

## AMENDMENTS TO HOUSE BILL NO. 18

Sponsor: SENATOR FOLMER

Printer's No. 38

1 Amend Bill, page 1, line 5, by striking out the period after  
2 "County" and inserting  
3 ; authorizing the transfer of title for certain Project 70 lands  
4 owned by Lehigh County to Whitehall Township, Lehigh County;  
5 authorizing the release of Project 70 restrictions on certain  
6 lands owned by the Commonwealth of Pennsylvania, acting by  
7 and through the Department of Conservation and Natural  
8 Resources, in exchange for the imposition of Project 70  
9 restrictions on other lands to be acquired by the  
10 Commonwealth of Pennsylvania, acting by and through the  
11 Department of Conservation and Natural Resources; authorizing  
12 the Department of General Services, with the approval of the  
13 Department of Military and Veterans Affairs and the Governor,  
14 to grant and convey to Monroe County Municipal Waste  
15 Management Authority, or its successors or assigns, certain  
16 lands, buildings and improvements situate in Stroud Township,  
17 Monroe County; and authorizing the Department of General  
18 Services and East Stroudsburg University of the State System  
19 of Higher Education, with the approval of the Governor, to  
20 grant and convey to East Stroudsburg Borough, a certain  
21 permanent public sanitary sewer easement and certain  
22 permanent public water supply system easements situate in  
23 East Stroudsburg Borough, Monroe County.

24 Amend Bill, page 5, by inserting between lines 13 and 14  
25 Section 2. Lands to be transferred to Whitehall Township,  
26 Lehigh County.  
27 (a) Authorization.--Under the requirements of section 20(b)  
28 of the act of June 22, 1964 (Sp.Sess., P.L.131, No.8), known as  
29 the Project 70 Land Acquisition and Borrowing Act, the General  
30 Assembly hereby authorizes the transfer of the title for a  
31 portion of the Project 70 lands owned by Lehigh County, known as  
32 the Jordan Creek Parkway, which are more particularly described  
33 in subsection (c), to Whitehall Township, Lehigh County.  
34 (b) Project 70 restrictions.--The lands described in  
35 subsection (c) shall be transferred with all existing  
36 restrictions currently imposed by the Project 70 Land  
37 Acquisition and Borrowing Act upon conveyance of the lands to

Whitehall Township, Lehigh County.

(c) Property description.--The parcels of land to be transferred with existing Project 70 restrictions are located in Whitehall Township, Lehigh County, and are more particularly bounded and described as follows:

(1) Parcel 45.

All that certain tract of land located along Jordan Creek North of Pennsylvania State Highway (U.S. Route 22, L.R. 771) in the second ward of the Township of Whitehall, County of Lehigh and Commonwealth of Pennsylvania, being bounded and described as follows:

BEGINNING at a point in the line dividing lands now or late of Michael Puchyr and Mary Puchyr, husband and wife, and D.S. Sausman Enterprises, Inc., and in the northern right-of-way line of Pennsylvania State Highway (U.S. Route 22, L.R. 771), thence along said right-of-way line south 72 degrees 02 minutes 55 seconds West, 261.96 feet, crossing Jordan Creek to a point, thence along land now or late of the Township of Whitehall, North 0 degrees 21 minutes 45 seconds West, 96.77 feet to a point, thence along lands now or late of Horace E. McCready and Ruth A. McCready, husband and wife, and in and along Jordan Creek the three (3) following courses and distances:

1. North 12 degrees 40 minutes 45 seconds West, 455.00 feet to a point,

2. North 5 degrees 34 minutes 15 seconds East, 220.00 feet to a point, and

3. North 22 degrees 39 minutes 20 seconds East, 1270.69 feet to a point,

thence along land now or late of Richard J. Deppe, South 78 degrees 19 minutes 33 seconds East, 226.30 feet to a point, thence along other land now or late of Michael Puchyr, South 11 degrees 40 minutes 27 seconds West, 85.00 feet to a point, thence in and through land now or late of Michael Puchyr and Mary Puchyr, husband and wife, the four (4) following courses and distances:

1. North 78 degrees 19 minutes 33 seconds West, 70.00 feet to a point,

2. South 20 degrees 39 minutes 07 seconds West, 1208.42 feet to a point,

3. South 4 degrees 17 minutes 20 seconds West, 160.45 feet to a point, and

4. South 13 degrees 06 minutes 10 seconds East, 110.59 feet to an iron pipe,

thence along land now or late of D.S. Sausman Enterprises, Inc., the two (2) following courses and distances:

1. By a curve to the left with a radius of 250.00 feet for a distance of 23.81 feet to an iron pipe,

2. South 17 degrees 57 minutes 05 seconds East, 334.54 feet to the place of beginning.

Containing 9.15792 acres

(2) Parcel 46.

1 All that certain tract of land located in the second ward of the  
2 Township of Whitehall, County of Lehigh and Commonwealth of  
3 Pennsylvania, being bounded and described as follows, to wit:  
4 BEGINNING at a point in the southern line of land now or late of  
5 R.L. Hunsicker and in the eastern line of Mickley Road (T 862  
6 thirty-three feet wide) thence along the southern line of land  
7 now or late of R.L. Hunsicker South 68 degrees 53 minutes 50  
8 seconds East, 164.40 feet to a point, thence in Jordan Creek and  
9 along land now or late of Richard J. Deppe South 1 degree 09  
10 minutes 18 seconds West, 33.17 feet to a point, thence in Jordan  
11 Creek and along land now or late of Michael Puchyr the three (3)  
12 following courses and distances:

13 1. South 22 degrees 39 minutes 20 seconds West, 1270.69  
14 feet to a point,

15 2. South 5 degrees 34 minutes 15 seconds West, 220.00  
16 feet to a point, and

17 3. South 12 degrees 40 minutes 45 seconds East, 455.00  
18 feet to a point.

