

As Introduced

**124th General Assembly
Regular Session
2001-2002**

H. B. No. 507

REPRESENTATIVE Metzger

A B I L L

To authorize the conveyance of state-owned real estate 1
located in Guernsey County to Cambridge Township. 2

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

Section 1. The Governor is hereby authorized to execute two 3
deeds in the name of the state as follows: (1) the first conveying 4
to Cambridge Township and its successors and assigns all of the 5
state's right, title, and interest in the real estate described in 6
this section as Parcel One, and (2) the second conveying to 7
Cambridge Township and its successors and assigns all of the 8
state's right, title, and interest in the real estate described in 9
this section as Parcel Two: 10

Parcel One 11

Situated in the Township of Cambridge, County of Guernsey, 12
State of Ohio and being 62.554 acres in the northwest and 13
southwest quarters of section 3 of Township 2 north Range 3 west 14
of the United States Military District and being more particularly 15
described as follows, 16

BEGINNING at a magnail/flasher set in County road 35 at the 17
northeast corner of the southwest quarter of said section 3 thence 18
with said County road and with the lands of James H and Mary E 19
Thorn as recorded in deed volume 365 page 930 and the lands of 20

William J Craft as recorded in official records volume 49 page 906
the next two calls,

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

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

1) thence with a curve to the left having the following
properties, Delta = 86° 40' 41", Radius = 197.00 feet and a chord
that bears S 12° 40' 03" E a distance of 270.41 feet to a point,
said point being referenced by an iron pin set which bears S 33°
59' 37" W a distance of 20.00 feet

2) S 51° 30' 23" E a distance of 182.13 feet to a point
thence leaving said road and with the lands of Warren D. and
Janesa M. High as recorded in Official Records Volume 31 page 218
the next two calls.

1) S 01° 37' 08" W a distance of 902.56 feet to a 5/8 inch
capped rebar found having passed through a 5/8 inch capped rebar
found at 40.60 feet.

2) S 01° 37' 08" W a distance of 400.00 feet to a point on the north bank of Wills Creek thence with the north bank of said Wills Creek and with the lands of Luetta Mae and Joseph T. Goggin as recorded in Official Records Volume 85 page 199 the next three calls,

1) N 35° 18' 52" W a distance of 678.76 feet to a point.

2) N 18° 55' 52" W a distance of 307.51 feet to a point.

3) N 04° 21' 52" W a distance of 478.84 feet to a point thence continuing with the lands of said Goggin and with a line in said Wills Creek N 59° 55' 02" W a distance of 1382.71 feet to a point thence leaving said creek and with a line through the lands of The State of Ohio as recorded in deed volume 215 page 522 the next seven calls,

1) N 27° 22' 08" E a distance of 100.00 feet to a 5/8 inch rebar found capped "USA781WR"

2) N 38° 42' 39" E a distance of 447.15 feet to an iron pin set.

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

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

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

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

7) S 88° 38' 06" E a distance of 905.48 feet to a point in county road 35 having passed through iron pins set at 300.00 feet and 855.48 feet thence with a line in said county road and with the lands of Jack D. McWilliams as recorded in Deed Volume 277

page 633 S 02° 07' 52" W a distance of 266.78 feet to the
BEGINNING and containing 62.554 acres and being a part of the
property conveyed to the State of Ohio in Deed Volume 215 page
522. 9.331 acres being in said northwest quarter and 53.223 acres
being in said southwest quarter.

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

Parcel Two

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

Commencing at a magnail/flasher set in County road 35 at the
northeast corner of the southwest quarter of said section 3 thence
N 88° 37' 43" W a distance of 1467.70 feet to a magnail set in a
private road the BEGINNING thence with a line through the lands of
The State of Ohio as recorded in Deed Volume 215 page 522 the next
three calls,

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

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

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

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1) N 69° 11' 17" W a distance of 573.29 feet to a point said 112
point being referenced by an iron pin set which bears N 16° 13' 113
06" E a distance of 59.52 feet. 114

2) N 78° 10' 52" W a distance of 402.96 feet to a point 115
thence leaving said creek and with the west line of said southwest 116
quarter N 02° 21' 33" E a distance of 461.58 feet to a magnail set 117
in the center of a private road having passed through iron pins 118
set at 31.58 feet and 441.58 feet thence with the center of said 119
private road the next two calls, 120

1) S 88° 37' 43" E a distance of 1188.97 feet to a magnail 121
set. 122

2) S 88° 37' 43" E a distance of 55.00 feet to the BEGINNING 123
and containing 15.842 acres and being a part of the property 124
conveyed to the State of Ohio in Deed Volume 215 page 522. 125

Subject to all leases or easements of record. Iron pins set 126
are 5/8 inch rebar, 30 inches long capped "GARDNER PS-6884". 127
Bearings are true and are based on a solar observation. A survey 128
of the above described property was made on October 19, 1998 by 129
Steven L. Gardner, registered surveyor #6884. 130

Section 2. Consideration for the conveyance of the real 131
estate described in Section 1 of this act is a combination of cash 132
and services, the value of which is \$105,175.00, in accordance 133
with the Memorandum of Understanding entered into by the Cambridge 134
Township Trustees, City of Cambridge, Guernsey County 135
Commissioners, Guernsey County Port Authority, and 136
Cambridge-Guernsey County Community Improvement Corporation, and 137
in accordance with the offer extended by the parties to the 138
Memorandum of Understanding to the State of Ohio in the letter, 139
dated September 27, 2001, from Samuel A. Salupo, Mayor, City of 140
Cambridge, Ohio, to Mr. Paul Morganski, Chief of Capital 141
Development, 30 East Broad Street, Room 1160, Columbus, Ohio. 142

Section 3. Cambridge Township shall pay the costs of the 143
conveyance of the real estate described in Section 1 of this act. 144

Section 4. Within one year after the effective date of this 145
section, and upon payment of any cash portion of the purchase 146
price, the Auditor of State, with the assistance of the Attorney 147
General, shall prepare the deeds to the real estate described in 148
Section 1 of this act. One deed shall be for the conveyance to 149
Cambridge Township of the real estate described in Section 1 of 150
this act as Parcel One, and the other deed shall be for the 151
conveyance to Cambridge Township of the real estate described in 152
Section 1 of this act as Parcel Two. The deeds shall state the 153
consideration. The deeds shall be executed by the Governor in the 154
name of the state, countersigned by the Secretary of State, sealed 155
with the Great Seal of the State, presented in the Office of the 156
Auditor of State for recording, and delivered to Cambridge 157
Township. Cambridge Township shall present the deeds for recording 158
in the Office of the Guernsey County Recorder. 159

Section 5. This act shall expire one year after its effective 160
date. 161