

# AN ACT

To authorize the conveyance of two parcels of state-owned real estate in Mahoning County to Carl Vaccar and Robin S. Vaccar.

*Be it enacted by the General Assembly of the State of Ohio:*

SECTION 1. The Governor is hereby authorized to execute a deed in the name of the state conveying to Carl Vaccar and Robin S. Vaccar, and their heirs and assigns, all of the state's right, title, and interest in two parcels of real estate located in Mahoning County and further described as follows:

Parcel 1

Known as the Woodside Hospital facility and further described as:

Situated in the City of Youngstown, County of Mahoning, State of Ohio, being part of original City Out-Lot No. 1198, further bounded and described as follows:

Beginning at a 5/8" rebar found at the intersection of the north line of Indianola Avenue (50' R/W) with the east line of Homestead Street (50' R/W);

Thence, N 84°04'00" E, along the north line of Indianola Avenue, 202.59 feet to a 5/8" capped rebar set and the True Place of Beginning for the parcel being described herein;

Thence, N 03°02'15" E, leaving the north line of Indianola Avenue, parallel with the east line of Homestead Street, 498.27 feet to a 5/8" capped rebar set on the south line of Wilbur Avenue (40' R/W);

Thence, S 87°46'54" E, along the south line of Wilbur Avenue, 444.81 feet to a 5/8" capped rebar set;

Thence, S 03°02'15" W, parallel with the east line of Homestead Street, 434.42 feet to a 1/2" rebar found on the north line of Indianola Avenue;

Thence, S 84°04'00" W, along the north line Indianola Avenue, 450.27 feet to the True Place of Beginning and containing 4.7616 acres of land but subject to all legal highways, easements, and restrictions, as surveyed by Deron J. Millman, P.S., Number 7717 for Environmental Design Group, Inc. in May 1996.

The basis of bearing for the above described parcel is the north line of

Indianola Avenue (S 84°04'00" W) per Deed Volume 672, Page 26 of Mahoning County Records of Deeds.

Parcel 2

Situated in the City of Youngstown, County of Mahoning and State of Ohio:

Known as being the northwesterly part of Youngstown City Outlot 1198 in said City of Youngstown and being further bounded and described as follows:

Beginning at a point on the easterly right-of-way line of Homestead Avenue, said point being at the intersection of said Homestead Avenue right-of-way line with the southerly right-of-way line of Wilbur Avenue (unimproved);

Thence along said Wilbur Avenue right-of-way line, South 87 degrees 46 minutes 54 seconds East a distance of 200.13 feet to a point;

Thence South 03 degrees 02 minutes 15 seconds West a distance of 222.72 feet to a point;

Thence North 87 degrees 46 minutes 54 seconds West a distance of 200.13 feet to a point on said Homestead Avenue right-of-way line;

Thence along said Homestead Avenue right-of-way line, North 03 degrees 02 minutes 15 seconds East a distance of 222.72 feet to the Point of Beginning and containing within said bounds 1.023 acres of land.

SECTION 2. Consideration for conveyance of the real estate described in Section 1 of this act is the conveyance to the state from Carl Vaccar and Robin S. Vaccar of four parcels of real estate that together are known as Lincoln Place/Compass, plus \$772,000.00 that Youngstown State University shall pay to Carl Vaccar and Robin S. Vaccar for the four parcels. The four parcels to be conveyed to the state are further described as follows:

Parcel 1

Situated in the City of Youngstown, County of Mahoning, State of Ohio, and known as being Lot No. 3389, according to the latest enumeration of lots in said City, formerly Lot No. 3389 and the westerly 5 feet, from front to rear, of Lot No. 3390 in William S. Parmelee "Trustee" Addition, as recorded in Volume 3 of Plats, Page 31 of Mahoning County Records.

Said Lot has a frontage of 45 feet on the southwesterly line of Lincoln Avenue and extends back on its northwesterly line 145 feet, and on its southwesterly line 145 feet, having a rear line of 45 feet, as appears by said plat, subject to all legal highways.

