

THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 2406 Session of 2012

INTRODUCED BY HELM, MILLARD, HENNESSEY, HARRIS, BOBACK, BROOKS, CALTAGIRONE, CONKLIN, J. EVANS, EVERETT, FABRIZIO, GRELL, HESS, KNOWLES, MCGEEHAN, MILLER, MYERS, PICKETT, SCAVELLO, SONNEY, STEVENSON, VULAKOVICH, SWANGER, JAMES, MURT AND DALEY, MAY 23, 2012

SENATOR MCILHINNEY, STATE GOVERNMENT, IN SENATE, AS AMENDED, JUNE 19, 2012

AN ACT

1 Authorizing and directing the Department of General Services,
2 with the approval of the Governor, to grant and convey to
3 Susquehanna Township, certain lands in Susquehanna Township,
4 Dauphin County; AUTHORIZING THE DEPARTMENT OF GENERAL
5 SERVICES, WITH THE APPROVAL OF THE GOVERNOR, TO REMOVE THE
6 RESTRICTIONS IMPOSED ON CERTAIN LANDS SITUATE IN THE CITY OF
7 PHILADELPHIA, PHILADELPHIA COUNTY; AUTHORIZING INDIANA
8 UNIVERSITY OF PENNSYLVANIA OF THE STATE SYSTEM OF HIGHER
9 EDUCATION, WITH THE APPROVAL OF THE GOVERNOR, TO GRANT AND
10 CONVEY TO THE ARMSTRONG COUNTY INDUSTRIAL DEVELOPMENT
11 COUNCIL, OR ITS ASSIGNS, A PERMANENT EASEMENT ACROSS CERTAIN
12 LANDS SITUATE IN SOUTH BUFFALO TOWNSHIP, ARMSTRONG COUNTY;
13 AND AUTHORIZING THE DEPARTMENT OF GENERAL SERVICES, WITH THE
14 APPROVAL OF THE GOVERNOR, TO GRANT AND CONVEY TO WINEBRENNER
15 THEOLOGICAL SEMINARY CERTAIN LANDS AND IMPROVEMENTS SITUATE
16 IN GREENE TOWNSHIP, FRANKLIN COUNTY.



17 The General Assembly of the Commonwealth of Pennsylvania
18 hereby enacts as follows:

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

20 (a) Authorization.--The Department of General Services, with
21 the approval of the Governor, is hereby authorized and directed
22 on behalf of the Commonwealth of Pennsylvania to grant and

1 convey to Susquehanna Township certain lands of the Commonwealth
2 of Pennsylvania, at the Pennsylvania State Police Headquarters,
3 situate in Susquehanna Township, Dauphin County, for fair market
4 value as determined by an independent appraisal.

5 (b) Property description.--The property to be conveyed
6 pursuant to this section consists of 1,262 square feet bounded
7 and more particularly described as follows:

8 ALL THAT CERTAIN tract of land situate at the northeasterly
9 intersection of Elmerton Avenue, State Route 3026 and Kohn Road,
10 T-318, in Susquehanna Township, Dauphin County, Pennsylvania in
11 accordance with a plan entitled "Exhibit C, Right-of-Way Plan,
12 for Commonwealth of Pennsylvania", dated May 2, 2012, prepared
13 by K&W Engineers and Consultants, Harrisburg, Pennsylvania,
14 Project No. 2003.042, Sheet 1 of 1, being more fully bounded and
15 described as follows:

16 BEGINNING at a point on the westerly side of the existing
17 right-of-way line of Kohn Road T-318, opposite Point of
18 Intersection Station 0+47.62;
19 Thence North 80° 48' 14" East a distance of 46.55' to a point of
20 curvature on the easterly existing right-of-way line of Kohn
21 Road, T-318; the place of BEGINNING.

22 Thence along said right-of-way line the following two courses
23 and distances:

24 1) Along a line curving to the right having a radius of
25 25.00', an arc length of 1.59' and a chord bearing North 11°
26 01' 15" West a distance of 1.59' to a point;

27 2) North 09° 11' 46" West a distance of 76.58' to a
28 point;

29 Thence through lands of the Commonwealth of Pennsylvania along a
30 line curving to the left having a radius of 88.00', an arc

1 length of 128.06' and a chord bearing South 50° 53' 04" East a
2 distance of 117.05' to a point.

3 Thence along the northerly required right-of-way line of
4 Elmerton Avenue, S.R.3026; the following course and distance:

5 1) South 87° 25' 38" West a distance of 78.32' to a
6 point; the place of BEGINNING

7 CONTAINING: 1,262 Square Feet, or 0.0290 Acres

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

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

28 (e) Deed of conveyance.--The deed of conveyance shall be
29 executed by the Secretary of General Services in the name of the
30 Commonwealth.

