

THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 1513 Session of  
1993

INTRODUCED BY FARMER, CESSAR, LAUGHLIN AND PETTIT, MAY 3, 1993

AS REPORTED FROM COMMITTEE ON STATE GOVERNMENT, HOUSE OF  
REPRESENTATIVES, AS AMENDED, JUNE 17, 1993

AN ACT

1 Authorizing the release of Project 500 restrictions imposed on  
2 certain land owned by Allegheny County, in return for the  
3 imposition of Project 500 restrictions on certain land to be  
4 acquired by Allegheny County.

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

7 Section 1. (a) The land described in subsection (b) is  
8 hereby released from any restrictions or encumbrances on the  
9 title resulting from the provisions of the act of January 19,  
10 1968 (1967 P.L.996, No.443), known as The Land and Water  
11 Conservation and Reclamation Act, in exchange for the imposition  
12 of The Land and Water Conservation and Reclamation Act  
13 provisions on land to be acquired by the County of Allegheny  
14 from the Wexford Plaza Associates, of Pittsburgh, Allegheny  
15 County, and described in subsection (c).

16 (b) The land to be released from restrictions imposed by The  
17 Land and Water Conservation and Reclamation Act is more  
18 particularly described as follows:

EXHIBIT A

All that certain parcel of ground situate in Pine Township, Allegheny County, Pennsylvania, bounded and described as follows:

Beginning at a point on the easterly line of Perry Highway, S.R.0019, at the northwesterly corner of Lot 7 in Wexford Plaza Subdivision No. 1, recorded in Plan Book Volume 176, Pages 8 through 11; thence along the easterly line of Perry Highway, S.R.0019, north 10 degrees 51 minutes 30 seconds east 109.12 feet to a point on the southerly line of land now or formerly of William L. Bauerle, et ux.; thence along the southerly line of Bauerle, north 88 degrees 8 minutes 30 seconds west 369.63 feet to a point; thence continuing along the easterly line of Bauerle north 10 degrees 51 minutes 30 seconds west 189.68 feet to a point in the center of Brooker Drive, 50 feet wide private right-of-way; thence along the centerline of Brooker Drive, north 88 degrees 8 minutes 30 seconds east 253.64 feet to a point at the centerline terminus of Brooker Drive; thence along the easterly terminus of Brooker Drive and easterly line of land now or formerly of Mary M. Brooker, et al., north 10 degrees 51 minutes 30 seconds west to a point at the southwesterly corner of Lot 3 in the Lake Drive Plan of Lots recorded in Plan Book Volume 154, Pages 50 and 51; thence along the southerly line of Lot 3 and through property of which this is a part north 88 degrees 8 minutes 30 seconds east 226.80 feet to a point; thence continuing through property of which this is a part the following two courses and distances, viz: south 10 degrees 51 minutes 30 seconds east 448.93 feet to a point; thence south 79 degrees 8 minutes 30 seconds west 50 feet to the northeast corner of Lot 7 in said Wexford Plaza Subdivision No. 1; thence

1 along the northerly line of said Lot 7 the following two courses  
2 and distances viz: by the arc of a circle deflecting to the  
3 right in a westerly direction having a radius of 370 feet an arc  
4 distance of 225.19 feet to a point; thence south 88 degrees 8  
5 minutes 30 seconds west 577.39 feet to the point at the place of  
6 beginning.

7 Containing approximately 5 acres, more or less, including all  
8 of the land in Lot 1, Lot 2, Lot 3 and Wexford Plaza Drive, as  
9 shown on Wexford Plaza Subdivision No. 3, recorded in Plan Book  
10 Volume \_\_\_\_, Page \_\_\_\_, subject to Brooker Drive as shown on  
11 said Wexford Plaza Subdivision No. 3 and existing sanitary sewer  
12 easements, and excepting and reserving therefrom all that  
13 certain land identified in said Wexford Plaza Subdivision No. 3  
14 as "Park Entrance (Private)," title to which shall remain in the  
15 Grantor.

16 Together with and subject to rights-of-way reasonably  
17 required for surface water.

18 Being part of the property conveyed by North Suburban Land  
19 Company to County of Allegheny by deed dated June 25, 1969, of  
20 record in the Office of the Recorder of Deeds of Allegheny  
21 County, Pennsylvania, in Deed Book Volume 4747, Page 381.

22 (c) The land on which The Land and Water Conservation and  
23 Reclamation Act restrictions shall be imposed is more  
24 particularly described as follows:

25 EXHIBIT B

26 All that certain parcel of ground situate in the Town of  
27 McCandless, Allegheny County, Pennsylvania, being part of Lot 3  
28 of the Wexford Plaza Subdivision No. 2, recorded in Plan Book  
29 Volume 176, Pages 148 and 149, bounded and described as follows:

30 Beginning at a point on the southeasterly corner of Lot 3 of

1 the Wexford Plaza Subdivision No. 2, recorded in Plan Book  
2 Volume 176, Pages 148 and 149; thence along the southerly line  
3 of said Lot 3, north 88 degrees 46 minutes east 576.16 feet to  
4 the true point of beginning; thence through said Lot 3, north 30  
5 degrees 57 minutes 17 seconds west 663.42 feet to a point on the  
6 northerly line of said Lot 3; thence along the northerly line of  
7 said Lot 3, north 88 degrees 23 minutes east 560 feet to the  
8 northeasterly corner of said Lot 3; thence along the easterly  
9 line of said Lot 3, south 38 minutes east 579.93 feet to the  
10 southeasterly corner of said Lot 3, south 86 degrees 46 minutes  
11 west 225 feet to the true point of beginning.

12 Containing 5.215 acres, more or less, being Lot 3B in Wexford  
13 Plaza Subdivision No. 4, recorded in Plan Book Volume \_\_\_\_, Page  
14 \_\_\_\_, subject to existing sanitary sewer easements but without  
15 being burdened or benefited by or under that certain Amended and  
16 Restated Reciprocal Easement Agreement dated April 30, 1992, and  
17 recorded in Deed Book Volume 8721, Page 375, it being understood  
18 that the land herein is intended to be used by the Grantee as  
19 part of and in connection with other land of the Grantee and  
20 that Grantee's only access to the land herein will be over or  
21 through such other land of the Grantee; otherwise the land  
22 herein is and shall be landlocked.

23 TOGETHER WITH AND SUBJECT TO RIGHTS-OF-WAY REASONABLY  
24 REQUIRED FOR SURFACE WATER.

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25 Being part of the property which was conveyed to Wexford  
26 Plaza Associates by the following deeds dated December 15, 1988:  
27 from Diana McCargo Hardie, recorded in Deed Book Volume 7928,  
28 Page 359; from Heather M. McCargo, recorded in Deed Book Volume  
29 7928, Page 351; from Grant McCargo III, recorded in Deed Book  
30 Volume 7928, Page 363; from Thomas W. McCargo, recorded in Deed

1 Book Volume 7928, Page 355; from Gra-Co, Incorporated, recorded  
2 in Deed Book Volume 7928, Page 372; and from Graham Realty  
3 Company and Grant McCargo, recorded in Deed Book Volume 7928,  
4 Page 367.

5 (d) The following restriction shall be added to the deed for  
6 the land described in subsection (c):

7 "This land is to be used for municipal park, recreation and  
8 open-space purposes as defined in The Land and Water  
9 Conservation and Reclamation Act."

10 Section 2. This act shall take effect immediately.