

THE GENERAL ASSEMBLY OF PENNSYLVANIA

SENATE BILL

No. 628

Session of
1985

INTRODUCED BY HOLL, MARCH 25, 1985

AS AMENDED ON THIRD CONSIDERATION, HOUSE OF REPRESENTATIVES,
NOVEMBER 19, 1986

AN ACT

1 Authorizing and directing the Department of General Services,
2 with the approval of the Department of Corrections and the
3 Governor, to convey to the Montgomery County Farm, Home and
4 4-H Foundation, 13.617 acres of land, more or less, situate
5 in Skippack Township, Montgomery County, Pennsylvania; <—
6 AUTHORIZING THE DEPARTMENT OF GENERAL SERVICES, WITH THE
7 APPROVAL OF THE GOVERNOR AND THE DEPARTMENT OF PUBLIC
8 WELFARE, TO CONVEY A TRACT OF LAND SITUATE IN PHILADELPHIA
9 COUNTY, PENNSYLVANIA, TO SELF HELP MOVEMENT, INC., A NOT-FOR-
10 PROFIT CORPORATION; AND AUTHORIZING AND DIRECTING THE
11 DEPARTMENT OF GENERAL SERVICES, WITH THE APPROVAL OF THE
12 GOVERNOR AND THE DEPARTMENT OF ENVIRONMENTAL RESOURCES, TO
13 CONVEY A TRACT OF LAND IN NEWTOWN TOWNSHIP, BUCKS COUNTY, TO
14 THE TOWNSHIP OF NEWTOWN.

15 The General Assembly of the Commonwealth of Pennsylvania
16 hereby enacts as follows:

17 Section 1. (A) The Department of General Services, with the <—
18 approval of the Department of Corrections and the Governor, is
19 authorized and directed on behalf of the Commonwealth of
20 Pennsylvania to grant and convey for a consideration equal to
21 one-half of the fair market value as determined by an
22 independent appraisal to the Montgomery County Farm, Home and 4-

1 H Foundation, the following tract of land situate in Skippack
2 Township, Montgomery County, Pennsylvania, bounded and described
3 as follows:

4 Beginning at a point in the centerline of Creamery Road, said
5 point being located 277.52 feet measured northwestwardly from
6 the intersection of said centerline with the centerline of
7 Pennsylvania Route 113, Legislative Route No. 270; thence
8 extending along lands of Willoughby W. Moyer and William W.
9 Yocum south 62 degrees 15 minutes 24 seconds west 241.66 feet to
10 an iron pin in line of lands of Robert Shupe; thence extending
11 along said lands and along lands of Montgomery County Farm, Home
12 and 4-H Foundation south 61 degrees 55 minutes 58 seconds west
13 552.27 feet to a point; thence continuing along lands of
14 Montgomery County Farm, Home and 4-H Foundation the following
15 two courses and distances: (1) south 33 degrees 49 minutes 02
16 seconds east 21.41 feet to a point (2) south 70 degrees 13
17 minutes 50 seconds West 570.11 feet to an iron pin in line of
18 lands of Commonwealth of Pennsylvania Gratersford State
19 Correctional Institution; thence extending along said lands the
20 following two courses and distances: (1) north 42 degrees 55
21 minutes west 549.09 feet to a point (2) north 72 degrees 49
22 minutes 57 seconds east 1452.71 feet to a point in the
23 aforementioned centerline of Creamery Road; thence extending
24 along said centerline south 40 degrees 44 minutes 22 seconds
25 east 314.29 feet to the point and place of beginning.

26 Containing 13.617 acres of land more or less.

27 ~~Section 2.~~ (B) The conveyance shall be made under and
28 subject to all easements, servitudes and rights of others,
29 including, but not confined to, streets, roadways and rights of
30 any telephone, telegraph, water, electric, sewer, gas or

<—

1 pipeline companies, as well as under and subject to any
2 interest, estates or tenancies vested in third persons, whether
3 or not appearing of record, for any portion of the land or
4 improvements erected thereon.

