

THE GENERAL ASSEMBLY OF PENNSYLVANIA

SENATE BILL

No. 1178 Session of
2022

INTRODUCED BY CORMAN, MARCH 31, 2022

REFERRED TO STATE GOVERNMENT, MARCH 31, 2022

AN ACT

1 Authorizing the Department of General Services, with the
2 approval of the State Fire Commissioner and the Governor, to
3 relocate a permanent easement previously granted to Mifflin
4 County from certain lands of the Commonwealth of Pennsylvania
5 at the State Fire Academy situate in the Borough of
6 Lewistown, Mifflin County, for the benefit of the general
7 public.

8 The General Assembly of the Commonwealth of Pennsylvania
9 hereby enacts as follows:

10 Section 1. Relocation of a permanent easement previously
11 granted in Borough of Lewistown, Mifflin County.

12 (a) Authorization.--The Department of General Services, with
13 the approval of the State Fire Commissioner and the Governor, is
14 hereby authorized on behalf of the Commonwealth of Pennsylvania
15 to relocate a permanent easement previously granted to Mifflin
16 County from lands of the Commonwealth of Pennsylvania at the
17 State Fire Academy situate in the Borough of Lewistown, Mifflin
18 County, for the purpose of establishing and maintaining a
19 recreational hiking trail and appurtenant parking for the
20 benefit of the general public, for \$1 and under terms and
21 condition to be established by an easement agreement.

(b) Property description.--The permanent easement to be conveyed pursuant to Section 1 consists of approximately 1.11 acres bounded and more particularly described as follows:

All that certain tract of land located in Lewistown Borough, Mifflin County, Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at a point along Riverside Drive, THENCE North 57 degrees 46 minutes 38 seconds East, 210.75 feet to a point of non-tangency;

THENCE South 32 degrees 26 minutes 42 seconds East, 26.59 feet to a point of non-tangency;

THENCE South 57 degrees 34 minutes 37 seconds West, 93.59 feet to a point of non-tangency;

THENCE South 73 degrees 43 minutes 57 seconds East, 11.97 feet to the beginning of a curve concave northerly, said curve to the right has a radius of 90.00 feet;

THENCE easterly along chord bearing of South 89 degrees 39 minutes 25 seconds East for a distance of 49.39 feet with an arc length of 50.03 feet to a point of tangency;

THENCE North 74 degrees 25 minutes 06 seconds East, 74.19 feet to a point of non-tangency;

THENCE North 78 degrees 30 minutes 09 seconds East, 134.23 feet to the beginning of a curve concave southerly, said curve to the left has a radius of 100.00 feet;

THENCE easterly along said curve chord bearing of South 80 degrees 01 minutes 26 seconds East for a distance of 73.21 feet with an arc length of 74.96 feet to a point of tangency;

THENCE North 57 degrees 16 minutes 04 seconds East, 43.08 feet to a point of non-tangency, to a shared boundary with now or formerly Mifflin Concrete, Inc.;

1 THENCE South 46 degrees 20 minutes 50 seconds East, 95.53
2 feet to a point of non-tangency;

3 THENCE South 51 degrees 11 minutes 22 seconds West, 105.75
4 feet to a point of non-tangency;

5 THENCE South 39 degrees 32 minutes 51 seconds West, 369.54
6 feet to the beginning of a non-tangent curve concave
7 southeasterly, said curve to the right has a radius of 90.00
8 feet;

9 THENCE southwesterly along said curve chord bearing of South
10 32 degrees 33 minutes 08 seconds West for a distance of 22.31
11 feet with an arc distance of 22.37 feet to a point of tangency;

12 THENCE South 25 degrees 25 minutes 56 seconds West, 432.30
13 feet to a point of non-tangency; to a shared boundary with now
14 or formerly Lowes Home Center, Inc.;

15 THENCE North 75 degrees 20 minutes 26 seconds West, 30.54
16 feet to a point of non-tangency;

17 THENCE North 25 degrees 25 minutes 56 seconds East, 438.00
18 feet to the beginning of a curve concave southeasterly, said
19 curve to the left has a radius of 120.00 feet;

20 THENCE northeasterly along said curve chord bearing of North
21 32 degrees 33 minutes 08 seconds East for a distance of 29.75
22 feet with an arc distance of 29.82 feet to a point of tangency;

23 THENCE North 39 degrees 40 minutes 20 seconds East, 357.54
24 feet to the beginning of a non-tangent curve to the left concave
25 southwesterly, said curve has a radius of 53.30 feet;

26 THENCE northeasterly along said curve chord bearing of North
27 35 degrees 26 minutes 35 seconds West for a distance of 101.65
28 feet with an arc distance of 134.85 feet to a point of tangency;

29 THENCE South 78 degrees 30 minutes 09 seconds West, 133.16
30 feet to a point of non-tangency;

1 THENCE South 74 degrees 25 minutes 06 seconds West, 73.12
2 feet to the beginning of a curve concave northerly and has a
3 radius of 120.00 feet;

4 THENCE westerly along said curve chord bearing of North 89
5 degrees 39 minutes 25 seconds West for a distance of 65.85 feet
6 with an arc distance of 66.70 feet to a point of tangency;

7 THENCE North 73 degrees 43 minutes 57 seconds West, 54.44
8 feet to a point of non-tangency;

9 THENCE South 57 degrees 46 minutes 38 seconds West, 66.65
10 feet to a point of non-tangency;

11 THENCE (28) North 32 degrees 13 minutes 22 seconds West,
12 15.00 feet, to the point of beginning.

13 CONTAINING 1.11_-acres, more or less.

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

22 (d) Easement agreement.--The conveyance shall be made by
23 easement agreement executed by the Secretary of General Services
24 in the name of the Commonwealth of Pennsylvania.

25 (e) Costs and fees.--Costs and fees incidental to this
26 conveyance shall be borne by the grantee.

27 (f) Expiration of authority.--In the event that this
28 conveyance is not executed within 18 months after the effective
29 date of this section, the authority granted by this act shall
30 terminate.

1 Section 2. Effective date.

2 This act shall take effect immediately.