

THE GENERAL ASSEMBLY OF PENNSYLVANIA

SENATE BILL**No. 59**Session of
1979

INTRODUCED BY KURY, FEBRUARY 5, 1979

SENATOR MCKINNEY, STATE GOVERNMENT, AS AMENDED, MARCH 20, 1979

AN ACT

1 Authorizing and directing the Department of General Services,
2 with the approval of the Department of Environmental
3 Resources and the Governor, to convey to the County of
4 Northumberland, thirty-one acres of land, more or less,
5 situate in the Township of Mount Carmel, Northumberland
6 County, Pennsylvania.

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

9 Section 1. The Department of General Services, with the
10 approval of the Department of Environmental Resources and the
11 Governor, is hereby authorized and directed on behalf of the
12 Commonwealth of Pennsylvania, to grant and convey to the County
13 of Northumberland, the following tract of land situate in the
14 Township of Mount Carmel, County of Northumberland and
15 Commonwealth of Pennsylvania, bounded and described as follows:

16 All the surface or right of soil only of all that certain
17 lot, piece or parcel of land situate, lying and being in the
18 Township of Mount Carmel, County of Northumberland in the State
19 of Pennsylvania, bounded and described as follows, to wit:

20 Beginning at a point located north 8 degrees, 35 minutes east

1 a distance of 452 feet more or less from the southwest corner of
2 lands of Helker Construction Company, said point being further
3 described as north 4 degrees, 48 minutes east a distance of 600
4 feet more or less from the southeast corner of Mount Carmel
5 Borough, located on the dividing line between Mount Carmel
6 Borough and Mount Carmel Township; thence northward along said
7 dividing line, also being the west line of Helker Construction
8 Company north 7 degrees, 15 minutes west a distance of 1,155
9 feet to a point, said point being the northwest corner of lands
10 now owned by Helker Construction Company; thence eastward along
11 the north line of Helker Construction Company, north 61 degrees
12 56 minutes east a distance of 381 feet to a point; thence south
13 70 degrees and 54 minutes east a distance of 142 feet to a
14 point; thence south 61 degrees 17 minutes east a distance of 368
15 feet to a point; thence north 89 degrees and 4 minutes east east
16 a distance of 93 feet to a point; thence south 10 degrees and 10
17 minutes west a distance of 154 feet to a point; thence south 13
18 degrees, 32 minutes east a distance of 150 feet to a point;
19 thence north 87 degrees, 45 minutes east a distance of 82 feet
20 to a point; thence north 72 degrees, 36 minutes east a distance
21 of 155 feet to a point; thence north 84 degrees and 7 minutes
22 east a distance of 301 feet to a point; thence south 72 degrees
23 and 5 minutes east a distance of 165 feet to a point; thence
24 north 82 degrees and 33 minutes east a distance of 419 feet to a
25 point in the west line of lands now owned by Gertrude Ramage;
26 thence southward along the west line of Gertrude Ramage lands
27 south 11 degrees, 17 minutes east a distance of 57 feet to a
28 point, said point being the southwest corner of lands now owned
29 by Gertrude Ramage; thence eastward along the south line of
30 Gertrude Ramage north 78 degrees, 43 minutes east a distance of

1 133 feet to a point; thence south 74 degrees and 48 minutes east
2 a distance of 74 feet to a point; thence south 0 degrees and 44
3 minutes east a distance of 79 feet to a point; thence south 58
4 degrees, 54 minutes west a distance of 346 feet to a point;
5 thence south 84 degrees and 18 minutes west a distance of 299
6 feet to a point; thence south 71 degrees and 24 minutes west a
7 distance of 463 feet to a point; thence south 65 degrees, 9
8 minutes west a distance of 629 feet to a point; thence south 72
9 degrees, 58 minutes west a distance of 481.74 feet to a point;
10 said point being the place of beginning, containing 31.09 acres,
11 as shown on the map attached hereto and made a part hereof,
12 being part and parcel of lands conveyed to Helker Construction
13 Company by deeds from Susquehanna Coal Company dated October 23,
14 1964, and June 15, 1965, entered and recorded in the office of
15 the Recorder of Deeds in Northumberland County, Pennsylvania,
16 September 9, 1965, Volume 450, Pages 169 to 179 inclusive,
17 excepting right-of-way to the "Roaring Creek Water Company" for
18 a waterline crossing this area together with the right of
19 ingress, egress and regress necessary to maintain said
20 waterline.

21 Excepting and reserving, however, unto the Commonwealth of
22 Pennsylvania as trustee of natural resources and the Public
23 Estate pursuant to Article I, section 27, of the Constitution of
24 the Commonwealth of Pennsylvania, all the coal and other
25 minerals in, under and upon the said described tract of land,
26 the surface only of which is hereby conveyed.

27 EXCEPTING AND RESERVING, HOWEVER, UNTO THE GRANTOR, ITS
28 SUCCESSORS AND ASSIGNS, THE FULL, FREE LIBERTY AND RIGHT AT ALL
29 TIMES HEREAFTER FOREVER OF INGRESS, EGRESS AND REGRESS FOR ANY
30 AND ALL PURPOSES RELATED TO THE REMOVAL OF COAL.

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1 The conveyance shall be made under and subject to all
2 easements, servitudes and rights of others, including but not
3 confined to streets, roadways, and rights of any telephone,
4 telegraph, water, electric, sewer, gas or pipeline companies, as
5 well as under and subject to any interest, estates, or tenancies
6 vested in third persons, whether or not appearing of record, for
7 any portion of the land or improvements erected thereon.

8 Section 2. The deed of conveyance shall contain a clause
9 that the lands conveyed shall be used for public purposes by the
10 County of Northumberland and if at any time the said County of
11 Northumberland or its successor in function conveys said
12 property or authorizes or permits said property to be used for
13 any purpose other than public purposes, the title thereto shall
14 immediately revert to and revest in the Commonwealth of
15 Pennsylvania.

16 Section 3. The deed of conveyance shall be approved by the
17 Department of Justice and shall be executed by the Secretary of
18 General Services in the name of the Commonwealth of
19 Pennsylvania.

20 Section 4. This act shall take effect immediately.