

THE GENERAL ASSEMBLY OF PENNSYLVANIA

SENATE BILL

No. 925 Session of 2011

INTRODUCED BY RAFFERTY AND LEACH, APRIL 4, 2011

REFERRED TO STATE GOVERNMENT, APRIL 4, 2011

AN ACT

1 Authorizing the Department of General Services, with the  
2 approval of the Department of Conservation and Natural  
3 Resources and the Governor, to grant and convey to East  
4 Norriton Township certain lands situate in East Norriton  
5 Township, Montgomery County, in exchange for East Norriton  
6 Township's granting and conveying certain lands to the  
7 Commonwealth of Pennsylvania to be added to the existing  
8 lands of the Norristown Farm Park; authorizing the Department  
9 of General Services, with the approval of the Department of  
10 Conservation and Natural Resources and the Governor, to  
11 remove the deed restrictions on a portion of the lands  
12 previously conveyed by the Department of General Services in  
13 accordance with section 1(c) of the act of July 10, 1985  
14 (P.L.201, No.51); and authorizing East Norriton Township to  
15 convey the property it receives from the Commonwealth of  
16 Pennsylvania pursuant to this act to Montgomery County for  
17 nominal consideration for public highway improvements.

18 The General Assembly of the Commonwealth of Pennsylvania  
19 hereby enacts as follows:

20 Section 1. Conveyance in East Norriton Township, Montgomery  
21 County.

22 (a) Authorization.--The Department of General Services, with  
23 the approval of the Department of Conservation and Natural  
24 Resources and the Governor, is hereby authorized on behalf of  
25 the Commonwealth of Pennsylvania to grant and convey to East  
26 Norriton Township, certain lands situate in East Norriton

1 Township, Montgomery County, in exchange for the conveyance of a  
2 certain parcel of property from East Norriton Township in  
3 accordance with subsection (c).

4 (b) Property description.--The property to be conveyed in  
5 accordance with subsection (a) consists of three tracts of land  
6 totaling approximately 1.907 acres and improvements thereon  
7 bounded and more particularly described as follows:

8 Tract 1

9 BEGINNING at a point on the southwesterly legal right-of-way  
10 line of Germantown Pike (a.k.a. West Germantown Pike, 50 foot  
11 wide legal right-of-way, variable width required right-of-way,  
12 county roadway) at the intersection of the dividing line between  
13 unit 6, block 5, APN #33-00-08140-008, lands now or formerly the  
14 Commonwealth of Pennsylvania and unit 58, block 5f, APN  
15 #33-00-02897-004, lands now or formerly Barleyvale Associates,  
16 LLC and from said point of beginning running, THENCE;  
17 1. Along the dividing line between unit 6, block 5 and unit 58,  
18 block 5f, passing over a concrete monument at 16.69 feet, south  
19 11 degrees 55 minutes 47 seconds west, a distance of 20.82 feet  
20 to a point on the southwesterly required right-of-way line of  
21 Germantown Pike, THENCE;

22 The following fifteen (15) courses and distances along the  
23 southwesterly required right-of-way line of Germantown Pike:

24 2. Along the arc of a circle curving to the right, having a  
25 radius of 24,949.05 feet, a central angle of 00 degrees 30  
26 minutes 08 seconds, an arc length of 218.63 feet, a chord  
27 bearing north 78 degrees 35 minutes 14 seconds west and a chord  
28 distance of 218.63 feet to a non-tangent point, THENCE;  
29 3. North 79 degrees 00 minutes 27 seconds west, a distance of  
30 380.41 feet to a point of curvature, THENCE;

