

As Passed by the Senate

124th General Assembly

Regular Session

2001-2002

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 jointly to Cambridge Township, the City of 4
Cambridge, Guernsey County, the Guernsey County 5
Port Authority, and the Cambridge-Guernsey County 6
Improvement Corporation; and to authorize the 7
conveyance of two parcels of state-owned real 8
estate located in Summit County to the Nordonia 9
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 jointly to Cambridge Township, the City of Cambridge, 13
Guernsey County, the Guernsey County Port Authority, and the 14
Cambridge-Guernsey County Improvement Corporation, and their 15
successors and assigns, all of the state's right, title, and 16
interest in the real estate described in division (A) of Section 1 17
of this act as Parcel One, and (2) the second conveying to 18
Cambridge Township and its successors and assigns all of the 19

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

Parcel One 22

Situated in the Township of Cambridge, County of Guernsey, 23
State of Ohio and being 62.554 acres in the northwest and 24
southwest quarters of section 3 of Township 2 north Range 3 west 25
of the United States Military District and being more particularly 26
described as follows, 27

BEGINNING at a magnail/flasher set in County road 35 at the 28
northeast corner of the southwest quarter of said section 3 thence 29
with said County road and with the lands of James H and Mary E 30
Thorn as recorded in deed volume 365 page 930 and the lands of 31
William J Craft as recorded in official records volume 49 page 906 32
the next two calls, 33

1) S 01° 40' 04" W a distance of 536.21 feet to a point, said 34
point being referenced by an iron pin set which bears N 88° 53' 35
11" W a distance of 20.00 feet. 36

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

1) thence with a curve to the left having the following 51
properties, Delta = $86^{\circ} 40' 41''$, Radius = 197.00 feet and a chord 52
that bears $S 12^{\circ} 40' 03'' E$ a distance of 270.41 feet to a point, 53
said point being referenced by an iron pin set which bears $S 33^{\circ}$ 54
 $59' 37'' W$ a distance of 20.00 feet 55

2) $S 51^{\circ} 30' 23'' E$ a distance of 182.13 feet to a point 56
thence leaving said road and with the lands of Warren D. and 57
Janesa M. High as recorded in Official Records Volume 31 page 218 58
the next two calls. 59

1) $S 01^{\circ} 37' 08'' W$ a distance of 902.56 feet to a 5/8 inch 60
capped rebar found having passed through a 5/8 inch capped rebar 61
found at 40.60 feet. 62

2) $S 01^{\circ} 37' 08'' W$ a distance of 400.00 feet to a point on 63
the north bank of Wills Creek thence with the north bank of said 64
Wills Creek and with the lands of Luetta Mae and Joseph T. Goggin 65
as recorded in Official Records Volume 85 page 199 the next three 66
calls, 67

1) $N 35^{\circ} 18' 52'' W$ a distance of 678.76 feet to a point. 68

2) $N 18^{\circ} 55' 52'' W$ a distance of 307.51 feet to a point. 69

3) $N 04^{\circ} 21' 52'' W$ a distance of 478.84 feet to a point 70
thence continuing with the lands of said Goggin and with a line in 71
said Wills Creek $N 59^{\circ} 55' 02'' W$ a distance of 1382.71 feet to a 72
point thence leaving said creek and with a line through the lands 73
of The State of Ohio as recorded in deed volume 215 page 522 the 74
next seven calls, 75

1) $N 27^{\circ} 22' 08'' E$ a distance of 100.00 feet to a 5/8 inch 76
rebar found capped "USA781WR" 77

2) $N 38^{\circ} 42' 39'' E$ a distance of 447.15 feet to an iron pin 78
set. 79

3) $N 01^{\circ} 22' 17'' E$ a distance of 280.00 feet to a magnail set 80

in the center of a private paved road having passed through an iron pin set at 260.00 feet. 81
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4) N 88° 37' 43" W a distance of 55.00 feet to a magnail set in the center of a private paved road. 83
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5) N 01° 30' 00" E a distance of 266.59 feet to a magnail set in the center of a private paved road. 85
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6) S 88° 38' 06" E a distance of 620.16 feet to a magnail set in the center of a private paved road. 87
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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. 89
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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. 98
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Parcel Two 103

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, 104
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Commencing at a magnail/flasher set in County road 35 at the northeast corner of the southwest quarter of said section 3 thence 109
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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,

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

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

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

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

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. 141

(B) Consideration for the conveyance of the real estate 142
described in division (A) of Section 1 of this act is a 143
combination of cash and services, the value of which is 144
\$105,175.00, in accordance with the Memorandum of Understanding 145
entered into by the Cambridge Township Trustees, City of 146
Cambridge, Guernsey County Commissioners, Guernsey County Port 147
Authority, and Cambridge-Guernsey County Community Improvement 148
Corporation, and in accordance with the offer extended by the 149
parties to the Memorandum of Understanding to the State of Ohio in 150
the letter, dated September 27, 2001, from Samuel A. Salupo, 151
Mayor, City of Cambridge, Ohio, to Mr. Paul Morganski, Chief of 152
Capital Development, 30 East Broad Street, Room 1160, Columbus, 153
Ohio. 154

