

AMENDMENTS TO SENATE BILL NO. 1020

Sponsor: REPRESENTATIVE GROVE

Printer's No. 1322

1 Amend Bill, page 1, line 8, by striking out the period after

2 "Park" and inserting

3 ; and authorizing the Department of Conservation and Natural
4 Resources, with the approval of the Governor, to grant and
5 convey to Erdenheim Farm (EQ), L.P., certain lands situate in
6 Whitemarsh and Springfield Townships, Montgomery County, in
7 exchange for Erdenheim Farm (EQ), L.P., causing to convey to
8 the Commonwealth of Pennsylvania a tract of land to be added
9 to Marsh Creek State Park.

10 Amend Bill, page 7, line 18, by striking out "deed of

11 conveyance" and inserting

12 conveyances

13 Amend Bill, page 7, lines 20 through 22, by striking out "and

14 shall be executed by the Secretary of" in line 20, all of line

15 21 and "Commonwealth of Pennsylvania" in line 22

16 Amend Bill, page 7, by inserting between lines 25 and 26

17 Section 2. Conveyance in Whitemarsh and Springfield Townships,
18 Montgomery County.

19 (a) Authorization.--The Department of Conservation and
20 Natural Resources, with the approval of the Governor, is hereby
21 authorized on behalf of the Commonwealth of Pennsylvania to
22 grant and convey to Erdenheim Farm (EQ), L.P., (hereinafter
23 referred to as "Erdenheim Farm"), certain lands situate in
24 Whitemarsh and Springfield Townships, Montgomery County, in
25 exchange for that certain property to be conveyed to the
26 Commonwealth of Pennsylvania in accordance with subsection (c).

27 (b) Property description.--The property to be conveyed in
28 accordance with subsection (a) consists of two tracts of land
29 totaling approximately 8.7910 acres and improvements thereon,
30 bounded and more particularly described as follows:

31 ALL THOSE TWO CERTAIN lots or pieces of ground situated partly
32 in Whitemarsh Township and partly in Springfield Township,

1 Montgomery County, Pennsylvania, bounded and described as
2 follows:
3 TRACT 1: Beginning at an iron pin at the intersection of the
4 middle lines of Stenton Avenue (or Blue Bell Road) and Flourtown
5 Road (or Mill Road), a corner of land of Edward B. Krumbhaar,
6 thence extending along said middle line of Flourtown Road and
7 Krumbhaar's land North seventy-two degrees seventeen minutes and
8 fifty-nine seconds East one hundred and thirty-four and three
9 hundred and eighty-seven thousandths feet to a point, thence
10 still parallel with Stenton Avenue South twelve degrees eleven
11 minutes fifty-nine seconds West four hundred and twenty-one and
12 two hundred and ninety-three thousandths feet to a point, thence
13 still parallel with Stenton Avenue South nine degrees forty-
14 three minutes one second East One thousand and seven hundred and
15 forty-four thousandths feet to a point, thence still parallel
16 with Stenton Avenue for the greater part South twenty-four
17 degrees thirty-nine minutes one second East Eight hundred and
18 thirty feet to a point, thence South thirty degrees twenty-six
19 minutes twenty-nine seconds West Sixty-six and twenty-three
20 thousandths feet to a point in the middle of Stenton Avenue in
21 the line of land of the Bloomfield Farm late of John T. Morris,
22 thence along the middle line of Stenton Avenue and Morris's land
23 North forty degrees twenty-seven minutes forty-one second West
24 Two hundred and twenty-eight and eight hundred and sixty-one
25 thousandths feet to a corner of said Morris's land, thence along
26 said land South fifty-six degrees forth minutes thirty-nine
27 seconds West Three hundred and eighty-three and forty-six
28 hundredths feet to a stone at the corner of said land, thence
29 North twenty-three degrees fifty-nine minutes fifty-nine seconds
30 East Four hundred and eighty-two and eight hundred and elven
31 thousands feet to a point in the Westerly line of Stenton
32 Avenue, thence along the same the fie following courses and
33 distances (1) North twenty-four degrees thirty-nine minutes one
34 second West Four hundred and four and seven hundred and forty-
35 one thousandths feet, (2) North nine degrees forty-three minutes
36 one second West One thousand and forty-three and nine hundred
37 and twenty-eight thousandths feet, (3) North twelve degrees
38 eleven minutes fifty-nine seconds East Three hundred and fifty-
39 one and nine hundred and thirty-one thousandths feet, (4) North
40 forty-eight degrees thirty-six minutes one second West Two
41 hundred and twenty-five and seven hundred and sixty-one
42 thousandths feet, and (5) North forty-four degrees fifty-three
43 minutes one second West Three hundred and thirteen and two
44 hundred and twenty-nine thousandths feet to a point in the
45 middle line of Barren Hill Road, thence along said middle line
46 North sixty-six degrees twenty-six minutes fifty-nine seconds
47 East Seventeen and seven hundred and fourteen thousandths feet
48 to a point in the middle line of Stenton Avenue a corner of said
49 Krumbhaar's land, thence along said middle line of Stenton
50 Avenue and said Krumbhaar's land South forty-four degrees fifty-
51 three minutes one second East Three hundred and six and twenty-

1 five hundredths feet to a point and South forty-eight degrees
2 thirty-six minutes one second East Two hundred and fifty-three
3 and thirty-five hundredths feet to the iron pin in the middle
4 line of Flourtown Road the place of the beginning, Containing
5 eight acres and four hundred and five ten-thousandths of an
6 acre; and BEING Uniform Parcel Identifier Numbers: 650008059003
7 (7.455 acres to the west- and under- Stenton Avenue) and
8 650011140009 (0.98 acres to the east of Stenton Avenue).

