

**As Reported by the House Development Committee**

**136th General Assembly**

**Regular Session**

**2025-2026**

**Sub. S. B. No. 217**

**Senator Landis**

**Cosponsors: Senators Blackshear, Cirino, DeMora, Hicks-Hudson, Ingram,  
Johnson, O'Brien, Reineke, Timken, Weinstein**

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To authorize the conveyance of state-owned land.

1

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

**Section 1.** (A) The Governor may execute a Governor's Deed  
in the name of the state conveying to one or more purchaser or  
purchasers, their heirs, successors, and assigns all of the  
State's right, title, and interest in the following described  
real estate:

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Situated in the State of Ohio, County of Greene, in the  
City of Xenia, in Virginia Military Survey 548.

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Beginning at the North West corner of Lot No. 12 of Block  
7 of Frank W. Dodds 2nd Addition to the City of Xenia;

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Thence with the W line of said Lot No. 12 and the East  
line of Detroit Boulevard, South 20 feet to a point in the West  
line of said Lot;

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Thence at right angles to the West line of said lot, 16  
feet to the point of beginning of the following description:

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Thence, Southwardly, parallel and 16 feet East of the West  
line of Lot No. 12 and Lot No. 1, 289 feet to a point 35 feet

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North of the North line of Park Drive; 18

Thence, in a Northeasterly direction, parallel with the 19  
North line of Park Drive and 30 feet from the same, 444 feet to 20  
a point; 21

Thence, in a Northwesterly direction 29 feet to a point 20 22  
feet South of the South line of Weaver Street; 23

Thence, in a Westerly direction, parallel with the South 24  
line of said Weaver Street and 20 feet South of same, 340 feet 25  
to the beginning of this description, containing 54,444 square 26  
feet (1.25 acres). The above described tract is parts of Lot 27  
Nos. 1 - 2 - 3 - 4 - 5 - 6 - 7 - 8 - 9 - 10 - 11 - 12 of Block 28  
No. 7 of Frank W. Dodds Second Addition to Xenia as recorded in 29  
Plat Book No. 2, Page 102 - 103 (now known as Plat Cabinet 31, 30  
Pages 267B-268A) of Greene County Plat Records. 31

Parcel Number(s): M40000200040012600, M40000200040012700, 32  
M40000200040012800, M40000200040012900, M40000200040013000, 33  
M40000200040013100, M40000200040013200, M40000200040013300, 34  
M40000200040013400, M40000200040013500, M40000200040013600, 35  
M40000200040013700 36

Prior Instrument: Deed Book 145, Page 118 - Greene County 37  
Recorder 38

The foregoing legal description may be corrected or 39  
modified by the Department of Administrative Services to a final 40  
form if such corrections or modifications are needed to 41  
facilitate recordation of the deed. 42

(B) (1) The conveyance shall include the improvements and 43  
chattels situated on the real estate, and is subject to all 44  
leases, agreements, licenses, permits, memoranda of 45  
understanding, easements, covenants, conditions, reservations, 46

and restrictions of record, and encroachments whether of record 47  
or not; all legal highways and public rights of way; zoning, 48  
building, and other laws, ordinances, restrictions, and 49  
regulations; and real estate taxes and assessments not yet due 50  
and payable. The real estate shall be conveyed in an "as-is, 51  
where-is, with all faults" condition. 52

(2) The deed or deeds for the conveyance of the real 53  
estate may contain restrictions, exceptions, reservations, 54  
reversionary interests, and other terms and conditions the 55  
Director of Administrative Services determines to be in the best 56  
interest of the State. 57

(3) Subsequent to the conveyance, any restrictions, 58  
exceptions, reservations, reversionary interests, or other terms 59  
and conditions contained in the deed may be released by the 60  
State or the Adjutant General's Department without the necessity 61  
of further legislation. 62

(4) The real estate described above shall be conveyed 63  
only if the Director of Administrative Services and the Director 64  
of the Adjutant General's Department first have determined that 65  
the real estate is surplus real property no longer needed by the 66  
State and that the conveyance is in the best interest of the 67  
State. 68

(C) The Director of Administrative Services shall conduct 69  
a sale of the real estate by sealed bid auction or public 70  
auction, and the real estate shall be sold to the highest bidder 71  
at a price acceptable to the Director of Administrative Services 72  
and the Adjutant General's Department. The Department of 73  
Administrative Services shall advertise the sealed bid auction 74  
or public auction by publication in a newspaper of general 75  
circulation in Greene County, once a week for three consecutive 76

weeks before the date on which the sealed bids are to be opened. 77  
The Director of Administrative Services shall notify the 78  
successful bidder or bidders in writing. The Director of 79  
Administrative Services may reject any or all bids. 80

The purchaser shall pay ten percent of the purchase price 81  
to the Director of Administrative Services within five business 82  
days after receiving the notice the bid has been accepted. When 83  
the deposit has been received, the Director and purchaser or 84  
purchasers shall enter into a real estate purchase agreement, in 85  
the form prescribed by the Department of Administrative 86  
Services. The purchaser or purchasers shall pay the balance of 87  
the purchase price to the Department of Administrative Services 88  
within sixty days after receiving notice the bid has been 89  
accepted, or at closing. Payment may be made by bank draft or 90  
certified check made payable to the Treasurer of State. A 91  
purchaser who does not complete the conditions of the sale as 92  
prescribed in this division shall forfeit ten percent of the 93  
purchase price paid to the State as liquidated damages. If a 94  
purchaser fails to complete the purchase, the Director of 95  
Administrative Services may accept the next highest bid, subject 96  
to the foregoing conditions. If the Director of Administrative 97  
Services rejects all bids, the Department of Administrative 98  
Services may repeat the sealed bid auction or public auction, or 99  
may use an alternative sale process that is acceptable to the 100  
Adjutant General's Department. 101

The Adjutant General's Department shall pay advertising 102  
and other costs incident to the sale of the real estate. 103

(D) The real estate described in division (A) of this 104  
section shall be sold as an entire tract and not in parcels. 105

(E) Except as otherwise specified above, the purchaser 106

shall pay all costs associated with the purchase, closing and 107  
conveyance, including surveys, title evidence, title insurance, 108  
transfer costs and fees, recording costs and fees, taxes, and 109  
any other fees, assessments, and costs that may be imposed. 110

The proceeds of the sale of the real estate shall be 111  
deposited into the state treasury to the credit of the Fund 5340 112  
ALI 745612, Armory Improvements, under section 5911.10 of the 113  
Revised Code. 114

(F) Upon execution of the real estate purchase agreement, 115  
the Director of Administrative Services, with the assistance of 116  
the Attorney General, shall prepare a Governor's Deed to the 117  
real estate described in division (A) of this section. The 118  
Governor's Deed shall state the consideration and shall be 119  
executed by the Governor in the name of the State, countersigned 120  
by the Secretary of State, sealed with the Great Seal of the 121  
State, presented in the Department of Administrative Services 122  
for recording, and delivered to the Grantee(s). The Grantee(s) 123  
shall present the Governor's Deed for recording in the Office of 124  
the Greene County Recorder. 125

(G) This section shall expire 3 years after its effective 126  
date. 127

**Section 2.** (A) The Governor may execute a Governor's Deed 128  
in the name of the State conveying to one or more purchaser or 129  
purchasers, their heirs, successors and assigns all of the 130  
State's right, title, and interest in the following described 131  
real estate: 132

Situated in the City of Dover, County of Tuscarawas, and 133  
State of Ohio and being part of the 3rd Quarter of Township 9, 134  
Range 2 of the United States Military Lands; being part of the 135

tract (PN: 15-05312-000) conveyed to The State of Ohio in Vol. 136  
538, Pg. 554 and being more fully described as follows: 137

Beginning at the northeast corner of a tract conveyed to 138  
Ohio Department of Transportation in Vol. 1268, Pg. 2284, being 139  
2.07 feet right of Sta. 133+30.75 of the centerline of right of 140  
way of Ohio Ave. (C.R. 80) as shown on the TUS-77-24.50 R/W 141  
Plans (2006); thence with Wooster Ave. and on the east line of 142  
said Ohio Department of Transportation tract, South 26 Degrees 143  
48 Minutes 43 Seconds East, a distance of 121.00 feet to the 144  
southeast corner of said Ohio Department of Transportation tract 145  
and being the TRUE POINT OF BEGINNING for the tract hereinafter 146  
described, thence in a clockwise direction along the following 147  
eight courses; 148

(1) Thence continuing with Wooster Ave. and on the east 149  
line of said State of Ohio tract, South 26 Degrees 48 Minutes 43 150  
Seconds East, a distance of 87.38 feet to a point; 151

(2) Thence through said State of Ohio tract on a new line 152  
of division, South 63 Degrees 32 Minutes 07 Seconds West, 153  
passing a 5/8-inch iron pin with cap "SHAFFER PS 8726" set at a 154  
distance of 28.90 feet, a total distance of 389.47 feet to a 155  
5/8-inch iron pin with cap "SHAFFER PS 8726" set; 156

(3) Thence North 69 Degrees 16 Minutes 14 Seconds West, a 157  
distance of 68.78 feet to a 3/4-inch iron pin found on the west 158  
line of said State of Ohio tract and on the east line of a 18.54 159  
acre tract conveyed to Zimmer Orthopedic Surgical Products, Inc. 160  
in Vol. 1064, Pg. 2292; 161

(4) Thence on said line, North 20 Degrees 37 Minutes 59 162  
Seconds East, a distance of 318.28 feet to a 5/8-inch iron pin 163  
with cap "SHAFFER PS 8726" set on the south right of way line of 164

said Ohio Ave. at the southwest corner of said Ohio Department 165  
of Transportation tract; 166

(5) Thence on the south right of way line of said Ohio 167  
Ave. and the south line of said Ohio Department of 168  
Transportation tract, South 87 Degrees 03 Minutes 02 Seconds 169  
East, a distance of 162.13 feet to a 5/8-inch iron pin with cap 170  
"SHAFFER PS 8726" set at a point of curvature; 171

(6) Thence continuing on said line with a curve to the 172  
right, having a radius of 50.00 feet, a central angle of 61 173  
Degrees 49 Minutes 54 Seconds East, a chord bearing South 56 174  
Degrees 08 Minutes 05 Seconds East, a chord length of 51.38 175  
feet, an arc length of 53.96 feet to a 5/8 inch iron pin with 176  
cap "SHAFFER PS 8726" set at a point of tangency on the west 177  
right of way line of said Wooster Ave.; 178

(7) Thence continuing on the south line of said Ohio 179  
Department of Transportation tract and the west right of way 180  
line of said Wooster Ave, South 25 Degrees 13 Minutes 08 Seconds 181  
East, a distance of 54.69 feet to an iron pin with cap 182  
"QUICKSALL" found; 183

(8) Thence continuing on said line, North 64 Degrees 46 184  
Minutes 52 Seconds East, passing an iron pin with cap 185  
"QUICKSALL" found at a distance of 10.01 feet, a total distance 186  
of 37.07 feet to the TRUE POINT OF BEGINNING. 187

The above described tract contains 1.734 acres, more or 188  
less, and is subject to all easements, restrictions, and 189  
covenants of record. 190

Split from Tuscarawas County APN: 15-05312-000 191

The foregoing legal description may be corrected or 192  
modified by the Department of Administrative Services to a final 193

form if such corrections or modifications are needed to 194  
facilitate recordation of the deed. 195

(B) (1) The conveyance shall include the improvements and 196  
chattels situated on the real estate, and is subject to all 197  
leases, agreements, licenses, permits, memoranda of 198  
understanding, easements, covenants, conditions, reservations, 199  
and restrictions of record, and encroachments whether of record 200  
of not; all legal highways and public rights of way; zoning, 201  
building, and other laws, ordinances, restrictions, and 202  
regulations; and real estate taxes and assessments not yet due 203  
and payable. The real estate shall be conveyed in an "as-is, 204  
where-is, with all faults" condition. 205

(2) The deed for the conveyance of the real estate may 206  
contain restrictions, exceptions, reservations, reversionary 207  
interests, and other terms and conditions the Director of 208  
Administrative Services determines to be in the best interest of 209  
the State. 210

(3) Subsequent to the conveyance, any restrictions, 211  
exceptions, reservations, reversionary interests, or other terms 212  
and conditions contained in the deed may be released by the 213  
State or the Adjutant General's Department without the necessity 214  
of further legislation. 215

(4) The real estate described above shall be conveyed only 216  
if the Director of Administrative Services and the Director of 217  
the Adjutant General's Department first have determined that the 218  
real estate is surplus real property no longer needed by the 219  
State and that the conveyance is in the best interest of the 220  
State. 221

(C) The Director of Administrative Services shall conduct 222



a sale of the real estate by sealed bid auction or public 223  
auction, and the real estate shall be sold to the highest bidder 224  
at a price acceptable to the Director of Administrative Services 225  
and the Adjutant General's Department. The Department of 226  
Administrative Services shall advertise the sealed bid auction 227  
or public auction by publication in a newspaper of general 228  
circulation in Tuscarawas County, once a week for three 229  
consecutive weeks before the date on which the sealed bids are 230  
to be opened. The Director of Administrative Services shall 231  
notify the successful bidder in writing. The Director of 232  
Administrative Services may reject any or all bids. 233

The purchaser shall pay ten percent of the purchase price 234  
to the Director of Administrative Services within five business 235  
days after receiving the notice the bid has been accepted. When 236  
the deposit has been received, the Director and purchaser shall 237  
enter into a real estate purchase agreement, in the form 238  
prescribed by the Department of Administrative Services. The 239  
purchaser shall pay the balance of the purchase price to the 240  
Department of Administrative Services within sixty days after 241  
receiving notice the bid has been accepted, or at closing. 242  
Payment may be made by bank draft or certified check made 243  
payable to the Treasurer of State. A purchaser who does not 244  
complete the conditions of the sale as prescribed in this 245  
division shall forfeit the ten percent of the purchase price 246  
paid to the State as liquidated damages. If a purchaser fails to 247  
complete the purchase, the Director of Administrative Services 248  
may accept the next highest bid, subject to the foregoing 249  
conditions. If the Director of Administrative Services rejects 250  
all bids, the Department of Administrative Services may repeat 251  
the sealed bid auction or public auction, or may use an 252  
alternative sale process that is acceptable to the Adjutant 253

General's Department. 254

The Adjutant General's Department shall pay advertising 255  
and other costs incident to the sale of the real estate. 256

(D) The real estate described in division (A) of this 257  
section shall be sold as an entire tract and not in parcels. 258

(E) Except as otherwise specified above, the purchaser 259  
shall pay all costs associated with the purchase, closing, and 260  
conveyance, including surveys, title evidence, title insurance, 261  
transfer costs and fees, recording costs and fees, taxes, and 262  
any other fees, assessments, and costs that may be imposed. 263

The proceeds of the sale of the real estate shall be 264  
deposited into the state treasury to the credit of 5340 ALI 265  
745612, Armory Improvements under section 5911.10 of the Revised 266  
Code. 267

(F) Upon execution of the real estate purchase agreement, 268  
the Director of Administrative Services, with the assistance of 269  
the Attorney General, shall prepare a Governor's Deed to the 270  
real estate described in division (A) of this section. The 271  
Governor's Deed shall state the consideration and shall be 272  
executed by the Governor in the name of the State, countersigned 273  
by the Secretary of State, sealed with the Great Seal of the 274  
State, presented in the Department of Administrative Services 275  
for recording, and delivered to the Grantee(s). The Grantee(s) 276  
shall present the Governor's Deed for recording in the Office of 277  
the Tuscarawas County Recorder. 278

(G) This section shall expire 3 years after its effective 279  
date. 280

**Section 3.** (A) The Governor may execute a Governor's Deed 281  
in the name of the State conveying to The Board of Education of 282

the Eastland-Fairfield Career and Technical School District 283  
("Grantee"), and its successors and assigns, all of the State's 284  
right, title, and interest in the following described real 285  
estate: 286

Tract A 287

Situated in the City of Groveport, County of Franklin, 288  
State of Ohio; also being a part of Section 16, Township 11 289  
North, Range 21 West, Congress Lands as held in trust by the 290  
State of Ohio pursuant to Ohio School and Ministerial Lands, 291  
section 501.01 of the Revised Code; also being a portion of 292  
school lands as described in a Journal Entry by the Office of 293  
the Auditor of the State of Ohio, Volume 17, Page 48 (dated 294  
7/14/1966), allocating a 40.00 acre tract to Eastern Franklin 295  
County Joint Vocational School District, now known as The 296  
Eastland-Fairfield Career and Technical Schools; being more 297  
particularly described as follows: 298

Beginning at a 1" iron pipe found at the intersection of 299  
the westerly right-of-way line of Hamilton Road (State Route 300  
317; right-of-way varies) and the northerly right-of-way line of 301  
Directors Boulevard (80' right-of-way) as dedicated in 302  
"Dedication of Williams Road, Marketing Place, Directors 303  
Boulevard, Investor Avenue, and Eastland School Avenue (Eastland 304  
Corporate Park I)" as recorded in Plat Book 46, Page 93; said 305  
point also being along a westerly line of a 7.507 acre tract as 306  
transferred to the State of Ohio, Department of Transportation, 307  
as recorded in Deed Book 3241, Page 395, Parcel 22-WL, said 308  
point being the TRUE POINT OF BEGINNING, and from said beginning 309  
point; running, 310

Along the northerly right-of-way line of Directors 311  
Boulevard, North 85° 36' 06" West for a distance of 62.95' to an 312

iron pin set at a point of curvature; thence, 313

Along the northerly right-of-way line of Directors 314  
Boulevard following a curve to the right having an arc length of 315  
28.36', a radius of 25.00', a central angle of 65° 00' 00", and 316  
a chord that bears North 53° 06' 06" West for a distance of 317  
26.86' to an iron pin set at a point of tangency; thence, 318

Along the easterly right-of-way line of Directors 319  
Boulevard, North 20° 36' 06" West for a distance of 216.10' to a 320  
1" iron pipe found in the northerly line of said 40.00 acre 321  
tract, said point being the southwesterly corner of a 3.381 acre 322  
tract as conveyed to 4343 South Hamilton Road, LLC as described 323  
in Instrument No. 199901040000730; thence, 324

Along the northerly line of said 40.00 acre tract and the 325  
southerly line of said 3.381 acre tract, South 85° 36' 06" East 326  
for a distance of 170.62' to a 1" iron pipe found, said point 327  
being the southeasterly corner of said 3.381 acre tract, said 328  
point being along a westerly line of said 7.507 acre tract and 329  
along the westerly right-of-way line of Hamilton Road; thence, 330

Along a westerly line of said 7.507 acre tract and along 331  
the westerly right-of-way line of Hamilton Road, South 04° 31' 332  
49" West for a distance of 40.22' to a 1" iron pipe found; 333  
thence, 334

Along a westerly line of said 7.507 acre tract and along 335  
the westerly right-of-way line of Hamilton Road, South 02° 14' 336  
23" West for a distance of 170.20' to the point of beginning, 337  
containing 0.598 acres of land, more or less, as determined by 338  
Michael L. Keller, Professional Surveyor, Ohio License No. 7978, 339  
based on a survey performed by The Kleingers Group in June, 340  
2017. 341

Basis of bearings for the herein-described courses is the  
State Plane Coordinate System, Ohio South Zone (NAD83-NSRS2007),  
with a portion of the westerly right-of-way line of Directors  
Boulevard being South 20° 36' 06" East as determined by a GPS  
survey utilizing CORS Station "COLB" and monument "FCGS 9935".

Iron pins set are 5/8" rebar, 30" in length, with plastic  
identifier caps stamped "THE KLEINGERS GROUP".

Subject to any easements, restrictions, covenants,  
ordinances or agreements of record.

Tract B

Situated in the City of Groveport, County of Franklin,  
State of Ohio; also being a part of Section 16, Township 11  
North, Range 21 West, Congress Lands as held in trust by the  
State of Ohio pursuant to Ohio School and Ministerial Lands,  
section 501.01 of the Revised Code; also being a portion of  
school lands as described in a Journal Entry by the Office of  
the Auditor of the State of Ohio, Volume 17, Page 48 (dated  
7/14/1966), allocating a 40.00 acre tract to Eastern Franklin  
County Joint Vocational School District, now known as The  
Eastland-Fairfield Career and Technical Schools; being more  
particularly described as follows:

Beginning at a 1" iron pipe found at the intersection of  
the westerly right-of-way line of Hamilton Road (State Route  
317; right-of-way varies) and the southerly right-of-way line of  
Directors Boulevard (80' right-of-way) as dedicated in  
"Dedication of Williams Road, Marketing Place, Directors  
Boulevard, Investor Avenue, and Eastland School Avenue (Eastland  
Corporate Park I)" as recorded in Plat Book 46, Page 93; said  
point also being along a westerly line of a 7.507 acre tract as

transferred to the State of Ohio, Department of Transportation, 371  
as recorded in Deed Book 3241, Page 395, Parcel 22-WL, said 372  
point being the TRUE POINT OF BEGINNING, and from said beginning 373  
point running thence the following four courses along the 374  
westerly right-of-way lines of Hamilton Road and along westerly 375  
lines of said 7.507 acre tract: 376

(1) South 12° 10' 08" East for a distance of 104.34' to an 377  
iron pin set; thence, 378

(2) South 04° 31' 49" West for a distance of 250.00' to an 379  
iron pin set; thence, 380

(3) South 06° 26' 22" West for a distance of 300.17' to an 381  
iron pin set; thence, 382

(4) South 01° 15' 35" West for a distance of 160.67' to a 383  
point, said point referenced by an iron pin set that bears North 384  
85° 35' 40" West for a distance of 5.00' from said corner, said 385  
point also being along the northerly line of a 49.736 acre 386  
tract, the residual of a 49.998 acre tract as conveyed to 387  
Madison Local School District as described in Deed Book 3336, 388  
Page 482; thence, 389

Along the southerly line of said 40.00 acre tract and 390  
along the northerly line of said 49.736 acre tract, North 85° 391  
35' 40" West for a distance of 1496.33' to a point, passing over 392  
an iron pin set at a distance of 5.00' from the beginning of 393  
this course and passing over an iron pin set at a distance of 394  
3.00' from the terminus of this course, said point also 395  
witnessed by an iron pin that bears South 04° 18' 59" West for a 396  
distance of 3.00' from said point; said point also being the 397  
southeasterly corner of a 0.2625 acre tract as conveyed to 398  
Groveport Madison Local School District as described in 399

Instrument No. 201601070002077, Tract 1, said point also being 400  
the northeasterly corner of a 0.2625 acre tract as conveyed to 401  
Groveport Madison Local School District as described in 402  
Instrument No. 201601070002077, Tract 2, thence, 403

Along the easterly line of said 0.2625 acre tract as 404  
described in Instrument No. 201601070002077, Tract 1 and then 405  
along the easterly line of a 4.647 acre tract as conveyed to 406  
Groveport Madison Local School District as described in 407  
Instrument No. 201511160161625 and then along the easterly line 408  
of a 1.6187 acre tract as conveyed to Groveport Madison Local 409  
School District as described in Instrument No. 201601070002077 410  
and then along the easterly line of a 2.10 acre tract as 411  
conveyed to Corporation of the Presiding Bishop of the Church of 412  
Jesus Christ of the Latter-Day Saints as described in Deed Book 413  
3752, Page 204, North 04° 18' 59" East for a distance of 414  
1100.52' to a 1" iron pipe found, passing over an iron pin set 415  
at a distance of 288.33' from the terminus of this course, said 416  
point being the northwesterly corner of said 40.00 acre tract, 417  
said point also being the northeasterly corner of said 2.10 acre 418  
tract, said point also being along the southerly line of a 4.410 419  
acre tract as conveyed to Mulligan Real Estate II, LLC as 420  
described in Instrument No. 201403140031424; thence, 421

Along the northerly line of said 40.00 acre tract and 422  
along the southerly line of said 4.410 acre tract and then along 423  
the southerly line of a 1.500 acre tract as conveyed to Charles 424  
and Vicki Golden as described in Instrument No. 200108140187784, 425  
Instrument No 200108140187785 and Instrument No. 200108140187788 426  
and then along the southerly line of a 3.00 acre tract as 427  
conveyed to Kinell Properties, LLC as described in Instrument 428  
No. 201201050001830 and then along the southerly line of a 2.433 429  
acre tract as conveyed to Peerless Saw Company as described in 430

Official Record 8645 B-05, South 85° 36' 06" East for a distance 431  
of 1224.44' to a 1" iron pipe found, said point being the 432  
southeasterly corner of said 2.433 acre tract and being along 433  
the westerly right-of-way line of Directors Boulevard (60' 434  
right-of-way as dedicated in Plat Book 46, Page 93); thence, 435

Along the westerly right-of-way line of Directors 436  
Boulevard, South 20° 36' 06" East for a distance of 320.30' to a 437  
railroad spike found; thence, 438

Along the southerly right-of-way line of Directors 439  
Boulevard, South 85° 36' 06" East for a distance of 110.81' to 440  
the point of beginning, containing 36.400 acres of land, more or 441  
less, as determined by Michael L. Keller, Professional Surveyor, 442  
Ohio License No. 7978, based on a survey performed by The 443  
Kleingers Group in June, 2017. 444

