
THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 2064 Session of
2015

INTRODUCED BY SANKEY AND CONKLIN, MAY 11, 2016

REFERRED TO COMMITTEE ON STATE GOVERNMENT, MAY 11, 2016

AN ACT

1 Authorizing the Department of General Services, with the
2 approval of the Governor, to grant and convey to Moshannon
3 Valley Economic Development Partnership, Inc., certain lands
4 and improvements situate in Rush Township, Centre County.

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

7 Section 1. Authorization for conveyances.

8 The Department of General Services, with the approval of the
9 Governor, is authorized on behalf of the Commonwealth to grant
10 and convey to Moshannon Valley Economic Development Partnership,
11 Inc., certain land together with any improvements thereon,
12 situate in Rush Township, Centre County, for \$150,000 and under
13 terms and conditions to be established in an agreement of sale.

14 Section 2. Property description.

15 The property to be conveyed under section 1 consists of
16 approximately 14.797 acres of land and improvements thereon,
17 bounded and more particularly described as follows:

18 ALL THAT CERTAIN lot, parcel, tract or piece of land, situate
19 in the Township of Rush, County of Centre and Commonwealth of

1 Pennsylvania, in accordance with Property Plan by H.F. Lenz
2 Company, dated 11/3/14, bounded and described as follows:

3 BEGINNING at an iron pin with aluminum cap set at the
4 intersection of the northerly line of land of Rebecca Young with
5 the easterly right of way line of Loch Lomond Road (Township
6 Road No. 804);

7 Thence, along said easterly right of way line, north twenty-
8 two degrees twenty-three minutes thirty-one seconds east (N
9 $22^{\circ}23'31''$ E), a distance of nine hundred thirty and sixteen
10 hundredths feet (930.16') to a railroad spike set in pavement on
11 the southerly right of way line of Medical Center Drive
12 (Township Road No. 951);

13 Thence, along said southerly right of way line, south sixty-
14 seven degrees sixteen minutes eight seconds east (S $67^{\circ}16'08''$
15 E), a distance of seven hundred eleven and twenty-three
16 hundredths feet (711.23') to a railroad spike set in pavement
17 the westerly line of land of Penn State Geisinger Clinic;

18 Thence, along said westerly line and the westerly line of
19 lands of James Croyle and of Deloris L. Kozak, south twenty-one
20 degrees forty-nine minutes six seconds west (S $21^{\circ}49'06''$ W), a
21 distance of seven hundred seventeen and ninety hundredths feet
22 (717.90') to an extant concrete monument of the northerly line
23 of land of R. Jean Clinton;

24 Thence, along said land of R. Jean Clinton, the following two
25 (2) courses:

26 (1) North sixty-seven degrees fifty minutes zero seconds
27 west (N $67^{\circ}50'00''$ W), a distance of one hundred and four
28 hundredths feet (100.04') to an extant concrete monument; and

29 (2) South twenty-two degrees nine minutes three seconds west
30 (S $22^{\circ}09'03''$ W) and passing through an extant concrete monument,

1 a distance of one hundred ninety-two and eighty-two hundredths
2 feet (192.82') to an iron pin with aluminum cap set on the
3 northerly right of way line of Black Moshannon Road (State Road
4 No. 0504)

5 Thence, along said northerly right of way line, by a non-
6 tangential curve to the left having a radius of two hundred
7 ninety and forty-four hundredths feet (290.44'), a chord bearing
8 south sixty-four degrees twenty-six minutes ten seconds west (S
9 $64^{\circ}26'10''$ W) for a distance of twenty-five and sixty hundredths
10 feet (25.60') and an arc length of twenty-five and sixty-one
11 hundredths feet (25.61') to an iron pin with aluminum cap set on
12 the northerly right of way line of Philipsburg-Osceola Area
13 School District;

14 Thence, along said northerly line and the northerly line of
15 land of Rebecca Young, north sixty-seven degrees twelve minutes
16 fifty-one seconds west (N $67^{\circ}12'51''$ W), a distance of six
17 hundred two and five hundredths feet (602.05') to the point of
18 beginning.

19 Encompassing an area of six hundred forty-four thousand five
20 hundred seventy-one square feet (644,571 sq. ft.) or fourteen
21 and seven hundred ninety-seven thousandths acres (14.797 ac.)

22 Being comprised of lands acquired by the Commonwealth of
23 Pennsylvania by the following five (5) deeds:

24 (1) Deed of Frederick and Bertha S. Smith dated April 29,
25 1889, and recorded in Centre County Deed Book Volume 60 on Page
26 104 on February 8, 1890.

27 (2) Deed of Frederick and Bertha S. Smith dated August 6,
28 1923, and recorded in Centre County Deed Book Volume 129 on Page
29 622 on August 14, 1923.

30 (3) Deed of Austin Chalmer and Henrietta Briel Lynn dated

1 June 8, 1949, and recorded in Centre County Deed Book Volume 205
2 on Page 384 on June 11, 1949.

3 (4) Deed of Samuel L. Barr, William H. Lynn and Michael
4 Maines, executors of the last will and testament of Austin C.
5 Lynn dated February 1954, and recorded in Centre County Deed
6 Book Volume 222 on Page 369 on March 12, 1954.

7 (5) Parcels 5, 6, 7, 8 and 9 of the deed of the General
8 State Authority dated June 16, 1989, and recorded in Centre
9 County Deed Book Volume 533 on Page 121 on July 3, 1990.

10 BEING Tax Parcel No. 5-26A-111

11 Section 3. Requirement for conveyance.

12 The conveyance shall be made under and subject to all lawful
13 and enforceable easements, servitudes and rights of others,
14 including, but not confined to, streets, roadways and rights of
15 any telephone, telegraph, water, electric, gas or pipeline
16 companies, as well as under and subject to any lawful and
17 enforceable estates or tenancies vested in third persons
18 appearing of record, for any portion of the land or improvements
19 erected thereon.

20 Section 4. Condition.

21 Any conveyance authorized under this act shall be made under
22 and subject to the condition, which shall be contained in the
23 deed of conveyance, that no portion of the property conveyed
24 shall be used as a licensed facility, as defined under 4 Pa.C.S.
25 § 1103 (relating to definitions), or any other similar type of
26 facility authorized under State law. The condition shall be a
27 covenant running with the land and shall be binding upon the
28 grantee, its successors and assigns. Should the grantee, its
29 successors or assigns, permit any portion of the property
30 authorized to be conveyed in this act to be used in violation of

1 this subsection, the title shall immediately revert to and
2 re-vest in the grantor.

3 Section 5. Deed.

4 The deed of conveyance shall be by special warranty deed and
5 shall be executed by the Secretary of General Services in the
6 name of the Commonwealth of Pennsylvania.

7 Section 6. Costs and fees.

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

10 Section 7. Alternative disposition.

11 In the event that an agreement of sale is not executed
12 between the Department of General Services and the grantee
13 within one year of the effective date of this section, the
14 property may be disposed of in accordance with Article 2405-A of
15 the act of April 9, 1929 (P.L.177, No.175), known as The
16 Administrative Code of 1929.

17 Section 8. Effective date.

18 This act shall take effect immediately.