

AN ACT

To authorize the conveyance of state-owned real estate located in Cuyahoga County to the Village of Chagrin Falls.

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

SECTION 1. The Governor is hereby authorized to execute a deed in the name of the state conveying to the Village of Chagrin Falls and its successors and assigns all of the state's right, title, and interest in the following described real estate:

Situate in the State of Ohio, being in the Village of Chagrin Falls, Cuyahoga County, State of Ohio, being a part of Township 7 North, Range 9 West and further known as formerly being a part of Lot No. 17, Champion Tract No. 3, Russell Township, Geauga County, Ohio, also being those lands conveyed by Charlotte Burnard, et vir to the State of Ohio by Deeds of Record in Deed Volume 460, Page 253 and in Deed Volume 2033, Page 14, Recorder's Office, Cuyahoga County, Ohio and being more particularly described as follows:

Situated in the Village of Chagrin Falls, County of Cuyahoga, and State of Ohio and known as being part of Original Russell Township Lot No. 17, Champion Tract and is bounded and described as follows:

Beginning in the centerline of Cleveland Street, 60 feet in width, at a point located South 26°58'41" East, a distance of 297.00 feet as measured along said centerline from an iron pin monument found marking its intersection with the centerline of Bell Street, 60 feet in width, said point of beginning being the northwesterly corner of land conveyed to the State of Ohio from Charlotte and John Burnard by instrument dated November 16, 1889 and recorded in Volume 460, Page 253 of the Cuyahoga County Deed Records, and also being the southwesterly corner of land conveyed to John Forsyth from said Charlotte and John Burnard by instrument dated November 20, 1893 and recorded in Volume 565, Page 197 of the Cuyahoga County Deed Records;

COURSE I: Thence South 83°36'11" East along the northerly line of land so conveyed to said State

- of Ohio, the same being the southerly line of said land of Forsyth, (and passing through an iron pin stake set in the easterly line of said Cleveland Street) 218.55 feet to an iron pin stake set at an angle therein;
- COURSE II: Thence, South 89°27'41" East, continuing along said northerly line of land of the State of Ohio, the same being the southerly line of said land of Forsyth, 304.40 feet to an iron pin stake set at an angle therein;
- COURSE III: Thence South 62°59'41" East continuing along said northerly line of land of the State of Ohio, the same being the southerly line of said land of Forsyth, 198.62 feet to an iron pin stake set at a point located 10.00 feet southerly along the prolongation of the westerly line of land conveyed to John Forsyth from William H. Barber by instrument dated August 28, 1878 and recorded in Volume 298, Page 6 of the Cuyahoga County Deed Records from the southwesterly corner of the same;
- COURSE IV: Thence North 2°09'05" West along said prolongation 10.00 feet to an iron pin stake set at its intersection with the southerly line of said land of Forsyth, the same being the southerly line of land conveyed to The Thompson Trust, U/A dated 12/30/87 by instrument dated October 15, 1996 and recorded in Volume 96-10190, Page 43 of the Cuyahoga County Records;
- COURSE V: Thence North 88°40'25" East along said southerly line of land of the Thompson Trust and along the prolongation of the same, said line being parallel with the centerline of Bell Street, 132.00 feet to an iron pin stake set in the westerly line of land conveyed to Richard A. and Margaret H. Hutchinson by instrument dated August 27, 1987 and recorded in Volume 87-5747, Page 7 of the Cuyahoga County Records, said point also being the southeasterly

- COURSE VI: corner of land of Forsyth as last aforesaid;
Thence South 2°09'05" East along said westerly line of land of Hutchinson 132.00 feet to an iron pin stake set at the southwesterly corner of the same;
- COURSE VII: Thence North 88°40'25" East along the southerly line of said land of Hutchinson and along the prolongation of the same, said line being parallel with said centerline of Bell Street, 247.50 feet to an iron pin stake set in the westerly line of land conveyed to Susan Orinsby by instrument dated March 29, 1995 and recorded in Volume 95-02287, Page 23 of the Cuyahoga County Records, said point also being the southeasterly corner of land conveyed to John D. and Denise A. Flynn by instrument dated July 5, 1985 and recorded in Volume 85-3851, Page 41 of the Cuyahoga County Records;
- COURSE VIII: Thence South 2°09'05" East, along said westerly line of land of Orinsby and along the westerly line of land conveyed to Richard T. Mapes by instrument dated January 22, 1998 and recorded in Volume 98-00609, Page 19 of the Cuyahoga County Records, 291.86 feet to an iron pipe stake found marking the northeasterly corner of land conveyed to Robert A. and Katherine Goldman by instrument dated December 31, 1990 and recorded in Volume 90-8072, Page 26 of the Cuyahoga County Records, said point being located North 2°09'05" West a distance of 19.91 feet as measured along the easterly line of said land of Goldman from an iron pin stake in concrete monument found marking an angle therein;
- COURSE IX: Thence North 60°41'51" West along the northerly line of said land of Goldman, said line being parallel with the centerline of Washington Street, 65.00 feet to an iron pin stake set at the northwesterly corner of the same;

