
THE GENERAL ASSEMBLY OF PENNSYLVANIA

SENATE BILL

No. 1309 Session of
2020

INTRODUCED BY MARTIN, SEPTEMBER 8, 2020

REFERRED TO STATE GOVERNMENT, SEPTEMBER 8, 2020

AN ACT

1 Authorizing the Department of Transportation, with the approval
2 of the Governor, to grant and convey to High Properties, LP,
3 a certain tract of unimproved land situate in Manheim
4 Township, Lancaster County.

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

7 Section 1. Conveyance in Manheim Township, Lancaster County.

8 (a) Authorization.--The Department of Transportation, with
9 the approval of the Governor, is hereby authorized on behalf of
10 the Commonwealth of Pennsylvania to grant and convey to High
11 Properties, LP, or its assigns, a certain tract of unimproved
12 land situate in Manheim Township, Lancaster County, for fair
13 market value based on an appraisal as established by the
14 Department of Transportation's appraisal policies and under
15 terms and conditions to be established in an Agreement of Sale.

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

18 ALL THAT CERTAIN tract of land situate on the southwesterly side
19 of Harrisburg Pike (S.R. 4020) in Manheim Township, Lancaster

1 County, Pennsylvania, as shown on a plan entitled "Boundary
2 Survey for the Commonwealth of Pennsylvania Department of
3 Transportation Site," prepared by Rettew Associates, Inc., dated
4 June 10, 2020, Drawing No. 044192033T, being more fully bounded
5 and described as follows:

6 BEGINNING at a point at the southeasterly corner thereof, being
7 a point on the southwesterly right-of-way line of Harrisburg
8 Pike (S.R. 4020), a varying width right-of-way, also being a
9 common corner with lands now or formerly of High Properties,
10 said point is also located S 72° 49' 58" W a distance of 0.67'
11 from a 1" pinch pipe (found);

12 THENCE along said lands of High Properties, the following three
13 courses and distances: S 72° 49' 58" W a distance of 78.19' to a
14 1/2" pipe (found); N 80° 54' 54" W a distance of 92.26' to a 1"
15 pipe (found); N 20° 09' 35" E a distance of 114.09' to a point
16 on the southwesterly right-of-way line of Harrisburg Pike (S.R.
17 4020), said point being S 20° 09' 35" W a distance of 1.10' from
18 a 5/8" rebar (found);

19 THENCE along said right-of-way line along a line curving to the
20 right having a radius of 1,068.92', an arc length of 160.52' and
21 a chord bearing S 52° 03' 52" E a distance of 160.37' to the
22 POINT and PLACE of BEGINNING, CONTAINING 10,629 S.F (0.244
23 Acres).

24 (c) Conditions.--The conveyance shall be made under and
25 subject to all lawful and enforceable easements, servitudes and
26 rights of others, including, but not confined to, streets,
27 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) Restriction.--The conveyance shall be made under and
3 subject to the condition, which shall be contained in the deed
4 of conveyance, that no portion of the property conveyed shall be
5 used as a licensed facility, as defined in 4 Pa.C.S. § 1103
6 (relating to definitions), or any other similar type of facility
7 authorized under the laws of this Commonwealth. The condition
8 shall be a covenant running with the land and shall be binding
9 upon the grantee, its successors and assigns. Should the
10 grantee, its successors or assigns, permit any portion of the
11 property authorized to be conveyed in this section to be used in
12 violation of this subsection, the title shall immediately revert
13 to and revest in the grantor.

14 (e) Deed.--The deed of conveyance shall be by quit claim
15 deed and shall be executed by the Secretary of Transportation in
16 the name of the Commonwealth of Pennsylvania.

17 (f) Costs and fees.--Costs and fees incidental to this
18 conveyance shall be borne by the grantee.

19 (g) Deposit of proceeds.--Proceeds from the sale shall be
20 deposited into the Motor License Fund.

21 Section 2. Effective date.

22 This act shall take effect in 60 days.