

THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL
No. 2910 Session of
2002

INTRODUCED BY PIPPY, OCTOBER 9, 2002

AS AMENDED ON SECOND CONSIDERATION, IN SENATE, NOVEMBER 26, 2002

AN ACT

1 Authorizing the Department of General Services, with the
2 approval of the Governor, to grant and convey to Leon Dwinga
3 and Patricia Dwinga, his wife, certain land situate in the
4 Township of Collier, Allegheny County; AUTHORIZING AND
5 DIRECTING THE DEPARTMENT OF GENERAL SERVICES, WITH THE
6 APPROVAL OF THE GOVERNOR, TO EXECUTE A DEED TO REMOVE CERTAIN
7 RESTRICTIONS IMPOSED ON LANDS CONVEYED TO CRANBERRY TOWNSHIP
8 AND SITUATE IN CRANBERRY TOWNSHIP, BUTLER COUNTY; AND
9 AUTHORIZING AND DIRECTING THE DEPARTMENT OF GENERAL SERVICES,
10 WITH THE APPROVAL OF THE GOVERNOR, TO GRANT AND CONVEY TO THE
11 UNIONTOWN AREA SCHOOL DISTRICT CERTAIN LANDS AND BUILDING
12 SITUATE IN THE CITY OF UNIONTOWN, FAYETTE COUNTY. <—

13 The General Assembly of the Commonwealth of Pennsylvania
14 hereby enacts as follows:

15 Section 1. Conveyance in Collier Township, Allegheny County.

16 (a) Authorization.--The Department of General Services, with
17 the approval of the Governor, is hereby authorized on behalf of
18 the Commonwealth of Pennsylvania to grant and convey to Leon
19 Dwinga and Patricia Dwinga certain land as described in
20 subsection (b) for fair market value as determined by an
21 independent appraisal.

(b) Property description.--The tract to be conveyed is situate in the Township of Collier, Allegheny County, Pennsylvania, bounded and described as follows:

ALL THAT CERTAIN tract of land situate in the Township of Collier, County of Allegheny and Commonwealth of Pennsylvania, being parts of Lot Nos. 53 and 54 in A. W. Mellon's Plan of Ewing Farm, recorded in the Recorder's Office of Allegheny County in Plan Book Volume 22, pages 194 and 195, bounded and described as follows:

BEGINNING at a point in the center of Dorrington Road and the Easterly line of Lot 54 as laid out in said plan; thence along the centerline of Dorrington Road to a point on the Westerly line of Lot 53 as laid out in said plan; thence along the Westerly line of Lot 53 to a point; thence along the Southerly line of Lot Nos. 53 and 54 to the centerline of Hill Top Road, S.R. 3052; thence along the centerline of Hill Top Road, S.R. 3052 to a point on the Easterly line of Lot 54 as laid out in said plan; thence along the Easterly side of Lot 54 to a point in the center of Dorrington Road, at the place of beginning.

CONTAINING: .33 acres of land more or less.

(c) Conditions.--The Conveyance shall be made under and 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, cable, water, electric, sewer, 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.

(d) Deed.--The Deed of Conveyance shall be by Special Warranty Deed and shall be executed by the Secretary of General

1 Services in the name of the Commonwealth of Pennsylvania.

2 (e) Costs and fees.--Costs and fees incidental to this
3 conveyance shall be borne by the Grantee.

4 SECTION 2. REMOVAL OF DEED RESTRICTIONS. <—

5 (A) AUTHORIZATION.--THE DEPARTMENT OF GENERAL SERVICES, WITH
6 THE APPROVAL OF THE GOVERNOR, IS HEREBY AUTHORIZED ON BEHALF OF
7 THE COMMONWEALTH OF PENNSYLVANIA TO EXECUTE A DEED REMOVING THE
8 RESTRICTIONS IMPOSED ON THE LANDS CONVEYED TO CRANBERRY TOWNSHIP
9 BY SECTION 2 OF THE ACT OF DECEMBER 27, 1974 (P.L.1011, NO.328),
10 ENTITLED "AN ACT AUTHORIZING THE DEPARTMENT OF PROPERTY AND
11 SUPPLIES, WITH THE APPROVAL OF THE GOVERNOR, TO SELL AND CONVEY
12 6.60 ACRES OF LAND IN CRANBERRY TOWNSHIP, TO CRANBERRY TOWNSHIP,
13 BUTLER COUNTY, PENNSYLVANIA," SITUATE IN CRANBERRY TOWNSHIP,
14 BUTLER COUNTY FOR THE CONSIDERATION OF \$174,000.

15 (B) DEED.--THE DEED OF CONVEYANCE SHALL BE EXECUTED BY THE
16 SECRETARY OF GENERAL SERVICES IN THE NAME OF THE COMMONWEALTH OF
17 PENNSYLVANIA.

18 (C) COSTS AND FEES.--COSTS AND FEES INCIDENTAL TO REMOVING
19 THE RESTRICTIONS SHALL BE BORNE BY THE GRANTEE.

