
THE GENERAL ASSEMBLY OF PENNSYLVANIA

SENATE BILL

No. 686 Session of
2023

INTRODUCED BY GEBHARD, MAY 15, 2023

REFERRED TO STATE GOVERNMENT, MAY 15, 2023

AN ACT

1 Authorizing the Department of General Services, with the
2 approval of the Department of Agriculture and the Governor,
3 to grant and convey to Joshua R. Snyder a certain tract of
4 land located in Windsor Township, Berks County.

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

7 Section 1. Conveyance in Windsor Township, Berks County.

8 (a) Authorization for conveyance of parcel.--The Department
9 of General Services, with the approval of the Department of
10 Agriculture and the Governor, is authorized on behalf of the
11 Commonwealth of Pennsylvania to grant and convey to Joshua R.
12 Snyder a certain tract of land situate in Windsor Township,
13 Berks County, part of Hamburg State Farm. The purchase price
14 shall be \$63,000. Any such conveyance shall be made under terms
15 and conditions to be established in an agreement of sale.

16 (b) Property description.--The lands to be conveyed under
17 subsection (a) consist of approximately 5.23 acres and
18 improvements thereon, bounded and described as follows:

19 ALL THAT CERTAIN piece, parcel or tract of land with

1 improvements thereon located in Windsor Township, Berks County,
2 bounded and described as follows, to wit:

3 BEGINNING at a point in the centerline of a township road
4 (Mountain Road T-816) on the line N/F of Candance M. Brown and
5 at a corner N/F of Byron A. & Kay L. Fritz; thence along the
6 property N/F of Candance M. Brown through an iron pin set on the
7 twenty-five foot dedicated right-of-way N07°16'38''E a distance
8 of 33.59'. Thence along the line N/F of Candance M. Brown,
9 N07°16'38''E a distance of 881.33' to a concrete monument on the
10 line N/F of Brown and marking the corner N/F of Ralph W. &
11 Patricia A. Sensenig. Thence along the line N/F of Sensenig,
12 N85°41'47''E for a distance of 261.68' to a concrete monument
13 marking the corner of said Sensenig and other lands of N/F of
14 Ralph W. & Patricia A. Sensenig also being the north west corner
15 N/F of John V. Heffner. Thence along the line N/F of said
16 Heffner, S7°38'00''W a distance 420.91' to an iron pin at the
17 southwest corner N/F of said Heffner and the northwest corner
18 N/F of John Marko, JR. Thence along lands N/F of John Marko, JR
19 and also another tract of land N/F of John Marko, JR
20 S10°58'33''E for a distance 382.27' to a magnail in the
21 centerline of the road marking the corner of Proposed Lot 6 and
22 Residual Lot 1 being lands N/F of Comm. Of PA, Dept. of Property
23 Supplies. Also being a corner with lands N/F of John Marko, Jr
24 and lands N/F of Joesph & Bonnie L. Mastromatto. Thence through
25 the centerline of Mountain Road and along Residual Lot 1 a curve
26 to the left, having a radius of 383.50' an arc length of 129.07'
27 having a chord bearing S73°59'02''W a chord distance of 128.46'
28 to a point. Thence along the same, S64°20'31''W a distance of
29 100.36' to a concrete monument and marking the corner N/F of
30 Byron A. & Kay L. Fritz. Thence along the line N/F of said

1 Fritz, S60°43'39''W a distance of 201.10', the point of
2 BEGINNING.

3 CONTAINING an area of 227,789.63 S.F. or 5.23-acres, more or
4 less. Being a portion of UPI 46449514431213.

5 (c) Existing encumbrances.--The conveyance authorized by
6 this section shall be made under and subject to existing
7 encroachments, all lawful and enforceable easements, servitudes
8 and rights of others, including, but not confined to, streets,
9 roadways and rights of any telephone, telegraph, water,
10 electric, gas or pipeline companies, as well as under and
11 subject to any lawful and enforceable estates or tenancies
12 vested in third persons appearing of record, for any portion of
13 the land or improvements erected thereon.

14 (d) Condition.--The conveyance authorized by this section
15 shall be made under and subject to the condition, which shall be
16 contained in the deed of conveyance, that no portion of the
17 property conveyed shall be used as a licensed facility, as the
18 term is defined in 4 Pa.C.S. § 1103 (relating to definitions),
19 or any other similar type of facility authorized under State
20 law. The condition shall be a covenant running with the land and
21 shall be binding upon the grantee, his heirs and assigns. Should
22 the grantee, his heirs or assigns permit any portion of the
23 property authorized to be conveyed in this section to be used in
24 violation of this subsection, the title shall immediately revert
25 to and revest in the grantor.

26 (e) Easements.--The Secretary of General Services may grant
27 any easements to benefit, or retain any easements from, the
28 property to be conveyed pursuant to this section as the
29 Secretary of General Services deems necessary or appropriate.

30 (f) Costs and fees.--Costs and fees incidental to this

1 conveyance shall be borne by the grantee.

2 (g) Time for conveyance and alternate disposition.--In the
3 event the conveyance authorized by this section is not executed
4 within two years after the effective date of this subsection,
5 the property may be disposed of in accordance with section 2405-
6 A of the act of April 9, 1929 (P.L.177, No.175), known as The
7 Administrative Code of 1929.

8 (h) Proceeds.--The proceeds from the conveyance authorized
9 in this section shall be deposited into the Department of
10 Agriculture's Agricultural Farm Operations Restricted Account.
11 Section 2. Effective date.

12 This act shall take effect immediately.