

THE GENERAL ASSEMBLY OF PENNSYLVANIA

SENATE BILL

No. 1461 Session of
2002

INTRODUCED BY C. WILLIAMS, JUNE 7, 2002

AS AMENDED ON THIRD CONSIDERATION, OCTOBER 2, 2002

AN ACT

1 Authorizing the Department of General Services, with the
2 approval of the Governor, to grant and convey certain tracts
3 of land situate in Haverford Township, Delaware County.

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

6 Section 1. Haverford Township, Delaware County.

7 (a) The Department of General Services, with the approval of
8 the Governor, is hereby authorized on behalf of the Commonwealth
9 of Pennsylvania to grant and convey to Haverford Township, or
10 its assigns, certain land and buildings known as Haverford State
11 Hospital described in subsection (b) under terms and conditions
12 ~~to be~~ established in ~~an~~ THE Agreement of Sale with the <—
13 Department of General Services DATED SEPTEMBER 10, 2002. <—

14 (b) The property to be conveyed pursuant to subsection (a)
15 consists of approximately 212.17 acres and numerous buildings
16 bounded and more particularly described as follows:

17 Parcel 1

18 BEGINNING at a point along the Northern right-of-way line of

1 Marple Road, point being the Southernmost corner of property
2 herein described; thence along property now or formerly of Peco
3 Energy Company the following; North 71 degrees, 15 minutes, 21
4 seconds West for a distance of 21.65 feet to a point; thence
5 North 32 degrees, 41 minutes, 58 seconds East for a distance of
6 438.89 feet to an iron rod; thence North 65 degrees, 24 minutes,
7 37 seconds West for a distance of 33.86 feet to an iron rod;
8 thence North 38 degrees, 58 minutes, 11 seconds West for a
9 distance of 68.90 feet to a concrete monument; thence North 40
10 degrees, 00 minutes, 53 seconds West for a distance of 134.41
11 feet to a concrete monument; thence North 45 degrees, 32
12 minutes, 05 seconds West for a distance of 254.83 feet to an
13 iron rod; thence North 39 degrees, 10 minutes, 01 seconds West
14 for a distance of 51.00 feet to an iron rod; thence South 55
15 degrees, 01 minutes, 19 seconds West for a distance of 169.64
16 feet to a point in Darby Creek; thence along Darby Creek North
17 86 degrees, 22 minutes, 37 seconds West for a distance of 39.46
18 feet to a point on the Northeastern Right-of-Way line of
19 Interstate 476 (formerly LR 1010); thence North 26 degrees, 18
20 minutes, 27 seconds West for a distance of 1691.24 feet to a
21 point; thence South 63 degrees, 41 minutes, 33 seconds West for
22 a distance of 60.00 feet to a point; thence North 26 degrees, 18
23 minutes, 27 seconds West for a distance of 924.46 feet to an
24 iron rod; thence along property now or formerly of Philip &
25 Grace Sharples North 13 degrees, 18 minutes, 34 seconds West for
26 a distance of 239.35 feet to a point in Haverford Darby Road;
27 thence North 79 degrees, 03 minutes, 30 seconds East for a
28 distance of 49.88 feet to a point; thence leaving said road and
29 along property now or formerly of Herbert W. Schmidt, Jr. and
30 Deborah Schmidt South 13 degrees, 20 minutes, 30 seconds East

1 for a distance of 374.64 feet to a concrete monument; thence
2 North 72 degrees, 04 minutes, 19 seconds East for a distance of
3 165.17 feet to a concrete monument; thence North 58 degrees, 15
4 minutes, 21 seconds East for a distance of 37.34 feet to a
5 concrete monument; thence along same and also lots 2 and 1
6 respectively as shown in Plan Book Volume 16, Page 56 North 59
7 degrees, 37 minutes, 15 seconds East for a distance of 414.07
8 feet to a concrete monument; thence along property now or
9 formerly of John P. Rosin North 68 degrees, 08 minutes, 03
10 seconds East for a distance of 399.97 feet to a stone monument;
11 thence North 21 degrees, 52 minutes, 25 seconds West for a
12 distance of 281.08 feet to a point in said Haverford and Darby
13 Road; thence North 72 degrees, 35 minutes, 45 seconds East for a
14 distance of 50.14 feet to a point; thence leaving said road and
15 along property now or formerly of Eliz K. Van Allen South 21
16 degrees, 52 minutes, 25 seconds East for a distance of 277.15
17 feet to a stone monument; thence North 68 degrees, 07 minutes,
18 26 seconds East for a distance of 189.26 feet to a stone
19 monument; thence along property now or formerly of Samuel M.
20 Lennox North 43 degrees, 31 minutes, 38 seconds East for a
21 distance of 347.87 feet to a stone monument; thence North 46
22 degrees, 28 minutes, 15 seconds West for a distance of 320.13
23 feet to a point in said Haverford and Darby Road; thence North
24 43 degrees, 30 minutes, 36 seconds East for a distance of 49.97
25 feet to a point; thence leaving said road and along property now
26 or formerly of Albert S. Woodward South 46 degrees, 28 minutes,
27 53 seconds East for a distance of 320.18 feet to a stone
28 monument; thence North 43 degrees, 35 minutes, 40 seconds East
29 for a distance of 226.49 feet to an iron pipe; thence along
30 property known as Allgates West Development South 18 degrees, 47

