
THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 709 Session of
2023

INTRODUCED BY SCHEUREN, STEHR, ROZZI, NEILSON AND JOZWIAK,
MARCH 27, 2023

REFERRED TO COMMITTEE ON STATE GOVERNMENT, MARCH 27, 2023

AN ACT

1 Authorizing the release of Project 70 restrictions on certain
2 land owned by Lower Salford Township, Montgomery County, in
3 return for the development of a hiking trail and scenic
4 viewing area in Lower Salford Township, Montgomery County.

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

7 Section 1. Release of restrictions in Lower Salford Township,
8 Montgomery County.

9 (a) Authorization.--Pursuant to the requirements of section
10 20(b) of the act of June 22, 1964 (Sp.Sess. 1, P.L.131, No.8),
11 known as the Project 70 Land Acquisition and Borrowing Act, the
12 General Assembly approves the release of Project 70 restrictions
13 from the land owned by Lower Salford Township, Montgomery
14 County, which is more particularly described in subsection (c),
15 in return for the development of a hiking trail and scenic
16 viewing area described in subsection (b).

17 (b) Consideration.--Lower Salford Township intends to convey
18 a right-of-way and easements as described under subsection (c)
19 to Montgomery County for the Bergey's Mill Road bridge

1 replacement project and in return Montgomery County shall
2 construct approximately 755 linear feet of hiking trail and
3 scenic viewing area within five years of the completion of the
4 Bergey's Mill Road bridge replacement project.

5 (c) Land to be released from Project 70 restrictions.--The
6 land to be released from Project 70 restrictions is as follows:

7 ALL THAT CERTAIN tract or strip of land situate in the Lower
8 Salford Township, Montgomery County, Commonwealth of
9 Pennsylvania, being area between legal right-of-way line and
10 required right-of-way line, described according to a Plan
11 titled, Drawings Authorizing Acquisition of Right-of-Way for
12 Replacement of County Bridge No. 146 Bergeys Mill Road (T-356)
13 over East Branch of Perkiomen Creek in Lower Salford Township
14 prepared for Montgomery County, prepared by Gannett Fleming,
15 Inc. and being more fully described as follows:

16 BEGINNING at a point in the northeasterly legal right-of-way
17 line of Bergeys Mill Road, said point is at or near station
18 500+44± and at an offset of 30.00± feet left; thence from said
19 beginning point, North 28° 51' 09" West, 9.05 feet to a point;
20 thence along required right-of-way line the following four (4)
21 courses and distances; 1) curving to the right having a radius
22 of 2,530.00 feet and an arc length of 7.00 feet with chord
23 bearing and chord distance of North 61° 05' 27" East, 7.00 feet
24 to a point of tangency; 2) North 61° 13' 18" East, 219.28 feet
25 to a point; 3) North 02° 37' 56 East, 9.37 feet to a point; 4)
26 North 55° 47' 58" East, 45.72 feet to a point; thence South 40°
27 36' 26" East, 22.80 feet to a point; thence along northeasterly
28 legal right-of-way line of Bergeys Mill Road the following three
29 (3) courses and distances; 1) curving to the left having a
30 radius of 398.50 feet and an arc length of 6..47 feet with chord

1 bearing and chord distance of South 39° 51' 14" West, 6.46 feet
2 to a point of reverse curvature; 2) curving to the right having
3 a radius of 143.50 feet and an arc length of 63.62 feet with
4 chord bearing and chord distance of South 52° 05' 27" West,
5 63.11 feet to a point of tangency; 3) South 64° 47' 33" West,
6 213.43 feet to the point and place of BEGINNING.

7 CONTAINING in area 5,115.4296 square feet or 0.117 acre more
8 or less.

9 Also,

10 BEGINNING at a point in the southwesterly legal right-of-way
11 line of Bergeys Mill Road, said point is at or near station
12 499+65± and at an offset of 16.00± feet right; thence along said
13 southwesterly legal right-of-way line the following four (4)
14 courses and distances; 1) North 58° 42' 38" East, 4.02 feet to a
15 point; 2) curving to the left having a radius of 516.50 feet and
16 an arc length of 28.12 feet with chord bearing and chord
17 distance of North 57° 09' 03" East, 28.11 feet to a point of
18 tangency; 3) North 55° 35' 29" East, 40.77 feet to a point; 4)
19 North 64° 47' 33" East, 58.23 feet to a point; thence South 10°
20 35' 21" East, 7.98 feet to a point; thence South 60° 31' 39"
21 West, 128.03 feet to the point and place of BEGINNING.

22 CONTAINING in area 1,200.0179 square feet or 0.0275 acre more
23 or less.

24 Also,

25 BEGINNING at a point in the southwesterly legal right-of-way
26 line of Bergeys Mill Road, said point is at or near station
27 501+55± and at an offset of 19.00± feet right; thence along
28 said southwesterly legal right-of-way line North 64° 47' 33"
29 East, 25.09 feet to a point; thence along required right-of-way
30 line the following two (2) courses and distances; 1) South 38°

1 51' 47" West, 6.28 feet to a point; 2) South 72° 49' 33" East,
2 19.64 feet to the point and place of BEGINNING.

