
THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 1787 Session of
2017

INTRODUCED BY CAUSER, SEPTEMBER 14, 2017

REFERRED TO COMMITTEE ON STATE GOVERNMENT, SEPTEMBER 14, 2017

AN ACT

1 Authorizing the Department of General Services, with the
2 approval of the Department of Military and Veterans Affairs
3 and the Governor, to grant and convey, at a price to be
4 determined through a competitive bid process, certain lands,
5 buildings and improvements situate in the Borough of Kane,
6 McKean County.

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

9 Section 1. Conveyance of two tracts in the Borough of Kane,
10 McKean County.

11 (a) Authorization.--The Department of General Services, with
12 the approval of the Department of Military and Veterans Affairs
13 and the Governor, is hereby authorized on behalf of the
14 Commonwealth to grant and convey, at a price to be determined
15 through competitive bidding, the property described under
16 subsection (b) together with any buildings, structures or
17 improvements thereon, situate in the Borough of Kane, McKean
18 County.

19 (b) Property description.--The property to be conveyed
20 pursuant to subsection (a) consists of two tracts of

1 approximately 0.34 acres of land and improvements located
2 thereon, bounded and more particularly bounded and described as
3 follows:

4 TRACT ONE

5 ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND in the Borough
6 of Kane, County of McKean, and Commonwealth of Pennsylvania,
7 bounded and described as follows:

8 BEGINNING at a point in the South line of Chestnut Street,
9 Two hundred and thirty and nine-tenths feet Westward (230.9 ft.
10 W) of an iron monument marking the South-west corner of Chestnut
11 and Fraley Streets, said place of beginning being likewise the
12 North-east corner of land agreed to be conveyed to Kane Lodge
13 #329 Benevolent Protective Order of Elks, and adjoining the
14 property in Lot B. formerly conveyed to them by Deed dated
15 February 17, 1913. Thence by said Lot South $5^{\circ} 58'$ East, one
16 hundred and seventy feet (S. $5^{\circ} 58'$ E. 170 Ft.): Thence by the
17 North line of an alley parallel to Chestnut Street, North 84°
18 $02'$ East sixty-one and ninety-eight one-hundredths feet (No. 84°
19 $02'$ E. 61.98 ft.) to the West line of another alley: Thence by
20 the West line of said alley, parallel to Fraley Street, North 0°
21 $5'$ E. (170.95 ft.) one hundred seventy and ninety-five one-
22 hundredths feet, to the South line of Chestnut Street: Thence
23 by the South line of Chestnut Street, South Eighty-four degrees
24 two minutes West (S. $84^{\circ} 02'$ W.) Eighty feet (80 ft.) to the
25 place of BEGINNING.

26 CONTAINING twelve thousand sixty-eight (12,068) feet more or
27 less, as surveyed by Alson Rogers, February 15th, 1913.

28 BEING Tax Parcel No. 8-003-512.

29 BEING the same premises conveyed to the Commonwealth of
30 Pennsylvania, by deed, dated April 15, 1920 and recorded

1 December 8, 1920, in McKean County in Deed Book 183, Page 331.

2 TRACT TWO

3 ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND situate in the
4 Borough of Kane, County of McKean and Commonwealth of
5 Pennsylvania, bounded and described as follows:

6 BEGINNING at a point one hundred sixty feet (160 ft.) north
7 of the north line of Pine Avenue and one hundred eighty feet
8 (180 ft.) west of the west line of South Fraley Street; thence
9 by the North line of an alley parallel to Pine Avenue, west
10 forty feet (W. 40 ft.) to the south line of garage lot sold to
11 A. Dolan; thence by the same, north about fifty-three feet (53
12 ft.) to the south line of another alley one hundred eighty feet
13 (180 ft.) southward of the south line of Chestnut Street; thence
14 by the same, parallel to Chestnut Street, north eighty-four
15 degrees east (N. 84° E.) about forty feet (40 ft.); thence by an
16 open alleyway or court, south about fifty-seven feet (57 ft.) to
17 the place of BEGINNING.

18 TOGETHER with a garage building thereon.

19 BEING Tax Parcel No. 8-003-512.

20 BEING the same premises conveyed to the Commonwealth of
21 Pennsylvania, by deed, dated September 9, 1960 and recorded
22 September 12, 1960, in McKean County in Deed Book 394, Page 384.

23 (c) Requirement for conveyance.--The conveyance shall be
24 made under and 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 (d) Execution.--The deed of conveyance shall be by special
2 warranty deed and shall be executed by the Secretary of General
3 Services in the name of the Commonwealth of Pennsylvania.

4 (e) Restrictions.--The Secretary of General Services may
5 impose any covenants, conditions or restrictions on the property
6 described under subsection (b) at settlement as determined to be
7 in the best interests of the Commonwealth.

8 (f) Proceeds.--The proceeds from the sale shall be deposited
9 in the State Treasury Armory Fund.

10 Section 2. Conveyance of five tracts in the Borough of Kane,
11 McKean County.

12 (a) Authorization.--The Department of General Services, with
13 the approval of the Department of Military and Veterans Affairs
14 and the Governor, is hereby authorized on behalf of the
15 Commonwealth of Pennsylvania to grant and convey, at a price to
16 be determined through competitive bidding, the property
17 described under subsection (b) together with any buildings,
18 structures or improvements thereon, situate in the Borough of
19 Kane, McKean County.

