

**LOCAL PROJECT 70 LAND - CONVEYANCE BY BRISTOL BOROUGH**

**Act of Apr. 12, 1978, P.L. 26, No. 13**

**Cl. 85**

**AN ACT**

Authorizing the Borough of Bristol, County of Bucks, with the approval of the Departments of Community Affairs, Environmental Resources and Justice and the Governor, to convey a certain tract of land located within said borough and acquired with Project 70 money and transferring the interest and restrictions relating to Project 70 lands to a tract of land to be acquired as part consideration for this conveyance.

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

Section 1. The Borough of Bristol, County of Bucks, Commonwealth of Pennsylvania, is hereby authorized, subject to the approval of the Departments of Community Affairs, Environmental Resources and Justice and the Governor, to convey to the Bucks County Society for the Prevention of Cruelty to Animals for the sum of \$1 and a tract of land to be conveyed to the Borough of Bristol by The Grundy Foundation, the following tract of land situate in the Borough of Bristol and acquired by such borough with Project 70 money, said tract of land more particularly described as follows:

All that certain lot or tract of land situate in the Borough of Bristol, County of Bucks, Commonwealth of Pennsylvania, being Lot No. 2 bounded and described according to plan No. BR-174 prepared by Middle Atlantic States Engineering, Inc., and dated February, 1975 as follows to wit:

Beginning at a point on the northwesterly line of Maple Beach Road, 60.00 feet wide, the point of beginning being the following 2 courses and distances from the intersection of the said line of Maple Beach Road and the southerly line of Cannal's End Road, 50 feet wide: (1) 45.17 feet, along a curve to the left having a radius of 486.82 feet, to a point of tangency; (2) 80.00 feet, south 20 degrees 1 minute west; thence from the point of beginning along the northwesterly line of Maple Beach Road, south 20 degrees 1 minute west, 550.32 feet to a point in Otter Creek; thence up Otter Creek north 39 degrees 29 minutes west, 393.88 feet, crossing a 25 foot-wide sewer right-of-way; thence north 56 degrees 17 minutes east, along the northwesterly line of the said sewer right-of-way, 82.22 feet to a point on the line of lands now or late of Rohm and Haas; thence along Rohm and Haas land, north 6 degrees 15 minutes west, 67 feet to a point; thence continuing, north 4 degrees 11 minutes east, 64.50 feet, to a point; the southwesterly corner of Lot No. 1; thence along Lot No. 1, north 84 degrees 25 minutes 40 seconds east, 375.28 feet to the point and place of beginning.

Containing 2.77671 acres of land.

The conveyance shall be made under and subject to all easements, servitudes and rights of others, including but not

confined to streets, roadways, and rights of any telephone, telegraph, water, electric, sewer, gas or pipeline companies, as well as under and subject to any interest, estates, or tenancies vested in third persons, whether or not appearing of record, for any portion of the land or improvements erected thereon.

**Compiler's Note:** The Department of Community Affairs, referred to in this section, was abolished by Act 58 of 1996 and its functions were transferred to the Department of Community and Economic Development.

**Compiler's Note:** The Department of Environmental Resources, referred to in this section, was abolished by Act 18 of 1995. Its functions were transferred to the Department of Conservation and Natural Resources and the Department of Environmental Protection.

Section 2. As an integral part of the consideration for the conveyance of the tract of land described in section 1 and contemporaneous with the conveyance of such tract of land, the Borough of Bristol, County of Bucks, shall receive, free and clear of all liens and encumbrances, the following tract of land owned by and to be conveyed by The Grundy Foundation, said tract of land more particularly described as follows:

All that certain tract, piece or parcel of ground, situate in the Borough of Bristol, County of Bucks, Commonwealth of Pennsylvania, and being described according to a survey and plan thereof made by William G. Major Associates, Engineers and Surveyors, of Bristol, Pennsylvania, said plan being dated June 9, 1972, as follows to wit:

Beginning at a monument set for a corner on the easterly right-of-way line of Maple Beach Road, 60.00 wide, said point being a distance of 169.65 feet in a southerly direction from a monument being set on the point of curve which connects the easterly right-of-way line of Maple Beach Road and the southerly right-of-way line of Anthony Niccol By-Pass.

Thence extending from said point of beginning along lands of now or late Bristol Borough, the 4 following courses and distances: (1) south 69 degrees 59 minutes east a distance of 137.00 feet to a monument set for a corner; (2) thence extending, south 17 degrees 11 minutes east, a distance of 160.38 feet to a monument set for a corner; (3) thence extending, south 7 degrees 11 minutes east a distance of 120.83 feet to a monument set for a corner; (4) thence extending, south 49 degrees 3 minutes 20 seconds west and passing over a monument set on line a distance of 180.00 feet from the beginning of this course, and extending into the bed of Otter Creek, a total distance throughout of 279.88 feet to a point for a corner in the bed of Otter Creek; thence extending through the bed of Otter Creek, north 68 degrees 10 minutes west a distance of 153.42 feet to a point for a corner on the aforementioned easterly right-of-way line of Maple Beach Road; thence extending along said right-of-way and leaving the bed of Otter Creek, north 20 degrees 1 minute east and passing over a monument set on line a distance of 416.84 feet from the terminus of this course, a total distance throughout of 475.05 feet to the point and place of beginning.

Contents of the above described parcel being 2.424 acres.

Section 3. This authorization is contingent upon and subject to the approval, prior to the proposed conveyance, of the Departments of Community Affairs, Environmental Resources and Justice which departments shall review the proposed transfer of lands to determine whether the interests of the Commonwealth, arising from the utilization of Project 70 money, may be transferred to and adequately protected by the tract of land to be acquired by the Borough of Bristol as described in section 2. The approval notice shall be forwarded to the Borough of Bristol within 60 days from the effective date of this act.

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Section 4. This act shall take effect in 60 days.