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THE GENERAL ASSEMBLY OF PENNSYLVANIA

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SENATE BILL

No. 303 Session of  
2017

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INTRODUCED BY SCHWANK, FEBRUARY 15, 2017

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REFERRED TO STATE GOVERNMENT, FEBRUARY 15, 2017

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AN ACT

1 Authorizing the release of Project 70 restrictions on certain  
2 lands owned by the Borough of Tipton, Berks County, in  
3 exchange for the imposition of Project 70 restrictions on  
4 other lands to be acquired by the Borough of Tipton, Berks  
5 County.

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

8 Section 1. Restrictions in the Borough of Tipton, Berks County.

9 (a) Authorization.--Under the requirements of section 20(b)  
10 of the act of June 22, 1964 (Sp.Sess., P.L.131, No.8), known as  
11 the Project 70 Land Acquisition and Borrowing Act, the General  
12 Assembly hereby authorizes the release of Project 70  
13 restrictions on land owned by the Borough of Tipton, Berks  
14 County, described in subsection (b), in return for the  
15 imposition of Project 70 restrictions on land described in  
16 subsection (c).

17 (b) Land to be released from Project 70 restrictions.--The  
18 land to be released from Project 70 restrictions is as follows:  
19 ALL THAT CERTAIN tract or parcel of land located north of West  
20 Weiss Street (54-foot right-of-way) between South Cherry Street

1 (54-foot right-of-way) and South Callowhill Street (54-foot  
2 right-of-way), situate in the Borough of Tipton, County of  
3 Berks, Commonwealth of Pennsylvania, being a portion of the  
4 lands of the Borough of Tipton to be conveyed to Robert S. and  
5 Louise E. Blanchard, as shown on and described in accordance  
6 with Lot Conveyance Exhibit, Lands of the Borough of Tipton to  
7 be Conveyed to Robert S. & Louise E. Blanchard (EX-1), prepared  
8 by Barry Isett and Associates, Inc., dated January 12, 2017, as  
9 follows:

10 COMMENCING at the intersection of the northerly right-of-way  
11 line of said West Weiss Street and the westerly right-of-way  
12 line of said Cherry Street; thence along said westerly right-of-  
13 way line of Cherry Street, as shown on the aforesaid Lot  
14 Conveyance Exhibit, Lands of the Borough of Tipton to be  
15 Conveyed to Robert S. & Louise E. Blanchard (EX-1), passing  
16 partially in an through Evergreen Drive (18-foot right-of-way),  
17 North 16 degrees 30 minutes 36 seconds West, 342.36 feet to a 1"  
18 pipe found at the common corner of lands of Paul Carl and Nina  
19 Beck and lands of Ronald C. and Wilma M. Herman; thence along  
20 the common line of said lands of Paul Carl and Nina Beck and  
21 lands of Ronald C. and Wilma M. Herman, South 73 degrees 29  
22 minutes 10 seconds West, 168.72 feet to a 1" rod leaning to the  
23 east found at the TRUE POINT OF BEGINNING of the herein  
24 described; thence along said land of Paul Carl and Nina Beck,  
25 South 25 degrees 42 minutes 18 seconds West, 17.01 feet to a 2"  
26 pipe found; thence along the lands of Robert S. and Louise E.  
27 Blanchard, grantees herein, South 26 degrees 05 minutes 28  
28 seconds West, 150.58 feet; thence through the lands of the  
29 Borough of Tipton, grantors herein, the following four (4)  
30 courses and distances;

1 (1) North 12 degrees 46 minutes 36 seconds East, 58.37 feet;  
2 (2) North 22 degrees 45 minutes 09 seconds East, 31.60 feet;  
3 (3) North 26 degrees 21 minutes 05 seconds East, 65.57 feet;  
4 (4) North 73 degrees 29 minutes 10 seconds East, 20.20 feet to  
5 the TRUE POINT OF BEGINNING.

