
THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 178

Session of
1975

INTRODUCED BY MORRIS, RAPPAPORT, WOJDAK, PERRY, VROON,
E. H. SMITH, CRAWFORD AND PITTS, JANUARY 29, 1975

REFERRED TO COMMITTEE ON STATE GOVERNMENT, JANUARY 29, 1975

AN ACT

1 Authorizing the Department of Property and Supplies to acquire,
2 on behalf of the Pennsylvania Historical and Museum
3 Commission for use of the Valley Forge Park Commission, six
4 tracts of land in Tredyffrin Township, Chester County,
5 Commonwealth of Pennsylvania, and making an appropriation.

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

8 Section 1. The Department of Property and Supplies is hereby
9 authorized to acquire, on behalf of the Pennsylvania Historical
10 and Museum Commission for use of the Valley Forge Park
11 Commission, the following tracts of land in Tredyffrin Township,
12 Chester County, Commonwealth of Pennsylvania, described as
13 follows:

14 Tract No. 1. Beginning at a spike forming the intersection
15 of the northwesterly side of Pennsylvania Turnpike and the title
16 line in the bed of Mill Road (33 feet wide) thence extending
17 from said point of beginning north 29 degrees 21 minutes 40
18 seconds west along the title line through the bed of Mill Road
19 346.43 feet to a spike forming the intersection of the said

1 title line in the bed of Mill Road with the title line in the
2 bed of Yellow Springs Road (33 feet wide); thence extending
3 north 69 degrees 24 minutes 30 seconds east along the title line
4 through the bed of Yellow Springs Road 1,010.02 feet to a nail;
5 thence extending south 29 degrees 33 minutes 30 seconds east
6 partly crossing Yellow Springs Road 10.10 feet to another nail;
7 thence extending north 68 degrees 56 minutes 30 seconds east
8 along the title line through the bed of Yellow Springs Road
9 500.32 feet to a spike a corner of land now or late of Robert C.
10 Ligget (trs); thence extending along the last mentioned land
11 south 27 degrees 08 minutes 30 seconds east crossing a 16.51
12 feet wide right-of-way for Bell Telephone underground cable
13 632.58 feet to an iron pipe on the northwesterly side of
14 Pennsylvania Turnpike aforesaid; thence extending south 80
15 degrees 12 minutes 10 seconds west along the said side of
16 Pennsylvania Turnpike crossing the northeasterly side of Mill
17 Road 1,558.85 feet to the first mentioned spike, the point of
18 intersection and place of beginning. Containing 16.75354 acres,
19 more or less, of land.

20 Tract No. 2. Beginning at a nail set at the point forming
21 the intersection of the southeasterly side of Pennsylvania
22 Turnpike and the title line in the bed of Mill Road (33 feet
23 wide) said point being at the distance of 286.13 feet measured
24 on a bearing of south 29 degrees 21 minutes 40 seconds east
25 along the title line through the bed of Mill Road from a spike
26 forming the intersection of the said title line in the bed of
27 Mill Road and the northwesterly side of Pennsylvania Turnpike;
28 thence extending from the said point of beginning along the
29 southeasterly side of Pennsylvania Turnpike and along the
30 northwesterly side of a 33 feet wide perpetual easement the

1 three following courses and distances: (1) north 59 degrees 20
2 minutes 40 seconds east crossing the northeasterly side of Mill
3 Road 99.51 feet to a point of curve in the same; (2)
4 northeastwardly on the arc of a circle curving to the right
5 having a radius of 521.51 feet the arc distance of 189.85 feet
6 to a point of tangent in the same; (3) north 80 degrees 12
7 minutes 10 seconds east 1,246.82 feet to an existing iron pin in
8 line of land now or late of Henry L. O'Neill; thence extending
9 along the last mentioned land the two following courses and
10 distances: (1) south 27 degrees 08 minutes 30 seconds east
11 crossing the aforesaid 33 feet wide perpetual easement 272.89
12 feet to an old stone; (2) north 63 degrees 26 minutes 20 seconds
13 east crossing a marble stone at the distance of 132.53 feet from
14 the last mentioned old stone a total distance of 903.03 feet to
15 an iron pin on the southeasterly side of Pennsylvania Turnpike;
16 thence extending north 80 degrees 12 minutes 10 seconds east
17 along the southeasterly side of Pennsylvania Turnpike 1,676.45
18 feet to an iron pin in line of land now or late of University of
19 Pennsylvania (trs); thence extending along the last mentioned
20 land south 29 degrees 37 minutes 40 seconds east 873.66 feet to
21 an iron pin a corner of Tract "C"; thence extending along Tract
22 "C" and along a hedge row the nine following courses and
23 distances: (1) south 60 degrees 25 minutes 50 seconds west
24 1,172.05 feet to an iron pin; (2) south 47 degrees 12 minutes 30
25 seconds west 319.31 feet to an iron pin; (3) south 53 degrees 41
26 minutes 20 seconds west 141.85 feet to an iron pin; (4) south 09
27 degrees 01 minute west 153.69 feet to an iron pin; (5) south 42
28 degrees 04 minutes 40 seconds west 76.54 feet to an iron pin;
29 (6) south 44 degrees 53 minutes 50 seconds west 71.29 feet to an
30 iron pin; (7) south 60 degrees 39 minutes 30 seconds west 954.43