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

3 (g) Sunset provision.--In the event that this conveyance is
4 not executed within 12 months of the effective date of this
5 section, the authority contained in this section shall expire.

6 SECTION 2. REMOVAL OF CERTAIN RESTRICTIONS IMPOSED ON CERTAIN
7 LANDS IN THE CITY OF PHILADELPHIA, PHILADELPHIA
8 COUNTY. ←

9 (A) AUTHORIZATION.--THE DEPARTMENT OF GENERAL SERVICES, WITH
10 THE APPROVAL OF THE GOVERNOR, IS HEREBY AUTHORIZED ON BEHALF OF
11 THE COMMONWEALTH OF PENNSYLVANIA TO REMOVE AND RELEASE THE
12 RESTRICTIVE USE COVENANTS IMPOSED ON CERTAIN REAL PROPERTY
13 CONVEYED TO TOLENTINE COMMUNITY CENTER AND DEVELOPMENT
14 CORPORATION BY THE DEPARTMENT OF GENERAL SERVICES PURSUANT TO
15 THE AUTHORITY CONTAINED IN THE ACT OF JUNE 29, 2002 (P.L.689,
16 NO.104), ENTITLED "AN ACT AUTHORIZING THE DEPARTMENT OF GENERAL
17 SERVICES, WITH THE APPROVAL OF THE GOVERNOR, TO GRANT AND CONVEY
18 TO TOLENTINE COMMUNITY CENTER AND DEVELOPMENT CORPORATION
19 CERTAIN LANDS AND BUILDING SITUATE IN THE CITY OF PHILADELPHIA,
20 PHILADELPHIA COUNTY." THE REMOVAL AND RELEASE OF THE COVENANTS
21 SHALL BE FOR CONSIDERATION AND UPON TERMS AND CONDITIONS TO BE
22 ESTABLISHED IN AN AGREEMENT BETWEEN THE DEPARTMENT OF GENERAL
23 SERVICES AND TOLENTINE COMMUNITY CENTER AND DEVELOPMENT
24 CORPORATION, THEIR SUCCESSORS AND ASSIGNS. APPROVAL UNDER THIS
25 SUBSECTION SHALL BE SUBJECT TO ALL APPLICABLE LOCAL ORDINANCES
26 AND REGULATIONS REGARDING ZONING AND LAND USE.

27 (B) DESCRIPTION.--THE PROPERTY THAT IS THE SUBJECT TO
28 SUBSECTION (A) IS BOUNDED AND DESCRIBED AS FOLLOWS:

29 ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDINGS
30 THEREON ERECTED SITUATE ON THE EAST SIDE OF BROAD STREET IN THE

1 TWENTY-SIXTH WARD OF THE CITY OF PHILADELPHIA COMPOSED OF SIX
2 CONTIGUOUS LOTS OR PIECES OF GROUND VIZ THREE THEREOF COMMENCING
3 AT THE DISTANCE OF ONE HUNDRED AND TWENTY-FIVE FEET NORTHWARD
4 FROM THE NORTH SIDE OF WHARTON STREET, CONTAINING TOGETHER IN
5 FRONT OR BREADTH ON THE SAID BROAD STREET SEVENTY-FIVE FEET AND
6 EXTENDING IN LENGTH OR DEPTH EASTWARDLY TWO HUNDRED AND TWENTY
7 FEET SIX INCHES, BOUNDED ON THE SOUTH BY GROUND NOW OR LATE OF
8 ROBERT ROSS, ON THE EAST BY GROUND NOW OR LATE OF JAMES BOND AND
9 WILLIAM G. ALEXANDER, ON THE NORTH BY THE LOT NEXT DESCRIBED,
10 AND ON THE WEST BY BROAD STREET AFORESAID; ONE OTHER THEREOF
11 COMMENCING AT THE DISTANCE OF TWO HUNDRED FEET NORTHWARD FROM
12 THE NORTH SIDE OF WHARTON STREET, CONTAINING IN FRONT OR BREADTH
13 ON THE SAID BROAD STREET TWENTY-FIVE FEET AND EXTENDING IN
14 LENGTH OR DEPTH EASTWARD OF THAT WIDTH BETWEEN PARALLEL LINES AT
15 RIGHT ANGLES TO THE SAID BROAD STREET TWO HUNDRED AND TWENTY
16 FEET SIX INCHES; BOUNDED NORTHWARD BY THE LOT NEXT DESCRIBED,
17 SOUTHWARD BY THE LOT LAST ABOVE DESCRIBED, EASTWARD BY GROUND
18 LATE OF JAMES BOND AND WILLIAM G. ALEXANDER AND WESTWARD BY SAID
19 BROAD STREET; ONE OTHER OF THEM COMMENCING AT THE DISTANCE OF
20 TWO HUNDRED AND TWENTY-FIVE FEET NORTHWARD FROM THE NORTH SIDE
21 OF WHARTON STREET, CONTAINING IN FRONT OR BREADTH ON THE SAID
22 BROAD STREET SEVENTEEN FEET AND EXTENDING IN DEPTH EASTWARD ON
23 THE SOUTH LINE THEREOF PARALLEL WITH SAID WHARTON STREET, TWO
24 HUNDRED AND TWENTY FEET SIX INCHES AND ON THE NORTH LINE IN A
25 NORTHEASTERLY DIRECTION TWO HUNDRED AND TWENTY-TWO FEET MORE OR
26 LESS, AND CONTAINING ON THE REAR AND THEREOF AND PARALLEL WITH
27 BROAD STREET, THIRTY-FOUR FEET SEVEN INCHES; BOUNDED ON THE
28 NORTH BY THE LOT NEXT DESCRIBED, ON THE EAST BY GROUND LATE OF
29 SAID BOND AND ALEXANDER ON THE SOUTH BY THE LOT LAST DESCRIBED,
30 AND ON THE WEST BY BROAD STREET; AND THE OTHER THEREOF AT THE