Basis of bearings for the herein-described courses is the 445  
State Plane Coordinate System, Ohio South Zone (NAD83-NSRS2007), 446  
with a portion of the westerly right-of-way line of Directors 447  
Boulevard being South 20° 36' 06" East as determined by a GPS 448  
survey utilizing CORS Station "COLB" and monument "FCGS 9935." 449

Iron pins set are 5/8" rebar, 30" in length, with plastic 450  
identifier caps stamped "THE KLEINGERS GROUP". 451

Subject to any easements, restrictions, covenants, 452  
ordinances or agreements of record. 453

Tract C 454

Situated in the City of Groveport, County of Franklin, 455  
State of Ohio; also being a part of Section 16, Township 11 456  
North, Range 21 West, Congress Lands as held in trust by the 457  
State of Ohio pursuant to Ohio School and Ministerial Lands, 458  
section 501.01 of the Revised Code; also being a portion of 459



school lands as described in a Journal Entry by the Office of 460  
the Auditor of the State of Ohio, Volume 17, Page 48 (dated 461  
7/14/1966), allocating a 40.00 acre tract to Eastern Franklin 462  
County Joint Vocational School District, now known as The 463  
Eastland-Fairfield Career and Technical Schools; being more 464  
particularly described as follows: 465

Commencing at a 1" iron pipe found at the intersection of 466  
the westerly right-of-way line of Hamilton Road (State Route 467  
317; right-of-way varies) and the southerly right-of-way line of 468  
Directors Boulevard (80' right-of-way) as dedicated in 469  
"Dedication of Williams Road, Marketing Place, Directors 470  
Boulevard, Investor Avenue, and Eastland School Avenue (Eastland 471  
Corporate Park I)" as recorded in Plat Book 46, Page 93; said 472  
point also being along a westerly line of a 7.507 acre tract as 473  
transferred to the State of Ohio, Department of Transportation, 474  
as recorded in Deed Book 3241 Page 395 Parcel 22-WL, thence the 475  
following four courses along the westerly right-of-way lines of 476  
Hamilton Road and along westerly lines of said 7.507 acre tract: 477

(1) South 12° 10' 08" East for a distance of 104.34' to an 478  
iron pin set; thence, 479

(2) South 04° 31' 49" West for a distance of 250.00' to an 480  
iron pin set; thence, 481

(3) South 06° 26' 22" West for a distance of 300.17' to an 482  
iron pin set; thence, 483

(4) South 01° 15' 35" West for a distance of 160.67' to a 484  
point, said point referenced by an iron pin set that bears North 485  
85° 35' 40" West for a distance of 5.00' from said corner, said 486  
point also being along the northerly line of a 49.736 acre 487  
tract, the residual of a 49.998 acre tract as conveyed to 488

Madison Local School District as described in Deed Book 3336, 489  
Page 482; said point being the thence, 490

Along the southerly line of said 40.00 acre tract and 491  
along the northerly line of said 49.736 acre tract and then 492  
along a common line between two 0.2625 acre tracts as conveyed 493  
to Groveport Madison Local School District as described in 494  
Instrument No. 201601070002077, Tracts 1 and 2, North 85° 35' 495  
40" West for a distance of 1877.52' to an iron pin set, passing 496  
over an iron pins set at a distance of 5.00' and at a distance 497  
of 1493.33 from the beginning of this course, said point being 498  
along the southerly line of said 40.00 acre tract, said point 499  
also being a common corner of said 49.736 acre tract and said 500  
0.2625 acre tracts, said point also being the TRUE POINT OF 501  
BEGINNING, and from said beginning point running thence, 502

Along a common line between said 40.00 acre tract and said 503  
49.736 acre tract, North 85° 35' 53" West for a distance of 504  
280.18' to a point generally along Black Lick Creek, said point 505  
witnessed by a 1" iron pipe found that bears South 53° 43' 34" 506  
East for a distance of 0.93' from said point; thence, 507

Along a westerly line of said 40.00 acre tract and 508  
generally following Black Lick Creek, North 48° 01' 47" West for 509  
a distance of 49.20' to a point, said point witnessed by a 1" 510  
iron pipe found that bears South 25° 51' 12" East for a distance 511  
of 0.54' from said point; thence, 512

Along a northerly line of said 40.00 acre tract, South 85° 513  
35' 53" East for a distance of 319.10' to an iron pin set, said 514  
point being the northwesterly corner of said northerly-most 515  
0.2625 acre tract as described in Instrument No. 516  
201601070002077, Tract 1; thence, 517

Along the westerly line of said 0.2625 acre tract, South 518  
04° 15' 07" West for a distance of 30.00' to the point of 519  
beginning, containing 0.206 acres of land, more or less, as 520  
determined by Michael L. Keller, Professional Surveyor, Ohio 521  
License No. 7978, based on a survey performed by The Kleingers 522  
Group in June, 2017. 523

Basis of bearings for the herein-described courses is the 524  
State Plane Coordinate System, Ohio South Zone (NAD83-NSRS2007), 525  
with a portion of the westerly right-of-way line of Directors 526  
Boulevard being South 20° 36' 06" East as determined by a GPS 527  
survey utilizing CORS Station "COLB" and monument "FCGS 9935." 528

Iron pins set are 5/8" rebar, 30" in length, with plastic 529  
identifier caps stamped "THE KLEINGERS GROUP." 530

Subject to any easements, restrictions, covenants, 531  
ordinances or agreements of record. 532

The foregoing legal descriptions may be corrected or 533  
modified by the Department of Administrative Services to a final 534  
form if such corrections or modifications are needed to 535  
facilitate recordation of the deeds. 536

(B) In 1966, the Auditor of State, as Supervisor of School 537  
and Ministerial Lands pursuant to former section 501.01 of the 538  
Revised Code consented to the use of these lands by the 539  
predecessor to the Board of Education of the Eastland-Fairfield 540  
Career and Technical School District for school purposes, and 541  
the purpose of this legislation is to fulfill this intention. 542

(C) Consideration for the conveyance of the real estate 543  
described in division (A) of this section shall be \$1.00. 544

(D) The conveyance includes improvements and chattels 545  
situated on the real estate, and is subject to all easements, 546

covenants, conditions, leases, and restrictions of record; all 547  
legal highways and public rights-of-way; zoning, building, and 548  
other laws, ordinances, restrictions, and regulations; and real 549  
estate taxes and assessments not yet due and payable. The real 550  
estate shall be conveyed in an "as-is, where-is, with all 551  
faults" condition. 552

(E) The Grantee shall pay all costs associated with the 553  
purchase, closing and conveyance, including surveys, title 554  
evidence, title insurance, transfer costs and fees, recording 555  
costs and fees, taxes, and any other fees, assessments, and 556  
costs that may be imposed. 557

The net proceeds of the sale shall be deposited into the 558  
state treasury to the credit of the General Revenue Fund. 559

(F) Upon payment of the purchase price, the Director of 560  
Administrative Services, with the assistance of the Attorney 561  
General, shall prepare a Governor's Deed to the real estate 562  
described in division (A) of this section. The Governor's Deed 563  
shall state the consideration and shall be executed by the 564  
Governor in the name of the State, countersigned by the 565  
Secretary of State, sealed with the Great Seal of the State, 566  
presented in the Department of Administrative Services for 567  
recording, and delivered to the Grantee. The Grantee shall 568  
present the Governor's Deed for recording in the Office of the 569  
Franklin County Recorder. 570

(G) This section shall expire 3 years after its effective 571  
date. 572

**Section 4.** (A) The Governor may execute a Governor's Deed 573  
in the name of the State transferring the following described 574  
real estate to the State of Ohio for the use and benefit of the 575

Board of Education of the Groveport Madison Local School 576  
District ("Grantee"): 577

Situated in the State of Ohio, County of Franklin, the 578  
City of Groveport and the City of Columbus, and, the Township of 579  
Madison, being all of Section 16, Township 11, Range 21, 580  
Congress Lands East of the Scioto, as held in trust by the State 581  
of Ohio, Department of Administrative Services, and pursuant to 582  
Ohio School and Ministerial Lands, section 501.01 of the Revised 583  
Code, less and excepting those properties as conveyed out of 584  
title as identified as Tracts 1 through 21 and being more 585  
particularly described as follows: 586

Tract 1 587

Being situated in the State of Ohio, County of Franklin, 588  
Village of Groveport, Section 16, Township 11, Range 21, 589  
Congress Lands, and being more particularly described as 590  
follows: 591

Commencing at a found iron pin at the intersection of the 592  
centerline of Bixby Road with the centerline of Hendron Road, 593  
and at the southwest corner of said Section 16; 594

Thence along the southerly line of said Section 16, and 595  
along the centerline of said Bixby Road, South 85 degrees 15 596  
minutes 30 seconds East, a distance of 300.0 feet to a spike and 597  
the TRUE POINT OF BEGINNING OF THIS DESCRIPTION: 598

Thence partly across said Section 16, and parallel to the 599  
westerly line of said Section 16, passing iron pins on line at 600  
30.0 feet and 40.0 feet, North 4 degrees 08 minutes East, a 601  
total distance of 940.0 feet to an iron pin; Thence partly 602  
across said Section 16, and parallel to the southerly line of 603  
said Section 16 (centerline of said Bixby Road), South 85 604

degrees 15 minutes 30 seconds East, a distance of 500.0 feet to 605  
an iron pin; 606

Thence partly across said Section 16, South 4 degrees 08 607  
minutes West, passing iron pins on line at 900.0 feet and 910.0 608  
feet, a total distance of 940.0 feet to a spike in the southerly 609  
line of said Section 16, and in the centerline of said Bixby 610  
Road; 611

Thence along the southerly line of said Section 16, and 612  
along the centerline of said Bixby Road, North 85 degrees 15 613  
minutes 30 seconds West, a distance of 500.0 feet to the place 614  
of beginning, containing 10.789 acres, subject to all legal 615  
highways and easements and restrictions and leases and 616  
agreements and utilities of record. 617

Tract 2 618

Situated in the State of Ohio, County of Franklin, Village 619  
of Groveport, being part of the northwest quarter of Section 16, 620  
Township 11, Range 21, Buckingham's Survey of the Congress Lands 621  
and containing 44.557 acres of land, more or less, said 44.57 622  
acres being particularly described as follows: 623

Beginning, for reference, at a monument assembly at the 624  
point of intersection of the centerline of Williams Road and 625  
(OLD) Hamilton Road, said point being in the easterly line of 626  
the northwest quarter of Section 16; thence S 4° 24' 13" W, with 627  
the original centerline of said Hamilton Road, a distance of 628  
1,069.07 feet to a point, said point being the northeasterly 629  
corner of a 40.00 acre tract of land used by all five of the 630  
school districts in the Eastern Franklin County Joint Vocational 631  
School District, including the Groveport School District and the 632  
Canal Winchester School District in Madison Township and shown 633

of record in "Journal Entry" Office of the Auditor of the State 634  
of Ohio; thence N 85° 35' 47" W, perpendicular to the preceding 635  
course, with the northerly line of said 40.00 acre tract, a 636  
distance of 104.71 feet to the true point of beginning, said 637  
point located In the westerly right-of-way line of Relocated 638  
Hamilton Road, as the same is shown on State of Ohio, Department 639  
of Highway Plans (FRA-317 6.38) being 140 feet left of Station 640  
146 + 40.27: 641

Thence, from said true point of beginning, N 85° 35' 47" 642  
W, continuing with the northerly line of said 40.00 acre tract, 643  
a distance of 1,847.41 feet to a point: 644

Thence, N 4° 24' 13" E, perpendicular to the preceding 645  
course, parallel to and 1,952.12 feet westerly from (as measured 646  
at right angles) the original center line of said Hamilton Road, 647  
a distance of 1,042.06 feet to a point, said point located 20 648  
feet southerly of the centerline of Williams Road; 649

Thence S 85° 48' 08" E, parallel with and 20.00 feet 650  
southerly from (as measured at right angles) the centerline of 651  
said Williams Road, a distance of 1,477.55 feet to a point, said 652  
point being 20.00 feet left of Station 4+75 as same is shown on 653  
Highway Plan FRA-33-(26.21-30.13); 654

Thence, S 78° 57' 34" E, a distance of 125.90 feet to a 655  
point, said point located 35.00 feet left of Station 3 + 50 of 656  
said Plan; 657

Thence, S 80° 41' 18" E, a distance of 220.25 feet to a 658  
point located in the westerly right-of-way line of said 659  
relocated Hamilton Road; 660

Thence, S 30° 15' 51" E, with said westerly right-of-way 661  
line, a distance of 65.98 feet to a point, said point located 662

130.00 feet left of Station 156 + 00 (FRA-317 6.3R); 663

Thence with said westerly right-of-way line by the 664  
following four courses and distances: 665

(1) S 0° 02' 29" E, a distance of 250.80 feet to a point, 666  
said point located 110.00 feet left of Station 155 + 50; 667

(2) S 4° 51' 58" W, a distance of 300.00 feet to a point, 668  
said point located 110.00 feet left of Station 150 + 50; 669

(3) S 15° 50' 30" W, a distance of 152.97 feet to a point, 670  
said point located 140.00 feet left of Station 149 + 00; 671

(4) S 4° 31' 53" W, a distance of 259.73 feet to the true 672  
point of beginning and containing 44.557 acres of land, more or 673  
less. 674

Subject to all easements, right-of-way and restrictions, 675  
if any, of previous record. 676

The above description was prepared by Hockaden-Lipes- 677  
Rousculp, Inc., Consulting Engineers, Columbus, Ohio, from 678  
information obtained by an actual survey of premises. 679

Tract 3 680

Situated in the State of Ohio, County of Franklin, 681  
Township of Madison and being part of the Southwest Quarter and 682  
part of the Northwest Quarter of Section 16, Township 11, Range 683  
21, Congress Lands and being more particularly described as 684  
follows: 685

Beginning at a railroad spike in the center line of 686  
Hamilton Road and in the easterly line of the Northwest Quarter 687  
of Section 16, said spike being S. 4° 28' W. a distance of 688  
2169.07 feet from the northeasterly corner of the Northwesterly 689



Quarter of Section 16; thence S. 4° 28' W. along the center line 690  
of Hamilton Road and passing an iron pin at the southeast corner 691  
of the Northwest Quarter of Section 16 at a distance of 527.43 692  
feet, a distance of 1112.83 feet to a railroad spike; thence N. 693  
85° 32' W. and parallel to the northerly line of the Southwest 694  
Quarter of Section 16 and 585.40 feet. Southerly therefrom, 695  
passing an iron pin on line at 35.00 feet and passing an iron 696  
pin at top of bank at a distance of 1689.17 feet a distance of 697  
1905.00 feet to a point in the center line of Blacklick Creek; 698  
thence in a Northerly direction the following ten courses and 699  
distances along the center line of Blacklick Creek: 700

- (1) N. 00° 25' 37" W. a distance of 58.61 feet to a point; 701
- (2) Thence N. 27° 39' 55" E, a distance of 114.24 feet to 702  
a point; 703
- (3) Thence N. 17° 51' 33" E, a distance of 107.94 feet to 704  
a point; 705
- (4) Thence N. 7° 18' 03" E, a distance of 202.25 feet to a 706  
point; 707
- (5) Thence N. 25° 00' 33" W. a distance of 132.10 feet to 708  
a point; 709
- (6) Thence N. 26° 04' 26" W. a distance of 116.11 feet to 710  
a point; 711
- (7) Thence N. 56° 44' 59" W. a distance of 207.66 feet to 712  
a point; 713
- (8) Thence N. 28° 12' 59" E. a distance of 109.25 feet to 714  
a point; 715
- (9) Thence N. 22 12' 41" E. a distance of 105.00 feet to a 716  
point; 717

(10) Thence N. 47° 57' 54" W. a distance of 209.00 ft. to 718  
a point; 719

Said point being Northerly as measured at right angles to 720  
the southerly line of the Northwest Quarter of Section 16, a 721  
distance of 527.43 feet; thence S. 85° 32' E. and parallel to 722  
the southerly line of the Northwest Quarter of Section 16, 723  
passing an iron pin on line at 271.00 feet, and an iron pin on 724  
line at 2190.66 feet a distance of 2225.66 feet to the place of 725  
beginning, containing 49.998 acres; subject to all easements and 726  
restrictions shown of record; also subject to all legal 727  
highways. 728

Tract 4 729

PARCEL NO. 1 730

Being situated in the State of Ohio, County of Franklin, 731  
Village of Groveport, and being a part of the Madison School 732  
Section, Section 16, Twp. 11, R. 21, Buckingham's Survey, 733  
Congress Lands, and being more particularly described as 734  
follows: 735

Beginning at the Southwesterly corner of Marketing Place 736  
(60' wide) as shown on dedicated plat in Plat Book 46, Page 93, 737  
said point being on the south line of a 44.557 acre tract 738  
conveyed to Ball, Ball, Galloway and Jacobs, an Ohio general 739  
partnership, by deed of record in Deed Book 3327, Page 174, said 740  
point being located a distance of 56.14 feet Easterly of the 741  
Southwest corner of said 44.557 acre tract. 742

Thence, South 85 degrees 35 minutes 31 seconds East, along 743  
the south line of said Marketing Place, and along a part of the 744  
south line of a 4.410 acre tract conveyed to Ball, Ball, 745  
Galloway and Jacobs, an Ohio general partnership, by deed of 746

record in Deed Book 3393, Page 888,889, a distance of 330.52 747  
feet to a point; 748

Thence, South 4 degrees 24 minutes 29 seconds West, across 749  
said Madison School Section, along a line perpendicular to the 750  
last described line, a distance of 495.0 feet to a point; 751

Thence North 85 degrees 35 minutes 31 seconds West, across 752  
said Madison School Section, along a line perpendicular to the 753  
last described line, and along a line parallel to the south line 754  
of the said 44.557 acre tract, a distance of 311.19 feet to a 755  
point, said point being on the arc of a curve having a radius of 756  
70.0 feet; 757

Thence, Southerly and Westerly, along the arc of said 758  
curve having a radius of 70.0 feet, sub-delta angle of 180 759  
degrees 0 minutes 00 seconds, along chord bearing North 85 760  
degrees 35 minutes 31 seconds West, a distance of 140.00 feet to 761  
a point; 762

Thence, North 85 degrees 35 minutes 31 seconds West, 763  
across said Madison School Section, along a line parallel to the 764  
south line of the said 44.557 acre tract, a distance of 365.00 765  
feet to a point; 766

Thence, North 20 degrees 34 minutes 54 seconds West, 767  
across said Madison School Section, a distance of 275.82 feet to 768  
a point; 769

Thence, South 85 degrees 35 minutes 31 seconds East, along 770  
a line parallel to the south line of the said 44.557 acre tract, 771  
a distance of 527.49 feet to a point, said point being on the 772  
arc of a curve to the right having a radius of 730 feet; 773

Thence, Northernly, along the arc of said curve to the 774  
right having a radius of 730 feet, a delta angle of 24 degrees 775

30 minutes 00 seconds, a chord bearing North 20 degrees 19 776  
minutes 29 seconds East, a distance of 217.90 feet to a point of 777  
reverse curvature; said chord having a sub-delta angle of 17 778  
degrees 10 minutes 00 seconds; 779

Thence, continuing northerly, along the arc of a curve to 780  
the left, having a radius of 670 feet, a delta angle of 3 781  
degrees 17 minutes 27 seconds, a chord bearing North 27 degrees 782  
15 minutes 46 seconds East, a distance of 38.47 feet to the 783  
place of beginning containing 7.3032 acres of land, subject 784  
however to all legal highways and easements and restrictions of 785  
record. 786

PARCEL NO. 2 787

Being situated in the State of Ohio, County of Franklin, 788  
Village of Groveport, and being a part of the Madison School 789  
Section, Section 16, Township 11, Range 21, Buckingham's Survey, 790  
Congress Lands, and being more particularly described as 791  
follows: 792

Commencing at the southwesterly corner of Marketing Place 793  
(60' wide) as shown on dedicated plat in Plat Book 46, Page 93, 794  
said corner being on the south line of a 44.557 acre tract 795  
conveyed to Ball, Ball, Galloway and Jacobs, an Ohio general 796  
partnership, by deed of record in Deed Book 3327, Page 174, said 797  
corner being located a distance of 56.14 feet easterly of the 798  
Southwest corner of the said 44.557 acre tract, said point also 799  
being on the arc of a curve to the right having a radius of 670 800  
feet; 801

Thence, southerly, along the west right-of-way of a 802  
proposed road 60 feet wide and along the arc of a curve to the 803  
right having a radius of 670 feet, a sub-delta angle of 3 804

degrees 17 minutes 27 seconds, a chord bearing South 27 degrees 805  
15 minutes 46 seconds West, a distance of 38.47 feet to a point 806  
of reverse curvature of a said west line; 807

Thence, southerly, continuing along the west right-of-way 808  
of said proposed road, along the arc of a curve to the left 809  
having a radius of 730.0 feet, a delta angle of 24 degrees 30 810  
minutes 00 seconds, a long chord bearing South 16 degrees 39 811  
minutes 29 seconds East, a distance of 309.78 feet to a point of 812  
tangency of said curve; 813

Thence, South 4 degrees 24 minutes 29 seconds West, 814  
continuing along the west right-of-way line of said proposed 815  
road, along a tangent to the last described curve, a distance of 816  
58.84 feet to a point on a curve: 817

Thence, southerly, continuing along the said west right- 818  
of-way line, along the arc of a curve to the right having a 819  
radius of 70.0 feet, a delta angle of 44 degrees 24 minutes 55 820  
seconds, a chord bearing South 26 degrees 36 minutes 56 seconds 821  
West, a distance of 52.91 feet to a point of reverse curvature; 822

Thence, southerly, continuing along the said west right- 823  
of-way line, along the arc of a curve to the left having a 824  
radius of 70.0 feet, a sub-delta angle of 44 degrees 24 minutes 825  
55 seconds, a chord bearing South 26 degrees 36 minutes 56 826  
seconds West, a distance of 52.91 feet to a point, and the TRUE 827  
POINT OF BEGINNING OF THIS DESCRIPTION; 828

Thence, southerly, continuing along the west right-of-way 829  
line, and along the arc of the said curve to the left having a 830  
radius of 70.0 feet, a sub-delta angle of 37 degrees 26 minutes 831  
19 seconds, a chord bearing South 14 degrees 18 minutes 40 832  
seconds East, a distance of 44.93 feet to a point; 833

Thence, southwesterly, across said Madison School Section, 834  
along a line radial to the last described curve, S 56°58'10" 835  
West, a distance of 333.02 feet to a point; 836

Thence, North 20 degrees 44 minutes 12 seconds West, 837  
across said Madison School Section, a distance of 270.65 feet to 838  
a point; 839

Thence, South 85 degrees 35 minutes 31 seconds East, along 840  
a line radial to the last described curve, a distance of 365.0 841  
feet to the place of beginning, containing 1.1866 acres of land, 842  
subject however to all legal highways and easements and 843  
restrictions of record. 844

Tract 5 845

Situated in the State of Ohio, County of Franklin, Village 846  
of Groveport, Section 16, Township 11, Range 21, Congress Lands, 847  
and being a part of School Section 16 as reserved by Act of 848  
Congress in the Land Act of May 8, 1796, and being more 849  
particularly described as follows: 850

Beginning, for reference, at a monument found at 851  
Centerline Station 140+00.00 as shown on a plat entitled 852  
"CENTERLINE SURVEY PLAT, FRA-317-6.38", of record in Plat Book 853  
41, Page 65, Franklin County Recorder's Office: 854

Thence N 4 degrees 31 minutes 58 seconds E, with said 855  
centerline, a distance of 390.28 feet to a point, said point 856  
being on the easterly extension of the centerline of Eastland 857  
School Avenue as shown on a plat entitled DEDICATION OF WILLIAMS 858  
ROAD, MARKETING PLACE, DIRECTORS BOULEVARD, INVESTORS AVENUE, 859  
AND EASTLAND SCHOOL AVENUE, of record in Plat Book 46, Page 93; 860

Thence S 85 degrees 35 minutes 31 seconds E, with said 861  
easterly extension of the centerline of Eastland School Avenue, 862

a distance of 140.00 feet to an iron pin in the easterly line of 863  
a 3.213 acre tract described in a deed to the Ohio Department of 864  
Highways (Parcel 22-WD-1), of record in Deed Book 3241, Page 865  
395, said point being the TRUE PLACE OF BEGINNING; 866

Thence S 85 degrees 35 minutes 31 seconds E, continuing 867  
with said easterly extension of said centerline, a distance of 868  
1260.00 feet to an iron pin; 869

Thence S 4 degrees 24 minutes 29 seconds W, a distance of 870  
1586.08 feet to an iron pin; 871

Thence S 85 degrees 35 minutes 31 seconds E, a distance of 872  
320.00 feet to an iron pin; 873

Thence S 4 degrees 16 minutes 18 seconds W, a distance of 874  
522.00 feet to an iron pin; 875

Thence N 85 degrees 35 minutes 31 seconds W, a distance of 876  
1572.72 feet to an iron pin in the easterly line of said 3.213 877  
acre tract; 878