1 feet to an iron pin; (8) south 68 degrees 45 minutes 50 seconds
2 west 323.93 feet to an iron pin; (9) south 44 degrees 20 minutes
3 40 seconds west recrossing the northeasterly side of Mill Road
4 834.28 feet to a point on the title line in the bed of Mill
5 Road, aforesaid; thence extending north 29 degrees 21 minutes 40
6 seconds west recrossing the aforesaid easement 2,644.81 feet to
7 the first mentioned nail, the point of intersection and place of
8 beginning. Containing 154.20948 acres, more or less, of land.

9 Tract No. 3. Beginning at a point on the title line in the
10 bed of Mill Road (33 feet wide) at the distance of 2,930.93 feet
11 measured on a bearing of south 29 degrees 21 minutes 40 seconds
12 east along the said title line in the bed of Mill Road from a
13 spike forming the intersection of the said title line in the bed
14 of Mill Road with the northwesterly side of Pennsylvania
15 Turnpike; thence extending from said point of beginning along
16 Tract "B" and along a hedge row the nine following courses and
17 distances: (1) north 44 degrees 20 minutes 40 seconds east
18 crossing the northeasterly side of Mill Road 834.28 feet to an
19 iron pin; (2) north 68 degrees 45 minutes 50 seconds east 323.93
20 feet to an iron pin; (3) north 60 degrees 39 minutes 30 seconds
21 east 954.43 feet to an iron pin; (4) north 44 degrees 53 minutes
22 50 seconds east 71.29 feet to an iron pin; (5) north 42 degrees
23 04 minutes 40 seconds east 76.54 feet to an iron pin; (6) north
24 09 degrees 01 minute east 153.69 feet to an iron pin; (7) north
25 53 degrees 41 minutes 20 seconds east 141.85 feet to an iron
26 pin; (8) north 47 degrees 12 minutes 30 seconds east 319.31 feet
27 to an iron pin; (9) north 60 degrees 25 minutes 50 seconds east
28 1,172.05 feet to an iron pin in line of land now or late of
29 University of Pennsylvania (trs); thence extending along the
30 last mentioned land the three following courses and distances:

1 (1) south 29 degrees 37 minutes 40 seconds east crossing a
2 granite stone at the distance of 08 feet from the last mentioned
3 iron pin and crossing Valley Creek 242.35 feet to a stone; (2)
4 north 61 degrees 01 minute 10 seconds east 181.34 feet to a
5 stone; (3) south 29 degrees 28 minutes 20 seconds east 1,724.56
6 feet to a stone a corner of land now or late of William W. and
7 Winifield Wilson; thence extending along the last mentioned land
8 south 29 degrees 33 minutes east crossing the northwesterly side
9 of Route #202 (80 feet wide) 2,405.81 feet to an iron pin on the
10 title line in the bed of Route #202, in line of land now or late
11 of Pearson Holding Company; thence extending partly along land
12 now or late of Pearson Holding Company, partly along land now or
13 late of George Blair and partly along land now or late of
14 Conques Aquialante, south 61 degrees 09 minutes west partly
15 along the title line through the bed of Route #202 and crossing
16 the bed of Route #202 and crossing the bed of Chester Valley
17 Branch-Reading Railroad, 1,479.04 feet to a Railroad Monument on
18 the southeasterly side of Chester Valley Branch-Reading
19 Railroad; thence extending along the southeasterly side of
20 Chester Valley Branch-Reading Railroad and along land now or
21 late of T. W. Stuart and Company, the three following courses
22 and distances: (1) south 72 degrees 29 minutes west 392.85 feet
23 to a Railroad Monument; (2) south 70 degrees 38 minutes west
24 300.04 feet to a point; (3) south 70 degrees 37 minutes west
25 494.33 feet to an iron pin; thence extending still along the
26 last mentioned land south 27 degrees 57 minutes east crossing an
27 iron pin set on the northwesterly side of Route #202, a distance
28 of 207.87 feet to a point on the deed line in the bed of Route
29 #202; thence extending along the deed line through the bed of
30 Route #202, south 61 degrees 09 minutes west 367.07 feet to a

