

As Introduced

**123rd General Assembly
Regular Session
1999-2000**

S. B. No. 332

Senator Drake

A BILL

To authorize the conveyance of state-owned real estate in Wayne County, adjacent to the Apple Creek Developmental Center, to The Ohio State University for the use of its College of Food, Agriculture, and Environmental Sciences, and to declare an emergency. 1
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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 Ohio State University, and its successors and assigns, all of the State's right, title, and interest in the following described real estate: 7
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Situated in the Township of East Union, County of Wayne, State of Ohio and known as being as part of Sections 16, 17, 19, 20, 28 and 29, T-16N; R-12W, Congress Lands North of the Old Seven Ranges, Ohio River Survey, also Lot 131, Out Lot 8 and part of Out Lot 14 in the Village of Apple Creek and more fully described as follows: 11
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Parcel 1 16

Consisting of approximately 193.279 acres, P.P.N. 27-01864-000 & 27-01865-000. 17
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Situated in the Township of East Union, County of Wayne, State of Ohio and known as being a part of the Northeast and Northwest 19
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Quarters of Section 16, T-16N; R-12W, also known as being lands 21
conveyed to the State of Ohio, Department of Public Welfare, Apple 22
Creek School in Volume 261; Page 448 of Wayne County Deed Records 23
and further bounded and described as follows: 24

Beginning at a 5/8" rebar with I.D. cap marked "RUDOLPH" found at 25
the center of Section 16: 26

1) thence S 86° 08' 07" W along the quarter section line and 27
centerline of Ely Road (T.R. 163) a distance of 1345.72 feet 28
to a monument spike set at the southeast corner of lands 29
conveyed to the State of Ohio in Volume 276; Page 167 of 30
Wayne County Deed Records; 31

2) thence N 02° 42' 06" W along the easterly line of said State of 32
Ohio and passing thru a 5/8" rebar with I.D. cap marked 33
"S.J.L., INC." set at 2645.71 feet a total distance of 34
2675.71 feet to a monument spike set on the section line and 35
centerline of Secrest Road (T.R. 539); 36

3) thence N 86° 24' 49" E along the section line and centerline of 37
Secrest Road a distance of 1344.44 feet to a 5/8" rebar found 38
at the northeast corner of the Northwest Quarter of Section 39
16; 40

4) thence N 86° 16' 46" E along the section line and centerline of 41
Secrest Road a distance of 1800.51 feet to a 5/8" rebar with 42
I.D. cap marked "S.J.L., INC." set at the northwest corner of 43
lands conveyed to Rebecca L. Hopkins in O.R. 106; Page 269 of 44
Wayne County Official Records; 45

5) thence S 03° 06' 58" E along the westerly line of said Hopkins, 46
the westerly line of lands conveyed to Christ D. and Mary 47
Schlabach in Volume 594; Page 72 and the westerly line of 48
lands conveyed to Owen C. and Eva Schlabach in O.R. 278; Page 49
847 of Wayne County Official Records and passing through a 50
5/8" rebar found at 29.74 feet and a 5/8" rebar with I.D. cap 51

marked "RUDOLPH" found at 2634.32 feet a total distance of
2664.32 feet to a railroad spike found at the southwest
corner of Schlabach and on the quarter section line and
centerline of Ely Road;

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6) thence S 86° 08' 07" W along the quarter section line and
centerline of Ely Road a distance of 1818.72 feet to the
place of beginning and containing within said bounds 193.279
acres of land of which 110.771 acres are in the Northeast
Quarter of Section 16 and 82.508 acres are in the Northwest
Quarter of Section 16, more or less, and subject to all legal
highways and easements of record.

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This description was prepared by Virgil D. Landis, P.S. #6651 from
a survey made in July of 2000 by Shaffer, Johnston, Lichtenwalter
& Associates, Inc. Bearings are based on the NAD 83 State Plane
System from survey "PP"-446. See Wayne County Survey Records
Volume QQ; Page 654 for survey.

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Parcel 2

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Consisting of approximately 47.189 acres, P.P.N. 27-01868-000.

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Situated in the Township of East Union, County of Wayne, State of
Ohio and known as being a part of the Southwest Quarter of Section
16, T-16N; R-12W, also known as being lands conveyed to the State
of Ohio in Volume 207; Page 223 of Wayne County Deed Records and
further bounded and described as follows:

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Commencing at a 5/8" rebar with I.D. cap marked "RUDOLPH" found at
the center of Section 16; thence S 86° 08' 07" W along the quarter
section line and centerline of Ely Road (T.R. 163) a distance of
570.02 feet to a railroad spike found at the northwest corner of
lands conveyed to Wayne County in Volume 720; Page 772 of Wayne
County Deed Records and the principal place of beginning of the
parcel herein described:

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1) thence S 03° 52' 58" E along the westerly line of said Wayne	82
County and passing thru a 5/8" rebar with I.D. cap marked	83
"S.J.L., INC." set at 30.00 feet a total distance of 2618.17	84
feet to an iron pin found;	85
2) thence S 86° 57' 56" W, 809.77 feet to a 1" pipe found on the	86
easterly line of lands conveyed to Oris Earl and Dorothy	87
Ellen Steiner in Volume 545; Page 386 of Wayne County Deed	88
Records;	89
3) thence N 02° 52' 41" W along the easterly line of said Steiner,	90
the easterly line of lands conveyed to Alvin M. and Freeda	91
Gingerich in Volume 411; Page 76 of Wayne County Deed	92
Records, the easterly line of lands conveyed to Robert R. and	93
Neva L. Retherford in Volume 480; Page 369 of said Records	94
and the easterly line of Lots 24 and 23 in the Aden J.C.	95
Miller Allotment No. 2 as recorded in Volume 5; Pages 442-443	96
of Wayne County Plat Records and passing thru a 5/8" rebar	97
with I.D. cap marked "S.J.L., INC." set at 2576.82 feet a	98
total distance of 2606.82 feet to a monument spike set on the	99
centerline of Ely Road;	100
4) thence N 86° 08' 07" E along the centerline of Ely Road a	101
distance of 763.97 feet to the place of beginning and	102
containing within said bounds 47.189 acres of land, more or	103
less, and subject to all legal highways and easements of	104
record.	105
This description was prepared by Virgil D. Landis, P.S. #6551 from	106
a survey made in July of 2000 by Shaffer, Johnston, Lichtenwalter	107
& Associates, Inc. Bearings are based on the NAD 83 State Plane	108
System from survey "PP"-446. See Wayne County Survey Records	109
Volume QQ; Page 654 for survey.	110
<u>Parcel 3</u>	111
Consisting of approximately 8.291 acres, P.P.N. 27-01866-000.	112

Situated in the Township of East Union, County of Wayne, State of Ohio and known as being a part of the Southeast Quarter of Section 16, T-16N; R-12W, also known as being lands conveyed to the State of Ohio in Volume 207; Page 223, Volume 207; Page 226 and Volume 207; Page 227 of Wayne County Deed Records and further bounded and described as follows:

Beginning at a rebar and stone found at the southeast corner of Southeast Quarter of Section 16:

1) thence S 86° 05' 34" W along the section line a distance of 855.22 feet to a 5/8" rebar found at the southeast corner of lands conveyed to the Wayne County Fire Rescue Association in Volume 663; Page 123 of Wayne County Deed Records;

2) thence N 02° 58' 40" W along the easterly line of said Wayne County Fire Rescue Association a distance of 479.64 feet to a 5/8" rebar found at an angle point;

3) thence S 86° 14' 31" E along a southerly line of said Wayne County Fire Rescue Association a distance of 861.84 feet to a railroad spike found on the section line and centerline of Millborne Road (C.R. 142);

4) thence S 02° 51' 14" E along the section line and centerline of Millborne Road a distance of 364.58 feet to the place of beginning and containing within said bounds 8.291 acres of land, more or less, and subject to all legal highways and easements of record.

This description was prepared by Virgil D. Landis, P.S. #6551 from a survey made in July of 2000 by Shaffer, Johnston, Lichtenwalter & Associates, Inc. Bearings are based on the NAD 83 State Plane System from survey "PP"-446. See Wayne County Survey Records Volume QQ; Page 654 for survey.