1 minutes, 51 seconds East for a distance of 879.23 feet to a pipe
2 monument; thence North 50 degrees, 39 minutes, 14 seconds East
3 for a distance of 968.63 feet to an iron rod; thence along
4 Parcel 2 of the Plan of Haverford Hospital Property North 79
5 degrees, 29 minutes, 35 seconds East for a distance of 790.88
6 feet to an iron rod; thence North 34 degrees, 05 minutes, 28
7 seconds East for a distance of 318.67 feet to a point in said
8 Haverford and Darby Road; thence South 75 degrees, 20 minutes,
9 21 seconds East for a distance of 104.80 feet to a point; thence
10 South 75 degrees, 04 minutes, 47 seconds East for a distance of
11 30.18 feet to a point; thence leaving said Haverford and Darby
12 Road and along property now or formerly of Marriott Corporation
13 South 34 degrees, 05 minutes, 28 seconds West for a distance of
14 567.23 feet to an iron rod; thence South 35 degrees, 02 minutes,
15 28 seconds West for a distance of 630.55 feet to a concrete
16 monument; thence South 60 degrees, 12 minutes, 29 seconds East
17 for a distance of 443.19 feet to an iron rod; thence South 35
18 degrees, 11 minutes, 31 seconds West for a distance of 468.57
19 feet to a concrete monument; thence South 81 degrees, 21
20 minutes, 33 seconds East for a distance of 967.92 feet to a
21 concrete monument; thence South 81 degrees, 13 minutes, 05
22 seconds East for a distance of 426.29 feet to a concrete
23 monument; thence along property now or formerly of Robert C.
24 Clarison South 22 degrees, 57 minutes, 44 seconds West for a
25 distance of 214.99 feet to a concrete monument; thence South 66
26 degrees, 59 minutes, 14 seconds East for a distance of 325.93
27 feet to a point in Marple Road; thence South 23 degrees, 00
28 minutes, 32 seconds West for a distance of 50.10 feet to a
29 point; thence leaving said Marple Road and along property now or
30 formerly of John G. Person North 66 degrees, 59 minutes, 14

1 seconds West for a distance of 325.93 feet to a concrete
2 monument; thence South 22 degrees, 59 minutes, 31 seconds West
3 for a distance of 220.21 feet to an iron pipe; thence along
4 properties now or formerly of Robert W. Copeland, Samuel L.
5 Floyd and Malcom D. Kerbaugh South 60 degrees, 28 minutes, 20
6 seconds West for a distance of 411.12 feet to a concrete
7 monument; thence along property now or formerly of said Malcom
8 D. Kerbaugh South 29 degrees, 41 minutes, 10 seconds East for a
9 distance of 113.81 feet to a concrete monument; thence along
10 property now or formerly of John G. Lennon South 64 degrees, 04
11 minutes, 32 seconds West for a distance of 175.58 feet to a
12 concrete monument; thence North 29 degrees, 32 minutes, 56
13 seconds West for a distance of 436.21 feet to a concrete
14 monument; thence South 40 degrees, 51 minutes, 47 seconds West
15 for a distance of 196.62 feet to a concrete monument; thence
16 along property now or formerly of said John G. Lennon and also
17 Ahmand Nazari South 76 degrees, 19 minutes, 06 seconds West for
18 a distance of 1096.77 feet to an iron rod; thence along property
19 of said Nazari and also property known as The McDee Partnership
20 Subdivision South 26 degrees, 33 minutes, 20 seconds West for a
21 distance of 1322.96 feet to an iron rod; thence South 24
22 degrees, 55 minutes, 03 seconds East for a distance of 115.94
23 feet to an iron rod; thence along Northern right-of-way line of
24 said Marple Road on a curve to the left having a radius of
25 250.37 feet, an arc length of 354.91 feet and a chord bearing of
26 South 83 degrees, 19 minutes, 37 seconds West for a chord
27 distance of 434.61 feet to the POINT OF BEGINNING.
28 CONTAINING 184.64 acres as shown on survey prepared by Precision
29 Land Surveyors dated 12 July 1998, being PARCEL 1.