19 thence along land of Township of Whitehall North 59 degrees 49  
20 minutes 05 seconds West, 462.01 feet to a point, thence along  
21 land now or late of Walter D. Jenkins the two (2) following  
22 courses and distances:

23 1. North 0 degrees 04 minutes 05 seconds West, 255.83  
24 feet to a point, and

25 2. North 77 degrees 25 minutes 05 seconds West, 194.73  
26 feet to a point,

27 thence in and through land now or late of Horace W. McCready and  
28 Ruth A. McCready, husband and wife, and along the eastern side  
29 of Mickley Road (T862) the eight (8) following courses and  
30 distances:

31 1. North 33 degrees 28 minutes 20 seconds East, 213.75  
32 feet to a point,

33 2. By a curve to the right with a radius of 823.03 feet  
34 for a distance of 252.88 feet to a point,

35 3. North 51 degrees 04 minutes 36 seconds East, 23.73  
36 feet to a point,

37 4. By a curve to the left with a radius of 712.85 feet  
38 for a distance of 102.20 feet to a point,

39 5. North 42 degrees 51 minutes 45 seconds East, 163.14  
40 feet to a point,

41 6. By a curve to the left with a radius of 660.83 feet  
42 for a distance of 263.13 feet to a point,

43 7. North 20 degrees 02 minutes 45 seconds East, 594.61  
44 feet to a point, and

45 8. North 19 degrees 10 minutes 45 seconds East, 49.70  
46 feet to the place of beginning.

47 Containing 10.97075 acres.

48 (d) Existing restrictions.--The following restrictions shall  
49 remain in the deeds of conveyance for the lands described in  
50 subsection (c): This indenture is given to provide land for  
51 recreation, conservation and historical purposes, as said

purposes are defined in the act of June 22, 1964 (Sp.Sess., P.L.131, No.8), known as the Project 70 Land Acquisition and Borrowing Act.

Section 3. Restrictions on property owned by the Commonwealth, acting by and through the Department of Conservation and Natural Resources.

(a) Authorization.--Under the requirements of section 20(b) of the act of June 22, 1964, (Sp. Sess., P.L.131, No.8), known as the Project 70 Land Acquisition and Borrowing Act, the General Assembly hereby authorizes the release of Project 70 restrictions on land owned by the Commonwealth, acting by and through the Department of Conservation and Natural Resources, which is more particularly described in subsection (b), in exchange for the imposition of Project 70 restrictions on land, which is more particularly described in subsection (c).

(b) Land to be released from Project 70 restrictions.--The land to be released from Project 70 restrictions is as follows:

ALL THOSE CERTAIN tracts or parcels of land situate in Upper Uwchlan Township, Chester County, Pennsylvania, being bounded and described according to Pennsylvania Turnpike Commission Plan No. RW 6018-C, WBS No. T-308.00T001-4-10, dated April 20, 2018, Milepost T308.12 to T308.52, and as follows to wit:

FIRST:

BEGINNING at a point on the southerly legal right-of-way line for limited access of the grantee and the westerly legal right-of-way line of Styer Road (T-457), said point being located 100.00 feet right of and opposite Survey and Right-of-Way Baseline Station 754+71±;

Thence through lands of the grantor and along the westerly legal right-of-way line of Styer Road (T-457), South 39°45'56" West, 60.26 feet to a point being located 160.00 feet, right of and opposite Survey and Right-of-Way Baseline Station 754+77±;

Thence through land of the grantor and along the required right-of-way line for limited access the following three (3) courses and distances:

1. North 44°56'27" West, 599.92 feet to a point being located 160.00 feet, right of and opposite Survey and Right-of-Way Baseline Station 748+77.00;

2. North 46°49'41" West, 607.33 feet to a point being located 180.00 feet, right of and opposite Survey and Right-of-Way Baseline Station 742+70.00;

3. North 44°56'27" West, 28.61 feet to a point on the line now or formerly of the Pennsylvania Turnpike Commission, said point being located 180.00 feet right of and opposite Survey and Right-of-Way Baseline Station 742+41±;

Thence along land now or formerly of the Pennsylvania Turnpike Commission the following two (2) courses and distances:

1. North 50°21'47" East, 14.32 feet to a point being located 166 feet, more or less, right of and opposite Survey and Right-of-Way Baseline Station 742+43±;

2. North 28°26'03" East, 68.60 feet to a point on the

southerly legal right-of-way line for limited access of the grantee, said point being located 100.00 feet, more or less, right of and opposite Survey and Right-of-Way Baseline Station 742+23±;

Thence along the southerly legal right-of-way line for limited access of the grantee, South 44°56'27" East, 1248.27 feet to the Point of BEGINNING.

CONTAINING 1.863 Acres

SECOND:

BEGINNING at a point on the southerly legal right-of-way line for limited access of the grantee and the easterly legal right-of-way line of Styer Road (T-457), said point being located 102.02 feet right of and opposite Survey and Right-of-Way Baseline Station 755+05±;

Thence along the southerly legal right-of-way line for limited access of the grantee the following four (4) courses and distances:

1. South 33°37'26" East, 40.66 feet to a point being located 110.00 feet, right of and opposite Survey and Right-of-Way Baseline Station 755+45±;

2. South 44°56'27" East, 799.40 feet to a point being located 110.00 feet, right of and opposite Survey and Right-of-Way Baseline Station 763+44±;

3. South 56°15'27" East, 50.96 feet to a point being located 100.00 feet, right of and opposite Survey and Right-of-Way Baseline Station 763+94±;

4. South 44°56'27" East, 52.89 feet to a point on the line now or formerly of Robin W. and Judy A. Reid, said point being located 100.00 feet right of and opposite Survey and Right-of-Way Baseline Station 764+47±;

Thence along land now of formerly of Robin W. and Judy A. Reid, South 14°05'18" West, 29.24 feet to a point being located 125 feet, more or less, right of and opposite Survey and Right-of-Way Baseline Station 764+62±;

Thence through land of the grantor and along the required right-of-way line for limited access the following six (6) courses and distances:

1. North 75°54'42" West, 87.31 feet to a point being located 170.00 feet, right of and opposite Survey and Right-of-Way Baseline Station 763+87.00;

2. North 44°56'27" West, 127.00 feet to a point being located 170.00 feet, right of and opposite Survey and Right-of-Way Baseline Station 762+60.00;

3. North 45°03'33" East, 10.00 feet to a point being located 160.00 feet, right of and opposite Survey and Right-of-Way Baseline Station 762+60.00;

4. North 44°56'27" West, 295.00 feet to a point being located 160.00 feet, right of and opposite Survey and Right-of-Way Baseline Station 759+65.00;

5. South 45°03'33" West, 5.00 feet to a point being located 165.00 feet, right of and opposite Survey and Right-of-Way

1 Baseline Station 759+65.00;

2 6. North 44°56'27" West, 454.48 feet to a point on the  
3 easterly legal right-of-way line of Styer Road (T-457), said  
4 point being located 165.00 feet, right of and opposite Survey  
5 and Right-of-Way Baseline Station 755+11±;

6 Thence along the easterly legal right-of-way line of Styer  
7 Road (T-457), North 39°45'56" East, 63.25 feet to the Point of  
8 BEGINNING.