5 ~~Section 3.~~ (C) The deed of conveyance shall contain a clause <—
6 that the lands conveyed shall be used for the foundation's
7 purposes only and, if at any time the ~~township~~ FOUNDATION <—
8 conveys said property or permits said property to be used for
9 any purpose other than those aforementioned, the title thereto
10 shall immediately revert to and revest in the Commonwealth of
11 Pennsylvania.

12 ~~Section 4.~~ (D) The deed of conveyance shall be approved as <—
13 provided by law and shall be executed by the Secretary of
14 General Services in the name of the Commonwealth of
15 Pennsylvania.

16 ~~Section 5.~~ (E) Costs and fees incidental to this conveyance <—
17 shall be borne by the grantee.

18 ~~Section 6. This act shall take effect in 60 days.~~ <—

19 SECTION 2. (A) THE DEPARTMENT OF GENERAL SERVICES, WITH THE <—
20 APPROVAL OF THE GOVERNOR AND THE DEPARTMENT OF PUBLIC WELFARE,
21 IS HEREBY AUTHORIZED TO CONVEY TO SELF HELP MOVEMENT, INC., A
22 NOT-FOR-PROFIT PENNSYLVANIA CORPORATION, UPON DEMONSTRATION OF
23 EQUIVALENT OR GREATER RETURN TO THE COMMONWEALTH WITHIN FIVE
24 YEARS DUE TO THE ONGOING PROGRAM FOR CARE OF AND SERVICE TO
25 ADDICTED PERSONS AS PRESCRIBED IN SECTION 2405-A(3) OF THE ACT
26 OF APRIL 9, 1929 (P.L.177, NO.175), KNOWN AS THE ADMINISTRATIVE
27 CODE OF 1929, A TRACT OF LAND WITH THE BUILDINGS AND
28 IMPROVEMENTS THEREON, SITUATE IN PHILADELPHIA COUNTY,
29 PENNSYLVANIA, HEREINAFTER DESCRIBED AND SUBJECT TO THE
30 CONDITIONS AND RESTRICTIONS AS DESCRIBED IN THIS ACT:

1 ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE 58TH
2 WARD OF THE CITY OF PHILADELPHIA, DESCRIBED IN ACCORDANCE WITH A
3 PLAN OF PROPERTY (D-1346), MADE AUGUST 2, 1985, BY ISRAEL ZEITZ,
4 SURVEYOR AND REGULATOR OF THE FOURTH SURVEY DISTRICT AS FOLLOWS:

5 BEGINNING AT A POINT ON THE SOUTHWESTERLY SIDE OF SOUTHAMPTON
6 ROAD (60 FEET WIDE) AT THE DISTANCE OF 530.068 FEET
7 NORTHWESTWARDLY FROM THE INTERSECTION OF THE SOUTHWESTERLY SIDE
8 OF SOUTHAMPTON ROAD AND THE NORTHWESTERLY SIDE OF THE ROOSEVELT
9 BOULEVARD (STATE HIGHWAY ROUTE NO. 67009, 254 FEET WIDE); THENCE
10 EXTENDING FROM SAID BEGINNING POINT SOUTH 48 DEGREES 33 FEET 30
11 SECONDS WEST, THE DISTANCE OF 412.938 FEET TO A POINT; THENCE
12 EXTENDING NORTH 41 DEGREES 25 MINUTES 10 SECONDS WEST, THE
13 DISTANCE OF 193.330 FEET TO A POINT; THENCE EXTENDING NORTH 05
14 DEGREES 56 MINUTES 08 SECONDS EAST, THE DISTANCE OF 40.785 FEET
15 TO A POINT; THENCE EXTENDING NORTH 41 DEGREES 25 MINUTES 10
16 SECONDS WEST, THE DISTANCE OF 329.350 FEET TO A POINT; THENCE
17 EXTENDING NORTH 48 DEGREES 46 MINUTES 50 SECONDS EAST, THE
18 DISTANCE OF 360.730 FEET TO A POINT ON THE SAID SOUTHWESTERLY
19 SIDE OF SOUTHAMPTON ROAD; THENCE EXTENDING ALONG THE SAID
20 SOUTHWESTERLY SIDE OF SOUTHAMPTON ROAD SOUTH 45 DEGREES 06
21 MINUTES 40 SECONDS EAST, THE DISTANCE OF 206.169 FEET TO A
22 POINT; THENCE EXTENDING STILL ALONG THE SOUTHWESTERLY SIDE OF
23 SOUTHAMPTON ROAD SOUTH 42 DEGREES 54 MINUTES 40 SECONDS EAST,
24 THE DISTANCE OF 343.266 FEET TO THE FIRST MENTIONED POINT AND
25 PLACE OF BEGINNING.

