
THE GENERAL ASSEMBLY OF PENNSYLVANIA

SENATE BILL

No. 1339 Session of
2020

INTRODUCED BY YAW, OCTOBER 2, 2020

REFERRED TO STATE GOVERNMENT, OCTOBER 2, 2020

AN ACT

1 Authorizing the Department of General Services, with the
2 approval of the Governor, to grant and convey to Harry E.
3 Frey, Jr. and Jeffrey L. Frey, a permanent easement over
4 certain lands of the Commonwealth of Pennsylvania at Muncy
5 State Correctional Institution situate in Clinton Township,
6 Lycoming County, for the purpose of ingress and egress to
7 lands which Harry E. Frey, Jr. and Jeffrey L. Frey propose to
8 acquire from Harold James Carpenter and Carlene M. Carpenter.

9 The General Assembly of the Commonwealth of Pennsylvania

10 hereby enacts as follows:

11 Section 1. Conveyance in Clinton Township, Lycoming County.

12 (a) Authorization.--The Department of General Services, with
13 the approval of the Governor, is hereby authorized on behalf of
14 the Commonwealth of Pennsylvania to grant and convey to Harry E.
15 Frey, Jr. and Jeffrey L. Frey a permanent easement across lands
16 of the Commonwealth of Pennsylvania situate in Clinton Township,
17 Lycoming County, for \$2,670.00, for the purpose of ingress and
18 egress to lands which Harry E. Frey, Jr. and Jeffrey L. Frey
19 propose to acquire from Harold James Carpenter and Carlene M.
20 Carpenter, such easement to be granted under terms and
21 conditions to be established in an easement agreement with the

1 Department of General Services.

2 (b) Property description.--The easement to be conveyed,
3 pursuant to Section 1, consists of 1.78 acres more or less of
4 land located upon the grounds of the Department of Corrections'
5 Muncy State Correctional Institution situate in Clinton
6 Township, Lycoming County, such easement area being more
7 particularly bounded and described as follows:

8 ALL THAT CERTAIN RIGHT OF WAY located in Clinton Township,
9 Lycoming County, Pennsylvania, depicted on a plan titled
10 "Exhibit for Proposed 24' Wide Private Access R/W and Land
11 Exchange," prepared by Sweetland Engineering and Associates,
12 Inc., drawing number D-10172, dated September 28, 2016, more
13 fully bounded and described as follows:

14 BEGINNING at a point being a common corner along a curve in the
15 centerline of State Home Road, T-425 a 33 foot wide right-of-
16 way, at the northeastern corner of land N/F of Robert L.
17 Keebler, and a southwestern corner of lands of the Commonwealth
18 of Pennsylvania, said point being referenced to the Pennsylvania
19 State Plane Coordinate System, North Zone, North American Datum
20 of 1983 (PAN-NAD83) and having coordinates expressed in units of
21 the United States Survey Foot (US-FT), Northing 377,917.4557 and
22 Easting 2,219,238.6057;

23 THENCE along said land N/F of Robert L. Keebler, N25° 42' 48"W,
24 302.17 feet to a point;

25 THENCE along same, S61° 58' 28"W, 137.11 feet to a point;

26 THENCE through lands of the Commonwealth of Pennsylvania,
27 parallel to and westerly from the centerline of the existing
28 overhead electric line and being in and along an existing dirt
29 lane, N45° 24' 20"W, 938.36 feet to a point;

30 THENCE continuing through lands of the Commonwealth of

1 Pennsylvania, N12° 33' 02"W, 1849.17 feet to a point along line
2 of lands N/F of Harold James Carpenter and Carlene M. Carpenter,
3 Parcel No. 3, which Harry E. Frey Jr. and Jeffrey L. Frey
4 propose to acquire;

5 THENCE along said land of Harold James Carpenter and Carlene M.
6 Carpenter, Parcel No. 3, which Harry E. Frey Jr. and Jeffrey L.
7 Frey propose to acquire, N88° 51' 53"E, 24.48 feet to a $\frac{3}{4}$ "
8 diameter rebar being a common corner of lands of the
9 Commonwealth of Pennsylvania;

10 THENCE through lands of the Commonwealth of Pennsylvania, S12°
11 33' 02"E, 1837.25 feet to a point in the centerline of the
12 existing overhead electric line and being in and along an
13 existing dirt lane;

14 THENCE through lands of the Commonwealth of Pennsylvania, 45°
15 24' 20"E, 913.65 feet to a point the centerline of the existing
16 overhead electric line and being along an existing dirt lane;

17 THENCE through lands of the Commonwealth of Pennsylvania, N61°
18 58' 28"E, 144.46 feet to a point;

19 THENCE through lands of the Commonwealth of Pennsylvania, being
20 parallel to the first course, S25° 42' 48"E, 330.93 feet to a
21 point in centerline of State Home Road, T-425, a 33-foot-wide
22 right-of-way;

23 THENCE in and along the centerline of State Home Road, T-425,
24 S73° 12' 45"W, 24.29 feet to the point of BEGINNING.

25 CONTAINING 77,437.3 square feet or 1.78 acres of land, more or
26 less.

27 (c) Conditions.--The Easement Agreement shall contain such
28 terms and conditions as shall be acceptable to the Department of
29 General Services and said Easement Agreement shall be executed
30 by the Secretary of General Services in the name of the

1 Commonwealth of Pennsylvania.

2 (d) Restriction.--The Easement Agreement shall contain a
3 provision that the easement shall be utilized by the Grantees,
4 their heirs and assigns, solely for the purpose of ingress and
5 egress to property of the Grantees and for no other purpose.
6 Should the easement be utilized for a purpose other than ingress
7 and egress, the easement shall automatically extinguish.

8 (e) Costs and fees.--All costs and fees incidental to the
9 conveyance authorized under this section shall be borne by the
10 Grantees. The proceeds from the sale shall be deposited into the
11 General Fund.

12 (f) Expiration.--If the conveyance authorized under this
13 section is not effectuated within two years after the effective
14 date of this section, the authority provided under this section
15 shall expire.

16 Section 2. Effective date.

17 This act shall take effect in 60 days.