Thence N 4 degrees 16 minutes 18 seconds E, with the 879  
easterly line of said 3.213 acre tract, passing an iron pin at a 880  
distance of 522.00 feet, a total distance of 737.70 feet to an 881  
iron pin at an angle point therein, said point being located S 882  
85 degrees 35 minutes 26 seconds E (along the angular bisector), 883  
a distance of 150.00 feet from a monument found at Station 884  
130+19.90 in said centerline; 885

Thence N 3 degrees 57 minutes 45 seconds E, continuing 886  
with the easterly line of said 3.213 acre tract, a distance of 887  
979.81 feet to an iron pin at an angle point therein, said point 888  
being located S 85 degrees 27 minutes 36 seconds E (along the 889  
angular bisector), a distance of 140.00 feet from a monument 890  
found at Station 140+00.00; 891

Thence N 4 degrees 31 minutes 58 seconds E, continuing 892  
with the easterly line of said 3.213 acre tract, a distance of 893  
390.60 feet to THE TRUE PLACE OF BEGINNING, containing 64.627 894  
acres, more or less, subject to all easements restrictions, and 895  
rights-of-way of previous record. 896

Tract 6 897

Situated in the State of Ohio, County of Franklin, Village 898  
of Groveport, Section 16, Township 11, Range 21, Congress Lands, 899  
and being a part of School Section 16 as reserved by Act of 900  
Congress in the Land Act of May 18, 1796, and being more 901  
particularly described as follows: 902

Beginning at an iron pin at the northwesterly corner of a 903  
64.627 acre tract described in a deed from the State of Ohio to 904  
Ball, Ball, Galloway and Jacobs, recorded February 8, 1978, and 905  
bearing instrument No. 17, Page 134, School Lands, said iron pin 906  
being in the easterly line of a 3.213 acre tract described in a 907  
deed to the Ohio Department of Highways (Parcel 22-WD-1), of 908  
record in Deed Book 3241, Page 395; 909

Thence N 4 degrees 31 minutes 58 seconds E, with the 910  
easterly line of said 3.213 acre tract, a distance of 9.41 feet 911  
to an angle point therein; 912

Thence N 12 degrees 09 minutes 59 seconds W, continuing 913  
with said easterly line, a distance of 16.26 feet to a point; 914

Thence, through said School Lands, the following four 915  
courses: 916

(1) S 85 degrees 35 minutes 31 seconds E (parallel to and 917  
25.00 feet northerly from the northerly line of said 64.627 acre 918  
tract), a distance of 45.70 feet to a point; 919



(2) N 64 degrees 24 minutes 29 seconds E, a distance of 920  
55.00 feet to a point; 921

(3) S 55 degrees 35 minutes 31 seconds E, a distance of 922  
65.00 feet to a point; 923

(4) S 4 degrees 24 minutes 29 seconds W, a distance of 924  
20.00 feet to a point in the northerly line of said 64.627 acre 925  
tract. 926

Thence N 85 degrees 35 minutes 31 seconds W, with said 927  
northerly line, a distance of 145.00 feet to the place of 928  
beginning, containing 0.114 acres, more or less. 929

This description was prepared by Hockaden and Associates, 930  
Inc., Consulting Engineers, Columbus, Ohio, a plat of said 0.144 931  
acre tract being attached hereto and made a part hereof. 932

Tract 7 933

Situated in the State of Ohio, Franklin County, Village of 934  
Groveport, Section 16, Township 11, Range 21, Congress Lands, 935  
and being a part of School Section 16 as reserved by act of 936  
Congress in the Land Act of May 18, 1796, and being more fully 937  
described as follows: 938

Beginning at the northeast corner of a 64.627 acre tract 939  
conveyed to Ball, Ball, Galloway and Jacobs, an Ohio general 940  
partnership, and recorded February 8, 1978, and bearing 941  
instrument No. 17, Page 134, School Lands; 942

Thence with the north line of said 64.627 acre tract 943  
extended easterly, South 85°35'31" East a distance of 170.00 944  
feet; 945

Thence South 00°15'37" East a distance of 232.69 feet; 946

Thence South 29°14'06" East a distance of 158.03 feet; 947

Thence South 02°02'33" West a distance of 1190.81 feet; 948

Thence South 20°53'00" East a distance of 610.84 feet; 949

Thence North 86°08'06" West a distance of 265.38 feet; 950

Thence with the east line of said 64.627 acre tract North 951  
04° 16' 18" East a distance of 522.00 feet; 952

Thence continuing with said east line North 85°35'31" West 953  
a distance of 320.00 feet; 954

Thence continuing with said east line North 04°24' 29" 955  
East a distance of 1586.08 feet to the point of beginning, 956  
containing 11.849 acres more or less. 957

Tract 8 958

Situated in the State of Ohio, County of Franklin, Village 959  
of Groveport in the Madison School Section, Section 16, Township 960  
11, Range 21, Buckingham's Survey, Congress Lands and being more 961  
particularly described as follows: 962

Beginning at an iron pipe in the westerly Cul-de-sac 963  
right-of-way line of Marketing Place (said Marketing Place was 964  
dedicated in Plat Book 51, Page 119, Recorder's Office, Franklin 965  
County) and at the southeasterly corner of the Metal Art 966  
Investment Company 1.1866 acre tract (Parcel I) of record in 967  
Deed Book 3642, Page 793, said Recorder's Office; 968

Thence, along the line of said Marketing Place and along 969  
the arc of a curve to the left having a radius of 70.00 feet, a 970  
sub-delta angle of 84 degrees 28 minutes 10 seconds, a tangent 971  
distance of 63.55 feet and a chord bearing and distance of South 972  
75 degrees 15 minutes 58 seconds East, 94.10 feet to an iron 973

pipe; 974

Thence, across said Madison School Section, South 4 975  
degrees 24 minutes 29 seconds West, 355.58 feet to an iron pipe; 976

Thence, continue across said Madison School Section, North 977  
85 degrees 35 minutes 31 seconds West, 165.00 feet to an iron 978  
pipe at the southeasterly corner of the Metal Art Investment 979  
Company, 1.073 acre tract 9 parcel II) of record in Deed Book 980  
3642, Page 793, said Recorder's Office; 981

Thence, along the easterly line of said 1.073 acre tract, 982  
North 4 degrees 24 minutes 29 seconds East, 317.00 feet to an 983  
iron pipe at the northeasterly corner of said 1.073 acre tract 984  
and in the southeasterly line of said 1.1866 acre tract; 985

Thence, along the southeasterly line of said 1.1866 acre 986  
tract, North 56 degrees 58 minutes 10 seconds East, 91.21 feet 987  
to the place of beginning, containing 1.320 acres, subject, 988  
however, to all legal highways, easements, restrictions, 989  
agreements and leases of record and of records in the respective 990  
utility offices. 991

The above survey was made by Albert J. Myers, Registered 992  
Surveyor No. 6579. 993

Tract 9 994

Situated in the State of Ohio, County of Franklin, Village 995  
of Groveport, Section 16, Township 11, Range 21, Congress Lands, 996  
and being a part of the School Section 16 as reserved by Act of 997  
Congress in the Land Act of May 18, 1795, and being more 998  
particularly described as follows: 999

Beginning, for reference, at the northwesterly corner of a 1000  
64.627 acre tract of land described in a deed to Columbus and 1001

Southern Ohio Electric Company, to Deed Book 3636, Page 229, 1002  
(all references to Deed Books in this description are of record 1003  
in the Recorder's Office, Franklin County, Ohio), said corner 1004  
being in the easterly line of a 3.213 acre tract of land 1005  
described in a deed to the Ohio Department of Highways (Parcel 1006  
22-WD-1), of record in Deed Book 3241, Page 395, thence S 1007  
85°35'31" E, with the northerly line of said 64.627 acre tract, 1008  
a distance of 181.64 feet to the TRUE PLACE OF BEGINNING; 1009

Thence S 85°35'31" E, continuing with said northerly line, 1010  
a distance of 182.11 feet to a point; 1011

Thence N 79°54'08" W, a distance of 187.48 feet to a 1012  
point; 1013

Thence S 9°03'45" E, with the easterly right-of-way of 1014  
proposed HIGGINS BOULEVARD, a distance of 19.12 feet to the TRUE 1015  
PLACE OF BEGINNING, and containing 0.0395 acres of land, more or 1016  
less. 1017

This description was prepared by Hockaden and Associates, 1018  
Inc., Consulting Engineers, Columbus, Ohio. Cloyd E. Evers, 1019  
Registered Surveyor No. 6579. 1020

Tract 10 1021

Situated in the State of Ohio, County of Franklin, Village 1022  
of Groveport, Section 16, Township 11, Range 21, Congress Lands, 1023  
and being a part of School Section 16 as reserved by Act of 1024  
Congress in the Land Act of May 18, 1796, and being more 1025  
particularly described as follows: 1026

Beginning, for reference at an iron pin at the 1027  
northwesterly corner of a 64.627 acre tract described in a deed 1028  
to COLUMBUS & SOUTHERN OHIO ELECTRIC COMPANY, of record in Deed 1029  
Book 3636, Page 229, (all references to Deed Books in this 1030

description are of record in the Recorder's Office, Franklin 1031  
County, Ohio) said iron pin being in the easterly line of a 1032  
3.213 acre tract described in a deed to The Ohio Department of 1033  
Highways (Parcel 22-WD-1), of record in Deed Book 3241, Page 1034  
395, thence N 4°31'58" E, with the easterly line of said 3.213 1035  
acre tract, a distance of 9.41 feet to an angle point; 1036

Thence N 12°09'59" W, continuing with said easterly line, 1037  
a distance of 16.26 feet to the northwesterly corner of a 0.114 1038  
acre tract of land described in a deed to Ball, Ball, Galloway 1039  
and Jacobs, of record in Deed Book 3636, page 225, said corner 1040  
being the TRUE POINT OF BEGINNING; 1041

Thence N 12°09'59" W, continuing with said easterly line, 1042  
a distance of 8.45 feet to a point; 1043

Thence, through said School Lands, the following three 1044  
courses: 1045

- (1) N 74°40'07" E, a distance of 116.24 feet to a point; 1046
- (2) S 55°35'31" E, a distance of 85.10 feet to a point; 1047
- (3) S 9°03'45" E, a distance of 30.66 feet to a point in 1048  
the northerly line of said 64.627 acre tract. 1049

Thence N 85°35'31" W, with said northerly line, a distance 1050  
of 38.22 feet to the southeasterly corner of said 0.114 acre 1051  
tract; 1052

Thence, with the easterly and northerly lines of said 1053  
0.114 acre tract, the following four courses: 1054

- (1) N 4°24'29" E, a distance of 20.00 feet to a point; 1055
- (2) N 55°35'31" W, a distance of 65.00 feet to a point; 1056
- (3) S 64°24'29" W, a distance of 55.00 feet to a point; 1057

(4) N 85°35'31" W, a distance of 45.70 feet to the point 1058  
of beginning, containing 0.104 acres of land, more or less. 1059

This description was prepared by Hockaden and Associates, 1060  
Inc., Consulting Engineers, Columbus, Ohio. Cloyd E. Evers, 1061  
Registered Surveyor No. 6579. 1062

Tract 11 1063

PARCEL #2 1064

Being situated in the State of Ohio, County of Franklin, 1065  
Village of Groveport, and being a part of Madison School 1066  
Section, Section 16, Township 11, Range 21, Buckingham's Survey 1067  
of Congress Lands, and being more particularly described as 1068  
follows: 1069

Commencing at a point on the southerly right-of-way line 1070  
of Williams Road (40 feet wide) at the northwesterly corner of 1071  
an original 44.557 acre tract conveyed to Ball, Ball, Galloway 1072  
and Jacobs shown of record in Deed Book 3327, Page 174, and at 1073  
the northwesterly corner of Williams Road as dedicated in Plat 1074  
Book 46, Page 93, said point being on the City of Columbus, and 1075  
Village of Groveport Corporation line; 1076

Thence, South 4 degrees 24 minutes 29 seconds West, along 1077  
the westerly line of said Williams Road as dedicated in Plat 1078  
Book 46, Page 93, and along the westerly line of said 44.557 1079  
acre tract, a distance of 20.00 feet to a point and THE TRUE 1080  
POINT OF BEGINNING OF THIS DESCRIPTION: 1081

Thence, South 4 degrees 24 minutes 29 seconds West, along 1082  
the westerly line of said 44.557 acre tract, a distance of 1083  
456.33 feet to a point; 1084

Thence, North 85 degrees 48 minutes 08 seconds West, along 1085

a line parallel with the centerline of said Williams Road, a 1086  
distance of 388.48 feet to a point; 1087

Thence, North 4 degrees 24 minutes 29 seconds East, along 1088  
a line parallel with the westerly line of said 44.557 acre 1089  
tract, a distance of 456.33 feet to a point; 1090

Thence, South 85 degrees 48 minutes 08 seconds East, along 1091  
a line parallel with and 40.00 feet southerly of and measured at 1092  
right angles to the centerline of said Williams Road, a distance 1093  
of 388.48 feet to the place of beginning, containing 4.0697 1094  
acres, subject however, to all highways and easements of record 1095  
and of records, easements and restrictions in the respective 1096  
utility offices. 1097

PARCEL #2-A 1098

Being situated in the State of Ohio, County of Franklin, 1099  
Village of Groveport, and being a part of Madison School Section 1100  
16, Township 11, Range 21, Buckingham's Survey of Congress 1101  
Lands, and being more particularly described as follows: 1102

Beginning at a point on the southerly right-of-way line of 1103  
Williams Road (40 feet wide) at the northwesterly corner of an 1104  
original 44.557 acre tract conveyed to Ball, Ball, Galloway and 1105  
Jacobs shown of record in Deed Book 3327, Page 174, and at the 1106  
northwesterly corner of Williams Road as dedicated in Plat Booke 1107  
46, Page 93, said point being on the City of Columbus, and 1108  
Village of Groveport Corporation line; 1109

Thence, South 4 degrees 24 minutes 29 seconds West, along 1110  
the westerly line of said Williams Road as dedicated in Plat 1111  
Book 46, Page 93, a distance of 20.00 feet to a point at the 1112  
southwesterly corner of Williams Road dedicated in Plat Book 46, 1113  
Page 93; 1114

Thence, North 85 degrees 48 minutes 08 seconds West, along 1115  
a line parallel with and 40.00 feet southerly of measured at 1116  
right angles to the centerline of said Williams Road, a distance 1117  
of 388.48 feet to a point; 1118

Thence, North 4 degrees 24 minutes 29 seconds East, along 1119  
a line parallel with the westerly line of said 44.557 acre 1120  
tract, a distance of 20.00 feet to a point on the southerly 1121  
right-of-way line of said Williams Road; 1122

Thence, South 85 degrees 48 minutes 08 seconds East, along 1123  
the southerly right-of-way line of said Williams Road, and along 1124  
a line parallel with and 20.00 feet southerly of and measured at 1125  
right angles to the centerline of said Williams Road, a distance 1126  
of 388.48 feet to the place of beginning, containing 0.1784 1127  
acres, subject however, to all highways and easements of record 1128  
and of records, easements and restrictions in the respective 1129  
utility offices. 1130

PARCEL 02-B 1131

Being situated in the State of Ohio, County of Franklin, 1132  
Village of Groveport, and being a part of Madison School 1133  
Section, Section 16, Township 11, Range 21, Buckingham's Survey 1134  
of Congress Lands, and being more particularly described as 1135  
follows: 1136

Commencing at a point on the Southerly right-of-way line 1137  
of Williams Road (40 feet wide) at the northwesterly corner of 1138  
an original 44.557 acre tract conveyed to Ball, Ball, Galloway 1139  
and Jacobs shown of record in Deed Book 3327, Page 174, and at 1140  
the northwesterly corner of Williams Road as dedicated in Plat 1141  
Book 46, Page 93, said point being on the City of Columbus and 1142  
Village of Groveport Corporation line; 1143



Thence, South 4 degrees 24 minutes 29 seconds West, along 1144  
the westerly line of said Williams Road as dedicated in Plat 1145  
Book 46, Page 93, and along the westerly line of said 44.557 1146  
acre tract, a distance of 476.33 feet to a point, and THE TRUE 1147  
POINT OF BEGINNING OF THIS DESCRIPTION; 1148

Thence, South 4 degrees 24 minutes 29 seconds West, along 1149  
the westerly line of said 44.57 acres tract, a distance of 50.00 1150  
feet to a point; 1151

Thence, North 85 degrees 48 minutes 08 seconds West, along 1152  
a line parallel with the centerline of said Williams Road, a 1153  
distance of 408.48 feet to a point; 1154

Thence, North 4 degrees 24 minutes 29 seconds East, along 1155  
a line parallel with the westerly line of said 44.557 acre 1156  
tract, a distance of 50.00 feet to a point; 1157

Thence, South 85 degrees 48 minutes 08 seconds East, along 1158  
a line parallel with the centerline of said Williams Road, a 1159  
distance of 408.48 feet to the place of beginning, containing 1160  
0.4689 acres, subject however, to all highways and easements of 1161  
record and of records, easements and restrictions in the 1162  
respective utility offices. 1163

The description for Parcel No. 2, 2-A and 2-B were 1164  
prepared by Albert H. Andrews, Registered Surveyor No. 5699. 1165

Tract 12 1166

Being situated in the State of Ohio, County of Franklin, 1167  
Village of Groveport, and being a part of Section 16, Township 1168  
11, Range 21, Congress Lands, and also being known as School 1169  
Section 16 as reserved by Act of Congress in the Land Act of May 1170  
18, 1796, and being more particularly described as follows: 1171

Commencing at a point on the easterly limited access 1172  
right-of-way line of Hamilton Road (FRA-317-6.38), and on the 1173  
westerly right-of-way line of Higgins Boulevard as dedicated in 1174  
Plat Book 58, Page 63, said point being at the northwesterly 1175  
corner of an original 64.627 acre tract conveyed to Columbus and 1176  
Southern Ohio Electric Company shown of record in Deed Book 1177  
3636, Page 229; 1178

Thence North 4 degrees 31 minutes 58 seconds East, along 1179  
the easterly limited access right-of-way line of said Hamilton 1180  
Road and along the westerly right-of-way line of said Higgins 1181  
Boulevard, a distance of 9.41 feet to an angle point in said 1182  
line; 1183

Thence North 12 degrees 09 minutes 59 seconds West 1184  
continuing along the easterly limited access right-of-way line 1185  
of said Hamilton Road and along the westerly right-of-way line 1186  
of said Higgins Boulevard, a distance of 24.72 feet to an iron 1187  
pin at the northwesterly corner of said Higgins Boulevard, and 1188  
also the northwesterly corner of a 0.104 acre tract conveyed to 1189  
Ball, Ball, Galloway and Jacobs shown of record in official 1190  
Record 721, Page A-12, and the true point beginning of the 1191  
description: 1192

Thence North 12 degrees 09 minutes 59 seconds West, 1193  
continuing along the easterly limited access right-of-way line 1194  
of said Hamilton Road, distance of 79.68 feet to an iron pin at 1195  
the angle point in said line; 1196

Thence North 4 degrees 31 minutes 58 seconds East, 1197  
continuing along the easterly limited access right-of-way line 1198  
of said Hamilton Road, a distance of 500.13 feet to an iron pin 1199  
at an angle point in said line; 1200

Thence North 1 degree 05 minutes 57 seconds East, 1201  
continuing along the easterly limited access right-of-way line 1202  
of said Hamilton Road, a distance of 500.90 feet to an iron pin 1203  
at an angle point in said line; 1204

Thence North 4 degrees 31 minutes 58 seconds East, 1205  
continuing along the easterly limited access right-of-way line 1206  
of said Hamilton Road, a distance of 209.02 feet to an iron pin 1207  
at the intersection of the easterly limited access right-of-way 1208  
line of said Hamilton Road, with the northerly line of Section 1209  
16, (southerly line of Section 9), said point being at the 1210  
southwesterly corner of a 3.781 acre tract conveyed to James E. 1211  
Gillain shown of record in Deed Book 3172, Page 248; 1212

Thence South 85 degrees 22 minutes 52 seconds East, along 1213  
the northerly line of Section 16, and along the southerly line 1214  
of said 3.781 acre tract (southerly line of Section 9), a 1215  
distance of 872.84 feet to an iron pin on the southwesterly 1216  
limited access right-of-way line of U.S. 33 (FRA-33-26.21-30.13) 1217  
at the southeasterly corner of said 3.781 acre tract, said point 1218  
being at the intersection of the northerly line of Section 16 1219  
(southerly line of Section 9), with the southwesterly limited 1220  
access right-of-way line of said U.S. 33; 1221

Thence South 49 degrees 26 minutes 03 seconds East, along 1222  
the southwesterly limited access right-of-way line of said U.S. 1223  
33, a distance of 68.25 feet to a concrete monument at an angle 1224  
point in said line; 1225

Thence South 50 degrees 14 minutes 27 seconds East, 1226  
continuing along the southwesterly limited access right-of-way 1227  
line of said U.S. 33, a distance of 710.07 feet to a concrete 1228  
monument at an angle point in said line; 1229

Thence South 49 degrees 26 minutes 03 seconds East, 1230  
continuing along the southwesterly limited access right-of-way 1231  
line of said U.S. 33, a distance of 100.00 feet to a concrete 1232  
monument at an angle point in said line; 1233

Thence South 46 degrees 34 minutes 18 seconds Eat, 1234  
continuing along the southwesterly limited access right-of-way 1235  
line of said U.S. 33, a distance of 200.25 feet to a concrete 1236  
monument at an angle point in said line; 1237

Thence South 52 degrees 17 minutes 48 seconds East, 1238  
continuing along the southwesterly limited access right-of-way 1239  
line of said U.S. 33, a distance of 159.97 feet to an iron pin 1240  
at an angle point in said line; 1241

Thence South 72 degrees 03 minutes 23 seconds West, a 1242  
distance of 458.50 feet to an iron pin; 1243

Thence South 0 degrees 15 minutes 37 seconds East, a 1244  
distance of 418.51 feet to an iron pin at the northeasterly 1245  
corner of an 11.849 acre tract conveyed to Ball, Ball, Galloway 1246  
and Jacobs shown of record in Deed Book 3673, Page 519; 1247

Thence North 85 degrees 35 minutes 31 seconds West, along 1248  
the northerly line of said 11.849 acre tract, and along the 1249  
northerly line of said 64.627 acre tract, a distance of 1246.78 1250  
feet to a cross in concrete on the easterly right-of-way line of 1251  
said Higgins Boulevard, said point being at the southeasterly 1252  
corner of said 0.104 acre tract; 1253

Thence North 9 degrees 03 minutes 45 seconds West, along 1254  
the easterly right-of-way line of said Higgins Boulevard and 1255  
along said line produced northerly, and along the easterly line 1256  
of said 0.104 acre tract, a distance of 30.66 feet to an iron 1257  
pin at the northeasterly corner of said 0.104 acre tract; 1258

Thence North 55 degrees 35 minutes 31 seconds West, along 1259  
the northerly right-of-way line of said Higgins Boulevard 1260  
produced easterly, and along the northerly right-of-way line of 1261  
Higgins Boulevard, and along the northerly line of said 0.104 1262  
acre tract, a distance of 85.10 feet to an iron pin at an angle 1263  
point in the northerly line of said 0.104 acre tract, and at a 1264  
corner of said Higgins Boulevard; 1265

Thence South 74 degrees 40 minutes 07 seconds West, 1266  
leaving the northerly right-of way line of said Higgins 1267  
Boulevard, and along the northerly line of said 0.104 acre 1268  
tract, a distance of 116.24 feet to the place of beginning, 1269  
containing 42.849 acres, subject however to all highways and 1270  
easements of record and of records, easements, and restrictions 1271  
in the respective utility office. 1272

The above description was prepared by Albert H. Andrews, 1273  
Registered Surveyor No. 5699. 1274

Tract 13 1275

Being situated in the State of Ohio, County of Franklin, 1276  
Village of Groveport, and being a part of Section 16, Township 1277  
11, Range 21, Congress Lands, and also being known as School 1278  
Section 16, as reserved by the Act of Congress in the Land Act 1279  
of May 18, 1796, and being more particularly described as 1280  
follows: 1281

Beginning at an iron pin on the westerly right-of-way line 1282  
of Marketing Place (60 feet wide), said point being at the 1283  
northwesterly corner of Marketing Place (60 feet wide) as 1284  
dedicated in Plat Book 51, Page 119, and the southwesterly 1285  
corner of Marketing Place (60 feet wide) as dedicated in Plat 1286  
Book 46, Page 93, said point being on the southerly line of an 1287

original 44.557 acre tract conveyed to Ball, Ball, Galloway and 1288  
Jacobs shown of record in Deed Booke 3327, Page 174; 1289

Thence in a southerly direction, along the westerly right- 1290  
of-way line of said Marketing Place, and along the arc of a 1291  
curve to the right having a radius of 670.00 feet, a subdelta 1292  
angle of 3 degrees 17 minutes 27 seconds, a tangent of 19.24 1293  
feet, an arc of 38.48 feet, a long chord bearing and distance of 1294  
South 27 degrees 15 minutes 46 seconds West, 38.47 feet to an 1295  
iron pin at a point of Reverse Curvature; 1296