Parcel 4

Consisting of approximately 217.515 acres, P.P.N. 27-01869-000 &	143
27-01870-000.	144
Situated in the Township of East Union, County of Wayne, State of	145
Ohio and known as being a part of the Southeast and Southwest	146
Quarters of Section 17, T-16N; R-12W, also known as being lands	147
conveyed to the State of Ohio in Volume 207; Page 229 and Volume	148
207; Page 392 of Wayne County Deed Records and further bounded and	149
described as follows:	150
Beginning at a 1" rebar found at the center of Section 17:	151
1) thence N 86° 28' 56" E along the quarter section line and	152
centerline of Ely Road (T.R. 163) a distance of 2696.78 feet	153
to a monument spike set at the northeast corner of the	154
Southeast Quarter of Section 17 and at the intersection of	155
Ely Road with Apple Creek Road (C.R. 44);	156
2) thence S 02° 44' 53" E along the section line and centerline of	157
Apple Creek Road a distance of 2677.36 feet to a 1" pipe	158
found at the southeast corner of said quarter section;	159
3) thence S 87° 01' 17" W along the section line a distance of	160
2704.50 feet to a railroad spike found at the southwest	161
corner of said Southeast Quarter and the southeast corner of	162
the Southwest Quarter of Section 17;	163
4) thence S 86° 42' 30" W along the section line a distance of	164
1806.12 feet to a 5/8" rebar with I.D. cap marked "S.J.L.,	165
INC." set at the southeast corner of Lot 23 in the	166
Wiles-Miller Allotment No. 1 as recorded in Volume 10; Page	167
440 of Wayne County Plat Records;	168
5) thence N 02° 36' 33" W along the easterly line of said Lot 23 a	169
distance of 1326.70 feet to a stone found at the northeast	170
corner thereof;	171
6) thence N 86° 43' 35" E along the southerly line of Lots 21, 20,	172

and 19 in said Wiles-Miller Allotment and the southerly line	173
of lands conveyed to Brent E. and Audrey L. Keller in Volume	174
584; Page 457 in Wayne County Deed Records and passing thru a	175
1" pipe found at 1776.87 feet a total distance of 1806.87	176
feet to a railroad spike found on the centerline of Barnard	177
Road (T.R. 302);	178
7) thence S 02° 34' 35" E along the centerline of Barnard Road and	179
the westerly line of said Keller a distance of 133.92 feet to	180
a monument spike set at the southwesterly corner thereof;	181
	182
8) thence N 86° 28' 56" E along the southerly line of said Keller	183
and passing thru a 5/8" rebar with I.D. cap marked "S.J.L.,	184
INC." set at 30.00 feet a total distance of 175.25 feet to a	185
5/8" rebar with I.D. cap marked "S.J.L., INC." set at the	186
southeasterly corner thereof;	187
9) thence N 02° 34' 35" W along the easterly line of said Keller a	188
distance of 264.00 feet to a stone found at the northeasterly	189
corner thereof;	190
10) thence S 87° 01' 17" W along the northerly line of said Keller	191
and passing thru a 5/8" rebar with I.D. cap marked "S.J.L.,	192
INC." set at 145.24 feet a total distance of 175.24 feet to a	193
monument spike set on the centerline of Barnard Road;	194
	195
11) thence N 02° 34' 35" W along the centerline of Barnard Road a	196
distance of 1194.10 feet to the place of beginning and	197
containing within aid bounds 219.136 acres of land of which	198
164.130 acres are in the Southeast Quarter of Section 17 and	199
55.006 acres are in the Southwest Quarter of Section 17, more	200
or less, and subject to all legal highways and easement of	201
record.	202
Excepting therefrom the following described parcel:	203

Situated in the Township of East Union, County of Wayne, State of Ohio and known as being a part of the Southeast Quarter of Section 17, T-16N; R-12W, also known as being a part of lands conveyed to the State of Ohio in Volume 207; Page 229 of Wayne County Deed Records and further bounded and described as follows:

Commencing at an iron pin found at the southeast corner of the Southeast Quarter of Section 17; thence N 02° 44' 35" W along the section line and centerline of Apple Creek Road (C.R. 44) a distance of 1625.06 feet to a monument spike found; thence N 86° 24' 00" W, 174.53 feet to a 5/8" rebar with I.D. cap marked "S.J.L., INC." found and the principal place of beginning of the parcel herein described:

- 1) thence S 83° 04' 04" W, 58.15 feet to a 5/8" rebar with I.D. cap marked "S.J.L., INC." found;
- 2) thence S 57° 46' 38" W, 226.33 feet to a 5/8" rebar with I.D. cap marked "S.J.L., INC." found;
- 3) thence S 11° 40' 19" W, 157.07 feet to a 5/8" rebar with I.D. cap marked "S.J.L., INC." found;
- 4) thence S 87° 15' 02" W, 95.65 feet to a 5/8" rebar with I.D. cap marked "S.J.L., INC." found;
- 5) thence N 57° 25' 15" W, 211.15 feet to a 5/8" rebar with I.D. cap marked "S.J.L., INC." found;
- 6) thence N 43° 33' 15" E, 187.84 feet to a 5/8" rebar with I.D. cap marked "S.J.L., INC." found;
- 7) thence N 82° 24' 02" E, 426.83 feet to a 5/8" rebar with I.D. cap marked "S.J.L., INC." found;
- 8) thence S 05° 27' 15" E, 20.25 feet to the place of beginning and containing within said bounds 1.621 acres of land, more or less, and subject to all legal highways and easements of record.

Together with right of ingress and egress over the following	234
described parcel of land:	235
Situated in the Township of East Union, County of Wayne, State of	236
Ohio and known as being a part of the Southeast Quarter of Section	237
17, T-16N; R-12 W, also known as being a part of lands conveyed to	238
the State of Ohio in Volume 207; Page 229 of Wayne County Deed	239
Records and further bounded and described as follows:	240
Commencing at an iron pin found at the southeast corner of the	241
Southeast Quarter of Section 17; thence N 02° 44' 35" E along the	242
section line and centerline of Apple Creek Road (C.R. 44) a	243
distance of 1625.06 feet to a monument spike found and the	244
principal place of beginning of the easement herein described:	245
1) thence N 86° 24' 00" W, 174.53 feet to a 5/8" rebar with I.D.	246
cap marked "S.J.L., INC." found;	247
2) thence N 05° 27' 15" W, 20.25 feet to a 5/8" rebar with I.D.	248
cap marked "S.J.L., INC." found;	249
3) thence S 86° 24' 00" E, 175.49 feet to a monument spike found	250
on the section line and centerline of Apple Creek Road;	251
4) thence S 02° 44' 53" W, 20.12 feet to the place of beginning.	252
Leaving a balance of 217.515 acres of land of which 162.509 acres	253
are in the Southeast Quarter of Section 17 and 55.006 acres are in	254
the Southwest Quarter of Section 17, more or less, and subject to	255
all legal highways and easements of record.	256
This description was prepared by Virgil D. Landis, P.S. #6551 from	257
a survey made in July of 2000 by Shaffer, Johnston, Lichtenwalter	258
& Associates, Inc. Bearings are based on the NAD 83 State Plane	259
System from survey "PP"-446. See Wayne County Survey Records	260
Volume QQ; Page 655 for survey.	261
<u>Parcel 5</u>	262
Consisting of approximately 39.8 acres, P.P.N. 27-01871-000.	263

Situated in the Township of East Union, County of Wayne, State of Ohio and known as being a part of the Northeast Quarter of Section 19, T-16N; R-12W, also known as being lands conveyed to the State of Ohio in Volume 207; Page 331 of Wayne County Deed Records and further bounded and described as follows:

Beginning at a stone found at the northeast corner of the Northeast Quarter of Section 19:

1) thence S 02° 24' 24" E along the section line a distance of 2637.82 feet to a stone found at the southeast corner of said quarter section;

2) thence S 88° 34' 06" W along the quarter section line a distance of 657.31 feet to a 5/8" rebar with I.D. cap marked "GASBARRE" found at the southeast corner of lands conveyed to William L. and Gita K. Bauerle in Volume 693; Page 761 of Wayne County Deed Records;

3) thence N 02° 25' 29" W along the easterly line of said Bauerle and the easterly line of lands conveyed to Danny C. and Lora A. Fry in O.R. 57; Page 100 of Wayne County Official Records a distance of 2634.65 feet to a 1" pipe found on the section line;

4) thence N 88° 17' 26" E along the section line a distance of 658.10 feet to the place of beginning and containing within said bounds 39.800 acres of land, more or less, and subject to all legal highways and easements of record.

This description was prepared by Virgil D. Landis, P.S. #6551 from a survey made in July of 2000 by Shaffer, Johnston, Lichtenwalter & Associates, Inc. Bearings are based on the NAD 83 State Plane System from Survey "PP"-446. See Wayne County Survey Records Volume QQ; Page 656 for survey.

Parcel 6

Consisting of approximately 165.209 acres, P.P.N. 27-01872-000.	294
Situated in the Township of East Union, County of Wayne, State of Ohio and known as being the Northeast Quarter of Section 20, T-16N; R-12W, also known as being lands conveyed to the State of Ohio in Volume 207; Page 222, Volume 207; Page 230, Volume 207; Page 232 and Volume 207; Page 240 of Wayne County Deed Records.	295 296 297 298 299
Said parcel contains 165.209 acres of land, more or less, and subject to all legal highways and easements of record.	300 301
This description was prepared by Virgil D. Landis, P.S. #6551 from a survey made in July of 2000 by Shaffer, Johnston, Lichtenwalter & Associates, Inc.	302 303 304
See survey "PP"-446.	305
See Wayne County Survey Records Volume QQ; Page 656 for survey.	306
<u>Parcel 7</u>	307
Consisting of approximately 164.564 acres, P.P.N. 27-01873-000.	308
Situated in the Township of East Union, County of Wayne, State of Ohio and known as being the Northwest Quarter of Section 20, T-16N; R-12W, also known as being lands conveyed to the State of Ohio in Volume 207; Page 239, Volume 207; Page 331 and Volume 207; Page 332 of Wayne County Deed Records. Said parcel contains 164.564 acres of land, more or less, and subject to all legal highways and easements of record.	309 310 311 312 313 314 315
This description was prepared by Virgil D. Landis, P.S. #6551 from a survey made in July of 2000 by Shaffer, Johnston, Lichtenwalter & Associates, Inc.	316 317 318
See survey "PP"-446.	319
See Wayne County Survey Records Volume QQ; Page 656 for survey.	320
<u>Parcel 8</u>	321
Consisting of approximately 271.765 acres, P.P.N. 27-01874-000 &	322