9 TRACT 2: Beginning at a point in the line dividing the lands of
10 George D. Widener and the Bloomfield Farm of John T. Morris
11 Southwest of Stenton Avenue, thence extending along said
12 dividing line South fifty-nine degrees four minutes fifty-nine
13 seconds West Two hundred and seventy-five and ninety-four
14 hundredths feet to a point near the East bank of the Wissahickon
15 Creek a corner of said lands and of land of the Whitemarsh
16 Valley Country Club, thence up said Creek along the line of said
17 Club North seven degrees forty-eight minutes one second West One
18 hundred feet to a point and North fifty-three degrees eighteen
19 minutes one second West Forty-five feet to a point and thence
20 along other land of said Widener North eighty-six degrees fifty
21 minutes twenty-six seconds East two hundred and eighty-six and
22 eight hundred and twenty-two thousandths feet to a place of the
23 beginning, Containing three thousand eight hundred and sixty-
24 three ten thousandths of an acre; and BEING Uniform Parcel
25 Identifier Block/Unit Number 52-003-025 (0.3863 acres to the
26 east of Stenton Avenue).

27 Being the same premises, which George D. Widener conveyed to the
28 Commonwealth of Pennsylvania by deed dated November 15, 1920 and
29 recorded in Book 822 Page 575 of the Montgomery County Recorder
30 of Deed's office.

31 Containing 8.7910 acres more or less.

32 (c) Conveyance of lands to Commonwealth.--The Department of
33 Conservation and Natural Resources, with the approval of the
34 Governor, is hereby authorized on behalf of the Commonwealth of
35 Pennsylvania to receive that certain tract of land situate in
36 Upper Uwchlan Township, Chester County, in exchange for that
37 property to be conveyed to Erdenheim Farm in accordance with
38 subsection (a).

39 (d) Property description.--The property to be conveyed in
40 accordance with subsection (c) consists of approximately 10.568
41 acres and improvements thereon:

42 ALL THAT CERTAIN parcel of land SITUATED in Upper Uwchlan
43 Township, Chester County, Pennsylvania, being shown on ALTA/NSPS
44 Land Title Survey prepared for Peter Ernst, dated November 23,
45 2020 by Regester Associates, Inc., Kennett Square, Pennsylvania,
46 and being more fully described as follows: BEGINNING at a re-rod
47 (set) at the southeasterly corner in common of lands now or late
48 of Havard A. & Mary E. McCurdy (a/k/a Tax Parcel no. 32-6-59)
49 and lands now or late of Daniel L. and Kirsten E. McCurdy (a/k/a
50 Tax Parcel no. 32-6-59.3) on the northwesterly existing right of
51 way line of Dorlan Mill Road-T-583, said right of way line being

1 parallel with 16.5 feet northwesterly from the centerline
2 thereof; thence from the point of beginning, along said right of
3 way line, South 41 degrees 38 minutes 03 seconds West 523.30
4 feet; thence leaving said right of way line, along lands now or
5 late of John D. and Susan N. Green and lands now or late of
6 James R. and Susan C. McDonough, passing over a re-rod (found)
7 at a distance of 9.33 feet, North 78 degrees 40 minutes 10
8 seconds West 645.44 feet to a copperweld (found), a comer of
9 lands now or late of the Commonwealth of Pennsylvania; thence
10 along said lands of the Commonwealth of Pennsylvania, North 31
11 degrees 37 minutes 12 seconds East 665.97 feet to an iron pin
12 (found), a comer of lands now or late of Keith E. and Lynne
13 White; thence along said lands of White, lands now or late of
14 Jonathan D. Rubin, and lands now or late of Michael J. and Sarah
15 S. Kemeter, North 71 degrees 21 minutes 15 seconds East 438.20
16 feet to a re-rod (set), a comer of the aforesaid lands of Daniel
17 L. and Kirsten E. Mccurdy; thence along said lands of McCurdy,
18 the following two (2) courses and distances: (1) South 10
19 degrees 27 minutes 57 seconds East 369.94 feet to a re-rod
20 (set); (2) South 62 degrees 01 minute 53 seconds East 168.67
21 feet to the point of beginning; and CONTAINING 10.568 acres of
22 land, be the same, more or less; and BEING Uniform Parcel
23 Identifier no. 32-6-59.

24 (e) Easements and encumbrances.--The conveyances described
25 in this section shall be made concurrently and under and subject
26 to all lawful and enforceable easements, servitudes and rights
27 of others, including, but not confined to, streets, roadways and
28 rights of any telephone, telegraph, water, electric, gas or
29 pipeline companies, as well as under and subject to any lawful
30 and enforceable estates or tenancies vested in third persons
31 appearing of record, for any portion of the land or improvements
32 erected thereon. The conveyance authorized under subsection (a)
33 shall be made under and subject to the following:

34 (1) Erdenheim Farm shall provide an easement, in
35 perpetuity and in favor of Montgomery County, for the
36 construction, installation and maintenance of a public
37 multipurpose trail contained within Parcel number
38 650008059003, part of TRACT 1, being conveyed under
39 subsection (b).

40 (2) Erdenheim Farm shall execute a conservation easement
41 in favor of Natural Lands Trust, Inc., on Parcel number
42 650008059003, part of TRACT 1, being conveyed under
43 subsection (b). This conservation easement shall allow for
44 the public trail on this Parcel number 650008059003.

45 (f) Deeds.--The deeds for the conveyance of the properties
46 referenced in subsections (a) and (c) shall be by special
47 warranty deed.

48 (g) Costs and fees.--All costs and fees incidental to the
49 conveyances contained in this section shall be borne by their
50 respective parties.

1 Amend Bill, page 7, line 26, by striking out "2" and
2 inserting
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