Thence in a southerly direction continuing along the 1297  
westerly right-of-way line of said Marketing Place, and along 1298  
the arc of a curve to the left having a radius of 730.00 feet, a 1299  
subdelta angle of 17 degrees 10 minutes, a tangent of 110.18 1300  
feet, an arc of 218.72 feet, along chord bearing and distance of 1301  
South 20 degrees 19 minutes 29 seconds West, 217.90 feet to an 1302  
iron pin at the northeasterly corner of a 2.618 acre tract 1303  
conveyed to Westinghouse Electric Corporation shown of record in 1304  
Deed Book 3585, Page 445; 1305

Thence North 85 degrees 35 minutes 31 seconds West, along 1306  
the northerly line of said 2.618 acre tract, a distance of 1307  
527.49 feet to an iron pin at the northwesterly corner of said 1308  
2.618 acre tract; 1309

Thence North 20 degrees 34 minutes 54 seconds West, along 1310  
the westerly line of said 2.618 acre tract produced 1311  
northwesterly, a distance of 393.01 feet to an iron pin; 1312

Thence South 85 degrees 35 minutes 31 seconds East, along 1313  
a line parallel with the northerly line of said 2.618 acre 1314  
tract, a distance of 712.08 feet to an iron pin on the westerly 1315  
line of said 44.557 acre tract; 1316

Thence South 4 degrees 24 minutes 29 seconds West, along 1317  
the westerly line of said 44.557 acre tract, a distance of 1318  
111.22 feet to an iron pin at the southwesterly corner of said 1319  
44.557 acre tract; 1320

Thence South 85 degrees 35 minutes 31 seconds East, along 1321  
the southerly line of said 44.557 acre tract, a distance of 1322  
56.14 feet to the place of beginning, containing 5.211 acres, 1323  
subject however to all highways and easements of record, and of 1324  
records, easements, and restrictions in the respective utility 1325  
offices. 1326

The above description was prepared by Albert H. Andrews 1327  
Registered Surveyor No. 5699. 1328

Tract 14 1329

PARCEL 1 1330

Being situated in the State of Ohio, County of Franklin, 1331  
Village of Groveport, and being a part of Section 16, Township 1332  
11, Range 21, Congress Lands, and also being known as School 1333  
Section 16, as reserved by the Act of Congress in the Land Act 1334  
of May 18, 1796, and being more particularly described as 1335  
follows: 1336

Beginning at an iron pin on the easterly right-of-way line 1337  
of South Hamilton Road (State Route 317) (FRA-317-6.38), and on 1338  
the easterly line of a 3.213 acre tract (Parcel 22-WD-1) 1339  
conveyed to the State of Ohio shown of record in Deed Book 3241, 1340  
Page 395, said point being at the southwesterly corner of an 1341  
original 64.627 acre tract conveyed to the Columbus and Southern 1342  
Ohio Electric Company shown of record in Deed Book 3636, Page 1343  
229, and the southwesterly corner of a 3.00 acre tract conveyed 1344  
to Madison Township Trustees shown of record in Official Record 1345

833, Page C-17, said point being South 4 degrees 16 minutes 18 1346  
seconds West, along the easterly right-of-way line of South 1347  
Hamilton Road (Easterly line of said 3.213 acre tract) (westerly 1348  
line of said 3.00 acre tract), a distance of 462.00 feet from 1349  
the intersection of the easterly right-of-way line of said South 1350  
Hamilton Road, with the southerly right-of-way line of Firehouse 1351  
Lane (100 feet wide), as dedicated in Plat Book 58, Page 13; 1352

Thence South 85 degrees 35 minutes 31 seconds East, and 1353  
along the southerly line of said 3.00 acre tract, and along the 1354  
southerly line of Madison Lane (60 feet wide) dedicated in Plat 1355  
Book 58, Page 13, and along the southerly line of a 5.037 acre 1356  
tract conveyed to The 614 Company shown of record in Deed Book 1357  
3760, Page 586, and along the southerly line of 64.627 acre 1358  
tract, passing iron pins on line at 222.84 feet and 282.84 feet, 1359  
a total distance of 1572.72 feet to an iron pin at the 1360  
southwesterly corner of said 64.627 acre tract, and the 1361  
southwesterly corner of an 11.849 acre tract conveyed to Donald 1362  
E. Ball, Jr. shown of record in Official Record 1967, Page F-04; 1363

Thence South 86 degrees 08 minutes 06 seconds East, along 1364  
the southerly line of said 11.849 acre tract, a distance of 1365  
265.38 feet to an iron pin at the southeasterly corner of said 1366  
11.849 acre tract; 1367

Thence South 20 degrees 53 minutes East, a distance of 1368  
220.68 feet to an iron pin at an angle point in said line; 1369

Thence South 25 degrees 35 minutes 47 seconds West, a 1370  
distance of 406.99 feet to an iron pin at an angle point in said 1371  
line; 1372

Thence South 70 degrees 08 minutes 18 seconds West, a 1373  
distance of 330.95 feet to an iron pin at an angle point in said 1374



line; 1375

Thence South 17 degrees 11 minutes 44 seconds West, a 1376  
distance of 651.86 Feet to an iron pin at an angle point in said 1377  
line; 1378

Thence North 89 degrees 18 minutes 31 seconds West, a 1379  
distance of 392.44 feet to an iron pin at an angle point in said 1380  
line; 1381

Thence South 8 degrees 35 minutes 26 seconds West, a 1382  
distance of 357.44 feet to an iron pin at an angle point in said 1383  
line; 1384

Thence North 81 degrees 35 minutes 15 seconds West, a 1385  
distance of 277.26 feet to an iron pin at an angle point in said 1386  
line; 1387

Thence North 34 degrees 03 minutes 07 seconds West, a 1388  
distance of 300.05 feet to an iron pin at angle point in said 1389  
line; 1390

Thence North 55 degrees 05 minutes 06 seconds West, a 1391  
distance of 651.84 feet to an iron pin on the easterly Limited 1392  
Access right-of-way line of said South Hamilton Road, and on the 1393  
easterly line of a 28.207 acre tract (Parcel 22-WL) conveyed to 1394  
the State of Ohio shown of record in Deed Book 3241, Page 395; 1395

Thence North 27 degrees 26 minutes 40 seconds East, along 1396  
the easterly limited access right-of-way line of said South 1397  
Hamilton Road (easterly line of said 28.207 acre tract), a 1398  
distance of 42.52 feet to an iron pin at an angle point in said 1399  
line; 1400

Thence North 7 degrees 18 minutes 52 seconds East, 1401  
continuing along the easterly limited access right-of- way lines 1402

of said South Hamilton Road (easterly line of said 28.207 acre tract) a distance of 114.08 feet to an iron pin at an angle point in said line;

Thence North 9 degrees 15 minutes 26 seconds East, continuing along the easterly limited access right-of-way line of said South Hamilton Road (easterly line of said 28.207 acre tract), a distance of 204.66 feet to an iron pin at the southeasterly corner of said 3.213 acre tract;

Thence South 82 degrees 43 minutes 42 seconds East, along the right-of-way line of said South Hamilton Road (Southerly line of said 3.213 acre tract), a distance of 50.00 feet to an iron pin at the Southeasterly corner of said 3.213 acre tract;

Thence North 6 degrees 00 minutes 31 seconds East, along the easterly right-of-way line of said South Hamilton Road (easterly line of said 3.213 acre tract), a distance of 508.96 feet to an iron pin at an angle point in the said line;

Thence North 4 degrees 16 minutes 18 seconds East, continuing along the easterly right-of-way line of said South Hamilton Road (easterly line of said 3.213 acre tract), a distance of 281.67 feet to the place of beginning, containing 54.788 acres, subject to all highways and easements of record, and of records, easements, and restrictions in the respective utility offices, also subject to the following described easement 30 feet wide to be used for Ingress and Egress for farm equipment, and being more particularly described as follows:

Commencing at a point on the easterly limited access right-of-way of South Hamilton Road (State Route 317) (FRA-317-6.38), and on the easterly line of a 28.207 acre tract (Parcel 22-WL) shown of record in Deed Book 3241, Page 395, said point

being at the southwesterly corner of a 3.213 acre tract (Parcel 1432  
22-WD-1) conveyed to the State of Ohio shown of record in Deed 1433  
Book 3241, Page 395, said point being 90.00 feet right of 1434  
centerline Station 114 + 98.52 as shows on the plans of said 1435  
South Hamilton Road; 1436

Thence south nine degrees fifteen minutes twenty-six 1437  
seconds West (S-9°-15'-26"-W), along the easterly limited access 1438  
right-of-way line of said south Hamilton Road, the easterly line 1439  
of said 28.207 acre tract, a distance of 50 feet to a point, and 1440  
the true point of beginning of this description. 1441

Thence south eighty degrees forty-four minutes thirty four 1442  
seconds east (S-80°-44'-34"E) a distance of 30 feet to a point; 1443

Thence south nine degrees fifteen minutes twenty-six 1444  
seconds West (S-9°-15'-26"W), along a line parallel with and 30 1445  
feet easterly as measured at right angles to the easterly 1446  
limited access right-of-way line of said south Hamilton Road, a 1447  
distance of one hundred fifty-four and fourteen hundredths 1448  
(154.14) feet; 1449

Thence south seven degrees eighteen minutes fifty-two 1450  
seconds West (S-7°-18-52"W), along a line parallel with and 30 1451  
feet easterly as measured at right angles to the easterly 1452  
limited access right-of-way line of said south Hamilton Road, a 1453  
distance of one hundred eighteen and ninety-two hundredths 1454  
(118.92) feet to a point; 1455

Thence south twenty-seven degrees twenty-six minutes forty 1456  
Seconds west (S-27°-26'-40"-W) along a line parallel with and 30 1457  
feet easterly as measures at angle to the easterly limited 1458  
access right-of-way line of said south Hamilton Road, a distance 1459  
of fifty-one and seventy-three hundredths (51.73) feet to a 1460

point; 1461

Thence north fifty-five degrees five minutes six seconds 1462  
west (N-55°-05'-06"-W), a distance of thirty and twenty-six 1463  
hundredths (30.26) feet to an iron pin on the easterly limited 1464  
access right-of-way Line of said south Hamilton Road, the 1465  
easterly line of said 28.207 acre tract; 1466

Thence north twenty-seven degrees twenty-six minutes forty 1467  
seconds East (N-27°-26'-40"E), along the easterly limited access 1468  
Right-of-way line of said south Hamilton Road, the easterly line 1469  
of said 28.207 acre tract a distance of forty-two and fifty-two 1470  
hundredths (42.52) feet to an iron pin at an angle point in said 1471  
line; 1472

Thence north seven degrees eighteen minutes fifty-two 1473  
seconds East (N-7°-18'-52"E), continuing along the easterly 1474  
limited access right-of- way line of said south Hamilton Road, 1475  
the easterly line of said 28.207 acre tract, a distance of one 1476  
hundred fourteen and eight hundredths (114.08) feet to an iron 1477  
pin at an angle point in said line; 1478

Thence north nine degrees fifteen minutes twenty-six 1479  
seconds east (N-9°-15'-26"-E), continuing along the easterly 1480  
limited access right-of-wayline of said south Hamilton Road, 1481  
the easterly line of said 28.207 acre tract, a distance of one 1482  
hundred fifty-four and sixty-six hundredths (154.66) feet to the 1483  
place of beginning containing 0.219 acres, subject however to 1484  
all highways and easements of record and of records, easements, 1485  
and restrictions in the respective utility offices. 1486

Point of access to the above described easement is right 1487  
of highway Station 114+50 as shown on the plans of said Hamilton 1488  
Road, and also shown on the records of Deed Book 3421, Page 395, 1489

(The point of access to the Subject 54.788 acre tract is at 1490  
highway Station 114+50 as shown on the right-of-way plans of 1491  
south Hamilton Road and State Route 317). 1492

PARCEL 2 1493

Being situated in the State of Ohio, County of Franklin, 1494  
Village of Groveport, and being a part of Section 16, Township 1495  
11, Range 21, Congress Lands, and also being known as School 1496  
Section 16, as reserved by the Act of Congress in the Land Act 1497  
of May 18, 1796, and being more particularly described as 1498  
follows: 1499

Commencing at an iron pin found on the centerline of 1500  
Williams Road, at the northwesterly corner of Section 16 said 1501  
point being at the northeasterly corner of 0.617 acre tract 1502  
conveyed to Stanley F, and Dorothy E. Carter shown of record in 1503  
Deed Book 3266,,Page 693 (northeasterly corner of Section 17), 1504  
said point being at the intersection of the centerline of said 1505  
Williams Road, with the centerline of Hendron Road, dedicated in 1506  
Plat Book 48, Page 36; 1507

Thence South 4 degrees 08 minutes 43 seconds West, along 1508  
the westerly line of Section 16, (easterly line of Section 17) 1509  
and along the easterly line of said 0.617 acre tract, a distance 1510  
of 40.00 feet to an iron pin, and the true point of beginning of 1511  
this description; 1512

Thence South 85 degrees 48 minutes 08 seconds East, along 1513  
a line parallel with, and 40.00 feet southerly of, measured at 1514  
right angles to the centerline of said Williams Road (northerly 1515  
line of Section 16), a distance of 409.82 feet to an iron pin at 1516  
the southwesterly corner of a 0.1784 acre tract conveyed to the 1517  
Village of Groveport shown of record in Official Record 1067, 1518

PageE-01, and the northwesterly corner of 4.0697 acre tract 1519  
(Parcel #2) conveyed to the Barnes Group, Inc. shown of record 1520  
in Official Record 1067, Page 6-04; 1521

Thence South, 4 degrees 24 minutes 29 seconds West, along 1522  
the westerly line of said 4.0697 acre tract, a distance of 1523  
456.33 feet to an iron pin at the southwesterly corner of said 1524  
4.0697 acre tract, and in the northerly line of a 0.4689 acre 1525  
tract (Parcel 2B) conveyed to Ball and Galloway shown of record 1526  
is Official Record 1067, Page D-17; 1527

Thence North 85 degrees 48 minutes 08 seconds West, along 1528  
the northerly line of said 0.4689 acre tract, a distance of 1529  
20.00 feet to an iron pin at the northwesterly corner of said 1530  
0.4689 acre tract; 1531

Thence South 4 degrees 24 minutes 29 seconds West, along 1532  
the westerly line of said 0.4689 acre tract, a distance of 50.00 1533  
feet to an iron pin at the southwesterly corner of said 0.4689 1534  
acre tract; 1535

Thence South 85 degrees 48 minutes 08 seconds East, along 1536  
the southerly line of said 0.4689 acre tract, a distance of 1537  
408.48 feet to an iron pin at the southeasterly corner of said 1538  
0.4689 acre tract, and on the westerly line of an original 1539  
44,557 acre tract conveyed to Ball, Ball, Galloway and Jacobs 1540  
shown of record in Deed Book 3327, Page 174; 1541

Thence South 4 degrees 24 minutes 29 seconds West, long 1542  
the westerly line of said 44.557 acre tract, a distance of 1543  
404.36 feet to an iron pin at the northeasterly corner of a 1544  
5.211 acre tract conveyed to Ball and Galloway shown of record 1545  
in Official Record 2103, Page J-16; 1546

Thence North 85 degrees 35 minutes 31 seconds West, the 1547

northerly line of said 5.211acre tract, a distance of 712.08 1548  
feet to an iron pin at the northwesterly corner of said 5.211 1549  
acre tract; 1550

Thence North 20 degrees 34 minutes 54 seconds West, along 1551  
the westerly line of said5.211 acre tract produced northwesterly 1552  
a distance of 196.13 feet to an iron pin on the westerly line of 1553  
Section 16, (easterly line of Section 17) and on the easterly 1554  
line of a 12.979 acre tract conveyed to Emil and Giseka Heurich 1555  
shown of record in Deed Book 1240, Page 61; 1556

Thence North 4 degrees 08 minutes 43 seconds East, along 1557  
the westerly line of Section 16, (easterly line of Section 17) 1558  
and along the easterly line of said 12.979 acre tract, and along 1559  
the easterly line of said 0.617 acre tract, a distance of 730.00 1560  
feet to the place of beginning, containing 11.9133 acres, 1561  
subject however to all highways and easements of record, and of 1562  
records, easements, and restrictions in the respective utility 1563  
offices. 1564

PARCEL 3 1565

Proposed right-of-way limits of Williams Road. 1566

Being situated in the State of Ohio, County of Franklin, 1567  
Village of Groveport, and being a part of Section 16, Township 1568  
11, Range 21, Congress Lands, and also being known as School 1569  
Section 16, as reserved by the Act of Congress in the Land Act 1570  
of May 18, 1796, and being more particularly described as 1571  
follows: 1572

Commencing at an iron pin found on the centerline of 1573  
Williams Road, at the northwesterly corner of Section 16, said 1574  
point being at the northeasterly corner of a 0.617 acre tract 1575  
conveyed to Stanley F. and Dorothy E. Carter shown of record in 1576

Deed Book 3266, Page 693 (northeasterly corner of Section 17), 1577  
said point being at the intersection of the centerline of said 1578  
Williams Road, with the centerline of said Williams Road, with 1579  
the centerline of Hendron Road dedicated in Plat Book 48, Page 1580  
36; 1581

Thence South 4 degrees 08 minutes 43 seconds West, along 1582  
the westerly line of Section 16, and along the easterly line of 1583  
said 0.617 acre tract (easterly line of Section 17), a distance 1584  
of 20.00 feet to an iron pin on the southerly right-of-way of 1585  
said Williams Road, and the true point of beginning of this 1586  
description; 1587

Thence South 85 degrees 48 minutes 08 seconds East, along 1588  
the southerly right-of-way line of said Williams Road, and along 1589  
the corporation line, and along a line parallel with and 20.00 1590  
feet southerly of, measured at right angles to the centerline of 1591  
said Williams Road (Northerly line of Section 16), a distance of 1592  
409.91 feet to an iron pin at the northwesterly corner of a 1593  
0.1784 acre tract conveyed to the Village of Groveport shown of 1594  
record in Official Records 1067, Page E-01; 1595

Thence South 4 degrees 24 minutes 29 seconds West, along 1596  
the westerly line of said 0.1784 acre tract, a distance of 20.00 1597  
feet to an iron pin at the southwesterly corner of said 0.1784 1598  
acre tract, and northwesterly corner of a 4.0697 acre tract 1599  
(Parcel #2) conveyed to the Barnes Group, Inc. shown of record 1600  
in Official Record 1067, Page C-04; 1601

Thence North 85 degrees 48 minutes 08 seconds West, along 1602  
a line parallel with and 40.00 feet southerly of measured at 1603  
right angles to the centerline of said Williams Road (northly 1604  
line of Section 16), a distance of 409.82 feet to an iron pin on 1605  
the westerly line of Section 16, and on the easterly line of 1606



said 0.617 acre tract (easterly line of Section 17); 1607

Thence North 4 degrees 08 minutes 43 seconds East, along 1608  
the westerly line of Section 16, and along the easterly line of 1609  
said 0.617 acre tract (easterly line of Section 17), a distance 1610  
of 20.00 feet to the place of the beginning, containing 0.1882 1611  
acres, subject however to all highways and easements of record, 1612  
and of records, easements and restrictions in the respective 1613  
utility offices. 1614

The above descriptions were prepared by Albert H. Andrews, 1615  
Registered Surveyor No. 5699. 1616

Tract 15 1617

Being situated in the State of Ohio, County of Franklin, 1618  
Village of Groveport, and being a part of Section 16, Township 1619  
11, Range 21, Congress Lands, and also being known as School 1620  
Section 16, as reserved by the Act of Congress in the Land Act 1621  
of May 18, 1796, and being more particularly described as 1622  
follows: 1623

Beginning at a point in the southeast corner of the W.C.N. 1624  
Enterprises 4.647 acre tract recorded in Official Record 2068, 1625  
Pg. F-19 and proceeding in a southerly line S. 4° 24' 29" W., 30 1626  
feet to a point; 1627

Thence west along a line N. 85° 35' 31" W. for a distance 1628  
of 381.19 feet to a point in the westerly boundary; 1629

Thence north along a line S. 4° 24' 29" W. 30 feet to an 1630  
iron pin; 1631

Thence east along a line N. 85° 35' 31" W. 381.19 feet to 1632  
the point of beginning, containing.2625 acres more or less. 1633

The above description was prepared by Albert Myers, 1634

Registered Surveyor No. 6579. 1635

Tract 16 1636

Being situated in the State of Ohio, County of Franklin, 1637  
Village of Groveport, Part of Section 16, Township 11, Range 21, 1638  
Congress Lands, and being part of the 49.998 acre tract conveyed 1639  
to Madison Local School District recorded in Deed Book 3336, 1640  
Page 482, (Recorder's Office, Franklin County, Ohio), and being 1641  
more particularly described as follows: 1642

Beginning at a point in the north line of the said 49.998 1643  
acre tract, said point being the intersection of said line with 1644  
the east line, (produced southernly), of the 4.647 acre tract 1645  
conveyed to W.C.N. Enterprises Limited, recorded in Official 1646  
Records Volume 2068, F-19, said point being located 30.0 feet 1647  
south of the southeast corner of the said 4.647 acre tract; said 1648  
point also being in a southerly line of the 40 acre tract to 1649  
Easten Franklin County Joint Vocational School District (Volume 1650  
17, Page 48, School Land Records, State Auditor's Office); 1651

Thence South 4° degrees 24 minutes 29 seconds West, across 1652  
the said 49.998 acre tract, along the east line (produced 1653  
southerly) of the said 4.647 acre tract, a distance of 0.0 feet 1654  
to a point; 1655

Thence, North 85 degrees 35 minutes 31 seconds West, 1656  
across the said 49.998 acre tract, along a line parallel with 1657  
the north line of said tract and parallel with the south line of 1658  
the said 4.647 acre tract, a distance of 381.19 feet to a point, 1659  
said point being the intersection of said line with a west line 1660  
(produced southerly) of the said 4.647 acre tract; 1661

Thence, North 4 degrees 24 minutes 29 seconds East, across 1662  
the said 49.998 acre tract and along a west line of the said 1663

4.647 acre tract (produced southerly), a distance of 30.0 feet 1664  
to a point in the north line of the said 49.998 acre tract 1665  
(south line of the said 40.0 acre tract); 1666

Thence, South 85 degrees 35 minutes 31 seconds East, along 1667  
part of the north line of said 49.998 acre tract, along a line 1668  
parallel with and 30.0 feet south of the south line of the said 1669  
4.647 acre tract, a distance of 381.19 feet to the place of the 1670  
beginning containing 0.2625 acres of land, subject however to 1671  
all legal highways and easements and restrictions of record. 1672

The above was prepared from records only. The basis of 1673  
bearing is the south line of said 4.647 acre tract. 1674

MYERS SURVEYING COMPANY, INC. 1675

Albert J. Myers, P. S. 6579 1676

Tract 17 1677

Situated in Madison Township, Franklin County, Ohio, and 1678  
being part of the Northwest Corner of Section 16, Town 11N, 1679  
Range 21W, of Congress Lands, being that section set aside by 1680  
Act of Congress dated March 3, 1803, for schools and in Trust to 1681  
the State of Ohio, and being more particularly described as 1682  
follows: 1683

Beginning at a stone found at the northeast corner of said 1684  
section, thence South 00 degrees 01 minute 00 seconds East along 1685  
the east line of said section 943.21 feet to a pin set in the 1686  
north line of Route 33, thence, the following courses along the 1687  
north line of said Route: 1688

North 54 degrees 06 minutes 00 seconds West 92.46 feet to 1689  
a point, 1690

North 52 degrees 40 minutes 04 seconds West 170.05 feet to 1691

a point, 1692

North 53 degrees 42 minutes 52 seconds West 55.00 feet to 1693

a point, 1694

North 52 degrees 20 minutes 21 seconds West 175.08 feet to 1695

a point, 1696

North 52 degrees 57 minutes 15 seconds West 500.10 feet to 1697

a point, 1698

North 56 degrees 57 minutes 55 seconds West 200.25 feet to 1699

a point, 1700

North 59 degrees 48 minutes 38 seconds West 100.50 feet to 1701

a point, 1702

North 54 degrees 06 minutes 00 seconds West 314.29 feet to 1703

a pin set in the north line of said section at its intersection 1704

with said north line of Route 33, thence, North 89 degrees 57 1705

minutes 13 seconds East along the north line of said section 1706

1301.27 feet to the place of beginning. Containing 13.792 acres 1707

of land, and being all that part of section 16 that line north 1708

of the north line of Route 33. 1709

Excepting therefrom, all that land which lies south and 1710

east of the west bank of Blacklick Creek being 2.268 Acres of 1711

land. And being more particularly described as follows: 1712

Beginning at a pin at the southernmost corner of the above- 1713

described parcel at the intersection of the north line of Route 1714

33 and the east line of section 16: 1715

Thence, along said north line of Route 33 the following 1716

courses: 1717

North 54 degrees 06 minutes 00 seconds West 92.46 feet to 1718

a point, 1719

North 52 degrees 40 minutes 04 seconds West 170.05 feet to 1720  
a point, 1721

North 53 degrees 42 minutes 52 seconds West 55.00 feet to 1722  
a point, 1723

North 52 degrees 20 minutes 21 seconds West 175.00 feet to 1724  
a point. 1725

Thence, leaving said line North 82 degrees 39 minutes 36 1726  
seconds East across said parcel 442.31 feet to a point in the 1727  
east line of said section. 1728