1 4. Along the arc of a circle curving to the right, having a  
2 radius of 7,050.71 feet, a central angle of 05 degrees 54  
3 minutes 38 seconds, an arc length of 727.33 feet, a chord  
4 bearing north 76 degrees 03 minutes 08 seconds west and a chord  
5 distance of 727.01 feet to a point of tangency, THENCE;  
6 5. North 73 degrees 05 minutes 50 seconds west, a distance of  
7 16.45 feet to a point, THENCE;  
8 6. Along the arc of a circle curving to the right, having a  
9 radius of 11,415.21 feet, a central angle of 00 degrees 22  
10 minutes 04 seconds, an arc length of 73.25 feet, a chord bearing  
11 north 72 degrees 54 minutes 48 seconds west and a chord bearing  
12 73.25 feet to a point of compound curvature, THENCE;  
13 7. Along the arc of a circle curving to the right, having a  
14 radius of 7,040.67 feet, a central angle of 02 degrees 57  
15 minutes 42 seconds, an arc length of 363.95 feet, a chord  
16 bearing north 71 degrees 14 minutes 55 seconds west and a chord  
17 distance of 363.91 feet to a point, THENCE;  
18 8. North 69 degrees 46 minutes 04 seconds west, a distance of  
19 13.67 feet to a point of curvature, THENCE;  
20 9. Along the arc of a circle curving to the left, having a  
21 radius of 6,959.33 feet, a central angle of 01 degrees 31  
22 minutes 10 seconds, an arc length of 184.57 feet, a chord  
23 bearing north 70 degrees 31 minutes 39 seconds west and a chord  
24 distance of 184.56 feet to a point, THENCE;  
25 10. South 18 degrees 42 minutes 46 seconds west, a distance of  
26 25.00 feet to a point of curvature, THENCE;  
27 11. Along the arc of a circle curving to the left, having a  
28 radius of 6,934.33 feet, a central angle of 00 degrees 16  
29 minutes 39 seconds, an arc length of 33.59 feet, a chord bearing  
30 north 71 degrees 25 minutes 34 seconds west and a chord distance

1 of 33.59 feet to a point, THENCE;  
2 12. North 18 degrees 26 minutes 07 seconds east, a distance of  
3 25.00 feet to a point of curvature, THENCE;  
4 13. Along the arc of a circle curving to the left, having a  
5 radius of 6,959.33 feet, a central angle of 01 degrees 07  
6 minutes 18 seconds, an arc length of 136.23 feet, a chord  
7 bearing north 72 degrees 07 minutes 32 seconds west and a chord  
8 distance of 136.22 feet to a point, THENCE;  
9 14. South 16 degrees 59 minutes 10 seconds west, a distance of  
10 14.89 feet to a point, THENCE;  
11 15. North 73 degrees 00 minutes 50 seconds west, a distance of  
12 120.00 feet to a point, THENCE;  
13 16. North 16 degrees 59 minutes 10 seconds east, a distance of  
14 15.94 feet to a point on the southwesterly legal right-of-way  
15 line of Germantown Pike, THENCE;  
16 the following two (2) courses and distances along the  
17 southwesterly legal right-of-way line of Germantown Pike:  
18 17. South 73 degrees 11 minutes 04 seconds east, a distance of  
19 1,295.64 feet to a point, THENCE;  
20 18. South 78 degrees 27 minutes 56 seconds east, a distance of  
21 970.22 feet to the point and place of beginning.  
22 Containing 46,224 square feet or 1.061 acres.

23 Tract 2  
24 BEGINNING at a drill hole on the southwesterly legal right-of-  
25 way line of Germantown Pike (a.k.a. West Germantown Pike, 50  
26 foot wide legal right-of-way, variable width required right-of-  
27 way, county roadway) at the intersection of the dividing line  
28 between unit 6, block 5, APN #33-00-08140-008 lands now or  
29 formerly the Commonwealth of Pennsylvania and unit 35, block 5,  
30 APN #33-00-10679-007, lands now or formerly East Norriton Fire

