

## AMENDMENTS TO HOUSE BILL NO. 1896

Sponsor: SENATOR PHILLIPS-HILL

Printer's No. 2635

1 Amend Bill, page 1, line 7, by striking out the period after  
2 "Company" and inserting  
3 ; authorizing the Department of General Services, with the  
4 approval of the Governor, to grant and convey to Centre  
5 County Industrial Development Corporation, certain lands  
6 situate in Benner Township, Centre County; and authorizing  
7 the Department of General Services, with the approval of West  
8 Chester University of Pennsylvania of the State System of  
9 Higher Education and the Governor, to grant and convey to  
10 Aqua Pennsylvania, Inc., or its assigns, an existing water  
11 tower and permanent utility easement from lands of the  
12 Commonwealth of Pennsylvania at West Chester University of  
13 Pennsylvania situate in the Borough of West Chester, County  
14 of Chester, for the purpose of public water distribution.

15 Amend Bill, page 8, by inserting between lines 10 and 11

16 Section 2. Conveyance in Benner Township, Centre County.

17 (a) Authorization.--The Department of General Services, with  
18 the approval of the Governor, is authorized on behalf of the  
19 Commonwealth of Pennsylvania to grant and convey to the Centre  
20 County Industrial Development Corporation approximately 14.67  
21 acres of land as described in subsection (b) for \$1,500,000.00.

22 (b) Property description.--The property to be conveyed under  
23 subsection (a) consists of approximately 14.67 acres of land  
24 more particularly described as follows:

25 ALL THAT CERTAIN PARCEL of land situate in Benner Township,  
26 Centre County Pennsylvania shown as Lot 3 on a plan prepared by  
27 Sweetland Engineering and Associates, Inc. entitled "4 Lot  
28 Subdivision of Lands of the Commonwealth of Pennsylvania for the  
29 Centre County Correctional Facility", drawing number E-2065  
30 dated June 7, 2001, revised February 12, 2002, being part of  
31 lands now or formerly of the Commonwealth of Pennsylvania (SCI-  
32 Rockview), Record Book 533, Page 121, Plat Book 68 pages 126-  
33 127, described as follows:

34 BEGINNING at a  $\frac{3}{4}$  inch re-bar, in the northeast corner of Lot  
35 3; Thence along the western side of a variable width right-of-  
36 way of the Benner Pike (SR 0150) the following (3) courses; (1)  
37 South 15 degrees 07 minutes 54 seconds East, 400.76 feet, to a  $\frac{3}{4}$

1 inch re-bar, a point of curvature, Thence; (2) tangent to the  
2 previous course, by the arc of a curve to the right, having a  
3 radius of 6,815.55 feet, a central angle of 7 degrees 19 minutes  
4 34 seconds, a chord bearing and distance of South 11 degrees 28  
5 minutes 07 seconds East, 870.88 feet, and an arch length of  
6 871.47 feet, to a  $\frac{3}{4}$  inch re-bar, Thence; (3) not tangent to the  
7 previous course, South 32 degrees 39 minutes 16 seconds West,  
8 78.44 feet, to a  $\frac{3}{4}$  inch re-bar; Thence along the northern side  
9 of the 33 foot right-of-way of Paradise Road (SR 3004) the  
10 following (3) courses; (1) North 73 degrees 17 minutes 38  
11 seconds West, 296.22 feet, to a  $\frac{3}{4}$  inch re-bar, a point of  
12 curvature, Thence; (2) tangent to the previous course, by the  
13 arc of a curve right, having a radius of 583.50 feet, a central  
14 angle of 53 degrees 49 minutes, 24 seconds, a chord bearing and  
15 distance of North 46 degrees 22 minutes 56 seconds West, 528.20  
16 feet, and an arc length of 548.14 feet, to a  $\frac{3}{4}$  inch re-bar, a  
17 point of tangency, Thence; (3) North 19 degrees 28 minutes 14  
18 seconds West, 343.99 feet, to a  $\frac{3}{4}$  inch re-bar; Thence along the  
19 southern side of lands now or formerly Robert E. Compolongo,  
20 Record Book 1050, Page 994, and also along the southern boundary  
21 of a 20 foot wide permanent sanitary sewer right-of-way, Record  
22 Book 1240 Page 529, North 34 degrees 09 minutes 55 seconds East,  
23 334.57 feet to an existing iron pipe found; Thence along the  
24 southern side of lands now or formerly Spring-Benner-Walker  
25 Joint Authority, Deed Book 427, Page 540, and also along the  
26 southern side of lands now or formerly Harry K. Sickler, Record  
27 Book 947 Page 879, North 54 degrees 25 minutes 12 seconds East,  
28 439.49 feet to a  $\frac{3}{4}$  inch re-bar, the point of BEGINNING.

29 CONTAINING: 14.67-acres of land more or less and being known  
30 as Centre County Tax Parcel Number 12-3/214.

31 BEING the same parcel of land Centre County conveyed to the  
32 Commonwealth of Pennsylvania by its deed dated May 6, 2008 and  
33 recorded at the Office of the Centre County Recorder of Deeds at  
34 Book R 02016 - 0590.

