

THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 60

Session of
2007

INTRODUCED BY DERMODY, JANUARY 30, 2007

REFERRED TO COMMITTEE ON STATE GOVERNMENT, JANUARY 30, 2007

AN ACT

1 Authorizing the release of Project 70 restrictions on certain
2 lands owned by the Township of Harrison, Allegheny County,
3 being conveyed by the township in return for the imposition
4 of Project 70 restrictions on certain lands being conveyed to
5 the township.

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

8 Section 1. Township of Harrison; Allegheny County.

9 (a) Authorization.--Pursuant to the requirements of section
10 20(b) of the act of June 22, 1964 (Sp.Sess., P.L.131, No.8),
11 known as the Project 70 Land Acquisition and Borrowing Act, the
12 General Assembly hereby authorizes the release of the
13 restrictions imposed by section 20 of the Project 70 Land
14 Acquisition and Borrowing Act from the land owned by the
15 Township of Harrison, Allegheny County, being conveyed to J.V.
16 Manufacturing Company, Inc., and more particularly described in
17 subsection (c), in exchange for the imposition of section 20 of
18 the Project 70 Land Acquisition and Borrowing Act restriction on
19 lands owned by J.V. Manufacturing Company, Inc., being conveyed

1 to the Township of Harrison, and more particularly described in
2 subsection (d).

3 (b) Freedom of restrictions.--The lands described in
4 subsection (c), owned by the Township of Harrison and being
5 conveyed to J.V. Manufacturing Company, Inc., shall be free of
6 the restrictions on use and alienation imposed by section 20 of
7 the Project 70 Land Acquisition and Borrowing Act upon the
8 imposition of and recording of the Project 70 deed restrictions
9 set forth in subsection (e) on the parcel of replacement land
10 owned by J.V. Manufacturing Company, Inc., and being conveyed to
11 the Township of Harrison.

12 (c) Land to be released from restrictions.--The parcel of
13 land authorized to be released from restrictions is located in
14 the Township of Harrison, Allegheny County, and more
15 particularly described as follows:

16 All that certain parcel of land situate in the Township of
17 Harrison, County of Allegheny, Commonwealth of Pennsylvania,
18 bounded and described as follows:

19 Beginning at a point on the northerly right-of-way line of
20 Burtner Road (S.R. 1032); said point also being on the southerly
21 line of property of now or formerly Township of Harrison as
22 described in deed book volume 5620, page 419 and recorded in the
23 Recorder's Office of Allegheny County, Pennsylvania. Thence from
24 said point North 01 degree 45 minutes East, a distance of 116.83
25 feet to a point, said point being the TRUE POINT OF BEGINNING;"
26 thence from said point, North 01 degree 45 minutes East, a
27 distance of 562.65 feet to a point, thence South 88 degrees 40
28 minutes East, a distance of 130.00 feet to a point, thence South
29 1 degree 45 minutes West, a distance of 562.50 feet to a point,
30 thence North 88 degrees 44 minutes West, a distance of 130.00

1 feet to a point, said point being the TRUE POINT OF BEGINNING.

2 Containing 1.6789 acres.

3 Being part of the same premises that Chester R. Cooper, Helen T.

4 Cooper, Milford T. Cooper, Robert J. Cooper and Claire E. Cooper

5 granted and conveyed unto Township of Harrison, as recorded in

6 Deed Book Volume 5620, Page 419 dated March, 1976.

7 Being designated Part of Block 1678-K Lot 210.

8 And under and subject to existing easements described as

9 follows:

10 (1) All that certain 20 foot wide Sanitary Sewer Easement

11 situate in Harrison Township, Allegheny County, Pennsylvania,

12 more particularly bounded and described as follows:

13 Beginning at a point on the northerly line of Burtner Road, S.R.

14 1032, variable width, at the southwest corner of Parcel 1 of the

15 UPMC St. Margaret Plan of Lots, recorded in Plan Book Volume

16 240, pages 170-173; thence along the dividing line of Parcel 1

17 of the UPMC St. Margaret Plan of Lots and property now or

18 formerly Township of Harrison, the following three (3) courses

19 and distance, viz: N. 01 degree 45 minutes E., 220.14 feet to a

20 point; thence S. 88 degrees 40 minutes E., 120.00 feet to a

21 point; thence No. 01 degree 45 minutes E., 313.13 to the

22 centerline of a 20 foot wide Sanitary Sewer Easement, said point

23 being the true point of beginning; thence through property now

24 or formerly Township of Harrison and along the centerline of a

25 20 foot wide Sanitary Sewer Easement, the following two (2)

26 courses and distance, viz: N. 57 degrees 17 minutes 26 seconds

27 W., 122.67 feet to a point; thence N. 66 degrees 53 minutes 46

28 seconds W., 300.69 feet to an existing sanitary manhole.