1 Co. and from said point of beginning running, THENCE;  
2 1. Along the southwesterly legal right-of-way line of  
3 Germantown Pike, south 73 degrees 11 minutes 04 seconds east, a  
4 distance of 504.09 feet to a point on the southwesterly required  
5 right-of-way line of Germantown Pike, THENCE;  
6 the following twelve (12) courses and distances along the  
7 southwesterly required right-of-way line of Germantown Pike:  
8 2. South 15 degrees 41 minutes 38 seconds west, a distance of  
9 15.30 feet to a point of curvature, THENCE;  
10 3. Along the arc of a circle curving to the left, having a  
11 radius of 5,946.83 feet, a central angle of 00 degrees 43  
12 minutes 21 seconds, an arc length of 75.00 feet, a chord bearing  
13 north 74 degrees 40 minutes 03 seconds west and a chord distance  
14 of 75.00 feet to a point, THENCE;  
15 4. South 15 degrees 01 minutes 10 seconds west, a distance of  
16 9.99 feet to a point, THENCE;  
17 5. North 74 degrees 58 minutes 50 seconds west, a distance of  
18 30.00 feet to a point, THENCE;  
19 6. North 15 degrees 01 minutes 10 seconds east, a distance of  
20 24.89 feet to a point of curvature, THENCE;  
21 7. Along the arc of a circle curving to the left, having a  
22 radius of 5,961.83 feet, a central angle of 00 degrees 52  
23 minutes 40 seconds, an arc length of 91.34 feet, a chord bearing  
24 north 75 degrees 45 minutes 21 seconds west and a chord distance  
25 of 91.34 feet to a point of reverse curvature, THENCE;  
26 8. Along the arc of a circle curving to the right, having a  
27 radius of 4,264.84 feet, a central angle of 00 degrees 50  
28 minutes 28 seconds, an arc length of 62.60 feet, a chord bearing  
29 north 75 degrees 46 minutes 28 seconds west and a chord distance  
30 of 62.60 feet to a point, THENCE;

1 9. South 14 degrees 39 minutes 35 seconds west, a distance of  
2 5.00 feet to a point of curvature, THENCE;  
3 10. Along the arc of a circle curving to the right, having a  
4 radius of 4,269.84 feet, a central angle of 00 degrees 40  
5 minutes 18 seconds, an arc length of 50.06 feet, a chord bearing  
6 north 75 degrees 01 minutes 04 seconds west and a chord distance  
7 of 50.06 feet to a point, THENCE;  
8 11. North 15 degrees 19 minutes 05 seconds east, a distance of  
9 5.00 feet to a point of curvature, THENCE;  
10 12. Along the arc of a circle curving to the right, having a  
11 radius of 4,264.84 feet, a central angle of 01 degrees 43  
12 minutes 06 seconds, an arc length of 127.90 feet, a chord  
13 bearing north 73 degrees 49 minutes 22 seconds west and a chord  
14 distance of 127.89 feet to a point of tangency, THENCE;  
15 13. North 72 degrees 57 minutes 50 seconds west, a distance of  
16 69.07 feet to a point, THENCE;  
17 14. Along the dividing line between unit 6, block 5 and unit  
18 35, block 5, north 24 degrees 31 minutes 09 seconds east, a  
19 distance of 13.10 feet to the point and place of beginning.  
20 Containing 6,421 square feet or 0.147 acre.

21 Tract 3  
22 Corner of Whitehall and Germantown Pike  
23 Parcel #33-00-02978-004  
24 (one parcel to be transferred in 3 pieces)

25 Tract 3(a)  
26 BEGINNING at a point on the southwesterly legal right-of-way of  
27 Germantown Pike (a.k.a. West Germantown Pike, 50 foot wide legal  
28 right-of-way, variable width required right-of-way, county  
29 roadway), at the intersection of the dividing line between APN  
30 #33-00-02978-004, unit 36, block 5, lands now or formerly the

