

## THE GENERAL ASSEMBLY OF PENNSYLVANIA

## HOUSE BILL

No. 745 Session of  
2003

INTRODUCED BY LYNCH, MARCH 6, 2003

AS AMENDED ON THIRD CONSIDERATION, HOUSE OF REPRESENTATIVES,  
JUNE 17, 2003

## AN ACT

1 Authorizing and directing the Department of General Services,  
2 with the approval of the Governor, to grant and convey to  
3 Warren County Conservation District certain lands situate in  
4 the Township of Glade, Warren 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 authorized and directed on behalf  
9 of the Commonwealth of Pennsylvania to grant and convey to  
10 Warren County Conservation District, 347.74 acres of land and  
11 buildings, more or less, as described in section 2, for fair <—  
12 ~~consideration equal to~~ fair market value as determined by an  
13 independent appraisal and for other good and valuable  
14 consideration IN ACCORDANCE WITH AN AGREEMENT OF SALE BETWEEN <—  
15 THE DEPARTMENT OF GENERAL SERVICES AND THE WARREN COUNTY  
16 CONSERVATION DISTRICT.

17 Section 2. The property to be conveyed pursuant to section 1  
18 consists of:

1 ALL THAT CERTAIN tract of land referred to as the Hatch Run  
2 property, situate in the Township of Glade, Warren County, and  
3 Commonwealth of Pennsylvania, bounded and described as follows,  
4 to wit:

5 Beginning at a point in the intersection of Conewango Avenue  
6 Extension and Hatch Run Road, said point being that of Warren  
7 State Hospital Tract No. 2 survey; Thence by Conewango Avenue  
8 Extension North 0 degrees 19 minutes 07 seconds East 597.96 feet  
9 to a point in said road; Thence by land of PennDOT North 81  
10 degrees 06 minutes 21 seconds East 800 feet to an iron pin;  
11 Thence North 1 degree 28 minutes 51 seconds East 570 feet to an  
12 iron pin; Thence by lands of North, Dean, Bishop, Carlson, and  
13 Mader North 81 degrees 06 minutes 21 seconds East 4386.27 feet  
14 to an iron pipe; Thence North 3 degrees 02 minutes 58 seconds  
15 West 333.43 feet to an iron pin; thence by land of Collins Pine  
16 Company South 88 degrees 30 minutes 57 seconds East 2689.5 feet  
17 to an iron pin; Thence South 1 degree 37 minutes 26 seconds West  
18 3083.88 feet to an iron pipe; Thence by lands of Schuler,  
19 Stroup, and Weirich North 88 degrees 35 minutes 48 seconds West  
20 1847.09 feet to an iron pin; Thence by land of Mickle North 70  
21 degrees 00 minutes 00 seconds West 396 feet to an iron pin;  
22 Thence by lands of Walstrom North 7 degrees 52 minutes 19  
23 seconds West 1026.92 feet to an iron pin; Thence South 79  
24 degrees 43 minutes 59 seconds West 364.56 feet to an iron pin;  
25 Thence South 17 degrees 43 minutes 07 seconds West 817.85 feet  
26 to a point in the intersection of Hatch Run Road and the  
27 Woodchuck Farm Road; Thence by Hatch Run Road North 80 degrees  
28 23 minutes 11 seconds West 176.82 feet; Thence North 74 degrees  
29 51 minutes 11 seconds West 568.21 feet; Thence North 78 degrees  
30 43 minutes 34 seconds West 96.23 feet; Thence North 86 degrees

1 35 minutes 43 seconds West 224.13 feet; Thence South 83 degrees  
2 25 minutes 09 seconds West 164.17 feet; Thence South 78 degrees  
3 30 minutes 30 seconds West 896.18 feet; Thence South 85 degrees  
4 10 minutes 39 seconds West 160.68 feet; Thence North 83 degrees  
5 30 minutes 49 seconds West 167.67 feet; Thence North 68 degrees  
6 40 minutes 50 seconds West 257.35 feet; Thence North 60 degrees  
7 08 minutes 02 seconds West 310.74 feet; Thence North 65 degrees  
8 47 minutes 48 seconds West 216 feet; Thence North 75 degrees 22  
9 minutes 16 seconds West 85.56 feet; Thence North 81 degrees 55  
10 minutes 46 seconds West 106.08 feet; Thence North 85 degrees 54  
11 minutes 09 seconds West 1459.28 feet; to the Point of Beginning.  
12 Containing approximately 347.74 acres.

