
THE GENERAL ASSEMBLY OF PENNSYLVANIA

SENATE BILL

No. 636 Session of
2021

INTRODUCED BY BAKER, MAY 11, 2021

REFERRED TO STATE GOVERNMENT, MAY 11, 2021

AN ACT

1 Authorizing the Department of General Services, with the
2 approval of the Department of Corrections and the Governor,
3 to lease to the County of Wayne a portion of the lands of the
4 Commonwealth of Pennsylvania at the State Correctional
5 Institution - Waymart, situate in the Township of Canaan and
6 Borough of Waymart, County of Wayne.

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

9 Section 1. Lease of lands at State Correctional Institution -
10 Waymart.

11 (a) Authorization.--The Department of General Services, with
12 the approval of the Department of Corrections and the Governor,
13 is hereby authorized on behalf of the Commonwealth of
14 Pennsylvania to lease to the County of Wayne a portion of the
15 lands, and any improvements located thereon, of the Commonwealth
16 of Pennsylvania at the State Correctional Institution - Waymart,
17 situate in the Township of Canaan and Borough of Waymart, County
18 of Wayne, for the purpose of establishing, utilizing and
19 maintaining a drug rehabilitation facility under terms,
20 conditions and for consideration to be established in a lease

1 agreement.

2 (b) Property description.--The property to be leased
3 pursuant to subsection (a) shall consist of an area totaling
4 approximately 69.43 acres of land, and any improvements located
5 thereon, being bounded and described with the basis of bearing
6 as the Pennsylvania North Zone State Plane Coordinate System as
7 follows:

8 BEGINNING at a point in the centerline of State Route 3030
9 also known as "Carbondale Road", said point being N 84°13'55" W
10 1634.83 feet from the intersection of said road and Township
11 Road 466 also known as "Canaan Road";

12 THENCE in and along the centerline of Carbondale Road the
13 following courses:

14 1. Along a curve to the left with a radius of 333.10
15 feet and an arc length of 129.66 feet whose chord bears S
16 84°31'23" E and has a length of 128.84 feet to a point;

17 2. N 86°15'59" E 453.76 feet to a point;

18 3. N 88°16'45" E 388.52 feet to a point of curvature;

19 4. Along a curve to the right with a radius of 425.00
20 feet and an arc length of 69.32 feet whose chord bears S
21 87°02'54" E and has a length of 69.24 feet to a point;

22 THENCE leaving said roadway S 6°27'50" E along the lands N/F
23 of McCormick and passing over an iron pipe found on-line at
24 47.97 feet, 338.50 feet to a #5 rebar found for a corner and on
25 the line of lands N/F of Bellas;

26 THENCE along said lands the following courses:

27 1. S 88°32'43" W 865.25 feet to a #4 rebar found for a
28 corner;

29 2. S 35°45'18" W 83.66 feet to a #6 rebar found for a
30 corner;

1 3. N 88°29'51" E, passing over an iron pipe found on-
2 line at 1441.46 feet, 1453.86 feet to a point on the westerly
3 side of the aforementioned Canaan Road;
4 THENCE S 6°29'07" E along said road, 15.82 feet to a point;
5 THENCE S 89°02'59" W along lands N/F Henshaw, 422.40 feet to
6 an iron pipe found for a corner on the south side of an old
7 spring house;
8 THENCE S 6°40'18" E along the same, 101.12 feet to an iron
9 pin found in a 14" ash tree;
10 THENCE S 5°18'15" E along other lands of Henshaw, 331.09 feet
11 to a #5 rebar found for a corner;
12 THENCE S 2°55'01" E along the lands N/F Canaan Township, 241.60
13 feet to a #5 rebar found for a corner;
14 THENCE N 84°48'59" E along the same, 282.18 feet to a #5
15 rebar found for a corner of the lands N/F Salak;
16 THENCE S 5°22'01" E 149.00 feet to a #5 rebar set for a
17 corner;
18 THENCE N 84°48'59" E 174.00 feet to a point in the centerline
19 of Canaan Road;
20 THENCE in and along said road centerline the following
21 courses:
22 1. S 5°35'58" E 156.06 feet to a point;
23 2. Along a curve to the right with a radius of 1400.00
24 feet and an arc length of 196.53 feet whose chord bears S
25 1°34'40" E and has a length of 196.37 feet to a point;
26 3. S 2°26'37" W 351.17 feet to a point;
27 4. S 7°43'58" W 107.24 feet to a point;
28 THENCE N 68°03'53" W through the lands of the lessors herein
29 and running 25 feet distant and parallel to the centerline of an
30 access road, 500.15 feet to a point;