29 (2) All that certain Permanent Grading Easement situate in

30 Harrison Township, Allegheny County, Pennsylvania, more

1 particularly bounded and described as follows:
2 Beginning at a point on the northerly line of Burtner Road, S.R.
3 1032, variable width, at the southwest corner of Parcel 1 of the
4 UPMC St. Margaret Plan of Lots, recorded in Plan Book Volume
5 240, pages 170-173; thence along the dividing line of Parcel 1
6 of the UPMC St. Margaret Plan of Lots and property now or
7 formerly Township of Harrison, the following three (3) courses
8 and distance, viz: N. 01 degree 45 minutes E., 220.14 feet to a
9 point; thence S. 88 degrees 40 minutes E., 120.00 feet to a
10 point; thence N. 01 degree 45 minutes E. 313.13 feet to the
11 southerly line of the Permanent Grading Easement, said point
12 being the true point of beginning; thence along the Permanent
13 Grading Easement and through property now or formerly Township
14 of Harrison, the following five (5) courses and distance, viz:
15 N. 79 degrees 15 minutes 59 seconds W., 20.81 feet to a point;
16 thence S. 68 degrees 36 minutes 19 seconds W., 45.99 feet to a
17 point; thence N. 08 degrees 46 minutes 52 seconds W., 26.28 feet
18 to a point; thence N. 38 degrees 16 minutes 12 seconds E., 59.18
19 feet to a point; thence N. 56 degrees 46 minutes 49 seconds E.,
20 39.00 feet to a point on the westerly line of Parcel 1 of the
21 UPMC St. Margaret Plan of Lots; thence along the westerly line
22 of Parcel 1 of the UPMC St. Margaret Plan of Lots, S. 01 degree
23 45 minutes W., 81.12 feet to the true point of beginning.

24 (3) All that certain Temporary Grading Easement situate in
25 Harrison Township, Allegheny County, Pennsylvania, more
26 particularly bounded and described as follows:

27 Beginning at a point on the northerly line of Burtner Road, S.R.
28 1032, variable width, at the southwest corner of Parcel 1 of the
29 UPMC St. Margaret Plan of Lots, recorded in Plan Book Volume
30 240, pages 170-173; thence along the dividing line of Parcel 1

1 of the UPMC St. Margaret Plan of Lots and property now or
2 formerly Township of Harrison, the following three (3) courses
3 and distance, viz: N. 01 degrees 45 minutes E., 220.14 feet to a
4 point; thence S. 88 degrees 40 minutes E., 120.00 feet to a
5 point; thence N. 01 degree 45 minutes E., 313.13 feet to a
6 Permanent Grading Easement; thence along the Permanent Grading
7 Easement and through property now or formerly Township of
8 Harrison, the following four (4) courses and distance, viz: N.
9 79 degrees 15 minutes 59 seconds W., 20.81 feet to a point;
10 thence S. 68 degrees 36 minutes 19 seconds W., 45.49 feet to a
11 point; thence N. 08 degrees 46 minutes 52 seconds W., 26.28 feet
12 to a point; thence N. 38 degrees 16 minutes 12 seconds E., 15.02
13 feet to the Temporary Grading Easement, said point being the
14 true point of beginning; thence along the Temporary Grading
15 Easement, the following nine (9) courses and distance, viz: N.
16 57 degrees 17 minutes 26 seconds W., 59.91 feet to a point;
17 thence S. 18 degrees 56 minutes 49 seconds W., 107.50 feet to a
18 point; thence by an arc of a circle deflecting to the right in a
19 southwestwardly direction having a radius of 20.00 feet, an arc
20 distance of 26.80 feet to a point; thence N. 84 degrees 16
21 minutes 08 seconds W., 23.08 feet to a point; thence by a arc of
22 a circle deflecting to the right in a westwardly direction
23 having a radius of 20.00 feet, an arc distance of 18.93 feet to
24 a point; thence by an arc of a circle deflecting to the right in
25 a northwardly direction having a radius of 88.00 feet, an arc
26 distance of 81.52 feet to a point; thence N. 23 degrees 02
27 minutes 07 seconds E., 81.26 feet to a point; thence S. 66
28 degrees 53 minutes 46 seconds E., 83.17 feet to a point; thence
29 S. 57 degrees 17 minutes 26 seconds E., 63.54 feet to a point on
30 the northwesterly side of a Permanent Grading Easement; thence

