

## No. 1992-153

## AN ACT

## SB 1405

Authorizing and directing the Department of Transportation, with the approval of the Governor, to sell and convey two tracts of land situate in the Township of Upper Gwynedd, Montgomery County, Pennsylvania, to the Wissahickon Valley Watershed Association, Inc., a tract in Tarentum Borough, Allegheny County, to Allegheny Property Development Corporation and a tract of land situate in Monroe Township, Snyder County, to Northumberland Boat Club; authorizing and directing the Department of General Services, with the approval of the Governor and the Department of Agriculture, to grant and convey to the County of Somerset, land situate in the Township of Somerset, Somerset County, Pennsylvania; authorizing and directing the Department of General Services, with the approval of the Governor, to convey to the Northampton Area School District a tract of land situate in East Allen Township, Northampton County, Pennsylvania; authorizing and directing the Department of General Services, with the approval of the Governor, to convey to Northampton County a tract of land situate in both East Allen Township and Allen Township, Northampton County, Pennsylvania; and authorizing and directing the Department of General Services, with the approval of the Governor, to convey to Hartley Township a tract of land situate in Hartley Township, Union County, Pennsylvania.

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

Section 1. The Department of Transportation, with the approval of the Governor, is hereby authorized and directed on behalf of the Commonwealth of Pennsylvania to sell and convey:

(1) To Wissahickon Valley Watershed Association, Inc., of Montgomery County for a consideration equal to one-half the fair market value as determined by an independent appraiser appointed by the Department of Transportation the following tracts of land:

(i) All that certain lot of ground with the dwelling thereon erected, situate in the Township of Upper Gwynedd, Montgomery County, and Commonwealth of Pennsylvania, being Lot No. 14 and part of Lot No. 13 on Plan of Lots of John Rorer, bounded and described according to a survey thereof made by Herbert H. Metz, Civil Engineer, January 21, 1925, as follows:

Beginning at an iron pin on the northeasterly side of Rorer Avenue (36 feet wide) 250 feet southeastwardly for the southeasterly side of Dickerson Avenue (50 feet wide).

Containing in front or breadth southeastwardly along Rorer Avenue to an iron pin 91.68 feet and extending of that width in length or depth northeastwardly 182 feet to the southwestery side of Wissahickon Avenue.

Also all those three certain building lots, with the messuage thereon erected, situate in the Township of Upper Gwynedd, Montgomery County, and Commonwealth of Pennsylvania, being Lots Nos. 15, 16 and 17 on a Plan of Lots in said township made by Ralph Schafenacker, Architect and

Engineer, for John Rorer and Thomas Rorer and recorded in Deed Book 749, Page 598, bounded and described as follows:

Beginning at a point a corner in the middle of Rorer Avenue (also known as Wissahickon Avenue), said point being 100 feet southeasterly from the intersection of the southeasterly side of Dickerson Avenue and in the center of Rorer Avenue; thence along the middle of Rorer Avenue south 27 degrees 15 minutes east 150 feet to a point a corner in the middle of said Rorer Avenue; thence extending in depth of that width between parallel lines at right angles to said Rorer Avenue northeast 200 feet to the southwesterly side of Wissahickon Avenue.

Being, as to premises first above described, the same premises which August C. Bantel and Frances T. Bantel, his wife, by Indenture bearing date of February 28, 1942, and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania, in Deed Book 1450, Page 162, granted and conveyed unto Christian Unrath and Freda Unrath, his wife, in fee.

Being, as to premises last above described, the same premises which The Harleysville National Bank and Trust Company, Administrator C.T.A. of the estate of Henrietta V. Hess, deceased, by Indenture bearing date of August 5, 1957, and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania, in Deed Book 2811, Page 339, granted and conveyed unto Christian Unrath and Freda Unrath, his wife, in fee. Under and subject to restrictions of record.