9 CONTAINING 1.176 Acres

10 THIRD:

11 BEGINNING at a point on the required right-of-way line for  
12 limited access, said point being located 160.00 feet, right of  
13 and opposite Survey and Right-of-Way Baseline Station 759+65.00;

14 Thence along the required right-of-way line for limited  
15 access, South 44°56'27" East, 65.00 feet to a point being  
16 located 160 feet, right of and opposite Survey and Right-of-Way  
17 Baseline Station 760+30;

18 Thence through land of the grantor the following three (3)  
19 courses and distances:

20 1. South 45°03'33" West, 50.00 feet to a point being located  
21 210 feet, right of and opposite Survey and Right-of-Way Baseline  
22 Station 760+30;

23 2. North 44°56'27" West, 65.00 feet to a point being located  
24 210 feet, right of and opposite Survey and Right-of-Way Baseline  
25 Station 759+65;

26 3. North 45°03'33" East, 50.00 feet to the Point of  
27 BEGINNING.

28 CONTAINING 0.075 Acre

29 FOURTH:

30 BEGINNING at a point on the northerly legal right-of-way line  
31 for limited access of the grantee and the easterly legal right-  
32 of-way line of Styer Road (T-457), said point being located 100  
33 feet, more or less, left of and opposite Survey and Right-of-Way  
34 Baseline Station 754+91±;

35 Thence along the easterly legal right-of-way line of Styer  
36 Road (T-457), by a curve to the right, having a radius of 533.50  
37 feet, an arc length of 43.86 feet, and a chord bearing of North  
38 45°50'56" East, a chord distance of 43.84 feet to a point being  
39 located 144 feet, more or less, left of and opposite Survey and  
40 Right-of-Way Baseline Station 754+92±;

41 Thence along the required right-of-way line for limited  
42 access and land now or formerly of John S. and Patricia M.  
43 Cassel the following three (3) courses and distances:

44 1. South 60°22'50" East, 57.19 feet to a point being located  
45 159 feet, more or less, left of and opposite Survey and Right-  
46 of-Way Baseline Station 755+47±;

47 2. North 80°07'06" East, 109.81 feet to a point being  
48 located 249 feet, more or less, left of and opposite Survey and  
49 Right-of-Way Baseline Station 756+10±;

50 3. South 41°47'17" East, 201.29 feet to a point being  
51 located 238 feet, more or less, left of and opposite Survey and

1 Right-of-Way Baseline Station 758+11±;

2 Thence along the required right-of-way line for limited  
3 access, land now or formerly of John S. and Patricia M. Cassel,  
4 land now or formerly of William M. and Kathleen A. Kalkbrenner,  
5 and land now or formerly of Nelson L. and Kimberly D. Lucas-  
6 Murphy, South 16°06'07" East, 265.12 feet to a point on the  
7 northerly legal right-of-way line of the grantee, said point  
8 being located 110 feet, more or less, left of and opposite  
9 Survey and Right-of-Way Baseline Station 760+43±;

10 Thence along the northerly legal right-of-way line for  
11 limited access of the grantee the following three (3) courses  
12 and distances:

13 1. North 44°56'27" West, 348.56 feet to a point being  
14 located 110.00 feet, left of and opposite Survey and Right-of-  
15 Way Baseline Station 756+94±;

16 2. North 56°15'27" West, 50.96 feet to a point being located  
17 100.00 feet, left of and opposite Survey and Right-of-Way  
18 Baseline Station 756+44±;

19 3. North 44°56'27" West, 153.50 feet to the Point of  
20 BEGINNING.

21 CONTAINING 1.186 Acres

22 Being portions of the same properties that the Chester County  
23 Water Resources Authority, by its deed dated November 7, 1969  
24 and recorded November 7, 1969, in the Recorder of Deeds Office  
25 in and for Chester County, Pennsylvania, in Deed Book C39, Page  
26 290, and its deed dated February 20, 1978 and recorded February  
27 20, 1978, in the Recorder of Deeds Office in and for Chester  
28 County, Pennsylvania, in Deed Book M52, Page 300, granted and  
29 conveyed unto the Commonwealth of Pennsylvania.

30 (c) Land subject to the imposition of Project 70  
31 restrictions.--The land to be acquired by the Commonwealth,  
32 acting by and through the Department of Conservation and Natural  
33 Resources, on which Project 70 restrictions are to be imposed,  
34 is as follows:

35 ALL THAT CERTAIN parcel of land situated in Wallace Township,  
36 Chester County, Pennsylvania, being a PART OF UPI 31-4-145,  
37 being a Turnpike Mitigation Area according to a new survey  
38 thereof as shown on a Plan of Property Boundary Survey for  
39 Natural Lands, prepared by Beideman Associates, Glenmoore,  
40 Pennsylvania, dated February 22, 2018, and being more fully  
41 described as follows:

42 BEGINNING AT AN INTERIOR POINT, a corner of a  
43 County/State/Highlands Funding Area, and on line of land of the  
44 Commonwealth of Pennsylvania (UPI 31-4-146); which INTERIOR  
45 POINT OF BEGINNING is located as follows from the point of  
46 intersection of the title line in Marshall Road (S.R. 4033) and  
47 the title line in Chalfont Road (T-423), being at the  
48 intersection of Little Conestoga Road (S.R. 4016) extending to  
49 the north and east, Marshall Road extending to the west, and  
50 Chalfont Road extending to the south; commencing thence along  
51 the title line in Chalfont Road and along the Charles Andrews

