

As Introduced

**129th General Assembly
Regular Session
2011-2012**

S. B. No. 390

Senator Obhof

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A B I L L

To authorize the conveyance of state-owned real 1
estate in Richland County to the Mansfield 2
Reformatory Preservation Society. 3

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

Section 1. (A) The Governor is authorized to execute a Deed 4
in the name of the state conveying to the Mansfield Reformatory 5
Preservation Society, its successors and assigns, all of the 6
state's right, title, and interest in the following described real 7
estate (hereinafter referred to as the "state premises"): 8

Situated in the Township of Madison, County of Richland, 9
State of Ohio and being a part of the Northeast Quarter of Section 10
15, Township 21, Range 18 and being more particularly described as 11
follows: 12

1. Beginning at a 2" Mag Nail set at the intersection of the 13
centerline of State Route 545 (width varies) and the centerline of 14
Reformatory Road (60'); 15

2. Thence South 35°11'23" West along the centerline of State 16
Route 545 (width varies), a distance of 130.40 feet to a drill 17
hole found; 18

3. Thence South 34°41'11" West along the centerline of State 19
Route 545 (width varies), a distance of 126.03 feet to a drill 20
hole found; 21

4. Thence southwesterly along a curve to the left, along the centerline of State Route 545 (width varies), an arc length of 95.93 feet, delta angle of 00°02'53", a radius of 114,591.26 feet, a chord bearing South 34°39'44" West, a chord distance of 95.93 feet to a drill hole set;

5. Thence North 86°46'44" West along the north line of lands now or formerly owned by Ohio Edison Company as recorded in Deed Volume 342, Page 151 of the Richland County Recorder's records, passing thru a survey marker set at a distance of 93.73 feet, a total distance of 593.71 feet to a survey marker set on the east right of way line of Crawford Avenue (T,H. 1116) (60'), also being the west line of the Northeast Quarter of Section 15;

6. Thence North 04°07'51" East along the east right of way line of said Crawford Avenue (Tu. 1116) (60') and the west line of the Northeast Quarter of Section 15, passing thru a 2" Mag Nail set at a distance of 270.00 feet, a total distance of 300.00 feet to a 2" Mag Nail set on the centerline of Reformatory Road (60');

7. Thence South 86°46'44" East along the centerline of Reformatory Road (60'), a distance of 773.81 feet to the 2" mag nail set at the Point of Beginning and containing 4.705 acres of land, more or less, subject to all highways, easements and use restrictions of record.

This description is based on an actual field survey performed by Richland Engineering Limited in August 2011. Bearings are based on Official Record Volume 857, Page 788 and are for the determination of angular measurement only.

Survey markers set are 5/8" diameter by 30" long rebar with cap stamped " Richland Eng RLS 7209".

In preparing the deed, the Auditor of State, with the assistance of the Attorney General, may modify the foregoing description insofar as necessary to bring it into conformity with

the actual bounds of the real estate being described. 53

The state premises shall be sold as an entire tract and not 54
in parcels. 55

(B) Consideration for conveyance of the state premises is two 56
parcels of land conveyed to the state by the grantee, the first 57
parcel consisting of approximately 1.865 acres, and the second 58
parcel consisting of approximately 2.037 acres, for an approximate 59
total of 3.902 acres, described as follows: 60

Parcel 1 61

LEGAL DESCRIPTION of 1.865 Acres 62

Situated in the City of Mansfield, Township of Madison, 63
County of Richland, State of Ohio and being part of the Northwest 64
Quarter of Section 10, Township 21, Range 18 and being more 65
particularly described as follows: 66

Commencing at a railroad spike set at the northeast corner of 67
the Northwest Quarter of Section 10; 68

Thence South 00°11'58" East along the east line of the 69
Northwest Quarter of Section 10 and the east line of lands now or 70
formerly owned by J. & D. Building Enterprises as recorded in 71
Official Record Volume 647, Pages 879 and 881 of the Richland 72
County Recorder's records, passing through a "Cunning" survey 73
marker found at 30.01 feet, a total distance of 355.04 feet to a 74
"Cunning" survey marker found at the Point of Beginning of the 75
parcel herein described; 76

1, Thence South 00°11'58" East continuing along the east line 77
of the Northwest Quarter of Section 10, a distance of 325.03 feet 78
to a survey marker found at the northeast corner of lands now or 79
formerly owned by Studio 101 Inc. as recorded in Official Record 80
Volume 840, Page 386 of the Richland County Recorder's records; 81

2. Thence South 88°31'37" West along the north line of said 82
Studio 101 Inc. lands, a distance of 250.00 feet to a survey 83

marker set; 84

3. Thence North 00°11'58" West a distance of 325.03 feet to a 85
survey marker set on the south line of said J. & D. Building 86
Enterprises lands; 87

