

LEGISLATIVE REFERENCE BUREAU

AMENDMENTS TO HOUSE BILL NO. 2489

Sponsor:

Printer's No. 3691

1 Amend Bill, page 1, line 5, by striking out the period after
2 "County" and inserting

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

10 Amend Bill, page 5, by inserting between lines 12 and 13

11 Section 2. Restrictions on property owned by the Commonwealth,
12 acting by and through the Department of Conservation
13 and Natural Resources.

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

23 (b) Land to be released from Project 70 restrictions.--The
24 land to be released from Project 70 restrictions is as follows:
25 ALL THOSE CERTAIN tracts or parcels of land situate in Upper
26 Uwchlan Township, Chester County, Pennsylvania, being bounded
27 and described according to Pennsylvania Turnpike Commission Plan
28 No. RW 6018-C, WBS No. T-308.00T001-4-10, dated April 20, 2018,
29 Milepost T308.12 to T308.52, and as follows to wit:

30 FIRST:

31 BEGINNING at a point on the southerly legal right-of-way line
32 for limited access of the grantee and the westerly legal right-
33 of-way line of Styer Road (T-457), said point being located
34 100.00 feet right of and opposite Survey and Right-of-Way
35 Baseline Station 754+71±;

36 Thence through lands of the grantor and along the westerly
37 legal right-of-way line of Styer Road (T-457), South 39°45'56"

1 West, 60.26 feet to a point being located 160.00 feet, right of
2 and opposite Survey and Right-of-Way Baseline Station 754+77±;

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

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

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

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

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

18 1. North 50°21'47" East, 14.32 feet to a point being located
19 166 feet, more or less, right of and opposite Survey and Right-
20 of-Way Baseline Station 742+43±;

21 2. North 28°26'03" East, 68.60 feet to a point on the
22 southerly legal right-of-way line for limited access of the
23 grantee, said point being located 100.00 feet, more or less,
24 right of and opposite Survey and Right-of-Way Baseline Station
25 742+23±;

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

29 CONTAINING 1.863 Acres

30 SECOND:

31 BEGINNING at a point on the southerly legal right-of-way line
32 for limited access of the grantee and the easterly legal right-
33 of-way line of Styer Road (T-457), said point being located
34 102.02 feet right of and opposite Survey and Right-of-Way
35 Baseline Station 755+05±;

36 Thence along the southerly legal right-of-way line for
37 limited access of the grantee the following four (4) courses and
38 distances:

39 1. South 33°37'26" East, 40.66 feet to a point being located
40 110.00 feet, right of and opposite Survey and Right-of-Way
41 Baseline Station 755+45±;

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

45 3. South 56°15'27" East, 50.96 feet to a point being located
46 100.00 feet, right of and opposite Survey and Right-of-Way
47 Baseline Station 763+94±;

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

1 Thence along land now of formerly of Robin W. and Judy A.
2 Reid, South 14°05'18" West, 29.24 feet to a point being located
3 125 feet, more or less, right of and opposite Survey and Right-
4 of-Way Baseline Station 764+62±;

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

8 1. North 75°54'42" West, 87.31 feet to a point being located
9 170.00 feet, right of and opposite Survey and Right-of-Way
10 Baseline Station 763+87.00;

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

14 3. North 45°03'33" East, 10.00 feet to a point being located
15 160.00 feet, right of and opposite Survey and Right-of-Way
16 Baseline Station 762+60.00;

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

20 5. South 45°03'33" West, 5.00 feet to a point being located
21 165.00 feet, right of and opposite Survey and Right-of-Way
22 Baseline Station 759+65.00;

23 6. North 44°56'27" West, 454.48 feet to a point on the
24 easterly legal right-of-way line of Styer Road (T-457), said
25 point being located 165.00 feet, right of and opposite Survey
26 and Right-of-Way Baseline Station 755+11±;

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

30 CONTAINING 1.176 Acres
31 THIRD:

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

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

39 Thence through land of the grantor the following three (3)
40 courses and distances:

41 1. South 45°03'33" West, 50.00 feet to a point being located
42 210 feet, right of and opposite Survey and Right-of-Way Baseline
43 Station 760+30;

44 2. North 44°56'27" West, 65.00 feet to a point being located
45 210 feet, right of and opposite Survey and Right-of-Way Baseline
46 Station 759+65;

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

49 CONTAINING 0.075 Acre
50 FOURTH:

51 BEGINNING at a point on the northerly legal right-of-way line

1 for limited access of the grantee and the easterly legal right-
2 of-way line of Styer Road (T-457), said point being located 100
3 feet, more or less, left of and opposite Survey and Right-of-Way
4 Baseline Station 754+91±;

5 Thence along the easterly legal right-of-way line of Styer
6 Road (T-457), by a curve to the right, having a radius of 533.50
7 feet, an arc length of 43.86 feet, and a chord bearing of North
8 45°50'56" East, a chord distance of 43.84 feet to a point being
9 located 144 feet, more or less, left of and opposite Survey and
10 Right-of-Way Baseline Station 754+92±;

