
THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 2448 Session of
2024

INTRODUCED BY OBERLANDER, COOK, ROWE, ROAE, JOZWIAK, DALEY AND
STENDER, JUNE 26, 2024

REFERRED TO COMMITTEE ON STATE GOVERNMENT, JUNE 26, 2024

AN ACT

1 Authorizing the Department of General Services, with the
2 approval of the Governor and the Pennsylvania State System of
3 Higher Education, to grant and convey to the Oil Region
4 Alliance of Business, Industry and Tourism, a Pennsylvania
5 nonprofit corporation, certain lands and improvements thereon
6 situate in Oil City, Venango County.

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

9 Section 1. Conveyance in Oil City, Venango County.

10 (a) Conveyance by Department of General Services.--The
11 Department of General Services, with the approval of the
12 Governor, is authorized on behalf of the Commonwealth of
13 Pennsylvania to convey to the Oil Region Alliance of Business,
14 Industry and Tourism certain lands and improvements thereon,
15 situate in Oil City, Venango County, being a portion of the
16 Venango Campus of Pennsylvania Western University (Clarion), for
17 the sum of \$1, under terms and conditions to be established in
18 an agreement of sale.

19 (b) Property description.--The property to be conveyed in
20 accordance with subsection (a) consists of the following, with

1 any improvements thereon:

2 ALL THAT CERTAIN piece or parcel of land situate in the
3 Fourth Ward of the City of Oil City, Venango County,
4 Pennsylvania, bounded and described as follows:

5 BEGINNING at a monument at the intersection of the center
6 line of West First Street with the center line of Osborne
7 Street; thence by the center line of Osborne Street, south
8 sixty-two degrees forty-five minutes east (S. 62 degrees 45
9 minutes E.) eight hundred and five tenths (800.5) feet to a
10 point at an angle in said street; thence still by the center
11 line of Osborne Street South seventy-one degrees fifty-five
12 minutes east (S. 71 degrees 55 minutes E.) seven hundred five
13 and eight-tenths (705.8) feet to a point; thence north fourteen
14 degrees sixteen minutes east (N. 14 degrees 16 minutes E.)
15 twenty-three and seven tenths (23.7) feet to a stone in the
16 northerly line of Osborne Street; thence by land now or late of
17 Venango Oil and Land Company, formerly of Artesian Oil Company,
18 north fifty-five degree thirty minutes east (N. 55 degrees 30
19 minutes E.) twelve hundred fifty-four and nine tenths (1254.9)
20 feet to a stone on the line of land of J.W. Kirkwood Estate;
21 thence by land of J.W. Kirkland Estate south forty-eight degrees
22 fifty-five minutes east (S. 48 degrees 55 minutes E.) eleven
23 hundred forty-four and six tenths (1144.6) feet to a stone;
24 thence still by land of J.W. Kirkwood Estate south forty-five
25 degrees fifty-four minutes west (S. 45 degrees 54 minutes W.)
26 five hundred two and seven tenths (502.7) feet to a corner
27 stone; thence by land of J.W. Kirkwood Estate and land formerly
28 of L.E. Kellar south eighty-nine degrees twenty-five minutes
29 west (S. 89 degrees 25 minutes W.) thirteen hundred sixty-four
30 and five tenths (1364.5) feet to an iron pipe by a white oak;

