
THE GENERAL ASSEMBLY OF PENNSYLVANIA

SENATE BILL

No. 266 Session of
2015

INTRODUCED BY EICHELBERGER, JANUARY 16, 2015

REFERRED TO STATE GOVERNMENT, JANUARY 16, 2015

AN ACT

1 Authorizing the Department of General Services, with the
2 approval of the Governor and the Pennsylvania Historical and
3 Museum Commission, to grant and convey to the Bear Valley
4 Franklin County Pennsylvania Joint Authority, or its assigns,
5 two permanent utility and access easements from lands of the
6 Commonwealth of Pennsylvania at the Fort Loudon Historical
7 Site situate in Peters Township, Franklin County, for purpose
8 of groundwater withdrawal.

9 The General Assembly of the Commonwealth of Pennsylvania

10 hereby enacts as follows:

11 Section 1. Easements in Peters Township, Franklin County.

12 (a) Authorization.--The Department of General Services, with
13 the approval of the Governor and the Pennsylvania Historical and
14 Museum Commission, is hereby authorized on behalf of the
15 Commonwealth of Pennsylvania to grant and convey to the Bear
16 Valley Franklin County Pennsylvania Joint Authority, or its
17 assigns, two permanent utility and access easements from lands
18 of the Commonwealth of Pennsylvania at the Fort Loudon
19 Historical Site situate in Peters Township, Franklin County, for
20 purposes of groundwater withdrawal for a one-time payment of
21 \$19,500 and under terms and conditions to be established in an

1 easement agreement.

2 (b) Descriptions.--The permanent utility easements to be
3 conveyed pursuant to subsection (a) total approximately 6.04
4 acres bounded and more particularly described as follows:

5 Parcel No. 1

6 Wellhead Protection Easement

7 BEGINNING at a point on the Western right of way line of
8 Brooklyn Road (T-410), said point being at the division line of
9 lands of the Grantors and lands of Ann Dunn; thence from the
10 point of beginning, along the Western right of way line of
11 Brooklyn Road (T-410), S20°56'40"W a distance of 22.34 feet to a
12 point; thence through the lands of the Grantors, S84°28'31"W a
13 distance of 88.04 feet to a point on a nontangent curve concave
14 Northwesterly and having a radius of 150.00 feet; thence from a
15 radial bearing of S51°13'35"W run Southeasterly along the arc of
16 said curve to the right through a central angle of 128°06'42" an
17 arc distance of 335.40 feet, through a chord bearing of
18 S25°16'56"W and a chord length of 269.77 feet to a point; thence
19 continuing through the lands of the Grantors the following (5)
20 bearings and distances:

- 21 (1) S17°07'36"W a distance of 81.92 feet to a point;
22 (2) S23°15'33"W a distance of 253.94 feet to a point;
23 (3) S27°25'44"W a distance of 20.72 feet to a point;
24 (4) S28°40'31"E a distance of 88.88 feet to a point;
25 (5) S70°18'26"E a distance of 38.60 feet to a point on the
26 Western right of way line of Brooklyn Road (T-410); thence along
27 the Western right of way line of Brooklyn Road (T-410),
28 S20°47'17"W a distance of 20.00 feet to a point; thence through
29 the lands of the Grantors, N70°18'26"W a distance of 61.02 feet
30 to a point; thence continuing through the lands of the Grantors,

1 S40°18'02"W a distance of 38.52 feet to a point on a nontangent
2 curve concave Northeasterly and having a radius of 150.00 feet;
3 thence from a radial bearing of S49°03'30"W run Southeasterly
4 along the arc of said curve to the right through a central angle
5 of 334°32'52" an arc length of 875.84 feet, through a chord
6 bearing of N53°40'04"W and a chord length of 66.09 feet to a
7 point; thence continuing through the lands of the Grantors,
8 N27°25'44"E a distance of 119.85 feet to a point; thence
9 continuing through the lands of the Grantors, N23°15'38"E a
10 distance of 251.94 feet to a point; thence continuing through
11 the lands of the Grantors, N17°07'36"E a distance of 76.04 feet
12 to a point on a nontangent curve concave Northeasterly and
13 having a radius of 150.00 feet; thence from a radial bearing of
14 N07°12'45"E run Northwesterly along the arc of said curve to the
15 right through a central angle of 120°13'57" an arc length of
16 314.77 feet, through a chord bearing of N23°52'59"W and a chord
17 length of 261.88 feet to a point on the line 2 of lands of Ann
18 Dunn; thence along the line of lands of Ann Dunn, N84°28'31"E a
19 distance of 333.20 feet to the point and place of BEGINNING.

20 CONTAINING 3.515-acres as shown on Wellhead Protection and
21 Permanent Easement Plan, prepared by Gwin, Dobson & Foreman,
22 Inc. and dated February 27, 2013.

23 Parcel No. 2

24 Wellhead, Utility and Access Easement

25 BEGINNING at a point being located S19°45'10"W a distance of
26 21.78 feet from a point on the Eastern right of way line of
27 Brooklyn Road (T-410), said point being at the division line of
28 lands of the Grantors and lands of Bear Valley Franklin County
29 Pennsylvania Joint Authority; thence from the point of
30 beginning, through the lands of the Grantors, S27°56'31"E a

1 distance of 99.43 feet to a point; thence continuing through the
2 lands of the Grantors, S06°56'36"E a distance of 31.82 feet to a
3 point on a nontangent curve concave Northwesterly and having a
4 radius of 185.00 feet; thence from a radial bearing of
5 S10°00'06"E run Southeasterly along the arc of said curve to the
6 right through a central angle of 353°46'00" an arc length of
7 1,142.26 feet, through a chord bearing of S76°52'54"W and a
8 chord length of 20.12 feet to a point; thence continuing through
9 the lands of the Grantors, N06°56'36"W a distance of 30.03 feet
10 to a point; thence continuing through the lands of the Grantors,
11 N28°33'15"W a distance of 77.70 feet to a point on the Eastern
12 right of way line of Brooklyn Road (T-410); thence along the
13 Eastern right of way line of Brooklyn Road (T-410), S20°56'40"E
14 a distance of 27.76 feet to the point and place of BEGINNING.

15 CONTAINING 2.525-acres as shown on Wellhead Protection and
16 Permanent Easement Plan, prepared by Gwin, Dobson & Foreman,
17 Inc. and dated February 27, 2013.

18 (c) Agreement.--The easement agreement shall be executed by
19 the Secretary of General Services in the name of the
20 Commonwealth of Pennsylvania.

21 (d) Costs and fees.--Costs and fees incidental to this
22 conveyance of the two utility easements shall be borne by the
23 grantee.

24 (e) Expiration.--In the event that the parties have not
25 entered into an easement agreement within one year of the
26 effective date of this section, the authorization contained in
27 subsection (a) shall expire.

28 Section 2. Effective date.

29 This act shall take effect in 60 days.