Subdivision recorded in Plan Book 56 Page 13, the three (3) following courses and distances: 1) South 14 degrees 34 minutes 31 seconds East 585.32 feet to a point; 2) crossing through the Andrews Lane intersection, South 20 degrees 24 minutes 31 seconds 369.89 East feet to a point; and 3) South 30 degrees 30 minutes 31 seconds East 363.53 feet to a point; thence continuing along the title line in Chalfont Road and along the Chalfont-St. Giles Subdivision recorded as Plan Number 13270, crossing through the Waterview Drive intersection, South 21 degrees 33 minutes 32 seconds East 411.98 feet to a point, a corner of land of the Commonwealth of Pennsylvania (UPI 31-4-146); thence leaving Chalfont Road and along said land of the Commonwealth of Pennsylvania, South 44 degrees 35 minutes 45 seconds West 65.60 feet to a corner of the herein described Turnpike Mitigation Area, an interior point and the TRUE POINT OF BEGINNING; THENCE FROM THE TRUE POINT OF BEGINNING, along said land of the Commonwealth of Pennsylvania, crossing a copperweld found at a distance of 19.24 feet, South 44 degrees 35 minutes 45 seconds West a total distance of 1165.92 feet to a concrete monument found at a corner of land of Philadelphia Suburban Water Company, now Aqua Pennsylvania, Inc. (UPI 31-4-143); thence along said land, North 38 degrees 22 minutes 44 seconds West 183.64 feet to a corner of the aforementioned County/State/Highlands Funding Area; thence through UPI 31-4-145 of which this is a part, and along the County/State/Highlands Funding Area, North 44 degrees 35 minutes 45 seconds East 1224.02 feet to a point; thence along the same, South 21 degrees 33 minutes 32 seconds East 199.27 feet to the point of beginning.

CONTAINING 5.000 acres of land be the same more or less.

BEING PART OF UPI Number 31-4-145.

BEING A PART OF THE SAME PREMISES which Dekamodo Investment Partnership, L.P., by deed dated December 19, 2017, and recorded December 29, 2017, in the Office of the Recorder of Deeds in and for the County of Chester, Pennsylvania, in Record Book 9675 Page 243, granted and conveyed to Natural Lands Trust, a Pennsylvania non-profit corporation.

(d) Clause.--Project 70 restrictions shall be imposed on the lands described in subsection (c) by the following deed clause:

This land to be used for park, recreation, and conservation purposes in accordance with provisions of the act of June 22, 1964 (Sp. Sess., P.L. 131, No. 8), known as the Project 70 Land Acquisition and Borrowing Act.

(e) Easements.--The conveyances described in this section shall be 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.



1 Section 4. Conveyance in Stroud Township, Monroe County.

2 (a) Authorization for conveyance.--The Department of General  
3 Services, with the approval of the Department of Military and  
4 Veterans Affairs and the Governor, is authorized on behalf of  
5 the Commonwealth of Pennsylvania to grant and convey to Monroe  
6 County Municipal Waste Management Authority, or its successors  
7 or assigns, the tract of land described under subsection (b)  
8 together with any buildings, structures or improvements thereon,  
9 situate in Stroud Township, Monroe County, for \$45,000 and under  
10 terms and conditions to be established in a Lease with the  
11 Option to Purchase Agreement with the Department of General  
12 Services.

13 (b) Property description.--The property to be conveyed under  
14 subsection (a) consists of approximately 10.01 acres of land and  
15 ancillary buildings located thereon, bounded and more  
16 particularly described as follows:

17 ALL THAT CERTAIN tract, parcel or piece of land situate in  
18 the Township of Stroud, County of Monroe and State of  
19 Pennsylvania, bounded and described as wit:

20 BEGINNING at a point near the middle of the state road  
21 leading from Shafers School House to N/F Wigwam Park; thence  
22 along the northeasterly side of a township road (bearing from  
23 the M.M. of 1961) South 85 degrees 20 minutes West (at 62.79  
24 feet passing an iron pipe) 1089.67 feet to an iron pipe; thence  
25 by other lands of N/F Marion C. Brislin, of which this tract was  
26 formerly a part, North 29 degrees 43 minutes 5 seconds West 345  
27 feet to an iron pipe; thence by the same, North 82 degrees 9  
28 minutes 15 seconds East (at 1347.74 feet passing an arc pipe)  
29 1371.73 feet to a point near the middle of said state road;  
30 thence averaging the middle of said state road, South 4 degrees  
31 31 minutes West 196.80 feet to a point; thence by the same,  
32 South 23 degrees 7 minutes 40 seconds West 219.69 feet to the  
33 place of Beginning.

34 Containing 10.01 acres, more or less.

35 BEING Parcel ID No: 17638000962284.

36 BEING the same premises conveyed from Marion C. Brislin,  
37 widow, to the Commonwealth of Pennsylvania, by deed dated  
38 December 12, 1962, recorded in the Monroe County Recorder of  
39 Deeds Office in Deed Book 308, Page 996.

40 (c) Easements.--The conveyance shall be made under and  
41 subject to all lawful and enforceable easements, servitudes and  
42 rights of others including, but not confined to, streets,  
43 roadways and rights of telephone, telegraph, water, electric,  
44 gas or pipeline companies, as well as under and subject to  
45 lawful and enforceable estates or tenancies vested in third  
46 persons appearing of record, for any portion of the land or  
47 improvements erected thereon.

48 (d) Condition.--The conveyance shall be made under and  
49 subject to the condition, which shall be contained in the deed  
50 of conveyance, that no portion of the property conveyed may be  
51 used as a licensed facility, as defined in 4 Pa.C.S. § 1103

1 (relating to definitions), or any other similar type of facility  
2 authorized under State law. The condition shall be a covenant  
3 running with the land and shall be binding upon the grantee, its  
4 successors and assigns. Should the grantee, its successors or  
5 assigns permit any portion of the property authorized to be  
6 conveyed in this section to be used in violation of this  
7 subsection, the title shall immediately revert to and revest in  
8 the grantor.

9 (e) Deed.--The deed of conveyance shall be by Special  
10 Warranty Deed and shall be executed by the Secretary of General  
11 Services in the name of the Commonwealth of Pennsylvania.

12 (f) Costs and fees.--Costs and fees incidental to the  
13 conveyance shall be borne by the grantee.

14 (g) Proceeds of sale.--The proceeds from the sale shall be  
15 deposited in the State Treasury Armory Fund.

16 (h) Alternative disposition.--In the event that the  
17 conveyance is not executed per the terms and conditions as  
18 established in the Lease with the Option to Purchase Agreement  
19 with the Department of General Services, the property may be  
20 disposed of by competitive bid.

