

CONVEYANCE - WAYNE, WARREN AND SNYDER COUNTIES

Act of Nov. 21, 1990, P.L. 565, No. 142

Cl. 85

AN ACT

Authorizing the Department of General Services, with the approval of the Governor, to sell and convey a tract of land and a right-of-way situate in Canaan Township, Wayne County, and to convey to the County of Warren a tract of land and the buildings erected thereon in Conewango Township, Warren County; authorizing and directing the Department of General Services, with the approval of the Governor and the Department of Agriculture, to convey to Snyder County a tract of land and the buildings erected thereon in Penn Township, Snyder County, Pennsylvania; and making a repeal.

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

Section 1. The Department of General Services, with the approval of the Governor, is hereby authorized and directed, on behalf of the Commonwealth of Pennsylvania, to grant and convey to the Adams Cable Company, for a consideration equal to the fair market value as determined by an independent appraiser selected by the Department of General Services, the following tract of land:

All that certain lot, piece or parcel of land situate, lying and being in Canaan Township, County of Wayne, and State of Pennsylvania, bounded and described as follows:

Beginning at an iron pin found on the common boundary line of lands now or formerly of Tammaro, Oaktree Lodge, Pennsylvania State Asylum, Commonwealth of Pennsylvania, and other lands now or formerly of Pennsylvania State Asylum, Commonwealth of Pennsylvania; said point of beginning being the most northeasterly corner of lands herein described.

Thence along other lands now or formerly of Pennsylvania State Asylum, Commonwealth of Pennsylvania, the following four courses and distances: (1) south 12 degrees, 03 minutes, 15 seconds east, 483.00 feet to a point; (2) south 80 degrees, 55 minutes, 29 seconds west, 226.64 feet to a point; (3) north 09 degrees, 12 minutes, 59 seconds west, 660.00 feet to a point; (4) north 80 degrees, 53 minutes, 03 seconds east, 91.28 feet to a point on line of lands now or formerly of Tammaro.

Thence along lands now or formerly of Tammaro, south 41 degrees, 16 minutes, 00 seconds east, 210.00 feet to the point of beginning.

Containing 2.97 acres of land, more or less, as surveyed by Ronald J. Gruzesky, Registered Land Surveyor.

This deed is conveyed under and subject to the rights-of-way of any and all public highways and public utilities which may be over and across the same.

Also being conveyed with the above described premises is a 33 foot right-of-way running from State Route 0006 to the westerly side line of the 2.97 acre parcel herein described. Said right-of-way described as follows:

Beginning at a point in the center of State Route 0006; said point of beginning being the intersection of the center line of State Route 0006 with an existing road.

Thence along the center line of an existing road the following 15 courses and distances: (1) north 21 degrees, 55 minutes, 55 seconds east, 106.05 feet to a point; (2) north 34 degrees, 54 minutes, 09 seconds east, 186.18 feet to a point; (3) north 03 degrees, 58 minutes, 55 seconds west, 90.32 feet to a point; (4) north 19 degrees, 51 minutes, 04 seconds west, 98.98 feet to a point; (5) north 08 degrees, 12 minutes, 30 seconds east, 90.10 feet to a point; (6) north 14 degrees, 12 minutes, 58 seconds west,

93.56 feet to a point; (7) north 17 degrees, 35 minutes, 50 seconds west, 132.38 feet to a point; (8) north 18 degrees, 55 minutes, 33 seconds east, 108.93 feet to a point; (9) north 49 degrees, 53 minutes, 12 seconds east, 105.53 feet to a point; (10) north 77 degrees, 29 minutes, 26 seconds east, 102.90 feet to a point; (11) south 60 degrees, 40 minutes, 02 seconds east, 164.51 feet to a point; (12) south 77 degrees, 19 minutes, 58 seconds east, 131.55 feet to a point; (13) south 76 degrees, 39 minutes, 56 seconds east, 81.25 feet to a point; (14) south 76 degrees, 39 minutes, 56 seconds east, 16.76 feet to a point; (15) south 65 degrees, 09 minutes, 07 seconds east, 122.93 feet to a point on the westerly side line of the 2.97 acre parcel described above.