(ii) All that certain lot or piece of ground, situate in the Township of Upper Gwynedd, County of Montgomery and State of Pennsylvania, being Lot No. 18 on a plan of property surveyed for John Rorer by Herbert H. Metz, Civil Engineer, April 19, 1920, and recorded in the Office for the Recording of Deeds at Norristown, in Deed Book No. 759, Page 600, bounded and described according to said plan as follows:

Beginning at a point in the northeasterly side of Rorer Avenue 50 feet southeasterly from the southeasterly side of Dickerson Avenue being a corner of Lot No. 19 on said plan.

Containing in front or breadth on said Rorer Avenue, 50 feet and extending of that width in length or depth northeastwardly between parallel lines at right angles to said Rorer Avenue 182 feet to the southwesterly side of Wissahickon Avenue.

Bounded on the southwest by Rorer Avenue, on the northwest by Lot No. 19, on the northeast by said Wissahickon Avenue and on the southeast by Lot No. 17 on said plan.

Also all that certain building lot or piece of ground, situate in the Township of Upper Gwynedd (formerly Gwynedd), County of Montgomery and State of Pennsylvania, being Lot No. 19 on the plan of lots made by Ralph Schafenacker, Architect and Engineer, and also on a subsequent plan of lots made by Herbert H. Metz, Civil Engineer, April 19, 1920, and recorded in the Office for the Recording of Deeds at Norristown, in Deed Book No. 759, Page 600 &c., bounded and described as follows:

Beginning at a point a corner in the middle of Rorer Avenue at the intersection of the middle of said Rorer Avenue and the southeasterly side of Dickerson Avenue; thence along the southeasterly side of Dickerson Avenue, north 66 degrees 45 minutes east 15 minutes by the latter plan, 200 feet to the southwesterly side of Wissahickon Avenue; thence along the southwesterly side of Wissahickon Avenue, south 27 degrees 15 minutes east 36 feet to a point, a corner in the line of Lot No. 18 on said plan of lots; thence along Lot No. 18, southwesterly 200 feet to the middle of Rorer Avenue; thence along the middle of Rorer Avenue, north 27 degrees 15 minutes west 50 feet to the place of beginning.

Being the same premises which William F. Rosenberger, Jacob C. Rittenhouse and Abraham L. S. Alderfer, Trustees of the Plain Mennonite Church, by Indenture bearing date the 17th day of June, A.D. 1942, and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania, in Deed Book 1469, Page 482, granted and conveyed unto Bernard T. Neal and Sara Neal, his wife, in fee.

(2) To Allegheny Property Development Corporation for fair market value as determined by an independent appraiser appointed by the Department of Transportation the following tract of land in Tarentum Borough, Allegheny County:

Beginning at a point on the dividing line of Parcels 139 and 140 as shown on the plan prepared by the Pennsylvania Department of Transportation for the relocation of Route 1037 (L.R.02276), Section 5B-R/W, Sheet 39 of 151; thence from said point of beginning and along East Tenth Avenue north 57 degrees 38 minutes 39 seconds east, a distance of 118 feet more or less to a point; thence by a line curving to the right concentric to and 25.00 feet offset from the construction centerline of ramp "K," as shown on the aforementioned plan, and having a radius of 125.00 feet and an arc distance of 276.98 feet to a point; thence continuing by the same north 04 degrees 36 minutes 16 seconds east, a distance of 171.02 feet to a point; thence by a line parallel to and 57.00 feet east of the construction centerline of Route 1037 as shown on the aforementioned plan north 08 degrees 31 minutes 38 seconds east, a distance of 437.29 feet to a point opposite highway station 49 + 81; thence by a line perpendicular to Route 1037 south 81 degrees 28 minutes 22 seconds east, a distance of 113.06 feet to a point; thence by a line south 05 degrees 47 minutes 16 seconds west, a distance of 209.24 feet to a point; thence by a line south 18 degrees 54 minutes 53 seconds west, a distance of 183.00 feet to a point; thence by a line south 29 degrees 43 minutes 43 seconds east, a distance of 54.39 feet to a point on the northerly line of East Eleventh Street; thence by a line south 86 degrees 29 minutes 56 seconds east, a distance of 62.49 feet to a point; thence by a line south 29 degrees 43 minutes 43 seconds east, a distance of 44.12 feet to a point; thence by a line south 53 degrees 43 minutes 17 seconds west, a distance of 22.67 feet to a point on line dividing Lots Numbers 139 and 140 aforementioned; thence along said dividing line south 29 degrees 43 minutes 43 seconds east, a distance of 178 feet to a point at the place of beginning.