13 LESS AND EXCEPTING all that certain parcel of land situate in  
14 Glade Township, Warren County, Warren, Pennsylvania, herein  
15 being bounded and described as follows: Commencing at the  
16 centerline intersection of Conewango Avenue Extension (State  
17 Route 1011) and Hatch Run Road (State Route 1008); Thence South  
18 85 degrees 51 minutes 15 seconds East, along the center line of  
19 Hatch Run Road, a distance of 1510.23 feet to a point, said pipe  
20 marking the point of beginning; Thence North 11 degrees 18  
21 minutes 29 seconds East, a distance of 25.07 feet to a set 1  
22 inch iron pipe on the Northerly right-of-way line of Hatch Run  
23 Road; Thence continuing North 11 degrees 18 minutes 29 seconds  
24 East, a distance of 391.46 feet to a set 1" pipe; Thence  
25 continuing by the following courses, severing the subject parcel  
26 from other portions of the Warren State Hospital Tract No. 3:  
27 North 6 degrees 57 minutes 15 seconds East, a distance of 544.65  
28 feet to a set 1 inch iron pipe; Thence North 81 degrees 6  
29 minutes 21 seconds East a distance of 1149.05 feet to a set 1  
30 inch iron pipe; Thence South 12 degrees 15 minutes 52 seconds

1 West, a distance of 1521.12 feet to a set 1" iron pipe on the  
2 Northerly right-of-way line of Hatch Run Road; Thence continuing  
3 South 12 degrees 15 minutes 52 seconds West, a distance of 25.25  
4 feet to a point in the center line of Hatch Run Road; Thence  
5 along a curve of the center line of Hatch Run Road, having a  
6 chord bearing North 72 degrees 8 minutes 19 seconds West, a  
7 chord length of 380.08 feet, and a radius of 850 feet to a  
8 point; Thence North 60 degrees 10 minutes 57 seconds West, along  
9 the center line of Hatch Run Road, a distance of 312.63 feet to  
10 a point; Thence along a curve of the centerline of Hatch Run  
11 Road, having a chord bearing North 70 degrees 44 minutes 18  
12 seconds West, a chord length of 340.43 feet, and a radius of 850  
13 feet, to a point, said pipe being the point of beginning.

14 Containing an area of 1,306,800 square feet or approximately 30  
15 acres of land that was conveyed to the Glade Township Volunteer  
16 Fire Department, Inc. on October 25, 1995:

17 LESS AND EXCEPTING all that certain parcel of land situate in  
18 Glade Township, Warrent County, Warren, Pennsylvania, herein  
19 being bounded and described as follows: Commencing at a set 1/2"  
20 rebar located at the intersection of the Westerly right-of-way  
21 of Conewango Avenue Extension and the Northerly right-of-way of  
22 Hatch Run Road, said rebar being the Point of Beginning; Thence  
23 North 00 degrees 40 minutes 48 seconds East a distance of 566.06  
24 feet along the Westerly right-of-way of Conewango Avenue  
25 Extension to a set 1/2" rebar; Thence North 81 degrees 06  
26 minutes 21 seconds East a distance of 261.06 feet along lands of  
27 The Commonwealth of Pennsylvania to a set 1/2" rebar; Thence  
28 South 00 degrees 40 minutes 48 seconds West a distance of 619.63  
29 feet severing lands of The Commonwealth of Pennsylvania to a set  
30 1/2" rebar; Thence North 85 degrees 39 minutes 42 seconds West a

1 distance of 141.46 feet along the Northerly right-of-way of  
2 Hatch Run Road to a set 1/2" rebar; Thence South 04 degrees 20  
3 minutes 18 seconds West a distance of 5.00 feet along the  
4 Northerly right-of-way of Hatch Run Road to a set 1/2" rebar;  
5 Thence North 86 degrees 18 minutes 06 seconds West a distance of  
6 116.09 feet along the Northerly right-of-way of Hatch Run Road  
7 to a set 1/2" rebar, said rebar being the Point of Beginning.  
8 Containing 152,460 square feet or approximately 3.5 acres that  
9 was conveyed to Warren County Conservation District on April 5,  
10 2001.

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

19 Section 4. The deed of conveyance shall be by Special  
20 Warranty Deed and shall be executed by the Secretary of General  
21 Services in the name of the Commonwealth of Pennsylvania. The  
22 deed shall contain a clause that the land herein conveyed shall  
23 be used for open space or agricultural purposes and soil  
24 conservation programs. The deed shall also contain a clause  
25 expressly excepting and reserving to Seller all oil, gas,  
26 mineral and gravel rights in accordance with section 2405-A(6)  
27 of the act of April 9, 1929 (P.L.177, No.175), known as The  
28 Administrative Code of 1929.

29 Section 5. Costs and fees incidental to this conveyance  
30 shall be borne by the Grantee.

1       Section 6.   This act shall take effect immediately.