1 Commonwealth of Pennsylvania and APN #33-00-10679-007, unit 35,  
2 block 5, lands now or formerly Norriton Fire Engine Company and  
3 from said point of beginning running, THENCE;  
4 1. Along the dividing line between unit 36, block 5 and unit  
5 35, block 5, south 24 degrees 31 minutes 09 seconds west, a  
6 distance of 11.54 feet to a point on the southwesterly required  
7 right-of-way line of Germantown Pike, THENCE;  
8 2. Along the southwesterly required right-of-way line of  
9 Germantown Pike, north 72 degrees 23 minutes 13 seconds west, a  
10 distance of 104.71 feet to a point on the southeasterly legal  
11 right-of-way line of Whitehall Road (variable width legal and  
12 required right-of-way), THENCE;  
13 3. Along the southeasterly legal right-of-way line of Whitehall  
14 Road, north 41 degrees 00 minutes 49 seconds east, a distance of  
15 3.59 feet to a point of curvature, THENCE;  
16 4. Along the arc of a circle curving to the right, connecting  
17 the southeasterly legal right-of-way line of Whitehall Road with  
18 the southwesterly legal right-of-way line of Germantown Pike,  
19 having a radius of 50.00 feet, a central angle of 29 degrees 59  
20 minutes 56 seconds, an arc length of 26.18 feet, a chord bearing  
21 south 88 degrees 11 minutes 26 seconds east and a chord distance  
22 of 25.88 feet to a point of tangency, THENCE;  
23 5. Along the southwesterly legal right-of-way line of  
24 Germantown Pike, south 73 degrees 11 minutes 04 seconds east, a  
25 distance of 79.78 feet to the point and place of beginning.  
26 Containing 1,063 square feet or 0.027 acre.

27 Tract 3(b)

28 BEGINNING at an iron pin on the southeasterly legal right-of-  
29 way line of Whitehall Road (variable width legal and required  
30 right-of-way) at the intersection of the dividing line between

1 unit 36, block 5, lands now or formerly Commonwealth of  
2 Pennsylvania and APN #33-00-10679-007, unit 35, block 5, lands  
3 now or formerly Norriton Fire Engine Company, and from said  
4 point of beginning running, THENCE;

5 1. Along the southeasterly legal right-of-way line of Whitehall  
6 Road, north 41 degrees 00 minutes 49 seconds east, a distance of  
7 196.39 feet to a point on the southwesterly required right-of-  
8 way line of Germantown Pike (a.k.a. West Germantown Pike, 50  
9 foot wide legal right-of-way, variable width required right-of-  
10 way, county roadway), THENCE;

11 2. Along the southwesterly required right-of-way line of  
12 Germantown Pike, south 72 degrees 23 minutes 13 seconds east, a  
13 distance of 104.71 feet to a point on the southeasterly required  
14 right-of-way line of Whitehall Road, THENCE;

15 The following three (3) courses and distances along the  
16 southeasterly required right-of-way line of Whitehall Road:

17 3. Along the arc of circle curving to the left, having a radius  
18 of 139.33 feet, a central angle of 66 degrees 15 minutes 04  
19 seconds, an arc length of 161.11 feet, a chord bearing south 72  
20 degrees 37 minutes 01 seconds west, and a chord distance of  
21 152.28 feet to a point of reverse curvature, THENCE;

22 4. Along the arc of circle curving to the right, having a  
23 radius of 1,041.67 feet, a central angle of 01 degrees 48  
24 minutes 35 seconds, an arc length of 32.90 feet, a chord bearing  
25 south 40 degrees 23 minutes 47 seconds west, and a chord  
26 distance of 32.90 feet to a point of tangency, THENCE;

27 5. South 41 degrees 18 minutes 05 seconds west, a distance of  
28 75.38 feet to a point, THENCE;

29 6. Along the dividing line between unit 36, block 5 and unit  
30 35, block 5, north 49 degrees 00 minutes 11 seconds west, a



1 distance of 16.27 feet to the point and place of beginning.

