
THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 2762 Session of
2004

INTRODUCED BY STABACK, JUNE 28, 2004

REFERRED TO COMMITTEE ON STATE GOVERNMENT, JUNE 28, 2004

AN ACT

1 Authorizing and directing the Department of General Services,
2 with the approval of the Governor and the Department of
3 Conservation and Natural Resources, to convey to Anthony R.
4 Domiano, Sr., and Anthony R. Domiano, Jr., a certain tract of
5 land situate in the Borough of Archbald, Lackawanna County,
6 in exchange for certain tracts of land.

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

9 Section 1. Conveyances in Borough of Archbald, Lackawanna
10 County.

11 (a) Conveyance from the Commonwealth.--The Department of
12 General Services, with the approval of the Governor and the
13 Department of Conservation and Natural Resources, is hereby
14 authorized and directed on behalf of the Commonwealth of
15 Pennsylvania to grant and convey to Anthony R. Domiano, Sr., and
16 Anthony R. Domiano, Jr., the following tract of land bounded and
17 described as follows:

18 All that certain, piece, or plot of land situate, lying, and
19 being in the Borough of Archbald, County of Lackawanna and

1 Commonwealth of Pennsylvania, more fully described as follows:
2 Beginning at a point on the line of lands now or formerly of
3 Maursam & Co., said point being the Southerly corner of the
4 lands of the Commonwealth of Pennsylvania and the Westerly
5 corner of lands herein described;
6 thence, along the line of lands of Anthony R. Domiano, Sr., and
7 along the line of other lands of Domiano, North fifteen degree
8 forty-eight minutes fifteen seconds East (N 15 degrees 48
9 minutes 15 seconds E) a distance of four hundred twenty feet
10 (420 feet);
11 thence, through lands of the Commonwealth of Pennsylvania South
12 seventy-four degrees eleven minutes forty-five seconds East (S
13 74 degrees 11 minutes 45 seconds E) a distance of two hundred
14 thirty-eight and seventy-two hundredths feet (238.72 feet);
15 thence, continue through lands of the Commonwealth of
16 Pennsylvania South five degrees eleven minutes six seconds East
17 (S 5 degrees 11 minutes 6 seconds E) a distance of one hundred
18 ninety-eight and ninety-three hundredths feet (198.93 feet);
19 thence, continue through lands of the Commonwealth of
20 Pennsylvania South forty-eight degrees forty-two minutes twenty-
21 three seconds East (S 48 degrees 42 minutes 23 seconds E) a
22 distance of five hundred sixty and eighty-nine hundredths feet
23 (560.89 feet) to a point being located along the common division
24 line between the lands now or formerly of the Commonwealth of
25 Pennsylvania and Maursam & Co.;
26 thence, along said division line, North seventy-three degrees
27 forty-one minutes forty-nine seconds West (N 73 degrees 41
28 minutes 49 seconds W) a distance of eight hundred sixteen and
29 thirty hundredths feet (816.30 feet) to the point of beginning.
30 Containing 183,978.18 square feet (4.22 Acres) of land, more or

1 less.

2 Being a portion of that land conveyed by the Commonwealth of
3 Pennsylvania to the General State Authority (Department of
4 General Services) by deed dated September 24, 1962, and recorded
5 in the Office of the Recorder of Deeds of Lackawanna County,
6 Pennsylvania, in Deed Book 577 at Page 577.

7 (b) Conveyance to Commonwealth.--The conveyance authorized
8 by subsection (a) shall be in exchange for the conveyance by
9 Anthony R. Domiano, Sr., and Anthony R. Domiano, Jr., to the
10 Commonwealth of Pennsylvania of all those certain tracts of land
11 bounded and described as follows:

12 Tract No. 1:

13 All that certain, piece, or plot of land situate, lying, and
14 being in the Borough of Archbald, County of Lackawanna and
15 Commonwealth of Pennsylvania, more fully described as follows:
16 Beginning at a point marked with an iron pin, said point being
17 located along the common division line between Anthony R.
18 Domiano, Sr. and the Commonwealth of Pennsylvania a distance of
19 one thousand sixty-nine and sixty-four hundredths feet
20 Northwesterly from the right-of-way of Pennsylvania SR No.1023
21 (Eynon-Jermyn Road);
22 thence, along said Domiano/Commonwealth of Pennsylvania division
23 line, North seventy-three degrees forty-one minutes forty-nine
24 seconds West (N 73 degrees 41 minutes 49 seconds W) a distance
25 of two thousand three hundred and ninety feet (2,390 feet);
26 thence, at a right angle to said Domiano/Commonwealth of
27 Pennsylvania division line, North sixteen degrees eighteen
28 minutes eleven seconds East (N 16 degrees 18 minutes 11 seconds
29 E) a distance of seventy feet (70 feet);
30 thence, at a right angle, parallel to said Domiano/Commonwealth