1 THENCE generally along the centerline of an access road and
2 along the lands N/F The U.S.A. and its Assigns as found in Map
3 Book 92 Page 65 but being described by this survey as the
4 following courses:

5 1. S 16°34'46" W 130.43 feet to a point of curvature;

6 2. Along a curve to the left with a radius of 500.00
7 feet and an arc length of 134.91 feet whose chord bears S
8 9°42'37" W and has a length of 134.50 feet to a point;

9 3. S 1°58'50" W 70.28 feet to a point;

10 4. S 6°19'04" W 302.55 feet to a point of curvature;

11 5. Along a curve to the right with a radius of 906.00
12 feet and an arc length of 151.05 feet whose chord bears S
13 11°05'39" W and has a length of 150.88 feet, to a point;

14 6. S 15°52'14" W 264.77 feet to a point of curvature;

15 7. Along a curve to the right with a radius of 1080.00
16 feet and an arc length of 137.16 feet whose chord bears S
17 19°30'32" W and has a length of 137.07 feet, to a point;

18 8. S 23°08'49" W 214.19 feet to a point;

19 THENCE N 23°28'12" W leaving said access road, 2021.48 feet
20 to a #5 rebar set for a corner, said corner being 25 feet
21 southwesterly of the centerline of an access road leading from
22 Canaan Road to Carbondale road;

23 THENCE N 20°12'50" W, continuing parallel to and generally 25
24 feet distant of said centerline, 315.40 feet to a #5 rebar set
25 for a corner and point of curvature;

26 THENCE along curve to the right with a radius of 450.00 feet
27 and an arc length of 241.89 feet whose chord bears N 4°48'52" W
28 and has a length of 238.99 feet, to a #5 rebar set for a corner;

29 THENCE N 10°35'05" E 149.29 feet to a #5 rebar set for a
30 corner and point of curvature;

1 THENCE along a curve to the left with a radius of 175.00 feet
2 with an arc length of 49.22 feet whose chord bears N 2°31'37" E
3 and has a length of 49.06 feet, to a #5 rebar set for a corner;

4 THENCE N 05°31'51" W 216.89 feet to a #5 rebar set for a
5 corner;

6 THENCE N 1°06'52" E 343.36 feet to the point and place of
7 BEGINNING.

8 CONTAINING +/- 69.43 acres inclusive of any right of ways.

9 BEING the same parcel of land as shown on a map titled
10 "Survey of the lands to be leased by - Wayne County
11 Commissioners - SCI Waymart Site" as surveyed by J. M. Hennings
12 Land Surveying, LLC, said plan being on file with the Department
13 of General Services.

14 (c) Lease agreement.--The lease agreement shall provide for
15 an initial term not to exceed 20 years, plus two additional
16 renewal terms not to exceed 20 years each, to be exercised at
17 the sole discretion of the Secretary of General Services. The
18 lease agreement and any other documents necessary to effectuate
19 the above described leasehold conveyance shall be executed by
20 the Secretary of General Services in the name of the
21 Commonwealth of Pennsylvania.

22 (d) Right to terminate.--The lease agreement shall contain a
23 provision that the lease may be terminated by the Department of
24 General Services, its successors or assigns, without liability
25 to the lessee, its successors or assigns, should the property at
26 the State Correctional Institution - Waymart cease to be
27 operated by the Department of Corrections and declared surplus
28 to its needs.

29 (e) Costs and fees.--Costs and fees incidental to the lease
30 described herein shall be borne by the lessee.

1 (f) Expiration.--In the event that the parties have not
2 entered into a lease agreement within two years after the
3 effective date of this section, the authorization contained
4 herein shall expire.

5 Section 2. Effective date.

6 This act shall take effect immediately.