1 DISTANCE OF TWO HUNDRED AND FORTY-TWO FEET NORTHWARD FROM THE
2 NORTH SIDE OF WHARTON STREET, THENCE EXTENDING ON A LINE SOUTH
3 EIGHTY-TWO DEGREES FIFTEEN MINUTES EAST BY THE LOT LAST
4 DESCRIBED TWO HUNDRED FEET TEN AND A HALF INCHES TO A FIFTY FEET
5 WIDE STREET CALLED WATTS STREET, THENCE NORTHWARD ALONG THE WEST
6 SIDE OF THE SAID WATTS STREET ELEVEN FEET TWO INCHES, THENCE
7 WESTWARD AT RIGHT ANGLE TO SAID BROAD STREET, TWO HUNDRED FEET
8 TO THE SAID BROAD STREET, AND THENCE SOUTHWARD ALONG THE EAST
9 SIDE OF THE SAID BROAD STREET THIRTY FEET TO THE PLACE OF
10 BEGINNING.

11 (C) EXECUTION OF DOCUMENTS.--ALL DOCUMENTS NECESSARY TO
12 EFFECTUATE THE REMOVAL OF THE HEREIN REFERENCED RESTRICTIVE
13 COVENANTS SHALL BE EXECUTED BY THE SECRETARY OF GENERAL SERVICES
14 IN THE NAME OF THE COMMONWEALTH OF PENNSYLVANIA.

15 SECTION 3. EASEMENT IN SOUTH BUFFALO TOWNSHIP, ARMSTRONG
16 COUNTY.

17 (A) AUTHORIZATION.--THE INDIANA UNIVERSITY OF PENNSYLVANIA
18 OF THE STATE SYSTEM OF HIGHER EDUCATION, WITH THE APPROVAL OF
19 THE GOVERNOR, IS HEREBY AUTHORIZED ON BEHALF OF THE COMMONWEALTH
20 OF PENNSYLVANIA TO GRANT AND CONVEY TO THE ARMSTRONG COUNTY
21 INDUSTRIAL DEVELOPMENT COUNCIL, OR ITS ASSIGNS, A PERMANENT
22 EASEMENT ACROSS CERTAIN LANDS OF THE COMMONWEALTH OF
23 PENNSYLVANIA AT THE NORTHPOINTE REGIONAL CAMPUS OF THE INDIANA
24 UNIVERSITY OF PENNSYLVANIA SITUATE IN SOUTH BUFFALO TOWNSHIP,
25 ARMSTRONG COUNTY, IN EXCHANGE FOR THE CONVEYANCE OF AN EASEMENT
26 BY THE ARMSTRONG COUNTY INDUSTRIAL DEVELOPMENT COUNCIL TO
27 INDIANA UNIVERSITY OF PENNSYLVANIA OF THE STATE SYSTEM OF HIGHER
28 EDUCATION, AND UNDER TERMS AND CONDITIONS TO BE ESTABLISHED IN
29 AN EASEMENT AGREEMENT.

