

No. 1984-186

## AN ACT

## HB 1235

Authorizing the Department of General Services, with the approval of the Governor and the Secretary of Public Welfare, to convey a tract of land 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 Governor and the Secretary of Public Welfare, is hereby authorized, on behalf of the Commonwealth of Pennsylvania, to sell and convey, for \$75,000, to the Conrad-Weiser Area Inter-Faith Elderly Housing Council, a nonprofit corporation, the following tract of land with improvements thereon, bounded and described as follows:

All that certain lot or piece of land together with a two and one-half story brick building and other improvements erected thereon, located on the southwest corner of Berks Place and Parkside Drive in the Wernersville State Hospital property and situate in the Township of South Heidelberg, County of Berks, Commonwealth of Pennsylvania, being more fully bounded and described as follows to wit:

Beginning at a drill hole on the point of curve of a curve connecting the south curblineline of Parkside Drive with the west curblineline of Berks Place, said point being the northeasternmost corner of the herein described piece of land, the plane coordinate of the beginning point being north 367,812.70 and east 2,458,300.12 upon the south zone of Lambert State Grid System of the Commonwealth of Pennsylvania as developed by the United States Geological Survey; thence extending along residue property belonging to the Commonwealth of Pennsylvania the following eight courses and distances to wit: in a southeasterly direction along said curve, deflecting to the right, having a radius of 30.00 feet, having a central angle of 87 degrees 28 minutes 30 seconds, having a tangent of 28.71 feet, having a chord of 41.48 feet and a chord bearing of south 02 degrees 28 minutes 44 seconds east a distance along the arc of 45.80 feet to a drill hole on the west curblineline of Berks Place; thence in a southwesterly direction along the west curblineline of Berks Place on a line tangent to the last described curve and bearing south 41 degrees 15 minutes 31 seconds west a distance of 364.67 feet to a point; thence in a northwesterly direction on a line bearing north 47 degrees 55 minutes 35 seconds west passing through a steel pin on line at a distance of 1.00 foot from the last described corner, a total distance of 230.23 feet to a steel pin; thence in a northwesterly direction on a line bearing north 27 degrees 11 minutes 15 seconds west a distance of 23.94 feet to a steel pin; thence in a northeasterly direction on a line bearing north 03 degrees 31 minutes 40 seconds east a distance of 34.21 feet to a steel pin; thence in a northwesterly

direction on a line bearing north 07 degrees 34 minutes 30 seconds west passing through a steel pin on line at a distance of 20.73 feet from the last described corner, a total distance of 46.50 feet to a point near the centerline of Hospital Creek; thence in a northeasterly direction in and along Hospital Creek on a line bearing north 57 degrees 06 minutes 57 seconds east a distance of 346.28 feet to a point near the centerline of Hospital Creek and in the south curblin of Parkside Drive; thence in a southeasterly direction along the south curblin of Parkside Drive on a line bearing south 46 degrees 12 minutes 59 seconds east passing through a P.K. Spike on line at a distance of 55.00 feet from the last described corner, a total distance of 186.29 feet to the place of beginning.

Containing in area 2.404 acres of land.

Being part of the same property which Cyrus W. Gaul and May M. Gaul, his wife, granted and conveyed unto the Commonwealth of Pennsylvania by deed, dated November 23, 1891, and recorded in Deed Book Volume 199, Page 547, Berks County Records.

And also being part of the same property which Amos W. Potteiger, Trustee of Emma B. Hill under the provisions of the last will and testament of Jacob W. Seitzenger and Emma B. Hill, granted and conveyed unto the Commonwealth of Pennsylvania by deed, dated December 3, 1891, and recorded in Deed Book Volume 200, Page 277, Berks County Records. As described in a survey prepared by Thomas R. Gibbons, Douglassville, registered surveyor, dated June 9, 1983.

Section 2. Costs and fees related to the preparation and recordation of deed of conveyance for the property shall be borne by the grantees.

Section 3. The deed of conveyance shall contain a reverter clause that, if the property shall ever be used for other than elderly housing or for other than any other accepted public purpose, as determined by the Secretary of General Services in the name of the Commonwealth of Pennsylvania, it shall revert back to the Commonwealth.

Section 4. 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.

Section 5. The Commonwealth reserves the right to enter the premises to maintain all institution utility lines which cross the tract.

Section 6. This act shall take effect immediately.

APPROVED—The 12th day of October, A. D. 1984.

DICK THORNBURGH