

**CONVEYANCE - COMMONWEALTH PROPERTY IN POLK BOROUGH, VENANGO COUNTY**  
**Act of Nov. 19, 2004, P.L. 874, No. 117**

**Cl. 85**

AN ACT

Authorizing the Department of General Services, with the approval of the Governor, to grant and convey to Frenchcreek Township, Venango County, approximately 65.36 acres which includes the sewage treatment facilities, conveyance system, all improvements thereon and easements at Polk Center in Polk Borough, Venango County.

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

Section 1. Polk Borough, Venango County.

(a) Authorization.--The Department of General Services, with the approval of the Governor, is hereby authorized on behalf of the Commonwealth of Pennsylvania to grant and convey to Frenchcreek Township, Venango County, approximately 65.36 acres consisting of the Polk Center sewage treatment facilities, conveyance system and easements, as described in subsection (b), for fair consideration equal to the fair market value as determined by an independent appraisal, in accordance to the Lease with Option to Purchase Agreement dated June 28, 2002, with the Department of General Services.

(b) Property description.--The property to be conveyed, pursuant to subsection (a) consists of approximately 65.36 acres and improvements, known as the Polk Center sewage treatment facilities, conveyance system and right-of-way more particularly described as follows:

ALL THAT CERTAIN piece or parcel of land, situate in Polk Borough, Venango County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the Centerline of S.R. 62 and the Centerline of S.R. 3024, said point being the southwest corner of the parcel herein described,

Thence North 30 degrees 22 minutes 02 seconds West a distance of 183.88 feet along the Centerline of S.R. 3024 to a point,

Thence North 16 degrees 33 minutes 26 seconds West a distance of 623.49 feet still along the Centerline of S.R. 3024 to a point,

Thence North 16 degrees 56 minutes 12 seconds West a distance of 562.62 feet still along the Centerline of S.R. 3024 to a point,

Thence North 31 degrees 41 minutes 21 seconds East a distance of 1361.69 feet to a Rebar and Cap, said line passing through a Rebar and Cap at a distance of 33.31 feet,

Thence South 88 degrees 35 minutes 40 seconds East a distance of 1,200.47 feet along the Borough of Polk and the French Creek Township Line to a Rebar and Cap,

Thence South 05 degrees 29 minutes 17 seconds West a distance of 1,234.24 feet to the center line of S.R. 62, said line passing through a Rebar and Cap at a distance of 1,204.24 feet,

Thence South 52 degrees 25 minutes 29 seconds West a distance of 1,304.00 Feet along the Centerline of S.R. 62 to a point,

Thence along the Centerline of S.R. 62 on a curve to the left having a Radius of 1103.02 feet, an Arc distance of 447.56 feet, a Chord Bearing of South 40 degrees 48 minutes 02 seconds West and a Chord distance of 444.49 feet to a point,

Thence South 31 degrees 29 minutes 48 seconds West a distance of 74.48 feet along the Centerline of S.R. 62 to a point, said point being the Place of Beginning.

The above-described parcel contains or is said to contain 2,846,962 square feet or 65.36 acres of land more or less.

The above described parcel is subject to a 50 foot Right-of-Way along Pines School Road as shown on a Plan titled Minor Subdivision for Commonwealth of Pennsylvania, Department of General Services, prepared by Land and Mapping Services, dated December 5, 2002.

LESS AND EXCEPTING, ALL THAT CERTAIN piece or parcel of land, situate in Polk Borough, Venango County, Pennsylvania, bounded and described as follows:

Commencing at a Rebar and Cap on the East Right-of-Way Line of S.R. 3024 and the South Right-of-Way Line of Pines School Road,

Thence North 52 degrees 02 minutes 31 seconds East a distance of 743.13 feet along the South Right-of-Way Line of Pines School Road to a Rebar and Cap, said Point being the Place of Beginning,

Thence North 52 degrees 02 minutes 31 seconds East a distance of 250.00 feet still along the South Right-of-Way Line of Pines School Road to a Rebar and Cap,

Thence South 37 degrees 57 minutes 29 seconds East a distance of 200.00 feet to a Rebar and Cap,

Thence South 52 degrees 02 minutes 31 seconds West a distance of 250.00 feet to a Rebar and Cap,

Thence North 37 degrees 57 minutes 29 seconds West a distance of 200.00 feet to a Rebar and Cap, said point being the Place of Beginning.

The above-described parcel contains or is said to contain 50000 square feet or 1.15 Acres of land more or less.

The above described parcel is subject to a 50 foot Right-of-Way along Pines School Road as shown on a Plan titled Minor Subdivision for Commonwealth of Pennsylvania, Department of General Services, prepared by Land and Mapping Services, dated December 5, 2002.

All those certain Easements described as follows:

Easement No. 1 - Polk Center

Easement 20 feet in width with centerline beginning at a point S 6 degrees 37 minutes 50 seconds E 123.70 feet from the intersection of the centerline of S.R.0062 and the property line that separates the property of Donald J. and Doris M. Yount and Polk Center, thence N 34 degrees 43 minutes 31 seconds W 109.09 feet to a point, thence S 89 degrees 53 minutes 45 seconds W 344.78 feet to a point, thence N 85 degrees 37 minutes 39 seconds W 352.91 feet to a point, thence S 73 degrees 40 minutes 44 seconds W 126.48 feet to a point being the approximate center of Pumping Station No. 1, thence S 72 degrees 5 minutes 48

seconds W 123.40 feet to a point, thence N 70 degrees 49 minutes 55 seconds W 7.64 feet to a point, thence N 91 degrees 45 minutes 18 seconds W 29.96 feet to a point on the edge of the right-of-way of S.R.0062 approximately 25 feet from the centerline of S.R.0062.

Easement No. 2 - Polk Center

Easement 20 feet in width with centerline beginning at a point which lies in Little Sandy Creek, N 10 degrees 19 minutes 50 seconds E 97.30 feet from the intersection of S.R.0062 and the property line that separates the property of John R. and Katherine Frederick and Polk Center, thence S 70 degrees 28 minutes 57 seconds W 89.64 feet to the point of beginning, thence N 65 degrees 2 minutes 18 seconds W 12.04 feet to a point, thence N 23 degrees 23 minutes 40 seconds W 224.54 feet to a point, thence N 19 degrees 29 minutes 45 seconds E 7.46 feet to a point, thence S 79 degrees 35 minutes 55 seconds W 69.71 feet onto lands leased to Frenchcreek Township by document dated June 28, 2002.

LESS AND EXCEPTING the portion of the easement on lands under the jurisdiction of the Fish and Boat Commission and identified in a License Agreement between the Fish and Boat Commission and Frenchcreek Township.

Also the distribution system easement being 10 feet on either side of the existing sanitary sewer lines throughout Polk Center as indicated on the plan "GSA 84B, Water Main and Sanitary Sewer, Polk State Hospital by Robert Hall Craig, Consulting Engineer, Dated March 1942, as revised.

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

(d) Execution.--The deed of conveyance shall be executed by the Secretary of General Services in the name of the Commonwealth of Pennsylvania.

(e) Costs and fees.--Costs and fees incidental to this conveyance shall be borne by the lessee.

Section 2. This act shall take effect immediately.