1 of Pennsylvania division line, South seventy-three degrees
2 forty-one minutes forty-nine seconds East (S 73 degrees 41
3 minutes 49 seconds E) a distance of two thousand three hundred
4 and ninety feet (2,390 feet);
5 thence, at a right angle, South sixteen degrees eighteen minutes
6 eleven seconds West (S 16 degrees 18 minutes 11 seconds W) a
7 distance of seventy feet (70 feet) to the point of beginning.
8 Containing 167,300 square feet (3.04 Acres) of land, more or
9 less.

10 Being a portion of that land conveyed by Allied Ventures, Inc.
11 to Anthony R. Domiano, Sr. and Anthony R. Domiano, Jr. by deed
12 dated February 10, 1997, and recorded in the Office of the
13 Recorder of Deeds of Lackawanna County, Pennsylvania, in Deed
14 Book 1576 at Page 65.

15 Tract No. 2:

16 All that certain, piece, or plot of land situate, lying, and
17 being in the Borough of Archbald, County of Lackawanna and
18 Commonwealth of Pennsylvania, more fully described as follows:
19 Beginning at a point marked with an iron pin, said point being
20 located South seventy-four degrees twenty minutes East (S 74
21 degrees 20 minutes E) a distance of one hundred fifty two and
22 thirty-seven hundredths feet (152.37 feet) from the
23 Southwesterly corner of lands of the Commonwealth of
24 Pennsylvania along a one hundred feet (100 feet) right-of-way of
25 Pennsylvania SR No. 6006 (Scranton-Carbondale Highway);
26 thence, along Commonwealth of Pennsylvania lands North fifteen
27 degrees forty-eight minutes fifteen seconds East (N 15 degrees
28 48 minutes 15 seconds E) three hundred fourteen and sixty-three
29 hundredths feet (314.63 feet) to a point marked with an iron
30 pin;

1 thence, continue by same, South forty-three degrees eleven
2 minutes fifty seconds East (S 43 degrees 11 minutes 50 seconds
3 E) fifty-eight and thirty-three hundredths feet (58.33 feet) to
4 a point marked with an iron pin;

5 thence, continue by same, South fifteen degrees forty-eight
6 minutes fifteen seconds West (S 15 degrees 48 minutes 15 W)
7 three hundred seventeen and eighty-two hundredths feet (317.82
8 feet) to a common corner of lands now or formerly of Romar,
9 Inc., at the line of aforementioned Commonwealth of Pennsylvania
10 lands;

11 thence, along said Romar lands, North seventy-four degrees
12 eleven minutes forty-five seconds West (N 74 degrees 11 minutes
13 45 seconds W) fifty feet (50 feet) to a point at the line of
14 lands now or formerly of Romar, Inc.;

15 thence North fifteen degrees forty-eight minutes fifteen seconds
16 East (N 15 degrees 48 minutes 15 seconds E) a distance of
17 thirty-three and twenty-three hundredths feet (33.23 feet) to
18 the point of beginning.

19 Containing 16,641.79 square feet (.38 Acres) of land, more or
20 less.

21 Being a portion of that land conveyed by Allied Ventures, Inc.
22 to Anthony R. Domiano, Sr. and Anthony R. Domiano, Jr. by deed
23 dated February 10, 1997, and recorded in the Office of the
24 Recorder of Deeds of Lackawanna County, Pennsylvania, in Deed
25 Book 1576 at Page 65.

26 (c) Conditions.--Conveyance of the land described in
27 subsection (a) shall be made under and subject to all easements,
28 servitudes and rights of others, including, but not confined to,
29 streets, roadways and rights of telephone, telegraph, water,
30 electric or tenancies vested in third persons, whether or not

1 appearing of record, for any portion of the land or improvements
2 erected thereon.

3 (d) Deed of conveyance.--The deed of conveyance of the
4 property described in subsection (a) shall be approved as
5 provided by law and shall be executed by the Secretary of
6 General Services in the name of the Commonwealth of
7 Pennsylvania.

8 (e) Costs.--The parties to the transaction shall bear their
9 respective costs.

10 Section 2. This act shall take effect immediately.