

THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 1364

Session of
1975

INTRODUCED BY MESSRS. RENNINGER, WEIDNER, GALLAGHER, BERLIN,
BURNS, WRIGHT AND WILSON, JUNE 3, 1975

AS REPORTED FROM COMMITTEE ON STATE GOVERNMENT, HOUSE OF
REPRESENTATIVES, AS AMENDED, JUNE 25, 1975

AN ACT

1 Authorizing the Department of Property and Supplies, with the
2 approval of the Governor and the Chairman of the Delaware
3 River Joint Toll Bridge Commission, to sell and convey to The
4 Bell Telephone Company of Pennsylvania a tract of land
5 located in the Borough of New Hope, Bucks County,
6 Pennsylvania.

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

9 Section 1. The Department of Property and Supplies, with the
10 approval of the Governor and the Chairman of the Delaware River
11 Joint Toll Bridge Commission, is hereby authorized on behalf of
12 the Commonwealth of Pennsylvania to convey to The Bell Telephone
13 Company of Pennsylvania, for such consideration as an
14 independent appraisal obtained through the Department of
15 Property and Supplies and paid for by the grantee shall
16 determine and the Attorney General shall approve.

17 All that certain tract of land, with the buildings thereon
18 erected, situate in the Borough of New Hope, County of Bucks,
19 Commonwealth of Pennsylvania, described according to a Plan of

1 Survey thereof made by Edward B. Blumrick, Registered Land
2 Surveyor, dated December 2, 1974, as follows to wit:
3 Beginning at a point, a marble monument, found, on the
4 easterly edge of the tow path of the canal (formerly owned by
5 the Lehigh Coal and Navigation Company and now owned by the
6 Commonwealth of Pennsylvania), said point also being the
7 northwesterly corner of lands now or late of Joseph L. Reading;
8 thence along the easterly side of the tow path and a chain link
9 fence, north 4 degrees, 30 minutes, 23 seconds west, a distance
10 of 122.55 feet to a marble monument, found, being also the
11 southwesterly corner of lands now or later of Walter Bair;
12 thence along the same and the chain link fence and lands of the
13 Borough of New Hope, north 89 degrees, 57 minutes, 46 seconds
14 east, a distance of 197.67 feet to a marble monument, found,
15 being also the northwesterly corner of lands now or later of
16 David A. Guttentag; thence along the same and the chain link
17 fence and lands now or late of Robert W. Hilton and Kenneth
18 Gibson, south 7 degrees, 23 minutes, 34 seconds east, a distance
19 of 123.26 feet to a marble monument, found, being also the
20 northwesterly corner of lands now or late of Hampton Hayes and
21 the northeasterly corner of a 30 foot wide right-of-way, first
22 set off in deed of John C. Parry, et ux, to Joseph Lacey, May
23 31, 1853, said right-of-way leading to the herein described
24 property from Fisher's Alley; thence still along the chain link
25 fence, same also being along the northerly end of the said 30
26 foot right-of-way and adjoining other lands of The Bell
27 Telephone Company of Pennsylvania and the aforesaid lands of
28 Joseph L. Reading, south 89 degrees, 59 minutes west, a distance
29 of 203.90 feet to the first mentioned point and place of
30 beginning.

1 Containing 24,545 square feet of land, more or less. (0.563
2 acres)

3 County parcel number 27-6-92.

4 Together with the free and uninterrupted use of the aforesaid
5 right-of-way or passage, 30 feet in width, extending over the
6 aforesaid lands formerly of said John C. Parry and between the
7 said Hayes' lands and the aforesaid other lands of The Bell
8 Telephone Company of Pennsylvania; and

9 Together with the rights and privileges of the hereinafter
10 referred to 12 foot wide road and any extension thereof over
11 lands contiguous to the hereinbefore described premises, both to
12 the south and to the north.

13 Being the same premises which Jane Fields, widow, et al, by
14 deed dated September 9 29, 1932, and recorded in Bucks County in <—
15 Deed Book 621, page 132, conveyed unto the Commonwealth of
16 Pennsylvania, in fee.

17 Subject to the privilege of a 12 foot wide road over the
18 westerly side of the above described premises, as contained in
19 deed from Elias Ely, et ux, dated April 1, 1834, and recorded in
20 Deed Book 63, page 18.

21 Under and subject, nevertheless, to any and all operative
22 title restrictions, easements, covenants, servitudes or
23 conditions of record, or as may be visible upon the property.

24 And the recital of the above mentioned rights shall not be
25 construed as an acknowledgement of the validity thereof, an
26 extension thereof or a renewal thereof in the event that they,
27 or any of them, do not affect the premises hereby conveyed or
28 have expired or become unenforceable by their own terms or by
29 limitations, violation or for any other reason.

30 Section 2. The conveyance shall be made together with all

1 rights and privileges, and under and subject to all operative
2 title restrictions, easements, covenants, servitudes or
3 conditions of record, or as may be visible upon the property, as
4 hereinbefore set forth.

5 Section 3. The said land, under such lease agreement between
6 The Bell Telephone Company of Pennsylvania and the Borough of
7 New Hope as shall be mutually acceptable to the parties, shall
8 be further subject to the unrestricted right to use by the
9 borough for any municipal purposes for a period of five years
10 from date of the conveyance provided for herein, and thereafter
11 until such time as the telephone company requires the property,
12 or any portion or portions thereof, for its own business
13 purposes: Provided, however, That the borough shall be
14 responsible for all taxes on the entirety of said property for
15 the said five year period, and thereafter for all or such
16 portion of the taxes as the area of the borough's continued use
17 of the property bears to the area of the entire property.

18 Section 4. The deed of conveyance shall be approved by the
19 Department of Justice and shall be executed by the Department of
20 Property and Supplies in the name of the Commonwealth of
21 Pennsylvania.

22 Section 5. This act shall take effect immediately.