

THE GENERAL ASSEMBLY OF PENNSYLVANIA

SENATE BILL**No. 1248** Session of
2001

INTRODUCED BY CONTI, DECEMBER 10, 2001

AS AMENDED ON THIRD CONSIDERATION, MARCH 25, 2002

AN ACT

1 Authorizing the Department of General Services, with the
2 approval of the Department of Transportation and the
3 Governor, to grant and convey to the Heritage Conservancy
4 Inc., certain lands in the Borough of Doylestown, Bucks
5 County.

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

8 Section 1. Borough of Doylestown, Bucks County.

9 (a) Authorization.--The Department of General Services, with
10 the approval of the Department of Transportation and the
11 Governor, is hereby authorized on behalf of the Commonwealth of
12 Pennsylvania to grant and convey to the Heritage Conservancy
13 Inc., the Department of Transportation's Bucks County
14 Maintenance Facility, land and buildings described in subsection
15 (b) for fair consideration equal to market value as determined
16 by independent appraisal in accordance with an Agreement of Sale
17 dated September 27, 2001.

18 (b) Description.--The property to be conveyed pursuant to
19 subsection (a) consists of the Department of Transportation's

1 Bucks County Maintenance Facility, bounded and more particularly
2 described as all that certain piece or parcel of land in the
3 Borough of Doylestown, Bucks County, Pennsylvania bounded and
4 described as follows:

5 PARCEL 1

6 BEGINNING on the north side of Broad Street, forty (40) feet
7 wide at a point fourteen and sixty-two hundredths feet east of
8 the center line of Doyle Street, fifty (50) feet wide; thence
9 extending north forty-nine degrees 00 minutes west four hundred
10 forty-three feet three and seven-eighths inches to a point, said
11 point being the intersection of the north line of the said Broad
12 Street with east line of a proposed street fifty (50) feet wide
13 as shown on above mentioned plan; thence north thirty-nine
14 degrees forty-five minutes east three hundred twenty-three feet
15 two and seven-eighths inches on the line of east side of the
16 said proposed street to a point; thence south forty-nine degrees
17 00 minutes east four hundred seventy-three feet eleven and one-
18 quarter inches to a point on the dividing line between this lot
19 and partly by ground of Raymond Buck, Jr., partly by ground of
20 Clear Spring Worsted Company, and partly by ground of Raymond
21 Buck to a point on the dividing line of ground adjacent to this
22 lot owned by the Commonwealth of Pennsylvania; thence south
23 forty-five degrees ten minutes west three hundred twenty-four
24 feet no and three-eighth inch along the last mentioned line to
25 the first mentioned point and place of BEGINNING.

26 Containing three and four hundred two thousandths acres.

27 PARCEL 2

28 BEGINNING at an iron pin set for a corner of James B.
29 Cotton's lands and in the center of Broad Street, said iron pin
30 being north 48 degrees and 40 minutes west of and at a distance

1 of one hundred and eighty-four feet from a point set for the
2 intersection of Broad and Union Streets; thence from said iron
3 pin north 48 degrees 40 minutes west three hundred and fifty-
4 five feet along center line of said Broad Street to an iron pin
5 set for a corner; thence north 45 degrees 32 minutes east three
6 hundred and eighty seven and nine tenths feet by lands of Abe
7 and Sam Margolis to an iron pin set for a corner; thence south
8 48 degrees 08 minutes east three hundred and forty one and five
9 tenths feet, by lands of Arthur A. Fretz to an iron pin set for
10 a corner; thence south 02 degrees 06 minutes east seventy and
11 nine tenths feet, still by lands of said Fretz to an iron pin
12 set for a corner; thence north 48 degrees 40 minutes west eighty
13 six and seven tenths feet by lands of the real estate holding
14 company to an iron pin set for a corner; thence south 40 degrees
15 07 minutes west one hundred and forty six and eight tenths feet
16 by lands of said real estate holding company and George Sommers
17 to an iron pin set for a corner; thence south 48 degrees 40
18 minutes east sixteen feet, by lands of said Sommers to an iron
19 pin set for a corner; thence south 40 degrees 07 minutes west
20 one hundred and eighty five and five tenths feet by lands of
21 Cotton aforesaid to the place of BEGINNING.

22 Containing in all 2.981 acres of land, be the same more or
23 less.

24 (c) Easements.--The conveyance shall be made under and
25 subject to all lawful and enforceable easements, servitudes and
26 rights of others, including, but not confined to, streets,
27 roadways and rights of any telephone, telegraph, water,
28 electric, gas or pipeline companies, as well as under and
29 subject to any lawful and enforceable estates or tenancies
30 vested in third persons appearing of record, for any portion of

1 the land or improvements erected thereon.

2 (d) Execution.--The deed of conveyance shall be by Special
3 Warranty Deed and shall be executed by the Secretary of General
4 Services in the name of the Commonwealth of Pennsylvania.

5 (e) Costs.--Costs and fees incidental to this conveyance
6 shall be borne by the Grantee.

7 (f) Proceeds.--The proceeds from the sale shall be deposited
8 in the Motor License Fund of the Department of Transportation to
9 pay for costs and fees incurred for the lease, acquisition,
10 design and/or construction of a new Bucks County Maintenance
11 Facility as well as the costs and fees incurred by the
12 Department of General Services as authorized under section 2406-
13 A of the act of April 9, 1929 (P.L.177, No.175), known as The
14 Administrative Code of 1929.

15 (g) Alternate disposition.--In the event that this
16 conveyance is not executed within 120 ~~months of the effective~~ <—
17 ~~date of this section~~ DAYS FROM THE DEPARTMENT OF TRANSPORTATION <—
18 NOTICE OF CEASE OF OPERATIONS AND SUBSEQUENT VACANCY OF THE
19 BUILDING, the property may be disposed of, with the approval of
20 the Department of Transportation, in accordance with section
21 2406-A of The Administrative Code of 1929. The proceeds from the
22 sale shall be deposited in accordance with subsection (f).

23 Section 2. This act shall take effect immediately.