

THE GENERAL ASSEMBLY OF PENNSYLVANIA

SENATE BILL

No. 1020 Session of 2022

INTRODUCED BY GEBHARD, JANUARY 14, 2022

AS REPORTED FROM COMMITTEE ON STATE GOVERNMENT, HOUSE OF REPRESENTATIVES, AS AMENDED, MARCH 29, 2022

AN ACT

1 Authorizing the Department of Conservation and Natural
2 Resources, with the approval of the Governor, to grant and
3 convey to Kyle A. and Tamara J. Boltz certain lands situate
4 in Union Township, Lebanon County, in exchange for Kyle A.
5 and Tamara J. Boltz's granting and conveying certain lands to
6 the Commonwealth of Pennsylvania, Department of Conservation
7 and Natural Resources, to be added to those existing lands at
8 Swatara State Park; AND AUTHORIZING THE DEPARTMENT OF
9 CONSERVATION AND NATURAL RESOURCES, WITH THE APPROVAL OF THE
10 GOVERNOR, TO GRANT AND CONVEY TO ERDENHEIM FARM (EQ), L.P.,
11 CERTAIN LANDS SITUATE IN WHITEMARSH AND SPRINGFIELD
12 TOWNSHIPS, MONTGOMERY COUNTY, IN EXCHANGE FOR ERDENHEIM FARM
13 (EQ), L.P., CAUSING TO CONVEY TO THE COMMONWEALTH OF
14 PENNSYLVANIA A TRACT OF LAND TO BE ADDED TO MARSH CREEK STATE
15 PARK.

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16 The General Assembly of the Commonwealth of Pennsylvania
17 hereby enacts as follows:

18 Section 1. Conveyance in Union Township, Lebanon County.

19 (a) Authorization.--The Department of Conservation and
20 Natural Resources, with the approval of the Governor, is hereby
21 authorized on behalf of the Commonwealth of Pennsylvania to
22 grant and convey to Kyle A. and Tamara J. Boltz certain lands
23 situate in Union Township, Lebanon County, in exchange for that
24 certain property to be conveyed to the Commonwealth of

1 Pennsylvania in accordance with subsection (c).

2 (b) Property description.--The property to be conveyed in
3 accordance with this section consists of approximately 4.191
4 acres, located in Union Township, Lebanon County, Commonwealth
5 of Pennsylvania, being a portion of that land conveyed by the
6 United States of America acting by and through the Regional
7 Director, National Park Service, Mid-Atlantic Region, pursuant
8 to authority delegated by the Secretary of the Interior, and as
9 authorized by the Federal Property and Administrative Services
10 Act of 1949 (63 Stat. 377), as amended, and particularly as
11 amended by Public Law 91-485 (84 Stat. 1084), and regulations
12 and orders promulgated thereunder to Bureau of State Parks,
13 Commonwealth of Pennsylvania, by deed dated April 12, 1989, and
14 recorded in the Office of the Recorder of Deeds of Lebanon
15 County, Pennsylvania, in Deed Book 285 at Page 109. Beginning at
16 a point marked with rebar, said point being located along the
17 common division line between Kyle A. and Tamara J. Boltz and the
18 Commonwealth of Pennsylvania, said point being Southerly corner
19 of the lands of the Commonwealth of Pennsylvania herein
20 described; thence, along the line of lands of Kyle A. and Tamara
21 J. Boltz, North fourteen degrees forty-three minutes fifty
22 seconds East (N 14°43'50" E) a distance of one thousand one
23 hundred twenty and eighty-two hundredth feet (1120.82 ft) to a
24 point marked with rebar; thence, through the lands of the
25 Commonwealth of Pennsylvania, South seventy-five degrees fifteen
26 minutes fifty seconds East (S 75°15'50" E) a distance of three
27 hundred thirty-one and ten hundredths feet (331.10); thence,
28 along common division line between the lands of the Commonwealth
29 of Pennsylvania and Kyle A. and Tamara J. Boltz, South thirty-
30 four degrees thirty-eight minutes twenty-one seconds West (S

