
THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 1632 Session of
2007

INTRODUCED BY DiGIROLAMO, JUNE 26, 2007

REFERRED TO COMMITTEE ON STATE GOVERNMENT, JUNE 26, 2007

AN ACT

1 Authorizing the Department of General Services, with the
2 approval of the Governor, to grant and convey to Bensalem
3 Township, certain lands situate in Bensalem Township, Bucks
4 County.

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

7 Section 1. Bensalem Township, Bucks County.

8 (a) Authorization.--The Department of General Services, with
9 the approval of the Governor, is hereby authorized on behalf of
10 the Commonwealth of Pennsylvania to grant and convey to Bensalem
11 Township certain lands, and all improvements thereon, situate in
12 Bensalem Township, Bucks County under terms and conditions to be
13 established in an agreement of sale with the Department of
14 General Services.

15 (b) Description.--The property to be conveyed pursuant to
16 section 1 consists of approximately 15 acres, and all
17 improvements thereon, bounded and more particularly described as
18 follows:

1 BEGINNING at a point at the intersection of New Road and
2 Neshaminy Boulevard in Bensalem Township, Bucks County,
3 Pennsylvania; thence extending from the point of BEGINNING South
4 61 degrees, 58 minutes West 506.04 feet along Neshaminy
5 Boulevard to a point; thence extending South 61 degrees 35
6 minutes, 25 seconds East 106.36 feet along Neshaminy Boulevard;
7 thence extending South 52 degrees 45 minutes West 459.03 feet
8 along Neshaminy Boulevard to a point; thence extending North 28
9 degrees 38 minutes West 636.67 feet to a point; thence extending
10 North 2 degrees 16 minutes East 228.05 feet to a point along
11 Route 1; thence extending North 34 degrees 30 minutes East 298
12 feet along the southeast side of U.S. Route 1; thence extending
13 North 29 degrees 38 minutes East 74.07 feet along the southeast
14 side of U.S. Route 1; thence extending North 34 degrees 30
15 minutes East 50.03 feet along the southeast side of U.S. Route 1
16 to a point on New Road; thence extending South 53 degrees 5
17 minutes West 340 feet to a point; thence extending South 52
18 degrees 29 minutes East 770 feet along New Road to the
19 intersection of Neshaminy Boulevard, the place of BEGINNING.

20 CONTAINING 15-acres, more or less.

21 EXCEPTING AND RESERVING all that certain parcel of real
22 estate as required by the Pennsylvania Department of
23 Transportation for a highway improvement project entitled "SR
24 0001 SEC. 03S: SR 1 Reconstruction and Widening Project Required
25 Area for PA Turnpike Ramp Reconstruction". The property
26 preliminarily determined to be required for this project is
27 shown as "Area Required for New Ramp Construction" on a plan
28 prepared by the Pennsylvania Department of Transportation titled
29 "SR 0001 SEC. 03S: SR 1 Reconstruction and Widening Project
30 Required Area for PA Turnpike Ramp Reconstruction", which is on

1 file with the Department of General Services. The final legal
2 description and acreage of the property to be conveyed (less the
3 property to be excepted and reserved for the PA Department of
4 Transportation use, as aforesaid) shall be determined by a
5 Pennsylvania licensed land surveyor prior to conveyance.)

6 (c) Conditions.--The conveyance shall be made under and
7 subject to all lawful and enforceable easements, servitudes and
8 rights of others, including but not confined to streets,
9 roadways and rights of any telephone, telegraph, water,
10 electric, gas or pipeline companies, as well as under and
11 subject to any lawful and enforceable estates or tenancies
12 vested in third persons appearing of record, for any portion of
13 the land or improvements erected thereon.

14 (d) Land use restriction.--Any conveyance authorized under
15 this act shall be made under and subject to the condition, which
16 shall be contained in the deed of conveyance, that no portion of
17 the property conveyed shall be used as a licensed facility, as
18 defined in 4 Pa.C.S. § 1103 (relating to definitions), or any
19 other similar type of facility authorized under State law. The
20 condition shall be a covenant running with the land and shall be
21 binding upon the Grantee, its successors and assigns. Should the
22 Grantee, its successors or assigns, permit any portion of the
23 property authorized to be conveyed in this act to be used in
24 violation of this subsection, the title shall immediately revert
25 to and revest in the Grantor.

26 (e) Deed.--The deed of conveyance shall be by Special
27 Warranty Deed and shall be executed by the Secretary of General
28 Services in the name of the Commonwealth of Pennsylvania.

29 (f) Costs and fees.--Costs and fees incidental to this
30 conveyance shall be borne by the Grantee.

1 (g) Alternate disposal of property.--In the event that the
2 Grantee and the Department of General Services cannot reach a
3 mutually acceptable agreement of sale within 12 months of the
4 effective date of this act, the property may be disposed of in
5 accordance with Article XXIV-A of the act of April 9, 1929
6 (P.L.177, No.175), known as The Administrative Code of 1929.
7 Section 2. Effective date.

8 This act shall take effect immediately.