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THE GENERAL ASSEMBLY OF PENNSYLVANIA

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HOUSE BILL

No. 1825 Session of  
2011

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INTRODUCED BY BAKER, PICKETT, MAJOR, PYLE, COHEN, D. COSTA,  
CREIGHTON, FABRIZIO, FLECK, GINGRICH, HARHART, HESS, MAHONEY,  
MILLARD, MURT, SWANGER AND QUINN, AUGUST 31, 2011

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REFERRED TO COMMITTEE ON STATE GOVERNMENT, AUGUST 31, 2011

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AN ACT

1 Authorizing the Department of General Services, with the  
2 approval of the Governor, to remove and release the  
3 restrictive use covenants imposed on certain real property  
4 situate in the Borough of Blossburg, Tioga County.

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

7 Section 1. Release of restrictions in Tioga 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 remove and release the  
11 restrictive use covenants imposed on certain real property  
12 conveyed to North Penn Comprehensive Health Services by the  
13 Department of General Services pursuant to the authority  
14 contained in Act 163 of 1986 upon payment of \$440,000 to the  
15 Department of General Services by Laurel Health System, their  
16 successors or assigns.

17 (b) Property description.--The restrictions to be released  
18 pursuant to subsection (a) are on a tract of land totaling

1 approximately 8.766-acres, formerly known as the Blossburg State  
2 General Hospital, more particularly described as follows:

3 All that certain lot, piece or parcel of land, together with  
4 the improvements located thereon, situate in the Borough of  
5 Blossburg, Tioga County, Pennsylvania, bounded and described in  
6 accordance with a survey, dated August, 1979, prepared by Duane  
7 Wetmore under the direction of Boyer Kantz, R.S (revised April,  
8 1986) as follows:

9 Beginning at a point in the center line of Granger Street,  
10 said point being the northeast corner of lands now or formerly  
11 of Joseph W. Stempien and the southeast corner hereof; thence  
12 along lands of said Stempien, South 78 degrees 00 minutes 16  
13 seconds west a distance of 699.81 feet to a point in the center  
14 line of Ruah Street (said line passing over reference iron rods  
15 set 25.00 feet from the center line of Granger Street and 30.00  
16 feet from the center line of Ruah Street), the southwest corner  
17 hereof; thence north 19 degrees 10 minutes 51 seconds west a  
18 distance of 381.94 feet to a point marked by an iron rod set;  
19 thence along the former Railroad Street, north 44 degrees 01  
20 minutes 11 seconds west a distance of 343.00 feet to a point  
21 marked by an iron rod set, the northwest corner hereof; thence  
22 north 48 degrees 58 minutes 49 seconds east a distance of 868.36  
23 feet to a point in the center line of Ruah Street; thence along  
24 lands now or formerly of Walter Kuzneski, north 48 degrees 58  
25 minutes 49 seconds east a distance of 338.64 feet to a point  
26 marked by an old iron rod found (said line passing through an  
27 iron rod set 25.00 feet from the center line of Ruah Street),  
28 the northernmost corner hereof; thence along lands now or  
29 formerly of Robert J. Kuzneski the following two courses and  
30 distances: (1) south 38 degrees 30 minutes 54 seconds east a

1 distance of 200.00 feet to an old iron rod found; and (2) north  
2 55 degrees 06 minutes 19 seconds east a distance of 113.66 feet  
3 to a point in the center line of Granger Street (said line  
4 passing through a utility pole located 11.06 feet from said  
5 center line), the northeasternmost corner thereof; thence along  
6 the center line of Granger Street, south 38 degrees 07 minutes  
7 43 seconds east a distance of 92.93 feet to a point, the  
8 northeast corner of lands now or formerly of Larry Smith; thence  
9 along lands of said Smith the following three courses and  
10 distances: (1) south 51 degrees 42 minutes and 31 seconds west  
11 a distance of 223.35 feet to an iron rod set (said line passing  
12 over an old iron rod found 23.35 feet from the center line of  
13 Granger Street); (2) south 38 degrees 36 minutes east a distance  
14 of 375.00 feet to a point marked by an old iron rod found; and  
15 (3) north 52 degrees 24 minutes east a distance of 226.70 feet  
16 to a point in the center line of Granger Street (said line  
17 passing over an iron rod set 25.00 feet from said center line);  
18 thence along the center line of Granger Street the following  
19 four courses and distances: (1) south 39 degrees 06 minutes 17  
20 seconds east a distance of 73.56 feet; (2) south 42 degrees 01  
21 minutes 20 seconds east a distance of 81.39 feet; (3) south 35  
22 degrees 48 minutes 29 seconds east a distance of 189.94 feet;  
23 and (4) south 11 degrees 16 minutes 25 seconds east a distance  
24 of 11.80 feet to the point and place of Beginning.

25 Subject to the easement of right-of-way of Granger Street as  
26 indicated on said survey, and also subject to the easement of  
27 right-of-way of Ruah Street located on the western portion of  
28 said premises.

29 Containing approximately 8.766-acres of land.

30 Being the same property conveyed to North Penn Comprehensive

1 Health Services by the Commonwealth of Pennsylvania, acting by  
2 and through the Department of General Services, by its deed,  
3 dated December 3, 1987, and recorded in the Recorder of Deeds of  
4 Tioga County on March 7, 1988 in Deed Book 473, Page 1023.

5 (c) Execution.--Any legal instruments necessary to remove  
6 and release the restrictive use covenants shall be executed by  
7 the Secretary of General Services in the name of the  
8 Commonwealth of Pennsylvania.

9 (d) Costs and fees--Any costs and fees incidental to the  
10 removal of the restrictive use covenants shall be borne by the  
11 Grantee.

12 (e) Proceeds.--Proceeds received by the Department of  
13 General Services for the release of the restrictive use  
14 covenants shall be deposited into the General Fund.  
15 Section 2. Effective date.

16 This act shall take effect immediately.