

No. 2014-93

## AN ACT

HB 1271

Authorizing the release of all restrictions imposed by the Project 70 Act on a portion of certain lands situated in the Borough of Brentwood, Allegheny County, in exchange for the imposition of Project 70 restrictions on other lands owned by the Borough of Brentwood, Allegheny County.

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

Section 1. Authorization.

Under the requirements of section 20(b) of the act of June 22, 1964 (Sp.Sess., P.L.131, No.8), known as the Project 70 Land Acquisition and Borrowing Act, the General Assembly hereby authorizes the release of Project 70 restrictions from the lands described in section 2. Project 70 restrictions remain on the remainder of the land also described in section 2. In exchange for the portion released from Project 70 restrictions, Project 70 restrictions will be imposed on the lands described in section 3.

Section 2. Portion of lands to be released from Project 70 restrictions and portion to continue to be Project 70 protected.

A portion of the property of the Borough of Brentwood to be released from Project 70 restrictions is as follows:

ALL that certain lot or piece of ground situate in the Borough of Brentwood, County of Allegheny and Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to-wit:

BEGINNING at a point in the northeasterly side of East Willock Road (40) feet wide), said point beginning on the line dividing lands herein described and lands now or formerly of L. J. Ackman; thence the following courses and distances along the line dividing lands herein described and lands of said L. J. Ackman.

N 52° 42' 00" E 86.23 feet to a point;

N 59° 58' 00" E 197.36 feet to a point;

N 64° 00' 00" E 300.84 feet to a point;

thence along the line dividing lands herein described and the land now or formerly of the Borough of Brentwood N 35° 44' 00" W 303.56 feet to a point in the center of a Borough Road known as Wanley Road; thence along the following courses and distances along the centerline of Wanley Road:

S 52° 02' 00" W a distance of 87.71 feet to a point;

S 58° 28' 00" W a distance of 98.80 feet to a point;

S 61° 11' 00" W a distance of 236.00 feet to a point;

S 51° 58' 00" W a distance of 160.60 feet to a point in the centerline of above mentioned Wanley Road; thence leaving Wanley Road and along the line dividing lands now or formerly of Mike Passero, lands herein described and extending along the northeasterly right-of-way line West Willock Road S 32° 50' 00" E a distance of 260.82 feet to a point of beginning.

Containing a total area of 3.68 acres, more or less.

The remaining portion of the property of the Borough of Brentwood continues to be protected with Project 70 restrictions as follows:

All that certain lot or piece of ground, situate in the Borough of Brentwood, County of Allegheny and Commonwealth of Pennsylvania, more particularly bound and described as follows:

BEGINNING at a point in the northeasterly side of Lots Nos. 24 to 28 inclusive in the Prospect Park Plan of Lots No. 2, and said plan is recorded in Plan Book volume 41, pages 75, 76 and 77, N 68° 39' 00" E 276.12 feet to a point; thence along the line dividing lands herein described and lands now or late of Prospect Terrace, Inc., N 63° 20' 00" E 382.93 feet to a point; thence along the line dividing lands herein and lands now or late of John E. Lehman N 35° 44' 00" W 486.09 feet to a point in the centerline of a Borough Road known as Wanley Road; thence the following courses and distances along the centerline of Wanley Road:

- S 49° 08' 00" W 155.76 feet to a point;
- S 31° 20' 00" W 80.69 feet to a point;
- S 52° 53' 00" W 96.30 feet to a point;
- S 54° 24' 00" W 116.90 feet to a point;
- S 52° 02' 00" W 187.89 feet to a point;
- S 35° 44' 00" W 303.56 feet to a point of beginning.

Containing total area of 5.62 acres, more or less.

BEING the same property which Hugh Fishwick, Jr., Et Ux granted and conveyed unto Edward J. Ratcliffe, one of the grantors herein, by deed recorded in Deed Book Volume 2897, page 554 in the Recorder of Deeds Office of Allegheny County, Pennsylvania.

ALSO BEING the same property which Hugh Fishwick, Jr. Et ux by the deed dated July 21, 1947 and recorded in Deed Book Volume 3045, Page 487, in the Recorder of Deeds Office of Allegheny County, Pennsylvania.

BEING designated in the Deed Registry Office of Allegheny County as Block No. 188-M, Lot No. 55.

Section 3. Lands owned by Borough of Brentwood on which Project 70 restrictions are to be imposed.

