

As Reported by the Committee of Conference

124th General Assembly

Regular Session

2001-2002

Am. Sub. H. B. No. 507

REPRESENTATIVES Metzger, Hollister, Carey, Schmidt, R. Miller, Cates,

Wilson, Redfern, Flannery

SENATOR Coughlin

A B I L L

To authorize the conveyance of two parcels of 1
state-owned real estate located in Guernsey County, 2
one parcel to Cambridge Township and the other 3
parcel to Cambridge Township, the City of 4
Cambridge, Guernsey County, the Guernsey County 5
Port Authority, and the Cambridge-Guernsey County 6
Improvement Corporation as joint tenants; and to 7
authorize the conveyance of two parcels of 8
state-owned real estate located in Summit County to 9
the Nordonia Hills City School District. 10

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF OHIO:

Section 1. (A) The Governor is hereby authorized to execute 11
two deeds in the name of the state as follows: (1) the first 12
conveying to Cambridge Township, the City of Cambridge, Guernsey 13
County, the Guernsey County Port Authority, and the 14
Cambridge-Guernsey County Improvement Corporation, and their 15
successors and assigns, as joint tenants, all of the state's 16
right, title, and interest in the real estate described in 17
division (A) of Section 1 of this act as Parcel One, and (2) the 18
second conveying to Cambridge Township and its successors and 19

assigns all of the state's right, title, and interest in the real 20
estate described in division (A) of Section 1 of this act as 21
Parcel Two: 22

Parcel One 23

Situated in the Township of Cambridge, County of Guernsey, 24
State of Ohio and being 62.554 acres in the northwest and 25
southwest quarters of section 3 of Township 2 north Range 3 west 26
of the United States Military District and being more particularly 27
described as follows, 28

BEGINNING at a magnail/flasher set in County road 35 at the 29
northeast corner of the southwest quarter of said section 3 thence 30
with said County road and with the lands of James H and Mary E 31
Thorn as recorded in deed volume 365 page 930 and the lands of 32
William J Craft as recorded in official records volume 49 page 906 33
the next two calls, 34

1) S 01° 40' 04" W a distance of 536.21 feet to a point, said 35
point being referenced by an iron pin set which bears N 88° 53' 36
11" W a distance of 20.00 feet. 37

2) thence with a curve to the right having the following 38
properties, Delta = 32° 12' 34", Radius = 572.96 feet and a chord 39
that bears S 17° 13' 06" W a distance of 317.87 feet to a point, 40
said point being referenced by an iron pin set which bears N 56° 41
40' 37" W a distance of 40.00 feet thence continuing with said 42
county road and with the lands of James A. and Laurie J Endly as 43
recorded in Official Records Volume 107 page 857 S 35° 58' 38" W a 44
distance of 221.14 feet to a point, said point being referenced by 45
an iron pin set which bears N 59° 19' 42" W a distance of 40.00 46
feet thence continuing with said county road and with the lands of 47
Larry J. Sr. and Thelma Burt as recorded in Deed Volume 372 page 48
884 and with the lands of Robert S. and Violet J. Goddard as 49
recorded in official records volume 93 page 404 the next two 50

calls, 51

1) thence with a curve to the left having the following 52
properties, Delta = $86^{\circ} 40' 41''$, Radius = 197.00 feet and a chord 53
that bears $S 12^{\circ} 40' 03'' E$ a distance of 270.41 feet to a point, 54
said point being referenced by an iron pin set which bears $S 33^{\circ}$ 55
 $59' 37'' W$ a distance of 20.00 feet 56

2) $S 51^{\circ} 30' 23'' E$ a distance of 182.13 feet to a point 57
thence leaving said road and with the lands of Warren D. and 58
Janesa M. High as recorded in Official Records Volume 31 page 218 59
the next two calls. 60

1) $S 01^{\circ} 37' 08'' W$ a distance of 902.56 feet to a $5/8$ inch 61
capped rebar found having passed through a $5/8$ inch capped rebar 62
found at 40.60 feet. 63

2) $S 01^{\circ} 37' 08'' W$ a distance of 400.00 feet to a point on 64
the north bank of Wills Creek thence with the north bank of said 65
Wills Creek and with the lands of Luetta Mae and Joseph T. Goggin 66
as recorded in Official Records Volume 85 page 199 the next three 67
calls, 68

1) $N 35^{\circ} 18' 52'' W$ a distance of 678.76 feet to a point. 69

2) $N 18^{\circ} 55' 52'' W$ a distance of 307.51 feet to a point. 70

3) $N 04^{\circ} 21' 52'' W$ a distance of 478.84 feet to a point 71
thence continuing with the lands of said Goggin and with a line in 72
said Wills Creek $N 59^{\circ} 55' 02'' W$ a distance of 1382.71 feet to a 73
point thence leaving said creek and with a line through the lands 74
of The State of Ohio as recorded in deed volume 215 page 522 the 75
next seven calls, 76

