

THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 3045 Session of  
1992

INTRODUCED BY NYCE, ULIANA, FREEMAN AND GRUPPO,  
NOVEMBER 17, 1992

REFERRED TO COMMITTEE ON STATE GOVERNMENT, NOVEMBER 17, 1992

AN ACT

1 Authorizing and directing the Department of General Services,  
2 with the approval of the Governor, to convey to Northampton  
3 County a tract of land situate in both East Allen Township  
4 and Allen Township, Northampton 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 and directed on  
9 behalf of the Commonwealth of Pennsylvania to convey to  
10 Northampton County the following tract of land situate in both  
11 East Allen Township and Allen Township, Northampton County,  
12 Pennsylvania, for a consideration of one-half of the fair market  
13 value, the following:

14 All that certain tract or parcel of land situate in both East  
15 Allen Township and Allen Township, Northampton County,  
16 Pennsylvania, bounded and described as follows:

17 Beginning at a found concrete monument, said monument is also  
18 located at the southwest corner of lands now or formerly of  
19 Harold E. Blank et al (DBV 712, Page 1027). Thence continuing

1 along lands of Blank, the following two courses: north 48  
2 degrees 56 minutes 49 seconds east, a distance of 1203.09 feet  
3 to a found iron pin; north 06 degrees 31 minutes 06 seconds  
4 east, a distance of 143.08 feet to a found concrete monument  
5 located at the southwest corner of lands now or formerly of  
6 Frank and Berth Astl (DBV D89, Page 378). Thence along lands of  
7 Astl north 63 degrees 10 minutes 06 seconds east, a distance of  
8 1209.06 feet to a point, said point being located on the  
9 ultimate western right-of-way line of Weaversville Road (SR  
10 3017), said point being perpendicular 40 feet to said center  
11 line. Thence along the ultimate western right-of-way line of  
12 Weaversville Road, south 39 degrees 52 minutes 17 seconds east,  
13 a distance of 51.32 feet to a point. Thence through lands now or  
14 formerly of the Commonwealth of Pennsylvania the following five  
15 courses (said five courses being the new southerly boundary of  
16 lands of Northampton County: south 55 degrees 51 minutes 57  
17 seconds west, a distance of 1675.25 feet to a point; south 48  
18 degrees 56 minutes 49 seconds west, a distance of 816.59 feet to  
19 a point; south 60 degrees 31 minutes 48 seconds west, a distance  
20 of 758.75 feet to a point; south 35 degrees 55 minutes 36  
21 seconds east, a distance of 353.39 feet to a point; south 60  
22 degrees 46 minutes 15 seconds west, a distance of 2064.34 feet  
23 to a point located on the ultimate right-of-way line of  
24 Willowbrook Road (T478), said point being 25 feet perpendicular  
25 to said center line. Thence along the ultimate eastern right-of-  
26 way of Willowbrook Road, the following four courses: north 38  
27 degrees 48 minutes 23 seconds west, a distance of 151.92 feet to  
28 a point of curvature; along a curve to the right having a  
29 central angle of 19 degrees 29 minutes, a radius of 382.73 feet  
30 and an arc length of 130.15 feet to a point; north 19 degrees 19

1 minutes 23 seconds west, a distance of 213.86 feet to a point;  
2 north 20 degrees 35 minutes 49 seconds west, a distance of  
3 614.38 feet to a point of curvature. Thence along a curve return  
4 to the right having a central angle of 72 degrees 52 minutes 39  
5 seconds, a radius of 25 feet and an arc length of 31.80 feet to  
6 a point on the ultimate southerly right-of-way line of Bullhead  
7 Road (T482), said point being 25 feet perpendicular to said  
8 center line. Thence along the ultimate southerly right-of-way of  
9 Bullhead Road the following six courses: north 52 degrees 16  
10 minutes 50 seconds east, a distance of 140.08 feet to a point;  
11 north 50 degrees 42 minutes 36 seconds east, a distance of  
12 419.13 feet to a point; north 51 degrees, 28 minutes 48 seconds  
13 east, a distance of 429.34 feet to a point; north 51 degrees 01  
14 minute east, a distance of 244.13 feet to a point of curvature;  
15 along a curve to the left having a central angle of 05 degrees  
16 59 minutes 15 seconds, a radius of 2606.34 feet and an arc  
17 length of 272.37 feet to a point; north 45 degrees 01 minute 45  
18 seconds east, a distance of 850.25 feet to a point in line with  
19 lands now or formerly of Joseph and Diane Nicrone (DBV 551, page  
20 218). Thence along lands of Nicrone, south 45 degrees 07 minutes  
21 17 seconds east, a distance of 1027.20 feet to a found iron pin  
22 in line with lands now or formerly of Harold E. Blank et al.  
23 Thence along lands of Blank south 45 degrees 41 minutes 12  
24 seconds east, a distance of 232.18 feet to a point, said point  
25 of beginning.

26       Containing 80.4883 acres.

27       Section 2. The conveyance shall be made under and subject to  
28 all easements, servitudes and rights of others, including, but  
29 not confined to, streets, roadways and rights of any telephone,  
30 telegraph, water, electric, sewer, gas or pipeline companies, as

1 well as under and subject to any interest, estates or tenancies  
2 vested in third persons, whether or not appearing of record, for  
3 any portion of the land or improvements erected thereon.

4 Section 3. The deed of conveyance shall contain a clause  
5 that the property conveyed shall be used for public and  
6 recreational purposes by Northampton County and if at any time  
7 Northampton County or its successor in function conveys the  
8 property or permits the property to be used for any purpose  
9 other than those specified in this section, the title to the  
10 property shall immediately revert to and revest in the  
11 Commonwealth of Pennsylvania.

12 Section 4. The deed of conveyance shall be approved as  
13 provided by law and shall be executed by the Secretary of  
14 General Services in the name of the Commonwealth of  
15 Pennsylvania.

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

18 Section 6. This act shall take effect in 60 days.