

THE GENERAL ASSEMBLY OF PENNSYLVANIA

SENATE BILL

No. 348 Session of 2019

INTRODUCED BY MUTH, FEBRUARY 27, 2019

REFERRED TO STATE GOVERNMENT, FEBRUARY 27, 2019

AN ACT

1 Authorizing the release of Project 70 restrictions on certain  
 2 lands owned by the Commonwealth of Pennsylvania, acting by  
 3 and through the Department of Conservation and Natural  
 4 Resources, in exchange for the imposition of Project 70  
 5 restrictions on other lands to be acquired by the  
 6 Commonwealth of Pennsylvania, acting by and through the  
 7 Department of Conservation and Natural Resources.

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

10 Section 1. Restrictions on property owned by the Commonwealth,  
 11 acting by and through the Department of Conservation  
 12 and Natural Resources.

13 (a) Authorization.--Under the requirements of section 20(b)  
 14 of the act of June 22, 1964, (Sp. Sess., P.L.131, No.8), known  
 15 as the Project 70 Land Acquisition and Borrowing Act, the  
 16 General Assembly hereby authorizes the release of Project 70  
 17 restrictions on land owned by the Commonwealth, acting by and  
 18 through the Department of Conservation and Natural Resources,  
 19 which is more particularly described in subsection (b), in  
 20 exchange for the imposition of Project 70 restrictions on land,  
 21 which is more particularly described in subsection (c).

1 (b) Land to be released from Project 70 restrictions.--The  
2 land to be released from Project 70 restrictions is as follows:

3 ALL THOSE CERTAIN tracts or parcels of land situate in Upper  
4 Uwchlan Township, Chester County, Pennsylvania, being bounded  
5 and described according to Pennsylvania Turnpike Commission Plan  
6 No. RW 6018-C, WBS No. T-308.00T001-4-10, dated April 20, 2018,  
7 Milepost T308.12 to T308.52, and as follows to wit:

8 FIRST:

9 BEGINNING at a point on the southerly legal right-of-way line  
10 for limited access of the grantee and the westerly legal right-  
11 of-way line of Styer Road (T-457), said point being located  
12 100.00 feet right of and opposite Survey and Right-of-Way  
13 Baseline Station 754+71±;

14 Thence through lands of the grantor and along the westerly  
15 legal right-of-way line of Styer Road (T-457), South 39°45'56"  
16 West, 60.26 feet to a point being located 160.00 feet, right of  
17 and opposite Survey and Right-of-Way Baseline Station 754+77±;

18 Thence through land of the grantor and along the required  
19 right-of-way line for limited access the following three (3)  
20 courses and distances:

21 1. North 44°56'27" West, 599.92 feet to a point being  
22 located 160.00 feet, right of and opposite Survey and Right-of-  
23 Way Baseline Station 748+77.00;

24 2. North 46°49'41" West, 607.33 feet to a point being  
25 located 180.00 feet, right of and opposite Survey and Right-of-  
26 Way Baseline Station 742+70.00;

27 3. North 44°56'27" West, 28.61 feet to a point on the line  
28 now or formerly of the Pennsylvania Turnpike Commission, said  
29 point being located 180.00 feet right of and opposite Survey and  
30 Right-of-Way Baseline Station 742+41±;

1 Thence along land now or formerly of the Pennsylvania  
2 Turnpike Commission the following two (2) courses and distances:

3 1. North 50°21'47" East, 14.32 feet to a point being located  
4 166 feet, more or less, right of and opposite Survey and Right-  
5 of-Way Baseline Station 742+43±;

6 2. North 28°26'03" East, 68.60 feet to a point on the  
7 southerly legal right-of-way line for limited access of the  
8 grantee, said point being located 100.00 feet, more or less,  
9 right of and opposite Survey and Right-of-Way Baseline Station  
10 742+23±;

11 Thence along the southerly legal right-of-way line for  
12 limited access of the grantee, South 44°56'27" East, 1248.27  
13 feet to the Point of BEGINNING.