2 Containing 4,737 square feet or 0.109 acre.

3 Tract 3(c)

4 BEGINNING at a point on the southeasterly required right-of-  
5 way line of Whitehall Road (variable width legal and required  
6 right-of-way), said point being distant north 49 degrees 00  
7 minutes 11 seconds west, a distance of 16.27 feet from an iron  
8 pipe at the intersection of the dividing line between APN  
9 #33-00-02978-004, unit 36, block 5, lands now or formerly  
10 Commonwealth of Pennsylvania and APN #33-00-10679-007, unit 35,  
11 block 5, lands now or formerly Norriton Fire Engine Company and  
12 from said point of beginning running, THENCE;

13 The following three (3) courses and distances along the  
14 southeasterly required right-of-way line of Whitehall Road:

15 1. North 41 degrees 18 minutes 05 seconds east, a distance of  
16 75.38 feet to a point of curvature, THENCE;

17 2. Along the arc of a circle curving to the left, having a  
18 radius of 1,041.67 feet, a central angle of 01 degrees 48  
19 minutes 35 seconds, an arc length of 32.90 feet, a chord bearing  
20 north 40 degrees 23 minutes 47 seconds east, and a chord  
21 distance of 32.90 feet to a point of reverse curvature, THENCE;

22 3. Along the arc of a circle curving to the right, having a  
23 radius of 139.33 feet, a central angle of 66 degrees 15 minutes  
24 04 seconds, an arc length of 161.11 feet, a chord bearing north  
25 72 degrees 37 minutes 01 seconds east, and a chord distance of  
26 152.28 feet to a point on the southwesterly required right-of-  
27 way line of Germantown Pike (a.k.a. West Germantown Pike, 50  
28 foot wide legal right-of-way, variable width required right-of-  
29 way, county roadway), THENCE;

30 The following two (2) courses and distances along the dividing

1 line between unit 36, block 5 and unit 35, block 5:  
2 4. South 24 degrees 31 minutes 09 seconds west, a distance of  
3 248.14 feet to a concrete monument, THENCE;  
4 5. North 49 degrees 00 minutes 11 seconds west, a distance of  
5 150.28 feet to the point and place of beginning.  
6 Containing 24,515 square feet or 0.563 acre.

7 (c) Property to be conveyed to the Commonwealth of  
8 Pennsylvania.--The Department of General Services, with the  
9 approval of the Department of Conservation and Natural Resources  
10 and the Governor, is hereby authorized on behalf of the  
11 Commonwealth of Pennsylvania to receive from East Norriton  
12 Township certain lands situate in East Norriton Township,  
13 Montgomery County, in exchange for that property to be conveyed  
14 to East Norriton Township in accordance with subsection (a).

15 (d) Property description.--The property to be conveyed in  
16 accordance with subsection (c) consists of approximately 5.467  
17 acres and improvements thereon bounded and more particularly  
18 described as follows:

19 BEGINNING at a point in the northwesterly sideline of the  
20 Reading Company Railroad, Stony Creek Branch, said point also  
21 being in the line dividing lands of the Commonwealth of  
22 Pennsylvania to the southwest from lands of Plymouth Investment  
23 Corporation to the northeast, said point of beginning being at  
24 the distance of 1042.26°, crossing the said railroad company  
25 railroad, measured N 45° 16' W along the said dividing line from  
26 a point in the centerline of Stanbridge Street, said last  
27 mentioned point being at the distance of 176.32' measured S 52°  
28 10' W along the centerline of Stanbridge Street from its  
29 intersection with the centerline of Dogwood Lane; thence from  
30 said beginning point along lands of the Commonwealth of

1 Pennsylvania N 45° 16' W 318.01' to a point a corner; thence  
2 still along the same N 45° 09' 40" E 648.60' to a point a  
3 corner; thence along lands now or late of Samuel Shakespeare, S  
4 58° 22' 30" E 331.09' to a point a corner in the northwesterly  
5 line of the Reading Company Railroad aforementioned; thence  
6 along the same S 39° 16' 30" W 351.74' to a point of curvature;  
7 thence along the arc of a circle curving to the right having a  
8 radius of 905.0' the arc distance of 378.69' to the point of  
9 beginning.