30 (B) LEGAL DESCRIPTION.--THE PERMANENT EASEMENT TO BE

1 CONVEYED PURSUANT TO SUBSECTION (A) CONSISTS OF 12,097 SQUARE
2 FEET BOUNDED AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
3 ALL THAT CERTAIN SHARED ACCESS EASEMENT BETWEEN LOT 4 AND LOT 17
4 IN THE "LOT LINE REVISION NORTHPOINTE #2B", SITUATE IN SOUTH
5 BUFFALO TOWNSHIP, ARMSTRONG COUNTY, PENNSYLVANIA, MORE
6 PARTICULARLY BOUND AND DESCRIBED AS FOLLOWS:
7 BEGINNING AT A POINT COMMON TO THE LINE DIVIDING LOT 4 AND LOT
8 17 IN THE LOT LINE REVISION NORTHPOINTE #2B AS RECORDED IN THE
9 OFFICE OF THE RECORDER OF DEEDS FOR ARMSTRONG COUNTY IN PLAN
10 BOOK VOLUME 6, PAGES 223-226 AND THE NORTHERLY RIGHT OF WAY LINE
11 OF NORTHPOINTE BOULEVARD, 90 FEET WIDE; THENCE FROM SAID POINT
12 OF BEGINNING BY SAID RIGHT OF WAY IN A WESTERLY DIRECTION BY A
13 CURVE BEARING TO THE LEFT HAVING A RADIUS OF 1045.00 FEET
14 THROUGH AN ARC DISTANCE OF 22.90 FEET SUBTENDED BY A CHORD
15 BEARING OF S 56° 10' 55" W AND A CHORD DISTANCE OF 22.90 FEET TO
16 A POINT ON SAID RIGHT OF WAY OF NORTHPOINTE BOULEVARD; THENCE
17 LEAVING SAID RIGHT OF WAY AND THROUGH SAID LOT 4 THE FOLLOWING
18 THREE (3) COURSES AND DISTANCES:

19 1. IN A NORTHERLY DIRECTION BY A CURVE BEARING TO THE
20 LEFT HAVING A RADIUS OF 25.00 FEET THROUGH AN ARC DISTANCE OF
21 16.31 FEET SUBTENDED BY A CHORD BEARING OF N 10° 17' 10" W
22 AND A CHORD DISTANCE OF 16.02 FEET TO A POINT OF TANGENCY

23 2. N 28° 59' 58" W A DISTANCE OF 250.55 FEET TO A POINT
24 OF CURVATURE

25 3. IN A WESTERLY DIRECTION BY A CURVE BEARING TO THE
26 LEFT HAVING A RADIUS OF 2.00 FEET THROUGH AN ARC DISTANCE OF
27 1.82 FEET TO A POINT OF REVERSE CURVATURE; THENCE CONTINUING
28 THROUGH SAID LOT 4 AND CONTINUING THROUGH LOT 17 THE
29 FOLLOWING FOUR (4) COURSES AND DISTANCES:

30 1. IN A NORTHERLY DIRECTION BY A CURVE BEARING TO THE

1 RIGHT HAVING A RADIUS OF 30.50 FEET THROUGH AN ARC DISTANCE
2 OF 152.16 FEET TO A POINT OF REVERSE CURVATURE

3 2. IN A SOUTHERLY DIRECTION BY A CURVE BEARING TO THE
4 LEFT HAVING A RADIUS OF 2.00 FEET THROUGH AN ARC DISTANCE OF
5 1.82 FEET TO A POINT OF TANGENCY

6 3. S 28° 53' 46" E A DISTANCE OF 245.70 FEET TO A POINT
7 OF CURVATURE

8 4. IN A SOUTHERLY DIRECTION BY A CURVE BEARING TO THE
9 LEFT HAVING A RADIUS OF 25.00 FEET THROUGH AN ARC DISTANCE OF
10 17.65 FEET TO A POINT ON SAID RIGHT OF WAY LINE OF
11 NORTHPOINTE BOULEVARD;

12 THENCE BY SAID NORTHPOINTE BOULEVARD IN A WESTERLY DIRECTION BY
13 A CURVE BEARING TO THE LEFT HAVING A RADIUS OF 1045.00 FEET
14 THROUGH AN ARC DISTANCE OF 23.05 FEET SUBTENDED BY A CHORD
15 BEARING OF S 57° 26' 30" W AND A CHORD DISTANCE OF 23.05 FEET TO
16 A POINT AT THE DIVIDING LINE BETWEEN SAID LOTS 4 AND 17 AT THE
17 PLACE OF BEGINNING.

18 CONTAINING AN AREA OF 12,097 SQUARE FEET OR 0.28 ACRE.

19 BEING THE SAME PROPERTY AS SHOWN AS RIGHT OF WAY PLAN PREPARED
20 BY SENATE ENGINEERING COMPANY DRAWING NO. B-5456 DATED APRIL 25,
21 2012 AND THE PLAN OF SURVEY PREPARED BY MARTONE ENGINEERING AND
22 SURVEYING COMPANY DRAWING NO. G-287 DATED MARCH 7, 2012.

