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THE GENERAL ASSEMBLY OF PENNSYLVANIA

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HOUSE BILL

No. 1745 Session of  
2005

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INTRODUCED BY FAIRCHILD, ADOLPH, ALLEN, ARGALL, ARMSTRONG,  
BAKER, BELFANTI, BIRMELIN, BOYD, BUNT, CAPPELLI, CIVERA,  
CLYMER, DENLINGER, EACHUS, ELLIS, FEESE, FICHTER, FLEAGLE,  
FLICK, FORCIER, GEIST, GINGRICH, GODSHALL, HABAY, HARHART,  
HARRIS, HERSHEY, HESS, HICKERNELL, HUTCHINSON, KILLION, LEH,  
MAITLAND, MAJOR, MARSICO, MCGILL, MICOZZIE, MILLARD, MUSTIO,  
PERZEL, PICKETT, PYLE, RAYMOND, REED, ROHRER, ROSS, SATHER,  
SCHRODER, SEMMEL, S. H. SMITH, SONNEY, STERN, R. STEVENSON,  
T. STEVENSON, E. Z. TAYLOR, J. TAYLOR, TRUE, TURZAI, WILT AND  
ZUG, JUNE 14, 2005

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REFERRED TO COMMITTEE ON STATE GOVERNMENT, JUNE 14, 2005

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AN ACT

1 Authorizing and directing the Department of General Services,  
2 with the approval of the Governor, to convey tracts of land  
3 and buildings, consisting of a portion of the former  
4 Laurelton Center, located in Hartley Township, Union County,  
5 Pennsylvania.

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

8 Section 1. The Department of General Services, with the  
9 approval of the Governor, is hereby authorized and directed, on  
10 behalf of the Commonwealth of Pennsylvania, to grant and convey  
11 the following described tracts of land and the improvements  
12 erected thereon to Mountain Valley, Inc., a Maryland  
13 Corporation, for consideration equal to fair market value, as  
14 determined by an independent appraisal.

15 All those certain tracts or parcels of land, with

1 improvements thereon erected, situate in Hartley Township, Union  
2 County, Pennsylvania, more particularly bounded and described as  
3 follows:

4 TRACT 1

5 Beginning at an existing steel pin and stones located on or  
6 near the northern right of way of S.R. 0045 and on the  
7 jurisdictional division line between lands of the Commonwealth  
8 of Pennsylvania, Bureau of Forestry and lands of the  
9 Commonwealth of Pennsylvania, Department of Public Welfare.

10 Thence along lands of the Commonwealth of Pennsylvania,  
11 Bureau of Forestry by the 4 following courses and distances;

12 1. North 22 degrees 29 minutes 55 seconds East, 3685.15  
13 feet, to an existing witnessed stone pile;

14 2. North 74 degrees 47 minutes 54 seconds East, 831.53 feet,  
15 to an existing witnessed stone pile;

16 3. South 75 degrees 02 minutes 58 seconds East, 143.22 feet,  
17 to a point east of Stony Run Road;

18 4. South 25 degrees 32 minutes 58 seconds East, 1472.86  
19 feet, to an existing witnessed stone pile east of Stony Run  
20 Road;

21 5. Thence along lands of William G. Rodgers and lands of W.  
22 James Beamesderfer and Craig A. Beamesderfer and crossing Stony  
23 Run Road South 75 degrees 56 minutes 43 seconds West, 221.73  
24 feet, to an existing stone pile;

25 6. Thence along lands W. James Beamesderfer and Craig A.  
26 Beamesderfer and lands of Eileen R. Wiand and Lisa L. Mattern;  
27 South 20 degrees 40 minutes 20 seconds East, 1491.80 feet, to an  
28 existing witnessed stone pile;

29 7. Thence along lands of Eileen R. Wiand and Lisa L.  
30 Mattern, North 65 degrees 52 minutes 26 seconds, East, 319.07

1 feet, to a point in the center of Stony Run Road;  
2 Thence along the center of Stony Run Road and lands of the  
3 Commonwealth of Pennsylvania, Bureau of Forestry, by the 8  
4 following courses and distances;

5 1. South 33 degrees 57 minutes 45 seconds East, 570.05 feet,  
6 to point in the center of Stony Run Road;

7 2. South 33 degrees 07 minutes 08 seconds East, 653.60 feet,  
8 to point in the center of Stony Run Road;

9 3. South 30 degrees 01 minute 39 seconds East, 122.79 feet,  
10 to point in the center of Stony Run Road;

11 4. South 21 degrees 25 minutes 18 seconds East, 74.09 feet,  
12 to point in the center of Stony Run Road;

13 5. South 07 degrees 41 minutes 59 seconds East, 91.09 feet,  
14 to point in the center of Stony Run Road;

15 6. South 04 degrees 55 minutes 47 seconds West, 109.33 feet,  
16 to point in the center of Stony Run Road;

17 7. South 09 degrees 10 minutes 51 seconds West, 414.31 feet,  
18 to point in the center of Stony Run Road;

19 8. South 09 degrees 14 minutes 46 seconds West, 603.60 feet,  
20 to point on the northern right of way of S.R. 0045

21 Thence along the northern right of way S.R. 0045 by the 13  
22 following courses and distances;

23 1. North 70 degrees 20 minutes 12 seconds West, 263.53 feet,  
24 to a point;

25 2. North 19 degrees 39 minutes 48 seconds East, 5.00 feet,  
26 to a point;

27 3. North 70 degrees 20 minutes 12 seconds West, 150.00 feet,  
28 to a point;

29 4. South 19 degrees 39 minutes 48 seconds West, 5.0 feet, to  
30 a point;



