

THE GENERAL ASSEMBLY OF PENNSYLVANIA

SENATE BILL

No. 952 Session of
2015

INTRODUCED BY DINNIMAN, JULY 15, 2015

REFERRED TO STATE GOVERNMENT, JULY 15, 2015

AN ACT

1 Authorizing the Department of General Services, with the
2 approval of the Governor, to grant and convey a certain tract
3 of land and improvements thereon in Lower Oxford Township,
4 Chester County.

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

7 Section 1. Authorization.

8 The Department of General Services, with the approval of the
9 Governor, is hereby authorized on behalf of the Commonwealth of
10 Pennsylvania to grant and convey to Willow Creek, LLC, the
11 following tract of land, together with all improvements thereon,
12 situate in Lower Oxford Township, Chester County, for \$1,500.00
13 and under terms and conditions to be established in an agreement
14 of sale.

15 Section 2. Description.

16 The property to be conveyed pursuant to section 1 consists of
17 approximately .030 acres of land and improvements located
18 thereon, bounded and more particularly described as follows:

19 ALL THAT CERTAIN tract of land with small pump house building

1 thereon erected, situate in Lower Oxford Township, Chester
2 County, Pennsylvania, being more particularly described as
3 follows, to wit:

4 BEGINNING at a point set at the southwesterly corner of this
5 about-to be-described lease boundary, said point being formed by
6 the intersection of lines being 10 feet South and parallel to
7 the south wall of the building hereon erected and also by a line
8 being 10 feet West of the west wall of the building, said point
9 being set the following two courses and distances from a point
10 set in the centerline of Public Road T-331 marking a corner of
11 land of Arthur Wichart and a corner of Lincoln University: south
12 05 degrees 16 minutes West 764.85 feet to a concrete monument,
13 North 19 degrees 50 minutes 49 seconds East, 50.96 feet to a
14 point being the Place of BEGINNING; thence leaving said Point
15 and by other land of Lincoln University, of which this was a
16 part, the following courses and distances to wit:

17 North 12 degrees 17 minutes East 32.00 feet to a point
18 South 77 degrees 43 minutes East 42.00 feet to a point
19 South 12 degrees 17 minutes West 32.00 feet to a point
20 North 77 degrees 43 minutes West 42.00 feet to a point being
21 the Place of BEGINNING.

22 CONTAINING .030 acres or 1,344 square feet of land being the
23 same more or less;

24 BEING PART OF THE SAME PREMISES which Lincoln University, a
25 Corporation, by Deed dated March 23, 1971, and recorded in the
26 Office of the Recorder of Deeds in and for Chester County,
27 Pennsylvania in Book V-39, Page 767, granted and conveyed unto
28 The General State Authority. The Department of General Services
29 being the legal successor to the General State Authority
30 pursuant to Act 45 of 1975.

1 Section 3. Easements.

2 The conveyance shall be made under and subject to all lawful
3 and enforceable easements, servitudes and rights of others,
4 including, but not confined to, streets, roadways and rights of
5 any telephone, telegraph, water, electric, gas or pipeline
6 companies, as well as under and subject to any lawful and
7 enforceable estates or tenancies vested in third persons
8 appearing of record, for any portion of the land or improvements
9 erected thereon.

10 Section 4. Covenant.

11 The deed of conveyance shall contain the following covenant:

12 "Under and subject to the condition, that no portion of
13 the property conveyed shall be used as a licensed
14 facility, as defined in 4 Pa.C.S. § 1103 (relating to
15 definitions), or any other similar type of facility
16 authorized under State law. The condition shall be a
17 covenant running with the land and shall be binding upon
18 the Buyer (Grantee), its successors and assigns. Should
19 the Buyer (Grantee), its successors or assigns, permit
20 any portion of the property to be used in violation of
21 this restriction, the title shall immediately revert to
22 and revest in the Seller (Grantor)."

23 Section 5. Deed.

24 The deed of conveyance shall be by special warranty deed and
25 shall be executed by the Secretary of General Services in the
26 name of the Commonwealth of Pennsylvania.

27 Section 6. Proceeds.

28 The proceeds from the sale shall be deposited in the General
29 Fund.

30 Section 7. Effective date.

1 This act shall take effect immediately.