27-01875-000. 323

Situated in the Township of East Union, County of Wayne, State of 324
Ohio and known as being a part of the Southeast and Southwest 325
Quarters of Section 20, T-16N; R-12W, also known as being lands 326
conveyed to the State of Ohio in Volume 207; Page 228, Volume 207; 327
Page 330 and Volume 207; Page 332 of Wayne County Deed Records and 328
further bounded and described as follows: 329

Beginning at a 1" pipe found at the northeast corner of the 330
Southeast Quarter of Section 20: 331

1) thence S 02° 15' 26" E along the section line and centerline of 332
Apple Creek Road (C.R. 44) a distance of 200.00 feet to 333
railroad spike found; 334

2) thence S 85° 03' 58" W and passing thru a 5/8" rebar with I.D. 335
cap marked "S.J.L., INC." found at 30.03 feet a total 336
distance of 650.63 feet to a 5/8" rebar with I.D. cap marked 337
"S.J.L., INC." found; 338

3) thence S 02° 15' 26" E, 460.00 feet to a 5/8" rebar with I.D. 339
cap marked "S.J.L., INC." found; 340

4) thence N 85° 03' 58" E and passing thru a 5/8" rebar with I.D. 341
cap marked "S.J.L., INC." found at 620.60 feet a total 342
distance of 650.63 feet to a railroad spike found on the 343
section line and centerline of Apple Creek Road; 344

5) thence S 02° 15' 26" E along the section line and centerline of 345
Apple Creek Road a distance of 1544.31 feet to a railroad 346
spike found on the Village of Apple Creek Corporation Line; 347

6) thence N 89° 52' 58" W along said Corporation Line a distance 348
of 712.28 feet to a 5/8" rebar with I.D. cap marked "S.J.L., 349
INC." set at the southeast corner of lands conveyed to Ronald 350
S. Painter in Volume 639; Page 568 of Wayne County Deed 351
Records; 352

7) thence N 00° 49' 51" E along the easterly line of said Painter	353
and the easterly line of lands conveyed to Cynthia Catherman	354
in Volume 590; Page 683 and Volume 646; Page 567 of Wayne	355
County Deed Records a distance of 425.00 feet to a 1" pipe	356
found at the northeast corner of said Catherman;	357
8) thence S 87° 13' 30" W along the northerly line of said	358
Catherman, the northerly line of lands conveyed to Fannie	359
Geiser in O.R. 54; Page 669 of Wayne County Official Records,	360
the northerly line of lands conveyed to the Village of Apple	361
Creek in Volume 454; Page 367 and O.R. 279; Page 896 of said	362
Records and the northerly line of lands conveyed to Gary L.	363
Topp and Kenneth L. Blanchard in Volume 719; Page 118 of	364
Wayne County Deed Records a and passing thru a 5/8" rebar	365
with I.D. cap marked "S.J.L., INC." set at 1984.39 feet a	366
total distance of 2034.39 feet to a monument spike set on the	367
quarter section line and centerline of Barnard Road (C.R.	368
302);	369
9) thence S 02° 34' 03" E along the quarter section line and	370
centerline of Barnard Road a distance of 714.12 feet to a	371
monument spike set at the southwest corner of said Topp and	372
Blanchard and on the centerline of Dover Road (U.S. 250);	373
10) thence S 86° 49' 47" E along the centerline of Dover Road and	374
the southerly line of said Topp and Blanchard a distance of	375
692.00 feet to a 5/8" rebar with I.D. cap marked "RUDOLPH"	376
found;	377
11) thence S 69° 43' 46" E along the centerline of Dover Road and	378
the southerly line of said Topp and Blanchard a distance of	379
291.60 feet to a monument spike set on the centerline of	380
Dover Road and on the section line;	381
12) thence S 87° 26' 36" W along the section line a distance of	382
957.27 feet to a 1" rebar found at the southwest corner of	383

the Southeast Quarter of Section 20; 384

13) thence S 86° 34' 05" W along the section line a distance of 385
2357.64 feet to a 5/8" rebar with I.D. cap marked "RUDOLPH" 386
found at the southeasterly corner of lands conveyed to Lester 387
and Irene M. Steiner in Volume 501; Page 736 of Wayne County 388
Deed Records; 389

14) thence N 02° 07' 28" W along the easterly line of said Steiner 390
a distance of 454.28 feet to a point on the centerline of 391
Dover Road (reference 1" rebar found S 08° 44' 07" W, 29.87 392
feet); 393

15) thence N 87° 20' 01" W along the centerline of Dover Road a 394
distance of 365.12 feet to a point on the section line 395
(witnessed by a crows foot 18.17 feet north); 396

16) thence N 02° 29' 57" W along the section line a distance of 397
2149.36 feet to a stone found at the northwest corner of the 398
Southwest Quarter of Section 20; 399

17) thence N 87° 00' 14" E along the quarter section line a 400
distance of 2714.97 feet to a 1" pipe found at the center of 401
Section 20; 402

18) thence N 86° 49' 53" E along the quarter section line a 403
distance of 2732.76 feet to the place of beginning and 404
containing within said bounds 271.765 acres of land of which 405
111.568 acres are in the Southeast Quarter of Section 20 and 406
160.197 acres are in the Southwest Quarter of Section 20, 407
more or less, and subject to all legal highways and easements 408
of record. 409

This description was prepared by Virgil D. Landis, P.S. #6551 from 410
a survey made in July of 2000 by Shaffer, Johnston, Lichtenwalter 411
& Associates, Inc. Bearings are based on the NAD 83 State Plane 412
System from survey "PP"-446. See Wayne County Survey Records 413

Volume QQ; Page 656 for survey.	414
<u>Parcel 9</u>	415
Consisting of approximately 79.426 acres, P.P.N. 27-01881-000 & 27-01882-000.	416 417
Situated in the Township of East Union, County of Wayne, State of Ohio and known as being a part of the Northeast and Northwest Quarters of Section 29, T-16N; R-12W, also known as being lands conveyed to the State of Ohio in Volume 207; Page 229 of Wayne County Deed Records and further bounded and described as follows:	418 419 420 421 422
Beginning at a 1" rebar found at the northwest corner of the Northeast Quarter of Section 29:	423 424
1) thence N 87° 26' 36" E along the section line a distance of 750.88 feet to a 5/8" rebar with I.D. cap marked "GASBARRE" found on the centerline of Messner Road (T.R. 49);	425 426 427
2) thence S 27° 31' 14" W along the centerline of Messner Road a distance of 380.20 feet to a 1" pipe found at the northeast corner of lands conveyed to Ivalee Hamilton in Volume 426; Page 660 and Volume 433; Page 553 of Wayne County Deed Records;	428 429 430 431 432
3) thence S 86° 40' 14" W along the northerly line of said Hamilton a distance of 313.50 feet to a 5/8" rebar with I.D. cap marked "S.J.L., INC." set at the northwest corner thereof;	433 434 435 436
4) thence S 00° 18' 14" W along the westerly line of said Hamilton a distance of 165.00 feet to a 5/8" rebar with I.D. cap marked "S.J.L., INC." set at the southwest corner thereof and on the northerly line of lands conveyed to Angela K. Glasgow in Volume 509; Page 77 and Volume 579; Page 519 of Wayne County Deed Records;	437 438 439 440 441 442
5) thence S 87° 57' 24" W along the northerly line of said Glasgow	443

a distance of 243.08 feet to a fence post found at the 444
northwest corner thereof and on the quarter section line; 445

6) thence S 02° 02' 38" E along the quarter section line a 446
distance of 864.94 feet to a 5/8" rebar with I.D. cap marked 447
"GASBARRE" found at the northeast corner of lands conveyed to 448
Joseph W. and Maureen Swartzentruber in O.R. 260; Page 365 of 449
Wayne County Official Records; 450

7) thence S 86° 39' 42" W along the northerly line of said 451
Swartzentruber, the northerly line of lands conveyed to Joe 452
W. and Maureen Swartzentruber in Volume 722; Page 689 and the 453
northerly line of lands conveyed to the Springdale Farm in 454
O.R. 3; Page 905 of Wayne County Official Records a distance 455
of 2355.64 feet to a 5/8" rebar with I.D. cap marked 456
"GASBARRE" found at the southeast corner of lands conveyed to 457
Barbara Mullins etal in Volume 723; Pages 66 & 70 and O.R. 458
278; Page 158 of said Records; 459

8) thence N 02° 07' 28" W along the easterly line of said Mullins 460
a distance of 1356.92 feet to a 5/8" rebar with I.D. cap 461
marked "RUDOLPH" found on the section line; 462

9) thence N 86° 34' 05" E along the section line a distance of 463
2357.64 feet to the place of beginning and containing within 464
said bounds 79.426 acres of land of which 5.929 acres are in 465
the Northeast Quarter of Section 29 and 73.497 acres are in 466
the Northwest Quarter of Section 29, more or less, and 467
subject to all legal highways and easements of record. 468

