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THE GENERAL ASSEMBLY OF PENNSYLVANIA

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**HOUSE BILL**  
**No. 2033** Session of  
1995

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INTRODUCED BY B. SMITH, SEPTEMBER 26, 1995

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REFERRED TO COMMITTEE ON GAME AND FISHERIES, SEPTEMBER 26, 1995

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AN ACT

1 Authorizing the Pennsylvania Fish and Boat Commission to convey  
2 a Project 70 tract of land in Porter Township, Clinton  
3 County, under certain conditions.

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

6 Section 1. Under the requirements of section 20(b) of the  
7 act of June 22, 1964 (Sp.Sess., P.L.131, No.8), known as the  
8 Project 70 Land Acquisition and Borrowing Act, the General  
9 Assembly hereby authorizes the Pennsylvania Fish and Boat  
10 Commission, having determined that the following described  
11 property is no longer needed for public purposes, to convey the  
12 property once known as the Purity Flour Mill Tract of the Cedar  
13 Springs Fish Culture Station located in the Township of Porter,  
14 County of Clinton.

15 Section 2. The Pennsylvania Fish and Boat Commission is  
16 authorized to convey the portion of the property once known as  
17 the Purity Flour Mill Tract of the Cedar Springs Fish Culture  
18 Station more fully described in section 4 free of all

1 restrictions on use and alienation imposed by the act of June  
2 22, 1964 (Sp.Sess., P.L.131, No.8), known as the Project 70 Land  
3 Acquisition and Borrowing Act.

4 Section 3. (a) The Pennsylvania Fish and Boat Commission is  
5 authorized to convey the property described in section 4 to the  
6 person or persons who submit the highest bid responsive to the  
7 invitation for bid. The commission may, at its option and in its  
8 discretion, solicit bids for this sale by means of written  
9 sealed bids or by public auction. The commission may establish a  
10 minimum acceptable bid for the tract or tracts to be conveyed.  
11 The commission is authorized to subdivide the property to be  
12 conveyed into no more than two lots as here and after described  
13 and may, in its discretion, sell the two tracts as two parcels  
14 or as a single parcel.

15 (b) The deeds of conveyance from the commission to the  
16 purchaser shall be executed by the Executive Director of the  
17 commission in the name of the Commonwealth of Pennsylvania for  
18 use by the commission and shall be approved for legality and  
19 form by the chief counsel of the commission and the Office of  
20 Attorney General.

21 Section 4. (a) Boundary description of Lot "A" of the Minor  
22 Subdivision of the Purity Flour Mill Tract, a portion of the  
23 Cedar Springs Fish Culture Station:

24 Lot "A"

25 All that certain piece or parcel of land situate in the  
26 Township of Porter, County of Clinton, Commonwealth of  
27 Pennsylvania, bounded and described as follows:

28 Beginning at a railroad spike, in the centerline of Township  
29 Road 321, being located approximately 180 feet from the  
30 intersection of said Township Road 321 and State Route 2018,

1 said spike being on the western line of remaining lands now or  
2 formerly of the Pennsylvania Fish and Boat Commission, and being  
3 the northeastern corner of the lands herein described; thence  
4 along remaining lands now or formerly of the Pennsylvania Fish  
5 and Boat Commission the following two (2) courses and distances:  
6 south 32 degrees 24 minutes 15 seconds west a distance of 350  
7 feet to a concrete monument, north 86 degrees 37 minutes 45  
8 seconds west a distance of 140.66 feet to an iron pin in the  
9 southeastern corner of Lot "B" of the "Minor Subdivision of the  
10 Purity Flour Mill Tract," which herein described parcel is a  
11 part; thence along said Lot "B," north 11 degrees 37 minutes 15  
12 seconds east a distance of 338.79 feet to a P.K. nail in the  
13 centerline of Township Road 321; thence along centerline of said  
14 road the following two (2) courses and distances: south 78  
15 degrees 22 minutes 45 seconds east a distance of 110 feet to a  
16 P.K. nail, south 81 degrees 35 minutes 45 seconds east a  
17 distance of 153.64 feet to a railroad spike, in the centerline  
18 of said road and place of beginning.