10 Containing 5.467 acres of land.

11 Being part of the same premises which Plymouth Investment  
12 Company by deed dated the 6th day of November, 1970, and  
13 recorded in the Recorder of Deeds Office in D.B. 3691 page 16,  
14 granted and conveyed unto East Norriton Township.

15 (e) Conditions.--The conveyances shall be made concurrently  
16 and under and subject to all lawful and enforceable easements,  
17 servitudes and rights of others, including but not confined to  
18 streets, roadways and rights of any telephone, telegraph, water,  
19 electric, gas or pipeline companies, as well as under and  
20 subject to any lawful and enforceable estates or tenancies  
21 vested in third persons appearing of record, for any portion of  
22 the land or improvements erected thereon.

23 (f) Deed restrictions.--Any conveyance authorized under  
24 subsections (a) and (c) shall be made under and subject to the  
25 condition, which shall be contained in the deed of conveyance,  
26 that no portion of the property conveyed shall be used as a  
27 licensed facility, as defined in 4 Pa.C.S. § 1103 (relating to  
28 definitions), or any other similar type of facility authorized  
29 under State law. The condition shall be a covenant running with  
30 the land and shall be binding upon the Grantee, its successors

1 and assigns. Should the Grantee, its successors or assigns,  
2 permit any portion of the property authorized to be conveyed in  
3 this act to be used in violation of this subsection, the title  
4 shall immediately revert to and revest in the Grantor.

5 (g) Removal of deed restrictions.--The Department of General  
6 Services, with the approval of the Department of Conservation  
7 and Natural Resources and the Governor, is authorized to remove  
8 the deed restrictions on a portion of the lands conveyed to the  
9 East Norriton Fire Company, now known as Norriton Fire Engine  
10 Company, by the Department of General Services under the  
11 authority contained in section (1)(c) of the act of July 10,  
12 1985 (P.L.201, No.51), entitled "An act authorizing the  
13 conveyance of certain State land to the East Norriton Fire  
14 Company in Montgomery County; and making a repeal." The  
15 Department of General Services, on behalf of the Commonwealth of  
16 Pennsylvania, is hereby authorized to execute any legal  
17 instruments necessary to remove the aforementioned deed  
18 restrictions on the following portion of land located in East  
19 Norriton Township, Montgomery County, for the sole purpose of  
20 making the land available to East Norriton Township and/or  
21 Montgomery County for widening those respective township and  
22 county roads described as:

23 Germantown Pike (County Road).

24 ALL THAT CERTAIN tract or piece of land, situate in the Township  
25 of East Norriton, County of Montgomery, Commonwealth of  
26 Pennsylvania, being a Road Right-of-way Offered for Dedication  
27 as shown on a "Road Right-Of-Way At Norriton Fire Engine Company  
28 Exhibit Plan", prepared for the Montgomery County Roads &  
29 Bridges Department, Norristown PA, by Robert E. Blue, Consulting  
30 Engineers, P.C., Blue Bell, Pennsylvania, dated September 29,

1 2010.

2 BEGINNING at a point along the southwesterly legal right-of-way  
3 of Germantown Pike, a county road with a legal right-of-way of  
4 50 feet wide, ultimate right-of-way of 100 feet wide, said point  
5 is located south 63 degrees, 16 minutes, 51 seconds east, a  
6 distance of 79.76 feet from the terminus of a 50 feet radius for  
7 the southeasterly side of Whitehall Road (width varies); said  
8 point is also located south 34 degrees, 25 minutes, 22 seconds  
9 east, a distance of 0.3 feet from a drill hole marked on the  
10 curb;

11 THENCE, from said point of beginning, along the southwesterly  
12 legal right-of-way line of said Germantown Pike, south 63  
13 degrees, 16 minutes, 51 seconds east, a distance of 201.83 feet  
14 to a drill hole marked on the curb;

15 THENCE, along lands now or formerly of the Commonwealth of  
16 Pennsylvania - Norristown Farm Park (block 4, unit 1), south 34  
17 degrees, 25 minutes, 22 seconds west, a distance of 25.23 feet  
18 to a concrete monument;

