
THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 2065 Session of
2021

INTRODUCED BY DALEY, MADDEN, HANBIDGE, HILL-EVANS, SANCHEZ,
McNEILL, D. WILLIAMS, N. NELSON, MALAGARI, MILLARD AND
GUENST, NOVEMBER 9, 2021

REFERRED TO COMMITTEE ON STATE GOVERNMENT, NOVEMBER 9, 2021

AN ACT

1 Authorizing the Department of Conservation and Natural
2 Resources, with the approval of the Governor, to grant and
3 convey to Erdenheim Farm (EQ), L.P., certain lands situate in
4 Whitemarsh and Springfield Townships, Montgomery County, in
5 exchange for Erdenheim Farm (EQ), L.P., causing to convey to
6 the Commonwealth of Pennsylvania a tract of land to be added
7 to Marsh Creek State Park.

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

10 Section 1. Authorization to convey property.

11 The Department of Conservation and Natural Resources, with
12 the approval of the Governor, is hereby authorized on behalf of
13 the Commonwealth of Pennsylvania to grant and convey to
14 Erdenheim Farm (EQ), L.P., (hereinafter referred to as
15 "Erdenheim Farm"), certain lands situate in Whitemarsh and
16 Springfield Townships, Montgomery County, in exchange for that
17 certain property to be conveyed to the Commonwealth of
18 Pennsylvania in accordance with section 3 herein below.

19 Section 2. Conveyance of property to the Erdenheim Farm.

20 The property to be conveyed in accordance with section 1

1 consists of two tracts of land totaling approximately 8.7910
2 acres and improvements thereon, bounded and more particularly
3 described as follows:

4 ALL THOSE TWO CERTAIN lots or pieces of ground situated partly
5 in Whitemarsh Township and partly in Springfield Township,
6 Montgomery County, Pennsylvania, bounded and described as
7 follows:

8 TRACT 1: Beginning at an iron pin at the intersection of the
9 middle lines of Stenton Avenue (or Blue Bell Road) and Flourtown
10 Road (or Mill Road), a corner of land of Edward B. Krumbhaar,
11 thence extending along said middle line of Flourtown Road and
12 Krumbhaar's land North seventy-two degrees seventeen minutes and
13 fifty-nine seconds East one hundred and thirty-four and three
14 hundred and eighty-seven thousandths feet to a point, thence
15 still parallel with Stenton Avenue South twelve degrees eleven
16 minutes fifty-nine seconds West four hundred and twenty-one and
17 two hundred and ninety-three thousandths feet to a point, thence
18 still parallel with Stenton Avenue South nine degrees forty-
19 three minutes one second East One thousand and seven hundred and
20 forty-four thousandths feet to a point, thence still parallel
21 with Stenton Avenue for the greater part South twenty-four
22 degrees thirty-nine minutes one second East Eight hundred and
23 thirty feet to a point, thence South thirty degrees twenty-six
24 minutes twenty-nine seconds West Sixty-six and twenty-three
25 thousandths feet to a point in the middle of Stenton Avenue in
26 the line of land of the Bloomfield Farm late of John T. Morris,
27 thence along the middle line of Stenton Avenue and Morris's land
28 North forty degrees twenty-seven minutes forty-one second West
29 Two hundred and twenty-eight and eight hundred and sixty-one
30 thousandths feet to a corner of said Morris's land, thence along

1 said land South fifty-six degrees forth minutes thirty-nine
2 seconds West Three hundred and eighty-three and forty-six
3 hundredths feet to a stone at the corner of said land, thence
4 North twenty-three degrees fifty-nine minutes fifty-nine seconds
5 East Four hundred and eighty-two and eight hundred and elven
6 thousands feet to a point in the Westerly line of Stenton
7 Avenue, thence along the same the fie following courses and
8 distances (1) North twenty-four degrees thirty-nine minutes one
9 second West Four hundred and four and seven hundred and forty-
10 one thousandths feet, (2) North nine degrees forty-three minutes
11 one second West One thousand and forty-three and nine hundred
12 and twenty-eight thousandths feet, (3) North twelve degrees
13 eleven minutes fifty-nine seconds East Three hundred and fifty-
14 one and nine hundred and thirty-one thousandths feet, (4) North
15 forty-eight degrees thirty-six minutes one second West Two
16 hundred and twenty-five and seven hundred and sixty-one
17 thousandths feet, and (5) North forty-four degrees fifty-three
18 minutes one second West Three hundred and thirteen and two
19 hundred and twenty-nine thousandths feet to a point in the
20 middle line of Barren Hill Road, thence along said middle line
21 North sixty-six degrees twenty-six minutes fifty-nine seconds
22 East Seventeen and seven hundred and fourteen thousandths feet
23 to a point in the middle line of Stenton Avenue a corner of said
24 Krumbhaar's land, thence along said middle line of Stenton
25 Avenue and said Krumbhaar's land South forty-four degrees fifty-
26 three minutes one second East Three hundred and six and twenty-
27 five hundredths feet to a point and South forty-eight degrees
28 thirty-six minutes one second East Two hundred and fifty-three
29 and thirty-five hundredths feet to the iron pin in the middle
30 line of Flourtown Road the place of the beginning, Containing

