
THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 2674 Session of
2020

INTRODUCED BY SCHMITT, GREINER, MILLARD AND TOPPER, JULY 8, 2020

REFERRED TO COMMITTEE ON STATE GOVERNMENT, JULY 8, 2020

AN ACT

1 Authorizing the Department of General Services, with the
2 approval of the Governor and the Department of Military and
3 Veterans Affairs, to grant and convey, at a price to be
4 determined through a competitive bid process, certain lands,
5 buildings and improvements situate in Allegheny Township,
6 Blair County.

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

9 Section 1. Conveyance in Allegheny Township, Blair 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 hereby authorized on behalf of the
13 Commonwealth of Pennsylvania to grant and convey, at a price to
14 be determined through competitive bidding, the following tract
15 of land together with any buildings, structures or improvements
16 thereon, situate in Allegheny Township, Blair County.

17 (b) Property description.--The property to be conveyed
18 under subsection (a) consists of a tract of approximately
19 111.36-acres of land and improvements located thereon, bounded
20 and more particularly bounded and described as follows:

LOT C

1
2 ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, located at the
3 northeast intersection of S.R. 1002 (Municipal Drive) and
4 Interstate 99 (I-99) , situate in the Allegheny Township, Blair
5 County, in the Commonwealth of Pennsylvania, being more fully
6 bounded and described as follows, to wit:

7 BEGINNING at a point along the northern Legal Right-of-Way of
8 S.R. 1002 (Municipal Drive), the southeast corner of Lot C, the
9 property herein described, also the southwest corner of Lot A of
10 the Plan herein referred to; Thence along the northern Legal
11 Right-of-Way of S.R. 1002 (Municipal Drive),

12 1) by a curve to the right having a radius of 9983.50 feet, an
13 arc length of 218.58 feet, a chord bearing of North 70 degrees
14 00 minutes 49 seconds West, and a chord distance of 218.57 feet
15 to an iron pin; Thence along the same,

16 2) North 69 degrees 23 minutes 11 seconds West, a distance of
17 220.23 feet to an iron pin; Thence along the same,

18 3) by a curve to the right having a radius of 1483.50 feet, an
19 arc length of 127.90 feet, a chord bearing of North 66 degrees
20 54 minutes 59 seconds West, and a chord distance of 127.86 feet
21 to an iron pin; Thence along the same,

22 4) North 64 degrees 26 minutes 48 seconds West, a distance of
23 3.12 feet to an iron pin; Thence along the same,

24 5) North 25 degrees 33 minutes 12 seconds East, a distance of
25 33.50 feet to an iron pin; Thence along the same,

26 6) North 59 degrees 38 minutes 22 seconds West, a distance of
27 583.84 feet to a point an iron pin; Thence along the same,

28 7) North 45 degrees 42 minutes 23 seconds West, a distance of
29 327.36 feet to an iron pin; Thence along the same,

30 8) North 01 degrees 07 minutes 37 seconds West, a distance of

1 9.43 feet to an iron pin; Thence along the same,
2 9) North 44 degrees 28 minutes 47 seconds West, a distance of
3 114.73 feet to an iron pin; Thence along the same,
4 10) by a curve to the left having a radius of 726.82 feet, an
5 arc length of 282.02 feet, a chord bearing of North 56 degrees
6 40 minutes 03 seconds West, and a chord distance of 280.26 feet
7 to an iron pin; Thence along the same,
8 11) North 19 degrees 34 minutes 07 seconds East, a distance of
9 5.10 feet to an iron pin; Thence along the same,
10 12) by a curve to the left having a Radius of 600.07 feet, an
11 arc length of 80.44 feet, a chord bearing of North 68 degrees 51
12 minutes 16 seconds West, and a chord distance of 80.38 feet to
13 an iron pin along the east of lands now or formerly Pennsylvania
14 Lines LLC; Thence along lands now or formerly of Pennsylvania
15 Lines LLC,
16 13) North 11 degrees 20 minutes 08 seconds East, a distance of
17 510.93 feet to an iron pin along the eastern Legal Right-of-Way
18 of I-99,
19 14) North 27 degrees 50 minutes 01 seconds East, a distance of
20 147.86 feet to an iron pin at the southwest corner of lands now
21 or formerly of Richard Andrew Chamberlain; Thence along the
22 lands now or formerly of Richard Andrew Chamberlain,
23 15) North 71 degrees 03 minutes 13 seconds East, a distance of
24 148.95 feet to an iron pin at the northwest corner of lands now
25 or formerly of Paula M. Chamberlain; Thence along lands now or
26 formerly of Paula M. Chamberlain, and also along lands now or
27 formerly of Richard Andrew Chamberlain & April B. Diehl,
28 16) South 20 degrees 02 minutes 55 seconds East, passing over
29 an iron pin at 116.34 feet, a distance of 238.44 feet to an iron
30 pin at the northwest corner of Lands now or formerly of Richard

