
THE GENERAL ASSEMBLY OF PENNSYLVANIA

SENATE BILL

No. 1396 Session of
1996

INTRODUCED BY PETERSON, FEBRUARY 6, 1996

REFERRED TO STATE GOVERNMENT, FEBRUARY 6, 1996

AN ACT

1 Authorizing the Department of General Services, with the
2 approval of the Governor, to grant and convey a tract of land
3 situate in Conewango Township, Warren County, Pennsylvania,
4 to the Warren County Commissioners.

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

7 Section 1. Conveyance authorization.

8 The Department of General Services, with the approval of the
9 Governor, is hereby authorized and directed on behalf of the
10 Commonwealth of Pennsylvania to grant, sell and convey to the
11 Warren County Commissioners for consideration equal to \$1 the
12 tract of land described in section 2.

13 Section 2. Property description.

14 The property to be conveyed pursuant to section 1 is
15 described as follows:

16 All that certain piece or parcel of land situated in
17 Conewango Township, Warren County, Pennsylvania, and more
18 particularly bounded and described as follows:

1 Beginning at a point on the westerly right-of-way line of the
2 Warren-Jamestown Road (United States Route 62), approximately
3 0.7 miles north of the intersection of United States Route 62
4 with Hatch Run Road (State Route 1008); said point also being
5 the intersection of the southerly property line of the subject
6 property with the westerly right-of-way line of the Warren-
7 Jamestown Road (United States Route 62); thence north 89 degrees
8 08 minutes 16 seconds west along the northerly property lines of
9 those residential lots of the Conewango Park Site Subdivision,
10 fronting on Elm Boulevard, a distance of 313.92 feet to a 1 1/2-
11 inch iron pipe; thence continuing north 89 degrees 08 minutes 16
12 seconds west, along the same northerly line of the Conewango
13 Park Site Subdivision, a distance of 109.25 feet to a one-inch
14 iron pipe; thence along lands of the County of Warren, by the
15 following courses:

16 north 07 degrees 49 minutes 26 seconds west, a distance of
17 687.84 feet to a set one-inch iron pipe;

18 north 60 degrees 05 minutes 20 seconds east, a distance of
19 200.74 feet to a one-inch iron pipe;

20 north 15 degrees 02 minutes 19 seconds west, a distance of
21 233.30 feet to a one-inch iron pipe;

22 north 07 degrees 48 minutes 53 seconds west, a distance of
23 433.74 feet to a one-inch iron pipe on the southerly property
24 line of the Conewango Valley Country Club; thence south 88
25 degrees 38 minutes 48 seconds east, along the southerly property
26 line of the Conewango Valley Country Club a distance of 534 feet
27 to a one-inch iron pipe on the westerly right-of-way line of the
28 Warren-Jamestown Road (United States Route 62); thence
29 continuing south 88 degrees 38 minutes 48 seconds east, crossing
30 the connection rights-of-way of United States Route 62 and the

1 former Penn Central Railroad, respectively a total distance of
2 124.72 feet to a one-inch iron pipe, on the easterly right-of-
3 way line of the Penn Central Railroad; thence continuing south
4 66 degrees 38 minutes 48 seconds east, along the southerly
5 property line of the Conewango Valley Country Club, a distance
6 of 281.64 feet to a two-inch iron pipe, on the westerly bank of
7 the Conewango Creek; thence continuing south 88 degrees 38
8 minutes 48 seconds east along the southerly property line of the
9 Conewango Valley Country Club, a distance of 18.75 feet to a
10 point on the westerly waters edge of the Conewango Creek; thence
11 along the westerly waters edge of the Conewango Creek by the
12 following courses:

13 south 06 degrees 00 minutes 13 seconds west, a distance of
14 465.60 feet to a point;

15 south 00 degrees 23 minutes 00 seconds west, a distance of
16 673.75 feet to a point;

17 south 09 degrees 17 minutes 26 seconds east, a distance of
18 294.74 feet to a point; thence north 89 degrees 08 minutes 16
19 seconds west, along the northerly property line of the Warren
20 Mall property, owned by George Zamias, a distance of 24.82 feet
21 to a two-inch iron pipe on the westerly bank of the Conewango
22 Creek; thence continuing north 89 degrees 08 minutes 16 seconds
23 west, along the northerly property line of the Warren Mall, a
24 distance of 346.39 feet to a one-inch iron pipe, on the easterly
25 right-of-way line of the property now or formerly owned by the
26 Penn Central Railroad; thence continuing north 89 degrees 08
27 minutes 16 seconds west, crossing the connecting rights-of-way
28 of the former Penn Central Railroad, and United States Route 62,
29 respectively, a total distance of 120.18 feet to a one-inch iron
30 pipe, on the westerly right-of-way line of United States Route

1 62, said point being the point of beginning.

2 Containing an area of 671,095 square feet or 15.41 acres
3 lying west of the United States Route 62 right-of-way; and also
4 containing an area of 440,929 square feet or 10.12 acres lying
5 east of the right-of-way now or formerly belonging to Penn
6 Central Railroad.

7 Section 3. Easements, etc.

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

15 Section 4. Condition.

16 The deed of conveyance shall contain a clause that the
17 property conveyed shall be used for economic and community
18 development purposes by the Warren County Commissioners who
19 shall ensure a return of the Commonwealth's investment on the
20 residual value of the property over a five-year period. If the
21 Warren County Commissioners do not return the Commonwealth's
22 investment of the property in the specified period, the title to
23 the property shall immediately revert to and revest in the
24 Commonwealth of Pennsylvania.

25 Section 5. Deposit of proceeds.

26 The proceeds of this sale shall be paid into the State
27 Treasury and deposited in the General Fund.

28 Section 6. Approval and execution of deed.

29 The deed of conveyance shall be approved as provided by law
30 and shall be executed by the Secretary of General Services in

1 the name of the Commonwealth of Pennsylvania.

2 Section 7. Costs and fees.

3 Costs and fees incidental to the conveyance shall be borne by
4 the grantee.

5 Section 8. Effective date.

6 This act shall take effect immediately.