21 Section 5. Easements by the Department of General Services and  
22 East Stroudsburg University.

23 (a) Easements by the Department of General Services.--The  
24 Department of General Services, with the approval of the  
25 Governor, is authorized on behalf of the Commonwealth of  
26 Pennsylvania to grant and convey to East Stroudsburg Borough a  
27 certain permanent public sanitary sewer easement and certain  
28 permanent public water supply system easements, situate in East  
29 Stroudsburg Borough, Monroe County and described under  
30 subsection (b), for \$1.00, for the purpose of access to, and  
31 operation, maintenance, repair, replacement, protection and  
32 security of, a sanitary sewer line, two water wells and  
33 appurtenant facilities, under terms and conditions to be  
34 established in separate easement agreements.

35 (b) Description of easements by the Department of General  
36 Services.--The easements to be conveyed under subsection (a) are  
37 more particularly described as follows:

38 Public Sanitary Sewer Easement

39 ALL THAT CERTAIN piece or parcel of land situated in the  
40 Borough of East Stroudsburg, Monroe County, Pennsylvania, as  
41 shown on drawing V0301, dated November 9, 2017, titled "Sanitary  
42 Sewer Easement," prepared by Pennoni Associates, Inc., 672 North  
43 River Street, Suite 313, Plains, Pennsylvania, 18705, bounded  
44 and described as follows:

45 Beginning at a point along the westerly right-of-way line of  
46 Smith Street, said point being North 36°09'53" West a distance  
47 of 437.06 feet and North 36°52'18" West a distance of 197.18  
48 feet from the intersection of the westerly right-of-way line of  
49 Smith Street and the northerly right-of-way line of Normal  
50 Street:

51 Thence through lands of the General State Authority (East

1 Stroudsburg University), South 49°57'11" West a distance of  
2 65.13 feet to a point;  
3 Thence through the same, South 48°11'17" West a distance of  
4 95.28 feet to a point;  
5 Thence through the same, South 49° 09'34" West a distance of  
6 192.12 feet to a point;  
7 Thence through the same, South 08°04'19" West a distance of  
8 15.69 feet to a point;  
9 Thence through the same, North 75°50'35" West a distance of  
10 90.82 feet to a point;  
11 Thence through the same, South 15°02'09" West a distance of  
12 207.96 feet to a point;  
13 Thence through the same, South 02°06'53" West a distance of  
14 107.22 feet to a point;  
15 Thence through the same, South 31°49'57" East a distance of  
16 75.12 feet to a point;  
17 Thence through the same, South 33°20'32" East a distance of  
18 309.67 feet to a point along the northerly right-of-way line of  
19 Normal Street;  
20 Thence along the northerly right-of-way line of Normal  
21 Street, South 86°40'12" West a distance of 25.41 feet to a  
22 point;  
23 Thence through lands of the General State Authority (East  
24 Stroudsburg University), North 33°20'32" West a distance of  
25 297.25 feet to a point;  
26 Thence through the same, North 31°49'57" West a distance of  
27 33.93 feet to a point;  
28 Thence through the same, South 79°47'33" West a distance of  
29 20.55 feet to a point along the westerly right-of-way line of  
30 Isabelle Street (a private street);  
31 Thence along the westerly right-of-way line of Isabelle  
32 Street, North 33°20'32" West a distance of 23.92 feet to a  
33 point;  
34 Thence through lands of the General State Authority, North  
35 79°47'33" East a distance of 21.23 feet to a point;  
36 Thence through the same, North 31°49'57" West a distance of  
37 24.53 feet to a point;  
38 Thence through the same, North 02°06'53" East a distance of  
39 116.43 feet to a point;  
40 Thence through the same, North 15°02'09" East a distance of  
41 232.12 feet to a point;  
42 Thence through the same, South 75°50'35" East a distance of  
43 88.44 feet to a point;  
44 Thence through the same, North 49°09'34" East a distance of  
45 199.53 feet to a point;  
46 Thence through the same, North 48°11'17" East a distance of  
47 94.93 feet to a point;  
48 Thence through the same, North 49°57'11" East a distance of  
49 67.19' to a point along the westerly right-of-way line of Smith  
50 Street;  
51 Thence along the westerly right-of-way line of Smith Street,

1 South 36°52'18" East a distance of 22.02 feet to a point, the  
2 place of beginning.

3 Containing a total area of 26,162.32 square feet or 0.60  
4 acres of land, more or less.

5 Being all of a 22' Wide Sanitary Sewer Easement centered on  
6 the existing Sanitary Sewer line running from a manhole located  
7 along Smith Street to a manhole located along Isabelle Street.

8 Being a portion of that property acquired by the General  
9 State Authority (a predecessor of the Department of General  
10 Services) by deed dated June 26, 1959 and recorded at the Office  
11 of the Recorder of Deeds of Monroe County at Book 255 Page 292.

12 Being a portion of Tax Parcel No. 05-2/1/6/8-1.

13 Department of General Services Public Water Supply System  
14 Easement No. 1

15 ALL THAT CERTAIN tract or parcel of land located in the  
16 Borough of East Stroudsburg, Monroe County, Commonwealth of  
17 Pennsylvania, depicted as "DGS Water Easement No. 1" on a plan  
18 entitled "DGS Water Easements No.'s 1, 2, 3 & 4" prepared by RKR  
19 Hess, dated April 11, 2018, bounded and described as follows:

20 BEGINNING at a point on the easterly line of Smith Street,  
21 said point being North 35° 58' 34" West a distance of 180.87  
22 feet from the intersection of the easterly line of Smith Street  
23 and the northerly line of Emerson Drive; thence along said Smith  
24 Street, North 35° 58' 34" West a distance of 25.00 feet to a  
25 point; thence extending through lands of the General State  
26 Authority as recorded in Deed Book 346 Page 116 Parcel No. 3,  
27 the following seven (7) courses and distances:

28 (1) North 53° 59' 00" East a distance of 78.14 feet to a  
29 point;

30 (2) North 52° 05' 05" East a distance of 236.96 feet to a  
31 point;

32 (3) North 35° 34' 25" West a distance of 41.61 feet to a  
33 point;

34 (4) North 55° 48' 03" East a distance of 36.50 feet to a  
35 point;

36 (5) North 35° 33' 13" West a distance of 170.70 feet to a  
37 point;