Thence, South 00 degrees 01 minute 00 seconds East along 1729  
said section line 500.00 feet to the place of beginning. 1730  
Allowing 11.524 acres of land to be transferred herewith. 1731

This description is based on a field survey done by Ahlers 1732  
Moe and Associate, Inc. in May of 1988, which bearings are based 1733  
on the Centerline of Route 33 being North 54 degrees 06 minutes 1734  
00 seconds West. 1735

Tract 18 1736

Situated in Madison Township, Franklin County, Ohio, and 1737  
being part of Section 16, Town 11N, Range 21W, of Congress 1738  
Lands, being that section set aside by Act of Congress dated 1739  
March 3, 1803 for schools and in Trust to the State of Ohio, and 1740  
being more particularly described as follows: 1741

Beginning at an iron pin found at a Southwesterly corner 1742  
of Hamilton/33 Industrial Park of record in Plat Book 70, Page 1743  
62/63 (all deed and plat reference refer to the records of the 1744  
Recorder's Office Franklin County, Ohio) said pin also being in 1745  
the Easterly right-of-way of Hamilton Road, S.R. 317; 1746

Thence South 55 degrees 05 minutes 06 seconds East with a 1747

Southerly line of said Hamilton/33 Industrial Park a distance of 1748  
415.36 to an iron pin found at the Southwesterly corner of Lot 1749  
#8 of said Hamilton/33 Industrial Park. 1750

Thence South 34 degrees 54 minutes 54 seconds West a 1751  
distance of 58.02 feet to an iron pin set; 1752

Thence North 64 degrees 01 minute 43 seconds West a 1753  
distance of 101.50 feet to an iron pin set at an angle point; 1754

Thence North 69 degrees 59 minutes 33 seconds West a 1755  
distance of 254.42 feet to a pin set in said Easterly right-of- 1756  
way. 1757

Thence North 08 degrees 24 minutes 35 seconds East with 1758  
said easterly right-of-way distance of 155.57 feet to the POINT 1759  
OF BEGINNING and containing 0.863 acres of land more or less. 1760

Subject to all, restrictions, easements and right-of-way 1761  
of record. 1762

This description was prepared by Civil Engineering 1763  
Associate's, Inc., Columbus, Ohio, based on a field survey of 1764  
the premises in June, 1989 by Jeffrey A. Miller, P.S. # 7211. 1765  
The basis of bearings used herein is in the same bearing system 1766  
as Hamilton/33 Industrial Park, a plat of this survey is 1767  
attached hereto and made a part thereof. 1768

Tract 19 1769

Situated in the City of Groveport, County of Franklin, 1770  
State of Ohio; also being a part of Section 16, Township 11 1771  
North, Range 21 West, Congress Lands as held in trust by the 1772  
State of Ohio pursuant to Ohio School and Ministerial Lands, 1773  
R.C. Section 501.01; also being a portion of school lands as 1774  
described in a Journal Entry by the Office of the Auditor of the 1775

State of Ohio, Volume 17 Page 48 (dated 7/14/1966), allocating a 1776  
40.00 acre tract to Eastern Franklin County Joint Vocational 1777  
School District, now known as The Eastland-Fairfield Career & 1778  
Technical Schools; being more particularly described as follows: 1779

Beginning at a 1" iron pipe found at the intersection of 1780  
the westerly right-of-way line of Hamilton Road (State Route 1781  
317; right-of-way varies) and the southerly right-of-way line of 1782  
Directors Boulevard (80' right-of-way) as dedicated in 1783  
"Dedication of Williams Road, Marketing Place, Directors 1784  
Boulevard, Investor Avenue, and Eastland School Avenue (Eastland 1785  
Corporate Park I)" as recorded in Plat Book 46 Page 93; said 1786  
point also being along a westerly line of a 7.507 acre tract as 1787  
transferred to the State of Ohio, Department of Transportation, 1788  
as recorded in Deed Book 3241 Page 395 Parcel 22-WL, said point 1789  
being the TRUE POINT OF BEGINNING, and from said beginning point 1790  
running thence the following four courses along the westerly 1791  
right-of-way lines of Hamilton Road and along westerly lines of 1792  
said 7.507 acre tract: 1793

(1) South 12° 10' 08" East for a distance of 104.34' to an 1794  
iron pin set; thence, 1795

(2) South 04° 31' 49" West for a distance of 250.00' to an 1796  
iron pin set; thence, 1797

(3) South 06° 26' 22" West for a distance of 300.17' to an 1798  
iron pin set; thence, 1799

(4) South 01° 15' 35" West for a distance of 160.67' to a 1800  
point, said point referenced by an iron pin set that bears North 1801  
85° 35' 40" West for a distance of 5.00' from said corner, said 1802  
point also being along the northerly line of a 49.736 acre 1803  
tract, the residual of a 49.998 acre tract as conveyed to 1804

Madison Local School District as described in Deed Book 3336 1805  
Page 482; thence, 1806

Along the southerly line of said 40.00 acre tract and 1807  
along the northerly line of said 49.736 acre tract, North 85° 1808  
35' 40" West for a distance of 1496.33' to a point, passing over 1809  
an iron pin set at a distance of 5.00' from the beginning of 1810  
this course and passing over an iron pin set at a distance of 1811  
3.00' from the terminus of this course, said point also 1812  
witnessed by an iron pin that bears South 04° 18' 59" West for a 1813  
distance of 3.00' from said point; said point also being the 1814  
southeasterly corner of a 0.2625 acre tract as conveyed to 1815  
Groveport Madison Local School District as described in 1816  
Instrument No. 201601070002077 Tract 1, said point also being 1817  
the northeasterly corner of a 0.2625 acre tract as conveyed to 1818  
Groveport Madison Local School District as described in 1819  
Instrument No. 201601070002077 Tract 2, thence, 1820

Along the easterly line of said 0.2625 acre tract as 1821  
described in Instrument No. 201601070002077 Tract 1 and then 1822  
along the easterly line of a 4.647 acre tract as conveyed to 1823  
Groveport Madison Local School District as described in 1824  
Instrument No. 201511160161625 and then along the easterly line 1825  
of a 1.6187 acre tract as conveyed to Groveport Madison Local 1826  
School District as described in Instrument No. 201601070002077 1827  
and then along the easterly line of a 2.10 acre tract as 1828  
conveyed to Corporation of the Presiding Bishop of the Church of 1829  
Jesus Christ of the Latter-Day Saints as described in Deed Book 1830  
3752 Page 204, North 04° 18' 59" East for a distance of 1100.52' 1831  
to a 1" iron pipe found, passing over an iron pin set at a 1832  
distance of 288.33' from the terminus of this course, said point 1833  
being the northwesterly corner of said 40.00 acre tract, said 1834  
point also being the northeasterly corner of said 2.10 acre 1835



tract, said point also being along the southerly line of a 4.410 1836  
acre tract as conveyed to Mulligan Real Estate II, LLC as 1837  
described in Instrument No. 201403140031424; thence, 1838

Along the northerly line of said 40.00 acre tract and 1839  
along the southerly line of said 4.410 acre tract and then along 1840  
the southerly line of a 1.500 acre tract as conveyed to Charles 1841  
and Vicki Golden as described in Instrument No. 200108140187784, 1842  
Instrument No 200108140187785 and Instrument No. 200108140187788 1843  
and then along the southerly line of a 3.00 acre tract as 1844  
conveyed to Kinell Properties, LLC as described in Instrument 1845  
No. 201201050001830 and then along the southerly line of a 2.433 1846  
acre tract as conveyed to Peerless Saw Company as described in 1847  
Official Record 8645 B-05, South 85° 36' 06" East for a distance 1848  
of 1224.44' to a 1" iron pipe found, said point being the 1849  
southeasterly corner of said 2.433 acre tract and being along 1850  
the westerly right-of-way line of Directors Boulevard (60' 1851  
right-of-way as dedicated in Plat Book 46 Page 93); thence, 1852

Along the westerly right-of-way line of Directors 1853  
Boulevard, South 20° 36' 06" East for a distance of 320.30' to a 1854  
railroad spike found; thence, 1855

Along the southerly right-of-way line of Directors 1856  
Boulevard, South 85° 36' 06" East for a distance of 110.81' to 1857  
the point of beginning, containing 36.400 acres of land, more or 1858  
less, as determined by Michael L. Keller, Professional Surveyor, 1859  
Ohio License No. 7978, based on a survey performed by The 1860  
Kleingers Group in June, 2017. 1861

Basis of bearings for the herein-described courses is the 1862  
State Plane Coordinate System, Ohio South Zone (NAD83-NSRS2007), 1863  
with a portion of the westerly right-of-way line of Directors 1864  
Boulevard being South 20° 36' 06" East as determined by a GPS 1865

survey utilizing CORS Station "COLB" and monument "FCGS 9935". 1866

Iron pins set are 5/8" rebar, 30" in length, with plastic 1867  
identifier caps stamped "THE KLEINGERS GROUP". 1868

Subject to any easements, restrictions, covenants, 1869  
ordinances or agreements of record. 1870

Tract 20 1871

Situated in the City of Groveport, County of Franklin, 1872  
State of Ohio; also being a part of Section 16, Township 11 1873  
North, Range 21 West, Congress Lands as held in trust by the 1874  
State of Ohio pursuant to Ohio School and Ministerial Lands, 1875  
R.C. Section 501.01; also being a portion of school lands as 1876  
described in a Journal Entry by the Office of the Auditor of the 1877  
State of Ohio, Volume 17 Page 48 (dated 7/14/1966), allocating a 1878  
40.00 acre tract to Eastern Franklin County Joint Vocational 1879  
School District, now known as The Eastland-Fairfield Career & 1880  
Technical Schools; being more particularly described as follows: 1881

Beginning at a 1" iron pipe found at the intersection of 1882  
the westerly right-of-way line of Hamilton Road (State Route 1883  
317; right-of-way varies) and the northerly right-of-way line of 1884  
Directors Boulevard (80' right-of-way) as dedicated in 1885  
"Dedication of Williams Road, Marketing Place, Directors 1886  
Boulevard, Investor Avenue, and Eastland School Avenue (Eastland 1887  
Corporate Park I)" as recorded in Plat Book 46 Page 93; said 1888  
point also being along a westerly line of a 7.507 acre tract as 1889  
transferred to the State of Ohio, Department of Transportation, 1890  
as recorded in Deed Book 3241 Page 395 Parcel 22-WL, said point 1891  
being the TRUE POINT OF BEGINNING, and from said beginning point 1892  
running 1893

Along the northerly right-of-way line of Directors 1894

Boulevard, North 85° 36' 06" West for a distance of 62.95' to an 1895  
iron pin set at a point of curvature; thence, 1896

Along the northerly right-of-way line of Directors 1897  
Boulevard following a curve to the right having an arc length of 1898  
28.36', a radius of 25.00', a central angle of 65° 00' 00", and 1899  
a chord that bears North 53° 06' 06" West for a distance of 1900  
26.86' to an iron pin set at a point of tangency; thence, 1901

Along the easterly right-of-way line of Directors 1902  
Boulevard, North 20° 36' 06" West for a distance of 216.10' to a 1903  
1" iron pipe found in the northerly line of said 40.00 acre 1904  
tract, said point being the southwesterly corner of a 3.381 acre 1905  
tract as conveyed to 4343 South Hamilton Road, LLC as described 1906  
in Instrument No. 199901040000730; thence, 1907

Along the northerly line of said 40.00 acre tract and the 1908  
southerly line of said 3.381 acre tract, South 85° 36' 06" East 1909  
for a distance of 170.62' to a 1" iron pipe found, said point 1910  
being the southeasterly corner of said 3.381 acre tract, said 1911  
point being along a westerly line of said 7.507 acre tract and 1912  
along the westerly right-of-way line of Hamilton Road; thence, 1913

Along a westerly line of said 7.507 acre tract and along 1914  
the westerly right-of-way line of Hamilton Road, South 04° 31' 1915  
49" West for a distance of 40.22' to a 1" iron pipe found; 1916  
thence, 1917

Along a westerly line of said 7.507 acre tract and along 1918  
the westerly right-of-way line of Hamilton Road, South 02° 14' 1919  
23" West for a distance of 170.20' to the point of beginning, 1920  
containing 0.598 acres of land, more or less, as determined by 1921  
Michael L. Keller, Professional Surveyor, Ohio License No. 7978, 1922  
based on a survey performed by The Kleingers Group in June, 1923

2017. 1924

Basis of bearings for the herein-described courses is the 1925  
State Plane Coordinate System, Ohio South Zone (NAD83-NSRS2007), 1926  
with a portion of the westerly right-of-way line of Directors 1927  
Boulevard being South 20° 36' 06" East as determined by a GPS 1928  
survey utilizing CORS Station "COLB" and monument "FCGS 9935". 1929

Iron pins set are 5/8" rebar, 30" in length, with plastic 1930  
identifier caps stamped "THE KLEINGERS GROUP". 1931

Subject to any easements, restrictions, covenants, 1932  
ordinances or agreements of record. 1933

Tract 21 1934

Situated in the City of Groveport, County of Franklin, 1935  
State of Ohio; also being a part of Section 16, Township 11 1936  
North, Range 21 West, Congress Lands as held in trust by the 1937  
State of Ohio pursuant to Ohio School and Ministerial Lands, 1938  
R.C. Section 501.01; also being a portion of school lands as 1939  
described in a Journal Entry by the Office of the Auditor of the 1940  
State of Ohio, Volume 17 Page 48 (dated 7/14/1966), allocating a 1941  
40.00 acre tract to Eastern Franklin County Joint Vocational 1942  
School District, now known as The Eastland-Fairfield Career & 1943  
Technical Schools; being more particularly described as follows: 1944

Commencing at a 1" iron pipe found at the intersection of 1945  
the westerly right-of-way line of Hamilton Road (State Route 1946  
317; right-of-way varies) and the southerly right-of-way line of 1947  
Directors Boulevard (80' right-of-way) as dedicated in 1948  
"Dedication of Williams Road, Marketing Place, Directors 1949  
Boulevard, Investor Avenue, and Eastland School Avenue (Eastland 1950  
Corporate Park I)" as recorded in Plat Book 46 Page 93; said 1951  
point also being along a westerly line of a 7.507 acre tract as 1952

transferred to the State of Ohio, Department of Transportation, 1953  
as recorded in Deed Book 3241 Page 395 Parcel 22-WL, thence the 1954  
following four courses along the westerly right-of-way lines of 1955  
Hamilton Road and along westerly lines of said 7.507 acre tract: 1956

(1) South 12° 10' 08" East for a distance of 104.34' to an 1957  
iron pin set; thence, 1958

(2) South 04° 31' 49" West for a distance of 250.00' to an 1959  
iron pin set; thence, 1960

(3) South 06° 26' 22" West for a distance of 300.17' to an 1961  
iron pin set; thence, 1962

(4) South 01° 15' 35" West for a distance of 160.67' to a 1963  
point, said point referenced by an iron pin set that bears North 1964  
85° 35' 40" West for a distance of 5.00' from said corner, said 1965  
point also being along the northerly line of a 49.736 acre 1966  
tract, the residual of a 49.998 acre tract as conveyed to 1967  
Madison Local School District as described in Deed Book 3336 1968  
Page 482; said point being the thence, 1969

Along the southerly line of said 40.00 acre tract and 1970  
along the northerly line of said 49.736 acre tract and then 1971  
along a common line between two 0.2625 acre tracts as conveyed 1972  
to Groveport Madison Local School District as described in 1973  
Instrument No. 201601070002077 Tracts 1 and 2, North 85° 35' 40" 1974  
West for a distance of 1877.52' to an iron pin set, passing over 1975  
an iron pins set at a distance of 5.00' and at a distance of 1976  
1493.33 from the beginning of this course, said point being 1977  
along the southerly line of said 40.00 acre tract, said point 1978  
also being a common corner of said 49.736 acre tract and said 1979  
0.2625 acre tracts, said point also being the TRUE POINT OF 1980  
BEGINNING, and from said beginning point running thence, 1981

Along a common line between said 40.00 acre tract and said 1982  
49.736 acre tract, North 85° 35' 53" West for a distance of 1983  
280.18' to a point generally along Black Lick Creek, said point 1984  
witnessed by a 1" iron pipe found that bears South 53° 43' 34" 1985  
East for a distance of 0.93' from said point; thence, 1986

Along a westerly line of said 40.00 acre tract and 1987  
generally following Black Lick Creek, North 48° 01' 47" West for 1988  
a distance of 49.20' to a point, said point witnessed by a 1" 1989  
iron pipe found that bears South 25° 51' 12" East for a distance 1990  
of 0.54' from said point; thence, 1991

Along a northerly line of said 40.00 acre tract, South 85° 1992  
35' 53" East for a distance of 319.10' to an iron pin set, said 1993  
point being the northwesterly corner of said northerly-most 1994  
0.2625 acre tract as described in Instrument No. 201601070002077 1995  
Tract 1; thence, 1996

Along the westerly line of said 0.2625 acre tract, South 1997  
04° 15' 07" West for a distance of 30.00' to the point of 1998  
beginning, containing 0.206 acres of land, more or less, as 1999  
determined by Michael L. Keller, Professional Surveyor, Ohio 2000  
License No. 7978, based on a survey performed by The Kleingers 2001  
Group in June, 2017. 2002

Basis of bearings for the herein-described courses is the 2003  
State Plane Coordinate System, Ohio South Zone (NAD83-NSRS2007), 2004  
with a portion of the westerly right-of-way line of Directors 2005  
Boulevard being South 20° 36' 06" East as determined by a GPS 2006  
survey utilizing CORS Station "COLB" and monument "FCGS 9935". 2007

Iron pins set are 5/8" rebar, 30" in length, with plastic 2008  
identifier caps stamped "THE KLEINGERS GROUP". 2009

Subject to any easements, restrictions, covenants, 2010

|                                                               |              |
|---------------------------------------------------------------|--------------|
| ordinances or agreements of record.                           | 2011         |
| Partition Tract Sources of Title                              | 2012         |
| Tract Recording Reference Conveyance Type Acreage Notes       | 2013         |
| 1 DB 3259 page 238 Governor's Deed 10.789 Board if FCC        | 2014         |
| 2 DB 3327 page 174 Governor's Deed 44,557 Private Developer   | 2015<br>2016 |
| 3 DB 3336 page 482 Governor's Deed 49,998 Madison Local S. D. | 2017<br>2018 |
| 4 DB 3585 page 424 Governor's Deed 7.3032 Private Developer   | 2019<br>2020 |
| 1.1866                                                        | 2021         |
| 5 DB 3636 page 185 Governor's Deed 64.627 Private Developer   | 2022<br>2023 |
| 6 DB 3636 page 225 Governor's Deed 0.144 Private Developer    | 2024<br>2025 |
| 7 DB 3673 page 519 Governor's Deed 11.849 Private Developer   | 2026<br>2027 |
| 8 DB 3718 page 413 Governor's Deed 1.320 Private Developer    | 2028<br>2029 |
| 9 OR 473 F10 Governor's Deed 0.0395 Private Developer         | 2030         |
| 9 OR 485 B 19 Governor's Deed 0.0395 Re-record OR 473 F10     | 2031         |
| 10 OR 721 A12 Governor's Deed 0.104 Private Developed         | 2032         |
| 11 OR 1067 D17 Governor's Deed 4.0697 Private Developed       | 2033         |
| 0.1784                                                        | 2034         |

|                                                               |      |
|---------------------------------------------------------------|------|
| 0.4689                                                        | 2035 |
| 12 OR 1739 106 Governor's Deed 42.849 Private Developed       | 2036 |
| 13 OR 2103 J16 Governor's Deed 5.211 Private Developer        | 2037 |
| 14 OR 2891 119 Governor's Deed 54.788 Private Developed       | 2038 |
| 11.9133                                                       | 2039 |
| 0.1882                                                        | 2040 |
| 15 OR 4791 F07 Governor's Deed 0.2625 Private Developer       | 2041 |
| 16 OR 4951 J10 Governor's Deed 4.647 Private Developer        | 2042 |
| 17 OR 12990 G07 Governor's Deed 11.524 Private Developer      | 2043 |
| 18 OR 15062 J04 Governor's Deed 0.863 Private Developer       | 2044 |
| 19 36.400 Eastland-Fairfield                                  | 2045 |
| 20 0.598 Eastland-Fairfield                                   | 2046 |
| 21 0.026 Eastland-Fairfield                                   | 2047 |
| Rights of Way                                                 | 2048 |
| All of the above-described real estate is subject to the      | 2049 |
| following Rights-of-Way as established by the Franklin County | 2050 |
| Commissioners:                                                | 2051 |
| Bixby Road in Road Record 7 page 63.                          | 2052 |
| Williams Road in Road Record 7 page 347.                      | 2053 |
| Hendron Road in Road Record 7 page 397.                       | 2054 |
| Hamilton Road Record 8 page 470.                              | 2055 |
| AND,                                                          | 2056 |
| Subject to the following easement Rights-of-Way and           | 2057 |



Rights-of Entry for SR-317 as established by deed to the State 2058  
of Ohio in Deed Book 3241 page 395 and Deed Book 3189 page 623, 2059  
respectively more particularly described as follows: 2060

PARCEL NO. 22-WL 2061

Being a parcel of land lying on the right and left sides 2062  
of the centerline of a survey, made by the Department of 2063  
Highways, and recorded in Book 41, Page 65, of the records of 2064  
Franklin County and being located within the following described 2065  
points in the boundary thereof: 2066

Beginning at a point in the grantor's southerly line and 2067  
the northerly line of Section 21 and in the southerly line of 2068  
Section 16 which lies North 85° 19' 06" W., a distance of 135.62 2069  
feet from the half-section corner, said point being 150.00 feet 2070  
right of and radially from Station 103+12.60 in the centerline 2071  
of a survey made in 1968 by the Ohio Department of Highways of 2072  
State Route 317, Section 6.38 in Franklin County; thence N. 85° 2073  
19' 06" W., a distance of 339.31 feet passing the centerline of 2074  
Survey at P.O.C. Station 102+37.94 along the grantor's southerly 2075  
line and the northerly line of the Fern Cole 136.670 acre tract 2076  
of land of record in Volume 2616, Page 454 of the Franklin 2077  
County Deed Records and also along the southerly line of Section 2078  
16 to a point 150.00 feet left of and radially from Station 2079  
101+53.82; thence 1274.29 feet along the line of a circular 2080  
curve to the left, the radius of which is 2714.79 feet, the 2081  
delta of which is 26° 53' 38", and the chord of which bears N. 2082  
20° 43' 07" E., a distance of 1262.62 feet to a point 150.00 2083  
feet left and radially from C.S. Station 114+98.52; thence. 9° 2084  
10' 10" E., a distance of 293.14 feet to a point 130.00 feet 2085  
left of S.T. Station 117+98.52; thence N. 11 20' 42"E., a 2086  
distance of 203.03 feet to a point 105.00 left of Station 120+ 2087