26 CONTAINING IN AREA 211.924 SQUARE FEET (4.86511 ACRES).

27 (B) THE CONVEYANCE IN THIS SECTION SHALL BE SUBJECT TO THE
28 CONDITION THAT SELF HELP MOVEMENT, INC., SHALL NOT USE THE
29 DESCRIBED PROPERTY FOR ANY OTHER PURPOSE EXCEPT FOR NONPROFIT
30 PUBLIC HEALTH AND SOCIAL SERVICES RENDERED TO THE COMMONWEALTH

1 AND TO ITS CITIZENS, AND SHALL NOT TRANSFER OR CONVEY THE ABOVE
2 PROPERTY FOR ANY PURPOSE. IN THE EVENT SELF HELP MOVEMENT, INC.,
3 FAILS TO USE THE PREMISES OR USES THE PREMISES FOR ANY OTHER
4 PURPOSE THAN FOR NONPROFIT PUBLIC HEALTH AND SOCIAL SERVICES,
5 THE ABOVE DESCRIBED PROPERTY SHALL IMMEDIATELY REVERT TO THE
6 COMMONWEALTH.

7 (C) COSTS AND FEES RELATING TO THE TITLE SEARCH AND
8 PREPARATION AND RECORDING OF THE DEED AND SETTLEMENT UNDER THIS
9 ACT SHALL BE BORNE BY THE GRANTEE.

10 (D) THE EXECUTION AND ACKNOWLEDGMENT AND THE DEED OF
11 CONVEYANCE UNDER THIS ACT SHALL BE SIGNED AND APPROVED AS
12 PROVIDED BY LAW.

13 SECTION 3. (A) THE DEPARTMENT OF GENERAL SERVICES, WITH THE
14 APPROVAL OF THE GOVERNOR AND THE DEPARTMENT OF ENVIRONMENTAL
15 RESOURCES, IS HEREBY AUTHORIZED AND DIRECTED ON BEHALF OF THE
16 COMMONWEALTH OF PENNSYLVANIA TO CONVEY TO THE TOWNSHIP OF
17 NEWTOWN, BUCKS COUNTY THE FOLLOWING DESCRIBED TRACT OF LAND
18 LOCATED IN NEWTOWN TOWNSHIP, BUCKS COUNTY, COMMONWEALTH OF
19 PENNSYLVANIA:

20 BEGINNING AT A CORNER OF LAND NOW OR FORMERLY OF SARAH P.
21 ROCKHOLD IN THE MIDDLE OF SWAMP ROAD; THENCE NORTH 56 DEGREES 23
22 MINUTES EAST 1034.59 FEET TO A STONE; THENCE SOUTH 48 DEGREES 37
23 MINUTES 50 SECONDS EAST 1280.52 FEET TO A STONE; THENCE SOUTH 36
24 DEGREES 27 MINUTES 35 SECONDS WEST 865.15 FEET TO A STONE IN THE
25 MIDDLE OF THE AFORESAID SWAMP ROAD; THENCE ALONG THE MIDDLE OF
26 SAID SWAMP ROAD NORTH 53 DEGREES 31 MINUTES 50 SECONDS WEST
27 1034.11 TO A POINT; THENCE ALONG THE MIDDLE OF SAID SWAMP ROAD
28 NORTH 53 DEGREES 21 MINUTES 20 SECONDS WEST 594.32 FEET TO THE
29 POINT OF BEGINNING; ALL AS THE SAME IS SHOWN ON A PORTION OF A
30 PLAN PREPARED FOR THE DEPARTMENT OF FORESTS AND WATERS, DATED