38 (6) North 82° 02' 59" West a distance of 11.29 feet to a  
39 point;

40 (7) North 37° 02' 59" West a distance of 153.80 feet to a  
41 point;

42 Thence along an unimproved and unopened road and lands of  
43 East Stroudsburg University of the State System of Higher  
44 Education as recorded in Record Book 2237 Page 7793 and Record  
45 Book 2129 Page 3153, and an unnamed twelve-foot alley, North 53°  
46 40' 24" East a distance of 172.87 feet to a point; thence  
47 extending through lands of the General State Authority, the  
48 following twelve (12) courses and distances:

49 (1) South 36° 03' 17" East a distance of 20.00 feet to a  
50 point;

51 (2) South 53° 40' 24" West a distance of 157.52 feet to a

1 point;  
2 (3) South 37° 02' 59" East a distance of 126.54 feet to a  
3 point;  
4 (4) North 54° 26' 47" East a distance of 18.38 feet to a  
5 point;  
6 (5) South 35° 33' 13" East a distance of 170.10 feet to a  
7 point;  
8 (6) South 34° 46' 08" East a distance of 43.96 feet to a  
9 point;  
10 (7) South 55° 02' 08" West a distance of 4.09 feet to a  
11 point;  
12 (8) South 34° 57' 52" East a distance of 25.97 feet to a  
13 point;  
14 (9) South 54° 45' 58" West a distance of 17.09 feet to a  
15 point;  
16 (10) South 35° 43' 23" East a distance of 19.91 feet to a  
17 point;  
18 (11) South 54° 09' 00" West a distance of 203.56 feet to a  
19 point;  
20 (12) South 53° 59' 00" West a distance of 150.65 feet to a  
21 point on the easterly line of Smith Street, the place of  
22 BEGINNING.

23 Containing an area of 22,917 square feet or 0.53 acres.

24 Being part of the same premises acquired by the General State  
25 Authority by Declaration of Taking filed at the Court of Common  
26 Pleas of Monroe County at Docket No. 98 February Term 1967 and  
27 recorded at the Monroe County Recorder of Deeds Office at Deed  
28 Book 346 Page 116, Parcel No. 3, known as Tax Parcel No. 05-  
29 1/4/1/29. The Department of General Services is the successor to  
30 the General State Authority pursuant to Act 45 of 1975.

31 Department of General Services Public Water Supply System  
32 Easement No. 2 (Wellhead Protection Zone, Well No. 1)

33 ALL THAT CERTAIN tract or parcel of land located in the  
34 Borough of East Stroudsburg, Monroe County, Commonwealth of  
35 Pennsylvania, depicted as "DGS Water Easement No. 2" on a plan  
36 entitled "DGS Water Easements No.'s 1, 2, 3 & 4" prepared by RKR  
37 Hess, dated April 11, 2018, bounded and described as follows:

38 BEGINNING at the center of East Stroudsburg Borough Well #1  
39 having State Plane Coordinates (NAD 83 PA North Zone) Northing  
40 313,358.9433 Easting 2,681,023.4318; said Well No. 1 being North  
41 56° 04' 07" East, a distance of 216.10 feet from a concrete  
42 monument having State Plane Coordinates (NAD 83 PA North Zone)  
43 of Northing 313,238.3145 Easting 2,680,844.1287 and marking the  
44 southeasterly corner of lands of East Stroudsburg University of  
45 the State System of Higher Education as recorded in Record Book  
46 1952, Page 435; thence from said point of beginning in a circle  
47 having a radius of 200 feet. Said well head protection area  
48 shall encompass all the area of the circle.

49 Excepting therefrom, any portion over lands of Gianfranco  
50 Focarelli, as recorded in Record Book 1273, Page 312, the area  
51 depicted as "Unordained Road" on the plan entitled "DGS Water

Easements No.'s 1, 2, 3 & 4" prepared by RKR Hess, dated April 11, 2018, and excepting any portion over lands of East Stroudsburg University of the State System of Higher Education as recorded in Record Book 2129, Page 3153, Record Book 2237 Page 7793, and Record Book 2170 Page 9641.

Containing an area of 118,908 square feet or 2.73 acres.

Being part of the same premises acquired by the General State Authority by Declaration of Taking filed at the Court of Common Pleas of Monroe County at Docket No. 98 February Term 1967 and recorded at the Monroe County Recorder of Deeds Office at Deed Book 346 Page 116, Parcel No. 3, known as Tax Parcel No. 05-1/4/1/29. The Department of General Services is the successor to the General State Authority pursuant to Act 45 of 1975.

Department of General Services Public Water Supply System  
Easement No. 3

All that certain tract or parcel of land located in the Borough of East Stroudsburg, Monroe County, Commonwealth of Pennsylvania, depicted "DGS Water Easement No. 3" on a plan entitled "DGS Water Easements No.'s 1, 2, 3 & 4" prepared by RKR Hess, dated April 11, 2018, bounded and described as follows:

BEGINNING at a point on the westerly line of Smith Street, said point being North 35° 58' 34" West a distance of 479.65 feet from the intersection of the westerly line of Smith Street and the northerly line of Brown Street; thence by lands of the Commonwealth of Pennsylvania as recorded in Record Book 1725 Page 1757, tract 57, the following nine (9) courses and distances:

(1) South 48° 31' 26" West a distance of 585.25 feet to a point;

(2) South 39° 57' 55" East a distance of 6.33 feet to a point;

(3) South 46° 17' 01" West a distance of 114.22 feet to a point;

(4) South 48° 25' 52" West a distance of 143.75 feet to a point;

(5) South 51° 42' 42" West a distance of 70.89 feet to a point;

(6) South 38° 42' 41" East a distance of 22.93 feet to a point;

(7) South 51° 17' 19" West a distance of 36.34 feet to a point;

(8) South 38° 42' 41" East a distance of 21.65 feet to a point;

(9) South 49° 09' 16" West a distance of 58.27 feet to a point;

Thence by lands of the Commonwealth of Pennsylvania as recorded in Deed Book 109 Page 195, North 33° 08' 34" West a distance of 90.18 feet to a point; thence North 48° 31' 26" East a distance of 374.43 feet to a point; thence by the westerly line of Knapp Street (unordained and abandoned), North 35° 58' 34" West a distance of 2.60 feet to a point; thence by said

1 Knapp Street and lands of the Commonwealth of Pennsylvania as  
2 recorded in Record Book 1725 Page 1757, tracts 59, 60, 66 and  
3 61, North 47° 48' 18" East of distance of 627.95 feet to a point  
4 on the westerly line of Smith Street; thence by said westerly  
5 line of Smith Street, South 35° 58' 34" East a distance of 50.71  
6 feet to a point, the place of BEGINNING.