Containing 2.61 acres.

Section 2. The Department of Transportation, with the approval of the Governor, is hereby authorized and directed on behalf of the Commonwealth of Pennsylvania to sell and convey to the Northumberland Boat Club for a consideration equal to the fair market value as determined by an independent appraiser appointed by the Department of Transportation the following tract of land located in Monroe Township, Snyder County, Pennsylvania, bounded and described as follows:

Beginning at an iron pin on the eastern right-of-way line of S.R.11, formerly L.R.25 Spur, being the same point described for the northwest corner of a parcel conveyed to the Northumberland Boat Club and recorded in Snyder County Deed Book 259, Page 143; thence along said right-of-way line the following bearings and distances: north 33 degrees 31 minutes 10 seconds east 74.45 minutes; north 31 degrees 29 minutes 35 seconds east 73.55 minutes; north 30 degrees 21 minutes 27 seconds east 74 minutes; north 28 degrees 55 minutes 14 seconds east 74.35 minutes; thence south 66 degrees 21 minutes 48 seconds east 21.85 minutes to the edge of the Susquehanna River; thence along the edge of the Susquehanna River the following bearings and distances: south 37 degrees 05 minutes 43 seconds east 21.26 minutes; south 07 degrees 19 minutes 19 seconds east 40.41 minutes; south 13 degrees 30 minutes 30 seconds west 55.74 minutes; south 28 degrees 12 minutes 56 seconds west 42.98 minutes; south 48 degrees 59 minutes 58 seconds west 18.78 minutes; south 36 degrees 06 minutes 55 seconds west 116.20 minutes; thence south 36 degrees 06 minutes 50 seconds west 27.54 minutes; thence north 60 degrees 56 minutes 46 seconds west 67.09 minutes to the place of beginning containing approximately 20,873 square feet. Being a portion of right-of-way acquired for S.R.11, formerly L.R.25 Spur, but not needed for construction of the highway.

Section 3. The Department of General Services, with the approval of the Governor and the Department of Agriculture, is hereby authorized and directed on behalf of the Commonwealth of Pennsylvania to grant and convey to the County of Somerset, for a consideration of one half of the fair market value as determined by an independent appraiser, the following tract of land lying in the Township of Somerset, Somerset County, Pennsylvania, bounded and described as follows:

Beginning at a concrete monument with Pennsylvania State Plane Coordinates of X. at 1, 636, 553.145 and Y. at 247, 378.845 and with a bearing and distance from Traverse Station "Somerset" of north 34 degrees 25 minutes 36.5 seconds west 1004.67 feet; thence north 29 degrees 37 minutes 22 seconds east 758.60 feet to a point; thence north 34 degrees 30 minutes 48 seconds west 696.30 feet to an iron pipe; thence north 27 degrees 26 minutes 38 seconds west 328.03 feet to a point; thence south 57 degrees 30 minutes 39 seconds west 496.96 feet to a point; thence north 28 degrees 57 minutes 20 seconds west 164.85 feet to a point; thence north 13 degrees 57 minutes 54 seconds west 1043.08 feet to a point; thence north 66 degrees 54 minutes 10 seconds east 1848.49 feet to a point; thence north 21 degrees 36 minutes 42 seconds west 781.08 feet to a point; thence north 69 degrees 25 minutes 46

