

No. 2016-139

AN ACT

HB 1959

Authorizing the Department of General Services, with the approval of the Governor, to grant and convey to Upper Merion Township certain lands situate in Upper Merion Township, Montgomery County.

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

Section 1. Conveyance.

The Department of General Services, with the approval of the Governor, is hereby authorized on behalf of the Commonwealth to grant and convey to Upper Merion Township certain lands situate in Upper Merion Township, Montgomery County, for \$1.

Section 2. Property description.

The property to be conveyed under section 1 consists of approximately 0.531-acres and any improvements thereon bounded and more particularly described as follows:

ALL THAT CERTAIN tract or parcel of land situate in Upper Merion Township, Montgomery County, Pennsylvania, as shown on "Boundary Exhibit - Commonwealth Properties to be Conveyed" prepared by ASH Associates Inc., dated April 29, 2015.

BEGINNING at a point at the intersection of the easterly right-of-way line for U.S. Route 0422 (width varies) and the southerly line of property now or formerly of the Philadelphia & Reading Railroad Co.;

Thence from said POINT OF BEGINNING, along an arc curving to the left, having a radius of 3,847.83', an arc length of 419.29', a chord bearing North 75° 04' 04" East, a chord length of 419.09', along said Railroad property to a common corner of said property and land now or formerly of Lafayette at Valley Forge;

Thence, by said land of Lafayette at Valley Forge the following four (4) courses and distances;

(1) thence South 24° 10' 20" East a distance of 76.64';

(2) thence South 74° 27' 40" West a distance of 423.06' to a stone found;

(3) thence South 15° 49' 26" East a distance of 197.31';

(4) thence South 74° 08' 40" West, partly along said land and partly along said right of way line for U.S. Route 0422, a distance of 70.57' to a point along said easterly right of way line;

Thence, by said right of way line, North 02° 56' 46" West a distance of 284.76' to the POINT OF BEGINNING.

CONTAINING 0.958-acres of land more or less.

LESS AND EXCEPTING ALL THAT CERTAIN tract of land situate in the Township of Upper Merion, Montgomery County; bounded and described as follows, to wit:

BEGINNING at a point on the easterly side of State Route 0422, said point being at the intersection of the easterly Legal Right-of-Way Line for Limited Access of State Route 0422 and the southerly property line of the

Norfolk Southern Railway Company distant 66' easterly and measured radially from the right-of-way baseline of State Route 0422 at or about Station 207+86 thereof;

Thence from said POINT OF BEGINNING, South 3° 03' 51" East a distance of 6.44' to a point 66' easterly and measured radially from the right-of-way baseline of State Route 0422 at or about Station 206+80 thereof; thence South 80° 05' 35" West a distance of 19.14' to a point 47' easterly and measured radially from the right-of-way baseline of State Route 0422 at or about Station 206+78 thereof; thence South 3° 03' 51" East a distance of 281.80' to a point 53' easterly and measured radially from the right-of-way baseline of State Route 0422 at or about Station 203-97 thereof; thence North 74° 08' 39" East a distance of 19.48' to a point 71' easterly and measured radially from the right-of-way baseline of State Route 0422 at or about Station 204+02 thereof; thence North 74° 08' 39" East a distance of 51.08' to a point 121' easterly and measured radially from the right-of-way baseline of State Route 0422 at or about Station 204+15 thereof; thence North 15° 51' 21" West a distance of 197.30' to a point 73' easterly and measured radially from the right-of-way baseline of State Route 0422 at or about Station 206+05 thereof; thence North 74° 27' 39" East a distance of 47.23' to a point 119' easterly and measured radially from the right-of-way baseline of State Route 0422 at or about Station 206+15 thereof; thence North 74° 27' 39" East a distance of 27.02' to a point 145' easterly and measured radially from the right-of-way baseline of State Route 0422 at or about Station 206+21 thereof; thence along an arc curving to the right, have a radius of 12145.00', an arc length of 28.86', a chord bearing North 2° 20' 22" West, a chord length of 28.86' along the easterly Required Right-of-Way Line for Limited Access of State Route 0422 to a point 145' easterly and measured radially from the right-of-way baseline of State Route 0422 at or about Station 206+51 thereof; thence North 87° 35' 33" East a distance of 20.00' to a point 165' easterly and measured radially from the right-of-way baseline of State Route 0422 at or about Station 206+50 thereof; thence along an arc curving to the right, having a radius of 12,165.00', an arc length of 56.42', a chord bearing North 2° 32' 25" West, a chord length of 56.42', along the easterly Required Right-of-Way Line for Limited Access of State Route 0422 to a point 165' easterly and measured radially from the right-of-way baseline of State Route 0422 at or about Station 207+06 thereof; thence South 75° 42' 27" West a distance of 22.60' to a point 143' easterly and measured radially from the right-of-way baseline of State Route 0422 at or about Station 207+01 thereof; thence South 76° 22' 34" West a distance of 42.95' to a point 101' easterly and measured radially from the right-of-way baseline of State Route 0422 at or about Station 206+93 thereof; thence South 76° 22' 34" West a distance of 19.52' to a point 82' easterly and measured radially from the right-of-way baseline of State Route 0422 at or about Station 206+89 thereof; thence South 77° 07' 52" West a distance of 16.16' to the POINT OF BEGINNING.

CONTAINING 0.427-acres of land more or less.

The above tract of land shown on the Department of Transportation's Drawings Re-Establishing Limited Access Highway and Authorizing Acquisition of Right-of-Way for State Route 0422, Section SRB R/W, as

total required right-of-way for limited access and designated and delineated as part of Parcel No. 38 on Sheet No. 37 of the said drawings, as recorded in the office for the recording of deeds, etc. in Montgomery County, Pennsylvania, in Highway Plan Book 42, Page 286, on June 24, 2015.

Section 3. Condition.

The conveyance shall be made under and subject to all lawful and enforceable easements, servitudes and rights of others, including, but not confined to, streets, roadways and rights of any telephone, telegraph, water, electric, gas or pipeline companies, as well as 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 thereon.

Section 4. Execution.

The deed of conveyance shall be by quitclaim deed and shall be executed by the Secretary of General Services in the name of the Commonwealth of Pennsylvania.

Section 5. Costs and fees.

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

Section 6. Expiration.

If the conveyance authorized under this act is not executed within two years of the effective date of this act, the authority provided under this act shall expire.

Section 7. Effective date.

This act shall take effect immediately.

APPROVED—The 3rd day of November, A.D. 2016

TOM WOLF