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

14 1. South 60°22'50" East, 57.19 feet to a point being located
15 159 feet, more or less, left of and opposite Survey and Right-
16 of-Way Baseline Station 755+47±;

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

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

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

31 Thence along the northerly legal right-of-way line for
32 limited access of the grantee the following three (3) courses
33 and distances:

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

37 2. North 56°15'27" West, 50.96 feet to a point being located
38 100.00 feet, left of and opposite Survey and Right-of-Way
39 Baseline Station 756+44±;

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

42 CONTAINING 1.186 Acres

43 Being portions of the same properties that the Chester County
44 Water Resources Authority, by its deed dated November 7, 1969
45 and recorded November 7, 1969, in the Recorder of Deeds Office
46 in and for Chester County, Pennsylvania, in Deed Book C39, Page
47 290, and its deed dated February 20, 1978 and recorded February
48 20, 1978, in the Recorder of Deeds Office in and for Chester
49 County, Pennsylvania, in Deed Book M52, Page 300, granted and
50 conveyed unto the Commonwealth of Pennsylvania.

51 (c) Land subject to the imposition of Project 70

1 restrictions.--The land to be acquired by the Commonwealth,
2 acting by and through the Department of Conservation and Natural
3 Resources, on which Project 70 restrictions are to be imposed,
4 is as follows:

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

12 BEGINNING AT AN INTERIOR POINT, a corner of a
13 County/State/Highlands Funding Area, and on line of land of the
14 Commonwealth of Pennsylvania (UPI 31-4-146); which INTERIOR
15 POINT OF BEGINNING is located as follows from the point of
16 intersection of the title line in Marshall Road (S.R. 4033) and
17 the title line in Chalfont Road (T-423), being at the
18 intersection of Little Conestoga Road (S.R. 4016) extending to
19 the north and east, Marshall Road extending to the west, and
20 Chalfont Road extending to the south; commencing thence along
21 the title line in Chalfont Road and along the Charles Andrews
22 Subdivision recorded in Plan Book 56 Page 13, the three (3)
23 following courses and distances: 1) South 14 degrees 34 minutes
24 31 seconds East 585.32 feet to a point; 2) crossing through the
25 Andrews Lane intersection, South 20 degrees 24 minutes 31
26 seconds 369.89 East feet to a point; and 3) South 30 degrees 30
27 minutes 31 seconds East 363.53 feet to a point; thence
28 continuing along the title line in Chalfont Road and along the
29 Chalfont-St. Giles Subdivision recorded as Plan Number 13270,
30 crossing through the Waterview Drive intersection, South 21
31 degrees 33 minutes 32 seconds East 411.98 feet to a point, a
32 corner of land of the Commonwealth of Pennsylvania (UPI 31-4-
33 146); thence leaving Chalfont Road and along said land of the
34 Commonwealth of Pennsylvania, South 44 degrees 35 minutes 45
35 seconds West 65.60 feet to a corner of the herein described
36 Turnpike Mitigation Area, an interior point and the TRUE POINT
37 OF BEGINNING; THENCE FROM THE TRUE POINT OF BEGINNING, along
38 said land of the Commonwealth of Pennsylvania, crossing a
39 copperweld found at a distance of 19.24 feet, South 44 degrees
40 35 minutes 45 seconds West a total distance of 1165.92 feet to a
41 concrete monument found at a corner of land of Philadelphia
42 Suburban Water Company, now Aqua Pennsylvania, Inc. (UPI 31-4-
43 143); thence along said land, North 38 degrees 22 minutes 44
44 seconds West 183.64 feet to a corner of the aforementioned
45 County/State/Highlands Funding Area; thence through UPI 31-4-145
46 of which this is a part, and along the County/State/Highlands
47 Funding Area, North 44 degrees 35 minutes 45 seconds East
48 1224.02 feet to a point; thence along the same, South 21 degrees
49 33 minutes 32 seconds East 199.27 feet to the point of
50 beginning.

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

1 BEING PART OF UPI Number 31-4-145.
2 BEING A PART OF THE SAME PREMISES which Dekamodo Investment
3 Partnership, L.P., by deed dated December 19, 2017, and recorded
4 December 29, 2017, in the Office of the Recorder of Deeds in and
5 for the County of Chester, Pennsylvania, in Record Book 9675
6 Page 243, granted and conveyed to Natural Lands Trust, a
7 Pennsylvania non-profit corporation.

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

10 This land to be used for park, recreation, and conservation
11 purposes in accordance with provisions of the act of June 22,
12 1964 (Sp. Sess., P.L. 131, No. 8), known as the Project 70 Land
13 Acquisition and Borrowing Act.

14 Section 3. Easements.

15 The conveyances described in section 2 of this act shall be
16 subject to all lawful and enforceable easements, servitudes and
17 rights of others, including but not confined to streets,
18 roadways and rights of any telephone, telegraph, water,
19 electric, gas or pipeline companies, as well as under and
20 subject to any lawful and enforceable estates or tenancies
21 vested in third persons appearing of record, for any portion of
22 the land or improvements erected thereon.

23 Amend Bill, page 5, line 13, by striking out "2" and

24 inserting

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