

No. 1981-138

## AN ACT

HB 1215

Authorizing and directing the Department of General Services, with the approval of the Department of Agriculture and the Governor, to convey two tracts of land to Elmer C. and Doris S. Allen and Dorothy E. Kriebel consisting of 1.60 acres, more or less, situate in South Heidelberg Township, Berks County, Pennsylvania.

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

Section 1. The Department of General Services, with the approval of the Department of Agriculture and the Governor, is hereby authorized and directed on behalf of the Commonwealth of Pennsylvania, to grant and convey in fee simple two tracts of land, Tract 1 for a consideration of \$2,000 to be paid by Elmer C. and Doris S. Allen and Tract 2 for a consideration of \$550 to be paid by Dorothy E. Kriebel, the tract of land situate in the Township of South Heidelberg, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows:

## Tract No. 1

All that certain parcel of ground situate along Manor Creek, west of Furnace Road in South Heidelberg Township, Berks County, Pennsylvania as shown on a survey plant prepared by Robert B. Ludgate and Associates, drawing No. C3134 dated April 11, 1979 and being more particularly bounded and described as follows to wit:

Beginning at a point in the easterly bank of Manor Creek, the north-westerly corner of lands of Dorothy E. Kriebel and the northeasterly corner of Elmer C. Allen; thence along the lands of Allen, south 45 degrees 06 minutes 04 seconds west passing through a pipe on line, 122.73 feet to a point in line of lands of Roy W. Rabold and Lucina B. Rabold, his wife; thence along lands of the same, south 55 degrees 39 minutes 26 seconds west passing through an iron pipe on line, 206.62 feet to a concrete monument a corner of lands of the Commonwealth of Pennsylvania (Wernersville State Hospital); thence along the line of the hospital lands (bordering lands formerly owned by P. S. Carpenter), north 22 degrees 11 minutes 47 seconds west crossing Manor Creek, 181.52 feet to a limestone; thence continuing by lands of the same in a brush row, north 38 degrees 44 minutes 29 seconds east, 213.14 feet to an iron pipe, a corner of lands of the Commonwealth of Pennsylvania; thence through the lands of the Commonwealth, south 55 degrees 46 minutes 16 seconds east recrossing Manor Creek, 233.10 feet to a point, the place of beginning. Containing 1.27 acres, being a portion of those lands of the Commonwealth of Pennsylvania (Wernersville State Hospital).

## Tract No. 2

All that certain parcel of ground situate along Manor Creek, west of Furnace Road in South Heidelberg Township, Berks County, Pennsylvania as shown in a survey plat prepared by Robert B. Ludgate and Associates dated April 11, 1979, drawing No. C3134 and being more particularly bounded and described as follows to wit:

Beginning at a point, the northeasterly corner of lands of Elmer C. Allen and the northwesterly corner of lands of Dorothy E. Kriebel; thence crossing Manor Creek and through the lands of the Commonwealth of Pennsylvania (Wernersville State Hospital grounds) north 55 degrees 46 minutes 16 seconds west, 233.10 feet to an iron pipe in a brush row, a corner of lands of the Commonwealth of Pennsylvania; thence continuing through the lands of the Commonwealth, south 81 degrees 29 minutes 43 seconds east of recrossing Manor Creek, 285.13 feet to an iron pipe in line of lands of Dorothy E. Kriebel; thence along lands of the same, south 45 degrees 06 minutes 04 seconds west, 126.02 feet to the place of beginning. Containing 0.33 acre, being a portion of the lands of the Commonwealth of Pennsylvania (Wernersville State Hospital).

Each conveyance shall be made under and subject to all easements, servitudes and rights of others, including but not confined to streets, roadways and rights of telephone, telegraph, water, electric, sewer, gas or pipeline companies, as well as under and subject to any interest, estates or tenancies vested in any third persons, whether or not appearing of record for any portion of the land or improvement erected thereon.

Section 2. The Deeds of Conveyance shall be approved as provided by law and shall be executed by the Secretary of General Services in the name of the Commonwealth of Pennsylvania.

Section 3. Costs and fees incidental to the conveyance shall be borne by the grantee.

Section 4. This act shall take effect immediately.

APPROVED—The 17th day of December, A. D. 1981.

DICK THORNBURGH