1 34°38'21" W) a distance of eighty-four and ninety-three
2 hundredths feet (84.93 ft) to a point marked with a pipe;
3 thence, along common division line between the lands of the
4 Commonwealth of Pennsylvania and Kyle A. and Tamara J. Boltz,
5 South thirty degrees fifty-seven minutes three seconds West (S
6 30°57'03" W) a distance of four hundred forty-six and sixty-four
7 hundredths feet (446.64 ft) to a point marked with a pipe;
8 thence, along common division line between the lands of the
9 Commonwealth of Pennsylvania and Kyle A. and Tamara J. Boltz,
10 South thirty degrees fifty-one minutes forty-nine seconds West
11 (S 30°51'49" W) a distance of two hundred sixty-one and sixty-
12 seven hundredths feet (261.67 ft) to a point marked with a pipe;
13 thence, along common division line between the lands of the
14 Commonwealth of Pennsylvania and Kyle A. and Tamara J. Boltz,
15 South thirty degrees fifty-six minutes twelve seconds West (S
16 30°56'12" W) a distance of three hundred seventy-five and eighty
17 hundredths feet (375.80 ft) to the point of beginning;
18 containing an area of 4.191 acres.

19 (c) Conveyance of lands to Commonwealth.--The Department of
20 Conservation and Natural Resources, with the approval of the
21 Governor, is hereby authorized on behalf of the Commonwealth of
22 Pennsylvania to receive from Kyle A. and Tamara J. Boltz certain
23 lands situate in Union Township, Lebanon County, in exchange for
24 that property to be conveyed to Kyle A. and Tamara J. Boltz in
25 accordance with this section.

26 (d) Property description of lands to Commonwealth.--The
27 property to be conveyed in accordance with subsection (c)
28 consists of approximately 11.908 acres, located in Union
29 Township, Lebanon County, Commonwealth of Pennsylvania, being a
30 portion of that land conveyed by David A. Carbaugh to Kyle A.

1 and Tamara J. Boltz by deed dated August 8, 2002, and recorded
2 in the Office of the Recorder of Deeds of Lebanon County,
3 Pennsylvania, in Deed Book 2010 at Page 3375. Also being a
4 portion of that land recorded in a boundary line agreement
5 between Kyle A. and Tamara J. Boltz and Charles and Patricia A.
6 Gamler and recorded in the Office of the Recorder of Deeds of
7 Lebanon County, Pennsylvania, on August 24, 2004, in Deed Book
8 2050 at Page 4634; and being Tract 5 on the final lot line
9 relocation plan for the Commonwealth and Kyle A. and Tamara J.
10 Boltz, Union Township, Lebanon County, Pennsylvania, as prepared
11 by Keller Engineers, Inc., said plan having a date of June 15,
12 2007, and being filed in the Office of the Recorder of Deeds of
13 Lebanon County, Pennsylvania, on September 11, 2012, as
14 Instrument No. 201214241 and Plat Book 76, Page 266. Beginning
15 at a point marked with a pipe, said point being located along
16 the common division line between Kyle A. and Tamara J. Boltz and
17 the Commonwealth of Pennsylvania a distance of one-thousand
18 nine-hundred fifty feet (1,950 ft) more or less Northeasterly
19 from the centerline of Pennsylvania SR 1020 (Fredericksburg
20 Road); thence, along said common division line North twenty-
21 eight degrees forty-three minutes nineteen seconds East (N
22 28°43'19" E) a distance of one-hundred twenty-four and twenty
23 hundredths feet (124.20 ft) to a point marked with a pipe;
24 thence, along said common division line North one degree
25 eighteen minutes fourteen seconds East (N 01°18'14" E) a
26 distance of two-hundred seventy-four and twenty-three hundredths
27 feet (274.23 ft) to a point marked with a pipe; thence, along
28 said common division line North eleven degrees four minutes
29 forty-six seconds East (N 11°04'46" E) a distance of two-hundred
30 fifty-seven and forty-two hundredths feet (257.42 ft) to a point