23 (C) EASEMENT AGREEMENT.--THE EASEMENT AGREEMENT SHALL BE
24 EXECUTED BY THE PRESIDENT OF THE INDIANA UNIVERSITY OF
25 PENNSYLVANIA OF THE STATE SYSTEM OF HIGHER EDUCATION IN THE NAME
26 OF THE COMMONWEALTH OF PENNSYLVANIA.

27 (D) COSTS AND FEES.--COSTS AND FEES INCIDENTAL TO THE
28 CONVEYANCE OF THIS PERMANENT EASEMENT SHALL BE BORNE BY THE
29 GRANTEE.

30 (E) EXPIRATION OF AUTHORITY.--IN THE EVENT THAT THE PARTIES

1 HAVE NOT ENTERED INTO AN EASEMENT AGREEMENT WITHIN 12 MONTHS OF
2 THE EFFECTIVE DATE OF THIS SECTION, THE AUTHORIZATION CONTAINED
3 IN THIS SECTION SHALL EXPIRE.

4 SECTION 4. CONVEYANCE IN GREENE TOWNSHIP, FRANKLIN COUNTY.

5 (A) AUTHORIZATION.--THE DEPARTMENT OF GENERAL SERVICES, WITH
6 THE APPROVAL OF THE GOVERNOR, IS AUTHORIZED ON BEHALF OF THE
7 COMMONWEALTH OF PENNSYLVANIA TO GRANT AND CONVEY TO WINEBRENNER
8 THEOLOGICAL SEMINARY CERTAIN LANDS AND IMPROVEMENTS THEREON,
9 BEING KNOWN AS THE SCOTLAND SCHOOL FOR VETERANS' CHILDREN,
10 SITUATE IN GREENE TOWNSHIP, FRANKLIN COUNTY, UNDER TERMS,
11 CONDITIONS AND FOR CONSIDERATION TO BE ESTABLISHED IN AN
12 AGREEMENT OF SALE WITH THE DEPARTMENT OF GENERAL SERVICES.

13 (B) DESCRIPTION.--THE PROPERTY TO BE CONVEYED PURSUANT TO
14 SUBSECTION (A) CONSISTS OF APPROXIMATELY 165.96 ACRES, MORE OR
15 LESS, AND ALL IMPROVEMENTS THEREON, BEING MORE PARTICULARLY
16 BOUNDED AND DESCRIBED AS FOLLOWS, SUBJECT TO AN OFFICIAL SURVEY
17 AND PLAN:

18 ALL THOSE HEREINAFTER DESCRIBED TRACTS OF LAND SITUATED IN
19 GREENE TOWNSHIP, FRANKLIN COUNTY, AND BOUNDED AND DESCRIBED AS
20 FOLLOWS:

21 TRACT 1

22 BEGINNING AT A POINT IN THE MIDDLE OF THE CONOCOCHEAGUE
23 CREEK, THENCE BY LAND N/F OF CAROLINE THOMAS, SOUTH FORTY NINE
24 (49) DEGREES WEST TWELVE AND EIGHT TENTHS (12.8) RODS TO A WHITE
25 OAK; THENCE BY THE SAME, SOUTH 4 AND A HALF (4 1/2) DEGREES EAST
26 TWENTY TWO (22) RODS TO A POINT (FORMERLY A WHITE OAK) ON THE
27 LINE OF LAND N/F OF THE SAID GEORGE H. STEWART; THENCE SOUTH
28 EIGHTY SIX (86) DEGREES WEST ONE HUNDRED AND FIVE AND SIX TENTHS
29 (105.6) RODS TO A POINT IN THE PUBLIC ROAD AND LEADING FROM
30 SCOTLAND TO CHAMBERSBURG; THENCE BY LAND N/F OF SAID GEORGE H.