1 thence by said Kellar land and by land of Morck Estate south
2 fifty-seven degrees seventeen minutes west (S. 57 degrees 17
3 minutes W.) nine hundred eighty-nine and two tenths (989.2) feet
4 to a stone; thence by land of Morck Estate south eighty-nine
5 degrees twenty-five minutes west (S. 89 degrees 25 minutes W.)
6 one hundred sixty-three and five tenths (163.5) feet to a stone;
7 thence still by land of Morck Estate south eighteen degrees
8 fifty-one minutes west (S. 18 degrees 51 minutes W.) nine
9 hundred sixty (960) feet to a corner stone; thence by land now
10 or formerly of S.P. McCalmont Estate north seventy-one degrees
11 nineteen minutes west (N. 71 degrees 19 minutes W.) twelve
12 hundred seventy-one and five tenths (1271.5) feet to a stone;
13 thence by land now or late of Elizabeth Weir Jones
14 northeastwardly six hundred thirty-five (635) feet to a stone in
15 the line between the original Hays Farm and Bushnell Tract;
16 thence by land now or formerly of Elizabeth Weir Jones north
17 sixty-one degrees ten minutes west (N. 61 degrees 10 minutes W.)
18 two hundred twelve and four tenths (212.4) feet to the center
19 line of West First Street; thence by the center line of West
20 First Street North twenty-five degrees seven minutes east (N. 25
21 degrees 07 minutes E.) thirteen hundred eight-five (1385) feet,
22 more or less, to a monument at an angle in center line of West
23 First Street; and thence by the center line of West First Street
24 north twenty degrees fifteen minutes east (N. 20 degrees 15
25 minutes E.) one hundred forty-five (145) feet to the monument at
26 the intersection of the center line of Osborne Street with the
27 center line of West First Street, the place of beginning.

28 SUBJECT, HOWEVER, to any and all exceptions, reservations or
29 rights-of-way as contained in prior deeds, and subject to any
30 and all conveyances by the Executors and Trustees under the Last

1 Will and Testament of John H. Glass, late of Oil City, Venango
2 County, Pennsylvania; and subject, also, to any and all
3 conveyances made during the lifetime of said John H. Glass.

4 Excepting therefrom that certain piece or parcel of land
5 conveyed by instrument dated March 15, 1966 by Venango Campus,
6 Inc., to Dor-May Company, Inc., bounded and described as
7 follows:

8 1. BEGINNING at a point, which point is presently marked and
9 designated by a concrete monument located South 62 degrees 8
10 minutes 40 seconds East one hundred ninety-seven and twenty-two
11 one-hundredths (197.22) feet, more or less, from the center line
12 of West First Street, said beginning point being likewise the
13 Northeast corner of land now or formerly of Elizabeth Weir Jones
14 said beginning point being likewise the "stone" in the line
15 between the original Hays Farm and Bushnell Tract mentioned in
16 the 29th line of the description in the Deed from First Seneca
17 Bank & Trust Company, *et al*, Executors and Trustees under the
18 Last Will and Testament of John H. Glass, to Venango Campus,
19 Inc., bearing date November 8, 1961, recorded in Venango County,
20 Pennsylvania, in Deed Book 658, at page 37, and which said
21 beginning point is likewise Northeastwardly six hundred thirty-
22 five (635) feet from the southwest corner of the land conveyed
23 to Venango Campus, Inc., as aforesaid; thence by other land now
24 or formerly of Venango Campus, Inc., North 25 degrees 7 minutes
25 East three hundred thirty-three and seventy-one one-hundredths
26 (333.71) feet to a point; thence likewise by land now or
27 formerly of Venango Campus, Inc., North 64 degrees 53 minutes
28 West, one hundred eighty-two and one one-hundredths (182.01)
29 feet, more or less, to a point on the Southeasterly boundary of
30 West First Street; thence along the said Southeasterly boundary

1 of said Street, South 25 degrees 07 minutes West, three hundred
2 twenty-five (325) feet to a point on the Northerly line of land
3 now or formerly of Elizabeth Weir Jones, said point being also
4 on one of the original southerly tract lines of the land
5 conveyed to Venango Campus, Inc., by the Deed recorded in Deed
6 Book 658, at page 37, as aforesaid; thence along land now or
7 formerly of Elizabeth Weir Jones, South 62 degrees 08 minutes
8 40 seconds East, one hundred seventy-eight and forty-seven one-
9 hundredths (178.47) feet, more or less, to the place of
10 beginning.