1 marked with a concrete monument; thence, along said common
2 division line North six degrees two minutes fifty-three seconds
3 East (N 06°02'53" E) a distance of one-hundred fifty-seven and
4 fifty-five hundredths feet (157.55 ft) to a point marked with a
5 pipe; thence, along said common division line South eighty-one
6 degrees two minutes twenty-seven seconds East (N 81°02'27" E) a
7 distance of thirty-four and seventy-seven hundredths feet (34.77
8 ft) to a point marked with a pipe; thence, along said common
9 division line North two degrees two minutes thirteen seconds
10 East (N 02°02'13" E) a distance of three-hundred three and
11 twenty-one hundredths feet (303.21 ft) to a point marked with a
12 concrete monument; thence, along said common division line North
13 eight degrees two minutes one second East (N 08°02'01" E) a
14 distance of two-hundred eighty-four and thirty-one hundredths
15 feet (284.31 ft) to a point marked with a concrete monument;
16 thence, along said common division line North two degrees two
17 minutes twenty-three seconds West (N 02°02'23" W) a distance of
18 two-hundred thirty-three and twenty-eight hundredths feet
19 (233.28 ft) to a point marked with a pipe; thence, along said
20 common division line North thirty-nine degrees fifty-three
21 minutes twenty-two seconds East (N 39°53'22" E) a distance of
22 six-hundred fifteen feet (615.00 ft); thence, South nine degrees
23 forty-one minutes thirteen seconds West (S 09°41'13" W) a
24 distance of ninety-five feet (95.00 ft); thence, South thirteen
25 degree forty-four minutes thirteen seconds West (S 13°44'13" W)
26 a distance of six-hundred ninety-two feet (692.00 ft); thence,
27 South one degree forty-nine minutes zero seconds East (S
28 01°49'00" E) a distance of nine-hundred fifty-nine and sixty-six
29 hundredths feet (959.66 ft); thence, South eighty-eight degrees
30 twenty-five minutes forty-eight seconds West (S 88°25'48" W) a

1 distance of two-hundred two and fifty hundredths feet (202.50
2 ft); thence, South four degrees fifty-four minutes twelve
3 seconds East (S 04°54'12" E) a distance of three-hundred feet
4 (300.00 ft); thence, South six degrees eleven minutes forty-
5 eight seconds West (S 06°11'48" W) a distance of two-hundred
6 feet (200.00 ft); thence, North fifty-nine degrees twelve
7 minutes fifteen seconds West (N 59°12'15" W) a distance of two-
8 hundred ninety-six and fifty hundredths feet (296.50 ft) to the
9 point of beginning; containing an area of 11.908 acres.

10 (e) Location of lands to Commonwealth.--The easement to be
11 conveyed in accordance with subsection (c) consists of
12 approximately 1.5 acres, located in Union Township, Lebanon
13 County, Commonwealth of Pennsylvania, in accordance with
14 subsection (f).

15 (f) Easement interest.--The property to be conveyed under
16 subsection (c) constitutes an easement interest for the purpose
17 of vehicular and pedestrian ingress, egress and regress and for
18 the construction, installation, operation, repair, maintenance,
19 replacement and removal of a public access trail, including the
20 right to locate and install utilities and all necessary and
21 convenient appurtenances to the public access trail. Motor
22 vehicle use shall be limited to the Department of Conservation
23 and Natural Resources, its successors, assigns, contractors, and
24 invitees', activities related to the construction, installation,
25 operation, repair, maintenance, replacement, and removal of the
26 public access trail and its appurtenances and utilities, located
27 within the easement corridor or emergency vehicles. Beginning at
28 a point on the centerline of Pennsylvania State Route 1020, said
29 point being the centerline of the 30 foot-wide easement, North
30 forty-seven degrees twenty-six minutes twenty-two seconds East

1 (N 47°26'22" E) a distance of one hundred forty-two and eighty-
2 three hundredths feet (142.83 ft); thence, North eight degrees
3 fifty-four minutes twelve seconds East (N 08°54'12" E) a
4 distance of two hundred sixty-six and eight hundredths feet
5 (266.08 ft); thence, North twenty-three degrees twenty-six
6 minutes forty-eight seconds West (N 23°26'48" W) a distance of
7 one hundred seventy and ninety-five hundredths feet (170.95 ft);
8 thence, to the division line of the lands of the Commonwealth of
9 Pennsylvania North fourteen degrees forty-four minutes ten
10 seconds East (N 14°44'10" E) a distance of one thousand four
11 hundred eighty-one and eighty-four hundredths feet (1,481.84
12 ft).

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

22 (h) Deeds.--The ~~deed of conveyance~~ CONVEYANCES of the <--
23 property in accordance with subsections (a), (c) and (e) shall
24 be by special warranty deed ~~and shall be executed by the~~ <--
25 ~~Secretary of Conservation and Natural Resources in the name of~~
26 ~~the Commonwealth of Pennsylvania.~~

27 (i) Costs and fees.--All costs and fees incidental to the
28 conveyances contained in this section shall be borne by their
29 respective parties.

