

No. 1986-147

AN ACT

SB 1275

Authorizing and directing the Department of General Services, with the approval of the Governor and the Secretary of Public Welfare, to convey to the County of Washington, 588.9263 acres of land, more or less, situate in North Strabane and Cecil Townships, Washington 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 and directed, on behalf of the Commonwealth of Pennsylvania, to grant and convey to the County of Washington, for economic development, for a consideration of fair market value, as determined by an appraisal of the Department of General Services, the following described land situate in the Townships of North Strabane and Cecil, County of Washington and Commonwealth of Pennsylvania, bounded and described as follows:

Tract No.1

All that certain piece or parcel of land situate in North Strabane Township, Washington County, Pennsylvania, bounded and described as follows:

Beginning at a point at the southerly right-of-way line of Penn Central Railroad, right-of-way width 66.00 feet, said point being located north 43 degrees 09 minutes 01 second east 449.68 feet from the northeasterly corner of property now or formerly Canonsburg-Houston Joint Authority; thence from said point of beginning along the southerly right-of-way line of Penn Central Railroad north 43 degrees 09 minutes 01 second east a distance of 341.31 feet to a point; thence continuing by same south 61 degrees 49 minutes 59 seconds east a distance of 220.43 feet to a point in the center line of L.R.108, T.R.519; thence along center line of L.R.108, T.R.519 south 28 degrees 29 minutes 33 seconds west a distance of 411.70 feet to a point; thence north 46 degrees 50 minutes 59 seconds west a distance of 317.11 feet to a point, said point being point of beginning.

Containing 2.2840 acres.

Being parcel B as shown on a plan dated May 1984, Drawing No. 84/25, as revised July 20, 1984, prepared by Lorenzi, Dodds and Gunnill, Inc., Pittsburgh, Pennsylvania.

Tract No.2

All that certain piece or parcel of land situate in Cecil Township, Washington County, Pennsylvania, bounded and described as follows:

Beginning at a point at the northeasterly corner of property now or formerly of Borough of Canonsburg; thence along the northerly line of property now or formerly of Borough of Canonsburg south 64 degrees 37 minutes 30 seconds west a distance of 430.30 feet to a point on line of land now or

formerly of McNary; thence along line of property now or formerly McNary and property now or formerly of Donnell the following six courses and distances: (1) north 16 degrees 47 minutes 30 seconds west a distance of 426.50 feet to a point; (2) north 01 degrees 52 minutes 30 seconds east a distance of 543.83 feet to a point; (3) north 28 degrees 07 minutes 30 seconds west a distance of 1,098.00 feet to a point; (4) north 03 degrees 52 minutes 30 seconds west a distance of 465.08 feet to a point; (5) north 35 degrees 37 minutes 30 degrees east a distance of 156.18 feet to a point; (6) north 49 degrees 07 minutes 01 second west a distance of 1,722.45 feet to a point on line of land now or formerly of John Angerer; thence along line of land of John Angerer and property now or formerly of Russell S. Andree north 49 degrees 43 minutes 07 seconds east 2,743.92 feet to a point, said point being the southeasterly corner of property now or formerly of Russell S. Andree; thence along the line of land of Russell S. Andree the following five courses and distances: (1) north 32 degrees 32 minutes 07 seconds west a distance of 297.00 feet to a point; (2) north 26 degrees 17 minutes 48 seconds west a distance of 1,086.84 feet to a point; (3) north 59 degrees 59 minutes 41 seconds west a distance of 334.00 feet to a point; (4) south 60 degrees 15 minutes 19 seconds west a distance of 755.71 feet to a point; (5) north 28 degrees 39 minutes 19 seconds west a distance of 957.19 feet to a point, said point being the southeasterly corner of property now or formerly of John Phillips, Sr.; thence along line of property now or formerly of John Phillips, Sr., north 06 degrees 08 minutes 10 seconds west a distance of 1,594.88 feet to a point on line of land now or formerly of Joseph and Helen Sluciak; thence along the southerly line of property now or formerly of Joseph and Helen Sluciak the following three courses and distances: (1) north 81 degrees 44 minutes 50 seconds east a distance of 971.22 feet to a point; (2) north 57 degrees 17 minutes 57 seconds east a distance of 1,259.80 feet to a point; (3) north 63 degrees 25 minutes 31 seconds east a distance of 305.25 feet to a point on line of property now or formerly of the City of Canonsburg; thence along the line of land now or formerly of the City of Canonsburg south 43 degrees 42 minutes 23 seconds east a distance of 2,118.77 feet to a point on the westerly right-of-way line of Interstate 79; thence along the westerly right-of-way line of Interstate 79 the following 26 courses and distances: (1) south 14 degrees 36 minutes 43 seconds west a distance of 304.39 feet to a point; (2) south 09 degrees 57 minutes 19 seconds east a distance of 97.77 feet to a point; (3) south 11 degrees 35 minutes 56 seconds west a distance of 1,006.00 feet to a point; (4) north 78 degrees 24 minutes 04 seconds west a distance of 10.00 feet to a point; (5) south 11 degrees 35 minutes 56 seconds west a distance of 100.00 feet to a point; (6) south 78 degrees 24 minutes 04 seconds east a distance of 10.00 feet to a point; (7) south 11 degrees 35 minutes 56 seconds west a distance of 993.10 feet to a point; (8) by an arc of a circle curving to the left having a radius of 2,472.01 feet an arc distance of 1,410.29 feet to a point; (9) south 68 degrees 54 minutes 41 seconds west a distance of 50.00 feet to a point; (10) changing directions by an arc of a circle curving to the left, having a radius of 2,522.01 feet an arc distance of 186.47 feet to a point; (11) south 64 degrees 40 minutes 31 seconds west a distance of