35 UNDER AND SUBJECT to a required drainage easement per SR 6026  
36 section C03 plans, at the south east corner of the property, as  
37 shown on the above-mentioned plan.

38 UNDER AND SUBJECT to an 8.5-foot-wide reserved right-of-way  
39 for future dedication, along Paradise Road and parallel with the  
40 boundary of Lot 3, as shown on the above-mentioned plan.

41 UNDER AND SUBJECT to all existing easements, conditions,  
42 restrictions, and covenants of record, including without  
43 limitation those contained in the prior deed of record as set  
44 forth above.

45 (c) Existing encumbrances.--The conveyance shall be made  
46 under and subject to all lawful and enforceable easements,  
47 servitudes and rights of others, including, but not confined to,  
48 streets, roadways and rights of any telephone, telegraph, water,  
49 electric, gas or pipeline companies, as well as under and  
50 subject to any lawful and enforceable estates or tenancies  
51 vested in third persons appearing of record, for any portion of

1 the land or improvements erected thereon.

2 (d) Deed of conveyance.--The conveyance shall be by special  
3 warranty deed that shall be executed by the Secretary of General  
4 Services in the name of the Commonwealth of Pennsylvania.

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

7 (f) Alternate disposition.--In the event that the parties  
8 have not entered into an agreement of sale within 24 months  
9 after the effective date of this subsection, the authorization  
10 contained herein shall expire.

11 Section 3. Conveyance in the Borough of West Chester, County of  
12 Chester.

13 (a) Authorization.--The Department of General Services, with  
14 the approval of the West Chester University of Pennsylvania of  
15 the State System of Higher Education and the Governor, is hereby  
16 authorized on behalf of the Commonwealth of Pennsylvania to  
17 grant and convey to Aqua Pennsylvania, Inc., or its assigns, a  
18 potable water tower and all appurtenances thereto, together with  
19 a permanent utility easement from lands of the Commonwealth of  
20 Pennsylvania at West Chester University of Pennsylvania situate  
21 in the Borough of West Chester, County of Chester for the  
22 purpose of public water distribution for \$1.00 and under terms  
23 and conditions to be established in an easement agreement.

24 (b) Property description.--The permanent utility easement to  
25 be conveyed under subsection (a) total approximately 4,484  
26 square feet of land and bounded and more particularly described  
27 as follows:

28 ALL THAT CERTAIN Water Tank Easement situate in the Borough  
29 of West Chester, County of Chester, Commonwealth of  
30 Pennsylvania, as shown on the plan entitled "Permanent Easement,  
31 West Chester University Potable Water Tank" prepared for Aqua  
32 Pennsylvania, Inc., dated June 15, 2015, by Howell Kline  
33 Surveying, LLC., Wester Chester, PA, being more particularly  
34 described as follows:

35 BEING a circular easement, having a diameter of 75.6 feet,  
36 centered on the existing water tank, and extending radially in  
37 all directions a distance of 37.8 feet, (10 feet from the drip  
38 line of the existing tank), as shown on said plan, the radius  
39 point of said circular easement being located the following five  
40 (5) courses and distances from a remote point of beginning, a  
41 point at the intersection of the southwesterly Right-of-Way line  
42 of South Church Street (50' wide Right-of-Way) and the  
43 southeasterly Right-of-Way of Sharpless Street (50' wide Right-  
44 of-Way): 1) along said southeasterly Right-of-Way line of  
45 Sharpless Street, South 58 05' 18" West, 1051.36 feet, to a  
46 point on the northeasterly Right-of-Way line of New Street (60'  
47 wide Right-of-Way); 2) along said Right-of-Way line of New  
48 Street, South 29 40' 17" East, 306.41 feet, to a point, a corner  
49 of a Proposed 20' wide Access Easement; 3) leaving said Right-  
50 of-Way and continuing along said Easement the next two courses  
51 and distances, North 57 01' 40" East, 151.76 feet, to a point;

1 4) South 62 06' 19" West, 300.83 feet, to a point; and 5) North  
2 68 53' 40" East, 219.94 feet, to the center of the existing  
3 water tank, and the radius point for the aforesaid easement.

4 CONTAINING 4,484 square feet of land, be the same more or  
5 less.

6 ALONG WITH an appropriate means of ingress and egress thereto  
7 through the lands of the Commonwealth of Pennsylvania at West  
8 Chester University of Pennsylvania.

9 (c) Execution.--The bill of sale, easement agreement and any  
10 other documents necessary to effectuate the conveyance shall be  
11 executed by the Secretary of General Services in the name of the  
12 Commonwealth of Pennsylvania.

13 (d) Costs and fees.--Costs and fees incidental to the  
14 conveyance shall be borne by the grantee.

15 (e) Expiration.--In the event that the parties have not  
16 entered into a bill of sale and easement agreement within three  
17 years of the effective date of this section, the authorization  
18 contained in this section shall expire.

19 Amend Bill, page 8, line 11, by striking out "2" and  
20 inserting

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