19 Containing 1.51 acres (65,665 square feet) of land and being  
20 designated as Lot "A."

21 Excepting and reserving unto the Commonwealth of  
22 Pennsylvania, for use of the Pennsylvania Fish and Boat  
23 Commission, its successors and assigns, the full, free liberty,  
24 and right at all times, to have and use a variable width  
25 easement for ingress, egress, and regress at the eastern side of  
26 the parcel being designated as Lot "A" as shown on the "Minor  
27 Subdivision of the Purity Flour Mill Tract," and further bounded  
28 and described as follows:

29 Beginning at a P.K. nail in the centerline of Township Road  
30 321, being located north 81 degrees 35 minutes 45 seconds west a

1 distance of 73.64 feet from a railroad spike at the northeastern  
2 corner of aforementioned parcel; thence leaving said road and  
3 through aforementioned parcel the following two (2) courses and  
4 distances: south 15 degrees 39 minutes 15 seconds west a  
5 distance of 130 feet to a point, south 57 degrees 35 minutes 45  
6 seconds east a distance of 29.81 feet to a point along remaining  
7 lands now or formerly of the Pennsylvania Fish and Boat  
8 Commission; thence along said lands of the Commission the  
9 following two (2) courses and distances: south 32 degrees 24  
10 minutes 15 seconds west a distance of 195.56 feet to a concrete  
11 monument, north 86 degrees 37 minutes 45 seconds west a distance  
12 of 22.87 feet to a point; thence through lands of aforementioned  
13 parcel the following three (3) courses and distances: north 32  
14 degrees 24 minutes 15 seconds east a distance of 189.67 feet to  
15 a point, north 57 degrees 35 minutes 45 seconds west a distance  
16 of 22.44 feet to a point, north 15 degrees 39 minutes 15 seconds  
17 east a distance of 140.47 feet to a point in the centerline of  
18 Township Road 321; thence along centerline of said road, south  
19 81 degrees 35 minutes 45 seconds east a distance of 17.14 feet  
20 to a P.K. nail, in centerline of said road and place of  
21 beginning.

22       Containing 0.15 acres (6,595 square feet).

23       Further excepting and reserving all easements, conveyances,  
24 and right-of-ways appearing in and made part of the public  
25 record.

26       Being a portion and/or part of the same premises granted and  
27 conveyed to the Commonwealth of Pennsylvania by deed of S. Dale  
28 Furst, Jr. and Ruth K. Furst, dated 5 July, 1968 and recorded in  
29 the Office of the Recorder of Deeds of Clinton County in Deed  
30 Book 223, page 661.

(b) Boundary Description of Lot "B" of the Minor Subdivision  
of the Purity Flour Mill Tract A Portion of the Cedar Springs  
Fish Culture Station:

Lot "B"

All that certain piece or parcel of land situate in the  
Township of Porter, County of Clinton, Commonwealth of  
Pennsylvania, bounded and described as follows:

Beginning at a railroad spike, in the centerline of Township  
Road 321, in the northeastern corner of lands now or formerly of  
Douglas C. Yearick, and being the northwestern corner of lands  
herein described; thence along centerline of said Township Road  
321 the following two (2) courses and distances: south 86  
degrees 33 minutes 45 seconds east a distance of 89.51 feet to a  
railroad spike; south 78 degrees 22 minutes 45 seconds east a  
distance of 187.69 feet to a railroad spike in the centerline of  
said road and the northwestern corner of Lot "A" of the "Minor  
Subdivision of the Purity Flour Mill Tract," which the herein  
described parcel is a part; thence leaving said road and along  
said Lot "A," south 11 degrees 37 minutes 15 seconds east a  
distance of 338.79 feet to an iron pin in remaining lands now or  
formerly of the Pennsylvania Fish and Boat Commission; thence  
along said lands of the Commission, north 86 degrees 37 minutes  
45 seconds west a distance of 77.91 feet to a concrete monument  
in line of lands now or formerly of Emma Y. Lamey; thence along  
said lands of Lamey, north 19 degrees 30 minutes 45 seconds west  
a distance of 230 feet to an iron pin in the southeastern corner  
of said lands of Yearick; thence along said lands of Yearick,  
north 18 degrees 8 minutes 45 seconds west a distance of 161.69  
feet to a railroad spike and the place of beginning.

Containing 1.44 acres (62,553 square feet) of land and being

1 designated as Lot "B."

2 Excepting and reserving all easements, conveyances and right-  
3 of-ways appearing in and made part of the public record.

4 Being a portion and/or part of the same premises granted and  
5 conveyed to the Commonwealth of Pennsylvania by deed of S. Dale  
6 Furst, Jr. and Ruth K. Furst, dated 5 July, 1968 and recorded in  
7 the Office of the Recorder of Deeds of Clinton County in Deed  
8 Book 223, page 661.

9 Section 5. All proceeds from the sale of the lands described  
10 in section 4 shall be deposited in the Fish Fund of the  
11 Pennsylvania Fish and Boat Commission and used for the  
12 acquisition of lands meeting the standards for acquisition  
13 described in section 18(b) of the act of June 22, 1964  
14 (Sp.Sess., P.L.131, No.8), known as the Project 70 Land  
15 Acquisition and Borrowing Act.

16 Section 6. This act shall take effect immediately.