30 SECTION 2. CONVEYANCE IN WHITEMARSH AND SPRINGFIELD TOWNSHIPS, <--

1 MONTGOMERY COUNTY.

2 (A) AUTHORIZATION.--THE DEPARTMENT OF CONSERVATION AND
3 NATURAL RESOURCES, WITH THE APPROVAL OF THE GOVERNOR, IS HEREBY
4 AUTHORIZED ON BEHALF OF THE COMMONWEALTH OF PENNSYLVANIA TO
5 GRANT AND CONVEY TO ERDENHEIM FARM (EQ), L.P., (HEREINAFTER
6 REFERRED TO AS "ERDENHEIM FARM"), CERTAIN LANDS SITUATE IN
7 WHITEMARSH AND SPRINGFIELD TOWNSHIPS, MONTGOMERY COUNTY, IN
8 EXCHANGE FOR THAT CERTAIN PROPERTY TO BE CONVEYED TO THE
9 COMMONWEALTH OF PENNSYLVANIA IN ACCORDANCE WITH SUBSECTION (C).

10 (B) PROPERTY DESCRIPTION.--THE PROPERTY TO BE CONVEYED IN
11 ACCORDANCE WITH SUBSECTION (A) CONSISTS OF TWO TRACTS OF LAND
12 TOTALING APPROXIMATELY 8.7910 ACRES AND IMPROVEMENTS THEREON,
13 BOUNDED AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

14 ALL THOSE TWO CERTAIN LOTS OR PIECES OF GROUND SITUATED PARTLY
15 IN WHITEMARSH TOWNSHIP AND PARTLY IN SPRINGFIELD TOWNSHIP,
16 MONTGOMERY COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS
17 FOLLOWS:

18 TRACT 1: BEGINNING AT AN IRON PIN AT THE INTERSECTION OF THE
19 MIDDLE LINES OF STENTON AVENUE (OR BLUE BELL ROAD) AND FLOURTOWN
20 ROAD (OR MILL ROAD), A CORNER OF LAND OF EDWARD B. KRUMBHAAR,
21 THENCE EXTENDING ALONG SAID MIDDLE LINE OF FLOURTOWN ROAD AND
22 KRUMBHAAR'S LAND NORTH SEVENTY-TWO DEGREES SEVENTEEN MINUTES AND
23 FIFTY-NINE SECONDS EAST ONE HUNDRED AND THIRTY-FOUR AND THREE
24 HUNDRED AND EIGHTY-SEVEN THOUSANDTHS FEET TO A POINT, THENCE
25 STILL PARALLEL WITH STENTON AVENUE SOUTH TWELVE DEGREES ELEVEN
26 MINUTES FIFTY-NINE SECONDS WEST FOUR HUNDRED AND TWENTY-ONE AND
27 TWO HUNDRED AND NINETY-THREE THOUSANDTHS FEET TO A POINT, THENCE
28 STILL PARALLEL WITH STENTON AVENUE SOUTH NINE DEGREES FORTY-
29 THREE MINUTES ONE SECOND EAST ONE THOUSAND AND SEVEN HUNDRED AND
30 FORTY-FOUR THOUSANDTHS FEET TO A POINT, THENCE STILL PARALLEL