20 SECTION 3. CONVEYANCE IN CITY OF UNIONTOWN, FAYETTE COUNTY.

21 (A) AUTHORIZATION.--THE DEPARTMENT OF GENERAL SERVICES, WITH
22 THE APPROVAL OF THE GOVERNOR, IS HEREBY AUTHORIZED AND DIRECTED
23 ON BEHALF OF THE COMMONWEALTH OF PENNSYLVANIA TO GRANT AND
24 CONVEY TO THE UNIONTOWN AREA SCHOOL DISTRICT CERTAIN LANDS AND
25 BUILDING DESCRIBED IN SUBSECTION (B) FOR FAIR MARKET VALUE AS
26 DETERMINED BY AN INDEPENDENT APPRAISAL.

27 (B) PROPERTY DESCRIPTION.--THE PROPERTY TO BE CONVEYED
28 PURSUANT TO SUBSECTION (A) CONSISTS OF APPROXIMATELY 0.67-ACRES
29 BOUNDED AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

30 BEGINNING AT A POINT AT THE INTERSECTION OF THE CENTER LINES

1 OF IOWA STREET AND A FIFTEEN FOOT ALLEY; THENCE ALONG THE CENTER
2 LINE OF SAID FIFTEEN FOOT ALLEY, NORTH 80 DEGREES 06 MINUTES
3 WEST, 146.94 FEET TO A POINT ON THE EASTERN LINE OF A TWENTY
4 FOOT ALLEY; THENCE ALONG THE EASTERN LINE OF SAID TWENTY FOOT
5 ALLEY, NORTH 09 DEGREES 54 MINUTES EAST, 180.11 FEET TO A POINT
6 IN THE CENTER LINE OF ANOTHER TWENTY FOOT ALLEY; THENCE ALONG
7 THE CENTER LINE OF SAID LAST MENTIONED TWENTY FOOT ALLEY, NORTH
8 85 DEGREES 25 MINUTES EAST, 149.23 FEET TO A POINT IN THE CENTER
9 LINE OF IOWA STREET, THENCE ALONG THE CENTER LINE OF IOWA
10 STREET, SOUTH 04 DEGREES 35 MINUTES EAST, 9.80 FEET TO A POINT;
11 THENCE CONTINUING ALONG THE CENTER LINE OF IOWA STREET, SOUTH 09
12 DEGREES 54 MINUTES WEST, 207.94 FEET TO A POINT, THE PLACE OF
13 BEGINNING.

14 CONTAINING 0.67-ACRES (MORE OR LESS).

15 AND BEING THE SAME PREMISES CONVEYED TO THE COMMONWEALTH OF
16 PENNSYLVANIA BY DEED OF THE CAVERT WIRE CO., INC., DATED
17 DECEMBER 17, 1969 AND RECORDED IN THE RECORDER'S OFFICE OF
18 FAYETTE COUNTY IN DEED BOOK VOLUME 1087, PAGE 462.

19 (C) RESTRICTIONS.--THE CONVEYANCE SHALL BE MADE UNDER AND
20 SUBJECT TO ALL LAWFUL AND ENFORCEABLE EASEMENTS, SERVITUDES AND
21 RIGHTS OF OTHERS, INCLUDING BUT NOT CONFINED TO STREETS,
22 ROADWAYS AND RIGHTS OF ANY TELEPHONE, TELEGRAPH, WATER,
23 ELECTRIC, GAS OR PIPELINE COMPANIES, AS WELL AS UNDER AND
24 SUBJECT TO ANY LAWFUL AND ENFORCEABLE ESTATES OR TENANCIES
25 VESTED IN THIRD PERSONS APPEARING OF RECORD, FOR ANY PORTION OF
26 THE LAND OR IMPROVEMENTS ERECTED THEREON.

27 (D) DEED.--THE DEED OF CONVEYANCE SHALL BE BY SPECIAL
28 WARRANTY DEED AND SHALL BE EXECUTED BY THE SECRETARY OF GENERAL
29 SERVICES IN THE NAME OF THE COMMONWEALTH OF PENNSYLVANIA.

30 (E) COSTS AND FEES.--COSTS AND FEES INCIDENTAL TO THIS

1 CONVEYANCE SHALL BE BORNE BY THE GRANTEE.

2 (F) LIMITATION ON TRANSFER.--IN THE EVENT THAT THIS
3 CONVEYANCE IS NOT EXECUTED WITHIN 60 DAYS OF THE EFFECTIVE DATE
4 OF THIS ACT, THE PROPERTY MAY BE DISPOSED OF IN ACCORDANCE WITH
5 ARTICLE 2406-A OF THE ACT OF APRIL 9, 1929 (P.L.177, NO.175),
6 KNOWN AS THE ADMINISTRATIVE CODE OF 1929.

7 Section ~~2~~ 4. Effective date.

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8 This act shall take effect immediately.