19 THENCE, along the southwesterly ultimate right-of-way of said  
20 Germantown Pike, north 63 degrees, 16 minutes, 51 seconds west,  
21 a distance of 201.83 feet to a concrete monument;

22 THENCE, along other lands now or formerly on the Commonwealth of  
23 Pennsylvania (block 5, unit 36), north 34 degrees, 25 minutes,  
24 22 seconds east, crossing a drill hole marked in the curb at  
25 24.93 feet, a total distance of 25.23 feet to a point, said  
26 point being the first mentioned point and place of beginning;  
27 Containing 5,046 square feet or 0.1158 acres of land, more or  
28 less.

29 Being part of Tax Parcel Number 33-00-10679-00-7.

30 BEING PART OF an overall tract shown on a Land Subdivision Plan

1 recorded in Plan Book A-50 Page 149 on September 29, 1988.  
2 SUBJECT TO a corrective deed dated February 4, 2004, and  
3 recorded in Deed Book 5506, Page 376 to vest property in the  
4 correct name of the Norriton Fire Engine Company.  
5 Whitehall Road (Township Road).  
6 BEGINNING at a point along the southeasterly legal right-of-way  
7 line of Whitehall Road (variable width legal right-of-way,  
8 variable width required right-of-way) at the intersection of the  
9 dividing line between APN #33-00-10679-007, unit 35, block 5,  
10 lands now or formerly Norriton Fire Engine Company and APN  
11 #33-00-02978-004, unit 36, block 5, lands now or formerly  
12 Commonwealth of Pennsylvania and from said point of beginning  
13 running, THENCE;  
14 1. Along the dividing line between unit 35, block 5 and unit  
15 36, block 5, south 49 degrees 00 minutes 11 seconds east, a  
16 distance of 16.27 feet to a point on the southeasterly required  
17 right-of-way line of Whitehall Road, THENCE;  
18 2. Along the southeasterly required right-of-way line of  
19 Whitehall Road, south 41 degrees 18 minutes 05 seconds west, a  
20 distance of 100.00 feet to a point, THENCE;  
21 3. Along the dividing line between unit 35, block 5 and unit 6,  
22 block 5, north 49 degrees 00 minutes 11 seconds west, a distance  
23 of 15.77 feet to a point on the southeasterly legal right-of-way  
24 line of Whitehall Road, THENCE;  
25 4. Along the southeasterly legal right-of-way line of Whitehall  
26 Road, north 41 degrees 00 minutes 49 seconds east, a distance of  
27 100.00 feet to the point and place of beginning.  
28 Containing 1,602 square feet or 0.037 acre.  
29 This description is written based upon an exhibit entitled  
30 "Required Right-of-Way deeded to East Norriton Township,

1 Required Right-of-Way Exhibit Norriton Fire Engine Company",  
2 prepared by Traffic Planning and Design, Inc., Job Number  
3 AEHN.B1.00002, dated 2/28/2011.

4 (h) Widening of County Road.--East Norriton Township is  
5 authorized to grant and convey to the County of Montgomery for  
6 nominal consideration those lands conveyed to it under this act  
7 for the purpose of widening that County Road known as Germantown  
8 Pike. That land shall include those Parcels listed in section  
9 1(b) as Tract 1, Tract 2 and Tract 3(a).

10 (i) Deeds.--The deed for the conveyance of the property in  
11 accordance with subsections (a) and (c) shall be by Special  
12 Warranty Deed and shall be executed by the Secretary of General  
13 Services in the name of the Commonwealth of Pennsylvania.

14 (j) Costs and fees.--All costs and fees incidental to the  
15 conveyances contained in this act shall be borne by East  
16 Norriton Township.

17 (k) Expiration of authority.--In the event that these  
18 conveyances are not executed within 12 months of the effective  
19 date of this section, the authorization contained in this act  
20 shall expire.

21 Section 2. Effective date.

22 This act shall take effect immediately.