1) $N 27^{\circ} 22' 08'' E$ a distance of 100.00 feet to a $5/8$ inch 77
rebar found capped "USA781WR" 78

2) $N 38^{\circ} 42' 39'' E$ a distance of 447.15 feet to an iron pin 79
set. 80

3) N 01° 22' 17" E a distance of 280.00 feet to a magnail set 81
in the center of a private paved road having passed through an 82
iron pin set at 260.00 feet. 83

4) N 88° 37' 43" W a distance of 55.00 feet to a magnail set 84
in the center of a private paved road. 85

5) N 01° 30' 00" E a distance of 266.59 feet to a magnail set 86
in the center of a private paved road. 87

6) S 88° 38' 06" E a distance of 620.16 feet to a magnail set 88
in the center of a private paved road. 89

7) S 88° 38' 06" E a distance of 905.48 feet to a point in 90
county road 35 having passed through iron pins set at 300.00 feet 91
and 855.48 feet thence with a line in said county road and with 92
the lands of Jack D. McWilliams as recorded in Deed Volume 277 93
page 633 S 02° 07' 52" W a distance of 266.78 feet to the 94
BEGINNING and containing 62.554 acres and being a part of the 95
property conveyed to the State of Ohio in Deed Volume 215 page 96
522. 9.331 acres being in said northwest quarter and 53.223 acres 97
being in said southwest quarter. 98

Subject to all leases or easements of record. Iron pins set 99
are 5/8 inch rebar, 30 inches long capped "GARDNER PS-6884". 100
Bearings are true and are based on a solar observation. A survey 101
of the above described property was made on October 19, 1998 by 102
Steven L. Gardner, registered surveyor #6884. 103

Parcel Two 104

Situated in the Township of Cambridge, County of Guernsey, 105
State of Ohio and being 15.842 acres in the southwest quarter of 106
section 3 of Township 2 north Range 3 west of the United States 107
Military District and being more particularly described as 108
follows, 109

Commencing at a magnail/flasher set in County road 35 at the 110

northeast corner of the southwest quarter of said section 3 thence 111
N 88° 37' 43" W a distance of 1467.70 feet to a magnail set in a 112
private road the BEGINNING thence with a line through the lands of 113
The State of Ohio as recorded in Deed Volume 215 page 522 the next 114
three calls, 115

1) S 01° 22' 17" W a distance of 280.00 feet to an iron pin 116
set having passed through an iron pin set at 20.00 feet. 117

2) S 38° 42' 39" W a distance of 447.15 feet to a 5/8 inch 118
rebar found capped "USA781WR" 119

3) S 27° 22' 08" W a distance of 100.00 feet to a point in 120
Wills Creek thence with a line in said Wills Creek and with the 121
lands of Luetta Mae and Joseph T. Goggin as recorded in Official 122
Records Volume 85 page 199 the next two calls, 123

1) N 69° 11' 17" W a distance of 573.29 feet to a point said 124
point being referenced by an iron pin set which bears N 16° 13' 125
06" E a distance of 59.52 feet. 126

2) N 78° 10' 52" W a distance of 402.96 feet to a point 127
thence leaving said creek and with the west line of said southwest 128
quarter N 02° 21' 33" E a distance of 461.58 feet to a magnail set 129
in the center of a private road having passed through iron pins 130
set at 31.58 feet and 441.58 feet thence with the center of said 131
private road the next two calls, 132

1) S 88° 37' 43" E a distance of 1188.97 feet to a magnail 133
set. 134

2) S 88° 37' 43" E a distance of 55.00 feet to the BEGINNING 135
and containing 15.842 acres and being a part of the property 136
conveyed to the State of Ohio in Deed Volume 215 page 522. 137

Subject to all leases or easements of record. Iron pins set 138
are 5/8 inch rebar, 30 inches long capped "GARDNER PS-6884". 139
Bearings are true and are based on a solar observation. A survey 140

of the above described property was made on October 19, 1998 by 141
Steven L. Gardner, registered surveyor #6884. 142

(B) Consideration for the conveyance of the real estate 143
described as Parcel One in division (A) of Section 1 of this act 144
is \$50,175.00, to be paid by the City of Cambridge in accordance 145
with the Memorandum of Agreement entered into on March 22, 2002, 146
by the State of Ohio, Department of Mental Health; Cambridge 147
Township; and the Consortium of the City of Cambridge, the 148
Guernsey County Commissioners, the Guernsey County Port Authority, 149
and the Cambridge-Guernsey County Community Improvement 150
Corporation, as it may be amended from time to time by agreement 151
of all of the parties. Consideration for the conveyance of the 152
real estate described as Parcel Two in division (A) of Section 1 153
of this act is \$55,000.00, to be paid by providing services in 154
accordance with the same Memorandum of Agreement, as it may be 155
amended from time to time by agreement of all of the parties. 156