This description was prepared by Virgil D. Landis, P.S. #6551 from 469
a survey made in July of 2000 by Shaffer, Johnston, Lichtenwalter 470
& Associates, Inc. Bearings are based on the NAD 83 State Plane 471
System from survey "PP"-446. See Wayne County Survey Records 472
Volume QQ; Page 656 for survey. 473

Parcel 10 474

Consisting of approximately 466.052 acres, P.P.N. 27-01867-000, 475
27-01876-000, 27001877-000, & 27-01878-000. 476

Situated in the Township of East Union, County of Wayne, State of 477
Ohio and known as being a part of the Northeast, Northwest, 478
Southeast and Southwest Quarters of Section 21, T-16N; R-12W, also 479
known as being lands conveyed to the State of Ohio in Volume 207; 480
Page 220, Volume 207; Page 224, and Volume 207; Page 228 of Wayne 481
County Deed Records and further bounded and described as follows: 482

Beginning at a rebar and stone found at the northeast corner of 483
the Northeast Quarter of Section 21: 484

1) thence S 02° 50' 56" E along the section line and centerline of 485
Millborne Road (C.R. 142) a distance of 2680.85 feet to a 1" 486
pipe found at the southeast corner of said quarter section; 487
488

2) thence S 02° 51' 36" E along the section line a distance of 489
2367.50 feet to a 5/8" rebar with I.D. cap marked "SHAMP" 490
found at the northerly corner of lands conveyed to James W. 491
Orr in Volume 613; Page 569 of Wayne County Deed Records; 492

3) thence S 41° 05' 07" W along the northwesterly line of said Orr 493
a distance of 433.13 feet to a point on the section line 494
(witnessed by a 5/8" rebar with I.D. cap marked "S.J.L., 495
INC." found S 44° 38' 33" E, 0.28 feet); 496

4) thence S 87° 05' 00" W along the section line a distance of 497
2409.31 feet to a 5/8" rebar with I.D. cap marked "SHAMP" 498
found at the southwest corner of the Southeast Quarter of 499
Section 21; 500

5) thence S 86° 31' 48" W along the section line a distance of 501
366.97 feet to a 5/8" rebar with I.D. cap marked "SHAMP" 502
found at the southeast corner of lands conveyed to the Board 503
of Trustees of East Union Township in O.R. 54; Page 438 of 504

Wayne County Official Records;	505
6) thence N 03° 26' 02" W along the easterly line of said Board of Trustees a distance of 377.48 feet to a 5/8" rebar with I.D. cap marked "RUDOLPH" found at the northeast corner thereof;	506 507 508 509
7) thence S 87° 26' 18" W along the northerly line of said Board of Trustees a distance of 1416.29 feet to a 5/8" rebar with I.D. cap marked "RUDOLPH" found at the southeast corner of lands conveyed to the Board of Trustees of East Union Township in O.R. 54; Page 442 of Wayne County Official Records;	510 511 512 513 514 515
8) thence N 02° 23' 16" W along the easterly line of said Board of Trustees a distance of 342.57 feet to a 5/8" rebar with I.D. cap marked "RUDOLPH" found at the northeast corner thereof;	516 517 518 519
9) thence S 87° 23' 30" W along the northerly line of said Board of Trustees a distance of 458.77 feet to a 5/8" rebar with I.D. cap marked "SHAMP" found at the southeast corner of lands conveyed to Apple Creek Volunteer Fire Department and Emergency Squad, Inc. in O.R. 217; Page 728 of Wayne County Official Records;	520 521 522 523 524 525
10) thence N 02° 15' 26" W along the easterly line of said Apple Creek Volunteer Fire Department a distance of 211.32 feet to a 5/8" rebar with I.D. cap marked "SHAMP" found at the northeast corner thereof;	526 527 528 529
11) thence S 87° 23' 30" W along the northerly line of said Apple Creek Volunteer Fire Department and passing thru a 5/8" rebar with I.D. cap marked "SHAMP" found at 485.35 feet a total distance of 515.35 feet to a railroad spike found at the northwest corner thereof and on the section line and centerline of Apple Creek Road (C.R. 44);	530 531 532 533 534 535

12) thence N 02° 15' 26" W along the section line and centerline	536
of Apple Creek Road a distance of 1682.33 feet to a 1" pipe	537
found at the northwest corner of the Southwest Quarter of	538
Section 21;	539
13) thence N 03° 12' 39" W along the section line and centerline	540
of Apple Creek Road a distance of 1162.93 feet to a railroad	541
spike found;	542
14) thence N 68° 30' 11" E, 525.58 feet to a 5/8" rebar with I.D.	543
cap marked "S.J.L., INC." found at a point of curvature;	544
15) thence northeasterly 306.27 feet along the arc of a curve	545
deflecting to the left, said curve having a radius of 1179.00	546
feet, a central angle of 14° 53' 02" and a chord which bears	547
N 61° 03' 39" E, 305.41 feet to a 5/8" rebar with I.D. cap	548
marked "S.J.L., INC." found at a point of reverse curve;	549
16) thence southeasterly 375.09 feet along the arc of a curve	550
deflecting to the right, said curve having a radius of 267.00	551
feet, a central angle of 80° 29' 25" and a chord which bears	552
S 86° 08' 09" E, 345.00 feet to a point of compound curve;	553
17) thence southeasterly 225.18 feet along the arc of a curve	554
deflecting to the right, said curve having a radius of 932.78	555
feet, a central angle of 13° 49' 53" and a chord which bears	556
S 38° 58' 30" E, 224.63 feet to a 5/8" rebar with I.D. cap	557
marked "S.J.L., INC." found at a point of reverse curve;	558
18) thence southeasterly 129.18 feet along the arc of a curve	559
deflecting to the left, said curve having a radius of 219.70	560
feet, a central angle of 33° 41' 22" and a chord which bears	561
S 48° 54' 15" E, 127.33 feet to a 5/8" rebar with I.D. cap	562
marked "S.J.L., INC." found;	563
19) thence S 65° 44' 56" E, 267.57 feet to a 5/8" rebar with I.D.	564
cap marked "S.J.L., INC." found at a point of curvature;	565

20) thence southeasterly 60.37 feet along the arc of a curve	566
deflecting to the right, said curve having a radius of 515.54	567
feet, a central angle of 06° 42' 35" and a chord which bears	568
S 62° 23' 39" E, 60.34 feet to a 5/8" rebar with I.D. cap	569
marked "S.J.L., INC." found at a point of reverse curve;	570
21) thence southeasterly 166.81 feet along the arc of a curve	571
deflecting to the left, said curve having a radius of 257.00	572
feet, a central angle of 37° 11' 20" and a chord which bears	573
S 77° 38' 01" E, 163.90 feet to a 5/8" rebar with I.D. cap	574
marked "S.J.L., INC." found;	575
22) thence N 83° 46' 19" E, 695.35 feet to a 5/8" rebar with I.D.	576
cap marked "S.J.L., INC." found;	577
23) thence S 03° 11' 31" E, 274.73 feet to a 5/8" rebar with I.D.	578
cap marked "S.J.L., INC." found;	579
24) thence N 86° 48' 29" E, 1039.31 feet to a 5/8" rebar with I.D.	580
cap marked "S.J.L., INC." found;	581
25) thence N 03° 11' 31" W, 655.89 feet to a 5/8" rebar with I.D.	582
cap marked "S.J.L., INC." found;	583
26) thence N 85° 51' 29" E and passing thru a 5/8" rebar found at	584
137.09 feet at the southwest corner of lands conveyed to the	585
Wayne County Fire Rescue Association in Volume 663; Page 123	586
of Wayne County Deed Records, and along their southerly line	587
a total distance of 1435.49 feet to a 5/8" rebar found at the	588
southeast corner thereof;	589
Thence along the easterly line of said Wayne County Fire Rescue	590
Association the following three (3) courses:	591
27) thence N 18° 52' 54" W, 382.36 feet to a 5/8" rebar found;	592
28) thence N 34° 00' 00" W, 476.22 feet to a 5/8" rebar found;	593
29) thence N 02° 58' 40" W, 531.08 feet to a 5/8" rebar found at	594
the northeast corner thereof and at the southwest corner of	595

lands conveyed to the State of Ohio in Volume 207; Pages 223, 596
226 and 227 of Wayne County Deed Records; 597

30) thence N 86° 05' 34" E along the southerly line of said State 598
of Ohio a distance of 855.22 feet to the place of beginning 599
and containing within said bounds 466.052 acres of land of 600
which 95.763 acres are in the Northeast Quarter of Section 601
21, 70.407 acres are in the Northwest Quarter of Section 21, 602
166.163 acres are in the Southeast Quarter of Section 21 and 603
133.719 acres are in the Southwest Quarter of Section 21, 604
more or less, and subject to all legal highways and easements 605
of record. 606

This description was prepared by Virgil D. Landis, P.S. #6551 from 607
a survey made in July of 2000 by Shaffer, Johnston, Lichtenwalter 608
& Associates, Inc. Bearings are based on the NAD 83 State Plane 609
System from survey "PP"-446. See Wayne County Survey Records 610
Volume QQ; Page 657 for survey. 611