3 CONTAINING in area 34.4183 square feet or 0.0008 acre more or
4 less.

5 LEGAL DESCRIPTION

6 TEMPORARY CONSTRUCTION EASEMENT

7 PARCEL No. 3

8 ALL THAT CERTAIN tract or strip of land situate in the Lower
9 Salford Township, Montgomery County, Commonwealth of
10 Pennsylvania, being area between legal right-of-way line and
11 required right-of-way line, described according to a Plan
12 titled, Drawings Authorizing Acquisition of Right-of-Way for
13 Replacement of County Bridge No. 146 Bergeys Mill Road (T-356)
14 over East Branch of Perkiomen Creek in Lower Salford Township
15 prepared for Montgomery County , prepared by Gannett Fleming,
16 Inc. and being more fully described as follows:

17 BEGINNING at a point in the northeasterly legal right-of-way
18 line of Bergeys Mill Road, said point is at or near station
19 499+94± and at an offset of 18.00± feet left; thence from said
20 beginning point, the following three (3) courses and distances;
21 1) North 39° 15' 42" East, 139.19 feet to a point; 2) North 61°
22 13' 19 East, 225.46 feet to a point; 3) South 44° 35' 10" East,
23 35.41 feet to a point; thence along the legal right-of-way
24 curving to the left having a radius of 398.50 feet and an arc
25 length of 35.15 feet with chord bearing and chord distance of
26 South 42° 50' 44" West, 35.14 feet to a point; thence along
27 required right-of-way line the following six (6) courses and
28 distances; 1) North 40° 36' 26" West, 22.80 feet to a point; 2)
29 South 55° 47' 58" West, 45.72 feet to a point; 3) South 2° 37'
30 56" West, 9.37 feet to a point; 4) South 61° 13' 18" West,

1 219.28 feet to a point; 5) curving to the right having a radius
2 of 2,530.00 feet and an arc length of 7.00 feet with chord
3 bearing and chord distance of South 61° 05' 27" West, 7.00 feet
4 to a point; 6) South 28° 51' 09" East, 9.05 feet to a point;
5 thence along northeasterly legal right-of-way line of Bergeys
6 Mill Road the following two (2) courses and distances; 1) South
7 64° 47' 33" West, 6.28 feet to a point; 2) South 55° 35' 29"
8 West, 44.54 feet to the point and place of BEGINNING.

9 CONTAINING in area 10,872.3580 square feet or 0.2496 acre
10 more or less.

11 Also,

12 BEGINNING at a point in the southwesterly legal right-of-way
13 line of Bergeys Mill Road, said point is at or near station
14 500+96± and at an offset of 15.00± feet right; thence along said
15 southwesterly legal right-of-way line North 64° 47' 33" East,
16 141.01 feet to a point; thence along temporary construction
17 easement the following three (3) courses and distances; 1) South
18 2° 37' 55" West, 22.76 feet to a point; 2) South 61° 03' 45"
19 West, 138.27 feet to a point; 3) North 10° 35' 21" West, 30.10
20 feet to the point and place of BEGINNING.

21 CONTAINING in area 3,393.88 square feet or 0.0779 acre more
22 or less.

23 LEGAL DESCRIPTION

24 SLOPE EASEMENT

25 PARCEL No. 3

26 ALL THAT CERTAIN tract or strip of land situate in the Lower
27 Salford Township, Montgomery County, Commonwealth of
28 Pennsylvania, being area between legal right-of-way line and
29 required right-of-way line, described according to a Plan
30 titled, Drawings Authorizing Acquisition of Right-of-Way for

1 Replacement of County Bridge No. 146 Bergeys Mill Road (T-356)
2 over East Branch of Perkiomen Creek in Lower Salford Township
3 prepared for Montgomery County , prepared by Gannett Fleming,
4 Inc. and being more fully described as follows:

5 BEGINNING at a point in the southwesterly required right-of-
6 way line of Bergeys Mill Road, said point is at or near station
7 499+89± and at an offset of 23.00± feet right; thence from said
8 beginning point along the said required right-of-way line North
9 60° 31' 39" East, 104.76 feet to a point; thence along slope
10 easement line the following four (4) courses and distances; 1)
11 South 10° 35' 21" East, 36.17 feet to a point; 2) South 61° 13'
12 19" West, 72.83 feet to a point; 3) South 88° 07' 07" West,
13 22.47 feet to a point; 4) North 30° 15' 39" West, 22.94 feet to
14 the point and place of BEGINNING.

15 CONTAINING in area 3,224.71 square feet or 0.0740 acres more
16 or less.

17 Section 2. Effective date.

18 This act shall take effect immediately.