
THE GENERAL ASSEMBLY OF PENNSYLVANIA

SENATE BILL

No. 1190 Session of
2020

INTRODUCED BY HUTCHINSON, JUNE 5, 2020

REFERRED TO STATE GOVERNMENT, JUNE 5, 2020

AN ACT

1 Authorizing the Department of General Services, with the
2 approval of the Department of Human Services and the
3 Governor, to grant and convey to Bollinger Enterprises, Inc.,
4 certain lands situate in Conewango Township, Warren County.

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

7 Section 1. Conveyance in Conewango Township, Warren County.

8 (a) Authorization.--The Department of General Services, with
9 the approval of the Department of Human Services and the
10 Governor, is authorized on behalf of the Commonwealth of
11 Pennsylvania to grant and convey, at a purchase price of \$1, the
12 following tract of land together with any buildings, structures
13 or improvements thereon, situate in Conewango Township, Warren
14 County.

15 (b) Property description.--The property to be conveyed
16 pursuant to this section consists of one tract known as "Lot 2"
17 of approximately 3.16 acres of land and improvements located
18 thereon, to be subdivided from the residual lands of Warren
19 State Hospital known as Parcel I.D. WN-5-461, located in the

1 Township of Conewango, Warren County, being preliminarily
2 bounded and described as follows:

3 ALL THAT CERTAIN Piece or Parcel of Land situate in the
4 Township of Conewango, County of Warren and Commonwealth of
5 Pennsylvania, described as follows:

6 BEGINNING at a pipe, said pipe being situate at the
7 intersection of the northerly right of way for North State
8 Street, and the northerly right of way for Maple Leaf Place;

9 THENCE N 37°33'49" W along the northerly right of way for
10 North State Street, the lands of Michael and Meghann Chapman,
11 Gary and Dixie Burmagin and William Haskins and Nicole Genis a
12 distance of 252.12' to a point, said point being the southerly
13 most corner of Lot 2 and the easterly most corner of William
14 Haskins and Nicole Genis, being the Point of Beginning;

15 THENCE N 53°00'00" W along the westerly line of Lot 2 and the
16 easterly line of William and Nicole Genis, a distance of 172.49'
17 to a point;

18 THENCE continuing N 53°00'00" W along the westerly line of
19 Lot 2 and the easterly line of Darren Laih, a distance of 90.79'
20 to a rebar, said rebar being the westerly most corner of Lot 2;

21 THENCE N 37°00'00" E severing the lands of the Grantors, a
22 distance of 510.00' to a rebar, said rebar being the northerly
23 most corner of Lot 2;

24 THENCE S 53°00'00" E continuing to sever the lands of the
25 Grantor, passing a rebar at 275.22' a total distance of 275.72'
26 to a point, said point being situate on the northerly right of
27 way of North State Street, being the easterly most corner of Lot
28 2;

29 THENCE S 38°23'50" W along the northerly right of way of
30 North State Street, a distance of 510.15' to a point, said point

1 being the southerly most corner of Lot 2, a common corner with
2 William Haskins and Nicole Genis which is the point of
3 beginning, having an area of 137445.40 square feet, or 3.16
4 acres.

5 Being Lot 2 on a preliminary version of a plan entitled
6 "Minor Subdivision of Land for the Warren State Hospital,"
7 prepared by Hampson Surveying, dated November 18, 2019.

8 The actual description for the property to be conveyed shall
9 be determined based upon a final nonappealable subdivision plan
10 that has been approved in accordance with applicable law.

11 (c) Subdivision plan.--No conveyance shall be made under
12 this section until Bollinger Enterprises, Inc., has provided the
13 Department of General Services with a final, nonappealable
14 subdivision plan approved in accordance with applicable law.

15 (d) Condition.--Any conveyance authorized under this section
16 shall be made under and subject to the condition, which shall be
17 contained in the deed of conveyance, that no portion of the
18 property conveyed shall be used as a licensed facility, as
19 defined in 4 Pa.C.S. § 1103 (relating to definitions), or any
20 other similar type of facility authorized under State law. The
21 condition shall be a covenant running with the land and shall be
22 binding upon the grantee, its successors and assigns. Should the
23 grantee, its successors or assigns, permit any portion of the
24 property authorized to be conveyed in this section to be used in
25 violation of this subsection, the title shall immediately revert
26 to and revest in the grantor.

27 (e) Restriction.--The conveyance shall be made under and
28 subject to all lawful and enforceable easements, servitudes and
29 rights of others, including, but not confined to, streets,
30 roadways and rights of any telephone, telegraph, water,

1 electric, gas or pipeline companies, as well as under and
2 subject to any lawful and enforceable estates or tenancies
3 vested in third persons appearing of record, for any portion of
4 the land or improvements erected thereon.

5 (f) Deed of conveyance.--The deed of conveyance shall be by
6 Special Warranty Deed and shall be executed by the Secretary of
7 General Services in the name of the Commonwealth of
8 Pennsylvania.

9 (g) Costs and fees.--Costs and fees incidental to this
10 conveyance shall be borne by the grantee.

11 (h) Alternate disposition.--In the event that this
12 conveyance is not executed within five years after the effective
13 date of this section, the property may be disposed of in
14 accordance with section 2405-A of the act of April 9, 1929
15 (P.L.177, No.175), known as The Administrative Code of 1929.
16 Section 2. Effective date.

17 This act shall take effect immediately.