14 CONTAINING 1.863 Acres

15 SECOND:

16 BEGINNING at a point on the southerly legal right-of-way line  
17 for limited access of the grantee and the easterly legal right-  
18 of-way line of Styer Road (T-457), said point being located  
19 102.02 feet right of and opposite Survey and Right-of-Way  
20 Baseline Station 755+05±;

21 Thence along the southerly legal right-of-way line for  
22 limited access of the grantee the following four (4) courses and  
23 distances:

24 1. South 33°37'26" East, 40.66 feet to a point being located  
25 110.00 feet, right of and opposite Survey and Right-of-Way  
26 Baseline Station 755+45±;

27 2. South 44°56'27" East, 799.40 feet to a point being  
28 located 110.00 feet, right of and opposite Survey and Right-of-  
29 Way Baseline Station 763+44±;

30 3. South 56°15'27" East, 50.96 feet to a point being located

1 100.00 feet, right of and opposite Survey and Right-of-Way  
2 Baseline Station 763+94±;

3 4. South 44°56'27" East, 52.89 feet to a point on the line  
4 now or formerly of Robin W. and Judy A. Reid, said point being  
5 located 100.00 feet right of and opposite Survey and Right-of-  
6 Way Baseline Station 764+47±;

7 Thence along land now of formerly of Robin W. and Judy A.  
8 Reid, South 14°05'18" West, 29.24 feet to a point being located  
9 125 feet, more or less, right of and opposite Survey and Right-  
10 of-Way Baseline Station 764+62±;

11 Thence through land of the grantor and along the required  
12 right-of-way line for limited access the following six (6)  
13 courses and distances:

14 1. North 75°54'42" West, 87.31 feet to a point being located  
15 170.00 feet, right of and opposite Survey and Right-of-Way  
16 Baseline Station 763+87.00;

17 2. North 44°56'27" West, 127.00 feet to a point being  
18 located 170.00 feet, right of and opposite Survey and Right-of-  
19 Way Baseline Station 762+60.00;

20 3. North 45°03'33" East, 10.00 feet to a point being located  
21 160.00 feet, right of and opposite Survey and Right-of-Way  
22 Baseline Station 762+60.00;

23 4. North 44°56'27" West, 295.00 feet to a point being  
24 located 160.00 feet, right of and opposite Survey and Right-of-  
25 Way Baseline Station 759+65.00;

26 5. South 45°03'33" West, 5.00 feet to a point being located  
27 165.00 feet, right of and opposite Survey and Right-of-Way  
28 Baseline Station 759+65.00;

29 6. North 44°56'27" West, 454.48 feet to a point on the  
30 easterly legal right-of-way line of Styer Road (T-457), said

1 point being located 165.00 feet, right of and opposite Survey  
2 and Right-of-Way Baseline Station 755+11±;

3 Thence along the easterly legal right-of-way line of Styer  
4 Road (T-457), North 39°45'56" East, 63.25 feet to the Point of  
5 BEGINNING.

6 CONTAINING 1.176 Acres

7 THIRD:

8 BEGINNING at a point on the required right-of-way line for  
9 limited access, said point being located 160.00 feet, right of  
10 and opposite Survey and Right-of-Way Baseline Station 759+65.00;

11 Thence along the required right-of-way line for limited  
12 access, South 44°56'27" East, 65.00 feet to a point being  
13 located 160 feet, right of and opposite Survey and Right-of-Way  
14 Baseline Station 760+30;

15 Thence through land of the grantor the following three (3)  
16 courses and distances:

17 1. South 45°03'33" West, 50.00 feet to a point being located  
18 210 feet, right of and opposite Survey and Right-of-Way Baseline  
19 Station 760+30;

20 2. North 44°56'27" West, 65.00 feet to a point being located  
21 210 feet, right of and opposite Survey and Right-of-Way Baseline  
22 Station 759+65;

23 3. North 45°03'33" East, 50.00 feet to the Point of  
24 BEGINNING.

