

AN ACT

To authorize the conveyance of state-owned real estate located in Richland County to the Mansfield Reformatory Preservation Society, Inc., and to authorize the conveyance of state-owned real estate located in Richland County to the City of Mansfield.

Be it enacted by the General Assembly of the State of Ohio:

SECTION 1. (A) The Governor is hereby authorized to execute a deed in the name of the state conveying to the Mansfield Reformatory Preservation Society, Inc., and its successors and assigns all of the state's right, title, and interest in the following described real estate:

Situated in the City of Mansfield, County of Richland, State of Ohio, being part of the Southeast Quarter of Section 10 and part of the Northeast and Northwest Quarters of Section 15, Township 21, Range 18 and being more particularly described as follows:

Commencing at a point being the northeast corner of said Northeast Quarter, said point being referenced by an iron pin found N 07° 51' 28" W, 13.44 feet from said corner;

Thence N 87° 36' 05" W, 1,417.41 feet along the north line of said Northeast Quarter to a P.K. nail set in the centerline of S.R. 545;

Thence S 34° 30' 00" W, 186.92 feet along said centerline of S.R. 545 to a point being referenced by an iron pin found S 88° 38' 57" E, 37.68 feet from said point;

Thence S 34° 20' 00" W, 461.47 feet and continuing along said centerline of S.R. 545 to a point being the true place of beginning, said point being referenced by an iron pin set N 66° 19' 21" W, 44.32 feet from said point;

Thence S 34° 20' 00" W, 314.03 feet and continuing along said centerline of S.R. 545 to a point being in the centerline of Crawford Avenue (T.H. 1116), said point being referenced by an iron pin set N 21° 49' 19" W, 52.69 feet from said point;

Thence N 86° 46' 44" W, 803.81 feet along said centerline of Crawford Avenue to a railroad spike found;

Thence N 02° 50' 28" E, 42.55 feet to an iron pin set;
Thence N 87° 09' 32" W, 185.23 feet to an iron pin set;
Thence N 14° 04' 39" W, 19.17 feet to an iron pin set;
Thence N 22° 09' 32" E, 747.22 feet to an iron pin set;
Thence N 23° 57' 53" E, 171.34 feet to an iron pin set;
Thence N 26° 15' 00" E, 95.14 feet to an iron pin set;
Thence S 64° 01' 30" E, 803.08 feet to an iron pin set;
Thence S 23° 41' 51" W, 380.64 feet to an iron pin set;

Thence S 66° 19' 21" E, 223.55 feet to the true place of beginning and containing 18.099 acres, more or less, of which 1.337 acres lies in the Southeast Quarter of Section 10, 14.910 acres lies in the Northeast Quarter of Section 15 and 1.852 acres lies in the Southwest Quarter of Section 15 and subject to all legal highways and easements of record.

Bearings are to an assumed meridian and are used to express angles only.

All iron pins set are 5/8" diameter reinforcing rod with plastic cap stamped "S.J.L. INC."

According to a survey made in October 1999 by Roger L. Stevens, Ohio Registered Surveyor No. 7052 for Shaffer, Johnston, Lichtenwalter and Associates Inc.

(B) Consideration for the conveyance of the real estate described in division (A) of this section is the purchase price of one dollar.

(C) The Mansfield Reformatory Preservation Society, Inc., shall use and occupy the premises situated on the real estate described in division (A) of this section for historic preservation purposes, including office, retail, storage, public tours, and other uses incidental to such purposes. If the Mansfield Reformatory Preservation Society, Inc., ceases to use the real estate for these purposes, all right, title, and interest in the real estate described in division (A) of this section shall revert to the state without the need for any further action by the state.

(D) Upon payment of the purchase price, the Auditor of State, with the assistance of the Attorney General, shall prepare a deed to the real estate described in division (A) of this section. The deed shall state the consideration and the possibility of reverter. The deed shall be executed by the Governor in the name of the state, countersigned by the Secretary of State, sealed with the Great Seal of the State, presented in the Office of the Auditor of State for recording, and delivered to the Mansfield Reformatory Preservation Society, Inc. The Mansfield Reformatory Preservation Society, Inc., shall present the deed for recording in the office of the Richland County Recorder.