seconds east 1045.97 feet to a point; thence south 25 degrees 13 minutes 13 seconds east 1128.28 feet to a point; thence south 29 degrees 36 minutes 35 seconds east 186.84 feet to an iron pin; thence south 17 minutes 39 seconds east 189.63 feet to a point; thence south 66 degrees 48 seconds east 1417.21 feet to an axle; thence south 33 degrees 48 minutes 54 seconds east 242.12 feet to a point; thence south 55 degrees 18 minutes 55 seconds west 673.42 feet to a point; thence north 58 degrees 03 minutes 13 seconds west 178.91 feet to a point; thence north 62 degrees 09 minutes 38 seconds west 199.26 feet to a point; thence south 68 degrees 45 minutes 42 seconds west 413.37 feet to a point; thence south 38 degrees 28 minutes 37 seconds west 294.08 feet to a point; thence south 39 degrees 25 minutes 59 seconds east 415.90 feet to a point; thence south 38 degrees 18 minutes 51 seconds west 888.12 feet to a point; thence north 84 degrees 29 minutes 22 seconds west 151.29 feet to a point; thence by a curve to the left having a radius of 550 feet, a chord of 600 feet, a tangent of 357.9353 feet, a delta angle of 66 degrees 06 minutes 41.28 seconds and an arc length of 634.6245 feet; thence south 67 degrees 08 minutes 25 seconds west 189.47 feet to a point; thence south 74 degrees 55 minutes 21 seconds west 201.88 feet to a point; thence south 58 degrees 55 minutes 57 seconds west 278.97 feet to a point; thence by a curve to the left having a radius of 400 feet, a chord of 400 feet, a tangent of 230.9401 feet, a delta angle of 60 degrees and an arc length of 418.8790 feet, to a point; thence north 32 degrees 57 minutes 23 seconds west 476.14 feet to the point of beginning.

Containing 200.4793 acres.

Section 4. (a) The Department of General Services, with the approval of the Governor, is hereby authorized and directed on behalf of the Commonwealth of Pennsylvania to sell and convey to the Northampton Area School District the following tract of land situate in East Allen Township, Northampton County, Pennsylvania, for a consideration of one-half the fair market value as determined by an independent appraiser, the following:

All that certain tract or parcel of land commonly known as a part of State Farm No. 1 as shown on a plan entitled "Property Survey for Northampton Area School District - Lands of the Department of Agriculture" as prepared by Hanover Engineering Associates, Inc., dated September 30, 1992, situated north of Nor-Bath Boulevard (SR 0329) and east of Seemsville Road (SR 3021) in East Allen Township, Northampton County, Pennsylvania is described as follows:

Beginning at a railroad spike in Seemsville Road (SR 3021), said spike being a common corner with lands now or formerly Edward F. Cesanek; thence along said lands north 84 degrees 01 minute 45 seconds east, 1716.00 feet to a found concrete monument; thence continuing along the same and along lands now or formerly Richard D. and Barbara A. Nagy, north 80 degrees 49 minutes 45 seconds east, 801.40 feet to a found concrete monument, said monument being in line with lands now or formerly Preston F. Vandegrift, 3rd; thence along said Vandegrift lands and along lands now or formerly Timothy P. Laubach and Irene M. Laubach, south 04 degrees 22 minutes 15 seconds east, 606.40 feet to a point; thence continuing along said

Laubach lands north 73 degrees 24 minutes 13 seconds east, 115.53 feet to a found concrete monument; thence continuing along the same and crossing the Catasauqua Creek south 00 degrees 28 minutes 27 seconds west, 76.06 feet to an iron pin; thence continuing along said Laubach lands the following two courses:

(1) south 08 degrees 19 minutes 58 seconds west, 114.36 feet to a found iron pipe; thence