1 MAY 28, 1965.

2 CONTAINING 30.88 ACRES, MORE OR LESS.

3 BEING THE SAME PROPERTY CONVEYED AS TRACT NO. 2 FROM SARAH
4 AND ELIZABETH BURNS AND J. WALKER BURNS TO ERNEST C. DEUBLER BY
5 DEED DATED AUGUST 14, 1929, AND RECORDED IN BUCKS COUNTY DEED
6 BOOK, VOLUME 579, PAGE 274, AND ACQUIRED BY THE COMMONWEALTH OF
7 PENNSYLVANIA BY A DECLARATION OF TAKING FILED NOVEMBER 23, 1964.

8 (B) THE CONVEYANCE SHALL BE MADE UNDER AND SUBJECT TO ALL
9 EASEMENTS, SERVITUDES AND RIGHTS OF OTHERS, INCLUDING, BUT NOT
10 CONFINED TO, STREETS, ROADWAYS AND RIGHTS OF ANY TELEPHONE,
11 TELEGRAPH, WATER, ELECTRIC, SEWER, GAS OR PIPELINE COMPANIES, AS
12 WELL AS UNDER AND SUBJECT TO ANY INTEREST, ESTATES OR TENANCIES
13 VESTED IN THIRD PERSONS, WHETHER OR NOT APPEARING OF RECORD, FOR
14 ANY PORTION OF THE LAND OR IMPROVEMENTS ERECTED THEREON.

15 (C) THE CONVEYANCE SHALL BE MADE SUBJECT TO THE EXPRESS
16 CONDITION THAT THE TRACT OF LAND TO BE CONVEYED SHALL FOREVER BE
17 USED EXCLUSIVELY FOR OUTDOOR RECREATION PURPOSES AND SHALL BE
18 OPEN TO THE PUBLIC FOR SUCH PURPOSES WITHOUT CHARGE, AND IF SAID
19 TRACT IS USED OR CONVEYED FOR ANY OTHER PURPOSE, THE TITLE
20 THERETO SHALL IMMEDIATELY REVERT TO AND REVEST IN THE
21 COMMONWEALTH OF PENNSYLVANIA.

22 (D) THE TRACT OF LAND SHALL REMAIN SUBJECT TO THE TERMS OF
23 SECTION 20 OF THE ACT OF JUNE 22, 1964 (SP.SESS., P.L.131,
24 NO.8), KNOWN AS THE PROJECT 70 LAND ACQUISITION AND BORROWING
25 ACT, AND THE DEED OF CONVEYANCE SHALL CONTAIN THE LANGUAGE
26 SPECIFIED IN SECTION 20(C) OF SAID ACT.

27 (E) THE DEED OF CONVEYANCE SHALL BE APPROVED AS PROVIDED BY
28 LAW AND SHALL BE EXECUTED BY THE SECRETARY OF GENERAL SERVICES
29 IN THE NAME OF THE COMMONWEALTH OF PENNSYLVANIA.

30 (F) COSTS AND FEES INCIDENTAL TO THIS CONVEYANCE SHALL BE

1 BORNE BY THE GRANTEE.

2 SECTION 4. (A) SECTION 1 OF THIS ACT AUTHORIZING THE
3 CONVEYANCE TO THE MONTGOMERY COUNTY FARM HOME AND 4-H FOUNDATION
4 SHALL TAKE EFFECT IN 60 DAYS.

5 (B) THE REMAINDER OF THIS ACT SHALL TAKE EFFECT IMMEDIATELY.