1 AND ALEXANDER STEWART, NORTH THREE (3) DEGREES EAST EIGHTY SIX
2 (86) RODS TO A POINT ON THE LINE OF THE RIGHT OF WAY OF THE
3 CUMBERLAND VALLEY RAILROAD COMPANY AND THIRTY (30) FEET FROM THE
4 MIDDLE THEREOF; THENCE BY SAID RIGHT OF WAY, NORTH FIFTY EIGHT
5 (58) DEGREES EAST NINETY SEVEN (97) RODS TO A POINT THIRTY (30)
6 FEET FROM THE MIDDLE OF SAID RIGHT OF WAY; THENCE BY THE SAME,
7 NORTH SIXTY ONE (61) DEGREES EAST FORTY EIGHT AND FIFTY FIVE ONE
8 HUNDREDTHS (48.55) RODS TO A POINT SEVENTY FIVE (75) FEET FROM
9 THE MIDDLE OF SAID RIGHT OF WAY; THENCE BY THE SAME NORTH FIFTY
10 EIGHT (58) DEGREES EAST TWENTY AND ONE FOURTH (20 1/4) RODS TO A
11 POINT IN THE MIDDLE OF SAID CREEK AND SEVENTY FIVE (75) FEET
12 FROM THE MIDDLE OF SAID RIGHT OF WAY; THENCE UP THE CREEK BY ITS
13 SEVERAL COURSES AND DISTANCES ONE HUNDRED AND EIGHTY SIX AND
14 THREE TENTHS (186.3) RODS TO THE PLACE OF BEGINNING.

15 CONTAINING 100-ACRES.

16 BEING THE SAME PIECE OR PARCEL OF LAND CONVEYED BY GEORGE H.
17 STEWART ET AL, TO THE COMMONWEALTH OF PENNSYLVANIA, BY DEED
18 DATED FEBRUARY 20, 1894, RECORDED IN THE OFFICE OF RECORDER OF
19 DEEDS FOR FRANKLIN COUNTY IN DEED BOOK 101, PAGE 189.

20 TRACT 2

21 BEGINNING AT A POINT IN THE PUBLIC ROAD LEADING FROM
22 CHAMBERSBURG TO SCOTLAND ON LINE OF LANDS N/F OF GEORGE H.
23 STEWART, THENCE ALONG SAID ROAD NORTH EIGHTY SIX (86) DEGREES
24 EAST FOURTEEN AND ONE TENTHS (14 1/10) PERCHES TO A PIN OR STONE
25 AT THE CORNER OF LANDS OF THE COMMONWEALTH OF PENNSYLVANIA;
26 THENCE BY THE LANDS OF THE COMMONWEALTH OF PENNSYLVANIA NORTH
27 THREE (3) DEGREES EAST EIGHTY-SIX (86) PERCHES TO A POINT ON THE
28 EAST LINE OF THE CUMBERLAND VALLEY RAILROAD RIGHT OF WAY SIXTEEN
29 AND ONE-HALF (16 1/2) FEET FROM THE LINE OF THE LAND N/F OF
30 WILLIAM PENTZ AT THIS POINT; THENCE BY LAND OF THE COMMONWEALTH

1 OF PENNSYLVANIA, ALONG THE EAST LINE OF SAID RIGHT OF WAY A
2 DISTANCE OF THIRTY (30) FEET FROM THE MIDDLE OF THE RAILROAD
3 TRACK WITH THE CURVES OF THE SAME NORTH FIFTY-TWO AND ONE HALF
4 ($52 \frac{1}{2}$) DEGREES EAST TWENTY-TWO AND FIFTY-ONE HUNDREDTHS (22
5 $\frac{51}{100}$) PERCHES TO A POINT, THIRTY (30) FEET FROM THE MIDDLE OF
6 SAID TRACK, THENCE BY THE SAME FIFTY-SIX AND ONE-HALF ($56 \frac{1}{2}$)
7 DEGREES EAST TWENTY-TWO AND FIFTY-ONE ONE HUNDREDTHS ($22 \frac{51}{100}$)
8 PERCHES TO A POINT THIRTY (30) FEET FROM THE MIDDLE OF SAID
9 TRACK; THENCE BY THE SAME NORTH FIFTY-EIGHT (58) DEGREES EAST
10 FIFTY-THREE PERCHES TO A POINT THIRTY (30) FEET FROM THE MIDDLE
11 OF SAID TRACK; THENCE ALONG THE SAME NORTH SIXTY-ONE (61)
12 DEGREES EAST FORTY-EIGHT AND FIFTY-FIVE HUNDREDTHS ($48 \frac{55}{100}$)
13 PERCHES TO A POINT SEVENTY-FIVE (75) FEET FROM THE MIDDLE OF
14 SAID TRACK; THENCE BY THE SAME AT A DISTANCE OF SEVENTY-FIVE
15 (75) FEET FROM THE MIDDLE OF SAID TRACK NORTH FIFTY-EIGHT (58)
16 DEGREES EAST TWENTY AND ONE-FOURTH ($20 \frac{1}{4}$) PERCHES TO A POINT
17 IN THE CONOCOCHEAQUE CREEK; THENCE ALONG THE MIDDLE OF SAID
18 CREEK BY THE SEVERAL COURSES AND DISTANCES OF THE SAME BY LANDS
19 N/F OF B.C. OYLER, JOHN G. YOUST ET AL, ONE HUNDRED AND SIXTY-
20 THREE AND FIVE TENTHS ($163 \frac{5}{10}$) PERCHES TO A POINT; THENCE BY
21 LANDS N/F OF JOHN G. YOUST SOUTH ELEVEN AND THREE FOURTHS (11
22 $\frac{3}{4}$) DEGREES WEST FROM A POINT IN THE MIDDLE OF THE DAM, EIGHT-
23 SEVEN AND EIGHT-TENTHS ($87 \frac{8}{10}$) PERCHES TO A POINT ON THE
24 CUMBERLAND VALLEY RAILROAD AT CORNER OF LANDS N/F OF WILLIAM
25 PENTZ; THENCE BY LANDS N/F OF SAID WILLIAM PENTZ SOUTH ELEVEN
26 AND THREE FOURTHS ($11 \frac{3}{4}$) DEGREES WEST EIGHTY-EIGHT (88)
27 PERCHES TO THE PLACE OF BEGINNING.

