

**CONVEYANCE - COMMONWEALTH PROPERTY IN CHESTER COUNTY**

**Act of Feb. 18, 1998, P.L. 144, No. 21**

**CL. 85**

**AN ACT**

Authorizing the Department of General Services, with the approval of the Governor, to grant and convey Philadelphia Suburban Water Company certain land situate in Newlin Township, Chester County.

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 Philadelphia Suburban Water Company the Embreeville water system facilities, land and buildings described in section 2 for fair consideration, at least equal to the fair market value, as determined by an independent appraisal.

Section 2. The property to be conveyed pursuant to section 1 consists of the Embreeville water system facilities described in Exhibit 1 to the Lease Agreement with Option to Purchase dated April 9, 1991, between the Commonwealth of Pennsylvania and Philadelphia Suburban Water Company's affiliated company, Spring Run Water Company, situated in the Newlin Township, Chester County, bounded and as more particularly described as follows:

Beginning at a point on the title line in Embreeville Road, L.R. 273, Pa. Route 162 (40 feet wide), at a P.K. nail found and also a common corner of land between the County of Chester and said grantor, said point being located along said line along an arc of a circle curving to the left having a radius of 2200 feet, the arc distance of 177.53 feet and a chord of South 88 degrees 47 minutes 50 seconds East, 177.48 feet from a point being a common corner of land of n/f Richard H. Manganard, the County of Chester, and said grantor;

Thence from said point of beginning and continuing along the said title line the three (3) following courses and distances:

1. Along an arc of a circle curving to the left having a radius of 2200 feet, the arc distance of 4.48 feet and a chord of South 86 degrees 29 minutes 07 seconds East, 4.48 feet to a point of compound curve;

2. Thence continuing along said curve, having a radius of 200 feet, the arc distance of 126.71 feet and a chord of North 75 degrees 28 minutes 45 seconds East 124.60 feet to a point of tangent;

3. Thence North 57 degrees 19 minutes 46 seconds East, 45.03 feet to a point at a P.K. nail found and being another common corner of land between the said County of Chester and said grantor;

Thence leaving said title line, partially crossing through the bed of said Embreeville Road and along a line common to the lands of said County of Chester and said grantor the three (3) following courses and distances:

1. South 36 degrees 57 minutes 30 seconds East, 129.54 feet to a point, an iron pin found;

2. Thence South 52 degrees 38 minutes 58 seconds West, 186.55 feet to a point, being located in the west branch of the Brandywine Creek;

3. Thence North 29 degrees 50 minutes 21 seconds West, 186.09 feet and partially crossing through the bed of said Embreeville Road to the said point and place of beginning.

Containing 25,946.2601 square feet of land more or less.

Section 3. The conveyance shall be made under and subject to all easements 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 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 4. The deed 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 5. Costs and fees incidental to this conveyance shall be borne by the grantee.

Section 6. This act shall take effect immediately.