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THE GENERAL ASSEMBLY OF PENNSYLVANIA

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HOUSE BILL

No. 1271 Session of  
2013

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INTRODUCED BY READSHAW, KOTIK, MILLARD, MCNEILL, COHEN,  
BENNINGHOFF AND MAHONEY, APRIL 29, 2013

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REFERRED TO COMMITTEE ON STATE GOVERNMENT, APRIL 29, 2013

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AN ACT

1 Authorizing the release of all restrictions imposed by the  
2 Project 70 Act on certain lands situated in the Borough of  
3 Brentwood, Allegheny County, in exchange for the imposition  
4 of Project 70 restrictions on other lands owned by the  
5 Borough of Brentwood, Allegheny County.

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

8 Section 1. Authorization.

9 Under the requirements of section 20(b) of the act of June  
10 22, 1964 (Sp.Sess., P.L.131, No.8), known as the Project 70 Land  
11 Acquisition and Borrowing Act, the General Assembly hereby  
12 authorizes the release of Project 70 restrictions from the lands  
13 described in section 2 in exchange for imposition of Project 70  
14 restrictions on the lands described in section 3.

15 Section 2. Lands to be released from Project 70 restrictions.

16 The property of the Borough of Brentwood to be released from  
17 Project 70 restrictions is as follows:

18 ALL that certain lot or piece of ground situate in the  
19 Borough of Brentwood, County of Allegheny and Commonwealth of

1 Pennsylvania, being more particularly bounded and described as  
2 follows, to-wit:

3 BEGINNING at a point in the northeasterly side of East  
4 Willock Road (40) feet wide), said point being on the line  
5 dividing lands herein described and lands now or late of L. J.  
6 Ackman; thence the following courses and distances along the  
7 line dividing lands herein described and lands of said L. J.  
8 Ackman.

9 N 52° 42' 00" E 86.23 feet to a point;

10 N 59° 58' 00" E 197.36 feet to a point;

11 N 64° 00' 00" E 300.84 feet to a point;

12 thence along the line dividing lands herein described and Lot  
13 Nos. 24 to 28 inclusive in the Prospect Park Plan of Lots No. 2,  
14 as said plan is recorded in Plan Book Volume 41, pages 75, 76  
15 and 77, N 68° 39' 00" E 276.12 feet to a point; thence along the  
16 line dividing lands herein described and lands now or late of  
17 Prospect Terrace, Inc., N 63° 20' 00" E 382.93 feet to a point;  
18 thence along the line dividing lands herein described and lands  
19 now or late of John E. Lehman N 35° 44' 00" W 486.09 feet to a  
20 point in the centerline of a Borough Road known as Wanley Road;  
21 thence the following courses and distances along the centerline  
22 of Wanley Road:

23 S 49° 08' 00" W 155.76 feet to a point;

24 S 31° 20' 00" W 80.69 feet to a point;

25 S 52° 53' 00" W 96.30 feet to a point;

26 S 54° 24' 00" W 116.90 feet to a point;

27 S 52° 02' 00" W 275.60 feet to a point;

28 S 58° 28' 00" W 98.80 feet to a point;

29 S 61° 11' 00" W 236.00 feet to a point;

30 S 51° 58' 00" W 160.60 feet to a point in the centerline of

1 the above mentioned Wanley Road; thence leaving Wanley Road and  
2 along the line dividing lands now or late of Mike Passero, lands  
3 herein described and extending along the northeasterly right-of-  
4 way line of West Willock Road S 32° 50' 00" E a distance of  
5 260.82 feet to the point of beginning.

6 Containing a total area of 9.36 acres, more or less.

7 BEING the same property which Hugh Fishwick, Jr., Et Ux  
8 granted and conveyed unto Edward J. Ratcliffe, one of the  
9 grantors herein, by deed recorded in Deed Book Volume 2897, page  
10 554 in the Recorder of Deeds Office of Allegheny County,  
11 Pennsylvania.

12 ALSO BEING the same property which Hugh Fishwick, Jr. Et ux  
13 by the deed dated July 21, 1947 and recorded in Deed Book Bolume  
14 3045, Page 487, in the Recorder of Deeds Office of Allegheny  
15 County, Pennsylvania.

16 BEING designated in the Deed Registry Office of Allegheny  
17 County as Block No. 188-M, Lot No. 55.  
18 Section 3. Lands owned by Borough of Brentwood on which Project  
19 70 restrictions are to be imposed.