11 Containing one and thirty-eight one-hundredths (1.38) acres
12 of land, more or less.

13 2. A Right-of-Way for ingress and egress by vehicles or
14 otherwise across lands presently owned by Grantor, which right-
15 of-way is bounded and described as follows:

16 BEGINNING at a point on the northerly boundary of the parcel
17 of land above conveyed, which beginning point is North sixty-
18 four degrees Fifty-three Minutes West (N. 64 degrees 53 minutes
19 W.) seventy-three and eighteen hundredths (73.18) feet from the
20 northeasterly corner of the parcel above described; thence North
21 Eight Degrees Seven Minutes East (N. 8 degrees 07 minutes E.)
22 Twelve and twenty-three hundredths (12.23) feet to a point;
23 thence along a curve, the radius of which curve is two thousand
24 four hundred twenty-one and twelve hundredths (2421.12) feet and
25 the length of which curve is two hundred five and twenty-eight
26 hundredths (205.28) feet, to a point; thence North three degrees
27 fifteen minutes thirty seconds East (N. 3 degrees 15 minutes 30
28 seconds E.) ninety-nine and seventy-one hundredths (99.71) feet
29 to a point in the southern boundary of West First Street; thence
30 along southern boundary of West First Street South twenty-five

1 degrees seven minutes West (S. 25 degrees 07 minutes W.) one
2 hundred seven and forty-three hundredths (107.43 feet) to a
3 point; thence along a curve, the radius of which curve is two
4 thousand three hundred eighty-seven and five tenths (2387.5)
5 feet and length of which curve is two hundred two and forty-
6 three hundredths (202.43) feet to a point on the northerly
7 boundary of land first described above; thence south sixty-four
8 degrees fifty-three minutes East (S. 64 degrees 53 minutes E.)
9 forty-one and eighty-three hundredths (41.83 feet) to the place
10 of beginning.

11 CONTAINING 0.24 acres, more or less.

12 The premises hereby conveyed are in accordance with a Plan or
13 Survey made by Russell Hart, R.P.E., in May, 1965.

14 BEING THE SAME premises conveyed by Venango Campus, Inc., to
15 the Department of Property and Supplies of the Commonwealth of
16 Pennsylvania (a predecessor of the Department of General
17 Services) by deed dated February 20, 1970, and recorded at the
18 Office of the Recorder of Deeds of Venango County at Book 723
19 Page 150.

20 EXCEPTING AND RESERVING that certain tract of land bounded
21 and described as follows:

22 BEGINNING at the intersection of the southerly line of
23 Osborne Street (unopen) and the easterly City Limits Line of Oil
24 City, which point is the northeast corner of City Lot No. 13900;
25 thence along City Limits Line south 89 degrees 25 minutes 168
26 feet more or less to an iron pipe; thence continuing along said
27 City Limits Line south 57 degrees 54 minutes west 809.2 feet,
28 more or less, to the true place of beginning of the parcel
29 herein to be conveyed; thence continuing south 57 degrees 54
30 minutes west along City Limits Line 180.00 feet to a stone

1 monument; thence south 89 degrees 58 minutes east along the City
2 Limits Line 70.85 feet; thence north 32 degrees 06 minutes west
3 242.32 feet; thence north 57 degrees 54 minutes east 240.00
4 feet; thence south 32 degrees 06 minutes east 280.00 feet to the
5 place of beginning. Being a part of City Lot No. 13900,
6 containing 1.52 acres.

7 BEING the same tract of land conveyed by the Commonwealth of
8 Pennsylvania to the City of Oil City by deed dated August 24,
9 1976, and recorded at the Office of the Recorder of Deeds of
10 Venango County at Book 781, Page 614.

11 Being Tax Parcel Number 16-031-012.

12 CONTAINING 60.72 acres, according to the Venango County
13 Assessment Office.

14 (c) Conveyance by Department of General Services and
15 Pennsylvania State System of Higher Education.--The Department
16 of General Services and the Pennsylvania State System of Higher
17 Education are authorized to convey to the Oil Region Alliance of
18 Business, Industry and Tourism certain land and buildings
19 situate in Oil City, Venango County, being the remaining portion
20 of the Venango Campus of Pennsylvania Western University
21 (Clarion), for the sum of \$1.