(E) The Mansfield Reformatory Preservation Society, Inc., shall pay the costs of the conveyance.

(F) This section expires one year after its effective date.

SECTION 2. (A) The Governor is hereby authorized to execute a deed in the name of the state conveying to the City of Mansfield, and its successors and assigns, all of the state's right, title, and interest in the following described real estate:

Situated in the City of Mansfield, County of Richland, State of Ohio and being part of the Southwest Quarter of Section 3, Township 21, Range 18 and further described as follows:

Beginning for the same at a railroad spike found marking the southwest corner of Section 3, and the intersection of the centerline of Harrington Memorial Road with the centerline of T.H. 269 (Piper Road), said spike also being the Principal Point of Beginning for the parcel described herein;

1) thence N 0°23'42"W, 449.46 feet along the west line of Section 3 and the centerline of Harrington Memorial Road to a mag spike set;

2) thence N 88°38'15"E, 263.55 feet and passing for reference a survey marker set at 33.00 feet to a survey marker set;

3) thence N 00°40'50"E, 250.32 feet to a survey marker set;

4) thence N 88°38'15"E, 1463.93 feet to a drill hole set;

5) thence N 40°41'31"E, 1493.88 feet to a survey marker set on the east line of the southwest quarter of Section 3;

6) thence S 0°39'20"W, 1816.60 feet along said east line of the southwest quarter of Section 3 to a railroad spike found on the south line of Section 3 and the centerline of T.H. 269 (Piper Road);

7) thence S 88°46'50"W, 2680.69 feet along said south line of Section 3 and the centerline of T.H. 269 (Piper Road) to the Principal Point of Beginning, enclosing an area of 54.080 acres more or less, of which the present road occupies 8.292 acres, more or less. Subject to all legal easements, use restrictions and public rights of way now on record.

This description was prepared by Brian P. McCartney, P.E., P.S. S-7957 from an actual field survey performed by K.E. McCartney and Associates, Inc., in October, 1999. Survey markers set are 5/8" diameter by 30" long rebar with cap stamped "McCartney and Assoc."

Basis of Bearings: Bearings are to an assumed meridian used to delineate angles only.

Prior Deed Reference: Deed Volume 250, Pages 305-308.

(B) Consideration for the real estate described in division (A) of this section is the conveyance from the City of Mansfield to the state for the use

and benefit of the Department of Rehabilitation and Corrections and its successors and assigns of the following described real estate, consisting of approximately 100.182 acres, including a 20-foot sanitary sewer easement and a 30-foot perpetual ingress and egress easement, and located in Richland County:

Situated in the City of Mansfield, Township of Madison, County of Richland, State of Ohio and being part of the southeast quarter of Section 9, and part of the northwest quarter of Section 16, Township 21 North, Range 18 West and more particularly described as follows:

Commencing at a railroad spike found marking the intersection of the south line of the southeast quarter of Section 9 with the centerline of North Main Street (S.R. 13); thence N 2°38'56"E, 66.43 feet along said centerline to a point, said point being the Principal Point of Beginning for the parcel described herein;

1) Thence N 88°31'18"W along the north line of lands now or formerly owned by the City of Mansfield as recorded in official record Volume 575, Page 346, also being the south line of a lease in favor of Ohio Fuel Gas Company as recorded in lease Volume 45, Page 167, passing through a survey marker found at a distance of 30.01 feet, a total distance of 77.98 feet to a 3/4 inch rebar found;

2) Thence N 01°28'42"E along the east line of said City of Mansfield Lands and the west line of said lease a distance of 29.87 feet to a survey marker found at the northeast corner of said City of Mansfield Lands;

3) Thence S 88°36'10"W along the north line of said City of Mansfield Lands, a distance of 871.23 feet to a survey marker found at the northwest corner of said lands;