Parcel 11 612

Consisting of approximately 62.205 acres, P.P.N. 27-01879-000 & 613
27-01880-000. 614

Situated in the Township of East Union, County of Wayne, State of 615
Ohio and known as being a part of the Northeast and Northwest 616
Quarters of Section 28, T-16N; R-12W, also known as being a part 617
of lands conveyed to the State of Ohio in Volume 207; Page 220 of 618
Wayne County Deed Records and further bounded and described as 619
follows: 620

Beginning at a 5/8" rebar with I.D. cap marked "SHAMP" found at 621
the northwest corner of the Northeast Quarter of Section 28: 622

1) thence N 87° 05' 00" E along the section line a distance of 623
2432.95 feet to a 5/8" rebar with I.D. cap marked "SHAMP" 624
found on the northwesterly line of lands conveyed to James W. 625

Orr in Volume 613; Page 569 of Wayne County Deed Records;	626
2) thence S 40° 56' 02" W along the northwesterly line of said Orr	627
a distance 83.63 feet to a railroad spike found on the	628
centerline of Hackett Road (C.R. 188);	629
3) thence S 41° 04' 54" W along the northwesterly line of lands	630
conveyed to G. & S. Energy, Inc. in O.R. 74; Page 883 of	631
Wayne County Official Records a distance of 1532.45 feet to a	632
5/8" rebar found on the Village of Apple Creek Corporation	633
Line;	634
4) thence S 79° 04' 46" W along said Corporation Line a distance	635
of 1256.36 feet to a 5/8" rebar found;	636
5) thence S 79° 17' 36" W along said Corporation Line a distance	637
of 164.54 feet to a 5/8" rebar found;	638
6) thence N 35° 32' 40" W along said Corporation Line a distance	639
of 678.16 feet to a point on the southerly line of lands	640
conveyed to Apple Creek Cemetery Association in Volume 207;	641
Pages 306 & 307 of Wayne County Deed Records;	642
7) thence N 86° 27' 59" E along the southerly line of said	643
cemetery a distance of 185.44 feet to a 5/8" rebar with I.D.	644
cap marked "SHAMP" found at the southeast corner thereof;	645
8) thence N 09° 28' 46" W along the easterly line of said cemetery	646
a distance of 788.42 feet to a 5/8" rebar with I.D. cap	647
marked "SHAMP" found at the northeast corner thereof and on	648
the section line;	649
9) thence N 86° 31' 48" E along the section line a distance of	650
366.97 feet to the place of beginning and containing within	651
said bounds 62.205 acres of land of which 52.283 acres are in	652
the Southeast Quarter of Section 28 and 9.922 acres are in	653
the Northwest Quarter of Section 28, more or less, and	654
subject to all legal highways and easements of record.	655

This description was prepared by Virgil D. Landis, P.S. #6551 from 656
a survey made in July 2000 by Shaffer, Johnston, Lichtenwalter & 657
Associates, Inc. Bearings are based on the NAD 83 State Plane 658
System from survey "PP"-446. See Wayne County Survey Records 659
Volume QQ; Page 657 for survey. 660

Parcel 12 661

Consisting of approximately 7.226 acres, P.P.N. 28-00466-000. 662

Situated in the Village of Apple Creek, County of Wayne, State of 663
Ohio and known as being a part of O.L. 14 in said Village, also 664
known as being lands conveyed to the State of Ohio in Volume 206; 665
Page 365 of Wayne County Deed Records and further bounded and 666
described as follows: 667

Beginning at a 5/8" rebar with I.D. cap marked "SHAMP" found at 668
the southwesterly corner of Lot 79 in said Village, also being the 669
southwest corner of lands conveyed to John W. and Beverly S. 670
Holley in Volume 576; Page 605 of Wayne County Deed Records: 671

1) thence N 56° 48' 15" E along the southerly line of said Lot 79 672
and the southerly line of said Holley a distance of 160.00 673
feet to a 5/8" rebar with I.D. cap marked "SHAMP" found at 674
the southeasterly corner thereof; 675

2) thence N 47° 35' 03" W along the easterly line of said Lot 79 676
and the easterly line of said Holley a distance of 60.00 feet 677
to a 5/8" rebar with I.D. cap marked "SHAMP" found at the 678
northeasterly corner thereof; 679

3) thence S 56° 48' 15" W, 18.02 feet to a 5/8" rebar with I.D. 680
cap marked "SHAMP" found on the easterly line of Cemetery 681
Street; 682

4) thence N 09° 20' 27" W along the easterly line of Cemetery 683
Street a distance of 216.16 feet to a 5/8" rebar with I.D. 684
cap marked "SHAMP" found at the southeast corner of lands 685

conveyed to the Village of Apple Creek in Volume 166; Page	686
230 of Wayne County Deed Records;	687
5) thence N 86° 27' 59" E along the southerly line of said Village	688
of Apple Creek and the southerly line of lands conveyed to	689
Apple Creek Cemetery Association in Volume 207; Pages 306 and	690
307 of Wayne County Deed Records a distance of 548.56 feet to	691
a point on the Village of Apple Creek Corporation Line;	692
	693
6) thence S 35° 32' 40" E along said Corporation Line a distance	694
of 678.16 feet to a 5/8 rebar found on the northerly line of	695
Lot 314 in the Troxel Acres Subdivision as recorded in Volume	696
20; Page 261 of Wayne County Plat Records;	697
7) thence S 79° 17' 36" W along the northerly line of said Lot 314	698
a distance of 179.34 feet to a 1/2" pipe found at the	699
northwest corner thereof and the northeast corner of lands	700
conveyed to Ray B. and Bessie G. Hawkins in Volume 427; Page	701
347 of Wayne County Deed Records;	702
8) thence S 79° 11' 11" W along the northerly line of said Hawkins	703
a distance of 228.21 feet to a 5/8" rebar with I.D. cap	704
marked "SHAMP" found at the southeast corner of lands	705
conveyed to Massillon Cable TV in Volume 580; Page 268 of	706
Wayne County Deed Records;	707
9) thence N 10° 40' 45" W along the easterly line of said	708
Massillon Cable TV a distance of 349.99 feet to a 1/2" pipe	709
found at the northeast corner thereof;	710
10) thence S 79° 15' 37" W along the northerly line of said	711
Massillon Cable TV a distance of 232.38 feet to a 1" pipe	712
found;	713
11) thence S 42° 22' 56" W along the westerly line of said	714
Massillon Cable TV a distance of 222.03 feet to a 1" pipe	715

found on the northeasterly line of Grange Street; 716

12) thence N 47° 35' 03" W along the northeasterly line of Grange 717
Street a distance of 186.82 feet to the place of beginning 718
and containing within said bounds 7.226 acres of land, more 719
or less, and subject to all legal highways and easements of 720
record. 721

This description was prepared by Virgil D. Landis, P.S. #6551 from 722
a survey made in July 2000 by Shaffer, Johnston, Lichtenwalter & 723
Associates, Inc. Bearings are based on the NAD 83 State Plane 724
System from survey "PP"-446. See Wayne County Survey Records 725
Volume QQ; Page 657 for survey. 726

Parcel 13 727

Consisting of approximately 3.132 acres, P.P.N. 28-00452-000. 728

Situated in the Village of Apple Creek, County of Wayne, State of 729
Ohio and known as being Out Lot 8 in said Village, also known as 730
being lands conveyed to the State of Ohio in Volume 207; Page 330 731
of Wayne County Deed Records. Said parcel contains 3.132 acres of 732
land, more or less, and subject to all legal highways and 733
easements of record. 734

This description was prepared by Virgil D. Landis, P.S. #6551 from 735
a survey made in July 2000 by Shaffer, Johnston, Lichtenwalter & 736
Associates, Inc. See survey "PP"-446. See Wayne County Survey 737
Records Volume QQ; Page 656 for survey. 738

Parcel 14 739

Consisting of approximately 0.203 acres, P.P.N. 28-00453-000. 740

Situated in the Village of Apple Creek, County of Wayne, State of 741
Ohio and known as being Lot 131 in said Village, also known as 742
being lands conveyed to the State of Ohio in Volume 207; Page 330 743
of Wayne County Deed Records. Said parcel contains 0.203 acre of 744
land, more or less, and subject to all legal highways and 745

easements of record.	746
This description was prepared by Virgil D. Landis, P.S. #6551 from	747
a survey made in July of 2000 by Shaffer, Johnston, Lichtenwalter	748
& Associates, Inc.	749
See survey "PP"-446.	750
See Wayne County Survey Records Volume QQ; 656 for survey.	751
<u>Parcel 15</u>	752
Consisting of approximately 165.972 acres.	753
Situated in the Township of East Union, County of Wayne, State of	754
Ohio and known as being the Northeast Quarter of Section 17,	755
T-16N; R-14W, also known as being lands conveyed to the State of	756
Ohio in Volume 276; Page 185 of Wayne County Deed Records. Said	757
parcel contains 165.972 acres of land, more or less, and subject	758
to all legal highways and easements of record.	759
This description was prepared by Virgil D. Landis, P.S. #6551 from	760
a survey made in July of 2000 by Shaffer, Johnston, Lichtenwalter	761
& Associates, Inc.	762
See survey "PP"-446.	763
See Wayne County Survey Records Volume QQ; Page 655 for survey.	764
<u>Parcel 16</u>	765
Consisting of approximately 80.710 acres.	766
Situated in the Township of East Union, County of Wayne, State of	767
Ohio and known as being a part of the Northwest Quarter of Section	768
16, T-16N; R-12W, also known as being lands conveyed to the State	769
of Ohio in Volume 276; Page 167 of Wayne County Deed Records and	770
further bounded and described as follows:	771
Beginning at a monument spike set at the southwest corner of the	772
Northwest Quarter of Section 16:	773