00.00; thence N. 6° 25' 09" E., a distance of 400.28 feet to a 2088  
point 90.00 feet left of Station 124+00.00; thence N. 4° 16' 18" 2089  
E., a distance of 620.10 feet to a point 90.00 feet left and 2090  
along the angular bisector from P. I. Station 130+19.90; thence 2091  
N. 4° 31' 58" E., a distance of 330.31 feet to a point 90.00 2092  
feet left of Station of 130+50.00; thence N. 1° 15' 44" E., a 2093  
distance of 300.17 feet to a point 110.00 feet left of Station 2094  
137+00.00; thence N. 6° 26' 31" E., a distance of 300.17 feet to 2095  
a point 100.00 feet left of Station 140+00.00; thence N. 4° 31' 2096  
58" E., a distance of 250.00 feet to a point 100.00 feet left of 2097  
Station 142+50.00; thence N. 12° 09' 59" W., a distance of 2098  
104.40 feet to a point 130.00 feet left of Station 143+50.00; 2099  
thence N. 2° 14' 31" E., a distance of 250.20 feet to a point 2100  
140.00 feet left of Station 146+00.00; thence N. 4° 31' 58" E., a 2101  
distance of 300.00 feet to a point 140.00 feet left of Station 2102  
149+00.00; thence N. 15° 50' 33" E., a distance of 152.97 feet 2103  
to a point 110.00 feet left of Station 150+50.00; thence N. 4° 2104  
31' 58" E., a distance of 300.00 feet to a point 110.00 left of 2105  
Station 153+50.00; thence N. 00° 02' 28" W., a distance of 2106  
250.80 feet to a point 130.00 feet left of Station 156+00.00; 2107  
thence N. 30° 15' 51" W., a distance of 131.43 feet to a point 2108  
in the grantor's Northerly line and the northerly line of 2109  
Section 16 and in the southerly line of Section 9, said point 2110  
being 205.00 feet left of Station 157+07.93; thence S. 85° 48' 2111  
24" E., a distance of 285.00 feet along the grantor's northerly 2112  
line and the southerly line of the Dorothy M. Davis and 2113  
Marguerite C. Hinton 6.208 acre tract of land of record in 2114  
Volume 2375, Page 396 of Franklin County Deed Records and the 2115  
northerly line of Section 16 and the southerly line of Section 2116  
9, passing the centerline of Survey at P.O.T. Station 157+09.14 2117  
to a point 80.00 feet right of Station 157+09.61: thence S. 4° 2118  
31' 58" W., a distance of 209.61 feet to a point 80.00 feet 2119

right of Station 155+00.00; thence S. 1° 05' 57" W., a distance 2120  
of 500.90 feet to a point 110.00 feet right of Station 2121  
150+00.00; thence S. 4° 31' 58" W., a distance of 500.00 feet to 2122  
a point 110.00 feet right of Station 145+00.00; thence S. 10° 2123  
48' 38" W., a distance of 100.60 feet to a point 99.00 feet 2124  
right of Station 144+00.00; thence S. 4° 31' 58" W., a distance 2125  
of 1379.87 feet to a point 99.00 feet right of and along the 2126  
angular bisector from P. I. Station 130+19.90; thence S. 4° 16' 2127  
18" W., a distance of 1221.15 feet to a point 99.00 feet right 2128  
of S.T. Station 117+98.52; thence S. 6° 58' 12" W., a distance 2129  
of 305.02 feet to a point 90.00 feet right of and radially from 2130  
C.S. Station 114+98.52; thence S. 9° 15' 26" W., a distance of 2131  
204.66 feet to a point 90.00 feet right of and radially from 2132  
Station 113+00.00; thence S. 7° 18' 52" W., a distance of 114.03 2133  
feet to a point 100.00 feet right of and radially from Station 2134  
111+90.00; thence S. 27° 26' 40" W., a distance of 42.52 feet to 2135  
a point 90.00 feet right of and radially from Station 111+50.00; 2136  
thence S. 8° 24' 35" W., a distance of 369.32 feet to a point 2137  
150.00 feet right of and radially from Station 108+00.00; thence 2138  
512.92 feet along the line of the circular curve to the right, 2139  
the radius of which is 3014.79 feet, the delta of which is 9° 2140  
44' 53", and the chord of which bears S., 26° 06' 57" W., a 2141  
distance of 512.29 feet to the point of beginning containing 2142  
28.207 acres, more or less, of which the present road occupies 2143  
7.507 acres, more or less. 2144

Except that the grantor reserves the right to ingress and 2145  
egress right of and radially from Station 114+50; left of and 2146  
radially from Station 114+50, right of Station 128+04.20, left 2147  
of Station 128+04.20, right of Station 143+80.20, and left of 2148  
Station 143+80.20. 2149

PARCEL NO. 22-WD 2150

Beginning at a point in the line between Section 21 and 2151  
Section 16 which lies N. 85° 19' 06" W., a distance of 474.93 2152  
feet from the half section point; said point being 150.00 feet 2153  
left of and radially from Station 101+53.82 in the centerline of 2154  
a survey made in 1968 by the Ohio Department of Highways of 2155  
State Route 317, Section 6.38, in Franklin County; thence N. 85° 2156  
19' 06" W., a distance of 319.98 feet along the section line to 2157  
a point 1.13 feet right of Station 5+50.00 in the centerline of 2158  
Bixby Road West, as the same was established as part of the 2159  
aforementioned survey of State Route 317; thence N. 4° 40' 19" 2160  
E., a distance of 41.23 feet to a point 40.00 feet left of 2161  
Station 5+50.00; thence S. 85° 19' 06" E., a distance of 341.54 2162  
feet parallel to the section line to a point 150.00 feet left of 2163  
and radially from State Route 317 Station 102+00.72; thence S. 2164  
33° 41' 48" W., a distance of 44.45 feet to the point of the 2165  
beginning containing 0.299 acres, more or less, of which the 2166  
present road occupies 0.224 acres, more or less. 2167

PARCEL NO. 22 - WD-1 2168

Beginning at a point which lies 90.00 feet right of and 2169  
radially from C. S. Station 114+98.52 in the centerline of a 2170  
survey made in 1968 by The Ohio Department of Highways of State 2171  
Route 317, Section 6.38, in Franklin County; thence N. 6° 58' 2172  
12" E., a distance of 305.02 feet to a point 99.00 feet right of 2173  
S.T. Station 117+98.52; thence N. 4° 16' 18" E., a distance of 2174  
1221.15 feet to a point 99.00 feet right of and along the 2175  
angular bisector from P.I. Station 130+19.90: thence N. 4° 31' 2176  
58"E., a distance of 1379.87 feet to a point 99.00 feet right of 2177  
Station 144+00.00; thence N. 10° 48' 38" E., a distance of 2178  
100.60 feet to a point 110.00 feet right of Station 145.00.00; 2179  
thence S. 12° 09' 59" E., a distance of 104.40 feet to a point 2180  
140.00 feet right of Station 144+00.00; thence S. 4° 31' 58" W., 2181

a distance of 400.00 feet to a point 140.00 feet right of 2182  
Station 140+00.00; thence S. 3° 56' 53" W., a distance of 979.81 2183  
feet to a point 150.00 feet right of and along the angular 2184  
bisector from P.I. Station 130+19.90: thence S. 4° 16' 18" W., a 2185  
distance of 1019.56 feet to a point 150.00 feet right of Station 2186  
120+00.00; thence S. 6° 00' 31" W., a distance of 508.96 feet to 2187  
point 140.00 feet right of and radially from C. S> Station 2188  
114+98.52; thence N. 82° 43' 42" W., a distance of 50.00 feet to 2189  
the point of beginning.. 2190

It is understood that the tract of land above described 2191  
contains 3.213 acres, more or less, exclusive of the present 2192  
road which occupies 0.000 acres, more or less. 2193

All of the above descriptions are based on a survey made 2194  
under the direction of David B. Guthrie, Registered Surveyor No. 2195  
4378. 2196

AND 2197

Subject to the existing easement Rights-of-Way for US-33 2198  
delineated and occupied as Parcels 42-LA, 42-X1, 42-X2, 42-X3, 2199  
42-Y1, 42-Y2 and 42-WA on the State of Ohio Department of 2200  
Highways plan set titled FRA-33-(26.21-30.13). 2201

The foregoing legal description may be corrected or 2202  
modified by the Department of Administrative Services to a final 2203  
form if such corrections or modifications are needed to 2204  
facilitate recordation of the deed. 2205

(B) Pursuant to various Acts of Congress, section 16 in 2206  
every township was dedicated for the use of schools (the "school 2207  
lands"). In 1985, pursuant to former sections 501.01, et seq., 2208  
of the Ohio Revised Code, the Ohio Department of Administrative 2209  
Services was granted administrative control of school lands. 2210

Then in 1988, sections 501.01, et seq., of the Ohio Revised Code 2211  
were amended to grant administrative control of school lands to 2212  
the board of education of each school district. The real estate 2213  
described herein are the remaining portions of section 16 in 2214  
Madison Township, Franklin County, which have not been conveyed 2215  
to purchasers over the years. The real estate is currently 2216  
titled in the records of the Franklin County Auditor as State of 2217  
Ohio for the use and benefit of the Department of Administrative 2218  
Services. The purpose of this legislation is to correct title of 2219  
the real estate to the State of Ohio for the use and benefit of 2220  
the Board of Education of the Groveport Madison Local School 2221  
District. 2222

(C) The conveyance is subject to all easements, covenants, 2223  
conditions, leases, and restrictions of record: all legal 2224  
highways and public rights-of-way; zoning, building, and other 2225  
laws, ordinances, restrictions, and regulations; and real estate 2226  
taxes and assessments not yet due and payable. The real estate 2227  
shall be conveyed in an "as-is, where-is, with all faults" 2228  
condition. 2229

(D) Grantee shall pay all costs associated with the 2230  
purchase, closing and conveyance, including surveys, title 2231  
evidence, title insurance, transfer costs and fees, recording 2232  
costs and fees, taxes, and any other fees, assessments, and 2233  
costs that may be imposed. 2234

(E) The Director of the Department of Administrative 2235  
Services, with the assistance of the Attorney General, shall 2236  
prepare a Governor's Deed to the real estate described in 2237  
division (A) of this section. The Governor's Deed shall state 2238  
the consideration and shall be executed by the Governor in the 2239  
name of the State, countersigned by the Secretary of State, 2240

sealed with the Great Seal of the State, presented in the 2241  
Department of Administrative Services for recording, and 2242  
delivered to the Grantee. The Grantee shall present the 2243  
Governor's Deed for recording in the Office of the Franklin 2244  
County Recorder. 2245

(F) This section shall expire 3 years after its effective 2246  
date. 2247

**Section 5.** (A) The Governor may execute a Governor's Deed 2248  
in the name of the State conveying to the Madison County Board 2249  
of Commissioners ("Grantee"), and its successors and assigns, 2250  
all of the State's right, title, and interest in the following 2251  
described real estate: 2252

The following described 10.8003-acre tract is situated in 2253  
the State of Ohio, Madison County, Deer Creek Township, VMS 2254  
6246, being part of a 579.44 original acre tract (Deer Creek 2255  
Township Parcel 05-00542.000) as conveyed to the State of Ohio 2256  
Madison Correctional Prison by Deed Book 134 page 347, and being 2257  
more particularly described as follows: 2258

Beginning at a mag nail set in the centerline of State 2259  
Route 38, in the line between VMS 6246 and VMS 6169, in the line 2260  
between Deer Creek Township and the City of London, being the 2261  
Southeast corner of a 1.000-acre tract conveyed to Tom Farms Inc 2262  
by Deed Book 278 page 889 and a corner to said 579.44 original 2263  
acre tract, said mag nail bears North 15° 36' 05" West a 2264  
distance of 5646.35 feet from Madison County Monument 02-004, 2265  
said mag nail bears North 04° 15' 00" East a distance of 1079.10 2266  
feet from the intersection of the centerline of State Route 38 2267  
with the line between Deer Creek Township and Union Township; 2268

Thence, with the centerline of State Route 38, said VMS 2269

line and said Corp. line, South 04° 15' 00" West a distance of 2270  
616.00 feet to a mag nail set; 2271

Thence, across said 579.44 original acre tract with the 2272  
following two new courses: 2273

(1) South 81° 53' 47" West, passing an iron pin and cap 2274  
set at 35.00 feet, a total distance of 728.66 feet to an iron 2275  
pin and cap set; 2276

(2) North 10° 12' 38" West a distance of 569.69 feet to an 2277  
iron pin and cap set in the South line of a 100 original acre 2278  
tract conveyed to Tom Farms Inc by Deed Book 268 page 770. 2279

Thence, with the South line of said 100 original acre 2280  
tract, North 79° 47' 22" East, passing a 1/2-inch diameter iron 2281  
pipe found at the Southwest corner of said Tom Farms Inc's 1.000 2282  
acre tract at 591.70 feet, passing a 5-inch diameter steel post 2283  
in concrete found at 849.53 feet, a total distance of 881.99 2284  
feet returning to the Point of Beginning, containing 10.8003 2285  
Acres more or less. 2286

Bearings are based on the centerline of State Route 38 2287  
(North 04° 15' 00" East) as described in Official Record 307, 2288  
page 2131. 2289

Subject to and with the benefit of all legal highways, 2290  
restrictions, easements, limitations, and reservations, of 2291  
record, if any and to zoning restrictions which have been 2292  
imposed thereon, if any. 2293

All iron pins set are 5/8-inch diameter rebar with yellow 2294  
plastic cap stamped "Cottrill Surveying." This description is 2295  
based on an actual field survey performed by Nathan L. Cottrill, 2296  
PS registration #8821 on October 25, 2024. 2297



The foregoing legal description may be corrected or 2298  
modified by the Department of Administrative Services to a final 2299  
form if such corrections or modifications are needed to 2300  
facilitate recordation of the deed. 2301

(B) (1) The conveyance includes all improvements and 2302  
chattels situated on the real estate, and is subject to all 2303  
leases, agreements, licenses, permits, memoranda of 2304  
understanding, easements, covenants, conditions, reservations, 2305  
and restrictions of record, and encroachments whether of record 2306  
or not; all legal highways and public rights-of-way; zoning, 2307  
building, and other laws, ordinances, restrictions, and 2308  
regulations; and real estate taxes and assessments not yet due 2309  
and payable. The real estate shall be conveyed in an "as-is, 2310  
where-is, with all faults" condition. 2311

(2) The deed or deeds for the conveyance of the real 2312  
estate may contain restrictions, exceptions, reservations, 2313  
reversionary interests, and other terms and conditions the 2314  
Director of Administrative Services determines to be in the best 2315  
interest of the State. 2316

(3) Subsequent to the conveyance, any restrictions, 2317  
exceptions, reservations, reversionary interests, or other terms 2318  
and conditions contained in the deed may be released by the 2319  
State or the Ohio Department of Rehabilitation without the 2320  
necessity of further legislation. 2321

(C) The Director of Administrative Services shall offer 2322  
the real estate to Madison County Board of Commissioners through 2323  
a real estate purchase agreement. Consideration for the 2324  
conveyance of the real estate shall be at a price acceptable to 2325  
the Director of Administrative Services and the Director of the 2326  
Ohio Department of Rehabilitation. If the Madison County Board 2327

of Commissioners does not complete the purchase of the real 2328  
estate within the time period provided in the real estate 2329  
purchase agreement, the Director of Administrative Services may 2330  
use any reasonable method of sale considered acceptable by the 2331  
Ohio Department of Rehabilitation to determine an alternate 2332  
grantee willing to complete the purchase within three years 2333  
after the effective date of this section. The Ohio Department of 2334  
Rehabilitation shall pay all advertising costs, additional fees, 2335  
and other costs incident to the sale of the real estate. 2336

(D) The real estate described in division (A) of this 2337  
section shall be sold as an entire tract and not in parcels. 2338

(E) Grantee shall pay all costs associated with the 2339  
purchase, closing and conveyance, including surveys, title 2340  
evidence, title insurance, transfer costs and fees, recording 2341  
costs and fees, taxes, and any other fees, assessments, and 2342  
costs that may be imposed. 2343

The net proceeds of the sale shall be deposited into the 2344  
state treasury to the credit of the Leased Property Maintenance 2345  
and Operating Fund under section 5120.22 of the Revised Code. 2346

(F) (1) Upon execution of the real estate purchase 2347  
agreement, the Director of Administrative Services, with the 2348  
assistance of the Attorney General, shall prepare a Governor's 2349  
Deed to the real estate described in division (A) of this 2350  
section. The Governor's Deed shall state the consideration and 2351  
shall be executed by the Governor in the name of the State, 2352  
countersigned by the Secretary of State, sealed with the Great 2353  
Seal of the State, presented in the Department of Administrative 2354  
Services for recording, and delivered to the Grantee. The 2355  
Grantee shall present the Governor's Deed for recording in the 2356  
Office of the Madison County Recorder. 2357

(2) The intent of this conveyance is for the Purchaser to use the real estate for the operational use of the Madison County Sheriff's Department; therefore, the deed shall contain a restriction stating that if the real estate described in division (A) of this section is no longer being used for the operations of the Madison County Sheriff's Department, the real estate described in division (A) of this section shall revert back to the State of Ohio at the sole discretion of the Director of Administrative Services and the Ohio Department of Rehabilitation and Correction, at the purchase price of the real estate described in division (A) of this section.

(G) This section shall expire 3 years after its effective date.

**Section 6.** (A) The Governor may execute a Governor's Deed in the name of the State conveying to the Secretary of the United States Air Force, and its successors and assigns, all of the State's right, title, and interest in the building, the National Aviation Hall of Fame, located on the following described real estate:

Situated in the State of Ohio, County of Montgomery, Township of Mad River, part of Section 18, Town 2, Range 7 MRS and being part of the Wright-Patterson Air Force Base being more particularly described as follows:

Commencing at the Northeast corner of Building No. 487, also known as Hangar No. 2 of the Air Force Museum:

Thence South 45 degrees -06 minutes -30seconds West, along the face of the North wall of said Building No. 487, a distance of 278.21 feet to the real place of beginning of the following described tract;

Thence continuing South 45 degrees -06 minutes -30 seconds 2387  
West, along the face of wall of said Building No. 487, a 2388  
distance of 179.49 feet to a corner of the passageway between 2389  
said Building No. 487 and Building No. 489 of the museum also 2390  
known as Hangar No. 1 of the Air Force Museum. 2391

Thence along the face of wall of said passageway by the 2392  
next three courses; 2393

Thence North 44 degrees -53 minutes-30 seconds West, a 2394  
distance of 34.70 feet; 2395

Thence North 45 degrees -06 -30 seconds East, a distance 2396  
of 29.90 feet; 2397

Thence North 44 degrees -53minutes-30 seconds West, a 2398  
distance of 55.30 feet; 2399

Thence North 45 degrees -06 minutes -30 seconds East, a 2400  
distance of 149.59 feet to a point in the face of the South wall 2401  
of Building No. 489; 2402

Thence South 44 degrees -53 minutes -30 seconds East, a 2403  
distance of 90.00 feet to the place of beginning, containing, 2404  
0.3329 Acre (14,500.63 square feet); 2405

Along with the right of ingress and egress over open base 2406  
roads. 2407

The foregoing legal description may be corrected or 2408  
modified by the Department of Administrative Services to a final 2409  
form if such corrections or modifications are needed to 2410  
facilitate recordation of the deed. 2411

(B) The conveyance includes the building, and any 2412  
improvements, fixtures, and chattels contained within the 2413  
building. The conveyance does not include the land, which is not 2414

owned by the State of Ohio. 2415

(C) Consideration for the conveyance of the building 2416  
described in division (A) of this section shall be \$0. 2417

The Director of Administrative Services shall offer the 2418  
building to the Secretary of the United States Air Force as a 2419  
gift. If the United States Air Force does not accept the gift, 2420  
the Director of Administrative Services may use any reasonable 2421  
method considered acceptable by the Ohio Facilities Construction 2422  
Commission to determine an alternate grantee willing to accept 2423  
the building as a gift within three years after the effective 2424  
date of this section. The Ohio Facilities Construction 2425  
Commission shall pay all advertising costs, additional fees, and 2426  
other costs incident to the transfer of the building. 2427

(D) Grantee shall pay all costs associated with the 2428  
transfer, closing and conveyance, including surveys, title 2429  
evidence, title insurance, transfer costs and fees, recording 2430  
costs and fees, taxes, and any other fees, assessments, and 2431  
costs that may be imposed. 2432

(E) Upon acceptance of the gift, the Director of 2433  
Administrative Services, with the assistance of the Attorney 2434  
General, shall prepare a Governor's Deed to the building 2435  
described in division (A) of this section. The Governor's Deed 2436  
shall state the consideration and shall be executed by the 2437  
Governor in the name of the State, countersigned by the 2438  
Secretary of State, sealed with the Great Seal of the State, 2439  
presented in the Department of Administrative Services for 2440  
recording, and delivered to the Grantee. The Grantee shall 2441  
present the Governor's Deed for recording in the Office of the 2442  
Montgomery County Recorder. 2443

(F) This section shall expire 3 years after its effective 2444  
date. 2445

**Section 7.** (A) The Governor may execute a Governor's Deed 2446  
in the name of the State conveying to Trumbull County 2447  
Metropolitan Park District ("Grantee"), and its successors and 2448  
assigns, all of the State's right, title, and interest in the 2449  
following described real estate: 2450

Situated in the State of Ohio, County of Trumbull being a 2451  
part of Lots 9, 14, 31, 36, 53, 57, 58, 72, and 75 (Twp. 5-N, 2452  
Range 4-W) of Champion Township, and part of Lots 4, 5, 9, 11, 2453  
12, 29, 36 and 45 (Twp. 6-N, Range 4-W) of Bristol Township, and 2454  
parts of Lots 87 through 94 inclusive and 101 through 119 2455  
inclusive (Twp. 7-N, Range 4-W) of Bloomfield Township, 2456  
Connecticut Western Reserve, and being more fully described as 2457  
follows: 2458

Commencing at the intersection of the centerlines of 2459  
Champion Avenue and the original centerline of the Penn Central 2460  
Railroad; 2461

Thence North 24° 23' 08" West a distance of 31.72 feet to 2462  
an iron pipe set on the north right of way line of Champion 2463  
Avenue and being THE TRUE PLACE OF BEGINNING of the tract herein 2464  
to be described: 2465

Thence South 84° 33' 34" West, along the north right of 2466  
way line of Champion Avenue, a distance of 169.85 feet to an 2467  
iron pipe set on the east line of the lands of Northwood Golf 2468  
Club; 2469

Thence North 01° 27' 18" West a distance of 216.29 feet to 2470  
an iron pipe set; 2471

Thence North 26° 52' 59" West a distance of 899.50 feet to 2472

|                                                                  |      |
|------------------------------------------------------------------|------|
| an iron pipe set;                                                | 2473 |
| Thence South 84° 33' 34" West a distance of 24.71 feet to        | 2474 |
| an iron pipe set;                                                | 2475 |
| Thence North 26° 52' 59" West a distance of 1141.27 feet         | 2476 |
| to an iron pipe set on the north line of Lot 75;                 | 2477 |
| Thence North 85° 33' 34" East, along the north line of Lot       | 2478 |
| 75, a distance of 24.88 feet to an iron pipe set;                | 2479 |
| Thence North 26° 55' 56" West a distance of 4036.83 feet         | 2480 |
| to an iron pipe set;                                             | 2481 |
| Thence South 63° 04' 04" West a distance of 13.00 feet to        | 2482 |
| an iron pipe set;                                                | 2483 |
| Thence North 26° 55' 56" West (passing through the               | 2484 |
| centerline of State Route 305 at 322.00 feet) a total distance   | 2485 |
| of 355.31 feet to an iron pipe set on the north right of way     | 2486 |
| line of State Route 305;                                         | 2487 |
| Thence South 88° 50' 04" West, along the north right of          | 2488 |
| way line of State Route 305, a distance of 94.48 feet to an iron | 2489 |
| pipe set;                                                        | 2490 |
| Thence North 26° 55' 56" West a distance of 788.90 feet to       | 2491 |
| an iron pipe set;                                                | 2492 |
| Thence North 88° 50' 04" East a distance of 120.02 feet to       | 2493 |
| an iron pipe set;                                                | 2494 |
| Thence North 26° 55' 56" West a distance of 3650.27 feet         | 2495 |
| to an iron pipe set;                                             | 2496 |
| Thence North 19° 00' 46" West a distance of 346.00 feet to       | 2497 |
| an iron pipe set at a point of curvature;                        | 2498 |
| Thence with an arc to the right, having a delta of 11° 06'       | 2499 |

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| 20", a radius of 2850.973 feet, a chord which bears North 14°    | 2500 |
| 28' 32" West, a chord distance of 551.732 feet to an iron pipe   | 2501 |
| set at a point of tangency, being on the west line of Lot 36;    | 2502 |
| Thence along the west lines of Lots 36, 31 and 14, North         | 2503 |
| 08° 55' 22" West a distance of 7263.35 feet to an iron pipe set  | 2504 |
| at the southwest corner of Lot 9;                                | 2505 |
| Thence North 88° 07' 48" East a distance of 0.50 feet to         | 2506 |
| an iron pipe set;                                                | 2507 |
| Thence North 08° 58' 02" West a distance of 1111.00 feet         | 2508 |
| to an iron pipe set;                                             | 2509 |
| Thence North 88° 07' 48" East a distance of 6.55 feet to         | 2510 |
| an iron pipe set;                                                | 2511 |
| Thence North 08° 58' 02" West a distance of 1502.62 feet         | 2512 |
| to a railroad spike set in the centerline of Town-Line Road;     | 2513 |
| Thence South 88° 30' 46" West, along the centerline of           | 2514 |
| Town-Line Road, a distance of 7.06 feet to a railroad spike set; | 2515 |
| Thence North 08° 58' 02" West a distance of 5545.66 feet         | 2516 |
| to an iron pipe set at a point of curvature;                     | 2517 |
| Thence with an arc to the right, having a delta of 08° 05'       | 2518 |
| 54", a radius of 5404.557 feet, a chord which bears North 04°    | 2519 |
| 55' 05" West, a chord distance of 763.254 feet to an iron pipe   | 2520 |
| set at a point of tangency;                                      | 2521 |
| Thence North 00° 52' 08" West, a distance of 9099.29 feet        | 2522 |
| to a railroad spike set in the centerline of State Route 88;     | 2523 |
| Thence North 00° 55' 33" West, a distance of 6675.01 feet        | 2524 |
| to a railroad spike set in the centerline of Hyde-Oakfield Road; | 2525 |
| Thence South 77° 54' 27" West, along the centerline of           | 2526 |



|                                                                  |      |
|------------------------------------------------------------------|------|
| said road, a distance of 152.90 feet to a railroad spike set;    | 2527 |
| Thence North 00° 54' 13" West a distance of 549.78 feet to       | 2528 |
| an iron pipe set;                                                | 2529 |
| Thence North 89° 05' 54" East a distance of 117.00 feet to       | 2530 |
| an iron pipe set;                                                | 2531 |
| Thence North 00° 54' 06" West a distance of 2285.04 feet         | 2532 |
| to an iron pipe set on the south right of way line of Mahan-     | 2533 |
| Denman Road;                                                     | 2534 |
| Thence North 73° 34' 29" East, along the south right of          | 2535 |
| way line of said road, a distance of 34.25 feet to an iron pipe  | 2536 |
| set;                                                             | 2537 |
| Thence North 00° 54' 06" West a distance of 1642.48 feet         | 2538 |
| to an iron pipe set at a point of curvature;                     | 2539 |
| Thence with an arc to the left, having a delta of 06° 44'        | 2540 |
| 09", a radius of 11426.192 feet, a chord which bears North 04°   | 2541 |
| 16' 11" West, a chord distance of 1342.503 feet to an iron pipe  | 2542 |
| set at a point of tangency;                                      | 2543 |
| Thence North 07° 38' 15" West a distance of 741.51 feet to       | 2544 |
| an iron pipe set at a point of curvature;                        | 2545 |
| Thence with an arc to the right, having a delta of 06° 37'       | 2546 |
| 43", a radius of 11492.192 feet, a chord which bears North 04°   | 2547 |
| 19' 24" West, a chord distance of 1328.817 feet to an iron pipe  | 2548 |
| set at a point of tangency;                                      | 2549 |
| Thence North 01° 00' 32" West, along the west line of Lots       | 2550 |
| 118, 117, 116, 115, 114, 113 and 112 a distance of 11358.57 feet | 2551 |
| to a railroad spike set in the centerline of Burton-Bloomfield   | 2552 |
| Road;                                                            | 2553 |