The property of the Borough of Brentwood on which Project 70 restrictions are to be imposed is as follows:

ALL that unimproved piece of ground situate in the Borough of Brentwood, County of Allegheny and Commonwealth of Pennsylvania, consisting of approximately 8.5 acres of ground, being more fully described as follows:

BEGINNING at a point on the westerly side of Elton Way, 20 feet wide, as shown on the Hilpert Place Plan recorded in the Recorder of Deeds Office of Allegheny County in Plan Book Volume 30, pages 132 and 133, at the line dividing lands now or formerly of Thomas Gabrielli from lands herein described, said point being distant along the westerly side of said Elton Way S 32° 41' 25" East 170.04 feet from the center line of Hilpert Street, 40 feet wide, as shown on said plan where it intersects with the westerly side of said Elton Way:

THENCE, from said point of beginning and along the westerly side of said Elton Way South 32° 41' 25" East a distance of 539.82 feet to a point in East Willock Way, 50 feet wide, at the corner common to lands now or

formerly of Adam Young and land herein described; thence along the line of lands of Young North  $87^{\circ} 55' 15''$  West a distance of 146.92 feet to a point; thence from the same South  $14^{\circ} 18' 15''$  East a distance of 195.58 feet to a point on the line of land now or formerly of I.I. Tryon, said line being also the dividing line between the Borough of Whitehall and the Borough of Brentwood; thence along the line dividing said Boroughs South  $54^{\circ} 34' 45''$  West, a distance of 119.72 feet to a point; thence from said point and through the lands of M. Passero of which this is a part the following four courses; thence along the line dividing Rivera Estates Plan No. 5 as recorded in Plan Book Volume 90, pages 156 and 157 from the lands herein described, the following three courses and distances North  $77^{\circ} 45'$  West a distance of 389.69 feet to a point; thence North  $53^{\circ} 34' 35''$  West a distance of 82.49 feet to a point; thence North  $50^{\circ} 18' 08''$  West a distance of 219.96 feet to a point at the southeasterly terminus of Brednick Avenue 40 feet wide; thence along the easterly right-of-way of Brednick Avenue aforesaid, North  $47^{\circ} 57' 35''$  West a distance of 134.01 feet to a point; thence by an arc of a circle curving to the right having a radius of 20.00 feet for an arc distance of 38.07 feet to a point on the southerly right-of-way line of Meadowbrook Boulevard 40 feet wide; thence along the same North  $61^{\circ} 06' 25''$  East a distance of 2.01 feet to a point on the line of land of now or formerly of Thomas Gabrielli; thence along said line of Thomas Gabrielli South  $48^{\circ} 55' 05''$  East a distance of 10.56 feet to a point; thence by the same South  $74^{\circ} 24' 05''$  East a distance of 93.56 feet to a point; thence by the same North  $15^{\circ} 35' 55''$  East a distance of 97.67 feet to a point on the southerly right-of-way line of Meadowbrook Boulevard aforesaid; thence by the same by an arc of a circle curving to the right having a radius of 1,480.00 feet for an arc distance of 13.12 feet to a point on the line of said Thomas Gabrielli; thence along the line of Gabrielli South  $58^{\circ} 53' 15''$  East a distance of 9.45 feet to a point; thence by the same North  $74^{\circ} 29' 29''$  East a distance of 39.22 feet to a point; thence by the same North  $41^{\circ} 05' 04''$  East a distance of 26.44 feet to a point on the southerly right-of-way line of Meadowbrook Boulevard 40 feet wide; thence along the southerly side of said Boulevard by an arc of a circle curving to the right and having a radius of 1,480.00 feet for an arc distance of 47.72 feet to a point at the northerly terminus of said Boulevard; thence along the northerly terminus of said Boulevard North  $18^{\circ} 48' 49''$  West a distance of 26.89 feet to a point on line of land now or formerly of Thomas Gabrielli; thence along the line of said Gabrielli North  $41^{\circ} 05' 04''$  East a distance of 168.42 feet to a point; thence by the same North  $69^{\circ} 25' 04''$  East a distance 119.38 feet to a point; thence by the same North  $86^{\circ} 33' 55''$  East a distance of 157.00 feet to a point at the place of beginning.

BEING the same Property which was conveyed by James C. Lorenzi and Lisa K. Lorenzi, husband and wife, to Western Pennsylvania Conservancy and recorded on December 30, 2003 in the Recorder of Deeds Office, Deed Book 11904, Page 117, Allegheny County, Pennsylvania. This property is assessed in the municipality of Brentwood as tax identification number 188-R-150.

#### Section 4. Restriction.

Project 70 restrictions shall be imposed on the lands described in section 3 by the following deed clause:

This land is to be used for park, recreation and conservation purposes in accordance with provisions of the act of June 22, 1964 (Sp.Sess., P.L.131, No.8), known as the Project 70 Land Acquisition and Borrowing Act.

Section 5. Effective date.

This act shall take effect immediately.

APPROVED—The 2nd day of July, A.D. 2014

TOM CORBETT