7 Containing an area of 51,216 square feet or 1.18 acres.

8 Being part of the same premises conveyed to the Commonwealth  
9 of Pennsylvania by deed recorded at the Monroe County Recorder  
10 of Deeds Office, at Record Book 1725 Page 1757, a portion of  
11 Parcel Nos. 57 and 58, known as Tax Parcel No. 05-1/2/9/5.

12 Department of General Services Public Water Supply System

13 Easement No. 4 (Wellhead Protection Zone, Well No. 2)

14 ALL THAT CERTAIN tract or parcel of land located in the  
15 Borough of East Stroudsburg, Monroe County, Commonwealth of  
16 Pennsylvania, depicted as "DGS Water Easement No. 4" on a plan  
17 entitled "DGS Water Easements No.'s 1, 2, 3 & 4" prepared by RKR  
18 Hess, dated April 11, 2018, bounded and described as follows:

19 BEGINNING at the center of East Stroudsburg Borough Well No.  
20 2 having State Plane Coordinates (NAD 83 PA North Zone) Northing  
21 312,264.7234 Easting 2,680,125.8675; said Well No. 2 being North  
22 85° 27' 36" West a distance of 413.65 feet from an iron pin with  
23 cap having State Plane Coordinates (NAD 83 PA North Zone) of  
24 Northing 312,231.9083 Easting 2,680,538.1659 and marking the  
25 northwesterly corner of lands of Rajesh and Pragna Bhagat as  
26 recorded in Record Book 2085 Page 3311; thence from said point  
27 of beginning in a circle having a radius of 200 feet. Said well  
28 head protection area shall encompass all of the area of the  
29 circle.

30 Containing an area of 125,664 square feet of 2.88 acres.

31 Being part of the same premises conveyed to the Commonwealth  
32 of Pennsylvania by deeds recorded at the Monroe County Recorder  
33 of Deeds Office, at Record Book 1725 Page 1757, Deed Book 109  
34 Page 195 and Deed Book 83 Page 130, known as Tax Parcel No. 05-  
35 1/2/9/5, Tax Parcel No. 05-1/2/7/8-2, and Tax Parcel No. 05-  
36 1/2/7/8.

37 (c) Execution by Secretary of General Services.--The  
38 easement agreements for the easements described under subsection  
39 (b) shall be executed by the Secretary of General Services in  
40 the name of the Commonwealth of Pennsylvania.

41 (d) Easements by East Stroudsburg University.--The East  
42 Stroudsburg University of the State System of Higher Education,  
43 with the approval of the Governor, is authorized on behalf of  
44 the Commonwealth of Pennsylvania to grant and convey to East  
45 Stroudsburg Borough certain public water supply system  
46 easements, situate upon portions of the grounds of East  
47 Stroudsburg University, in East Stroudsburg Borough, Monroe  
48 County, and described under subsection (e), for \$1.00, for the  
49 purpose of access to, and operation, maintenance, repair,  
50 replacement, protection and security of two water wells and  
51 appurtenant facilities, under terms and conditions to be

1 established in an easement agreement.

2 (e) Description of easements by East Stroudsburg  
3 University.--The easements to be conveyed under subsection (d)  
4 are more particularly described as follows:

5 East Stroudsburg University Public Water Supply System Easement  
6 No. 1 (Wellhead Protection Zone, Well No.1)

7 ALL THAT CERTAIN tract or parcel of land located in the  
8 Borough of East Stroudsburg, Monroe County, Commonwealth of  
9 Pennsylvania, depicted as "ESU Water Easement No. 5" on a plan  
10 entitled "ESU Water Easements No.'s 5, 6, 7 & 8" prepared by RKR  
11 Hess, dated April 11, 2018, bounded and described as follows:

12 BEGINNING at a point, being the southeast corner of lands of  
13 East Stroudsburg University of the State System of Higher  
14 Education as recorded in the Monroe County Recorder of Deeds,  
15 Record Book 2170 Page 9461; said point being North 69° 25' 45"  
16 West a distance of 189.93 feet from the center of East  
17 Stroudsburg Borough Well #1 having State Plane Coordinates (NAD  
18 83 Pa North Zone) Northing 313,358.9433 Easting 2,681,023.4318;  
19 thence by said East Stroudsburg University, the following three  
20 (3) courses and distances:

21 (1) South 53° 40' 24" West a distance of 17.45 feet to a  
22 point;

23 (2) By a curve to the right having a radius of 200.00 feet,  
24 an arc length of 21.12 feet and having a chord bearing North 19°  
25 24' 19" East a distance of 21.12 feet to a point;

26 (3) South 36° 19' 36" East a distance of 11.89 feet to a  
27 point, the place of BEGINNING.

28 Containing an area of 100 square feet.

29 Being part of the same premises conveyed to East Stroudsburg  
30 University of Pennsylvania of the State System of Higher  
31 Education by deed recorded at the Office of the Recorder of  
32 Deeds of Monroe County at Record Book 2170 Page 9461, known as  
33 Tax Parcel No. 05-1/4/1/25.