Thence North  $89^{\circ} 02' 50''$  East, along the centerline of 2554  
said road and the north line of Lot 112, a distance of 3.00 feet 2555  
to a railroad spike set; 2556

Thence North  $01^{\circ} 00' 32''$  East (being 30.0 feet west of and 2557  
parallel to the west line of Lots 111 and 110) a distance of 2558  
3362.67 feet to an iron pipe set on the north line of Lot 93; 2559

Thence South  $89^{\circ} 07' 40''$  West, along the north line of Lot 2560  
93, a distance of 3.00 feet to an iron pipe set; 2561

Thence North  $01^{\circ} 00' 32''$  West (being 33.0 feet west of and 2562  
parallel to the west line of Lots 109 and 108) a distance of 2563  
2463.00 feet to an iron pipe set; 2564

Thence North  $89^{\circ} 07' 40''$  East a distance of 3.0 feet to an 2565  
iron pipe set; 2566

Thence North  $01^{\circ} 00' 32''$  West (being 30.0 feet west of and 2567  
parallel to the west line of Lot 108) a distance of 820.00 feet 2568  
to a railroad spike set in the centerline of Haines-East Road; 2569

Thence South  $89^{\circ} 07' 40''$  West, along the north line of Lot 2570  
91 and the centerline of said road a distance of 3.0 feet to a 2571  
railroad spike set; 2572

Thence North  $01^{\circ} 00' 32''$  West (being 33.0 feet west of and 2573  
parallel to the west line of Lots 107, 106, 105 and 104) a 2574  
distance of 5293.02 feet to an iron pipe set at a point of 2575  
curvature; 2576

Thence with an arc to the right, having a delta of  $07^{\circ} 46' 2577$   
 $31''$ , a radius of 11492.192 feet, a chord which bears North  $02^{\circ}$  2578  
 $52' 44''$  East, a chord distance of 1558.342 feet to an iron pipe 2579  
set at a point of tangency; 2580

Thence North  $06^{\circ} 45' 59''$  East a distance of 393.14 feet to 2581

an iron pipe set at a point of curvature; 2582

Thence with an arc to the left, having a delta of  $01^{\circ} 53'$  2583  
06", a radius of 11426.192 feet, a chord which bears North  $05^{\circ}$  2584  
49' 26" East, a chord distance of 375.921 feet to an iron pipe 2585  
set on the county line common to Trumbull County and Ashtabula 2586  
County; 2587

Thence North  $88^{\circ} 34' 38''$  East, along the north line of 2588  
Trumbull County (passing iron pipes set at 3.02 feet and 33.20 2589  
feet) a total distance of 66.40 feet to an iron pipe set; 2590

Thence with an arc to the right, having a delta of  $01^{\circ} 55'$  2591  
17", a radius of 11492.192 feet, a chord which bears South  $05^{\circ}$  2592  
40' 20" West, a chord distance of 385.382 feet to an iron pipe 2593  
set at a point of tangency; 2594

Thence South  $06^{\circ} 45' 59''$  West a distance of 393.14 feet to 2595  
an iron pipe set at a point of curvature; 2596

Thence with an arc to the left, having a delta of  $01^{\circ} 05'$  2597  
42", a radius of 11426.192 feet, a chord which bears South  $06^{\circ}$  2598  
13' 08" West, a chord distance of 218.35 feet to an iron pipe 2599  
set on the south line of Lot 103; 2600

Thence South  $88^{\circ} 34' 38''$  West, along the south line of Lot 2601  
103 a distance of 3.02 feet to an iron pipe set; 2602

Thence with an arc to the left, having a delta of  $06^{\circ} 40'$  2603  
43", a radius of 11429.192 feet, a chord which bears South  $02^{\circ}$  2604  
19' 49" West, a chord distance of 1331.452 feet to an iron pipe 2605  
set at a point of tangency; 2606

Thence South  $01^{\circ} 00' 32''$  East (being 30.0 feet east of and 2607  
parallel to the west lines of Lots 104, 105, and 106) a distance 2608  
of 3630.382 feet to an iron pipe set on the south line of Lot 2609

|                                                                  |      |
|------------------------------------------------------------------|------|
| 106;                                                             | 2610 |
| Thence North 89° 07' 40" East, a distance of 3.00 feet to        | 2611 |
| an iron pipe set;                                                | 2612 |
| Thence South 01° 00' 32" West (being 33.0 feet east of and       | 2613 |
| parallel to the west line of Lot 107) a distance of 1662.79 feet | 2614 |
| to a railroad spike set in the-centerline of Haines-East Road;   | 2615 |
| Thence South 89° 07' 40" West, along the centerline of           | 2616 |
| said road, and the south line of Lot 107, a distance of 3.00     | 2617 |
| feet to a railroad spike set;                                    | 2618 |
| Thence South 01° 00' 32" East (being 30.0 feet east of and       | 2619 |
| parallel with the west line of Lots 108, 109, 110 and 111, a     | 2620 |
| distance of 6645.58 feet to a railroad spike set in the          | 2621 |
| centerline of Burton-Bloomfield Road;                            | 2622 |
| Thence North 89° 02' 51" East, along the centerline of           | 2623 |
| said road, and the south line of Lot 111, a distance of 3.00     | 2624 |
| feet to a railroad spike set;                                    | 2625 |
| Thence South 01° 00' 32" East a distance of 334.75 feet to       | 2626 |
| an iron pipe set;                                                | 2627 |
| Thence South 88° 40' 35" West a distance of 3.05 feet to         | 2628 |
| an iron pipe set;                                                | 2629 |
| Thence South 01° 19' 25" East a distance of 109.25 feet to       | 2630 |
| an iron pipe set;                                                | 2631 |
| Thence North 88° 40' 35" East, a distance of 2.45 feet to        | 2632 |
| an iron pipe set;                                                | 2633 |
| Thence South 01° 00' 32" East (being 66.0 feet east of and       | 2634 |
| parallel to the west lines of Lots 112, 113, 114 and 115) a      | 2635 |
| distance of 5368.00 feet to an iron pipe set;                    | 2636 |

|                                                                 |      |
|-----------------------------------------------------------------|------|
| Thence North 89° 59' 28" East a distance of 33.0 feet to        | 2637 |
| an iron pipe set;                                               | 2638 |
| Thence South 01° 00' 32" East a distance of 825.00 feet to      | 2639 |
| a railroad spike set in the centerline of Dunkerton-East Road;  | 2640 |
| Thence South 88° 59' 28" West, along the centerline of          | 2641 |
| Dunkerton-East Road, a distance of 33.00 feet to a railroad     | 2642 |
| spike set;                                                      | 2643 |
| Thence South 01° 00' 32" East (being 66.0 feet east of the      | 2644 |
| west line of Lots 115, 116, 117 and 118) a distance of 4721.51  | 2645 |
| feet to an iron pipe set at a point of curvature;               | 2646 |
| Thence with an arc to the left, having a delta of 06° 37'       | 2647 |
| 43", a radius of 11426.192 feet, a chord which bears South 04°  | 2648 |
| 19' 24" East, a chord distance of 1321.185 feet to an iron pipe | 2649 |
| set at a point of tangency;                                     | 2650 |
| Thence South 07° 38' 15" East a distance of 741.51 feet to      | 2651 |
| an iron pipe set at a point of curvature;                       | 2652 |
| Thence with an arc to the right, having a delta of 06° 44'      | 2653 |
| 09", a radius of 11492.192 feet, a chord which bears South 04°  | 2654 |
| 16' 11" East, a chord distance of 1350.258 feet to an iron pipe | 2655 |
| set at a point of tangency;                                     | 2656 |
| Thence South 00° 54' 06" East, a distance of 1738.96 to an      | 2657 |
| iron pipe set;                                                  | 2658 |
| Thence South 24° 47' 13" East, a distance of 81.50 feet to      | 2659 |
| an iron pipe set;                                               | 2660 |
| Thence South 00° 54' 06" East, a distance of 245.00 feet        | 2661 |
| to an iron pipe set;                                            | 2662 |
| Thence South 18° 16' 03" West, a distance of 100.50 feet        | 2663 |

|                                                                  |      |
|------------------------------------------------------------------|------|
| to an iron pipe set;                                             | 2664 |
| Thence South 00° 54' 06" East, a distance of 2296.84 feet        | 2665 |
| to a railroad spike set in the centerline of Hyde-Oakfield Road; | 2666 |
| Thence South 00° 55' 33" East, a distance of 5867.36 feet        | 2667 |
| to an iron pipe set;                                             | 2668 |
| Thence North 65° 48' 23" East, a distance of 5.00 feet to        | 2669 |
| an iron pipe set;                                                | 2670 |
| Thence South 16° 55' 13" East, a distance of 250.05 feet         | 2671 |
| to an iron pipe set;                                             | 2672 |
| Thence South 00° 55' 33" East a distance of 530.00 feet to       | 2673 |
| a railroad spike set in the centerline of State Route 88;        | 2674 |
| Thence South 65° 48' 23" West, along the centerline of           | 2675 |
| State Route 88, a distance of 44.05 feet to a state highway      | 2676 |
| monument box;                                                    | 2677 |
| Thence South 00° 52' 08" East, a distance of 9127.76 feet        | 2678 |
| to an iron pipe set at a point of curvature;                     | 2679 |
| Thence with an arc to the left, having a delta of 51° 54'        | 2680 |
| 11", a radius of 5305.557 feet, a chord which bears South 04°    | 2681 |
| 55' 05" East, a chord distance of 749.273 feet to an iron pipe   | 2682 |
| set at a point of tangency;                                      | 2683 |
| Thence South 08° 58' 02" East a distance of 3144.86 feet         | 2684 |
| to an iron pipe set;                                             | 2685 |
| Thence North 89° 56' 02" East a distance of 59.60 feet to        | 2686 |
| an iron pipe on the east line of lot 12;                         | 2687 |
| Thence South 01° 23' 14" East, along the east line of Lot        | 2688 |
| 12, a distance of 446.425 feet to an iron pipe set;              | 2689 |
| Thence South 08° 58' 02" East a distance of 4575.05 feet         | 2690 |

to an iron pipe set on the south line of Lot 9; 2691

Thence South  $08^{\circ} 55' 22''$  East a distance of 6876.45 feet 2692

to an iron pipe set at a point of curvature; 2693

Thence with an arc to the left, having a delta of  $17^{\circ} 50' 22''$  East, a radius of 5670.15 feet, a chord which bears South  $18^{\circ} 18' 18''$  East, a chord distance of 1758.32 feet to an iron 2694

pipe set; 2695

Thence South  $89^{\circ} 20' 05''$  West, a distance of 22.20 feet to 2696

an iron pipe set; 2697

Thence South  $26^{\circ} 55' 21''$  East, a distance of 10362.75 feet 2698

to an iron pipe set at a point of curvature; 2699

Thence with an arc to the right, having a delta of  $02^{\circ} 27' 09''$ , a radius of 562.65 feet, a chord which bears South  $25^{\circ} 39' 24''$  East, a chord distance of 246.64 feet, to an iron pipe set 2700

on the north right of way of Champion Avenue; 2701

Thence South  $84^{\circ} 33' 34''$  West, along the north right of 2702

way line of Champion Avenue, a distance of 34.91 feet to The 2703

True Place of Beginning; 2704

Containing 153.799 acres, of which 53.099 acres are in 2705

Champion Township, 59.466 acres in Bristol Township and 41.234 2706

acres in Bloomfield Township. 2707

Iron pipes set are 111 O.D. x 30" length steel pipes with 2708

a yellow plastic cap stamped STULTS AND ASSOCIATES, INC. 2709

The bearing system herein are referenced to and derived 2710

from the Ohio State Plane Coordinate System, North Zone (pages 2711

Ohio revised code, Sections 157.01 to 157.07 inclusive). All 2712

distances, bearings and coordinates have been converted from 2713

geographic position to plane coordinate position based on the 2714

Lambert conformal conic projection. The coordinates of The True 2719  
Place of Beginning are North 596,499.89831 and East 2720  
2,461,031.30901. 2721

This survey is made subject to all easements, 2722  
restrictions, and rights-of-way that are recorded or unrecorded. 2723

A survey plat entitled "Plat of Survey of Land of the Penn 2724  
Central Corporation to be acquired by The State of Ohio" 2725  
consists of Sheet No. 1 through Sheet No. 14 inclusive, is to be 2726  
recorded upon final acquisition with the Recorder's Office of 2727  
Trumbull County. 2728

The foregoing legal description may be corrected or 2729  
modified by the Department of Administrative Services or the 2730  
Ohio Rail Development Commission, successor in interest to the 2731  
Ohio Rail Transportation Authority, to a final form if such 2732  
corrections or modifications are needed to facilitate 2733  
recordation of the deed. 2734

(B) (1) The conveyance includes all privileges, rights, 2735  
easements, and appurtenances to the real estate, and any 2736  
buildings and other structures and improvements erected thereon, 2737  
and is subject to all leases, easements, reservations, 2738  
restrictions, licenses, permits, memoranda of understanding, 2739  
agreements, conditions, and covenants of record and 2740  
encroachments whether of record or not; all legal highways and 2741  
public rights-of-way; zoning, building, and other laws, 2742  
ordinances, restrictions, and regulations; and real estate taxes 2743  
and assessments not yet due and payable. The real estate shall 2744  
be conveyed in an "as-is, where-is, with all faults" condition. 2745

(2) The deed or deeds may contain restrictions, 2746  
exceptions, reservations, reversionary interests, and other 2747



terms and conditions the Director of Administrative Services 2748  
determines to be in the best interest of the State. 2749

(3) Subsequent to the conveyance, any restrictions, 2750  
exceptions, reservations, reversionary interests, or other terms 2751  
and conditions contained in the deed may be released by the 2752  
State or the Ohio Rail Development Commission, successor in 2753  
interest to the Ohio Rail Transportation Authority, without the 2754  
necessity of further legislation. 2755

(C) Consideration for the conveyance of the real estate 2756  
described in division (A) of this section shall be \$1.00. 2757

The Director of Administrative Services shall offer the 2758  
real estate to Trumbull County Metropolitan Park District 2759  
through a real estate purchase agreement. Consideration for the 2760  
conveyance of the real estate shall be at a price acceptable to 2761  
the Director of Administrative Services and the Director of Ohio 2762  
Rail Development Commission, successor in interest to the Ohio 2763  
Rail Transportation Authority. If Trumbull County Metropolitan 2764  
Park District does not complete the purchase of the real estate 2765  
within the time period provided in the real estate purchase 2766  
agreement, the Director of Administrative Services may use any 2767  
reasonable method of sale considered acceptable by the Ohio Rail 2768  
Development Commission, successor in interest to the Ohio Rail 2769  
Transportation Authority, to determine an alternate grantee 2770  
willing to complete the purchase within three years after the 2771  
effective date of this section. The Ohio Rail Development 2772  
Commission, successor in interest to the Ohio Rail 2773  
Transportation Authority, shall pay all advertising costs, 2774  
additional fees, and other costs incident to the sale of the 2775  
real estate. 2776

(D) The real estate described in division (A) of this 2777

section may be conveyed as an entire tract or as multiple 2778  
parcels. 2779

(E) Grantee shall pay all costs associated with the 2780  
purchase, closing and conveyance, including surveys, title 2781  
evidence, title insurance, transfer costs and fees, recording 2782  
costs and fees, taxes, and any other fees, assessments, and 2783  
costs that may be imposed. 2784

The net proceeds of the sale shall be deposited into the 2785  
state treasury to the credit of the Rail Development Fund (Fund 2786  
4N40) under section 4981.09 of the Revised Code. 2787

(F) (1) Upon payment of the purchase price, the Director of 2788  
Administrative Services, with the assistance of the Attorney 2789  
General, shall prepare a Governor's Deed to the real estate 2790  
described in division (A) of this section. The Governor's Deed 2791  
shall state the consideration and shall be executed by the 2792  
Governor in the name of the State, countersigned by the 2793  
Secretary of State, sealed with the Great Seal of the State, 2794  
presented in the Department of Administrative Services for 2795  
recording, and delivered to the Grantee. The Grantee shall 2796  
present the Governor's Deed for recording in the Office of the 2797  
Trumbull County Recorder. 2798

(2) The intent of this conveyance is for the Purchaser to 2799  
use the real estate for recreational purposes; therefore, the 2800  
deed shall contain a restriction stating that if the real estate 2801  
described in division (A) of this section is no longer being 2802  
used for recreational purposes, the real estate described in 2803  
division (A) of this section shall revert back to the State of 2804  
Ohio at the sole discretion of the Director of the Ohio Rail 2805  
Development Commission, successor in interest to the Ohio Rail 2806  
Transportation Authority, at the purchase price of the real 2807

estate described in division (A) of this section. 2808

(G) This section shall expire 3 years after its effective 2809  
date. 2810

**Section 8.** (A) The Governor may execute a Governor's Deed 2811  
in the name of the State conveying to Ashtabula County 2812  
Metropolitan Park District ("Grantee"), and its successors and 2813  
assigns, all of the State's right, title, and interest in the 2814  
following described real estate: 2815

Situated in the State of Ohio, County of Ashtabula being a 2816  
part of Sections 3, 4, 7, 8, 13, 14, 18, 17, 23 and 24 (Township 2817  
8-North, Range 4-West) of Orwell Township, and part of Lots 21, 2818  
22, 23, 24, 25, 26, 27, 28, 29, 30, 33, 32, 35, 36, 37, 38, 39 2819  
and 40 (Township 9-North, Range 4-West) of Rome Township, and 2820  
part of Lots 6, 7, 17, 27, 37, 47, 57, 67, 76, 77, 86, 87, 96, 2821  
106, 116, 126, 127, 136, 137, 146, 147, 156 and 157 (Township 2822  
10-North, Range 4-West) of Morgan Township, and parts of Lots 6, 2823  
7, 16, 26, 36, 46, 56, 57, 67, 66, 76, 77, 86, 87, 96 and 97 2824  
(Township 11-North, Range 4-West) of Austinburg Township, and 2825  
part of Lots 48, 49, 51, 52, 78, 79, 85, 86 and 87 (Township 12- 2826  
North, Range 4-West) of Saybrook Township, and part of Lots 16 2827  
and 17 (Township 12-North, Range 3-West) of Ashtabula Township, 2828  
and part of Lot 16 of The City of Ashtabula, Connecticut Western 2829  
Reserve, and being more fully described as follows: 2830

Beginning at an iron pipe set at the southeast corner of 2831  
Section 23 (Township 8-North, Range 4-West) in Orwell Township, 2832  
being on the county line common to Ashtabula County and Trumbull 2833  
County; 2834

Thence South 88° 34' 38" West, along said common county 2835  
line (passing an iron pipe set at 35.69 feet, and passing 2836

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|------------------------------------------------------------------|------|
| through an iron pipe set on the centerline of the railroad at    | 2837 |
| 68.89 feet) a total distance of 99.07 feet to an iron pipe set;  | 2838 |
| Thence with an arc to the left, having a delta of 06° 18'        | 2839 |
| 09", a radius of 11429.192 feet, a chord which bears North 01°   | 2840 |
| 43' 43" East, a chord distance of 1256.570 feet to an iron pipe  | 2841 |
| set at a point of tangency;                                      | 2842 |
| Thence North 01° 25' 22" West a distance of 1223.00 feet         | 2843 |
| to a railroad spike set in the centerline of Winter Road;        | 2844 |
| Thence South 89° 05' 14" West, along the centerline of           | 2845 |
| Winter Road, a distance of 30.00 feet to an iron pipe set;       | 2846 |
| Thence North 01° 25' 22" West, along the west right of way       | 2847 |
| line of Columbia Road, a distance of 1841.47 feet to a railroad  | 2848 |
| spike set;                                                       | 2849 |
| Thence North 88° 34' 38" East a distance of 30.00 feet to        | 2850 |
| an iron pipe set on the east right of way line of Columbia Road; | 2851 |
| Thence North 01° 25' 22" West a distance of 8168.45 feet         | 2852 |
| to a railroad spike set in the centerline of U.S. Route 322;     | 2853 |
| Thence South 88° 58' 16" West, along the centerline of           | 2854 |
| U.S. Route 322, a distance of 3.00 feet to a railroad spike set; | 2855 |
| Thence North 01°29' 34" West a distance of 1253.73 feet to       | 2856 |
| an iron pipe set on the west line of Section 14;                 | 2857 |
| Thence North 02° 20' 33" West, along the west line of            | 2858 |
| Section 14, a distance of 1348.62 feet to an iron pipe set on    | 2859 |
| the southwest corner of Section 7;                               | 2860 |
| Thence North 00° 53' 34" West, along the west line of            | 2861 |
| Section 7, a distance of 2674.20 feet to a railroad spike set in | 2862 |
| the centerline of Hague Road;                                    | 2863 |

|                                                                  |      |
|------------------------------------------------------------------|------|
| Thence South 89° 03' 03" West, along the centerline of           | 2864 |
| said Hague Road, a distance of 8.00 feet to an iron pipe set;    | 2865 |
| Thence continuing along the west line of Section 7 and the       | 2866 |
| west line of Section 4, North 01° 29' 34" West, a distance of    | 2867 |
| 4726.29 feet to an iron pipe set at a point of curvature;        | 2868 |
| Thence with an arc to the right, having a delta of 12° 48'       | 2869 |
| 22", a radius of 5762.65 feet, a chord which bears North 04° 54' | 2870 |
| 38" East, a chord distance of 1285.32 feet to an iron pipe set   | 2871 |
| at a point of tangency;                                          | 2872 |
| Thence North 11° 18' 49" East (passing through the               | 2873 |
| township line common to Orwell and Rome Townships, at 2035.00    | 2874 |
| feet, more or less) a total distance of 2391.76 feet to an iron  | 2875 |
| pipe set at a point of curvature;                                | 2876 |
| Thence with an arc to the left, having a delta of 12° 22'        | 2877 |
| 07", a radius of 5696.65 feet, a chord which bears North 05° 47' | 2878 |
| 46" East, a chord distance of 1227.38 feet to an iron pipe set   | 2879 |
| at a point of tangency;                                          | 2880 |
| Thence North 01° 03' 18" West (being 33.00 feet west of          | 2881 |
| and parallel to the east line of Lots 30, 29 and 28) a distance  | 2882 |
| of 4468.69 feet to an iron pipe found;                           | 2883 |
| Thence South 88 ° 31' 16" West, a distance of 140.00 feet        | 2884 |
| to an iron pipe set;                                             | 2885 |
| Thence North 01° 03' 18" West a distance of 1000.00 feet         | 2886 |
| to a railroad spike set on the north line of Lot 28, and being   | 2887 |
| in the centerline of Dodgeville Road;                            | 2888 |
| Thence North 88° 31' 16" East, along the north line of Lot       | 2889 |
| 28 and the centerline of said Dodgeville Road, a distance of     | 2890 |
| 140.00 feet to a railroad spike set;                             | 2891 |

Thence North 01° 26' 00" West (being 33.00 feet west of 2892  
and parallel to the east line of Lots 27 and 26) a distance of 2893  
5347.30 feet to a railroad spike set on the north line of Lot 2894  
26, and being in the centerline of U.S. Route 6; 2895

Thence South 88° 32' 19" West, along the north line of Lot 2896  
26 and the centerline of U.S. Route 6, a distance of 47.00 feet 2897  
to a railroad spike set; 2898

Thence North 01° 27' 02" West (being 113.00 feet west of 2899  
and parallel to the east line of Lot 25) a distance of 1000.00 2900  
feet to an iron pipe set; 2901

