

No. 2003-18

AN ACT

SB 506

Authorizing and directing the Department of General Services, with the approval of the Governor, to grant and convey certain tracts of land situate in Cecil Township, Washington County.

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

Section 1. The Department of General Services, with the approval of the Governor, is authorized and directed on behalf of this Commonwealth to grant and convey to Washington County or their assigns certain land and buildings known as Western Center described in section 2 under the terms and conditions and for the consideration established in the agreement of sale with the department dated October 16, 2002.

Section 2. The property to be conveyed under section 1 consists of approximately 221.76 acres and numerous buildings bounded and more particularly described as follows:

Parcel 1

Beginning at an iron rod at corner of lands of the borough of Cannonsburg and Southpointe Development, corner being Westernmost corner of the lands herein described; thence along Southpointe Development North 40 degrees, 00 minutes, 19 seconds East for 1567.16 feet to an iron rod; thence along Parcel-3 the following courses, South 49 degrees, 59 minutes, 41 seconds East for 200.00 feet to an iron rod, North 40 degrees, 00 minutes, 19 seconds East for 400.00 feet to an iron rod and North 49 degrees, 59 minutes, 41 seconds West for 200.00 feet to an iron rod; thence along Southpointe Development the following courses, North 40 degrees, 00 minutes, 19 seconds East for 291.98 feet to an iron rod, South 73 degrees, 22 minutes, 38 seconds East for 667.80 feet to an iron rod, South 41 degrees, 50 minutes, 41 seconds East 2027.85 feet to an iron rod, South 8 degrees, 39 minutes, 52 seconds East for 519.66 feet to an iron rod, South 12 degrees, 24 minutes, 32 seconds West for 725.57 feet to an iron rod, South 26 degrees, 30 minutes, 30 seconds West for 457.10 feet to an iron rod, South 25 degrees, 48 minutes, 40 seconds West for 235.92 feet to an iron rod and South 46 degrees, 33 minutes, 11 seconds East for 539.84 feet to a railroad spike set in the center of SR 1009; thence along the center of SR 1009 on a curve to the left having a radius of 1660.33 feet, an arch length of 208.16 feet and a chord of South 24 degrees, 51 minutes, 29 seconds West for 208.03 feet to a railroad spike; thence along Cannonsburg-Houston Joint Authority property the following courses, North 60 degrees, 34 minutes, 37 seconds West for 198.03 feet to an iron rod, North 60 degrees, 46 minutes, 34 seconds West for 78.67 feet to an iron rod and

along a curve to the right having a radius of 419.60 feet, an arc length of 190.51 feet and a chord of North 47 degrees, 46 minutes, 08 seconds West for 188.88 feet to an iron rod on the Northwest side of Penn Central Railroad Co. right-of-way; thence along same South 43 degrees, 14 minutes, 00 seconds West for 177.34 feet to an iron rod and along a curve to the left having a radius of 1877.08 feet, an arc length of 721.01 feet and a chord of South 54 degrees, 14 minutes, 15 seconds West for 716.59 feet to an iron rod; thence along Parcel-2 the following courses, North 18 degrees, 55 minutes, 48 seconds West for 345.79 feet to an iron rod and South 71 degrees, 03 minutes, 17 seconds West for 299.93 feet to an iron pipe; thence along property of PA Transformer the following courses, North 18 degrees, 55 minutes, 59 seconds West for 255.30 feet to an iron rod, North 21 degrees, 31 minutes, 01 seconds West for 207.09 feet to an iron rod, North 43 degrees, 09 minutes, 00 seconds West for 652.00 feet to an iron rod, South 89 degrees, 04 minutes, 31 seconds West for 323.30 feet to an iron rod, North 57 degrees, 53 minutes, 30 seconds West for 748.50 feet to an iron rod and North 15 degrees, 59 minutes, 52 seconds West for 1173.69 feet to the POINT OF BEGINNING.

CONTAINING 216.87-acres as shown on a revised survey by Precision Land Surveyors dated 9 April 1999, being PARCEL - 1.

PARCEL 2

BEGINNING at a point at corner of lands of the PA Transformer and Parcel - 1, corner being Northwestern corner of the lands herein described; thence along Parcel - 1 the following courses, North 71 degrees, 03 minutes, 17 seconds East for 299.93 feet to a point, South 18 degrees, 55 minutes, 48 seconds East for 345.79 feet to a point, thence along the Northwest side of the Penn Central Railroad right-of-way on a curve to the right having a radius of 1877.08 feet, an arc length of 162.50 feet and a chord of 67 degrees, 58 minutes, 25 seconds West for 162.45 feet to a point; thence along same South 69 degrees, 56 minutes, 12 seconds West for 249.33 feet to a point; thence along PA Transformer property the following courses, North 27 degrees, 32 minutes, 36 seconds West for 96.83 feet to a point, North 11 degrees, 16 minutes 57 seconds East for 100.16 feet to a point, North 04 degrees, 12 minutes, 03 seconds East for 192.62 feet to the POINT OF BEGINNING.

CONTAINING 3.05-acres as shown on a revised survey by Precision Land Surveyors dated 9 April 1999, being PARCEL - 2.

PARCEL 3

BEGINNING at a point at corner of lands of Parcel - 12 of the Third Recording of Southpointe and Parcel - 1 of the Subdivision of the Western Center, corner being Westernmost corner of the lands herein described; thence along Parcel - 12 North 40 degrees, 00 minutes, 19 seconds East for 400.00 feet to a point; thence along Parcel - 1 the following courses, South 49 degrees, 59 minutes, 41 seconds East for 200.00 feet to a point, South 40 degrees, 00 minutes, 19 seconds West for 400.00 feet to a point, North 49

degrees, 59 minutes, 41 seconds West for 200.00 feet to the POINT OF THE BEGINNING.

CONTAINING 1.84-acres as shown on a revised survey by Precision Land Surveyors dated 9 April 1999, being PARCEL - 3.

Section 3. The conveyance shall be made under and subject to all lawful and enforceable easements, servitudes and rights of others, including streets, roadways and rights of any telephone, telegraph, water, electric, gas or pipeline company, and under and subject to any lawful and enforceable estates or tenancies vested in third persons appearing of record for any portion of the land or improvements erected on the land.

Section 4. The deed of conveyance shall be by special warranty deed and shall be executed by the Secretary of General Services in the name of the Commonwealth.

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

Section 6. In the event that this conveyance is not executed within six months of the effective date of this act in accordance with the terms established in the agreement of sale with the Department of General Services dated October 16, 2002, the property may be disposed of in accordance with section 2406-A of the act of April 9, 1929 (P.L.177, No.175), known as The Administrative Code of 1929.

Section 7. This act shall take effect immediately.

APPROVED—The 5th day of August, A.D. 2003.

EDWARD G. RENDELL