34 East Stroudsburg University Public Water Supply System Easement  
35 No. 2 (Wellhead Protection Zone, Well No. 1)

36 ALL THAT CERTAIN tract or parcel of land located in the  
37 Borough of East Stroudsburg, Monroe County, Commonwealth of  
38 Pennsylvania, depicted as "ESU Water Easement No. 6" on a plan  
39 entitled "ESU Water Easements No.'s 5, 6, 7 & 8" prepared by RKR  
40 Hess, dated April 11, 2018, bounded and described as follows:

41 BEGINNING at a point, being the southeast corner of lands of  
42 East Stroudsburg University of the State System of Higher  
43 Education as recorded at the Office of the Monroe County  
44 Recorder of Deeds, at Record Book 2237 Page 7793; said point  
45 being North 23° 29' 07" West a distance of 163.19 feet from the  
46 center of East Stroudsburg Borough Well No. 1 having State Plane  
47 Coordinates (NAD 83 Pa North Zone) Northing 313,358.9433 Easting  
48 2,681,023.4318;

49 Thence by the lands of General State Authority, South 53° 40'  
50 24" West a distance of 70.00 feet, to a point in the centerline  
51 of an unordained road;



1 Thence along the centerline of the unordained road, North 36°  
2 19' 36" West a distance of 38.03 feet to a point;

3 Thence through the unordained roadway and lands of East  
4 Stroudsburg University of the State System of Higher Education  
5 along a curve to the right having a radius of 200.00 feet, an  
6 arc length of 70.36 feet and having a chord bearing North 54°  
7 02' 33" East a distance of 70.00 feet to a point on the easterly  
8 lot line of lands of East Stroudsburg University of the State  
9 System of Higher Education;

10 Thence South 36° 19' 36" East a distance of 37.58 feet to a  
11 point, the place of BEGINNING.

12 Containing an area of 2,790 square feet.

13 Being part of the same premises conveyed to East Stroudsburg  
14 University of Pennsylvania of the State System of Higher  
15 Education by deed recorded at the Office of the Recorder of  
16 Deeds of Monroe County at Record Book 2237 Page 7793, known as  
17 Tax Parcel No. 05-1/4/1/27, and including of a portion of the  
18 easterly half of a forty foot wide unordained road, the  
19 ownership rights to which have reverted back to the two  
20 adjoining properties, the easterly property owned by East  
21 Stroudsburg University of the State System of Higher Education,  
22 known as Tax Parcel No. 05/1/4/1/27 (such unordained road  
23 currently mapped as part of 05-1/4/1/29).

24 East Stroudsburg University Public Water Supply System Easement  
25 No. 3 (Wellhead Protection Zone, Well No. 1)

26 ALL THAT CERTAIN tract or parcel of land located in the  
27 Borough of East Stroudsburg, Monroe County, Commonwealth of  
28 Pennsylvania, depicted as "ESU Water Easement No. 7" on a plan  
29 entitled "ESU Water Easements No.'s 5, 6, 7 & 8" prepared by RKR  
30 Hess, dated April 11, 2018, bounded and described as follows:

31 BEGINNING at a point, being the southwest corner of lands of  
32 East Stroudsburg University of the State System of Higher  
33 Education as recorded in the Monroe County Recorder of Deeds,  
34 Record Book 2129 Page 3153; said point being North 23° 29' 07"  
35 West a distance of 163.19 feet from the center of East  
36 Stroudsburg Borough Well #1 having State Plane Coordinates (NAD  
37 83 Pa North Zone) Northing 313,358.9433 Easting 2,681,023.4318;  
38 thence by said East Stroudsburg University, the following three  
39 (3) courses and distances:

40 (1) North 36° 19' 36" West a distance of 37.58 feet to a  
41 point;

42 (2) By a curve to the right having a radius of 200.00 feet,  
43 an arc length of 93.71 feet and having a chord bearing North 77°  
44 32' 40" East a distance of 92.85 feet to a point;

45 (3) South 53° 40' 24" West a distance of 84.91 feet to a  
46 point, the place of BEGINNING.

47 Containing an area of 1,934 square feet.

48 Being part of the same premises conveyed to East Stroudsburg  
49 University of Pennsylvania of the State System of Higher  
50 Education by deed recorded at the Office of the Recorder of  
51 Deeds of Monroe County at Record Book 2129 Page 3153, known as

1 Tax Parcel No. 05-1/1/4/1/28.

2 East Stroudsburg University Public Water Supply System Easement  
3 No. 4

4 ALL THAT CERTAIN tract or parcel of land located in the  
5 Borough of East Stroudsburg, Monroe County, Commonwealth of  
6 Pennsylvania, depicted as "ESU Water Easement No. 8" on a plan  
7 entitled "ESU Water Easements No.'s 5, 6, 7 & 8" prepared by RKR  
8 Hess, dated April 11, 2018, bounded and described as follows:

9 BEGINNING at a point on the southerly line of Normal Street  
10 at the northeast corner of lands now or formerly East  
11 Stroudsburg University of the State System of Higher Education  
12 as recorded in Record Book 2129 Page 3153 Tract 1; thence by  
13 said Normal Street, North 53° 40' 24" East a distance of 12.00  
14 feet to a point; thence by East Stroudsburg University of the  
15 State System of Higher Education, South 36° 19' 36" East a  
16 distance of 150.00 feet to a point; thence by the General State  
17 Authority as recorded in Deed Book 346 Page 116, Parcel 3, South  
18 53° 40' 24" West a distance of 12.00 feet to a point; thence by  
19 East Stroudsburg University of the State System of Higher  
20 Education, North 36° 19' 36" West a distance of 150.00 feet to a  
21 point, the place of BEGINNING.

22 Containing an area of 1,800 square feet.

23 Being a twelve-foot-wide alley as shown on 'Map of Lands of  
24 Alfred D. & Joseph Hineline" as recorded in the Monroe County  
25 Recorder of Deeds Plat Book 6 Page 38. Said easement area  
26 consisting of an unordained twelve foot wide alley, the  
27 ownership rights to which have reverted back to the two  
28 adjoining properties, both owned by East Stroudsburg University  
29 of the State System of Higher Education, pursuant to a deed  
30 recorded at the Office of the Recorder of Deeds of Monroe County  
31 at Record Book 2129 Page 3153, known as Tax Parcel Nos. 05-  
32 1/4/1/28 and 05-1/4/1/30 (the right of way is currently mapped  
33 as a portion of 05-1/4/1/29).

34 (f) Execution by President of the East Stroudsburg  
35 University of Pennsylvania.--The easement agreement for the  
36 easements described under subsection (e) shall be executed by  
37 the President of the East Stroudsburg University of Pennsylvania  
38 of the State System of Higher Education in the name of the  
39 Commonwealth of Pennsylvania.

40 (g) Cost and fees.--Costs and fees incidental to the  
41 conveyance of the permanent easements described under  
42 subsections (b) and (e) shall be borne by the grantee.

43 (h) Expiration.--If the parties have not entered into  
44 easement agreements within 24 months of the effective date of  
45 this subsection, the authorization contained under this section  
46 shall expire.

47 Amend Bill, page 5, line 14, by striking out "2" and  
48 inserting