(C) Cambridge Township shall pay the costs of the conveyance 157
of the real estate described in division (A) of Section 1 of this 158
act. 159

(D) Within one year after the effective date of this section, 160
and upon payment of any cash portion of the purchase price, the 161
Auditor of State, with the assistance of the Attorney General, 162
shall prepare the deeds to the real estate described in division 163
(A) of Section 1 of this act. One deed shall be for the conveyance 164
to Cambridge Township, the City of Cambridge, Guernsey County, the 165
Guernsey County Port Authority, and the Cambridge-Guernsey County 166
Improvement Corporation, as joint tenants, of the real estate 167
described as Parcel One in division (A) of Section 1 of this act, 168
and the other deed shall be for the conveyance to Cambridge 169
Township of the real estate described as Parcel Two in division 170
(A) of Section 1 of this act. The deeds shall state the 171
consideration. The deeds shall be executed by the Governor in the 172

name of the state, countersigned by the Secretary of State, sealed 173
with the Great Seal of the State, presented in the Office of the 174
Auditor of State for recording, and delivered to the grantees. The 175
grantees shall present the deeds for recording in the Office of 176
the Guernsey County Recorder. 177

Section 2. (A) The Governor is hereby authorized to execute a 178
deed in the name of the state conveying to the Nordonia Hills City 179
School District and its successors and assigns all of the state's 180
right, title, and interest in the real estate described in 181
division (A) of Section 2 of this act as Parcels Three and Four: 182

Parcel Three 183

Situated in the State of Ohio, County of Summit, Township of 184
Sagamore Hills, being part of original Northfield Township Lot 71 185
further bounded and described as follows: 186

Beginning at an iron pin, found in a monument box in the 187
centerline intersection of Dunham Road (C.H. 150, 50' R/W) with 188
the centerline of Sagamore Road (C.H. 1 60' R/W); 189

Thence, S 20°00'17" W, along the centerline of Dunham Road, 190
421.55 feet to a 5/8" capped rebar found; 191

Thence, S 07°18'35" E, continuing along the centerline of 192
Dunham Road, 680.00 feet to the True Place of Beginning for the 193
parcel being described herein; 194

Thence, S 07°18'35" E, continuing along said centerline, 195
196.62 feet to a 5/8" capped rebar found; 196

Thence, S 16°28'49" E, continuing along said centerline, 197
387.42 feet to the northeast corner of land described in deed to 198
A.L. and H.L. Heiser by Deed Volume 5219, Page 356 of Summit 199
county Records of Deeds; 200

Thence, S 88°02'42" W, leaving said centerline, along the 201

north line of said Heiser lands, passing thru a 5/8" capped rebar	202
found at 25.65 feet, a total distance of 725.71 feet to a 2" pipe	203
found;	204
Thence, S 89°24'12" W, 255.92 feet to a 5/8" capped rebar	205
set;	206
Thence, N 00°13'54" W, 594.57 feet to a 5/8" capped rebar set	207
in the south line of Sagamore Sites allotment as recorded in Plat	208
Book 47, Page 128 of Summit County Records of Plats;	209
Thence, S 89°57'29" E, along the south line of the platted	210
lands and the south line of lands deeded to J.A. Haffner, S.R.,	211
passing thru a 1" pinch pipe found at 823.53 feet. A total	212
distance of 848.68 feet to the True Place of Beginning and	213
containing 12.126 acres of land but subject to all legal highways,	214
easements, and restrictions as surveyed by Robert J. Warner, P.S.,	215
Number 6931 for Environmental Design Group, Inc. in July 1996.	216
The Basis of Bearings for the above described parcel is grid	217
north, Ohio State Plane Coordinate System, North Zone.	218
<u>Parcel Four</u>	219
Situated in the State of Ohio, County of Summit, Township of	220
Sagamore Hills, being part of original Northfield Township Lots 71	221
and 81, further bounded and described as follows:	222
Commencing for reference at an iron pin in a monument box	223
found in the centerline intersection of Dunham Road (C.H. 150,	224
50'R/W) with the centerline of Sagamore Road (C.H. 1 60' R/W),	225
said iron pin being on the north line of said Lot 71;	226
Thence, S 89°59'03" W, along the centerline of Sagamore Road	227
and the North line of said Lot 71, 969.08 feet to an iron pin in a	228
monument box found;	229
Thence, S 89°59'20" W, continuing along said centerline and	230
lot line, 728.61 feet to a point at the northwest corner of land	231

described in deed to Ernice A Bardoun by Deed Volume 6855, Page 232
766 of Summit County Records of Deeds and the True Place of 233
Beginning for the parcel being described herein; 234