4) Thence S 01°23'50"E along the west line of said City of Mansfield Lands, passing through a survey marker found at a distance of 100.00 feet, a total distance of 728.58 feet to a survey marker found with cap stamped "Richland Eng. RLS 7209" on the northerly line of an easement in favor of Ohio Edison as recorded in Deed Volume 701, Page 665;

5) Thence S 87°23'33" W along the northerly line of said Ohio Edison easement, a distance of 551.71 feet to a survey marker found with cap stamped "Richland Eng. RLS 7209";

6) Thence N 19°36'27" W along the northeasterly line of said Ohio Edison easement, a distance of 793.53 feet to a survey marker found with cap stamped "Richland Eng. RLS 7209";

7) Thence N 89°34'27" E a distance of 640.03 feet to a survey marker found with cap stamped "Richland Eng. RLS 7209";

8) Thence N 22°05'10" W a distance of 1001.40 feet to a survey marker

found with cap stamped "Richland Eng. RLS 7209";

9) Thence S 68°06'52" W a distance of 561.63 feet to a survey marker found with cap stamped "Richland Eng. RLS 7209" on the northeasterly line of said Ohio Edison easement;

10) Thence N 19°36'27" W along the northeasterly line of said Ohio Edison easement, a distance of 196.86 feet to a survey marker found with cap stamped "Richland Eng. RLS 7209";

11) Thence N 16°36'27" W along the northeasterly line of said Ohio Edison easement, a distance of 1148.16 feet to a survey marker found with cap stamped "Richland Eng. RLS 7209";

12) Thence N 00°34'17" W along the easterly line of said Ohio Edison easement, a distance of 540.81 feet to a survey marker found with cap stamped "Richland Eng. RLS 7209" at the southwest corner of lands now or formerly owned by the City of Mansfield as recorded in official record Volume 502, Page 90;

13) Thence N 88°40'05" E along the south line of said City of Mansfield Lands, also being the north line of the southeast quarter of Section 9, a distance of 419.17 feet to a survey marker found with cap stamped "Richland Eng. RLS 7209";

14) Thence S 63°19'22" E along the south line of said City of Mansfield Lands, a distance of 276.29 feet to a survey marker found with cap stamped "Richland Eng. RLS 7209";

15) Thence southeasterly along the south line of said City of Mansfield Lands, along a curve to the left having an arc length of 295.11 feet, a radius of 603.69 feet, a railroad degree of curve of 9°30'07", a chord bearing S77°19'38" E and a chord length of 292.18 feet to a survey marker found with cap stamped "Richland Eng. RLS 7209";

16) Thence N88°40'05" E along the south line of said City of Mansfield Lands, parallel with the north line of the southeast quarter of Section 9, a distance of 380.43 feet to a survey marker found with cap stamped "Richland Eng. RLS 7209";

17) Thence S 37°47'30" E along the southerly line of said City of Mansfield Lands, a distance of 940.50 feet to a survey marker found with cap stamped "Richland Eng. RLS 7209";

18) Thence N 89°20'44" E along the south line of said City of Mansfield Lands, passing through a survey marker found at a distance of 478.03 feet, a total distance of 508.03 feet to a point on the centerline of North Main Street (State Route 13), also being the east line of the southeast quarter of Section 9;

19) Thence S 00°39'16" E along the centerline of North Main Street

(State Route 13) and the east line of said Quarter Section 9, a distance of 600.99 feet to a point;

20) Thence S89°20'44"W, 400.00 feet and passing for reference a survey marker set at 30.00 feet to a survey marker set;

21) Thence S 0°39'16" E, 600.00 feet to a survey marker set;

22) Thence N 89°20'44" E, 395.93 feet and passing for reference a survey marker set at 365.93 feet to a point on the centerline of North Main Street (State Route 13), also being the east line of the southeast quarter of Section 9;

23) Thence southwesterly along the centerline of North Main Street (State Route 13), along a curve to the right having an arc length of 72.66 feet, a delta angle of 03°30'34", a radius of 4413.54 feet, a chord bearing S 2°16'50" W and a chord length of 72.66 feet to a point, said point being referenced by a right of way monument found on the west right of way line of North Main Street (State Route 13), N 86°36'16" W a distance of 29.96 feet;

24) Thence S 02°38'56" W along the centerline of North Main Street (State Route 13), a distance of 374.36 feet to the Principal Point Beginning, enclosing an area of 100.182 acres of land, more or less, of which 9.581 acres are in the northeast quarter of Section 16 and 90.601 acres are in the southeast quarter of Section 9 of which the present road occupies 0.721 acres, subject to all highways, easements, and use restrictions of record and including a 20 foot sanitary sewer easement as shown on Exhibit "A" attached and a 30 foot access easement as shown on Exhibit "B" attached.