- 1) thence N 02° 40' 36" W along the section line and centerline of Apple Creek Road (C.R. 44) a distance of 2387.08 feet to a monument spike set at the southwest corner of lands conveyed to Henry S. and Lulu E. Miller in Volume 366; Page 188 of Wayne County Deed Records;
 - 2) thence N 86° 24' 49" E along the southerly line of said Miller and passing thru a 5/8" rebar with I.D. cap marked "S.J.L., INC." set at 30.00 feet a total distance of 295.18 feet to a 5/8" rebar with I.D. cap marked "S.L.J., INC." set at the southeast corner thereof;
 - 3) thence N 02° 40' 36" W along the easterly line of said Miller and passing thru a 5/8" rebar with I.D. cap marked "S.J.L., INC." set at 265.18 feet a total distance of 295.18 feet to a monument spike set at the northeast corner thereof and on the section line and centerline of Secrest Road (T.R. 539);
 - 4) thence N 86° 24' 49" E along the section line and centerline of Secrest Road a distance of 1049.26 feet to a monument spike set at the northwest corner of lands conveyed to the State of Ohio, Department of Public Welfare, Apple Creek School in Volume 261; Page 448 of Wayne County Deed Records;
 - 5) thence S 02° 42' 06" E along the westerly line of said State of Ohio parcel and passing thru a 5/8" rebar with I.D. cap marked "S.J.L., INC." set at 30.00 feet and 2645.71 feet a total distance of 2675.71 feet to a monument spike set on the quarter section line and centerline of Ely Road (T.R. 163);
 - 6) thence S 86° 08' 07" W along the quarter section line and centerline of Ely Road a distance of 1345.72 feet to the place of beginning and containing within said bounds 80.710 acres, more or less, and subject to all legal highways and easements of record.
- This description was prepared by Virgil D. Landis, P.S. #6551 from

a survey made in July of 2000 by Shaffer, Johnston, Lichtenwalter & Associates, Inc. Bearings are based on the NAD 83 State Plane System from survey "PP"-446. See Wayne County Survey Records Volume QQ; Page 654 for survey.

Parcel 17

Consisting of approximately 1.621 acres.

Situated in the Township of East Union, County of Wayne, State of Ohio and known as being a part of the Southeast Quarter of Section 17, T-16N; R-12W, also known as being a part of lands conveyed to the State of Ohio in Volume 207; Page 229 of Wayne County Deed Records and further bounded and described as follows:

Commencing at an iron pin found at the southeast corner of the Southeast Quarter of Section 17; thence N 02° 44' 53" W along the section line and centerline of Apple Creek Road (C.R. 44) a distance of 1625.06 feet to a monument spike set; thence N 86° 24' 00" W, 174.53 feet to a 5/8" rebar with I.D. cap marked "S.J.L., INC." set and the principal place of beginning of the parcel herein described:

1) thence S 83° 04' 04" W, 58.15 feet to a 5/8" rebar with I.D. cap marked "S.J.L., INC." set;

2) thence S 57° 46' 38" W, 226.33 feet to a 5/8" rebar with I.D. cap marked "S.J.L., INC." set;

3) thence S 11° 40' 19" W, 157.07 feet to a 5/8" rebar with I.D. cap marked "S.J.L., INC." set;

4) thence S 87° 15' 02" W, 95.65 feet to a 5/8" rebar with I.D. cap marked "S.J.L., INC." set;

5) thence N 57° 25' 15" W, 211.15 feet to a 5/8" rebar with I.D. cap marked "S.J.L., INC." set;

6) thence N 43° 33' 15" E, 187.84 feet to a 5/8" rebar with I.D. cap marked "S.J.L., INC." set;

7) thence N 82° 24' 02" E, 426.83 feet to a 5/8" rebar with I.D. 835
cap marked "S.J.L., INC." set; 836

8) thence S 05° 27' 15" E, 20.25 feet to the place of beginning 837
and containing within said bounds 1.621 acres of land, more 838
or less, and subject to all legal highways and easements of 839
record. 840

Together with right of ingress and egress over the following 841
described parcel of land: 842

Situated in the Township of East Union, County of Wayne, State of 843
Ohio and known as being a part of the Southeast Quarter of Section 844
17, T-16N; R-12W, also known as being a part of lands conveyed to 845
the State of Ohio in Volume 207; Page 229 of Wayne County Deed 846
Records and further bounded and described as follows: 847

Commencing at an iron pin found at the southeast corner of the 848
Southeast Quarter of Section 17; thence N 02° 44' 53" E along the 849
section line and centerline of Apple Creek Road (C.R. 44) a 850
distance of 1625.06 feet to a monument spike set and the principal 851
place of beginning of the easement herein described: 852

1) thence N 86° 24' 00" W, 174.53 feet to a 5/8" rebar with I.D. 853
cap marked "S.J.L., INC.," set; 854

2) thence N 05° 27' 15" W, 20.25 feet to a 5/8" rebar with I.D. 855
cap marked "S.J.L., INC." set; 856

3) thence S 86° 24' 00" E, 175.49 feet to a monument spike set on 857
the section line and centerline of Apple Creek Road; 858

4) thence S 02° 44' 53" W, 20.12 feet to the place of beginning. 859

This description was prepared by Virgil D. Landis, P.S. #6551 from 860
a survey made in July of 2000 by Shaffer, Johnston, Lichtenwalter 861
& Associates, Inc. Bearings are based on the NAD 83 State Plane 862
System from survey "PP"-446. See Wayne County Survey Records 863
Volume QQ; Page 524 for survey. 864

<u>Parcel 18</u>	865
Consisting of approximately 130.822 acres.	866
Situated in the Township of East Union, County of Wayne, State of Ohio and known as being a part of the Southeast and Southwest Quarters of Section 16 and the Northeast and Northwest Quarters of Section 21, T-16N; R-12W, also known as being a part of lands conveyed to the State of Ohio in Volume 207; Page 223, Volume 207; Page 224, and Volume 207; Page 228 of Wayne County Deed Records and further bounded and described as follows:	867 868 869 870 871 872 873
Beginning at a 1" pipe found at the northwest corner of the Northwest Quarter of Section 21:	874 875
1) thence N 86° 07' 02" E along the section line and southerly line of lands conveyed to Oris Earl and Dorothy Ellen Steiner in Volume 545; Page 386 of Wayne County Deed Records a distance of 1363.52 feet to a 1 1/2" pipe found at the southeast corner of Steiner;	876 877 878 879 880
2) thence N 02° 52' 41" E along the easterly line of said Steiner a distance of 70.00 feet to a 1" pipe found;	881 882
3) thence N 86° 57' 56" E, 809.77 feet to a 5/8" rebar with I.D. cap marked "S.J.L., INC." set on the westerly line of lands conveyed to Wayne County in Volume 720; Page 772 of Wayne County Deed Records;	883 884 885 886
4) thence S 03° 52' 58" E along the westerly line of said Wayne County a distance of 58.00 feet to a rebar over a stone found on the section line;	887 888 889
5) thence S 03° 52' 57" E along the westerly line of said Wayne County a distance of 240.00 feet to a 5/8" rebar found at the southwest corner thereof;	890 891 892
6) thence N 86° 06' 23" E along the southerly line of said Wayne County a distance of 550.13 feet to a 5/8" rebar found at the	893 894

southeast corner thereof;	895
7) thence N 02° 12' 57" W along the easterly line of said Wayne	896
County a distance of 240.00 feet to a rebar over a stone	897
found on the section line;	898
8) thence N 03° 36' 23" W along the easterly line of said Wayne	899
County a distance of 113.44 feet to a 1" pipe found;	900
9) thence N 86° 05' 34" E along the southerly line of said Wayne	901
County a distance of 521.12 feet to a 1" pipe found at the	902
southeasterly corner thereof;	903
10) thence N 02° 36' 10" W along the easterly line of said Wayne	904
County a distance of 150.61 feet to a 1" pipe found;	905
11) thence N 87° 47' 24" E along the southerly line of said Wayne	906
County a distance of 291.03 feet to a 1" pipe found on the	907
westerly line of lands conveyed to the Wayne County Fire	908
Rescue Association in Volume 663; Page 123 of Wayne County	909
Deed Records;	910
12) thence S 14° 18' 48" W along the westerly line of said Wayne	911
County Fire Rescue Association and passing thru a 5/8" rebar	912
found at 268.87 feet on the section line a total distance of	913
662.32 feet to a 5/8" rebar found;	914
13) thence S 65° 25' 44" E, 51.88 feet to a 5/8" rebar found;	915
14) thence S 02° 40' 46" W along the westerly line of said Wayne	916
County Fire Rescue Association a distance of 466.73 feet to a	917
5/8" rebar found at a southwesterly corner thereof;	918
15) thence N 88° 30' 30" E along the southerly line of said Wayne	919
County Fire Rescue Association a distance of 327.10 feet to a	920
5/8" rebar found;	921
16) thence S 01° 33' 09" E along the westerly line of said Wayne	922
County Fire Rescue Association a distance of 442.22 feet to a	923
5/8" rebar found at the southwesterly corner thereof;	924