25 CONTAINING 0.075 Acre

26 FOURTH:

27 BEGINNING at a point on the northerly legal right-of-way line  
28 for limited access of the grantee and the easterly legal right-  
29 of-way line of Styer Road (T-457), said point being located 100  
30 feet, more or less, left of and opposite Survey and Right-of-Way

1 Baseline Station 754+91±;

2 Thence along the easterly legal right-of-way line of Styer  
3 Road (T-457), by a curve to the right, having a radius of 533.50  
4 feet, an arc length of 43.86 feet, and a chord bearing of North  
5 45°50'56" East, a chord distance of 43.84 feet to a point being  
6 located 144 feet, more or less, left of and opposite Survey and  
7 Right-of-Way Baseline Station 754+92±;

8 Thence along the required right-of-way line for limited  
9 access and land now or formerly of John S. and Patricia M.  
10 Cassel the following three (3) courses and distances:

11 1. South 60°22'50" East, 57.19 feet to a point being located  
12 159 feet, more or less, left of and opposite Survey and Right-  
13 of-Way Baseline Station 755+47±;

14 2. North 80°07'06" East, 109.81 feet to a point being  
15 located 249 feet, more or less, left of and opposite Survey and  
16 Right-of-Way Baseline Station 756+10±;

17 3. South 41°47'17" East, 201.29 feet to a point being  
18 located 238 feet, more or less, left of and opposite Survey and  
19 Right-of-Way Baseline Station 758+11±;

20 Thence along the required right-of-way line for limited  
21 access, land now or formerly of John S. and Patricia M. Cassel,  
22 land now or formerly of William M. and Kathleen A. Kalkbrenner,  
23 and land now or formerly of Nelson L. and Kimberly D. Lucas-  
24 Murphy, South 16°06'07" East, 265.12 feet to a point on the  
25 northerly legal right-of-way line of the grantee, said point  
26 being located 110 feet, more or less, left of and opposite  
27 Survey and Right-of-Way Baseline Station 760+43±;

28 Thence along the northerly legal right-of-way line for  
29 limited access of the grantee the following three (3) courses  
30 and distances:

1 1. North 44°56'27" West, 348.56 feet to a point being  
2 located 110.00 feet, left of and opposite Survey and Right-of-  
3 Way Baseline Station 756+94±;

4 2. North 56°15'27" West, 50.96 feet to a point being located  
5 100.00 feet, left of and opposite Survey and Right-of-Way  
6 Baseline Station 756+44±;

7 3. North 44°56'27" West, 153.50 feet to the Point of  
8 BEGINNING.

9 CONTAINING 1.186 Acres

10 Being portions of the same properties that the Chester County  
11 Water Resources Authority, by its deed dated November 7, 1969  
12 and recorded November 7, 1969, in the Recorder of Deeds Office  
13 in and for Chester County, Pennsylvania, in Deed Book C39, Page  
14 290, and its deed dated February 20, 1978 and recorded February  
15 20, 1978, in the Recorder of Deeds Office in and for Chester  
16 County, Pennsylvania, in Deed Book M52, Page 300, granted and  
17 conveyed unto the Commonwealth of Pennsylvania.

18 (c) Land subject to the imposition of Project 70  
19 restrictions.--The land to be acquired by the Commonwealth,  
20 acting by and through the Department of Conservation and Natural  
21 Resources, on which Project 70 restrictions are to be imposed,  
22 is as follows:

23 ALL THAT CERTAIN parcel of land situated in Wallace Township,  
24 Chester County, Pennsylvania, being a PART OF UPI 31-4-145,  
25 being a Turnpike Mitigation Area according to a new survey  
26 thereof as shown on a Plan of Property Boundary Survey for  
27 Natural Lands, prepared by Beideman Associates, Glenmoore,  
28 Pennsylvania, dated February 22, 2018, and being more fully  
29 described as follows:

30 BEGINNING AT AN INTERIOR POINT, a corner of a

1 County/State/Highlands Funding Area, and on line of land of the  
2 Commonwealth of Pennsylvania (UPI 31-4-146); which INTERIOR  
3 POINT OF BEGINNING is located as follows from the point of  
4 intersection of the title line in Marshall Road (S.R. 4033) and  
5 the title line in Chalfont Road (T-423), being at the  
6 intersection of Little Conestoga Road (S.R. 4016) extending to  
7 the north and east, Marshall Road extending to the west, and  
8 Chalfont Road extending to the south; commencing thence along  
9 the title line in Chalfont Road and along the Charles Andrews  
10 Subdivision recorded in Plan Book 56 Page 13, the three (3)  
11 following courses and distances: 1) South 14 degrees 34 minutes  
12 31 seconds East 585.32 feet to a point; 2) crossing through the  
13 Andrews Lane intersection, South 20 degrees 24 minutes 31  
14 seconds 369.89 East feet to a point; and 3) South 30 degrees 30  
15 minutes 31 seconds East 363.53 feet to a point; thence  
16 continuing along the title line in Chalfont Road and along the  
17 Chalfont-St. Giles Subdivision recorded as Plan Number 13270,  
18 crossing through the Waterview Drive intersection, South 21  
19 degrees 33 minutes 32 seconds East 411.98 feet to a point, a  
20 corner of land of the Commonwealth of Pennsylvania (UPI 31-4-  
21 146); thence leaving Chalfont Road and along said land of the  
22 Commonwealth of Pennsylvania, South 44 degrees 35 minutes 45  
23 seconds West 65.60 feet to a corner of the herein described  
24 Turnpike Mitigation Area, an interior point and the TRUE POINT  
25 OF BEGINNING; THENCE FROM THE TRUE POINT OF BEGINNING, along  
26 said land of the Commonwealth of Pennsylvania, crossing a  
27 copperweld found at a distance of 19.24 feet, South 44 degrees  
28 35 minutes 45 seconds West a total distance of 1165.92 feet to a  
29 concrete monument found at a corner of land of Philadelphia  
30 Suburban Water Company, now Aqua Pennsylvania, Inc. (UPI 31-4-



1 143); thence along said land, North 38 degrees 22 minutes 44  
2 seconds West 183.64 feet to a corner of the aforementioned  
3 County/State/Highlands Funding Area; thence through UPI 31-4-145  
4 of which this is a part, and along the County/State/Highlands  
5 Funding Area, North 44 degrees 35 minutes 45 seconds East  
6 1224.02 feet to a point; thence along the same, South 21 degrees  
7 33 minutes 32 seconds East 199.27 feet to the point of  
8 beginning.

9 CONTAINING 5.000 acres of land be the same more or less.

10 BEING PART OF UPI Number 31-4-145.

11 BEING A PART OF THE SAME PREMISES which Dekamodo Investment  
12 Partnership, L.P., by deed dated December 19, 2017, and recorded  
13 December 29, 2017, in the Office of the Recorder of Deeds in and  
14 for the County of Chester, Pennsylvania, in Record Book 9675  
15 Page 243, granted and conveyed to Natural Lands Trust, a  
16 Pennsylvania non-profit corporation.

17 (d) Clause.--Project 70 restrictions shall be imposed on the  
18 lands described in subsection (c) by the following deed clause:

19 This land to be used for park, recreation, and conservation  
20 purposes in accordance with provisions of the act of June 22,  
21 1964 (Sp. Sess., P.L. 131, No. 8), known as the Project 70 Land  
22 Acquisition and Borrowing Act.

23 (e) Easements.--The conveyances described in this section  
24 shall be subject to all lawful and enforceable easements,  
25 servitudes and rights of others, including but not confined to  
26 streets, roadways and rights of any telephone, telegraph, water,  
27 electric, gas or pipeline companies, as well as under and  
28 subject to any lawful and enforceable estates or tenancies  
29 vested in third persons appearing of record, for any portion of  
30 the land or improvements erected thereon.

1 Section 2. Effective date.

2 This act shall take effect immediately.