideration equal to fair market value as determined by  
13 independent appraisal.

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

17 BEGINNING at a point on the physical center line of  
18 Embreeville Road, Route 62, L.R. 273, S.R. 0162 (variable

1 width), said point being at the approximate distance of 675 feet  
2 measured in an easterly direction from a point marking the  
3 intersection of the centerline of said Embreeville Road with the  
4 centerline of Stargazer Road; thence from the BEGINNING point,  
5 leaving the bed of said Road, extending along lands now or  
6 formerly of Kate A. W. Roby, lands now or formerly of Jose R.  
7 Monasterio, lands now or formerly of Robert Spangler, Jr. and  
8 lands now or formerly of Houghton and Joannna duPont Lewis,  
9 North 01 degree 30 minutes 00 seconds East, crossing a pin found  
10 at the distance of 20.70 feet, the total distance of 1,104.95  
11 feet to a pin in concrete found, a corner of said lands of  
12 Lewis, in line of lands now or formerly of the Commonwealth of  
13 Pennsylvania, of which this was a part; thence extending along  
14 said lands of the Commonwealth the following four (4) courses  
15 and distances: (1) South 74 degrees 27 minutes 15 seconds East,  
16 638.47 feet to an angle point; (2) South 62 degrees 55 minutes  
17 15 seconds East, 183.20 feet to an angle point; (3) South 14  
18 degrees 30 minutes 15 seconds East, 200.00 feet to an angle  
19 point; and (4) South 41 degrees 40 minutes 15 seconds East,  
20 220.00 feet to a point on a curve on the physical centerline of  
21 the aforementioned Embreeville Road; thence extending along said  
22 physical centerline the following four (4) courses and  
23 distances: (1) along the arc of a circle curving to the left,  
24 having a radius of 350.00 feet, the arc distance of 23.10 feet,  
25 the chord of said arc being South 58 degrees 30 minutes 07  
26 seconds West, 23.10 feet to a point of tangent; (2) South 56  
27 degrees 36 minutes 40 seconds West, 808.95 feet to a point of  
28 curve; (3) along the arc of a circle curving to the right,  
29 having a radius of 225.00 feet, the arc distance of 133.93 feet,  
30 the cord of said arc being South 73 degrees 39 minutes 50

1 seconds West, 131.96 feet to a point of tangent; and (4) North  
2 89 degrees 17 minutes 00 seconds West, 181.76 feet to the first  
3 mentioned point and place of BEGINNING.

4 CONTAINING 16.656-acres, more or less.

5 Section 3. The conveyance shall be made under and subject to  
6 all lawful and enforceable easements, servitudes and rights of  
7 others, including, but not confined to streets, roadways and  
8 rights of any telephone, telegraph, water, electric, gas or  
9 pipeline companies, as well as under and subject to any lawful  
10 and enforceable estates or tenancies vested in third persons  
11 appearing of record, for any portion of the land or improvements  
12 erected thereon.

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

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

18 Section 6. In the event that this conveyance is not executed  
19 within 12 months of the effective date of this act, the property  
20 may be disposed of in accordance with section 2406-A of the act  
21 of April 9, 1929 (P.L.177, No.175), known as The Administrative  
22 Code of 1929.

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

29 Section 8. This act shall take effect immediately.