
THE GENERAL ASSEMBLY OF PENNSYLVANIA

SENATE BILL

No. 1482 Session of
2014

INTRODUCED BY YAW, SEPTEMBER 18, 2014

REFERRED TO STATE GOVERNMENT, SEPTEMBER 18, 2014

AN ACT

1 Authorizing the Department of General Services, with approval of
2 the Department of Environmental Protection and the Governor,
3 to grant and convey to Centura Development Co., Inc., certain
4 land situate in Old Lycoming Township, Lycoming County.

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

7 Section 1. Conveyance in Old Lycoming Township, Lycoming
8 County.

9 (a) Authorization.--The Department of General Services, with
10 the approval of the Department of Environmental Protection and
11 the Governor, is hereby authorized on behalf of the Commonwealth
12 of Pennsylvania to grant and convey to Centura Development Co.,
13 Inc., certain land situate in Old Lycoming Township, Lycoming
14 County for \$500.

15 (b) Property description.--The property to be conveyed
16 pursuant to subsection (a) consists of approximately 1,248
17 square feet or approximately .03-acres and improvements thereon
18 bounded and more particularly described as follows:

19 ALL THAT CERTAIN piece, parcel, and lot of land situate in

1 Old Lycoming Township, Lycoming County, Pennsylvania and shown
2 upon a plan by the Larson Design Group, file 6240-006; bounded
3 and described as follows:

4 BEGINNING at a set mag nail on the southern right of way line
5 of Carmella Avenue, said mag nail being located South 84 degrees
6 52 minutes 59 seconds East, 76.66 feet from a set mag nail on
7 the eastern right of way line of Pennsylvania State Route 1017,
8 being known as Lycoming Creek Road, and the northwest corner of
9 lands of Raymond A. Eck (Tax Parcel No.43-07-603);

10 THENCE from the point and place of beginning and along the
11 southern right of way line of Carmella Avenue the two following
12 courses and distances:

13 1. North 82 degrees 05 minutes 38 seconds East, 67.02 feet
14 to a set steel pin;

15 2. By a curve to the right with a radius of 66.71 feet, an
16 arch length of 63.59 feet, a delta angle of 54 degrees 36
17 minutes 59 seconds, and a chord of South 70 degrees 35
18 minutes 53 seconds East, 61.21 feet to a set steel pin at the
19 northeast corner of lands of Raymond A. Eck (Tax Parcel
20 No.43-07-603);

21 THENCE along the northen line of lands of Raymond A Eck (Tax
22 Parcel No.43-07-603), North 84 degrees 52 minutes 59 seconds
23 West, 124.62 feet to the point and place of BEGINNING.

24 CONTAINING 1,248 square feet, more or less.

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

1 vested in third persons appearing of record, for any portion of
2 the land or improvements erected thereon.

3 (d) Restriction.--Any conveyance authorized under subsection
4 (a) shall be made under and subject to the condition, which
5 shall be contained in the deed of conveyance, that no portion of
6 the property conveyed shall be used as a licensed facility, as
7 defined in 4 Pa.C.S. § 1103 (relating to definitions), or any
8 other similar type of facility authorized under State law. The
9 condition shall be a covenant running with the land and shall be
10 binding upon the Buyer (Grantee), its successors and assigns.
11 Should the Grantee, its successors or assigns, permit any
12 portion of the property authorized to be conveyed under
13 subsection (a) to be used in violation of this subsection, the
14 title shall immediately revert to and revest in the Seller
15 (Grantor).

16 (e) Deed of conveyance.--The deed of conveyance shall be by
17 Special Warranty Deed and shall be executed by the Secretary of
18 General Services in the name of the Commonwealth of
19 Pennsylvania.

20 (f) Costs and fees.--Costs and fees incidental to this
21 conveyance shall be borne by the Grantee.

22 (g) Expiration.--In the event that this conveyance is not
23 executed within six months of the effective date of this
24 section, the authority contained in subsection (a) shall expire.

25 (h) Deposit of proceeds.--The proceeds from this sale shall
26 be deposited in the General Fund.

27 Section 2. Effective date.

28 This act shall take effect immediately.