

THE GENERAL ASSEMBLY OF PENNSYLVANIA

SENATE BILL

No. 1459 Session of
2002

INTRODUCED BY KASUNIC AND STOUT, JUNE 4, 2002

REFERRED TO STATE GOVERNMENT, JUNE 4, 2002

AN ACT

1 Authorizing and directing the Department of General Services,
2 with the approval of the Governor, to grant and convey to the
3 Student Association, Inc., a certain tract of land situate in
4 the Borough of California, Washington County, in exchange for
5 a certain tract of land.

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

8 Section 1. The Department of General Services, with the
9 approval of the Governor, is hereby authorized and directed on
10 behalf of the Commonwealth of Pennsylvania to grant and convey
11 to the Student Association, Inc., certain lands described in
12 section 2.

13 Section 2. The property to be conveyed pursuant to section 1
14 consists of all that certain piece or parcel of land situate on
15 the campus of California University of Pennsylvania of the State
16 System of Higher Education in the Borough of California,
17 Washington County, Pennsylvania, bounded and described as
18 follows:

19 BEGINNING at an iron pin at the easterly side of Highland

1 Drive common to the northeastern most line of lands now or
2 formerly of the Commonwealth of Pennsylvania, as recorded in
3 Deed Book Volume 997, Page 73; thence from said point of
4 beginning by said line of the Commonwealth of Pennsylvania South
5 62 degrees 32 minutes East a distance of 720.0 feet to a point;
6 thence by the line dividing lands now or formerly of the Student
7 Association, Inc., and lands of said Commonwealth of
8 Pennsylvania South 36 degrees 16 minutes West a distance of
9 499.9 feet to a point; thence through lands of said Commonwealth
10 of Pennsylvania, outside of and excluding the stadium fence and
11 scoreboard, the following four courses and distances: (1) by a
12 curve bearing to the left having a radius of 2224.0 feet through
13 an arc distance of 170.8 feet to a point of tangency; (2) by a
14 curve bearing to the left having a radius of 453.0 feet through
15 an arc distance of 168.6 feet to a point of tangency; (3) by a
16 curve bearing to the left having a radius of 173.0 feet through
17 an arc distance of 211.7 feet to a point of tangency; (4) South
18 36 degrees 12 minutes West a distance of 56.8 feet to a point;
19 thence through same and excluding the stadium scoreboard North
20 61 degrees 22 minutes West a distance of 176.3 feet to a point;
21 thence by a line through said Highland Drive North 28 degrees 38
22 minutes East a distance of 655.0 feet to the point of BEGINNING.

23 Containing an area of 8.25 acres.

24 Section 3. The conveyance authorized by Section 2 shall be
25 in exchange for the conveyance, by Special Warranty Deed, from
26 the Student Association, Inc., to the Commonwealth of
27 Pennsylvania, acting by and through its Department of General
28 Services on behalf of the State System of Higher Education, of
29 all that certain piece or parcel of land situate in the Borough
30 of California, Washington County, Pennsylvania bounded and

1 described as follows:

2 BEGINNING at a point on the northwesterly right of way line
3 of State Highway Route 88, said point being the following six
4 courses and distances from a point common to the said right of
5 way line and the northeastern most line of lands now or formerly
6 of the Student Association, Inc., formerly the Student
7 Activities Association, as recorded in Deed Book Volume 634,
8 Page 470: (1) by a curve bearing to the right having a radius of
9 2292.01 feet through an arc distance of 228.12 feet to a point
10 of tangency; (2) South 36 degrees 16 minutes West a distance of
11 410.0 feet to a point; (3) North 53 degrees 44 minutes West a
12 distance of 10.0 feet to a point; (4) South 36 degrees 16
13 minutes West a distance of 280.0 feet to a point; (5) South 53
14 degrees 44 minutes East a distance of 10.0 feet to a point; (6)
15 South 36 degrees 16 minutes West a distance of 50.0 feet to a
16 point being the true point of beginning; thence from said point
17 of beginning and continuing by said right of way line South 36
18 degrees 16 minutes West a distance of 881.0 feet to a point;
19 thence through lands of said Student Association, Inc., North 53
20 degrees 59 minutes West a distance of 379.9 feet to a point;
21 thence through same by a curve bearing to the left having a
22 radius of 2544.8 feet having a chord bearing of North 32 degrees
23 06 minutes West through an arc distance of 262.5 feet to a
24 point; thence by a line dividing lands now or formerly of the
25 Commonwealth of Pennsylvania and lands of said Student
26 Association, Inc., South 53 degrees 44 minutes East a distance
27 of 314.12 feet to a point; thence by same North 36 degrees 16
28 minutes East a distance of 1201.0 feet to a point; thence
29 through lands of said Student Association, Inc., outside of and
30 including the stadium fence, by a curve bearing to the right

1 having a radius of 2224.0 feet through an arc distance of 43.6
2 feet to a point of tangency; thence through and by same by a
3 curve bearing to the right having a radius of 138.0 feet through
4 an arc distance of 199.5 feet to a point of tangency; thence
5 again through and by same South 36 degrees 02 minutes West a
6 distance of 224.5 feet to a point; thence continuing through
7 lands of said Student Association, Inc., outside of and
8 excluding an entrance road South 53 degrees 59 minutes East a
9 distance of 90.0 feet to a point; thence through and by same by
10 a curve bearing to the right having a radius of 50.0 feet
11 through an arc distance of 78.5 feet to the point of BEGINNING.

12 Containing an area of 8.25 acres.

13 Section 4. The conveyance authorized by section 2 shall be
14 made under and subject to all lawful and enforceable easements,
15 servitudes and rights of others, including but not confined to
16 streets, roadways and rights of any telephone, telegraph, water,
17 electric, gas or pipeline companies, as well as under and
18 subject to any lawful and enforceable estates or tenancies
19 vested in third persons appearing of record, for any portion of
20 the land or improvements erected thereon.

21 Section 5. The deed of conveyance authorized by section 2
22 shall be a Special Warranty Deed and shall be executed by the
23 Secretary of General Services in the name of the Commonwealth of
24 Pennsylvania.

25 Section 6. Each party shall bear its own fees and costs
26 incidental to these conveyances.

27 Section 7. This act shall take effect immediately.