

THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 1458 Session of  
1999

INTRODUCED BY LYNCH, MAY 6, 1999

REFERRED TO COMMITTEE ON STATE GOVERNMENT, MAY 6, 1999

AN ACT

1 Authorizing and directing the Department of General Services,  
2 with the approval of the Governor, to sell and convey to  
3 Warren County Conservation District, a certain tract of land  
4 situate in the Township of Glade, Warren County,  
5 Pennsylvania.

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

8 Section 1. (a) The Department of General Services, with the  
9 approval of the Governor, is hereby authorized and directed on  
10 behalf of the Commonwealth of Pennsylvania to grant, sell and  
11 convey to the Warren County Conservation District, for  
12 consideration equal to the fair market value as determined by an  
13 independent appraisal a tract of land as further described  
14 below.

15 (b) The property to be conveyed is a single tract of land  
16 situate in the Township of Glade, Warren County, Pennsylvania,  
17 bounded and described as follows:

18 Commencing at a set 1/2 inch rebar located at the intersection  
19 of the westerly right-of-way of Conewango Avenue Extension and

1 the northerly right-of-way of Hatch Run Road, said rebar being  
2 the Point of Beginning:  
3 Thence North 00 degrees 40 minutes 48 seconds East a distance of  
4 566.06 feet along the westerly right-of-way of Conewango Avenue  
5 Extension to a set 1/2 inch rebar;  
6 Thence North 81 degrees 06 minutes 21 seconds East a distance of  
7 261.06 feet along lands of The Commonwealth of Pennsylvania to a  
8 set 1/2 inch rebar;  
9 Thence South 00 degrees 40 minutes 48 seconds West a distance of  
10 619.63 feet severing lands of The Commonwealth of Pennsylvania  
11 to a set 1/2 inch rebar;  
12 Thence North 85 degrees 39 minutes 42 seconds West a distance of  
13 141.46 feet along the northerly right-of-way of Hatch Run Road  
14 to a set 1/2 inch rebar;  
15 Thence South 04 degrees 20 minutes 18 seconds West a distance of  
16 5.00 feet along the northerly right-of-way of Hatch Run Road to  
17 a set 1/2 inch rebar;  
18 Thence North 86 degrees 18 minutes 06 seconds West a distance of  
19 116.09 feet along the northerly right-of-way of Hatch Run Road  
20 to a set 1/2 inch rebar, said rebar being the Point of  
21 Beginning.

22 CONTAINING a total area of 152,460.0 Sq. Ft. or 3.5 Acres.  
23 BEING DEPICTED on a survey plat (Number C98214) prepared by John  
24 E. Cox, Professional Land Surveyor, on November 10, 1998.  
25 LESS AND ACCEPTING a permanent thirty foot wide right-of-way  
26 across the tract of land from Conewango Avenue Extension to the  
27 remaining 347.50 acre parcel.

28 (c) The conveyance authorized by this section shall be made  
29 under and subject to all lawful and enforceable easements,  
30 servitudes and rights of others, including, but not confined to,

1 streets, roadways and rights of any telephone, telegraph, cable,  
2 water, electric, sewer, gas or pipeline companies, as well as  
3 under the subject to any lawful and enforceable interest,  
4 estates or tenancies vested in third persons, appearing of  
5 record, for any portion of the land or improvements erected  
6 thereon.

7 (d) The deed of conveyance authorized by this section shall  
8 be approved as provided by law and shall be executed by the  
9 Secretary of General Services in the name of the Commonwealth of  
10 Pennsylvania. In the event that this conveyance is not executed  
11 within 12 months of the effective date of this act, the property  
12 shall continue to be used by the Warren County Conservation  
13 District in accordance with the terms and conditions of the  
14 Interagency Agreement between the Warren County Conservation  
15 District and the Commonwealth of Pennsylvania, dated September  
16 18, 1997.

17 (e) Warren County Conservation District shall obtain  
18 subdivision approval for the subdivision resulting from this  
19 conveyance prior to formal closing.

20 (f) Costs and fees incidental to the conveyance authorized  
21 by this section shall be borne by the Grantees.

22 Section 2. This act shall take effect immediately.