

As Reported by the House State Government Committee

124th General Assembly

Regular Session

2001-2002

Am. H. B. No. 507

REPRESENTATIVE Metzger

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. 7

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

Section 1. The Governor is hereby authorized to execute two 8
deeds in the name of the state as follows: (1) the first conveying 9
jointly to Cambridge Township, the City of Cambridge, Guernsey 10
County, the Guernsey County Port Authority, and the 11
Cambridge-Guernsey County Improvement Corporation, and their 12
successors and assigns, all of the state's right, title, and 13
interest in the real estate described in this section as Parcel 14
One, and (2) the second conveying to Cambridge Township and its 15
successors and assigns all of the state's right, title, and 16
interest in the real estate described in this section as Parcel 17
Two: 18

Parcel One 19

Situated in the Township of Cambridge, County of Guernsey, 20
State of Ohio and being 62.554 acres in the northwest and 21

southwest quarters of section 3 of Township 2 north Range 3 west
of the United States Military District and being more particularly
described as follows,

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

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2) S 51° 30' 23" E a distance of 182.13 feet to a point 53
thence leaving said road and with the lands of Warren D. and 54
Janesa M. High as recorded in Official Records Volume 31 page 218 55
the next two calls. 56

1) S 01° 37' 08" W a distance of 902.56 feet to a 5/8 inch 57
capped rebar found having passed through a 5/8 inch capped rebar 58
found at 40.60 feet. 59

2) S 01° 37' 08" W a distance of 400.00 feet to a point on 60
the north bank of Wills Creek thence with the north bank of said 61
Wills Creek and with the lands of Luetta Mae and Joseph T. Goggin 62
as recorded in Official Records Volume 85 page 199 the next three 63
calls, 64

1) N 35° 18' 52" W a distance of 678.76 feet to a point. 65

2) N 18° 55' 52" W a distance of 307.51 feet to a point. 66

3) N 04° 21' 52" W a distance of 478.84 feet to a point 67
thence continuing with the lands of said Goggin and with a line in 68
said Wills Creek N 59° 55' 02" W a distance of 1382.71 feet to a 69
point thence leaving said creek and with a line through the lands 70
of The State of Ohio as recorded in deed volume 215 page 522 the 71
next seven calls, 72

1) N 27° 22' 08" E a distance of 100.00 feet to a 5/8 inch 73
rebar found capped "USA781WR" 74

2) N 38° 42' 39" E a distance of 447.15 feet to an iron pin 75
set. 76

3) N 01° 22' 17" E a distance of 280.00 feet to a magnail set 77
in the center of a private paved road having passed through an 78
iron pin set at 260.00 feet. 79

4) N 88° 37' 43" W a distance of 55.00 feet to a magnail set 80
in the center of a private paved road. 81

5) N 01° 30' 00" E a distance of 266.59 feet to a magnail set 82

in the center of a private paved road. 83

6) S 88° 38' 06" E a distance of 620.16 feet to a magnail set 84
in the center of a private paved road. 85

7) S 88° 38' 06" E a distance of 905.48 feet to a point in 86
county road 35 having passed through iron pins set at 300.00 feet 87
and 855.48 feet thence with a line in said county road and with 88
the lands of Jack D. McWilliams as recorded in Deed Volume 277 89
page 633 S 02° 07' 52" W a distance of 266.78 feet to the 90
BEGINNING and containing 62.554 acres and being a part of the 91
property conveyed to the State of Ohio in Deed Volume 215 page 92
522. 9.331 acres being in said northwest quarter and 53.223 acres 93
being in said southwest quarter. 94

Subject to all leases or easements of record. Iron pins set 95
are 5/8 inch rebar, 30 inches long capped "GARDNER PS-6884". 96
Bearings are true and are based on a solar observation. A survey 97
of the above described property was made on October 19, 1998 by 98
Steven L. Gardner, registered surveyor #6884. 99

Parcel Two 100

Situated in the Township of Cambridge, County of Guernsey, 101
State of Ohio and being 15.842 acres in the southwest quarter of 102
section 3 of Township 2 north Range 3 west of the United States 103
Military District and being more particularly described as 104
follows, 105

Commencing at a magnail/flasher set in County road 35 at the 106
northeast corner of the southwest quarter of said section 3 thence 107
N 88° 37' 43" W a distance of 1467.70 feet to a magnail set in a 108
private road the BEGINNING thence with a line through the lands of 109
The State of Ohio as recorded in Deed Volume 215 page 522 the next 110
three calls, 111

1) S 01° 22' 17" W a distance of 280.00 feet to an iron pin 112
set having passed through an iron pin set at 20.00 feet. 113

2) S 38° 42' 39" W a distance of 447.15 feet to a 5/8 inch rebar found capped "USA781WR" 114
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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, 116
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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. 120
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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, 123
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1) S 88° 37' 43" E a distance of 1188.97 feet to a magnail set. 129
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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. 131
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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. 134
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Section 2. Consideration for the conveyance of the real estate described in Section 1 of this act is a combination of cash and services, the value of which is \$105,175.00, in accordance with the Memorandum of Understanding entered into by the Cambridge Township Trustees, City of Cambridge, Guernsey County 139
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Commissioners, Guernsey County Port Authority, and 144
Cambridge-Guernsey County Community Improvement Corporation, and 145
in accordance with the offer extended by the parties to the 146
Memorandum of Understanding to the State of Ohio in the letter, 147
dated September 27, 2001, from Samuel A. Salupo, Mayor, City of 148
Cambridge, Ohio, to Mr. Paul Morganski, Chief of Capital 149
Development, 30 East Broad Street, Room 1160, Columbus, Ohio. 150

Section 3. Cambridge Township shall pay the costs of the 151
conveyance of the real estate described in Section 1 of this act. 152

Section 4. Within one year after the effective date of this 153
section, and upon payment of any cash portion of the purchase 154
price, the Auditor of State, with the assistance of the Attorney 155
General, shall prepare the deeds to the real estate described in 156
Section 1 of this act. One deed shall be for the joint conveyance 157
to Cambridge Township, the City of Cambridge, Guernsey County, the 158
Guernsey County Port Authority, and the Cambridge-Guernsey County 159
Improvement Corporation of the real estate described in Section 1 160
of this act as Parcel One, and the other deed shall be for the 161
conveyance to Cambridge Township of the real estate described in 162
Section 1 of this act as Parcel Two. The deeds shall state the 163
consideration. The deeds shall be executed by the Governor in the 164
name of the state, countersigned by the Secretary of State, sealed 165
with the Great Seal of the State, presented in the Office of the 166
Auditor of State for recording, and delivered to the grantees. The 167
grantees shall present the deeds for recording in the Office of 168
the Guernsey County Recorder. 169

Section 5. This act shall expire one year after its effective 170
date. 171