Thence, S 00°00'40" E, leaving said centerline, along the 235
west line of said Bardoun lands and passing through a ½" pin found 236
at 29.88 feet, a total distance of 350.00 feet to a 5/8" capped 237
rebar set at the southwesterly corner thereof and northerly line 238
of Sagamore Sites as recorded in Plat Book 47, Page 128 of Summit 239
County Records; Thence, S 89°50'45" W, along the north line of 240
said platted lands, 133.18 feet to a point at the northwesterly 241
corner thereof. Said point being witnessed by a 3/4" iron pipe 242
found S 05°09'19" E, 0.33 feet; 243

Thence, S 01°25'09" E, along the west line of said platted 244
lands, 718.76 feet to a 5/8" capped rebar set the southwest corner 245
thereof; 246

Thence, S 89°57'29" E, along the south line of said platted 247
lands, 906.62 feet to a 5/8" capped rebar set; 248

Thence, S 00°13'54" E, leaving the south line of the platted 249
lands, 594.57 feet to a 5/8" capped rebar set; 250

Thence, N 89°24'12" E, 255.92 feet to a 2" iron pipe found at 251
the northwest corner of land described in deed to A.L. Hieser by 252
Deed Volume 5219, Page 356 of Summit County Records of deeds; 253

Thence, S 01°30'59" E, along the west line of said Hieser 254
lands described in deed to V.R. Lalli by Deed Volume 7233, Page 255
422 of Summit County Records of Deeds, and the west line of 256
Highview Acres Subdivision as recorded in Plat Book 60, Page 5 of 257
Summit County Records of Plats, 925.15 feet to a 2" lead filled 258
pipe found at the southwest corner of said subdivision and the 259
northerly line of land described in deed to Janet S. Casto by 260
Official Record 113, Page 705 of Summit County Records; 261

Thence, S 89°39'16" W, along the north line of said Casto 262

lands and the north line of Towpath Park as recorded in Plat
Cabinet K, Page 650 of Summit County Records of Plats 1151.67 feet
to a 5/8" rebar found at the northwest corner thereof and the
southwest corner of said Lot 71;

Thence, S 89°23'57" W, along the south line of original Lot
81 and the north line of lands described in deed to H.J. and I.
Donzalski by Deed Volume 3304, Page 142 of Summit County Records
of Deeds; 804.06 feet to a 5/8" capped rebar set on the easterly
line of land described in deed to The Cleveland Electric
Illuminating Company by Deed Volume 4957, Page 235 of Summit
County Records of Deeds;

Thence, N 01°11'42" W, leaving the south line of lot 81,
continuing along the easterly line of said C.E.I. lands, 1407.14
feet to a point;

Thence, N 11°09'15" E, continuing along said C.E.I. lands,
1217.70 feet to the centerline of Sagamore Road and the north line
of said Lot 81;

Thence, N 89°59'20" E, along said centerline 675.34 feet to
the True Place of Beginning and containing 81.947 acres of land
but subject to all legal highways easements and restrictions if
any as surveyed by Robert J. Warner, P.S., Number 6931 for
Environmental Design Group, Inc. in August of 1996.

The Basis of Bearings for the above described parcel is grid
north of the Ohio State plane coordinate system, north zone.

(B) Consideration for the conveyance of both parcels of the
real estate described in division (A) of Section 2 of this act is
\$1,100,000.00, payable as follows: \$400,000.00 payable at closing,
\$100,000.00 payable not later than twelve months after closing,
\$300,000.00 payable not later than eighteen months after closing,
and \$300,000.00 payable not later than twenty-four months after
closing.

(C) The Nordonias Hills City School District shall pay the 294
costs of the conveyance of the real estate described in division 295
(A) of Section 2 of this act. 296

(D) Upon the receipt of the initial cash payment in 297
accordance with division (B) of Section 2 of this act, the Auditor 298
of State, with the assistance of the Attorney General, shall 299
prepare the deed to the real estate described in division (A) of 300
Section 2 of this act. The deed shall state the consideration. The 301
deed shall be executed by the Governor in the name of the state, 302
countersigned by the Secretary of State, sealed with the Great 303
Seal of the State, presented in the Office of the Auditor of State 304
for recording, and delivered to the grantee. The grantee shall 305
present the deed for recording in the Office of the Summit County 306
Recorder. 307

(E) There shall be reserved to the State of Ohio for the 308
amount of unpaid consideration described in division (B) of 309
Section 2 of this act a vendor's lien in and to both parcels of 310
real estate being conveyed by, and described in division (A) of, 311
Section 2 of this act. 312

Section 3. This act shall expire one year after its effective 313
date. 314