1 eight acres and four hundred and five ten-thousandths of an
2 acre; and BEING Uniform Parcel Identifier Numbers: 650008059003
3 (7.455 acres to the west- and under- Stenton Avenue) and
4 650011140009 (0.98 acres to the east of Stenton Avenue).
5 TRACT 2: Beginning at a point in the line dividing the lands of
6 George D. Widener and the Bloomfield Farm of John T. Morris
7 Southwest of Stenton Avenue, thence extending along said
8 dividing line South fifty-nine degrees four minutes fifty-nine
9 seconds West Two hundred and seventy-five and ninety-four
10 hundredths feet to a point near the East bank of the Wissahickon
11 Creek a corner of said lands and of land of the Whitemarsh
12 Valley Country Club, thence up said Creek along the line of said
13 Club North seven degrees forty-eight minutes one second West One
14 hundred feet to a point and North fifty-three degrees eighteen
15 minutes one second West Forty-five feet to a point and thence
16 along other land of said Widener North eighty-six degrees fifty
17 minutes twenty-six seconds East two hundred and eighty-six and
18 eight hundred and twenty-two thousandths feet to a place of the
19 beginning, Containing three thousand eight hundred and sixty-
20 three ten thousandths of an acre; and BEING Uniform Parcel
21 Identifier Block/Unit Number 52-003-025 (0.3863 acres to the
22 east of Stenton Avenue).

23 Being the same premises, which George D. Widener conveyed to the
24 Commonwealth of Pennsylvania by deed dated November 15, 1920 and
25 recorded in Book 822 Page 575 of the Montgomery County Recorder
26 of Deed's office.

27 Containing 8.7910 acres more or less.

28 Section 3. Authorization to receive property.

29 The Department of Conservation and Natural Resources, with
30 the approval of the Governor, is hereby authorized on behalf of

1 the Commonwealth of Pennsylvania to receive that certain tract
2 of land situate in Upper Uwchlan Township, Chester County, in
3 exchange for that property to be conveyed to Erdenheim Farm in
4 accordance with section 1 hereinabove.

5 Section 4. Conveyance of property to the Commonwealth of
6 Pennsylvania, acting by and through the Department of
7 Conservation and Natural Resources.

8 The property to be conveyed in accordance with section 3
9 consists of approximately 10.568-acres and improvements thereon:

10 ALL THAT CERTAIN parcel of land SITUATED in Upper Uwchlan
11 Township, Chester County, Pennsylvania, being shown on ALTA/NSPS
12 Land Title Survey prepared for Peter Ernst, dated November 23,
13 2020 by Regester Associates, Inc., Kennett Square, Pennsylvania,
14 and being more fully described as follows: BEGINNING at a re-rod
15 (set) at the southeasterly comer in common of lands now or late
16 of Havard A. & Mary E. McCurdy (a/k/a Tax Parcel no. 32-6-59)
17 and lands now or late of Daniel L. and Kirsten E. McCurdy (a/k/a
18 Tax Parcel no. 32-6-59.3) on the northwesterly existing right of
19 way line of Dorlan Mill Road-T-583, said right of way line being
20 parallel with 16.5 feet northwesterly from the centerline
21 thereof; thence from the point of beginning, along said right of
22 way line, South 41 degrees 38 minutes 03 seconds West 523.30
23 feet; thence leaving said right of way line, along lands now or
24 late of John D. and Susan N. Green and lands now or late of
25 James R. and Susan C. McDonough, passing over a re-rod (found)
26 at a distance of 9.33 feet, North 78 degrees 40 minutes 10
27 seconds West 645.44 feet to a copperweld (found), a comer of
28 lands now or late of the Commonwealth of Pennsylvania; thence
29 along said lands of the Commonwealth of Pennsylvania, North 31
30 degrees 37 minutes 12 seconds East 665.97 feet to an iron pin

1 (found), a comer of lands now or late of Keith E. and Lynne
2 White; thence along said lands of White, lands now or late of
3 Jonathan D. Rubin, and lands now or late of Michael J. and Sarah
4 S. Kemeter, North 71 degrees 21 minutes 15 seconds East 438.20
5 feet to a re-rod (set), a comer of the aforesaid lands of Daniel
6 L. and Kirsten E. Mccurdy; thence along said lands of McCurdy,
7 the following two (2) courses and distances: (1) South 10
8 degrees 27 minutes 57 seconds East 369.94 feet to a re-rod
9 (set); (2) South 62 degrees 01 minute 53 seconds East 168.67
10 feet to the point of beginning; and CONTAINING 10.568 acres of
11 land, be the same, more or less; and BEING Uniform Parcel
12 Identifier no. 32-6-59.

13 Section 5. Easements and encumbrances.

14 The conveyances described in this act shall be made
15 concurrently and under and subject to all lawful and enforceable
16 easements, servitudes and rights of others, including, but not
17 confined to, streets, roadways and rights of any telephone,
18 telegraph, water, electric, gas or pipeline companies, as well
19 as under and subject to any lawful and enforceable estates or
20 tenancies vested in third persons appearing of record, for any
21 portion of the land or improvements erected thereon. The
22 conveyance authorized under section 1 of this act shall be made
23 under and subject to the following:

24 (a) Erdenheim Farm shall provide an easement, in perpetuity
25 and in favor of Montgomery County, for the construction,
26 installation and maintenance of a public multipurpose trail
27 contained within Parcel number 650008059003, part of TRACT 1,
28 being conveyed under section 2.

29 (b) Erdenheim Farm shall execute a conservation easement in
30 favor of Natural Lands Trust, Inc. on Parcel number

1 650008059003, part of TRACT 1 being conveyed under Section 2.
2 This conservation easement shall allow for the public trail on
3 this Parcel number 650008059003.

4 Section 6. Deeds.

5 The deeds for the conveyance of the properties referenced in
6 sections 2 and 3 shall be by Special Warranty Deed.

7 Section 7. Costs and fees.

8 All costs and fees incidental to the conveyances contained in
9 this act shall be borne by their respective parties.

10 Section 8. Effective date.

11 This act shall take effect immediately.