

THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 2923 Session of
2002INTRODUCED BY ROSS, E. Z. TAYLOR, BARRAR, FLICK, HERSHEY AND
RUBLEY, OCTOBER 16, 2002AS REPORTED FROM COMMITTEE ON STATE GOVERNMENT, HOUSE OF
REPRESENTATIVES, AS AMENDED, NOVEMBER 13, 2002

AN ACT

1 Authorizing the Department of General Services, with the
2 approval of the Department of Public Welfare and the
3 Governor, to grant and convey to the Society for the
4 Prevention of Cruelty to Animals of Chester County, Inc.,
5 certain land situate in West Bradford Township, Chester
6 County.

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

9 Section 1. West Bradford Township, Chester County Conveyance.

10 (a) Conveyance authorized.--The Department of General
11 Services, with the approval of the Department of Public Welfare
12 and the Governor, is hereby authorized on behalf of the
13 Commonwealth of Pennsylvania to grant and convey to the Society
14 for the Prevention of Cruelty to Animals of Chester County, Inc.
15 certain land as described in subsection (b) for fair market
16 value as determined by an independent appraisal.

17 (b) Property description.--The tract to be conveyed is
18 situate in the Township of West Bradford, Chester County,
19 Pennsylvania, bounded and described as follows:

1 ALL THAT CERTAIN tract or parcel of land situate in West
2 Bradford Township, Chester County, PA, described according to a
3 plan prepared by Regester Associates, Inc., dated March 12,
4 2002, and last revised May 13, 2002, being Drawing Number C-915,
5 to wit:

6 BEGINNING at a point in the title line of Public Road S.R.
7 3062 known as Strasburg Road, marking a corner of the herein
8 described tract and a corner of lands of the Tattersall Golf
9 Community; thence leaving the said point of beginning, leaving
10 Strasburg Road and along lands of the Tattersall Golf Community
11 the following three courses and distances to wit: South 02
12 degrees 58 minutes 05 seconds East 243.59 feet to a re-rod;
13 South 43 degrees 29 minutes 16 seconds East 248.53 feet to an
14 iron pin; South 28 degrees 12 minutes 17 seconds East 437.96
15 feet to an iron pin marking a corner of lands of the
16 Commonwealth of Pennsylvania; thence along the same the
17 following two courses and distances to wit; South 44 degrees 28
18 minutes 27 seconds West 1050.95 feet to an iron pin; North 09
19 degrees 27 minutes 18 seconds West 1523.20 feet to a point in
20 the title line of Strasburg Road, aforementioned; thence along
21 the same, North 84 degrees 32 minutes 27 seconds East 598.58
22 feet to the first mentioned point and place of BEGINNING.

23 CONTAINING: 20.000 acres of land be the same more or less.

24 (c) Conditions.--The conveyance shall be made under the
25 subject to all lawful and enforceable easements, servitudes and
26 rights of others, including, but not confined to, streets,
27 roadways and rights of telephone, telegraph, cable, water,
28 electric, sewer, gas or pipeline companies, as well as under the
29 subject to any lawful and enforceable estates or tenancies
30 vested in third persons appearing of record, for any portion of

1 the land or improvements erected thereon.

2 (d) Deed of conveyance.--The deed of conveyance shall be by
3 Special Warranty Deed and shall be executed by the Secretary of
4 General Services in the name of the Commonwealth of
5 Pennsylvania.

6 (e) Special condition.--The conveyance shall be subject to a
7 condition that the lands conveyed under this section shall be
8 used for the principal use of programs and services associated
9 with the prevention of cruelty to animals and enforcement of the
10 animal cruelty laws of the Commonwealth, by the grantee, or its
11 successor in interest. This condition may be removed by the
12 Commonwealth but only if the grantee demonstrates good reason to
13 do so and pays the Commonwealth an amount which represents the
14 difference in real dollars between the consideration paid by
15 grantee to the Commonwealth for the purchase of lands conveyed
16 in this section with the restrictive covenant and the then
17 current fair market appraised value ~~of~~ the property would have <—
18 had without the restrictive covenant. Should the grantee, while
19 this condition remains in effect~~+~~, either allow the property to <—
20 be used for a principal use other than that described above or
21 ~~attempts~~ ATTEMPT to convey the premises, title shall immediately <—
22 revert to and revest in the Commonwealth.

23 (f) Costs and fees.--Costs and fees incidental to this
24 conveyance shall be borne by the grantee.

25 Section 2. Effective date.

26 This act shall take effect immediately.