6 CONTAINING: 1,930 square feet.

7 Subject to all covenants and agreements of record.

8 BEING a portion of the same premises which John J. Leibensperger  
9 and Vertie Mae Leibensberger, his wife, by deed dated December  
10 14, 1949, and recorded in the Office of the Recorder of Deeds in  
11 and for the County of Berks, PA., in Deed Book Volume 1052 Page  
12 246, did grant and convey unto the Borough of Topton, a  
13 Municipal Corporation of the State of Pennsylvania.

14 A portion of Berks County Tax PIN 546320910811.

15 (c) Land subject to the imposition of Project 70  
16 restrictions.--The land to be acquired by the Borough of Topton,  
17 Berks County, on which Project 70 restrictions are to be  
18 imposed, is as follows:

19 ALL THAT CERTAIN tract or parcel of land located north of West  
20 Weiss Street (54-foot right-of-way) between South Cherry Street  
21 (54-foot right-of-way) and South Callowhill Street (54-foot  
22 right-of-way), situate in the Borough of Topton, County of  
23 Berks, Commonwealth of Pennsylvania, being a portion of the  
24 lands of Robert S. and Louise E. Blanchard to be conveyed to the  
25 Borough of Topton, as shown on and described in accordance with  
26 Lot Conveyance Exhibit, Lands of Robert S. & Louise E. Blanchard  
27 to be Conveyed to the Borough of Topton (EX-2), prepared by  
28 Barry Isett and Associates, Inc., dated January 12, 2017, as  
29 follows:

30 COMMENCING at the intersection of the westerly right-of-way line

1 of said South Cherry Street and northerly right-of-way line of  
2 said West Weiss Street; thence along said northerly right-of-way  
3 line of West Weiss Street, as shown on the aforesaid Lot  
4 Conveyance Exhibit, Lands of Robert S. & Louise E. Blanchard to  
5 be Conveyed to the Borough of Topton (EX-2), South 73 degrees 35  
6 minutes 22 seconds West, 374.16 feet to the TRUE POINT OF  
7 BEGINNING of the herein described; thence along said northerly  
8 right-of-way line of said West Weiss Street, South 73 degrees 35  
9 minutes 22 seconds West, 40.98 feet; thence along the lands of  
10 the Borough of Topton, grantees herein, the following two (2)  
11 courses and distances;

12 (1) North 16 degrees 20 minutes 38 seconds West, 73.72 feet;

13 (2) North 26 degrees 05 minutes 28 seconds East, passing along  
14 the western terminus of Evergreen Drive (18-foot right-of-way)  
15 at a distance of 133.18 feet, for a total of 196.26 feet; thence  
16 through the aforesaid lands of Robert S. and Louise E.

17 Blanchard, grantors herein, the following five (5) courses and  
18 distances;

19 (1) South 12 degrees 46 minutes 36 seconds West, passing  
20 through said Evergreen Drive at a distance of 32.58 feet, for a  
21 total distance of 100.61 feet;

22 (2) South 35 degrees 04 minutes 47 seconds West, 30.00 feet;

23 (3) South 1 degree 32 minutes 33 seconds West, 32.93 feet;

24 (4) South 21 degrees 22 minutes 03 seconds East, 30.00 feet;

25 (5) South 3 degrees 30 minutes 41 seconds East, 52.00 feet to  
26 the TRUE POINT OF BEGINNING.

27 CONTAINING: 6,863 square feet.

28 Subject to all covenants and agreements of record.

29 BEING a portion of the same premises which Wayne M. Eltz and  
30 Ruth Eltz, his wife, by deed dated July 28, 1970, and recorded

1 in the Office of the Recorder of Deeds in and for the County of  
2 Berks, PA., in Deed Book Volume 1570 Page 754, did grant and  
3 convey unto Robert S. Blanchard and Louise E. Blanchard, husband  
4 and wife.

5 A portion of Berks County Tax PIN 546320912577.

6 (d) Deed restriction.--The deed of conveyance for the land  
7 described in subsection (c) shall contain the following clause:

8 This indenture is given to provide land for recreation,  
9 conservation and historical purposes, as said purposes are  
10 defined in the act of June 22, 1964 (Sp.Sess., P.L.131,  
11 No.8), known as the Project 70 Land Acquisition and Borrowing  
12 Act.

13 Section 2. Effective date.

14 This act shall take effect immediately.