Section 2. The Department of General Services, with the approval of the Governor, is hereby authorized and directed, on behalf of the Commonwealth of Pennsylvania, to grant and convey to the County of Warren for the consideration of one dollar the following described tract of land and the buildings thereon:

All that certain piece or parcel of land situate in Conewango Township, Warren County, Pennsylvania, and being a portion of the Warren State Hospital lands known as the "Farm Colony" and more fully bounded and described from a survey made by Robert G. Rieder, registered surveyor SU12781, as follows:

Beginning at a one-inch pipe set in the line common to said State lands and the north line of lot 9 of the Conewango Park site subdivision, at a distance of 447.00 feet westerly of the center line of U.S. Route 62 (S.R.0062) thence four courses, severing lands of the Commonwealth: north 07 degrees 53 minutes 34 seconds west, a distance of 687.84 feet to a one-inch pipe; north 60 degrees 05 minutes 38 seconds east, a distance of 200.74 feet to a one-inch pipe; north 15 degrees 01 minute 51 seconds west, a distance of 233.22 feet to a one-inch pipe; north 08 degrees 00 minutes 18 seconds west, a distance of 433.57 feet to a one-inch pipe set in the line common to the Commonwealth and lands of the Conewango Valley Country Club; thence south 89 degrees 45 minutes 08 seconds west, with the last mentioned line, a distance of 1239.95 feet to a one-inch pipe set in said line; thence south 11 degrees 23 minutes 27 seconds east, severing lands of the Commonwealth, a distance of 1446.09 feet to a one-inch pipe set in the line common to the Commonwealth and the north line of lot 100 of the aforementioned Conewango Park site subdivision; thence south 89 degrees 15 minutes 00 seconds east, with said line, passing through a pipe at 647.77 feet, for a total distance of 995.73 feet to the place of beginning.

Containing 36.67 acres, be the same, more or less.

Section 3. (a) The Department of General Services, with the approval of the Governor and the Department of Agriculture, is hereby authorized and directed, on behalf of the Commonwealth of Pennsylvania, to grant and convey for a consideration equal to one-half of the fair market value as determined by an independent appraiser selected by the Department of General Services to Snyder County, the following described tract of land and the buildings erected thereon:

All that certain piece or parcel of land situate in Penn Township, Snyder County, Pennsylvania, more particularly bounded and described as follows, to wit:

Beginning at a spike in the center line of L.R. 54068 at the southwest corner of the described tract of land; thence along lands of the Commonwealth of Pennsylvania, north 15 degrees 14 minutes 00 seconds west, a distance of 345.87 feet to an iron pin; thence along the same, north 00 degrees 33 minutes 21 seconds west, a distance of 207.42 feet to a point; thence along the same, north 81 degrees 18 minutes 00 seconds east, a distance of 339.28 feet to an iron pin; thence along the same, south 26 degrees 08 minutes 45 seconds east, a distance of 315.09 feet to an iron pin; thence

along the same, south 45 degrees 45 minutes 00 seconds east, a distance of 247.34 feet to a spike in the center line of L.R. 54068; thence along the center line of L.R. 54068 on a curve to the left with a radius of 572.96 feet, arc distance of 100.20 feet and a chordbearing and distance of 86 degrees 42 minutes 10 seconds west, a distance of 100.07 feet to a spike in the center line of L.R. 54068; thence along the same on a curve to the left with a radius of 1,637.02 feet, arc distance of 478.72 feet and a chordbearing and distance of south 74 degrees 01 minute 50 seconds west, a distance of 477.02 feet to the point of beginning.

Being part of the same premises which Frayna E. Pontius and F. E. Pontius, her husband, conveyed in fee to the Commonwealth of Pennsylvania by deed dated August 7, 1929, and recorded in Snyder County Deed Book, Volume 52, Page 96.

(b) The land and buildings shall only be used for expansion of the county's prison facilities and, if at any time the property is used for other purposes, the title thereto shall immediately revert to and revest in the Commonwealth of Pennsylvania.

Section 4. These conveyances 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.

Section 5. Deeds of conveyance shall be approved as provided by law and shall be executed by the Secretary of General Services in the name of the Commonwealth of Pennsylvania.

Section 6. Costs and fees incidental to these conveyances shall be borne by the respective grantees.

Section 7. The act of April 26, 1990 (P.L.126, No.35), entitled "An act authorizing and directing the Department of General Services, with the approval of the Governor and the Department of Agriculture, to convey to Snyder County a tract of land and the buildings erected thereon in Penn Township, Snyder County; and making a repeal," is repealed.

Section 8. This act shall take effect immediately.