
THE GENERAL ASSEMBLY OF PENNSYLVANIA

SENATE BILL

No. 353 Session of
2017

INTRODUCED BY RAFFERTY, FEBRUARY 15, 2017

REFERRED TO STATE GOVERNMENT, FEBRUARY 15, 2017

AN ACT

1 Authorizing and directing the Department of General Services,
2 with the approval of the Governor and the Department of
3 Military and Veterans Affairs, to grant and convey to the
4 Pennhurst Memorial Preservation Alliance, or its assigns, a
5 certain tract of land with certain improvements on it situate
6 in East Vincent Township, Chester County.

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

9 Section 1. Conveyance in East Vincent Township, Chester County.

10 (a) Authorization.--The Department of General Services, with
11 the approval of the Governor and the Department of Military and
12 Veterans Affairs, is authorized on behalf of the Commonwealth of
13 Pennsylvania to grant and convey to the Pennhurst Memorial
14 Preservation Alliance, or its assigns, a certain tract of land
15 with certain improvements on it situate in East Vincent
16 Township, Chester County, for \$1.

17 (b) Description.--The property to be conveyed under this
18 section is more particularly described as follows:

19 ALL THAT CERTAIN tract of land situated on the northeast
20 corner of the intersection of Veterans Drive and Pennhurst

1 Road (extended), in the Township of East Vincent, County of
2 Chester and Commonwealth of Pennsylvania, being approximately
3 3.83 acres bounded and more particularly described as
4 follows:

5 BEGINNING at a point in Pennhurst Road (extended), a corner
6 of lands of now or formerly Pennhurst Acquisition LP and the
7 Commonwealth of Pennsylvania;

8 THENCE leaving said road in a southeasterly direction and
9 along lands of now or formerly Pennhurst Acquisition LP,
10 South 74 degrees 38 minutes 01 seconds East, 294.73 feet, to
11 a point along lands of now or formerly Pennhurst Acquisition
12 LP;

13 THENCE moving southerly, away from lands now or formerly
14 Pennhurst Acquisition LP and along lands of the Commonwealth
15 of Pennsylvania, South 4 degrees 37 minutes 35 seconds East,
16 145.59 feet to a point along the western side of an existing
17 stone driveway;

18 THENCE following the western side of the stone driveway and
19 along lands now or formerly of The Commonwealth of
20 Pennsylvania, South 6 degrees 19 minutes 22 seconds East,
21 88.62 feet to a point along the northern edge of Veterans
22 Drive;

23 THENCE along Veterans drive moving westerly, South 79 degrees
24 56 minutes 54 seconds West, 435.16 feet to a point; thence
25 continuing along Veterans Drive, South 80 degrees 39 minutes
26 01 second West, 109.60 feet to a point; thence continuing
27 along Veterans Drive, South 78 degrees 18 minutes 00 seconds
28 West, 86.45 feet to a point along the southern side of a
29 stone wall and near the intersection Veterans Drive and
30 Pennhurst Road;

1 THENCE continuing along the aforementioned stone wall, South
2 85 degrees 16 minutes 41 seconds West, 7.75 feet to a point;
3 thence continuing northwesterly, along the aforementioned
4 stone wall, by a line curving to the right having a radius of
5 26.59 feet, an arc length of 42.46 feet and a chord bearing
6 of North 43 degrees 41 minutes 04 seconds West, a chord
7 distance of 38.09 feet to a point;
8 THENCE continuing along the west side of the aforementioned
9 stone wall and also along the eastern edge of Pennhurst Road
10 (extended) the following ten (10) courses and distances: (1)
11 North 06 degrees 58 minutes 31 seconds East, 10.42 feet to a
12 point; (2) North 16 degrees 14 minutes 58 seconds East, 13.71
13 feet to a point; (3) North 23 degrees 39 minutes 08 seconds
14 East, 27.00 feet to a point; (4) North 34 degrees 40 minutes
15 40 seconds East, 83.50 feet to a point; (5) North 36 degrees
16 20 minutes 06 seconds East, 26.32 feet to a point; (6) North
17 43 degrees 10 minutes 50 seconds East, 44.60 feet to a point;
18 (7) in northeasterly direction by a line curving to the right
19 having a radius of 1,212.11 feet, an arc length of 72.01
20 feet, a chord bearing of North 46 degrees 47 minutes 01
21 seconds East, a chord distance of 71.99 feet to a point; (8)
22 North 47 degrees 48 minutes 03 seconds East, 57.96 feet to a
23 point; (9) North 43 degrees 08 minutes 03 seconds East, 29.88
24 feet to a point; (9) North 47 degrees 07 minutes 44 seconds
25 East, 18.89 feet to a point; (10) North 50 degrees 31 minutes
26 12 seconds East, 47.92 feet to a point;
27 THENCE gradually moving northeasterly into aforementioned
28 Pennhurst Road (extended) North 45 degrees 40 minutes 09
29 seconds East, 102.60 feet to the POINT and PLACE of
30 BEGINNING, CONTAINING 3.83 acres more or less.

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

9 (d) Execution.--The conveyance shall be executed by the
10 Secretary of General Services in the name of the Commonwealth of
11 Pennsylvania.

12 (e) Costs and fees.--Costs and fees incidental to this
13 conveyance shall be borne by the grantee.

14 (f) Expiration.--If this conveyance is not fully executed
15 within two years of the effective date of this section, the
16 authority contained in this section shall expire.

17 Section 2. Effective date.

18 This act shall take effect immediately.