- COURSE X: Thence North 63°21'56" West, along the northerly line of land conveyed to Wendy C. and David B. Lingafelter by instrument dated March 25, 1998 and recorded in Volume 98-03560, Page 18 of the Cuyahoga County Records, and along the northerly line of land conveyed to The Village of Chagrin Falls by instrument dated January 2, 1985 and recorded in Volume 85-0014, Page 61, and along the prolongation of the same, a distance of 409.56 feet to a stone monument found marking the southeasterly corner of land conveyed to the State of Ohio as aforesaid;
- COURSE XI: Thence North 51°52'20" West along the southerly line of said land of the State of Ohio, the same in part being the northerly line of land conveyed John Alan and Judith Ann Kramer by instrument recorded in Volume 14887, Page 519 and the northerly line of land conveyed to Melissa K. Richmond by instrument recorded in Volume 95-09511, Page 34 of the Cuyahoga County Records, a distance of 144.78 feet to an iron pipe stake found marking the northeasterly corner of land conveyed to Raymond Burton by instrument dated May 24, 1983 and recorded in Volume 83-137, Page 185 of the Cuyahoga County Records;
- COURSE XII: Thence, North 87°26'56" West along the northerly line of said land of Burton 50.48 feet to an iron pin stake set at the easterly corner of the first parcel of land conveyed to the State of Ohio from Charlotte Burnard, et al. by instrument dated March 7, 1918 and recorded in Volume 2033, Page 14 of the Cuyahoga County Deed Records;
- COURSE XIII: Thence South 74°15'56" West along the southerly line of said land of the state of Ohio, the same in part being the northerly line of land conveyed to John J. and Shelley M. Serio by instrument dated December 17, 1997 and

recorded in Volume 97-13072, Page 20 of the Cuyahoga County Records, 330.01 feet to an iron pin stake set in the easterly line of said Cleveland Street;

COURSE XIV: Thence, North 26°58'41" West along said easterly line of Cleveland Street 119.00 feet to an iron pin stake set in the aforesaid southerly line of the first-mentioned land of the State of Ohio;

COURSE XV: Thence North 87°26'56" West along said southerly line of land of the State of Ohio 34.48 feet to said centerline of Cleveland Street;

COURSE XVI: Thence, North 26°58'41" West along said centerline of Cleveland Street 221.10 feet to the point of beginning and containing 5.240 acres of land as surveyed and described in October 1999 by Timothy P. Hadden, Ohio Registered Surveyor No. 6786, of CT Consultants, Inc., Registered Engineers and Surveyors, 35000 Kaiser Court, Willoughby, Ohio 44094.

Being all of the land conveyed to the State of Ohio by instruments recorded in Volume 460, Page 253 and Volume 2033, Page 14 of the Cuyahoga County Deed Records and known as Permanent Parcel No. 932-010-028 on the rolls of the Cuyahoga County Auditor.

Bearings used herein are based upon observations to existing monuments in the Cleveland Regional Geodetic Survey rectangular coordinate system.

SECTION 2. Consideration for conveyance of the real estate described in Section 1 of this act is the purchase price of twenty thousand dollars.

SECTION 3. 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. The deed shall state the consideration. 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 Village of Chagrin Falls. The Village of Chagrin Falls shall present the deed for recording in the Office of the Cuyahoga County Recorder.

SECTION 4. The Village of Chagrin Falls shall pay the costs of the conveyance of the real estate.

SECTION 5. This act expires one year after its effective date.

Speaker _____ *of the House of Representatives.*

President _____ *of the Senate.*

Passed _____, 20____

Approved _____, 20____

Governor.

Am. Sub. S. B. No. 155

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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 _____