Parcel 2

Situated in the City of Youngstown, County of Mahoning, State of

Ohio, and known as being Lot No. 3390, according to the latest enumeration of lots in said City, formerly known as the East 55 feet of original Youngstown City Lot No. 3390, as recorded in Volume 3 of Plats, Page 31 of Mahoning County Records, and is bounded and described as follows:

Beginning on the southwest line of Lincoln Avenue at the northwest corner of Youngstown City Lot No. 3391; thence southwest along the northwest line of said Youngstown City Lot No. 3391, 145 feet to the southwest corner of Youngstown City Lot No. 3391; thence northwest on a line parallel with the southwest line of Lincoln Avenue, 55 feet to a point; thence northeast on a line parallel with the northwest line of Youngstown City Lot No. 3391, 145 feet to the southwest line of Lincoln Avenue, 55 feet to the place of beginning, as appears by said plat, subject to all legal highways.

Parcel 3

Situated in the City of Youngstown, County of Mahoning and State of Ohio, and known as being Youngstown City Lot No. 1834, according to the latest enumeration of lots in said City, formerly part of Youngstown City Lot No. 3387, in William S. Parmelee Plat, as shown by the recorded plat of said Subdivision in Volume 3 of Maps, Page 31 of Mahoning County Records.

Said Youngstown City Lot No. 1834 has a frontage of 50 feet on the southwesterly side of Lincoln Avenue and extends back between parallel lines 145 feet on the northwesterly line, 145 feet on the southeasterly line and has a rear line of 50 feet, as appears by said plat, be the same more or less, but subject to all legal highways.

Parcel 4

Situated in the City of Youngstown, County of Mahoning and State of Ohio, and known as being Youngstown City Lot No. 3388, according to the latest enumeration of lots in said City in the Parmelee Plat, as shown by the recorded plat of said Subdivision in Volume 3 of Maps, Page 31 of Mahoning County Records.

Said Youngstown City Lot No. 3388 has a frontage of 50 feet on the southwesterly side of Lincoln Avenue and extends back between parallel lines of 145 feet on the northwesterly line, 145 feet on the southeasterly line, and has a rear line of 50 feet, as appears by said plat, be the same more or less, but subject to all legal highways.

SECTION 3. The costs of the conveyance of the real estate described in Section 1 of this act shall be paid by Carl Vaccar and Robin S. Vaccar.

SECTION 4. The conveyance of the real estate described in Section 1 of this act shall not be subject to the restriction of use and the state's right of reentry specified in division (C) of Section 3 of Substitute House Bill 97 of the 122nd General Assembly with respect to the conveyance of the real estate to the Mahoning County Mental Health Board described in division (A) of Section 3 of that act, and such restriction and right of reentry are hereby released.

SECTION 5. Upon conveyance to the state of the parcels described in Section 2 of this act, the Auditor of State, with the assistance of the Attorney General, shall prepare a deed to the real estate described in Section 1 of this act. The deed shall state the consideration specified in Section 2 of this act. The deed shall contain language that the restriction of use and the state's right of reentry described in Section 4 of this act and specified in division (C) of Section 3 of Substitute House Bill 97 of the 122nd General Assembly are hereby released. The deed shall be executed by the Governor in the name of the state, countersigned by the Secretary of State, sealed with the Great Seal of the State, presented in the Office of the Auditor of State for recording, and delivered to Carl Vaccar and Robin S. Vaccar. Carl Vaccar and Robin S. Vaccar shall present the deed for recording in the Office of the Mahoning County Recorder.

SECTION 6. This act expires two years after its effective date.

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*Speaker* \_\_\_\_\_ *of the House of Representatives.*

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*President* \_\_\_\_\_ *of the Senate.*

Passed \_\_\_\_\_, 20\_\_\_\_

Approved \_\_\_\_\_, 20\_\_\_\_

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*Governor.*

Am. H. B. No. 48

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The section numbering of law of a general and permanent nature is complete and in conformity with the Revised Code.

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*Director, Legislative Service Commission.*

Filed in the office of the Secretary of State at Columbus, Ohio, on the \_\_\_ day of \_\_\_\_\_, A. D. 20\_\_\_\_.

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*Secretary of State.*

File No. \_\_\_\_\_ Effective Date \_\_\_\_\_