1 D. Chamberlain & Debra L. Brenneman, Thence along Lands now or
2 formerly of Richard D. Chamberlain & Debra L. Brenneman,
3 17) South 20 degrees 05 minutes 05 seconds East, a distance of
4 599.97 feet to an iron pin; Thence along the same, also along
5 lands now or formerly of Richard Andrew Chamberlain & April B.
6 Diehl, also along lands now or formerly of Paula M. Chamberlain,
7 and also along lands now or formerly of Harry A. Wagner & Robert
8 A. Wagner,
9 18) North 01 degree 45 minutes 36 seconds West, passing over an
10 iron pipe at 713.68 feet, a distance of 1437.68 feet to an iron
11 pin along the easterly Legal Right-of-Way of I-99; Thence along
12 the Legal Right-of-Way of I-99,
13 19) North 39 degrees 57 minutes 21 seconds East, a distance of
14 60.68 feet to an iron pin; Thence along the same,
15 20) North 49 degrees 56 minutes 37 seconds East, a distance of
16 204.40 feet to an iron pin; Thence along the same,
17 21) North 31 degrees 13 minutes 01 seconds East, a distance of
18 270.39 feet to an iron pin; Thence along the same,
19 22) North 36 degrees 02 minutes 48 seconds East, a distance of
20 282.26 feet to an iron pin; Thence along the same,
21 23) North 15 degrees 06 minutes 40 seconds West, a distance of
22 315.01 feet to an iron pin; Thence along the same,
23 24) North 05 degrees 47 minutes 59 seconds East, a distance of
24 61.81 feet to an iron pin at the southwest corner of lands now
25 or formerly of Alto-Reste Park Cemetery Association; Thence
26 along lands now or formerly of Alto-Reste Park Cemetery
27 Association,
28 25) South 80 degrees 13 minutes 38 seconds East, a distance of
29 2123.11 feet to an iron pin at the northwest corner of Lot A of
30 the Plan herein described; Thence along Lot A of the Plan herein

1 described,
2 26) South 19 degrees 13 minutes 02 seconds West, a distance of
3 75.05 feet to an iron pin; Thence along the same,
4 27) South 71 degrees 51 minutes 15 seconds West, a distance of
5 512.14 feet to an iron pin; Thence along the same,
6 28) South 52 degrees 02 minutes 13 seconds West, a distance of
7 591.25 feet to an iron pin; Thence along the same,
8 29) South 19 degrees 48 minutes 18 seconds West, a distance of
9 311.65 feet to an iron pin; Thence along the same,
10 30) South 17 degrees 18 minutes 05 seconds East, a distance of
11 391.76 feet to an iron pin; Thence along the same,
12 31) South 13 degrees 19 minutes 08 seconds West, a distance of
13 437.16 feet to an iron pin; Thence along the same,
14 32) South 13 degrees 54 minutes 34 seconds East, a distance of
15 502.49 feet to an iron pin; Thence along the same,
16 33) South 70 degrees 40 minutes 04 seconds East, a distance of
17 238.56 feet to an iron pin; Thence along the same,
18 34) South 16 degrees 03 minutes 42 seconds West, a distance of
19 557.69 feet to an iron pin; Thence along the same,
20 35) North 73 degrees 35 minutes 00 seconds West, a distance of
21 275.42 feet to an iron pin; Thence along the same,
22 36) South 16 degrees 25 minutes 00 seconds West, passing over a
23 concrete monument at 300 feet, a distance of 310.21 feet to the
24 POINT OF BEGINNING.
25 CONTAINING 111.36 acres, more or less.
26 BEING part of the lands conveyed by The General State Authority
27 to The Commonwealth of Pennsylvania, by deed dated June 16th,
28 1989 and recorded in the Recorder of Deeds Office for Blair
29 County, Pennsylvania in Deed Book 1178, Page 451 on January
30 12th, 1990.

1 Said parcel being shown on a plat prepared by Navarro & Wright
2 Engineers, Inc. for the Commonwealth of Pennsylvania, Department
3 of General Services, dated July 31st, 2018, and last revised on
4 September 24th, 2018, titled Hollidaysburg Veterans Home
5 Subdivision Final Plan, Project No. DGS 2008-SWSS-37,
6 Subdivision of Tax Parcel 02.00-12..-056.00-000, recorded on
7 October 24, 2018 in the Blair County Recorder of Deeds Office in
8 Plan Book 100, Page 27.

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

17 (d) Execution of deed.--The deed of conveyance shall be by
18 Special Warranty Deed and shall be executed by the Secretary of
19 General Services in the name of the Commonwealth of Pennsylvania

20 (e) Restrictive covenant.--The Secretary of General Services
21 may impose any covenants, conditions or restrictions on the
22 property described under subsection (b) at settlement as
23 determined to be in the best interests of the Commonwealth.

24 (f) Proceeds.--The proceeds from the sale shall be deposited
25 in the General Fund.

26 Section 2. Effective date.

27 This act shall take effect immediately.