

THE GENERAL ASSEMBLY OF PENNSYLVANIA

SENATE BILL

No. 1179 Session of 2001

INTRODUCED BY LAVALLE AND STOUT, OCTOBER 29, 2001

AS AMENDED ON THIRD CONSIDERATION, HOUSE OF REPRESENTATIVES, JUNE 18, 2002

AN ACT

1 Authorizing and directing the Department of General Services,
2 with the approval of the Governor, and the Pennsylvania
3 Historical and Museum Commission, to accept by donation a
4 tract of land situate in the Borough of Ambridge, Beaver
5 County; AND AUTHORIZING AND DIRECTING THE DEPARTMENT OF
6 CONSERVATION AND NATURAL RESOURCES, WITH THE APPROVAL OF THE
7 GOVERNOR, TO CONVEY TO THERESA A. CARE AND MARION L. CARE A
8 CERTAIN TRACT OF LAND SITUATE IN PLEASANT TOWNSHIP, WARREN
9 COUNTY, IN EXCHANGE FOR A CERTAIN TRACT OF LAND.

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10 The General Assembly of the Commonwealth of Pennsylvania
11 hereby enacts as follows:

12 Section 1. Land acquisition in Borough of Ambridge, Beaver
13 County.

14 (a) Authorization.--The Department of General Services, with
15 the approval of the Governor and the Pennsylvania Historical and
16 Museum Commission, is hereby authorized on behalf of the
17 Commonwealth of Pennsylvania to accept by donation a tract of
18 land described in subsection (b).

19 (b) Property description.--The parcel to be donated by the
20 Ambridge Area School District, pursuant to subsection (a) is

1 located in the Borough of Ambridge, County of Beaver, bounded as
2 described as follows:

3 ALL THAT CERTAIN piece, parcel or plot of land situate in the
4 Borough of Ambridge, County of Beaver and Commonwealth of
5 Pennsylvania containing lots number 2, 3, 4, 5, 6, 7, 17, 18,
6 19, 20, 21, 22, 23, 24, 25 and 26 in Block Number 10 as depicted
7 in the "Economy Plan of French Point and Village Lots," recorded
8 in the Recorder's Office in and for said County of Beaver in
9 Plan Book Vol. 1, Page 234.

10 CONTAINING an area of .9924 acres.

11 (c) Easements.--The donation shall be made under and subject
12 to all recordable easements, servitudes and rights of others,
13 including, but not confined to, streets, roadways and rights of
14 any telephone, telegraph, water, electric, cable, sewer, gas or
15 pipeline companies, as well as under and subject to any
16 recordable interest, estates or tenancies vested in third
17 persons, appearing of record, for any portion of the land or
18 improvements erected thereon.

19 (d) Deed.--The deed shall be prepared by the grantor as
20 provided by law, subject to approval by the Department of
21 General Services, and accepted on behalf of the Commonwealth by
22 the Department of General Services.

23 (e) Costs and fees.--Costs and fees incidental to this
24 donation shall be borne by the grantee unless otherwise
25 stipulated by previous agreement.

26 ~~Section 2. Effective date.~~ <—

27 ~~This act shall take effect in 60 days.~~

28 SECTION 2. LAND EXCHANGE IN PLEASANT TOWNSHIP, WARREN COUNTY. <—

29 (A) AUTHORIZATION TO CONVEY.--THE DEPARTMENT OF CONSERVATION
30 AND NATURAL RESOURCES, WITH THE APPROVAL OF THE GOVERNOR, IS

1 HEREBY AUTHORIZED AND DIRECTED ON BEHALF OF THE COMMONWEALTH OF
2 PENNSYLVANIA TO GRANT AND CONVEY TO THERESA A. CARE AND MARION
3 L. CARE THE FOLLOWING TRACT OF LAND BOUNDED AND DESCRIBED AS
4 FOLLOWS:

5 ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATED IN
6 PLEASANT TOWNSHIP, WARREN COUNTY, COMMONWEALTH OF PENNSYLVANIA
7 BOUNDED AND DESCRIBED AS FOLLOWS:

8 BEGINNING AT AN IRON PIN CORNER, BEING A COMMON CORNER OF
9 PARCEL 1, TAX NUMBER WN-799-1333, NOW LANDS OF THERESA A. CARE
10 AND MARION L. CARE AND LANDS OF THE COMMONWEALTH OF PENNSYLVANIA
11 IN CHAPMAN STATE PARK SAID CORNER BEING FURTHER DESCRIBED AS
12 BEING S39 DEGREES 26 MINUTES 13 SECONDS W, A DISTANCE OF 107.85
13 FEET FROM A CORNER IN THE CENTER OF A PRIVATE DRIVE, A COMMON
14 CORNER OF SAID LANDS OF THERESA A. CARE AND MARION L. CARE AND
15 LANDS OF TAX PARCEL NUMBER WN-799-2116, NOW OR FORMERLY LANDS OF
16 GLF CAMP GROUP OF WARREN, THENCE FROM I.P. OF BEGINNING, ALONG
17 LANDS OF CHAPMAN STATE PARK S39 DEGREES 26 MINUTES 13 SECONDS W,
18 A DISTANCE 10.00 FEET TO A POINT; THENCE BY LANDS HEREIN AND
19 OTHER LANDS OF CHAPMAN STATE PARK N50 DEGREES 26 MINUTES 43
20 SECONDS W, A DISTANCE OF 97.46 FEET TO A POINT; THENCE BY THE
21 SAME, N39 DEGREES 26 MINUTES 13 SECONDS E, A DISTANCE OF 46.06
22 FEET TO A RAILROAD SPIKE IN A WHITE PINE CORNER, SAID CORNER
23 BEING COMMON TO LANDS LAST MENTIONED AND TO LANDS OF THERESA A.
24 CARE AND MARION L. CARE; THENCE ALONG LANDS OF CARE S07 DEGREES
25 20 MINUTES 17 SECONDS W, A DISTANCE OF 42.62 FEET TO AN IRON
26 PIN; THENCE S50 DEGREES 26 MINUTES 43 SECONDS E, A DISTANCE OF
27 74.81 FEET TO AN IRON PIN CORNER, PLACE OF BEGINNING.

28 CONTAINING 1,382.89 SQUARE FEET OF LAND, MORE OR LESS AS
29 SHOWN ON A PLAN PREPARED AND SURVEYED BY JAMES P. HUNTER
30 ASSOCIATES.

1 BEING A PORTION OF A PARCEL OF LAND, AS CONTAINED IN THE DEED
2 FROM WILLIAM T. BEVEVINO TO THE COMMONWEALTH OF PENNSYLVANIA
3 DATED DECEMBER 31, 1954, AND RECORDED IN WARREN COUNTY RECORD
4 BOOK 256, PAGE 160.

5 (B) PROPERTY TO BE CONVEYED TO COMMONWEALTH.--THE CONVEYANCE
6 AUTHORIZED UNDER SUBSECTION (A) SHALL BE IN EXCHANGE FOR THE
7 CONVEYANCE BY THERESA A. CARE AND MARION L. CARE TO THE
8 COMMONWEALTH OF PENNSYLVANIA OF A TRACT OF LAND BOUNDED AND
9 DESCRIBED AS FOLLOWS:

10 ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATED IN
11 PLEASANT TOWNSHIP, WARREN COUNTY, COMMONWEALTH OF PENNSYLVANIA
12 BOUNDED AND DESCRIBED AS FOLLOWS:

13 BEGINNING AT AN IRON PIN CORNER, SAID CORNER BEING COMMON TO
14 LANDS OF CHAPMAN STATE PARK, LANDS OF THERESA A. AND MARION L.
15 CARE (TAX PARCEL NUMBER WN-799/1333) AND LANDS OF TAX PARCEL
16 NUMBER WN-796/783, BEING LANDS NOW OR FORMERLY OF ROBERT L.
17 HUTCHINSON ET UX, SAID CORNER BEING FURTHER DESCRIBED AS BEING
18 S34 DEGREES 44 MINUTES 17 SECONDS W, A DISTANCE OF 57.74 FEET,
19 OF A POINT IN THE CENTER OF A PRIVATE DRIVE AT THE COMMON CORNER
20 OF LANDS OF THERESA A. AND MARION L. CARE AND LANDS OF TAX
21 PARCEL NUMBER WN-796/783; THENCE FROM SAID IRON PIN CORNER AND
22 ALONG LINE COMMON TO LANDS HEREIN DESCRIBED AND LANDS OF TAX
23 PARCEL NUMBER WN-796-783 N34 DEGREES 44 MINUTES 17 SECONDS E, A
24 DISTANCE OF 21.23 FEET TO A POINT BEING COMMON TO LANDS LAST
25 MENTIONED AND TO OTHER LANDS OF THERESA A. AND MARION L. CARE;
26 THENCE BY OTHER LANDS OF THERESA A. AND MARION L. CARE, S45
27 DEGREES 15 MINUTES 43 SECONDS E, A DISTANCE OF 142.75 FEET TO A
28 POINT; THENCE S39 DEGREES 26 MINUTES 13 SECONDS E, A DISTANCE OF
29 21.00 FEET TO A RAILROAD SPIKE IN A WHITE PINE CORNER, COMMON TO
30 LANDS HEREIN, OTHER LANDS OF THERESA A. AND MARION L. CARE AND

1 LANDS OF THE COMMONWEALTH OF PENNSYLVANIA, BEING CHAPMAN STATE
2 PARK; THENCE ALONG LANDS OF CHAPMAN STATE PARK N45 DEGREES 15
3 MINUTES 43 SECONDS W, A DISTANCE OF 141.00 FEET TO AN IRON PIN,
4 PLACE OF BEGINNING.

5 CONTAINING 2,966.60 SQUARE FEET OF LAND, MORE OR LESS AS
6 SHOWN ON A PLAN PREPARED AND SURVEYED BY JAMES P. HUNTER
7 ASSOCIATES.

8 BEING A PORTION OF TAX NUMBER WN-799/1333, AS CONTAINED IN
9 THE DEED FROM THERESA CARE, EXECUTRIX OF THE ESTATE OF SAMUEL T.
10 SCALISE, DECEASED, TO THERESA A. CARE AND MARION L. CARE DATED
11 MARCH 16, 1993, AND RECORDED IN WARREN COUNTY RECORD BOOK
12 467/312.

13 (C) CONDITIONS OF CONVEYANCE.--CONVEYANCE OF THE LAND
14 DESCRIBED IN SUBSECTION (A) SHALL BE MADE UNDER AND SUBJECT TO
15 ALL EASEMENTS, SERVITUDE AND RIGHTS OF OTHERS, INCLUDING, BUT
16 NOT CONFINED TO, STREETS, ROADWAYS AND RIGHTS OF TELEPHONE,
17 TELEGRAPH, WATER, ELECTRIC, SEWER, GAS OR PIPELINE COMPANIES, AS
18 WELL AS UNDER AND SUBJECT TO ANY INTEREST, ESTATES OR TENANCIES
19 VESTED IN THIRD PERSONS, WHETHER OR NOT APPEARING OF RECORD, FOR
20 ANY PORTION OF THE LAND OR IMPROVEMENTS ERECTED, THEREON.

21 (D) EXECUTION OF DEED.-- THE DEED OF CONVEYANCE OF THE
22 PROPERTY DESCRIBED IN SUBSECTION (A) SHALL BE APPROVED AS
23 PROVIDED BY LAW AND SHALL BE EXECUTED BY THE SECRETARY OF THE
24 DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES IN THE NAME OF
25 THE COMMONWEALTH OF PENNSYLVANIA.

26 (E) COSTS.--THE PARTIES TO THE TRANSACTION SHALL BEAR THEIR
27 RESPECTIVE COSTS.

28 SECTION 3. EFFECTIVE DATE.

29 THIS ACT SHALL TAKE EFFECT AS FOLLOWS:

30 (1) SECTION 1 SHALL TAKE EFFECT IN 60 DAYS.

1 (2) THE REMAINDER OF THIS ACT SHALL TAKE EFFECT
2 IMMEDIATELY.