22 (d) Property description.--The property to be conveyed in
23 accordance with subsection (c) consists of approximately 1.38
24 acres and improvements thereon, bounded and described as
25 follows:

26 All that certain piece or parcel of land situate in the
27 Fourth Ward of the City of Oil City, County of Venango, and
28 Commonwealth of Pennsylvania, bounded and described as follows:

29 BEGINNING at a point, which point is presently marked and
30 designated by a concrete monument located South 62 degrees 8

1 minutes 40 seconds East one hundred ninety-seven and twenty-two
2 one-hundredths (197.22) feet, more or less, from the center line
3 of West First Street, said beginning point being likewise the
4 Northeast corner of land now or formerly of Elizabeth Weir
5 Jones, said beginning point being likewise the "stone" in the
6 line between the original Hays Farm and Bushnell Tract mentioned
7 in the 29th line of the description in the Deed from First
8 Seneca Bank & Trust Company, *et al*, Executors and Trustees under
9 the Last Will and Testament of John H. Glass, to Venango Campus,
10 Inc., bearing date November 8, 1961, recorded in Venango County,
11 Pennsylvania, in Deed Book 658, at page 37, and which said
12 beginning point is likewise Northeastwardly six hundred thirty-
13 five (635) feet from the southwest corner of the land conveyed
14 to Venango Campus, Inc., as aforesaid; thence by other land now
15 or formerly of Venango Campus, Inc., North 25 degrees 7 minutes
16 East three hundred thirty-three and seventy-one one-hundredths
17 (333.71) feet to a point; thence likewise by land now or
18 formerly of Venango Campus, Inc., North 64 degrees 53 minutes
19 West, one hundred eighty-two and one one-hundredths (182.01)
20 feet, more or less, to a point on the Southeasterly boundary of
21 West First Street; thence along the said Southeasterly boundary
22 of the said Street, South 25 degrees 07 minutes West, three
23 hundred twenty-five (325) feet to a point on the Northerly line
24 of land now or formerly of Elizabeth Weir Jones, said point
25 being also on one of the original southerly tract lines of the
26 land conveyed to Venango Campus, Inc., by the Deed recorded in
27 Deed Book 658, at page 37, as aforesaid; thence along land now
28 or formerly of Elizabeth Weir Jones, South 62 degrees 08
29 minutes 40 seconds East, one hundred seventy-eight and forty-
30 seven one-hundredths (178.47) feet, more or less, to the place

1 of beginning.

2 Being Tax Parcel Number 16-031-029.

3 Containing one and thirty-eight one-hundredths (1.38) acres
4 of land, more or less.

5 TOGETHER with all of Grantor's right, title and interest in
6 and to a certain right-of-way for ingress, egress and regress as
7 the right-of-way is made, contained, limited and defined in
8 Venango County Deed Book 686, Page 189 and Deed Book 696, page
9 489.

10 Being the same premises conveyed by Clarion University
11 Foundation to Commonwealth of Pennsylvania, State System of
12 Higher Education, by deed dated September 17, 1987, and recorded
13 at the Office of the Recorder of Deeds of Venango County at Book
14 898, Page 74.

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

24 (f) Deeds.--The conveyance authorized by subsection (a)
25 shall be made by quitclaim deed to be executed by the Secretary
26 of General Services in the name of the Commonwealth of
27 Pennsylvania. The conveyance authorized by subsection (c) shall
28 be made by quitclaim deed to be executed by the Secretary of
29 General Services in the name of the Commonwealth of Pennsylvania
30 and by the Chancellor of the State System of Higher Education in

1 the name of the Commonwealth of Pennsylvania, State System of
2 Higher Education.

3 (g) Costs and fees.--Costs and fees incidental to the
4 conveyances authorized by this section shall be borne by the
5 grantee.

6 (h) Sunset.--The authority granted by this section shall
7 expire on the third anniversary of the effective date of this
8 section.

9 Section 2. Effective date.

10 This act shall take effect immediately.