20 The property of the Borough of Brentwood on which Project 70  
21 restrictions are to be imposed is as follows:

22 ALL that unimproved piece of ground situate in the Borough of  
23 Brentwood, County of Allegheny and Commonwealth of Pennsylvania,  
24 consisting of approximately 8.5 acres of ground, being more  
25 fully described as follows:

26 BEGINNING at a point on the westerly side of Elton Way, 20  
27 feet wide, as shown on the Hilpert Place Plan recorded in the  
28 Recorder of Deeds Office of Allegheny County in Plan Book Volume  
29 30, pages 132 and 133, at the line dividing lands now or  
30 formerly of Thomas Gabrielli from lands herein described, said

1 point being distant along the westerly side of said Elton Way S  
2 32° 41' 25" East 170.04 feet from the center line of Hilpert  
3 Street, 40 feet wide, as shown on said plan where it intersects  
4 with the westerly side of said Elton Way:

5 THENCE, from said point of beginning and along the westerly  
6 side of said Elton Way South 32° 41' 25" East a distance of  
7 539.82 feet to a point in East Willock Way, 50 feet wide, at the  
8 corner common to lands now or formerly of Adam Young and land  
9 herein described; thence along the line of lands of Young North  
10 87° 55' 15" West a distance of 146.92 feet to a point; thence  
11 from the same South 14° 18' 15" East a distance of 195.58 feet  
12 to a point on the line of land now or formerly of I.I. Tryon,  
13 said line being also the dividing line between the Borough of  
14 Whitehall and the Borough of Brentwood; thence along the line  
15 dividing said Boroughs South 54° 34' 45" West, a distance of  
16 119.72 feet to a point; thence from said point and through the  
17 lands of M. Passero of which this is a part the following four  
18 courses; thence along the line dividing Rivera Estates Plan No.  
19 5 as recorded in Plan Book Volume 90, pages 156 and 157 from the  
20 lands herein described, the following three courses and  
21 distances North 77° 45' West a distance of 389.69 feet to a  
22 point; thence North 53° 34' 35" West a distance of 82.49 feet to  
23 a point; thence North 50° 18' 08" West a distance of 219.96 feet  
24 to a point at the southeasterly terminus of Brednick Avenue 40  
25 feet wide; thence along the easterly right-of-way of Brednick  
26 Avenue aforesaid, North 47° 57' 35" West a distance of 134.01  
27 feet to a point; thence by an arc of a circle curving to the  
28 right having a radius of 20.00 feet for an arc distance of 38.07  
29 feet to a point on the southerly right-of-way line of  
30 Meadowbrook Boulevard 40 feet wide; thence along the same North

1 61° 06' 25" East a distance of 2.01 feet to a point on the line  
2 of land of now or formerly of Thomas Gabrielli; thence along  
3 said line of Thomas Gabrielli South 48° 55' 05" East a distance  
4 of 10.56 feet to a point; thence by the same South 74° 24' 05"  
5 East a distance of 93.56 feet to a point; thence by the same  
6 North 15° 35' 55" East a distance of 97.67 feet to a point on  
7 the southerly right-of-way line of Meadowbrook Boulevard  
8 aforesaid; thence by the same by an arc of a circle curving to  
9 the right having a radius of 1,480.00 feet for an arc distance  
10 of 13.12 feet to a point on the line of said Thomas Gabrielli;  
11 thence along the line of Gabrielli South 58° 53' 15" East a  
12 distance of 9.45 feet to a point; thence by the same North 74°  
13 29' 29" East a distance of 39.22 feet to a point; thence by the  
14 same North 41° 05' 04" East a distance of 26.44 feet to a point  
15 on the southerly right-of-way line of Meadowbrook Boulevard 40  
16 feet wide; thence along the southerly side of said Boulevard by  
17 an arc of a circle curving to the right and having a radius of  
18 1,480.00 feet for an arc distance of 47.72 feet to a point at  
19 the northerly terminus of said Boulevard; thence along the  
20 northerly terminus of said Boulevard North 18° 48' 49" West a  
21 distance of 26.89 feet to a point on line of land now or  
22 formerly of Thomas Gabrielli; thence along the line of said  
23 Gabrielli North 41° 05' 04" East a distance of 168.42 feet to a  
24 point; thence by the same North 69° 25' 04" East a distance  
25 119.38 feet to a point; thence by the same North 86° 33' 55"  
26 East a distance of 157.00 feet to a point at the place of  
27 beginning.

28 BEING the same Property which was conveyed by James C.  
29 Lorenzi and Lisa K. Lorenzi, husband and wife, to Western  
30 Pennsylvania Conservancy and recorded on December 30, 2003 in

1 the Recorder of Deeds Office, Deed Book 11904, Page 117,  
2 Allegheny County, Pennsylvania. This property is assessed in the  
3 municipality of Brentwood as tax identification number 188-R-  
4 150.

5 Section 4. Restriction.

6 Project 70 restrictions shall be imposed on the lands  
7 described in section 3 by the following deed clause:

8 This land is to be used for park, recreation and  
9 conservation purposes in accordance with provisions of  
10 the act of June 22, 1964 (Sp.Sess., P.L.131, No.8), known  
11 as the Project 70 Land Acquisition and Borrowing Act.

12 Section 5. Effective date.

13 This act shall take effect immediately.