20 (b) Property description.--The property to be conveyed
21 pursuant to subsection (a) consists of five tracts of
22 approximately 1.46 acres of land and improvements located
23 thereon, bounded and more particularly bounded and described as
24 follows:

25 ALL THOSE CERTAIN PIECES, PARCELS OR LOTS OF LAND situate,
26 lying and being in the Borough of Kane, McKean County,
27 Pennsylvania, bounded and described as follows:

28 TRACT ONE
29 BEGINNING at a point in the southeast corner of Ash Street
30 and Smithfield Avenue; thence along the easterly line of

1 Smithfield Avenue South 210.5 feet to a point; thence easterly
2 and parallel with Ash Street 150 feet to a point; thence
3 northerly and parallel with Smithfield Avenue 65 feet to a point
4 marking the southeasterly corner of Lot No. 11 formerly of
5 Isabel Clingensmith; thence along the southerly line of Lot No.
6 11 westerly 50 feet; thence northerly along the westerly line
7 of Lot No. 11, 145.5 feet to a point in the south line of Ash
8 Street; thence along the same westerly 100 feet to the place of
9 BEGINNING.

10 BEING Lots 13 and 15 and certain lands abutting on the south
11 line of Lots Nos. 11, 13 and 15.

12 TRACT TWO

13 BEGINNING at a point in the southerly line of Ash Street 100
14 feet westerly from the southwest corner of Ash Street and
15 Smithfield Avenue, said point marking the north-westerly corner
16 of Lot No. 21 now or formerly of McKean County; thence along
17 the south line of Ash Street westerly 50 feet to a point marking
18 the northeasterly corner of Lot No. 25; thence southerly
19 parallel to Smithfield Avenue 210.5 feet to a point in the
20 westerly line of Smithfield Avenue; thence along the west line
21 of Smithfield Avenue northerly 65 feet to a point marking the
22 southeasterly corner of Lot No. 19 now or formerly of McKean
23 County; thence along the southerly line of said Lots Nos. 19
24 and 21 westerly 100 feet; thence along the westerly line of Lot
25 No. 21 northerly 145.5 feet to a point in the south line of Ash
26 Street, the place of BEGINNING.

27 BEING Lot No. 23 and certain lands abutting on the south line
28 of Lots Nos. 19, 21 and 23.

29 TRACT THREE

30 BEGINNING at a post situate on the south line of Ash Street

1 260 feet west of the southwest corner of Elk Avenue and Ash
2 Street, thence
3 (1) West 50 feet by south line of Ash Street, thence
4 (2) South at right angles to Ash Street 145-1/2 feet, thence
5 (3) East at right angles 50 feet, thence
6 (4) North at right angles 145-1/2 feet to a place of

7 BEGINNING

8 EXCEPTING all oil or petroleum and all natural gas.

9 BEING part of Sub Lot 383, WT2389, Lot 11 on plot of A. E.
10 Lyte and M.J. Sweeney.

11 CONTAINING 7,275 Sq. feet.

12 TRACT FOUR

13 BEGINNING at a point along the south line of Ash Street 510
14 feet West of the Southwest corner of Ash Street and Elk Avenue;
15 thence at right angles South 145-1/2 feet; thence at right
16 angles West 50 feet; thence at right angles North along the
17 East line of Lot 23, 145-1/2 feet to the South line of Ash
18 Street; thence by said South line East 50 feet to the place of
19 BEGINNING.

20 CONTAINING 7,275 square feet of land, more or less.

21 EXCEPTING AND RESERVING all petroleum, carbureted hydrogen
22 and other volatile and inflammable minerals and gases, but
23 renouncing, waiving and releasing any and all rights to enter to
24 explore, bore, mine, dig for, tank, store or pipe the same by
25 works or appliances upon the said premises.

26 TRACT FIVE

27 BEGINNING at a post at the southwest corner of Smithfield
28 Street and Ash Street; thence South along the West border of
29 Smithfield Avenue 145-1/2 feet; thence West at right angles to
30 Smithfield Avenue 50 feet; thence North at right angles 145-1/2

1 feet to the South line of Ash Street; thence East along the
2 South line of Ash Street 50 feet to the place of BEGINNING.

3 CONTAINING 7,275 square feet, more or less.

4 BEING the same premises conveyed to the Commonwealth of
5 Pennsylvania, by Deed, dated January 20, 1966 and recorded
6 January 27, 1966 in McKean County in Deed Book 428, Page 523.

7 (c) Requirements for conveyance.--The conveyance shall be
8 made under and subject to all lawful and enforceable easements,
9 servitudes and rights of others, including, but not confined to,
10 streets, roadways and rights of any telephone, telegraph, water,
11 electric, gas or pipeline companies, as well as under and
12 subject to any lawful and enforceable estates or tenancies
13 vested in third persons appearing of record, for any portion of
14 the land or improvements erected thereon.

15 (d) Execution.--The deed of conveyance shall be by special
16 warranty deed and shall be executed by the Secretary of General
17 Services in the name of the Commonwealth of Pennsylvania.

18 (e) Proceeds.--The proceeds from the sale shall be deposited
19 in the State Treasury Armory Fund.

20 Section 3. Effective date.

21 This act shall take effect immediately.

