

**As Passed by the Senate**

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

**S. B. No. 390**

**Senator Obhof**

**Cosponsor: Senator LaRose**

—

**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 22  
centerline of State Route 545 (width varies), an arc length of 23  
95.93 feet, delta angle of  $00^{\circ}02'53''$ , a radius of 114,591.26 feet, 24  
a chord bearing South  $34^{\circ}39'44''$  West, a chord distance of 95.93 25  
feet to a drill hole set; 26

5. Thence North  $86^{\circ}46'44''$  West along the north line of lands 27  
now or formerly owned by Ohio Edison Company as recorded in Deed 28  
Volume 342, Page 151 of the Richland County Recorder's records, 29  
passing thru a survey marker set at a distance of 93.73 feet, a 30  
total distance of 593.71 feet to a survey marker set on the east 31  
right of way line of Crawford Avenue (T,H. 1116) (60'), also being 32  
the west line of the Northeast Quarter of Section 15; 33

6. Thence North  $04^{\circ}07'51''$  East along the east right of way 34  
line of said Crawford Avenue (Tu. 1116) (60') and the west line of 35  
the Northeast Quarter of Section 15, passing thru a 2" Mag Nail 36  
set at a distance of 270.00 feet, a total distance of 300.00 feet 37  
to a 2" Mag Nail set on the centerline of Reformatory Road (60'); 38

7. Thence South  $86^{\circ}46'44''$  East along the centerline of 39  
Reformatory Road (60'), a distance of 773.81 feet to the 2" mag 40  
nail set at the Point of Beginning and containing 4.705 acres of 41  
land, more or less, subject to all highways, easements and use 42  
restrictions of record. 43

This description is based on an actual field survey performed 44  
by Richland Engineering Limited in August 2011. Bearings are based 45  
on Official Record Volume 857, Page 788 and are for the 46  
determination of angular measurement only. 47

Survey markers set are 5/8" diameter by 30" long rebar with 48  
cap stamped "Richland Eng RLS 7209". 49

In preparing the deed, the Auditor of State, with the 50  
assistance of the Attorney General, may modify the foregoing 51

description insofar as necessary to bring it into conformity with 52  
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 marker set; 83  
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3. Thence North 00°11'58" West a distance of 325.03 feet to a survey marker set on the south line of said J. & D. Building Enterprises lands; 85  
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4. Thence North 88°31'37" East along the south line of said J. & D. Building Enterprises lands, a distance of 250.00 feet to the "Cunning" survey marker found at the Point of Beginning, and containing 1.865 acres of land, more or less, subject to all highways, easements, and use restrictions of record. 88  
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This description is based upon an actual field survey made in 2011 by Richland Engineering Limited. All bearings are based on the O.D.O.T. centerline of State Route 13 bearings being North 40°30'00" East as shown in Richland County Recorder's records Plat Book 16, Page 35 and are for the determination of angular measurement only. 93  
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The grantees, his heirs and assigns do hereby covenant and agree that the parcel of land described in this instrument or any portion thereof does not constitute a principal building site under applicable zoning and will not be conveyed by said grantees, heirs and assigns independent and separate from any adjoining or contiguous parcel fronting on a public highway or street. 99  
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Survey markets set and found are 5/8 inch in diameter by 30 inch long rebar with a plastic cap stamped "RICHLAND ENG. 7209". 105  
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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, County of Richland, State of Ohio and being part of the Northwest Quarter of Section 10, Township 21, Range 18 and being more 111  
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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. 178