(2) south 00 degrees 34 feet 45 seconds west, 102.77 feet to a railroad spike, said spike being set in Tanglewood Road (T.R.406); thence in and along said Tanglewood Road

south 05 degrees 51 minutes 42 seconds west, 179.45 feet to an iron pin on the edge of said road; thence along lands now or formerly Collis Truck Parts, Inc., and crossing said Catasauqua Creek south 86 degrees 10 minutes 42 seconds west, 312.19 feet to a found iron pipe; thence continuing along the same south 06 degrees 38 minutes 06 seconds, 126.08 feet to a found concrete monument, said monument being at the northeasterly corner of a masonry wall bordering a burial rounds for the Presbyterian Congregation of East Allen Township; thence along lands now or formerly the Presbyterian Congregation of East Allen Township and along other lands now or formerly Collis Truck Parts, Inc., south 85 degrees 03 minutes 37 seconds west, 488.10 feet to a found concrete monument; thence continuing along said lands of Collis Truck Parts, Inc., south 04 degrees 23 minutes 19 seconds east, 320.77 feet to a found iron pin, said pin being a common corner with lands now or formerly East Allen Township Volunteer Ambulance Corps.; thence along said lands south 85 degrees 36 minutes 41 seconds west, 300.00 feet to a point; thence along the same south 04 degrees 23 minutes 19 seconds east, 443.57 feet to a found iron pin, said pin being 40 feet from the centerline of the Nor-Bath Boulevard (S.R.0329); thence along the same north 84 degrees 05 minutes 23 seconds east, 300.11 feet to a point, said point being in line with lands now or formerly Arlene A. Landes; thence along said lands of Landes, south 04 degrees 23 minutes 19 seconds east, 10.00 feet to a point, said point being 30 feet from the centerline of Nor-Bath Boulevard and on the legal right-of-way line of the same; thence along said right-of-way the following two courses:

(1) south 84 degrees 05 minutes 23 seconds west, 300.11 feet to a found iron pipe; thence

(2) south 83 degrees 59 minutes 20 seconds west, 1448.07 feet to a railroad spike in Seemsville Road; thence along Seemsville Road north 04 degrees 44 minutes 15 seconds west, 1877.06 feet to a railroad spike, said spike being the place of beginning.

Containing approximately 4,021,624 square feet or 92.3238 acres.

(b) The 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 any telephone, telegraph, water, electric, sewer, gas or pipeline companies, as well as under and subject to any interest, estates or tenancies vested in third persons, whether or not appearing of record, for any portion of the land or improvements erected thereon.

(c) The deed of conveyance shall contain a clause that the property conveyed shall be used for educational and related purposes by the Northampton Area School District, and if at any time the Northampton Area School District or its successor in function conveys the property or permits the property to be used for any purpose other than those specified in this section, the title to the property shall immediately revert to and revest in the Commonwealth of Pennsylvania.

(d) The deed 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.

(e) Costs and fees incidental to this conveyance shall be borne by the grantee.

Section 5. (a) The Department of General Services, with the approval of the Governor, is hereby authorized and directed on behalf of the Commonwealth of Pennsylvania to convey to Northampton County the following tract of land situate in both East Allen Township and Allen Township, Northampton County, Pennsylvania, for a consideration of one-half of the fair market value as determined by an independent appraiser, the following:

All that certain tract or parcel of land situate in both East Allen Township and Allen Township, Northampton County, Pennsylvania, bounded and described as follows:

Beginning at a found concrete monument, said monument is also located at the southwest corner of lands now or formerly of Harold E. Blank, et al (DBV 712, Page 1027). Thence continuing along lands of Blank, the following two courses: north 48 degrees 56 minutes 49 seconds east, a distance of 1203.09 feet to a found iron pin; north 06 degrees 31 minutes 06 seconds east, a distance of 143.08 feet to a found concrete monument located at the southwest corner of lands now or formerly of Frank and Berth Astl (DBV D89, Page 378). Thence along lands of Astl north 63 degrees 10 minutes 06 seconds east, a distance of 1209.06 feet to a point, said point being located on the ultimate western right-of-way line of Weaversville Road (SR 3017), said point being perpendicular 40 feet to said center line. Thence along the ultimate western right-of-way line of Weaversville Road, south 39 degrees 52 minutes 17 seconds east, a distance of 51.32 feet to a point. Thence through lands now or formerly of the Commonwealth of Pennsylvania the following five courses (said five courses being the new southerly boundary of lands of Northampton County): south 55 degrees 51 minutes 57 seconds west, a distance of 1675.25 feet to a point; south 48 degrees 56 minutes 49 seconds west, a distance of 816.59 feet to a point; south 60 degrees 31 minutes 48 seconds west, a distance of 758.75 feet to a point; south 35 degrees 55 minutes 36 seconds east, a distance of 353.39 feet to a point; south 60 degrees 46 minutes 15 seconds west, a distance of 2064.34 feet to a point located on the ultimate right-of-way line of Willowbrook Road (T478), said point being 25 feet perpendicular to said center line. Thence along the ultimate eastern right-of-way of Willowbrook Road, the following four courses: north 38 degrees 48 minutes 23 seconds west, a distance of 151.92 feet to a point of curvature; along a curve to the right having a central angle of 19 degrees 29

minutes, a radius of 382.73 feet and an arc length of 130.15 feet to a point; north 19 degrees 19 minutes 23 seconds west, a distance of 213.86 feet to a point; north 20 degrees 35 minutes 49 seconds west, a distance of 614.38 feet to a point of curvature. Thence along a curve return to the right having a central angle of 72 degrees 52 minutes 39 seconds, a radius of 25 feet and an arc length of 31.80 feet to a point on the ultimate southerly right-of-way line of Bullhead Road (T482), said point being 25 feet perpendicular to said center line. Thence along the ultimate southerly right-of-way of Bullhead Road the following six courses: north 52 degrees 16 minutes 50 seconds east, a distance of 140.08 feet to a point; north 50 degrees 42 minutes 36 seconds east, a distance of 419.13 feet to a point; north 51 degrees, 28 minutes 48 seconds east, a distance of 429.34 feet to a point; north 51 degrees 01 minute east, a distance of 244.13 feet to a point of curvature; along a curve to the left having a central angle of 05 degrees 59 minutes 15 seconds, a radius of 2606.34 feet and an arc length of 272.37 feet to a point; north 45 degrees 01 minute 45 seconds east, a distance of 850.25 feet to a point in line with lands now or formerly of Joseph and Diane Nicrone (DBV 551, Page 218). Thence along lands of Nicrone, south 45 degrees 07 minutes 17 seconds east, a distance of 1027.20 feet to a found iron pin in line with lands now or formerly of Harold E. Blank, et al. Thence along lands of Blank south 45 degrees 41 minutes 12 seconds east, a distance of 232.18 feet to a point, said point of beginning.

Containing 80.4883 acres.

(b) The 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 any telephone, telegraph, water, electric, sewer, gas or pipeline companies, as well as under and subject to any interest, estates or tenancies vested in third persons, whether or not appearing of record, for any portion of the land or improvements erected thereon.

(c) The deed of conveyance shall contain a clause that the property conveyed shall be used for public and recreational purposes by Northampton County, and, if at any time Northampton County or its successor in function conveys the property or permits the property to be used for any purpose other than those specified in this section, the title to the property shall immediately revert to and revest in the Commonwealth of Pennsylvania.

(d) The deed 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.

(e) Costs and fees incidental to this conveyance shall be borne by the grantee.

Section 6. (a) The Department of General Services, with the approval of the Governor, is hereby authorized and directed on behalf of the Commonwealth of Pennsylvania to convey to Hartley Township the following tract of land situate in Hartley Township, Union County, Pennsylvania, for a consideration of one-half of the fair market value, the following:

All that certain tract or parcel of land situate in Hartley Township, Union County, Pennsylvania, more particularly bounded and described as follows:



Beginning at the northeast corner of the within described tract of land; thence along other lands of the Commonwealth of Pennsylvania, south 12 degrees 39 minutes 18 seconds east 1,065 feet to the southeast corner of the within described tract of land; thence along other lands of the Commonwealth of Pennsylvania, south 82 degrees 28 minutes 11 seconds west 1,374.61 feet to a point; thence along land now or formerly of Patti J. Schnure, north 19 degrees 48 minutes 54 seconds west 154.66 feet to a point; thence along said land now or formerly of Patti J. Schnure, south 64 degrees 32 minutes 17 seconds west 195.22 feet to a point; thence along Laurel Run north 17 degrees 43 minutes 08 seconds west 284.89 feet to a point; thence along Laurel Run north 40 minutes 12 seconds east 239.68 feet to a point; thence along Laurel Run north 28 degrees 44 minutes 36 seconds west 109.36 feet to a point on the southern berm of State Route 3002; thence along State Route 3002 north 62 degrees 49 seconds east 156.03 feet to a point; thence along land of the Laurelton Cemetery south 25 degrees 07 minutes 26 seconds east 151.29 feet to a point; thence along said Laurelton Cemetery north 65 degrees 25 minutes 59 seconds east 179.04 feet to a point; thence along said Laurelton Cemetery north 24 degrees 35 minutes 14 seconds west 160.60 feet to a point on the southern berm of State Route 3002; thence along said State Route 3002 north 64 degrees 01 minute 42 seconds east 316.11 feet to a point; thence along said State Route 3002 north 71 degrees 23 minutes 06 seconds east 476.91 feet to a point; thence along said State Route 3002 north 77 degrees 20 minutes 42 seconds east 471.91 to the point of beginning. Containing 32.75 acres of land as per the plot plan prepared by Mid-Penn Engineering Corporation. Whereon there is erected a two-story dwelling, bank barn and outbuildings.

(b) The 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 any telephone, telegraph, water, electric, sewer, gas or pipeline companies, as well as under and subject to any interest, estates or tenancies vested in third persons, whether or not appearing of record, for any portion of the land or improvements erected thereon.

(c) The deed of conveyance shall contain a clause that the property conveyed shall be used for municipal purposes by Hartley Township, and, if at any time Hartley Township or its successor in function conveys the property or permits the property to be used for any purpose other than those specified in this section, the title to the property shall immediately revert to and revest in the Commonwealth of Pennsylvania. Further, the deed of conveyance shall contain a clause that no construction or change in land use can commence on the property conveyed prior to notification of and review by the State Preservation Officer of the Pennsylvania Historical and Museum Commission.

(d) The deed 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.

(e) Costs and fees incidental to this conveyance shall be borne by the grantee.

Section 7. The conveyances under sections 1, 2 and 3 shall be made under and subject to all easements, servitudes and rights of others, including, but not confined to, streets, roadways and rights of any telephone, telegraph, water, electric, sewer, gas or pipeline companies, as well as under and subject to any interest, estates or tenancies vested in third persons, whether or not appearing of record, for any portion of the land or improvements erected thereon.

Section 8. The proceeds of the conveyances under sections 1 and 2 shall be paid into the State Treasury and deposited in the Motor License Fund.

Section 9. The deeds of conveyance under sections 1, 2 and 3 shall be approved as provided by law. The deeds of conveyance under sections 1 and 2 shall be executed by the Secretary of Transportation in the name of the Commonwealth of Pennsylvania. The deed of conveyance under section 3 shall be executed by the Secretary of General Services in the name of the Commonwealth of Pennsylvania.

Section 10. Costs and fees incidental to the conveyances under sections 1, 2 and 3 shall be borne by the grantees.

Section 11. The deeds of conveyance to Wissahickon Valley Watershed Association, Inc., shall contain a clause that the property conveyed shall be used for public purposes by the Wissahickon Valley Watershed Association, Inc., of Montgomery County, and, if at any time the Wissahickon Valley Watershed Association or its successor in function conveys the property or permits the property to be used for any purpose other than those specified in this section, the title to the property shall immediately revert to and revest in the Commonwealth of Pennsylvania.

Section 12. This act shall take effect immediately.

APPROVED—The 16th day of December, A. D. 1992.

ROBERT P. CASEY