28 CONTAINING 44-ACRES AND ONE HUNDRED AND NINETEEN (119)
29 PERCHES NEAT MEASURE INCLUDING HALF OF THE CREEK AND PUBLIC
30 ROAD.

1 BEING THE SAME PIECE OR PARCEL OF LAND CONVEYED BY ALEXANDER
2 STEWART, TO THE COMMONWEALTH OF PENNSYLVANIA, BY DEED DATED
3 JANUARY 14, 1905, RECORDED IN THE OFFICE OF RECORDER OF DEEDS
4 FOR FRANKLIN COUNTY IN DEED BOOK 136, PAGE 118.

5 TRACT 3

6 BEGINNING AT A POINT ON THE PUBLIC ROAD LEADING FROM
7 CHAMBERSBURG TO SCOTLAND AT LANDS OF THE COMMONWEALTH OF
8 PENNSYLVANIA (FORMERLY OF ALEXANDER STEWART); THENCE SOUTH
9 EIGHTY EIGHT (88) DEGREES WEST NINE AND FOUR TENTHS ($9 \frac{4}{10}$)
10 PERCHES; THENCE SOUTH SIXTY-THREE AND ONE-HALF ($63 \frac{1}{2}$) DEGREES
11 WEST TWENTY-SIX AND TWO-TENTHS ($26 \frac{2}{10}$) PERCHES; THENCE ALONG
12 LANDS OF JOHN EBY (FORMERLY PETER FARNER) SOUTH THIRTY-FOUR AND
13 THREE-FOURTHS ($34 \frac{3}{4}$) DEGREES WEST FORTY-FIVE (45) PERCHES TO
14 THE RIGHT OF WAY OF THE CUMBERLAND VALLEY RAILROAD; THENCE NORTH
15 FIFTY-ONE (51) DEGREES EAST NINETY-SEVEN AND ONE-TENTH ($97 \frac{1}{10}$)
16 PERCHES TO A POINT; THENCE ALONG LANDS OF THE COMMONWEALTH OF
17 PENNSYLVANIA (FORMERLY ALEXANDER STEWART) SOUTH TWELVE (12)
18 DEGREES WEST EIGHTY-SEVEN AND TWO-TENTHS ($87 \frac{2}{10}$) PERCHES TO
19 THE PLACE OF BEGINNING.

20 CONTAINING 21-ACRES AND THIRTY-SIX (36) PERCHES NEAT MEASURE.

21 BEING THE SAME PIECE OR PARCEL OF LAND CONVEYED BY WILLIAM
22 PENTZ, TO THE COMMONWEALTH OF PENNSYLVANIA, BY DEED DATED
23 JANUARY 30, 1905, RECORDED IN THE OFFICE OF RECORDER OF DEEDS
24 FOR FRANKLIN COUNTY IN DEED BOOK 136, PAGE 121.

25 THE ABOVE DESCRIBED TRACTS COLLECTIVELY BEING TAX PARCEL NOS.
26 09-0C13-030 AND 09-0C13-030A.

27 (C) EASEMENTS.--THE CONVEYANCE SHALL BE MADE UNDER AND
28 SUBJECT TO ALL LAWFUL AND ENFORCEABLE EASEMENTS, SERVITUDES AND
29 RIGHTS OF OTHERS, INCLUDING BUT NOT CONFINED TO STREETS,
30 ROADWAYS AND RIGHTS OF ANY TELEPHONE, TELEGRAPH, WATER,

1 ELECTRIC, GAS OR PIPELINE COMPANIES, AS WELL AS UNDER AND
2 SUBJECT TO ANY LAWFUL AND ENFORCEABLE ESTATES OR TENANCIES
3 VESTED IN THIRD PERSONS APPEARING OF RECORD, FOR ANY PORTION OF
4 THE LAND OR IMPROVEMENTS ERECTED THEREON.