1 WITH STENTON AVENUE FOR THE GREATER PART SOUTH TWENTY-FOUR
2 DEGREES THIRTY-NINE MINUTES ONE SECOND EAST EIGHT HUNDRED AND
3 THIRTY FEET TO A POINT, THENCE SOUTH THIRTY DEGREES TWENTY-SIX
4 MINUTES TWENTY-NINE SECONDS WEST SIXTY-SIX AND TWENTY-THREE
5 THOUSANDTHS FEET TO A POINT IN THE MIDDLE OF STENTON AVENUE IN
6 THE LINE OF LAND OF THE BLOOMFIELD FARM LATE OF JOHN T. MORRIS,
7 THENCE ALONG THE MIDDLE LINE OF STENTON AVENUE AND MORRIS'S LAND
8 NORTH FORTY DEGREES TWENTY-SEVEN MINUTES FORTY-ONE SECOND WEST
9 TWO HUNDRED AND TWENTY-EIGHT AND EIGHT HUNDRED AND SIXTY-ONE
10 THOUSANDTHS FEET TO A CORNER OF SAID MORRIS'S LAND, THENCE ALONG
11 SAID LAND SOUTH FIFTY-SIX DEGREES FORTH MINUTES THIRTY-NINE
12 SECONDS WEST THREE HUNDRED AND EIGHTY-THREE AND FORTY-SIX
13 HUNDREDTHS FEET TO A STONE AT THE CORNER OF SAID LAND, THENCE
14 NORTH TWENTY-THREE DEGREES FIFTY-NINE MINUTES FIFTY-NINE SECONDS
15 EAST FOUR HUNDRED AND EIGHTY-TWO AND EIGHT HUNDRED AND ELVEN
16 THOUSANDS FEET TO A POINT IN THE WESTERLY LINE OF STENTON
17 AVENUE, THENCE ALONG THE SAME THE FIE FOLLOWING COURSES AND
18 DISTANCES (1) NORTH TWENTY-FOUR DEGREES THIRTY-NINE MINUTES ONE
19 SECOND WEST FOUR HUNDRED AND FOUR AND SEVEN HUNDRED AND FORTY-
20 ONE THOUSANDTHS FEET, (2) NORTH NINE DEGREES FORTY-THREE MINUTES
21 ONE SECOND WEST ONE THOUSAND AND FORTY-THREE AND NINE HUNDRED
22 AND TWENTY-EIGHT THOUSANDTHS FEET, (3) NORTH TWELVE DEGREES
23 ELEVEN MINUTES FIFTY-NINE SECONDS EAST THREE HUNDRED AND FIFTY-
24 ONE AND NINE HUNDRED AND THIRTY-ONE THOUSANDTHS FEET, (4) NORTH
25 FORTY-EIGHT DEGREES THIRTY-SIX MINUTES ONE SECOND WEST TWO
26 HUNDRED AND TWENTY-FIVE AND SEVEN HUNDRED AND SIXTY-ONE
27 THOUSANDTHS FEET, AND (5) NORTH FORTY-FOUR DEGREES FIFTY-THREE
28 MINUTES ONE SECOND WEST THREE HUNDRED AND THIRTEEN AND TWO
29 HUNDRED AND TWENTY-NINE THOUSANDTHS FEET TO A POINT IN THE
30 MIDDLE LINE OF BARREN HILL ROAD, THENCE ALONG SAID MIDDLE LINE

1 NORTH SIXTY-SIX DEGREES TWENTY-SIX MINUTES FIFTY-NINE SECONDS
2 EAST SEVENTEEN AND SEVEN HUNDRED AND FOURTEEN THOUSANDTHS FEET
3 TO A POINT IN THE MIDDLE LINE OF STENTON AVENUE A CORNER OF SAID
4 KRUMBHAAR'S LAND, THENCE ALONG SAID MIDDLE LINE OF STENTON
5 AVENUE AND SAID KRUMBHAAR'S LAND SOUTH FORTY-FOUR DEGREES FIFTY-
6 THREE MINUTES ONE SECOND EAST THREE HUNDRED AND SIX AND TWENTY-
7 FIVE HUNDREDTHS FEET TO A POINT AND SOUTH FORTY-EIGHT DEGREES
8 THIRTY-SIX MINUTES ONE SECOND EAST TWO HUNDRED AND FIFTY-THREE
9 AND THIRTY-FIVE HUNDREDTHS FEET TO THE IRON PIN IN THE MIDDLE
10 LINE OF FLOURTOWN ROAD THE PLACE OF THE BEGINNING, CONTAINING
11 EIGHT ACRES AND FOUR HUNDRED AND FIVE TEN-THOUSANDTHS OF AN
12 ACRE; AND BEING UNIFORM PARCEL IDENTIFIER NUMBERS: 650008059003
13 (7.455 ACRES TO THE WEST- AND UNDER- STENTON AVENUE) AND
14 650011140009 (0.98 ACRES TO THE EAST OF STENTON AVENUE).
15 TRACT 2: BEGINNING AT A POINT IN THE LINE DIVIDING THE LANDS OF
16 GEORGE D. WIDENER AND THE BLOOMFIELD FARM OF JOHN T. MORRIS
17 SOUTHWEST OF STENTON AVENUE, THENCE EXTENDING ALONG SAID
18 DIVIDING LINE SOUTH FIFTY-NINE DEGREES FOUR MINUTES FIFTY-NINE
19 SECONDS WEST TWO HUNDRED AND SEVENTY-FIVE AND NINETY-FOUR
20 HUNDREDTHS FEET TO A POINT NEAR THE EAST BANK OF THE WISSAHICKON
21 CREEK A CORNER OF SAID LANDS AND OF LAND OF THE WHITEMARSH
22 VALLEY COUNTRY CLUB, THENCE UP SAID CREEK ALONG THE LINE OF SAID
23 CLUB NORTH SEVEN DEGREES FORTY-EIGHT MINUTES ONE SECOND WEST ONE
24 HUNDRED FEET TO A POINT AND NORTH FIFTY-THREE DEGREES EIGHTEEN
25 MINUTES ONE SECOND WEST FORTY-FIVE FEET TO A POINT AND THENCE
26 ALONG OTHER LAND OF SAID WIDENER NORTH EIGHTY-SIX DEGREES FIFTY
27 MINUTES TWENTY-SIX SECONDS EAST TWO HUNDRED AND EIGHTY-SIX AND
28 EIGHT HUNDRED AND TWENTY-TWO THOUSANDTHS FEET TO A PLACE OF THE
29 BEGINNING, CONTAINING THREE THOUSAND EIGHT HUNDRED AND SIXTY-
30 THREE TEN THOUSANDTHS OF AN ACRE; AND BEING UNIFORM PARCEL

