
THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 2496 Session of
2008

INTRODUCED BY HELM, MAY 2, 2008

REFERRED TO COMMITTEE ON STATE GOVERNMENT, MAY 2, 2008

AN ACT

1 Authorizing the Department of General Services, with the
2 approval of the Governor, to grant and convey to the
3 Pennsylvania State Employees Credit Union, certain lands
4 situate in Susquehanna Township, Dauphin County.

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

7 Section 1. Conveyance in Susquehanna Township, Dauphin County.

8 (a) Authorization.--The Department of General Services, with
9 the approval of the Governor, is authorized on behalf of the
10 Commonwealth of Pennsylvania to grant and convey to the
11 Pennsylvania State Employees Credit Union certain lands, and any
12 improvements thereon, situate in Susquehanna Township, Dauphin
13 County for \$3,050,000 and under terms and conditions to be
14 established in an agreement of sale with the Department of
15 General Services.

16 (b) Description.--The property to be conveyed under
17 subsection (a) consists of approximately 47.28-acres, and any
18 improvements thereon, bounded and more particularly described as

1 follows:

2 BEGINNING at a point on the northerly right-of-way line of
3 Elmerton Avenue, State Route 3026; thence through lands of the
4 Commonwealth of Pennsylvania and Harrisburg State Hospital the
5 following two courses and distances: North 06 degrees 39
6 minutes 06 seconds East a distance of 1,028.50 feet to a point;
7 thence North 89 degrees 46 minutes 15 seconds East a distance of
8 1,849.16 feet to a point on the westerly right-of-way line of
9 Kohn Road; thence along said westerly right-of-way line the
10 following seven courses and distances: South 0013 minutes 45
11 seconds East a distance of 196.65 feet to a point; thence South
12 03 degrees 11 minutes 45 seconds East a distance of 192.27 feet
13 to a point; thence along a line curving to the right having a
14 radius of 409.91 feet, an arc length of 151.56 feet and a chord
15 bearing South 07 degrees 23 minutes 46 seconds West a distance
16 of 150.69 feet to a point; thence South 17 degrees 59 minutes 17
17 seconds West a distance of 138.98 feet to a point; thence South
18 13 degrees 20 minutes 17 seconds West a distance of 283.86 feet
19 to a point; thence South 07 degrees 25 minutes 17 seconds West a
20 distance of 95.46 feet to a point; thence along a line curving
21 to the right having a radius of 25.00 feet, an arc length of
22 35.63 feet and a chord bearing South 48 degrees 15 minutes 21
23 seconds West a distance of 32.69 feet to a point on the
24 northerly right-of-way line of Elmerton Avenue, State Route
25 3026; thence along said northerly right-of-way line of Elmerton
26 Avenue the following ten courses and distances: along a line
27 curving to the left having a radius of 2,525.00 feet, an arc
28 length of 259.95 feet and a chord bearing South 86 degrees 08
29 minutes 27 seconds West a distance of 259.84 feet to a point;
30 thence South 83 degrees 11 minutes 30 seconds West a distance of

1 15.07 feet to a point; thence North 06 degrees 48 minutes 30
2 seconds West a distance of 5.00 feet to a point; thence North 06
3 degrees 48 minutes 30 seconds West a distance of 5.00 feet to a
4 point; thence South 83 degrees 11 minutes 30 seconds West a
5 distance of 555.94 feet to a point; thence along a line curving
6 to the right having a radius of 770.00 feet an arc length of
7 180.89 feet and a chord bearing South 89 degrees 55 minutes 18
8 seconds West a distance of 180.47 feet to a point; thence North
9 83 degrees 20 minutes 54 seconds West a distance of 251.13 feet
10 to a point; thence South 06 degrees 39 minutes 06 seconds West a
11 distance of 13.50 feet to a point; thence North 83 degrees 20
12 minutes 54 seconds West a distance of 490.65 feet to a point;
13 thence North 06 degrees 39 minutes 06 seconds East a distance of
14 33.50 feet to a point; thence North 83 degrees 20 minutes 54
15 seconds West a distance of 73.99 feet to a point, the place of
16 BEGINNING.

17 CONTAINING 47.28 - Acres more or less.

18 (c) Easements.--The conveyance shall be made under and
19 subject to all lawful and enforceable easements, servitudes and
20 rights of others, including streets, roadways and rights of any
21 telephone, telegraph, water, electric, gas or pipeline
22 companies, as well as under and subject to any lawful and
23 enforceable estates or tenancies vested in third persons
24 appearing of record, for any portion of the land or improvements
25 erected thereon.

26 (d) Restrictions.--Any conveyance authorized under this
27 section shall be made under and subject to the condition, which
28 shall be contained in the deed of conveyance, that no portion of
29 the property conveyed shall be used as a licensed facility, as
30 defined under 4 Pa.C.S. § 1103 (relating to definitions), or any

1 other similar type of facility authorized under State law. The
2 condition shall be a covenant running with the land and shall be
3 binding upon the grantee, its successors and assigns. If the
4 grantee, its successors or assigns, permits any portion of the
5 property authorized to be conveyed under this section to be used
6 in violation of this subsection, the title shall immediately
7 revert to and revest in the grantor.

8 (e) Special warranty deed.--The deed of conveyance shall be
9 by special warranty deed and shall be executed by the Secretary
10 of General Services in the name of the Commonwealth of
11 Pennsylvania.

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

14 (g) Proceeds.--The Department of General Services shall
15 utilize the proceeds from the conveyance to reimburse itself for
16 costs or fees it incurred as a result of this conveyance. Any
17 funds remaining after reimbursement to the Department of General
18 Services shall be deposited into the Agricultural Farm
19 Operations Account established under the act of June 18, 1982
20 (P.L.549, No.159), entitled "An act providing for the
21 administration of certain Commonwealth farmland within the
22 Department of Agriculture."

23 (h) Alternate disposal.--If the grantee and the Department
24 of General Services cannot reach a mutually acceptable agreement
25 of sale within 12 months of the effective date of this section,
26 the property may be disposed of in accordance with section 2406-
27 A of the act of April 9, 1929 (P.L.177, No.175), known as The
28 Administrative Code of 1929.

29 Section 2. Effective date.

30 This act shall take effect immediately.