(C) Cambridge Township shall pay the costs of the conveyance 155
of the real estate described in division (A) of Section 1 of this 156
act. 157

(D) Within one year after the effective date of this section, 158
and upon payment of any cash portion of the purchase price, the 159
Auditor of State, with the assistance of the Attorney General, 160
shall prepare the deeds to the real estate described in division 161
(A) of Section 1 of this act. One deed shall be for the joint 162
conveyance to Cambridge Township, the City of Cambridge, Guernsey 163
County, the Guernsey County Port Authority, and the 164
Cambridge-Guernsey County Improvement Corporation of the real 165
estate described in division (A) of Section 1 of this act as 166
Parcel One, and the other deed shall be for the conveyance to 167
Cambridge Township of the real estate described in division (A) of 168
Section 1 of this act as Parcel Two. The deeds shall state the 169
consideration. The deeds shall be executed by the Governor in the 170
name of the state, countersigned by the Secretary of State, sealed 171
with the Great Seal of the State, presented in the Office of the 172

Auditor of State for recording, and delivered to the grantees. The 173
grantees shall present the deeds for recording in the Office of 174
the Guernsey County Recorder. 175

Section 2. (A) The Governor is hereby authorized to execute 176
two deeds in the name of the state as follows: (1) the first 177
conveying to the Nordonia Hills City School District and its 178
successors and assigns, all of the state's right, title, and 179
interest in the real estate described in division (A) of Section 2 180
of this act as Parcel Three, and (2) the second conveying to the 181
Nordonia Hills City School District and its successors and 182
assigns, all of the state's right, title, and interest in the real 183
estate described in division (A) of Section 2 of this act as 184
Parcel Four: 185

Parcel Three 186

Situated in the State of Ohio, County of Summit, Township of 187
Sagamore Hills, being part of original Northfield Township Lot 71 188
further bounded and described as follows: 189

Beginning at an iron pin, found in a monument box in the 190
centerline intersection of Dunham Road (C.H. 150, 50' R/W) with 191
the centerline of Sagamore Road (C.H. 1 60' R/W); 192

Thence, S 20°00'17" W, along the centerline of Dunham Road, 193
421.55 feet to a 5/8" capped rebar found; 194

Thence, S 07°18'35" E, continuing along the centerline of 195
Dunham Road, 680.00 feet to the True Place of Beginning for the 196
parcel being described herein; 197

Thence, S 07°18'35" E, continuing along said centerline, 198
196.62 feet to a 5/8" capped rebar found; 199

Thence, S 16°48'29" E, continuing along said centerline, 200
387.42 feet to the northeast corner of land described in deed to 201
A.L. and H.L. Heiser by Deed Volume 5219, Page 356 of Summit 202

county Records of Deeds;	203
Thence, S 88°02'42" W, leaving said centerline, along the	204
north line of said Heiser lands, passing thru a 5/8" capped rebar	205
found at 25.65 feet, a total distance of 725.71 feet to a 2" pipe	206
found;	207
Thence, S 89°24'12" W, 255.92 feet to a 5/8" capped rebar	208
set;	209
Thence, N 00°13'54" W, 594.57 feet to a 5/8" capped rebar set	210
in the south line of Sagamore Sites allotment as recorded in Plat	211
Book 47, Page 128 of Summit County Records of Plats;	212
Thence, S 89°57'29" E, along the south line of the platted	213
lands and the south line of lands deeded to J.A. Haffner, S.R.,	214
passing thru a 1" pinch pipe found at 823.53 feet. A total	215
distance of 848.68 feet to the True Place of Beginning and	216
containing 12.126 acres of land but subject to all legal highways,	217
easements, and restrictions as surveyed by Robert J. Warner, P.S.,	218
Number 6931 for Environmental Design Group, Inc. in July 1996.	219
The Basis of Bearings for the above described parcel is grid	220
north, Ohio State Plane Coordinate System, North Zone.	221
<u>Parcel Four</u>	222
Situated in the State of Ohio, County of Summit, Township of	223
Sagamore Hills, being part of original Northfield Township Lots 71	224
and 81, further bounded and described as follows:	225
Commencing for reference at an iron pin in a monument box	226
found in the centerline intersection of Dunham Road (C.H. 150,	227
50'R/W) with the centerline of Sagamore Road (C.H. 1 60' R/W),	228
said iron pin being on the north line of said Lot 71;	229
Thence, S 89°59'03" W, along the centerline of Sagamore Road	230
and the North line of said Lot 71, 969.08 feet to an iron pin in a	231
monument box found;	232

Thence, S 89°59'20" W, continuing along said centerline and 233
lot line, 728.61 feet to a point at the northwest corner of land 234
described in deed to Ernice A Bardoun by Deed Volume 6855, Page 235
766 of Summit County Records of Deeds and the True Place of 236
Beginning for the parcel being described herein; 237