1 point in line of land now or late of Warner Company; thence
2 extending along the last mentioned land the four following
3 courses and distances: (1) north 43 degrees 21 minutes west
4 crossing a monument on the northwesterly side of Route #202 and
5 crossing a monument on the southeasterly side of Chester Valley
6 Branch-Reading Railroad, 326.78 feet to an iron pin on the
7 center line of Chester Valley Branch-Reading Railroad; (2) south
8 70 degrees 37 minutes west along the center line of Chester
9 Valley Branch-Reading Railroad 274.49 feet to an iron pin; (3)
10 north 32 degrees 59 minutes west crossing the northwesterly side
11 of Chester Valley Branch-Reading Railroad 772.83 feet to a
12 monument; (4) south 65 degrees 07 minutes 40 seconds west
13 recrossing the northeasterly side of Mill Road 1,140.63 feet to
14 a spike on the title line in the bed of Mill Road aforesaid;
15 thence extending north 30 degrees 50 minutes 10 seconds west
16 along the title line through the bed of Mill Road 312.07 feet to
17 a spike; thence extending along land now or late of W. Ellis and
18 Emma H. Johnson, the five following courses and distances: (1)
19 south 67 degrees 51 minutes west along a fence line and along
20 the face of a building crossing the southwesterly side of Mill
21 Road 813.21 feet to an iron pin; (2) north 38 degrees 17 minutes
22 50 seconds west 279 feet to an iron pin; (3) north 32 degrees 53
23 minutes west crossing a stream leading into Valley Creek 720.33
24 feet to an iron pin; (4) north 14 degrees 02 minutes 50 seconds
25 west along a tree line 345.51 feet to an iron pin; (5) south 70
26 degrees 02 minutes 10 seconds west 600 feet to an iron pin in
27 line of land now or late of Elizabeth Perot Braken and further
28 in the same direction a distance of 279.28 feet to a corner;
29 thence extending along the last mentioned land the three
30 following courses and distances: (1) north 31 degrees 24

1 minutes 50 seconds west 452.02 feet to a corner; (2) north 60
2 degrees 20 minutes 50 seconds east, distance of 707.61 feet to
3 an existing iron pin; thence extending partly along land now or
4 late of Henry Lea Hudson and partly along land now or late of J.
5 H. Luther; north in the same direction crossing an existing iron
6 pin at the distance of 1,099.06 feet from the last previously
7 described iron pin (being a corner common to land now or late of
8 Henry Lea Hudson and land now or late of J. H. Luther) total
9 distance of 1,410.87 feet further to an old stone; thence
10 extending still along the land now or late of J. H. Luther,
11 north 29 degrees 21 minutes 40 seconds west again recrossing
12 Valley Creek and recrossing the southwesterly side of Mill Road
13 partly along title line in the bed of Mill Road 326.04 feet to
14 first mentioned point and place of beginning. Containing
15 443.07167 acres, more or less, of land.

16 Tract Nos. 1, 2 and 3 being the same premises conveyed to
17 Greenview Associates by deed of Lillian Cohen dated October 31,
18 1969 and recorded in Chester County Deed Book "C", Vol. 39, Page
19 130.