4. Thence North 88°31'37" East along the south line of said 88
J. & D. Building Enterprises lands, a distance of 250.00 feet to 89
the "Cunning" survey marker found at the Point of Beginning, and 90
containing 1.865 acres of land, more or less, subject to all 91
highways, easements, and use restrictions of record. 92

This description is based upon an actual field survey made in 93
2011 by Richland Engineering Limited. All bearings are based on 94
the O.D.O.T. centerline of State Route 13 bearings being North 95
40°30'00" East as shown in Richland County Recorder's records Plat 96
Book 16, Page 35 and are for the determination of angular 97
measurement only. 98

The grantees, his heirs and assigns do hereby covenant and 99
agree that the parcel of land described in this instrument or any 100
portion thereof does not constitute a principal building site 101
under applicable zoning and will not be conveyed by said grantees, 102
heirs and assigns independent and separate from any adjoining or 103
contiguous parcel fronting on a public highway or street. 104

Survey markets set and found are 5/8 inch in diameter by 30 105
inch long rebar with a plastic cap stamped "RICHLAND ENG. 7209". 106
Deed Reference: Official Record Volume 364, Page 155 107
Official Record Volume 364, Page 160 108

Parcel 2 109

LEGAL DESCRIPTION of 2.037 Acres 110

Situated in the City of Mansfield, Township of Madison, 111
County of Richland, State of Ohio and being part of the Northwest 112
Quarter of Section 10, Township 21, Range 18 and being more 113
particularly described as follows: 114

Beginning at a railroad spike set at the northeast corner of	115
the Northwest Quarter of Section 10;	116
1. Thence South 00°11'58" East along the east line of the	117
Northwest Quarter of Section 10 and the east line of lands now or	118
formerly owned by J. & D. Building Enterprises as recorded in	119
Official Record Volume 647, Pages 879 and 881 of the Richland	120
County Recorder's records, passing through a "Cunning" survey	121
marker found at 30.01 feet, a total distance of 355.04 feet to a	122
"Cunning" survey marker found;	123
2. Thence South 88°31'37" West along the south line of said	124
J. & D. Building Enterprises lands, a distance of 250.00 feet to a	125
survey marker set;	126
3. Thence North 00°11'58" West passing through a survey	127
marker set at 325.03 feet, a total distance of 355.04 feet to a 2	128
inch MAG Nail set on the centerline of Piper Road and the north	129
line of the Northwest Quarter of Section 10;	130
4. Thence North 88°31'37" East along the centerline of Piper	131
Road and the north line of the Northwest Quarter of Section 10, a	132
distance of 250.00 feet to the railroad spike set at the Point of	133
Beginning, and containing 2.037 acres of land, more or less,	134
subject to all highways, easements, and use restrictions of	135
record.	136
This description is based upon an actual field survey made in	137
2011 by Richland Engineering Limited. All bearings are based on	138
the O.D.O.T centerline of State Route 13 bearing being North	139
40°30'00" East as shown in Richland County Recorder's records Plat	140
Book 16, Page 35 and are for the determination of angular	141
measurement only.	142
Survey markers set are 5/8 inch diameter by 30 inch long	143
rebar with a plastic cap stamped "RICHLAND ENG. 7209".	144
Deed Reference: Official Record Volume 647, Pages 879 and 881	145

(C) The conveyance from the state to the grantee is subject 146
to the following restrictions: 147

(1) The grantee agrees that it shall not use or develop the 148
state premises such that it will interfere with the quiet 149
enjoyment of the neighboring state-owned land. 150

(2) The grantee shall use, develop, and occupy the state 151
premises for historic preservation purposes only, including a 152
parking lot, public tours, and other uses incidental to these 153
purposes. If the grantee ceases to use the state premises for 154
these purposes, all right, title, and interest in the state 155
premises revert back to the state, at the state's discretion, and 156
without the need for any further action by the state. If reversion 157
of the state premises takes place, title to the land described in 158
division (B) of this section simultaneously reverts back to the 159
grantee. 160

(D) Upon receipt of the consideration, the Auditor of State, 161
with the assistance of the Attorney General, shall prepare a deed 162
to the state premises. The deed shall state the restrictions in 163
division (C) of this section. The deed shall be executed by the 164
Governor in the name of the state, countersigned by the Secretary 165
of State, sealed with the Great Seal of the State, presented in 166
the Office of the Auditor of State for recording, and delivered to 167
the grantee. The grantee shall present the deed for recording in 168
the Office of the Richland County Recorder. 169

(E) The grantee shall pay all costs associated with the 170
purchase and conveyance of the state premises, as well as all 171
costs associated with the sale and conveyance of the real estate 172
described in division (B) of this section, which costs include, 173
but are not limited to, the following: surveying costs; title 174
costs; preparation of metes and bounds property descriptions; 175
appraisals; environmental studies, assessments, and remediation; 176
and recordation costs. 177

(F) This section expires two years after its effective date.

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