Thence, S 00°00'40" E, leaving said centerline, along the 238
west line of said Bardoun lands and passing through a ½" pin found 239
at 29.88 feet, a total distance of 350.00 feet to a 5/8" capped 240
rebar set at the southwesterly corner thereof and northerly line 241
of Sagamore Sites as recorded in Plat Book 47, Page 128 of Summit 242
County Records; Thence, S 89°59'20" W, along the north line of 243
said platted lands, 133.21 feet to a point at the northwesterly 244
corner thereof. Said point being witnessed by a ¾" iron pipe found 245
S 05°09'19" E, 0.33 feet; 246

Thence, S 02°43'29" E, along the west line of said platted 247
lands, 719.70 feet to a 5/8" capped rebar set the southwest corner 248
thereof; 249

Thence, S 89°57'29" E, along the south line of said platted 250
lands, 890.24 feet to a 5/8" capped rebar set; 251

Thence, S 00°13'54" E, leaving the south line of the platted 252
lands, 594.57 feet to a 5/8" capped rebar set; 253

Thence, N 89°24'12" E, 255.92 feet to a 2" iron pipe found at 254
the northwest corner of land described in deed to A.L. Hieser by 255
Deed Volume 5219, Page 356 of Summit County Records of deeds; 256

Thence, S 01°30'59" E, along the west line of said Hieser 257
lands described in deed to V.R. Lalli by Deed Volume 7233, Page 258
422 of Summit County Records of Deeds, and the west line of 259
Highview Acres Subdivision as recorded in Plat Book 60, Page 5 of 260
Summit County Records of Plats, 925.15 feet to a 2" lead filled 261
pipe found at the southwest corner of said subdivision and the 262
northerly line of land described in deed to Janet S. Casto by 263

Official Record 113, Page 705 of Summit County Records;	264
Thence, S 89°39'16" W, along the north line of said Casto	265
lands and the north line of Towpath Park as recorded in Plat	266
Cabinet K, Page 650 of Summit County Records of Plats 1151.67 feet	267
to a 5/8" rebar found at the northwest corner thereof and the	268
southwest corner of said Lot 71;	269
Thence, S 89°23'57" W, along the south line of original Lot	270
81 and the north line of lands described in deed to H.J. and I.	271
Donzalski by Deed Volume 3304, Page 142 of Summit County Records	272
of Deeds; 804.06 feet to a 5/8" capped rebar set on the easterly	273
line of land described in deed to The Cleveland Electric	274
Illuminating Company by Deed Volume 4957, Page 235 of Summit	275
County Records of Deeds;	276
Thence, N 01°11'42" W, leaving the south line of lot 81,	277
continuing along the easterly line of said C.E.I. lands, 1407.14	278
feet to a point;	279
Thence, N 11°09'15" E, continuing along said C.E.I. lands,	280
1217.70 feet to the centerline of Sagamore Road and the north line	281
of said Lot 81;	282
Thence, N 89°59'20" E, along said centerline 675.34 feet to	283
the True Place of Beginning and containing 82.081 acres of land	284
but subject to all legal highways easements and restrictions if	285
any as surveyed by Robert J. Warner, P.S., Number 6931 for	286
Environmental Design Group, Inc. in August of 1996.	287
The Basis of Bearings for the above described parcel is grid	288
north of the Ohio State plane coordinate system, north zone.	289
(B) Consideration for the conveyance of the real estate	290
described in division (A) of Section 2 of this act is	291
\$1,100,000.00, payable in accordance with the Memorandum of	292
Agreement entered into by and between the Nordonia Hills City	293
School District, 9370 Olde Eight Road, Northfield, Ohio 44067, and	294

the State of Ohio, Department of Mental Health, 30 East Broad 295
Street, Suite 800, Columbus, Ohio 43215-3430. 296

(C) The Nardonias Hills City School District shall pay the 297
costs of the conveyance of the real estate described in division 298
(A) of Section 2 of this act that are payable in accordance with 299
the Memorandum of Agreement. 300

(D) Upon the receipt of the initial cash payment pursuant to 301
the Memorandum of Agreement, the Auditor of State, with the 302
assistance of the Attorney General, shall prepare the deeds to the 303
real estate described in division (A) of Section 2 of this act. 304
One deed shall be for the conveyance to the Nardonias Hills City 305
School District of the real estate described in division (A) of 306
Section 2 of this act as Parcel Three, and the other deed shall be 307
for the conveyance to the Nardonias Hills City School District of 308
the real estate described in division (A) of Section 2 of this act 309
as Parcel Four. The deeds shall state the consideration. The deeds 310
shall be executed by the Governor in the name of the state, 311
countersigned by the Secretary of State, sealed with the Great 312
Seal of the State, presented in the Office of the Auditor of State 313
for recording, and delivered to the grantee. The grantee shall 314
present the deeds for recording in the Office of the Summit County 315
Recorder. 316

(E) There shall be reserved to the State of Ohio a vendor's 317
lien in and to both parcels of real estate being conveyed by the 318
section and described in division (A) of Section 2 of this act. If 319
the State of Ohio so elects, both parcels of real estate shall 320
automatically revert back to the State of Ohio if the Nardonias 321
Hills City School District fails to make scheduled payments to the 322
Treasurer of State as required by the Memorandum of Agreement. 323

Section 3. This act shall expire one year after its effective 324
date. 325