20 Tract No. 4. Beginning at a point in Valley Forge Road a
21 corner of land of the David Wilson estate and in line of land of
22 Henry N. Woolman, thence leaving the Road by said Wilson's land
23 crossing over a stone at the distance of 20 feet south 70
24 degrees 46 minutes 15 seconds west 1,847.95 feet to a stone in
25 line of land of Edward B. Cassatt Estate; thence by same north
26 18 degrees 55 minutes west 1,725.49 feet to a stone south 71
27 degrees 21 minutes west 180.83 feet to a stone and still by said
28 Cassatt Estate land crossing Valley Creek north 19 degrees 03
29 minutes west 1,601.53 feet to a stone in line of land of Robert
30 C. Liggett et ux; thence by same and land of the Estate of

1 Philander C. Knox north 73 degrees 42 minutes 30 seconds east
2 2,347.16 feet to the center line of Valley Forge Road passing
3 over a stone 20 feet therefrom; thence partly by said center
4 line and line of land of Philander C. Knox south 17 degrees 18
5 minutes east 509.7 feet to a stone a corner of Henry N. Woolman,
6 thence by same south 73 degrees 15 minutes west 326.7 feet to a
7 spike in the floor of a bridge over Valley Creek in the bed of
8 Valley Forge Road and thence crossing Valley Creek partly along
9 the bed of Valley Forge partly by land of Henry N. Woolman and
10 again along the bed of Valley Forge Road south 19 degrees 31
11 minutes east 2,713.2 feet to the place of beginning. Containing
12 148.196 acres, more or less, of land.

13 Being the same premises conveyed to the Trustees of the
14 University of Pennsylvania by deed of Henry N. Woolman and Mary
15 S. C. Woolman, dated October 11, 1939 and recorded in Chester
16 County Deed Book "Z", Vol. 19, Page 174.

17 Tract No. 5. Beginning at a spike in the middle line of
18 Centerville Road, a corner of Philander C. Knox Estate and in
19 line of land now or late of F. G. Thomson thence extending along
20 the middle line of said Centerville Road by lands now or late of
21 F. G. Thomson, A. H. Lanser, and A. Clements, south 19 degrees
22 42 minutes 30 seconds east 2,438.64 feet to a spike, a corner of
23 land of William Roberts estate; thence by same leaving the road
24 and passing over a stone 20 feet from said spike south 70
25 degrees, 38 minutes, 30 seconds west 2,980.20 feet to a spike in
26 the middle line of Valley Forge Road, passing over a stone 20
27 feet therefrom; thence extending along the bed of Valley Forge
28 Road by lands of David Wilson Estate and Henry N. Woolman, north
29 19 degrees 31 minutes west 2,672.79 feet to a point a corner of
30 other land of Henry N. Woolman, of which this was a part, thence

1 by same and land of the Philander C. Knox Estate north 71
2 degrees 25 minutes east 1,542.99 feet to an old stone, and
3 thence still by land of the Philander C. Knox Estate north 79
4 degrees, 05 minutes east 1,444.18 feet, passing over a marble
5 stone, to the place of beginning. Containing 177.95 acres, more
6 or less, of land.

7 Being the same premises conveyed to the Trustees of the
8 University of Pennsylvania by deed of Henry N. Woolman and Mary
9 S. C. Woolman, his wife, dated October 11, 1939 and recorded in
10 Chester County Deed Book "G", Vol. 20, Page 278.

11 Tract No. 6. Beginning at a heap of stones by the Mount Joy
12 Road in the line of Joseph Walker's land; thence north 26
13 degrees, west by said road 100 perches to a white oak tree;
14 marked, standing in the line of William Currie's land; thence
15 south 64 degrees west, 177 perches by other land of the said
16 John Havard to a post in line of Samuel Havard's land; thence by
17 said line south 26 degrees, east, 100 perches to a post by the
18 Providence Road; thence north 64 degrees, east, by said road 177
19 perches to a heap of stones, the place of beginning. Containing
20 110 acres, 100 square perches, more or less, of land.

21 Being the same premises conveyed to John A. Yohn and Mae W.
22 Yohn, his wife, by deed of Ralph M. Hunt and Mary L. Hunt, his
23 wife, dated January 19, 1945 and recorded in Chester County Deed
24 Book "Z", Vol. 21, Page 163.

25 Section 2. The land shall not be acquired until its title
26 has been approved by the Department of Justice.

27 Section 3. The sum of

28 or as much thereof as
29 may be necessary, is hereby appropriated to the Department of
30 Property and Supplies for the payment of the purchase price and

1 incidental expenses, including the completion of an abstract of
2 title.

3 Section 4. All lands to be acquired by the Commonwealth of
4 Pennsylvania shall and must be acquired on or before January 1,
5 1976.

6 Section 5. This act shall take effect immediately.