17) thence S 85° 51' 29" W, 137.09 feet to a 5/8" rebar with I.D.	925
cap marked "S.J.L., INC." set;	926
18) thence S 03° 11' 31" E, 655.89 feet to a 5/8" rebar with I.D.	927
cap marked "S.J.L., INC." set;	928
19) thence S 86° 48' 29" W, 1039.31 feet to a 5/8" rebar with I.D.	929
cap marked "S.J.L., INC." set;	930
20) thence N 03° 11' 31" W, 274.73 feet to a 5/8" rebar with I.D.	931
cap marked "S.J.L., INC." set;	932
21) thence S 83° 46' 19" W, 695.35 feet to a 5/8" rebar with I.D.	933
cap marked "S.J.L., INC." set at a point of curvature;	934
22) thence northwesterly 166.81 feet along the arc of a curve	935
deflecting to the right, said curve having a radius of 257.00	936
feet, a central angle of 37° 11' 20" and a chord which bears	937
N 77° 38' 01" W, 163.90 feet to a 5/8" rebar with I.D. cap	938
marked "S.J.L., INC." set at a point of reverse curve;	939
23) thence northwesterly 60.37 feet along the arc of a curve	940
deflecting to the left, said curve having a radius of 515.54	941
feet, a central angle of 06° 42' 35" and a chord which bears	942
N 62° 23' 38" W, 60.34 feet to a 5/8" rebar with I.D. cap	943
marked "S.J.L., INC." set;	944
24) thence N 65° 44' 56" W, 267.57 feet to a 5/8" rebar with I.D.	945
cap marked "S.J.L., INC." set at a point of curvature;	946
25) thence northwesterly 129.18 feet along the arc of a curve	947
deflecting to the right, said curve having a radius of 219.70	948
feet, a central angle of 33° 41' 22" and a chord which bears	949
N 48° 54' 14" W, 127.33 feet to a 5/8" rebar with I.D. cap	950
marked "S.J.L., INC." set at a point of reverse curve;	951
26) thence northwesterly 225.18 feet along the arc of a curve	952
deflecting to the left, said curve having a radius of 932.78	953
feet, a central angle of 13° 49' 53" and a chord which bears	954

N 38° 58' 30" W, 224.63 feet to a 5/8" rebar with I.D. cap 955
marked "S.J.L., INC." set at a point of compound curve; 956

27) thence northwesterly 375.09 feet along the arc of a curve 957
deflecting to the left, said curve having a radius of 267.00 958
feet, a central angle of 80° 29' 25" and a chord which bears 959
N 86° 08' 09" W, 345.00 feet to a 5/8" rebar with I.D. cap 960
marked "S.J.L., INC." set at a point of reverse curve; 961

28) thence southwesterly 306.27 feet along the arc of a curve 962
deflecting to the right, said curve having a radius of 963
1179.00 feet, a central angle of 14° 53' 02" and a chord 964
which bears S 61° 03' 40" W, 305.41 feet to a 5/8" rebar with 965
I.D. cap marked "S.J.L., INC." set; 966

29) thence S 68° 30' 11" W, 525.58 feet to a monument spike set on 967
the section line and centerline of Apple Creek Road (C.R. 968
44); 969

30) thence N 03° 12' 39" W along the section line and centerline 970
of Apple Creek Road a distance of 1479.67 feet to the place 971
of beginning and containing within said bounds 130.822 acres 972
of land of which 1.191 acres are in the Southwest Quarter of 973
Section 16, 2.861 acres are in the Southeast Quarter of 974
Section 16, 35.159 acres are in the Northeast Quarter of 975
Section 21 and 91.611 acres are in the Northwest Quarter of 976
Section 21, more or less, and subject to all legal highways 977
and easements of record. 978

This description was prepared by Virgil D. Landis, P.S. #6551 from 979
a survey made in April of 2000 by Shaffer, Johnston, Lichtenwalter 980
& Associates, Inc. Bearings are based on the NAD 83 State Plane 981
System from survey "PP"-446. See Wayne County Survey Records 982
Volume QQ; Page 528 for survey. 983

Parcel 19 984

Consisting of approximately 6.863 acres. 985

Situated in the Township of East Union, County of Wayne and State 986
of Ohio and known as being a part of the Southeast Quarter of 987
Section 20, T-16N; R-12W, and being further bounded and described 988
as follows: 989

Commencing at an iron pin found on the centerline of Apple Creek 990
Road (C.R. 44) marking the northeast corner of the Southeast 991
Quarter of Section 20; thence S 02° 15' 26" E along the section 992
line and centerline of Apple Creek Road a distance of 200.00 feet 993
to a railroad spike found and the principal place of beginning of 994
the parcel herein described: 995

1) thence continuing S 02° 15' 26" E along the section line and 996
the centerline of Apple Creek Road a distance of 460.00 feet 997
to a railroad spike found; 998

2) thence S 85° 03' 58" W and passing thru a 5/8" rebar with I.D. 999
cap marked "S.J.L., INC." found at 30.03 feet a total 1000
distance of 650.63 feet to a 5/8" rebar with I.D. cap marked 1001
"S.J.L., INC." found; 1002

3) thence N 02° 15' 26" W, 460.00 feet to a 5/8" rebar with I.D. 1003
cap marked "S.J.L., INC." found; 1004

4) thence N 85° 03' 58" E and passing thru a 5/8" rebar with I.D. 1005
cap marked "S.J.L., INC." found at 620.60 feet a total 1006
distance of 650.63 feet to the place of beginning and 1007
containing within said bounds 6.863 acres of land, more or 1008
less, and subject to all legal highways and easements of 1009
record. 1010

This description was prepared by Virgil D. Landis, P.S. #6551 from 1011
a survey made in July of 2000 by Shaffer, Johnston, Lichtenwalter 1012
& Associates, Inc. Bearings are based on the NAD 83 State Plane 1013
System from survey "PP"-446. 1014

<u>Parcel 20</u>	1015
Consisting of approximately 1.002 acres.	1016
Situated in the Township of East Union, County of Wayne and State	1017
of Ohio and known as being a part of the southwest quarter of	1018
Section 21 and a part of the northwest quarter of Section 28,	1019
T-16N; R-12W and being further bounded and described as follows:	1020
Commencing at an iron pin found at the southwest corner of the	1021
southwest quarter of Section 21; thence N 89° 42' 44" E along the	1022
section line a distance of 691.84 feet to an iron pin set on the	1023
easterly line of the Apple Creek Cemetery and the principal place	1024
of beginning of the parcel herein described:	1025
1) Thence N 0° 17' 16" W, 70.85 feet to an iron pipe found;	1026
2) Thence N 89° 42' 44" E, 76.56 feet to an iron pipe found;	1027
3) Thence N 0° 17' 16" W, 70.62 feet to an iron pipe found at the	1028
northeast corner of said cemetery;	1029
4) Thence N 89° 42' 44" E along the easterly prolongation of the	1030
northerly line of said cemetery 150.00 feet to an iron pin	1031
set;	1032
5) Thence S 13° 49' 14" W and passing thru an iron pin set at	1033
145.87 feet on the section line a distance of 241.61 feet to	1034
a railroad spike set on the centerline of Church Street;	1035
6) Thence S 78° 09' 04" W along the centerline of Church Street	1036
171.14 feet to a railroad spike set at the southeast corner	1037
of the aforementioned cemetery;	1038
7) Thence N 0° 17' 16" W, 127.15 feet to the place of beginning	1039
and containing within said bounds 1.002 acres of land of	1040
which 0.554 acre is in the southwest quarter of Section 21	1041
and 0.448 acre is in the northwest quarter of Section 28 be	1042
the same more or less but subject to all legal highways.	1043

Section 2. Consideration for the conveyance described in 1044
Section 1 of this act shall be \$1,200,000. The consideration shall 1045
be paid in three installments. The first installment shall be in 1046
the amount of \$500,000, and shall be paid within sixty days after 1047
the effective date of this act. The second installment shall be in 1048
the amount of \$500,000, and shall be paid on or before the 1049
first-year anniversary date of the first installment. The third 1050
installment shall be in the amount of \$200,000, and shall be paid 1051
on or before the second-year anniversary date of the payment of 1052
the first installment. 1053

Section 3. Upon payment of the first installment of the 1054
consideration, as described in Section 2 of this act, the Auditor 1055
of State, with the assistance of the Attorney General, shall 1056
prepare a deed to the real estate described in Section 1 of this 1057
act. The deed shall state the consideration and shall be executed 1058
by the Governor in the name of the State, countersigned by the 1059
Secretary of State, sealed with the Great Seal of the State, 1060
presented in the Office of Auditor of State for recording, and 1061
delivered to The Ohio State University. The Ohio State University 1062
shall present the deed for recording in the Office of the Wayne 1063
County Recorder. 1064