50.00 feet to a point; (12) changing directions by an arc of a circle curving to the left having a radius of 2,572.01 feet an arc distance of 370.32 feet to a point; (13) north 56 degrees 25 minutes 33 seconds east a distance of 100.00 feet to a point; (14) changing directions by an arc of a circle curving to the left having a radius of 2,472.01 feet an arc distance of 281.07 feet to a point; (15) south 40 degrees 05 minutes 19 seconds east a distance of 2,690.90 feet to a point; (16) south 49 degrees 54 minutes 41 seconds west a distance of 30.00 feet to a point; (17) south 40 degrees 05 minutes 19 seconds east a distance of 200.00 feet to a point; (18) south 49 degrees 54 minutes 41 seconds west a distance of 50.00 feet to a point; (19) south 40 degrees 05 minutes 19 seconds east a distance of 180.00 feet to a point; (20) south 49 degrees 54 minutes 41 seconds west a distance of 60.00 feet to a point; (21) south 39 degrees 52 minutes 02 seconds east a distance of 396.11 feet to a point; (22) north 52 degrees 25 minutes 34 seconds east a distance of 107.00 feet to a point; (23) south 31 degrees 46 minutes 56 seconds east a distance of 534.65 feet to a point; (24) south 18 degrees 20 minutes 01 second east a distance of 148.40 feet to a point; (25) by an arc of a circle curving to the right having a radius of 1,730.08 feet an arc distance of 527.25 feet to a point; (26) by an arc of a circle curving to the right, having a radius of 7,198.41 feet an arc distance of 866.99 feet to a point on the northerly right-of-way line of the Penn Central Railroad; thence along the northerly right-of-way line of Penn Central Railroad the following five courses and distances: (1) south 43 degrees 09 minutes 01 second west a distance of 106.16 feet to a point; (2) north 81 degrees 50 minutes 59 seconds west a distance of 34.25 feet to a point; (3) south 46 degrees 40 minutes 01 second west a distance of 546.49 feet to a point; (4) south 12 degrees 25 minutes 01 second west a distance of 120.50 feet to a point; (5) south 43 degrees 09 minutes 01 second west a distance of 323.65 feet to a point; thence by line through property now or formerly Commonwealth of Pennsylvania the following eight courses and distances: (1) north 46 degrees 50 minutes 59 seconds west a distance of 146.20 feet to a point; (2) north 25 degrees 30 minutes 20 seconds east a distance of 236.07 feet to a point; (3) north 26 degrees 13 minutes 30 seconds east a distance of 457.05 feet to a point; (4) north 12 degrees 06 minutes 59 seconds east a distance of 725.26 feet to a point; (5) north 08 degrees 58 minutes 45 seconds west a distance of 520.00 feet to a point; (6) north 42 degrees 08 minutes 45 seconds west a distance of 2,027.50 feet to a point; (7) north 73 degrees 38 minutes 45 seconds west a distance of 668.00 feet to a point; (8) south 39 degrees 42 minutes 31 seconds west a distance of 2,259.15 feet to a point, said point being place of beginning.

Containing 586.6423 acres.

Being parcel C as shown on a plan dated May 1984, Drawing No. 84/25, as revised July 20, 1984, prepared by Lorenzi, Dodds and Gunnill, Inc., Pittsburgh, Pennsylvania.

Together with a 20-foot-wide easement through the easterly portion of parcel A, lands now or formerly owned by the Commonwealth of Pennsylvania, as shown on the aforementioned plan prepared by Lorenzi, Dodds and Gunnill, Inc., dated May 1984, Drawing No. 84/25, as revised July 20, 1984.

Excepting and reserving unto the grantor, its successors and assigns, as the owner of parcel A on the aforementioned plan, an easement for the use and maintenance of the existing reservoir on parcel C and the water lines running therefrom to parcel A. Upon connection by the grantor to the public water system, use of the existing reservoir on parcel C and the water lines running therefrom to parcel A shall be terminated, and the easement for the maintenance and use thereof shall cease, and any interest or title held by the grantor shall terminate without further action by the grantee, its successors or assigns.

Section 2. It is the specific intent of the grantor that mineral rights shall pass with the land.

Section 3. 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 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 4. It is agreed that the County of Washington will work with representatives of the Western Center Board of Trustees and the Western Center Parents Group in order to attempt to maximize potential employment opportunities for the developmentally disabled in conjunction with the use of the land for an economic development project. This agreement reflects a responsibility of the grantee and is not intended to be a deed covenant.

Section 5. The purchase price of fair market value, \$706,710, shall be paid to the Commonwealth over a ten-year period in equal annual interest-free installments of \$70,671, commencing on July 1 of the year following the year in which this act becomes effective and each year thereafter.

Section 6. 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 and delivered to the grantee within 60 days after the effective date of this act.

Section 7. Costs and fees incidental to the conveyance shall be borne by the grantee.

Section 8. This act shall take effect in 60 days.

APPROVED—The 28th day of November, A. D. 1986.

DICK THORNBURGH