

No. 1996-144

AN ACT

SB 484

Authorizing and directing the Department of Transportation, with the approval of the Governor, to convey to Cognetti Enterprises, Inc., a tract of land situated in the City of Scranton, Lackawanna 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 grant and convey to Cognetti Enterprises, Inc., for fair market value as determined by an independent appraisal approved by the Department of Transportation, the following tract of land situated in the City of Scranton, Lackawanna County, Pennsylvania, bounded and described as follows:

Parcel No. 1

Beginning at a point located along the northerly right-of-way of S.R.3020, West Linden Street, said point marking a common corner of the parcel herein described and lands of Cognetti Enterprises; thence along the right-of-way of said S.R.3020 north 60 degrees 12 minutes 19 seconds west 58 feet and north 58 degrees 30 minutes 5 seconds west 54.93 feet to a parcel of land of the Department of Transportation; thence along of said Department of Transportation parcel north 32 degrees 13 minutes 15 seconds east 65.88 feet to a point along line of lands of the aforementioned Cognetti Enterprises; thence along line of said Cognetti Enterprises south 57 degrees 32 minutes 15 seconds east 60.6 feet and south 7 degrees 41 minutes 40 seconds east 81.46 feet to the place of beginning.

Containing 5,651.91 square feet of land as shown on drawing D-26-94, revised October 24, 1994, by John R. Hennemuth Assoc., Inc.

Parcel No. 2

Beginning at a point located along the northerly right-of-way of S.R.3020, West Linden Street, said point being located at a corner of lands now or formerly of the Department of Transportation; thence along the right-of-way of said S.R.3020 north 58 degrees 30 minutes 5 seconds west 20 feet to a corner of other lands of the Department of Transportation; thence along said other lands of the Department of Transportation north 32 degrees 13 minutes 15 seconds east 68.75 feet to a corner of lands of Cognetti Enterprises; thence along line of said Cognetti Enterprises south 57 degrees 32 minutes 15 seconds east 20 feet to a corner of the first mentioned lands of the Department of Transportation; thence along said lands south 32 degrees 13 minutes 15 seconds west 68.41 feet to the place of beginning.

Containing 1,371.45 square feet of land as shown on drawing D-26-94, revised October 24, 1994, by John R. Hennemuth Assoc., Inc.

Parcel 3

Beginning at a point located along the right-of-way of S.R.3020, West Linden Street, said point of beginning being the northwest corner of Parcel 2 described above; thence along the right-of-way of said S.R.3020 north 58 degrees 30 minutes 5 seconds west 48.66 feet and along a curve to the right with a radius of 70 feet, curve length of 120.05 feet and long chord of north 17 degrees 6 minutes 48 seconds west 105.87 feet to a point located 50 feet right of station 101 + 05.00 of the Seventh Avenue extension center line; thence along the right-of-way of said Seventh Avenue extension north 32 degrees 1 minute 44 seconds east 209.16 feet; thence leaving said Seventh Avenue extension right-of-way along a curve to the right with a radius of 100 feet, curve length of 157.33 feet and long chord of north 77 degrees 5 minutes 48 seconds east 141.6 feet to a point along the right-of-way of Love Road; thence along the right-of-way of Love Road south 56 degrees 36 minutes 40 seconds east 129.77 feet and south 39 degrees 12 minutes 13 seconds east 147.48 feet to a corner of lands of Cognetti Enterprises; thence along line of said Cognetti Enterprises south 87 degrees 38 minutes 15 seconds west 291.24 feet and south 32 degrees 13 minutes 15 seconds west 162.95 feet to the place of beginning.

Containing 1.69 acres of land as shown on drawing D-26-94, revised October 24, 1994, by John R. Hennemuth Assoc., Inc.

Section 2. 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 sewer, sewage, telephone, water, gas or pipeline companies, telegraph, cable, storm drainage systems, 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 3. The deed of conveyance shall contain conditions that no vehicular ingress and/or egress may be allowed from Parcel 3 directly onto S.R.3020, West Linden Street nor S.R.3029, Seventh Avenue extension. All vehicular access must be from the newly constructed service road right-of-way and/or other lands of the grantee.

Section 4. The deed of conveyance shall be approved as provided by law and shall be executed by the Secretary of Transportation in the name of the Commonwealth of Pennsylvania.

Section 5. Costs and fees incidental to this conveyance shall be borne by the grantee.

Section 6. Moneys received from the conveyance shall be deposited in the Motor License Fund.

Section 7. This act shall take effect immediately.

APPROVED—The 4th day of December, A.D. 1996.

THOMAS J. RIDGE