1 Heeter.

2 1. Thence along lands of Arlon E. Wallace and Crystal A.  
3 Heeter and lands of Bradley F. Walter and Angelia Walter South  
4 08 degrees 15 minutes 05 seconds West, 1253.61 feet, to an  
5 existing twin oak tree;

6 2. Thence along lands of Raymond Hoover and Wilma Hoover,  
7 North 79 degrees 40 minutes 38 seconds West, 859.47 feet, to an  
8 existing steel pin;

9 3. Thence along lands of Richard J. Harvey and Janet L.  
10 Harvey and lands of Montana L. Schlegel and Janice M. Schlegel  
11 North 18 degrees 33 minutes 56 seconds West, 840.74 feet, to an  
12 existing steel pin;

13 4. Thence along lands of Montana L. Schlegel and Janice M.  
14 Schlegel South 72 degrees 46 minutes 49 seconds West, 762.09  
15 feet, to a point on the eastern right of way of S.R. 0235.  
16 Thence along the eastern right of way of S.R. 0235 by the four  
17 following courses and distances;

18 1. North 26 degrees 19 minutes 18 seconds West, 731.70 feet,  
19 to a point;

20 2. By a curve to the right having a radius of 2844.79 feet,  
21 an arc length of 354.94 feet, and a central angle of 7 degrees  
22 08 minutes 55 seconds, and a chord of North 22 degrees 44  
23 minutes 50 seconds West, 354.71 feet to a point;

24 3. North 19 degrees 10 minutes 23 seconds West, 478.05 feet  
25 to a point;

26 4. By a curve to the right having a radius of 35 feet, an  
27 arc length of 78.70 feet, and a central angle of 128 degrees 50  
28 minutes 11 seconds, and a chord of North 45 degrees 14 minutes  
29 43 seconds East, 63.14 feet to a point on the southern right of  
30 way of S.R. 0045;

1 Thence along the southern right of way of S.R. 0045 by the three  
2 following courses and distances;

3 1. South 70 degrees 20 minutes 12 seconds East, 1020.05  
4 feet, to a point;

5 2. South 69 degrees 40 minutes 12 seconds East, 1556.28  
6 feet, to a point;

7 3. By a curve to the right having a radius of 1318.45 feet,  
8 an arc length of 192.46 feet, and a central angle of 8 degrees  
9 21 minutes 49 seconds, and a chord of South 65 degrees 29  
10 minutes 18 seconds East, 192.28 feet to an existing steel pin,  
11 the point and place of beginning.

12 Tract 2 containing 64.428 acres as above described.

13 TRACT 3

14 Beginning at an existing steel pin located approximately 1180  
15 feet West of the intersection of S.R. 0045 and S.R. 0235 and  
16 being on or near the southern right of way of S.R. 0045 and on  
17 the jurisdictional division line between lands of the  
18 Commonwealth of Pennsylvania, Department of Conservation and  
19 Natural Resources and lands of the Commonwealth of Pennsylvania,  
20 Department of Public Welfare.

21 Thence along lands of the Commonwealth of Pennsylvania,  
22 Department of Conservation and Natural Resources by the 12  
23 courses and distances;

24 1. South 19 degrees 12 minutes 21 seconds West, 198.88 feet  
25 to an existing steel pin;

26 2. South 67 degrees 09 minutes 50 seconds East, 127.12 feet  
27 to a point;

28 3. South 28 degrees 08 minutes 01 second East, 256.88 feet  
29 to a point;

30 4. South 115 degrees 52 minutes 30 seconds West, 191.06 feet

1 to an existing steel pin;  
2 5. South 40 degrees 31 minutes 46 seconds East, 230.04 feet  
3 to an existing steel pin;  
4 6. South 71 degrees 04 minutes 15 seconds West, 186.38 feet  
5 to an existing steel pin;  
6 7. South 84 degrees 43 minutes 54 seconds West, 300.50 feet  
7 to an existing steel pin;  
8 8. North 68 degrees 29 minutes 54 seconds West, 173.17 feet  
9 to an existing steel pin;  
10 9. North 04 degrees 18 minutes 51 seconds East, 692.26 feet  
11 to an existing steel pin;  
12 10. North 30 degrees 23 minutes 16 seconds West, 123.70 feet  
13 to an existing steel pin;  
14 11. North 13 degrees 21 minutes 43 seconds West, 206.87 feet  
15 to an existing steel pin;  
16 12. South 70 degrees 42 minutes 12 seconds East, 94.27 feet  
17 to an existing steel pin;  
18 13. Thence along the southern right of way of S.R. 0045,  
19 South 70 degrees 18 minutes 12 seconds East, 356.77 feet to an  
20 existing steel pin, the point and place of beginning.

21 Tract 3 containing 9.832 acres as above described.

22 Section 2. The conveyance shall be made under and subject to  
23 all easements, servitudes and rights of others, including, but  
24 not confined to, streets, roadways and rights of any telephone,  
25 telegraph, water, electric, sewer, gas or pipeline companies, as  
26 well as under the subject to any interest, estates or tenancies  
27 vested in third persons, whether or not appearing of record, for  
28 any portion of the land or improvements erected thereon.

29 Section 3. No portion of the property shall be used for  
30 gaming or gambling activities. Should the grantee, its

1 successors or assigns, utilize the property for gaming or  
2 gambling or for any other purpose not permitted under this  
3 paragraph, the property conveyed herein shall immediately revert  
4 to and revest in the grantor.

5 Section 4. The proceeds of the conveyance shall be paid into  
6 the State Treasury and deposited in the General Fund.

7 Section 5. The deed of conveyance shall be approved as  
8 provided by law and shall be executed by the Secretary of  
9 General Services in the name of the Commonwealth of  
10 Pennsylvania.

11 Section 6. Costs and fees incidental to the conveyance shall  
12 be borne by the grantee.

13 Section 7. This act shall take effect immediately.