1 along the northwesterly side of a Permanent Grading Easement, S.
2 38 degrees 16 minutes 12 seconds W., 20.09 feet to a point at
3 the place of beginning.

4 (d) Land on which restrictions are to be imposed.--The
5 replacement parcels to be subject to the restrictions in
6 exchange for the parcel described in subsection (c) are located
7 in the Township of Harrison, Allegheny County, and more
8 particularly described as follows:

9 Parcel No. 1

10 Beginning at a point on the northerly right-of-way line of
11 Burtner Road (S.R. 1032); said point also being the
12 southeasterly corner of Parcel B of property of J.V.
13 Manufacturing Company, Inc., as described in Deed Book Volume
14 9473, Page 297 and recorded in the Recorder's Office of
15 Allegheny County, Pennsylvania. Thence from said point, North 36
16 degrees 28 minutes 40 seconds East, a distance of 10.00 feet to
17 a point, thence, North 54 degrees 46 minutes West, a distance of
18 205.29 feet to a point, thence North 36 degrees 04 minutes 20
19 seconds East, a distance of 84.00 feet to a point, thence North
20 53 degrees 55 minutes 40 seconds West, a distance of 20.00 feet
21 to a point, thence North 36 degrees 04 minutes 20 seconds East,
22 a distance of 227.27 feet to a point, thence South 01 degree 15
23 minutes 40 seconds East, a distance of 400.45 feet to a point.
24 Thence in a northwesterly direction, by the arc of a circle
25 curving to the left having a radius of 3024.79 feet for an arc
26 distance of 17.60 feet to a point at the place of beginning.
27 Containing 0.8050 acres.

28 Being part of the same premises that The Allegheny Valley
29 Development Corporation granted and conveyed unto J.V.
30 Manufacturing Company, Inc., as recorded in Deed Book Volume

1 9473, Page 297 dated April, 1995.
2 Being designated Block 1678-J Lot 176.
3 And under and subject to all easements of record.
4 Parcel No. 2
5 Beginning at a point on the northerly right-of-way line of
6 Burtner Road (S.R. 1032); said point also being the
7 southeasterly corner of Parcel C of property of J.V.
8 Manufacturing Company, Inc., as described in Deed Book Volume
9 9473, Page 297 and recorded in the Recorder's Office in
10 Allegheny County, Pennsylvania. Thence from said point North 52
11 degrees 02 minutes 20 seconds West, a distance of 38.82 feet to
12 a point, thence in a northwesterly direction, by an arc of a
13 circle curving to the left having a radius of 3024.79 feet, for
14 an arc distance of 46.93 feet to a point, thence South 89
15 degrees 04 minutes 50 seconds East, a distance of 53.96 feet to
16 a point, thence South 14 degrees 57 minutes 40 seconds East, a
17 distance of 53.44 feet to a point at the place of beginning.
18 Containing 0.0317 acres.

19 Being the same premises that the Allegheny Valley Development
20 Corporation granted and conveyed unto J.V. Manufacturing
21 Company, Inc., as recorded in Deed Book Volume 9473, Page 297
22 dated April 2, 1995.

23 Being designated Block 1678-J Lot 152.

24 And under and subject to all easements of record.

25 (e) Deed restriction.--The deed restriction to be
26 transferred to the parcel described in subsection (d) shall read
27 as follows:

28 This indenture is given to provide land for recreation,
29 conservation and historical purposes as said purposes are
30 defined in the act of June 22, 1964 (Sp.Sess., P.L.131,

1 No.8), known as the Project 70 Land Acquisition and Borrowing
2 Act.

3 (f) Costs.--The parties to this transaction shall bear their
4 respective costs.

5 (g) Execution.--The deed of conveyance shall be executed and
6 approved as provided by law.

7 Section 2. Effective date.

8 This act shall take effect immediately.