Section 4. The Ohio State University shall pay the costs of 1065
the conveyance described in Section 1 of this act. 1066

Section 5. The net proceeds of the consideration received 1067
pursuant to the conveyance described in Section 1 of this act 1068
shall be deposited as follows: 1069

(A) The net proceeds of the first and second installments 1070
shall be deposited in Fund 152, Miscellaneous Revenue, the 1071
Department of Mental Retardation and Developmental Disabilities. 1072

The funds so deposited shall be used for the demolition of 1073
Macintosh Hall. 1074

(B) The net proceeds of the third installment shall be 1075
deposited in the trust account, the Apple Creek Developmental 1076
Center I and E Fund of the Department of Mental Retardation and 1077
Developmental Disabilities and shall be used for programs and 1078
projects to enhance the lives of the residents of the Apple Creek 1079
Developmental Center. 1080

No moneys derived from the conveyance described in section 1 1081
of this act shall be used for purposes of employment, staffing, 1082
salaries, or other employee benefits. 1083

Section 6. If The Ohio State University fails to make any of 1084
the consideration payments as described in Section 2 of this act, 1085
all right, title, and interest in the transferred real estate 1086
shall immediately revert to the state and the jurisdiction of the 1087
Department of Mental Retardation and Developmental Disabilities 1088
without the need for further action by the grantor. 1089

Section 7. The conveyance described in Section 1 of this act 1090
shall not proceed until the 1091

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Section irector of Mental Retardation and Developmental 1092
Disabilities has approved a plan for the buffer zone of the land, 1093
known as the "Buffer Zone Plan," which the College of Food, 1094
Agriculture, and Environmental Sciences of The Ohio State 1095
University shall develop and present to the director. The plan 1096
shall consist of a comprehensive, detailed, and specialized 1097
landscaping plan for portions of the real estate that are to be 1098
conveyed pursuant to Section 1 of this act and that are adjacent 1099
to the Apple Creek Developmental Center. The "Buffer Zone Plan" 1100
shall identify the area under the jurisdiction of the plan, 1101

inventory proposed tree and vegetation installations, and provide 1102
a timetable for completion of the plan, taking into account visual 1103
impact and scientifically sound odor management principles. 1104

Section 8. The "Buffer Zone Plan" described in Section 7 of 1105
this act shall be developed by the College of Food, Agriculture, 1106
and Environmental Sciences of The Ohio State University and 1107
implemented by the College at the College's sole expense within 1108
three years after the effective date of this act. If the College 1109
has not implemented the plan as approved by the Director of Mental 1110
Retardation and Developmental Disabilities pursuant to Section 7 1111
of this act, all right, title, and interest in the transferred 1112
real estate shall immediately revert to the state and the 1113
jurisdiction of the Department of Mental Retardation and 1114
Developmental Disabilities without the need for further action by 1115
the grantor. 1116

Section 9. The conveyance of the real estate described in 1117
Section 1 of this act is subject to the conditions that The Ohio 1118
State University and its College of Food, Agriculture, and 1119
Environmental Sciences accept the real estate subject to a former 1120
Indian burial ground that is believed to be located on the real 1121
estate in or near the wooded plot southeast of the intersection of 1122
Ely Road and Barnard Road in Wayne County, and that The Ohio State 1123
University and its College of Food, Agriculture, and Environmental 1124
Sciences assume all obligations associated with that former Indian 1125
burial ground. If The Ohio State University and its College of 1126
Food, Agriculture, and Environmental Sciences do not assume such 1127
responsibilities as provided in this section, all right, title, 1128
and interest in the transferred real estate shall immediately 1129
revert to the state and the jurisdiction of the Department of 1130
Mental Retardation and Developmental Disabilities without the need 1131
for further action by the grantor. 1132

Section 10. The conveyance described in Section 1 of this act 1133
is contingent upon The Ohio State University's satisfaction with 1134
the result of a due diligence investigation of the real estate, 1135
which The Ohio State University shall conduct. If The Ohio State 1136
University is not satisfied with the result of its investigation, 1137
it may, as soon as reasonably feasible after the effective date of 1138
this act, provide written notice of its intent not to proceed with 1139
the conveyance to the Director of Mental Retardation and 1140
Developmental Disabilities and shall have no further obligation 1141
with respect to the conveyance. 1142

Section 11. The conveyance described in Section 1 of this act 1143
is contingent upon The Ohio State University obtaining a title 1144
insurance commitment to issue a title insurance policy insuring 1145
the real estate satisfactory to The Ohio State University as soon 1146
as reasonably feasible after the effective date of this act. If 1147
The Ohio State University does not obtain title insurance that it 1148
considers satisfactory, it may, as soon as reasonably feasible 1149
after the effective date of this act, notify the Director of 1150
Mental Retardation and Developmental Disabilities that it does not 1151
intend to proceed with the conveyance and shall be under no 1152
further obligation with respect to the conveyance. 1153

Section 12. The conveyance described in Section 1 of this act 1154
is contingent upon the approval of the conveyance by the Board of 1155
Trustees of The Ohio State University, if the board determines 1156
that its approval is necessary. The Ohio State University may, if 1157
its Board of Trustees has failed to approve the conveyance, notify 1158
the Director of Mental Retardation and Developmental Disabilities 1159
as soon as reasonably feasible after the effective date of this 1160
act that it does not intend to proceed with the conveyance and 1161
shall have no further obligation with respect to the conveyance. 1162

Section 13. The conveyance described in Section 1 of this act 1163
is subject to all easements including an easement of the State of 1164
Ohio with regard to one producing water well that currently 1165
supplies the Apple Creek Developmental Center, which easement 1166
shall be retained by the State of Ohio. The Department of Mental 1167
Retardation and Developmental Disabilities shall maintain and 1168
repair, at its expense, this well and the lines transporting water 1169
to the Apple Creek Developmental Center. The Ohio State University 1170
and its College of Food, Agriculture, and Environmental Sciences 1171
shall take no action that would interfere with continued 1172
production of potable water from the identified well. The 1173
Department shall maintain well head pumps or supply lines, or 1174
both, between the well location and the Apple Creek Developmental 1175
Center. 1176

Section 14. The conveyance described in Section 1 of this act 1177
is subject to the condition that The Ohio State University not 1178
convey any or all of the real estate conveyed to it pursuant to 1179
this act to any nonstate entity for a period of ten years from the 1180
effective date of this act. If The Ohio State University conveys 1181
the real estate contrary to the provisions of this section, all 1182
right, title, and interest in the transferred real estate shall 1183
immediately revert to the state and the jurisdiction of the 1184
Department of Mental Retardation and Developmental Disabilities 1185
without the need for further action by the grantor. 1186

Section 15. If any of the four existing water wells serving 1187
the Apple Creek Developmental Center ceases to produce potable 1188
water, the Department of Mental Retardation and Developmental 1189
Disabilities shall explore replacement of any such well that 1190
ceases to produce sufficient potable water and shall seek a well 1191
site that is within the real property remaining under the 1192

jurisdiction of the Department. If the replacement water well is 1193
unable to be located within the real property remaining under the 1194
jurisdiction of the Department at the Apple Creek Developmental 1195
Center, the Department may seek, drill, and maintain a water well 1196
source on the real estate described in Section 1 of this act at a 1197
site mutually agreed upon by the Director of Mental Retardation 1198
and Developmental Disabilities and the Vice-President of the 1199
College of Food, Agriculture, and Environmental Sciences of The 1200
Ohio State University. Any replacement water wells must produce, 1201
in concert with the remaining well sources, potable water to the 1202
Apple Creek Developmental Center in an amount sufficient to 1203
adequately supply the needs of the Apple Creek Developmental 1204
Center as determined by the Director. 1205

Section 16. Upon the conveyance of the real estate described 1206
in Section 1 of this act, the Inter-Agency Lease between the 1207
Department of Mental Retardation and Developmental Disabilities, 1208
through the Department of Administrative Services, and The Ohio 1209
State University for approximately 1272.92 acres of the real 1210
estate described in Section 1 of this act for a period of forty 1211
years to expire on January 31, 2025, and bearing file No. 3759-A 1212
(the "Lease"), shall automatically terminate and have no further 1213
force or effect. If the Lease or a memorandum thereof has been 1214
recorded with the Office of the Wayne County Recorder, the State 1215
of Ohio, the Department of Administrative Services, the Department 1216
of Mental Retardation and Developmental Disabilities, and The Ohio 1217
State University shall execute all documentation necessary to 1218
release or cancel, or both, the Lease of record on the date of the 1219
conveyance of the real estate described in Section 1 of this act. 1220

Section 17. This act shall expire one year after its 1221
effective date. 1222

Section 18. This act is hereby declared to be an emergency 1223
measure necessary for the immediate preservation of the public 1224
peace, health, and safety. The reason for the emergency is that 1225
the conveyance of the real estate is needed at the earliest 1226
possible time so that the College of Food, Agriculture, and 1227
Environmental Sciences of The Ohio State University may 1228
immediately begin to implement its plans for the real estate and 1229
the Department of Mental Retardation and Developmental 1230
Disabilities may receive the proceeds of the conveyance for the 1231
demolition of Macintosh Hall. Therefore, this act shall go into 1232
immediate effect. 1233