
THE GENERAL ASSEMBLY OF PENNSYLVANIA

SENATE BILL

No. 895 Session of
2019

INTRODUCED BY CORMAN, OCTOBER 15, 2019

REFERRED TO STATE GOVERNMENT, OCTOBER 15, 2019

AN ACT

1 Authorizing the Department of General Services, with the
2 approval of the Governor, to grant and convey to Centre
3 County Industrial Development Corporation, certain lands
4 situate in Benner Township, Centre County.

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

7 Section 1. Conveyance in Benner Township, Centre County.

8 (a) Authorization.--The Department of General Services, with
9 the approval of the Governor, is authorized on behalf of the
10 Commonwealth of Pennsylvania to grant and convey to the Centre
11 County Industrial Development Corporation approximately 14.67
12 acres of land as described in subsection (b) for \$1,500,000.00.

13 (b) Property description.--The property to be conveyed under
14 subsection (a) consists of approximately 14.67 acres of land
15 more particularly described as follows:

16 ALL THAT CERTAIN PARCEL of land situate in Benner Township,
17 Centre County Pennsylvania shown as Lot 3 on a plan prepared by
18 Sweetland Engineering and Associates, Inc. entitled "4 Lot
19 Subdivision of Lands of the Commonwealth of Pennsylvania for the

1 Centre County Correctional Facility", drawing number E-2065
2 dated June 7, 2001, revised February 12, 2002, being part of
3 lands now or formerly of the Commonwealth of Pennsylvania (SCI-
4 Rockview), Record Book 533, Page 121, Plat Book 68 pages 126-
5 127, described as follows:

6 BEGINNING at a $\frac{3}{4}$ inch re-bar, in the northeast corner of Lot
7 3; Thence along the western side of a variable width right-of-
8 way of the Benner Pike (SR 0150) the following (3) courses; (1)
9 South 15 degrees 07 minutes 54 seconds East, 400.76 feet, to a $\frac{3}{4}$
10 inch re-bar, a point of curvature, Thence; (2) tangent to the
11 previous course, by the arc of a curve to the right, having a
12 radius of 6,815.55 feet, a central angle of 7 degrees 19 minutes
13 34 seconds, a chord bearing and distance of South 11 degrees 28
14 minutes 07 seconds East, 870.88 feet, and an arch length of
15 871.47 feet, to a $\frac{3}{4}$ inch re-bar, Thence; (3) not tangent to the
16 previous course, South 32 degrees 39 minutes 16 seconds West,
17 78.44 feet, to a $\frac{3}{4}$ inch re-bar; Thence along the northern side
18 of the 33 foot right-of-way of Paradise Road (SR 3004) the
19 following (3) courses; (1) North 73 degrees 17 minutes 38
20 seconds West, 296.22 feet, to a $\frac{3}{4}$ inch re-bar, a point of
21 curvature, Thence; (2) tangent to the previous course, by the
22 arc of a curve right, having a radius of 583.50 feet, a central
23 angle of 53 degrees 49 minutes, 24 seconds, a chord bearing and
24 distance of North 46 degrees 22 minutes 56 seconds West, 528.20
25 feet, and an arc length of 548.14 feet, to a $\frac{3}{4}$ inch re-bar, a
26 point of tangency, Thence; (3) North 19 degrees 28 minutes 14
27 seconds West, 343.99 feet, to a $\frac{3}{4}$ inch re-bar; Thence along the
28 southern side of lands now or formerly Robert E. Compolongo,
29 Record Book 1050, Page 994, and also along the southern boundary
30 of a 20 foot wide permanent sanitary sewer right-of-way, Record

1 Book 1240 Page 529, North 34 degrees 09 minutes 55 seconds East,
2 334.57 feet to an existing iron pipe found; Thence along the
3 southern side of lands now or formerly Spring-Benner-Walker
4 Joint Authority, Deed Book 427, Page 540, and also along the
5 southern side of lands now or formerly Harry K. Sickler, Record
6 Book 947 Page 879, North 54 degrees 25 minutes 12 seconds East,
7 439.49 feet to a ¾ inch re-bar, the point of BEGINNING.

8 CONTAINING: 14.67-acres of land more or less and being known
9 as Centre County Tax Parcel Number 12-3/214.

10 BEING the same parcel of land Centre County conveyed to the
11 Commonwealth of Pennsylvania by its deed dated May 6, 2008 and
12 recorded at the Office of the Centre County Recorder of Deeds at
13 Book R 02016 - 0590.

14 UNDER AND SUBJECT to a required drainage easement per SR 6026
15 section C03 plans, at the south east corner of the property, as
16 shown on the above-mentioned plan.

17 UNDER AND SUBJECT to an 8.5-foot-wide reserved right-of-way
18 for future dedication, along Paradise Road and parallel with the
19 boundary of Lot 3, as shown on the above-mentioned plan.

20 UNDER AND SUBJECT to all existing easements, conditions,
21 restrictions, and covenants of record, including without
22 limitation those contained in the prior deed of record as set
23 forth above.

24 (c) Existing encumbrances.--The conveyance shall be made
25 under and subject to all lawful and enforceable easements,
26 servitudes and rights of others, including, but not confined to,
27 streets, roadways and rights of any telephone, telegraph, water,
28 electric, gas or pipeline companies, as well as under and
29 subject to any lawful and enforceable estates or tenancies
30 vested in third persons appearing of record, for any portion of

1 the land or improvements erected thereon.

2 (d) Deed of conveyance.--The conveyance shall be by special
3 warranty deed that shall be executed by the Secretary of General
4 Services in the name of the Commonwealth of Pennsylvania.

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

7 (f) Alternate disposition.--In the event that the parties
8 have not entered into an agreement of sale within 24 months
9 after the effective date of this subsection, the authorization
10 contained herein shall expire.

11 Section 2. Effective date.

12 This act shall take effect immediately.