This description was prepared by Brian P. McCartney, P.E., P.S. S-7957 from a survey performed by Richland Engineering Limited on December 23, 1998. Survey markers set are 5/8" diameter by 30" long rebar with cap stamped "McCartney and Assoc.".

Basis of Bearings: Bearings are based on the east line of the S.E. Quarter of Section 9 (S 0°39'16"E) as called for in O.R. Volume 704, Pages 479-481.

Prior Deed Reference: O.R. Volume 704, Pages 479-481.

Exhibit A

Save and reserve an easement across the above described property and more particularly described as follows:

Being a strip of land 20 feet in width and its centerline being 108 feet west and parallel with the centerline of North Main Street extending from the north boundary of Cyclops Ballfield to the south property line of the proposed City of Mansfield Fire Station site (5.504 acres).

Exhibit B

A perpetual ingress and egress easement in and to a certain 30 foot wide strip of land as shown by the attached plat, the centerline of said easement herein described as follows:

Situated in the City of Mansfield, Township of Madison, County of Richland and State of Ohio, and being a part of the Southeast Quarter of Section 9, Township 21, Range 18 and further described as follows:

Commencing at a survey marker found at the southeast corner of the Southeast Quarter of Section 9;

Thence South 88°36'10" West along the south line of the Southeast Quarter of Section 9, a distance of 33.19 feet to a point on the centerline of State Route 13;

Thence North 02°38'56" East along the centerline of State Route 13 a distance of 60.43 feet to a point;

Thence North 89°54'07" West a distance of 30.03 feet to a point on the west right of way line of State Route 13;

Thence North 89°54'07" West a distance of 917.48 feet to a point on the west line of a 15.853 acre parcel of land now or formerly owned by The City of Mansfield, as recorded in Official Record Volume 575, Page 346, said point being South 01°23'50" East, a distance of 15.00 feet from the northwest corner of said City of Mansfield lands and being the point of beginning of the centerline herein described;

Thence North 89°34'27" East a distance of 799.76 feet to a point on the west line of a 105.686 acre parcel of land now or formerly owned by the City of Mansfield as recorded in Official Record Volume _____, Page _____, being the point of termination;

The said easement contains 1.183 acres of land more or less of which 0.632 acres are in the 15.853 acre parcel, and 0.551 acres are in the 105.686 acre parcel.

Bearings are for the determination of angular measurement only.

Deed Reference: Official Record Volume 575, Page 346.

Permanent Parcel Number: 028-90-037-03-009.

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(C) Upon the conveyance to the state of the real estate described in division (B) of this section, the Auditor of State, with the assistance of the Attorney General, shall prepare a deed to the real estate described in division (A) of this section. The deed shall state the consideration described in division (B) of this section. The deed shall be executed by the Governor in the name of the state, countersigned by the Secretary of State, sealed with the Great Seal of the State, presented in the Office of the Auditor of State for recording, and delivered to the City of Mansfield. The City of Mansfield

Am. H. B. No. 625

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shall present the deed for recording in the Office of the Richland County recorder.

(D) This section expires one year after its effective date.

Speaker _____ *of the House of Representatives.*

President _____ *of the Senate.*

Passed _____, 20____

Approved _____, 20____

Governor.

The section numbering of law of a general and permanent nature is complete and in conformity with the Revised Code.

Director, Legislative Service Commission.

Filed in the office of the Secretary of State at Columbus, Ohio, on the
____ day of _____, A. D. 20____.

Secretary of State.

File No. _____ Effective Date _____