30 PARCEL 2

1 BEGINNING at an iron rod at corner of property now or formerly
2 of Philip and Grace Sharples and along the Southwest right-of-
3 way line of Interstate 476 (formerly LR 1010); thence along said
4 right-of-way line South 26 degrees, 18 minutes, 27 seconds East
5 for a distance of 753.00 feet to a point; thence South 63
6 degrees, 41 minutes, 33 seconds West for a distance of 40.00
7 feet to a point; thence South 26 degrees, 18 minutes, 27 seconds
8 East for a distance of 1402.03 feet to a point in Darby Creek;
9 thence along said creek the following: North 82 degrees, 38
10 minutes, 35 seconds West for a distance of 62.32 feet to a
11 point; thence North 84 degrees, 25 minutes, 59 seconds West for
12 a distance of 209.98 feet to a point; thence North 73 degrees,
13 43 minutes, 48 seconds West for a distance of 77.60 feet to a
14 point; thence North 79 degrees, 24 minutes, 39 seconds West for
15 a distance of 100.07 feet to a point; thence North 76 degrees,
16 32 minutes, 40 seconds West for a distance of 22.26 feet to a
17 point; thence North 76 degrees, 33 minutes, 53 seconds West for
18 a distance of 78.16 feet to a point; thence North 78 degrees, 32
19 minutes, 33 seconds West for a distance of 118.86 feet to a
20 point; thence North 55 degrees, 00 minutes, 14 seconds West for
21 a distance of 100.01 feet to a point; thence North 58 degrees,
22 26 minutes, 21 seconds West for a distance of 200.13 feet to a
23 point; thence North 48 degrees, 12 minutes, 48 seconds West for
24 a distance of 294.44 feet to a point; thence North 60 degrees,
25 07 minutes, 19 seconds West for a distance of 225.11 feet to a
26 point; thence North 47 degrees, 40 minutes, 25 seconds West for
27 a distance of 227.68 feet to a point; thence North 55 degrees,
28 59 minutes, 10 seconds West for a distance of 192.35 feet to a
29 point; thence North 29 degrees, 41 minutes, 40 seconds East for
30 a distance of 353.49 feet to a point; thence leaving said creek

1 and along property of said Sharples South 56 degrees, 23
2 minutes, 44 seconds East for a distance of 334.37 feet to an
3 iron rod; thence South 59 degrees, 15 minutes, 08 seconds East
4 for a distance of 100.13 feet to an iron rod; thence South 57
5 degrees, 48 minutes, 37 seconds East for a distance of 200.09
6 feet to an iron rod; thence South 50 degrees, 26 minutes, 35
7 seconds East for a distance of 36.60 feet to an iron rod; thence
8 North 14 degrees, 12 minutes, 46 seconds West for a distance of
9 704.98 feet to an iron rod; thence North 15 degrees, 49 minutes,
10 11 seconds East for a distance of 489.97 feet to an iron rod;
11 thence North 78 degrees, 53 minutes, 40 seconds East for a
12 distance 36.55 feet to the POINT OF BEGINNING.

13 CONTAINING 27.53 acres as shown on survey prepared by Precision
14 Land Surveyors dated 12 July 1998, being PARCEL 2.

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

23 (d) The deed of conveyance shall contain the following
24 restrictive covenant: UNDER AND SUBJECT to the restrictions,
25 limitations and conditions that the land herein depicted on the
26 attached site plan shall be used, and limited to, permitted open
27 space benefits as defined in section 2 of the act of January 19,
28 1968 (1967 P.L.992, No.442), entitled, as amended, "An act
29 authorizing the Commonwealth of Pennsylvania and the local
30 government units thereof to preserve, acquire or hold land for

1 open space uses."

2 (e) The restrictive covenant in the deed of conveyance shall
3 contain approximately 135 acres of open space recreation
4 restrictions on a portion of the currently undeveloped lands
5 conveyed, consistent with the terms established in the Agreement
6 of Sale, to include approximately 120 acres to be reserved
7 strictly for passive recreation where active sports fields are
8 prohibited and that may include hiking and biking trails and
9 picnic pavilions.

10 (f) The deed of conveyance shall be by Special Warranty Deed
11 and shall be executed by the Secretary of General Services in
12 the name of the Commonwealth of Pennsylvania.

13 (g) Costs and fees incidental to this conveyance shall be
14 borne by the Grantee.

15 (h) The cost and fees incurred by the Department of General
16 Services for preparing the property for sale, including, but not
17 limited to, environmental assessments, marketing services, title
18 searches, advertising, appraisal, auctioneer fees and surveys,
19 and by the Department of Public Welfare for protecting and
20 securing the property shall be deducted from the purchase price,
21 and that amount shall be an executively authorized augmentation
22 to the appropriation from which the costs and fees were paid by
23 the departments, with priority reimbursements being made to the
24 Department of General Services and then the Department of Public
25 Welfare.

26 Section 2. This act shall take effect immediately.