1 IDENTIFIER BLOCK/UNIT NUMBER 52-003-025 (0.3863 ACRES TO THE
2 EAST OF STENTON AVENUE).
3 BEING THE SAME PREMISES, WHICH GEORGE D. WIDENER CONVEYED TO THE
4 COMMONWEALTH OF PENNSYLVANIA BY DEED DATED NOVEMBER 15, 1920 AND
5 RECORDED IN BOOK 822 PAGE 575 OF THE MONTGOMERY COUNTY RECORDER
6 OF DEED'S OFFICE.
7 CONTAINING 8.7910 ACRES MORE OR LESS.

8 (C) CONVEYANCE OF LANDS TO COMMONWEALTH.--THE DEPARTMENT OF
9 CONSERVATION AND NATURAL RESOURCES, WITH THE APPROVAL OF THE
10 GOVERNOR, IS HEREBY AUTHORIZED ON BEHALF OF THE COMMONWEALTH OF
11 PENNSYLVANIA TO RECEIVE THAT CERTAIN TRACT OF LAND SITUATE IN
12 UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, IN EXCHANGE FOR THAT
13 PROPERTY TO BE CONVEYED TO ERDENHEIM FARM IN ACCORDANCE WITH
14 SUBSECTION (A).

15 (D) PROPERTY DESCRIPTION.--THE PROPERTY TO BE CONVEYED IN
16 ACCORDANCE WITH SUBSECTION (C) CONSISTS OF APPROXIMATELY 10.568
17 ACRES AND IMPROVEMENTS THEREON:
18 ALL THAT CERTAIN PARCEL OF LAND SITUATED IN UPPER UWCHLAN
19 TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, BEING SHOWN ON ALTA/NSPS
20 LAND TITLE SURVEY PREPARED FOR PETER ERNST, DATED NOVEMBER 23,
21 2020 BY REGESTER ASSOCIATES, INC., KENNETT SQUARE, PENNSYLVANIA,
22 AND BEING MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT A RE-ROD
23 (SET) AT THE SOUTHEASTERLY COMER IN COMMON OF LANDS NOW OR LATE
24 OF HAVARD A. & MARY E. MCCURDY (A/K/A TAX PARCEL NO. 32-6-59)
25 AND LANDS NOW OR LATE OF DANIEL L. AND KIRSTEN E. MCCURDY (A/K/A
26 TAX PARCEL NO. 32-6-59.3) ON THE NORTHWESTERLY EXISTING RIGHT OF
27 WAY LINE OF DORLAN MILL ROAD-T-583, SAID RIGHT OF WAY LINE BEING
28 PARALLEL WITH 16.5 FEET NORTHWESTERLY FROM THE CENTERLINE
29 THEREOF; THENCE FROM THE POINT OF BEGINNING, ALONG SAID RIGHT OF
30 WAY LINE, SOUTH 41 DEGREES 38 MINUTES 03 SECONDS WEST 523.30