5 (D) CONDITIONS.--ANY CONVEYANCE AUTHORIZED UNDER THIS
6 SECTION SHALL BE MADE UNDER AND SUBJECT TO THE CONDITION, WHICH
7 SHALL BE CONTAINED IN THE DEED OF CONVEYANCE, THAT NO PORTION OF
8 THE PROPERTY CONVEYED SHALL BE USED AS A LICENSED FACILITY, AS
9 DEFINED IN 4 PA.C.S. § 1103 (RELATING TO DEFINITIONS), OR ANY
10 OTHER SIMILAR TYPE OF FACILITY AUTHORIZED UNDER STATE LAW. THE
11 CONDITION SHALL BE A COVENANT RUNNING WITH THE LAND AND SHALL BE
12 BINDING UPON THE GRANTEE, ITS SUCCESSORS AND ASSIGNS. SHOULD THE
13 GRANTEE, ITS SUCCESSORS OR ASSIGNS, PERMIT ANY PORTION OF THE
14 PROPERTY AUTHORIZED TO BE CONVEYED IN THIS SECTION TO BE USED IN
15 VIOLATION OF THIS SUBSECTION, THE TITLE SHALL IMMEDIATELY REVERT
16 TO AND REVEST IN THE GRANTOR.


17 (E) RESERVATIONS.--THE DEPARTMENT OF GENERAL SERVICES IS
18 HEREBY AUTHORIZED, ON BEHALF OF THE COMMONWEALTH OF
19 PENNSYLVANIA, TO GRANT OR RESERVE ANY SUCH EASEMENTS ON THE
20 PROPERTY, KNOWN AS THE SCOTLAND SCHOOL FOR VETERANS' CHILDREN,
21 AS THE SECRETARY OF GENERAL SERVICES SHALL DETERMINE ARE
22 APPROPRIATE OR NECESSARY TO EFFECTUATE THIS SECTION.

23 (F) MODIFICATIONS.--THE DEPARTMENT OF GENERAL SERVICES IS
24 AUTHORIZED TO MAKE MINOR MODIFICATIONS TO THE LEGAL DESCRIPTIONS
25 CONTAINED IN THIS SECTION, WITHIN ITS CONVEYANCE DOCUMENTS,
26 BASED ON A FINAL BOUNDARY SURVEY AND MINOR SUBDIVISION PLAN.

27 (G) DEEDS OF CONVEYANCE.--THE DEED OF CONVEYANCE SHALL BE BY
28 SPECIAL WARRANTY DEED AND SHALL BE EXECUTED BY THE SECRETARY OF
29 GENERAL SERVICES IN THE NAME OF THE COMMONWEALTH OF
30 PENNSYLVANIA.

1 (H) COSTS AND FEES.--COSTS AND FEES INCIDENTAL TO THIS
2 CONVEYANCE SHALL BE BORNE BY THE GRANTEE.

3 (I) PROCEEDS.--THE AMOUNT OF ALL COSTS AND FEES INCURRED BY
4 THE DEPARTMENT OF GENERAL SERVICES IN PHYSICALLY MAINTAINING THE
5 PROPERTY SINCE ITS CLOSURE IN 2008 AND PREPARING THE PROPERTY
6 FOR SALE SHALL BE DEDUCTED FROM THE PROCEEDS OF THE SALE AND
7 TRANSFERRED TO THE APPROPRIATION FROM WHICH THE COSTS AND FEES
8 WERE PAID BY THE DEPARTMENT OF GENERAL SERVICES. THE BALANCE OF
9 THE PROCEEDS OF THE SALE SHALL BE DEPOSITED INTO THE GENERAL
10 FUND.

11 (J) REQUIRED SALES AGREEMENT.--IF THE GRANTEE AND THE
12 DEPARTMENT OF GENERAL SERVICES CANNOT REACH A MUTUALLY
13 ACCEPTABLE AGREEMENT OF SALE WITHIN SIX MONTHS OF THE EFFECTIVE
14 DATE OF THIS SECTION, THE PROPERTY MAY BE DISPOSED OF IN
15 ACCORDANCE WITH SECTION 2405-A OF THE ACT OF APRIL 9, 1929
16 (P.L.177, NO.175), KNOWN AS THE ADMINISTRATIVE CODE OF 1929.
17 Section 2 5. Effective date. 

18 This act shall take effect immediately.