1 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE, ALONG LANDS NOW OR
2 LATE OF JOHN D. AND SUSAN N. GREEN AND LANDS NOW OR LATE OF
3 JAMES R. AND SUSAN C. MCDONOUGH, PASSING OVER A RE-ROD (FOUND)
4 AT A DISTANCE OF 9.33 FEET, NORTH 78 DEGREES 40 MINUTES 10
5 SECONDS WEST 645.44 FEET TO A COPPERWELD (FOUND), A COMER OF
6 LANDS NOW OR LATE OF THE COMMONWEALTH OF PENNSYLVANIA; THENCE
7 ALONG SAID LANDS OF THE COMMONWEALTH OF PENNSYLVANIA, NORTH 31
8 DEGREES 37 MINUTES 12 SECONDS EAST 665.97 FEET TO AN IRON PIN
9 (FOUND), A COMER OF LANDS NOW OR LATE OF KEITH E. AND LYNNE
10 WHITE; THENCE ALONG SAID LANDS OF WHITE, LANDS NOW OR LATE OF
11 JONATHAN D. RUBIN, AND LANDS NOW OR LATE OF MICHAEL J. AND SARAH
12 S. KEMETER, NORTH 71 DEGREES 21 MINUTES 15 SECONDS EAST 438.20
13 FEET TO A RE-ROD (SET), A COMER OF THE AFORESAID LANDS OF DANIEL
14 L. AND KIRSTEN E. MCCURDY; THENCE ALONG SAID LANDS OF MCCURDY,
15 THE FOLLOWING TWO (2) COURSES AND DISTANCES: (1) SOUTH 10
16 DEGREES 27 MINUTES 57 SECONDS EAST 369.94 FEET TO A RE-ROD
17 (SET); (2) SOUTH 62 DEGREES 01 MINUTE 53 SECONDS EAST 168.67
18 FEET TO THE POINT OF BEGINNING; AND CONTAINING 10.568 ACRES OF
19 LAND, BE THE SAME, MORE OR LESS; AND BEING UNIFORM PARCEL
20 IDENTIFIER NO. 32-6-59.

21 (E) EASEMENTS AND ENCUMBRANCES.--THE CONVEYANCES DESCRIBED
22 IN THIS SECTION SHALL BE MADE CONCURRENTLY AND UNDER AND SUBJECT
23 TO ALL LAWFUL AND ENFORCEABLE EASEMENTS, SERVITUDES AND RIGHTS
24 OF OTHERS, INCLUDING, BUT NOT CONFINED TO, STREETS, ROADWAYS AND
25 RIGHTS OF ANY TELEPHONE, TELEGRAPH, WATER, ELECTRIC, GAS OR
26 PIPELINE COMPANIES, AS WELL AS UNDER AND SUBJECT TO ANY LAWFUL
27 AND ENFORCEABLE ESTATES OR TENANCIES VESTED IN THIRD PERSONS
28 APPEARING OF RECORD, FOR ANY PORTION OF THE LAND OR IMPROVEMENTS
29 ERECTED THEREON. THE CONVEYANCE AUTHORIZED UNDER SUBSECTION (A)
30 SHALL BE MADE UNDER AND SUBJECT TO THE FOLLOWING:

1 (1) ERDENHEIM FARM SHALL PROVIDE AN EASEMENT, IN
2 PERPETUITY AND IN FAVOR OF MONTGOMERY COUNTY, FOR THE
3 CONSTRUCTION, INSTALLATION AND MAINTENANCE OF A PUBLIC
4 MULTIPURPOSE TRAIL CONTAINED WITHIN PARCEL NUMBER
5 650008059003, PART OF TRACT 1, BEING CONVEYED UNDER
6 SUBSECTION (B).

7 (2) ERDENHEIM FARM SHALL EXECUTE A CONSERVATION EASEMENT
8 IN FAVOR OF NATURAL LANDS TRUST, INC., ON PARCEL NUMBER
9 650008059003, PART OF TRACT 1, BEING CONVEYED UNDER
10 SUBSECTION (B). THIS CONSERVATION EASEMENT SHALL ALLOW FOR
11 THE PUBLIC TRAIL ON THIS PARCEL NUMBER 650008059003.

12 (F) DEEDS.--THE DEEDS FOR THE CONVEYANCE OF THE PROPERTIES
13 REFERENCED IN SUBSECTIONS (A) AND (C) SHALL BE BY SPECIAL
14 WARRANTY DEED.

15 (G) COSTS AND FEES.--ALL COSTS AND FEES INCIDENTAL TO THE
16 CONVEYANCES CONTAINED IN THIS SECTION SHALL BE BORNE BY THEIR
17 RESPECTIVE PARTIES.

18 Section ~~2~~ 3. Effective date.

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19 This act shall take effect immediately.