Thence North 88° 32' 19" East a distance of 47.00 feet to 2902  
an iron pipe set; 2903

Thence North 01° 27' 02" West (being 66.00 feet west of 2904  
and parallel to the east line of Lots 25 and 24) a distance of 2905  
4358.45 feet to a railroad spike set on the north line of Lot 2906  
24, being in the centerline of Ketcham Road; 2907

Thence North 01° 26' 14" West a distance of 6113.99 feet 2908  
to an iron pipe set; 2909

Thence North 00° 43' 56" West a distance of 2072.80 feet 2910  
to an iron pipe set on the north line of Lot 21 (also being on 2911  
the north line of Rome Township and the south line of Morgan 2912  
Township); 2913

Thence North 00° 39' 48" West a distance of 4185.75 feet 2914  
to a railroad spike set in the centerline of Rock Creek Road; 2915

Thence North 00° 40' 45" West a distance of 571.65 feet to 2916  
a point on the north waters edge of Rock Creek; 2917

Thence North 26° 01' 45" West (passing an iron pipe set at 2918  
40.00 feet) a total distance of 105.00 feet to an iron pipe set; 2919

|                                                            |      |
|------------------------------------------------------------|------|
| Thence North 00° 40' 45" West a distance of 150.00 feet to | 2920 |
| an iron pipe set;                                          | 2921 |
| Thence North 06° 09' 15" East a distance of 151.10 feet to | 2922 |
| an iron pipe set;                                          | 2923 |
| Thence North 23° 33' 15" East a distance of 65.80 feet to  | 2924 |
| an iron pipe set;                                          | 2925 |
| Thence North 00° 40' 45" West a distance of 1540.39 feet   | 2926 |
| to an iron pipe set;                                       | 2927 |
| Thence North 34° 28' 16" West a distance of 178.00 feet to | 2928 |
| an iron pipe set;                                          | 2929 |
| Thence North 00° 40' 45" West a distance of 910.08 feet to | 2930 |
| an iron pipe set;                                          | 2931 |
| Thence South 87° 47' 05" East a distance of 99.13 feet to  | 2932 |
| an iron pipe set;                                          | 2933 |
| Thence North 00° 40' 45" West a distance of 823.23 feet to | 2934 |
| an iron pipe set;                                          | 2935 |
| Thence North 00° 38' 02" West a distance of 4116.14 feet   | 2936 |
| to an iron pipe set on the centerline of Tische Road;      | 2937 |
| Thence North 00° 32' 27" West a distance of 1663.87 feet   | 2938 |
| to an iron pipe set on the north line of Lot 76;           | 2939 |
| Thence North 00° 57' 05" West a distance of 1673.80 feet   | 2940 |
| to an iron pipe set on the north line of Lot 66;           | 2941 |
| Thence South 89° 37' 22" East, along the north line of Lot | 2942 |
| 66, a distance of 12.00 feet to an iron pipe set;          | 2943 |
| Thence North 00° 26' 27" West, a distance of 3329.39 feet  | 2944 |
| to an iron pipe set on the north line of Lot 47;           | 2945 |

|                                                                   |      |
|-------------------------------------------------------------------|------|
| Thence North 00° 20' 39" West a distance of 6346.68 feet          | 2946 |
| to an iron pipe set;                                              | 2947 |
| Thence South 89° 39' 21" West a distance of 33.00 feet to         | 2948 |
| an iron pipe set;                                                 | 2949 |
| Thence North 00° 20' 39" West a distance of 311.34 feet to        | 2950 |
| an iron pipe set;                                                 | 2951 |
| Thence North 00 ° 13' 46" West a distance of 513.66 feet          | 2952 |
| to a railroad spike set in the centerline of Eagleville-Jefferson | 2953 |
| Road;                                                             | 2954 |
| Thence North 72° 26' 11" East, along the centerline of            | 2955 |
| said Eagleville-Jefferson Road, a distance of 34.57 feet to a     | 2956 |
| railroad spike set;                                               | 2957 |
| Thence North 00° 13' 46" West a distance of 539.74 feet to        | 2958 |
| an iron pipe set;                                                 | 2959 |
| Thence North 18° 29' 32" West a distance of 105.30 feet to        | 2960 |
| an iron pipe set;                                                 | 2961 |
| Thence North 00° 13' 46" West a distance of 400.00 feet to        | 2962 |
| a point in or near the center of Mill Creek;                      | 2963 |
| Thence South 89° 46' 14" West, along or near the center of        | 2964 |
| Mill Creek, a distance of 29.00 feet to a point;                  | 2965 |
| Thence North 00° 13' 46" West a distance of 1095.17 feet          | 2966 |
| to an iron pipe set in the centerline of Mill Creek Road;         | 2967 |
| Thence South 88° 51' 08" East, along the centerline of            | 2968 |
| said Mill Creek Road, a distance of 13.00 feet to a railroad      | 2969 |
| spike set;                                                        | 2970 |
| Thence North 00° 13' 46" West a distance of 108.04 feet to        | 2971 |
| an iron pipe set;                                                 | 2972 |



|                                                                             |      |
|-----------------------------------------------------------------------------|------|
| Thence North $89^{\circ} 46' 14''$ East a distance of 49.00 feet to         | 2973 |
| an iron pipe set;                                                           | 2974 |
| Thence North $00^{\circ} 13' 46''$ West a distance of 532.00 feet to        | 2975 |
| an iron pipe set on the north line of Lot 97;                               | 2976 |
| Thence South $89^{\circ} 46' 14''$ West, along said lot line, a             | 2977 |
| distance of 47.00 feet to an iron pipe set at the northwest                 | 2978 |
| corner of Lot 97;                                                           | 2979 |
| Thence North $02^{\circ} 28' 35''$ East a distance of 535.93 feet to        | 2980 |
| an iron pipe set;                                                           | 2981 |
| Thence South $89^{\circ} 46' 14''$ West a distance of 25.30 feet to         | 2982 |
| an iron pipe set;                                                           | 2983 |
| Thence North $00^{\circ} 13' 46''$ West a distance of 1566.62 feet          | 2984 |
| to an iron pipe set;                                                        | 2985 |
| Thence South $83^{\circ} 31' 08''$ East a distance of 10.07 feet to         | 2986 |
| an iron pipe set;                                                           | 2987 |
| Thence North $00^{\circ} 13' 46''$ West a distance of 3289.98 feet          | 2988 |
| to an iron pipe set on the north right of way line of Allen                 | 2989 |
| Road;                                                                       | 2990 |
| Thence North $89^{\circ} 09' 21''$ East, along the north right of           | 2991 |
| way line of Allen Road, a distance of 37.00 feet to an iron pipe            | 2992 |
| set;                                                                        | 2993 |
| Thence North $00^{\circ} 13' 46''$ West a distance of 3906.81 feet          | 2994 |
| to an iron pipe set at a point of curvature;                                | 2995 |
| Thence with an arc to the left, having a delta of $07^{\circ} 37'$          | 2996 |
| $57''$ , a radius of 11426.192 feet, a chord which bears North $04^{\circ}$ | 2997 |
| $02' 44''$ West, a chord distance of 1520.96 feet to an iron pipe           | 2998 |
| set on the north line of Lot 56, and being in the centerline of             | 2999 |

|                                                                |      |
|----------------------------------------------------------------|------|
| Lampson Road;                                                  | 3000 |
| Thence South 89° 00' 39" West, along said north line of        | 3001 |
| Lot 56, and the centerline of said Lampson Road, a distance of | 3002 |
| 17.12 feet to an iron pipe set;                                | 3003 |
| Thence with an arc to the left, having a delta of 06° 32'      | 3004 |
| 14", a radius of 11409.192 feet, a chord which bears North 11° | 3005 |
| 08' 26" West, a chord distance of 1301.03 feet to an iron pipe | 3006 |
| set;                                                           | 3007 |
| Thence South 78° 42' 44" West a distance of 10.01 feet to      | 3008 |
| an iron pipe set;                                              | 3009 |
| Thence with an arc to the left, having a delta of 06° 45'      | 3010 |
| 26", a radius of 11399.192 feet, a chord which bears North 17° | 3011 |
| 47' 26" West, a chord distance of 1343.58 feet to an iron pipe | 3012 |
| set on the north line of Lot 46;                               | 3013 |
| Thence North 89° 17' 57" West, along the north line of Lot     | 3014 |
| 46, a distance of 10.78 feet to an iron pipe set;              | 3015 |
| Thence with an arc to the left, having a delta of 02° 20'      | 3016 |
| 37", a radius of 11389.192 feet, a chord which bears North 22° | 3017 |
| 21' 40" West, a chord distance of 465.802 feet to an iron pipe | 3018 |
| set at a point of tangency;                                    | 3019 |
| Thence North 23° 31' 58" West a distance of 1064.95 feet       | 3020 |
| to an iron pipe set;                                           | 3021 |
| Thence North 89° 28' 02" East a distance of 40.20 feet to      | 3022 |
| an iron pipe set;                                              | 3023 |
| Thence North 23° 31' 58" West a distance of 1022.77 feet       | 3024 |
| to an iron pipe set at a point of curvature;                   | 3025 |
| Thence with an arc to the right, having a delta of 20° 53'     | 3026 |

07", a radius of 5762.65 feet, a chord which bears North 13° 05' 3027  
25" West, a chord distance of 2088.959 feet to an iron pipe set 3028  
at a point of compound curve; 3029

Thence continuing on a curve with an arc to the right, 3030  
having a delta of 26° 39' 42", a radius of 2633.574, a chord 3031  
which bears North 10° 40' 59" East, a chord distance of 1214.463 3032  
feet to an iron pipe set; 3033

Thence South 88° 05' 43" West a distance of 29.98 feet to 3034  
an iron pipe set; 3035

Thence North 23° 45' 38" East a distance of 2657.47 feet 3036  
to a railroad spike set on the north line of Lot 16, being in 3037  
the centerline of Clay Street; 3038

Thence North 88° 57' 25" East, along the north line of Lot 3039  
16, and the centerline of said Clay Street, a distance of 11.02 3040  
feet to a railroad spike set; 3041

Thence North 23° 44' 58" East a distance of 2885.84 feet 3042  
to an iron pipe set on the north line of Lot 7, also being on 3043  
the township line common to Austinburg Township and Saybrook 3044  
Township; 3045

Thence South 89° 15' 30" West, along the common township 3046  
line, a distance of 12.02 feet to an iron pipe set; 3047

Thence North 23° 44' 45" East a distance of 5313.94 feet 3048  
to an iron pipe set on the north line of Lot 86; 3049

Thence South 45° 31' 02" West, along the north line of Lot 3050  
86, a distance of 57.12 feet to an iron pipe set at a point of 3051  
intersection of the centerline of Ashtabula-Austinburg Road; 3052

Thence North 23° 29' 02" East, along the tangent of said 3053  
Ashtabula-Austinburg Road, a distance of 148.5 feet to an iron 3054

|                                                                 |      |
|-----------------------------------------------------------------|------|
| pipe set on the west line of Lot 79, being in the centerline of | 3055 |
| Moody Road;                                                     | 3056 |
| Thence North 00° 47' 34" West, along the west line of Lot       | 3057 |
| 79 and the centerline of Moody Road, a distance of 396.35 feet  | 3058 |
| to an iron pipe set;                                            | 3059 |
| Thence South 66° 15' 14" East a distance of 213.47 feet to      | 3060 |
| an iron pipe set;                                               | 3061 |
| Thence North 23° 44' 45" East a distance of 1260.01 feet        | 3062 |
| to an iron pipe set;                                            | 3063 |
| Thence North 23° 49' 36" East a distance of 2865.35 feet        | 3064 |
| to an iron pipe set;                                            | 3065 |
| Thence North 23° 50' 37" East a distance of 5228.23 feet        | 3066 |
| to an iron pipe set;                                            | 3067 |
| Thence South 89° 04' 38" West a distance of 36.34 feet to       | 3068 |
| an iron pipe set;                                               | 3069 |
| Thence North 23° 50' 37" East a distance of 717.00 feet to      | 3070 |
| an iron pipe set;                                               | 3071 |
| Thence South 63° 04' 37" East a distance of 33.05 feet to       | 3072 |
| an iron pipe set;                                               | 3073 |
| Thence North 23° 50' 37" East a distance of 205.28 feet to      | 3074 |
| an iron pipe set;                                               | 3075 |
| Thence North 23° 46' 38" East (passing through the east         | 3076 |
| line of Saybrook Township, at 2552.00 feet, more or less) a     | 3077 |
| total distance of 2871.98 feet to an iron pipe set;             | 3078 |
| Thence North 23° 48' 59" East a distance of 2951.01 feet        | 3079 |
| to a railroad spike set in the centerline of State Route 84;    | 3080 |
| Thence South 58° 57' 41" West, along the centerline of          | 3081 |

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|------------------------------------------------------------------|------|
| State Route 84, a distance of 29.53 feet to a railroad spike     | 3082 |
| set;                                                             | 3083 |
| Thence North 23° 48' 59" East a distance of 370.67 feet to       | 3084 |
| an iron pipe set;                                                | 3085 |
| Thence North 27° 46' 21" East a distance of 246.41 feet          | 3086 |
| to an iron pipe set at a point of curvature;                     | 3087 |
| Thence with an arc to the right, having a delta of 12° 59'       | 3088 |
| 02", a radius of 11492.19 feet, a chord which bears North 30°    | 3089 |
| 18' 30" East, a chord distance of 2598.70 feet to an iron pipe   | 3090 |
| set at a point of tangency;                                      | 3091 |
| Thence North 36° 48' 01" East a distance of 1937.23 feet         | 3092 |
| to an iron pipe set on the north side of South 58th Street (in   | 3093 |
| The City of Ashtabula);                                          | 3094 |
| Thence North 36° 45' 46" East a distance of 2906.79 feet         | 3095 |
| to an iron pipe set in the lands of the N.Y.C. & St. Louis       | 3096 |
| Railroad;                                                        | 3097 |
| Thence North 56° 16' 25" East (passing an iron pipe set on       | 3098 |
| the original centerline of the Penn Central Railroad, at 98.81   | 3099 |
| feet) a total distance of 197.61 feet to an iron pipe set;       | 3100 |
| Thence South 36° 45' 46" West a distance of 3105.31 feet         | 3101 |
| to an iron pipe set on the south side of South 58th Street;      | 3102 |
| Thence North 88° 40' 10" East, along the south side of           | 3103 |
| said South 58th Street, a distance of 34.31 feet to an iron pipe | 3104 |
| set;                                                             | 3105 |
| Thence South 36° 48' 01", along a portion of the east            | 3106 |
| right of way line of Nathan Avenue, a distance of 1946.20 feet   | 3107 |
| to an iron pipe set;                                             | 3108 |

Thence South  $36^{\circ} 35' 28''$  West a distance of 83.24 feet to 3109  
an iron pipe found at the southwest corner of Bardmoor 3110  
Subdivision as platted in Plat Book 12, page 89, Ashtabula 3111  
County Records Office; 3112

Thence South  $45^{\circ} 00' 00''$  East, along the south line of 3113  
said Bardmoor Subdivision, a distance of 10.11 feet to an iron 3114  
pipe set; 3115

Thence with an arc to the left, having a delta of  $12^{\circ} 33'$  3116  
 $28''$ , a radius of 11389.192 feet, a chord which bears South  $30^{\circ}$  3117  
 $05' 44''$  West, a chord distance of 2491.282 feet to an iron pipe 3118  
set at a point of tangency; 3119

Thence South  $23^{\circ} 48' 59''$  West a distance of 245.83 feet to 3120  
an iron pipe set; 3121

Thence South  $66^{\circ} 11' 0''$  East a distance of 20.00 feet to 3122  
an iron pipe set; 3123

Thence South  $23^{\circ} 48' 59''$  West a distance of 171.80 feet to 3124  
a railroad spike set in the centerline of State Route 84; 3125

Thence South  $58^{\circ} 57' 41''$  West, along the centerline of 3126  
State Route 84, a distance of 64.28 feet to an iron pipe set; 3127

Thence South  $23^{\circ} 48' 59''$  West (passing through the west 3128  
line of Ashtabula Township, at 635.00 feet, more or less) a 3129  
total distance of 1710.16 feet to an iron pipe set; 3130

Thence South  $00^{\circ} 41' 01''$  East a distance of 16.88 feet to 3131  
an iron pipe set; 3132

Thence South  $23^{\circ} 48' 59''$  West a distance of 1347.62 feet 3133  
to an iron pipe set; 3134

Thence South  $23^{\circ} 46' 38''$  West a distance of 1405.99 feet 3135

|                                                                  |      |
|------------------------------------------------------------------|------|
| to an iron pipe set;                                             | 3136 |
| Thence South 66° 13' 22" East a distance of 5.00 feet to         | 3137 |
| an iron pipe set;                                                | 3138 |
| Thence South 23° 46' 38" West a distance of 1466.00 feet         | 3139 |
| to an iron pipe set;                                             | 3140 |
| Thence South 23° 50' 37" West a distance of 117.36 feet to       | 3141 |
| an iron pipe set;                                                | 3142 |
| Thence South 03° 26' 23" East a distance of 76.35 feet to        | 3143 |
| an iron pipe set;                                                | 3144 |
| Thence South 23° 50' 37" West a distance of 1067.00 feet         | 3145 |
| to an iron pipe set on the south line of Lot 48;                 | 3146 |
| Thence South 89° 04' 38" West, along the south line of Lot       | 3147 |
| 48, a distance of 44.05 feet to an iron pipe set;                | 3148 |
| Thence South 23° 50' 37" West, a distance of 1124.63 feet        | 3149 |
| to a railroad spike set on the west line of Lot 51, being in the | 3150 |
| centerline of Sanborn Road;                                      | 3151 |
| Thence South 00° 56' 43" East, along the west line of Lot        | 3152 |
| 51, and the centerline of Sanborn Road, a distance of 23.85 feet | 3153 |
| to a railroad spike set;                                         | 3154 |
| Thence South 23° 50' 37" West a distance of 1037.50 feet         | 3155 |
| to an iron pipe set;                                             | 3156 |
| Thence South 89° 16' 37" West a distance of 11.00 feet to        | 3157 |
| an iron pipe set;                                                | 3158 |
| Thence South 23° 50' 37" West a distance of 2647.54 feet         | 3159 |
| to an iron pipe found;                                           | 3160 |
| Thence North 89° 36' 28" East a distance of 21.92 feet to        | 3161 |
| an iron pipe set;                                                | 3162 |

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|------------------------------------------------------------|------|
| Thence South 23° 49' 36" West a distance of 639.20 feet to | 3163 |
| an iron pipe set on the west line of Lot 52;               | 3164 |
| Thence South 00° 20' 24" East, along the west line of Lot  | 3165 |
| 52, a distance of 208.98 feet to an iron pipe set;         | 3166 |
| Thence South 85° 17' 47" West a distance of 120.15 feet to | 3167 |
| an iron pipe set;                                          | 3168 |
| Thence South 23° 49' 36" West a distance of 2014.02 feet   | 3169 |
| to an iron pipe set;                                       | 3170 |
| Thence South 23° 44' 45" West a distance of 192.08 feet to | 3171 |
| an iron pipe set;                                          | 3172 |
| Thence South 02° 20' 57" West a distance of 54.82 feet to  | 3173 |
| an iron pipe set;                                          | 3174 |
| Thence South 23° 44' 45" West a distance of 1104.51 feet   | 3175 |
| to an iron pipe set;                                       | 3176 |
| Thence North 45° 03' 31" East a distance of 55.75 feet to  | 3177 |
| an iron pipe set;                                          | 3178 |
| Thence South 23° 50' 31" West a distance of 443.95 feet to | 3179 |
| an iron pipe set;                                          | 3180 |
| Thence South 23° 45' 36" West a distance of 234.48 feet to | 3181 |
| an iron pipe set;                                          | 3182 |
| Thence North 00° 40' 53" West a distance of 95.42 feet to  | 3183 |
| an iron pipe set;                                          | 3184 |
| Thence South 23° 44' 45" West a distance of 2371.61 feet   | 3185 |
| to an iron pipe set;                                       | 3186 |
| Thence South 89 ° 15' 31" West a distance of 10.85 feet to | 3187 |
| a P.K. nail set in a twelve inch Cherry Tree;              | 3188 |



Thence South 23° 43' 44" West (passing through the south  
line of Saybrook Township, at 2713.00 feet, more or less) a  
total distance of 2738.76 feet to an iron pipe set;

Thence South 23° 44' 58" West a distance of 2862.44 feet  
to a railroad spike set on the south line of Lot 6 (Austinburg  
Township); also being in the centerline of Clay Street;

Thence North 88° 57' 25" East, along the centerline of  
Clay Street, a distance of 22.04 feet to a railroad spike set;

Thence South 23° 45' 38" West a distance of 229.01 feet to  
an iron rod found;

Thence South 02° 40' 44" East a distance of 112.50 feet to  
an iron rod found;

Thence North 71° 28' 44" East a distance of 407.46 feet to  
an iron rod found;

Thence South 01° 00' 30" East a distance of 519.94 feet to  
an iron rod found;

Thence South 53° 20' 02" West a distance of 1049.64 feet  
to an iron pipe set in Coffee Creek;

Thence South 89 ° 15' 51" West a distance of 56.42 feet to  
an iron pipe set;

Thence South 23° 45' 38" West a distance of 1252.18 feet  
to an iron pipe set 70.0 feet east of the P.T. of the point of  
curvature of the original centerline;

Thence South 22° 24' 19" West a distance of 119.71 feet to  
an iron pipe set;

Thence South 87° 42' 23" East a distance of 21.13 feet to  
an iron pipe set;

|                                                                           |      |
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| Thence South $16^{\circ} 53' 53''$ West a distance of 772.00 feet to      | 3216 |
| an iron pipe set at a point of curvature;                                 | 3217 |
| Thence with an arc to the left, having a delta of $06^{\circ} 25'$        | 3218 |
| 36", a radius of 2570.57 feet, a chord which bears South $00^{\circ} 33'$ | 3219 |
| 56" West, a chord distance of 288.193 feet to an iron pipe set            | 3220 |
| at a point of compound curve;                                             | 3221 |
| Thence South $02^{\circ} 58' 36''$ East a distance of 65.43 feet to       | 3222 |
| an iron pipe set;                                                         | 3223 |
| Thence North $89^{\circ} 13' 21''$ East a distance of 3.00 feet to        | 3224 |
| an iron pipe set;                                                         | 3225 |
| Thence with an arc to the left, having a delta of $20^{\circ} 13'$        | 3226 |
| 34", a radius of 5696.65 feet, a chord which bears South $13^{\circ} 25'$ | 3227 |
| 11" East, a chord distance of 2000.558 feet to an iron pipe set           | 3228 |
| at a point of tangency;                                                   | 3229 |
| Thence South $23^{\circ} 31' 58''$ East a distance of 1050.79 feet        | 3230 |
| to an iron pipe set;                                                      | 3231 |
| Thence North $89^{\circ} 28' 02''$ East a distance of 40.20 feet to       | 3232 |
| an iron pipe set;                                                         | 3233 |
| Thence South $23^{\circ} 31' 58''$ East a distance of 1005.52 feet        | 3234 |
| to an iron pipe set at a point of curvature;                              | 3235 |
| Thence with an arc to the right, having a delta of $09^{\circ} 09'$       | 3236 |
| 22", a radius of 11529.19 feet, a chord which bears South $18^{\circ}$    | 3237 |
| 57' 17" East, a chord distance of 1840.45 feet to an iron pipe            | 3238 |
| set;                                                                      | 3239 |
| Thence South $78^{\circ} 42' 44''$ West a distance of 20.03 feet to       | 3240 |
| an iron pipe set;                                                         | 3241 |
| Thence with an arc to the right, having a delta of $06^{\circ} 34'$       | 3242 |

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| 12", a radius of 11509.19 feet, a chord which bears South 11°    | 3243 |
| 05' 49", a chord distance of 1319.01 feet to an iron pipe set on | 3244 |
| the south line of Lot 47, being in the centerline of Lampson     | 3245 |
| Road;                                                            | 3246 |
| Thence South 89° 00' 39" West, along the south line of Lot       | 3247 |
| 47, and the centerline of Lampson Road, a distance of 17.12 feet | 3248 |
| to an iron pipe set;                                             | 3249 |
| Thence South 07° 44' 48" East a distance of 30.21 feet to        | 3250 |
| an iron pipe set on the south right of way line of Lampson Road; | 3251 |
| Thence North 89° 00' 39" East, along the south right of          | 3252 |
| way line of Lampson Road, a distance of 379.50 feet to an iron   | 3253 |
| pipe set;                                                        | 3254 |
| Thence with an arc to the right, having a delta of 07° 13'       | 3255 |
| 44", a radius of 11869.19 feet, a chord which bears South 03°    | 3256 |
| 50' 38" East, a chord distance of 1496.52 feet to an iron pipe   | 3257 |
| set at a point of tangency;                                      | 3258 |
| Thence South 00° 13' 46" East a distance of 3905.32 feet         | 3259 |
| to an iron pipe set on the north right of way line of Allen      | 3260 |
| Road;                                                            | 3261 |
| Thence South 89° 36' 41" West, along the north right of          | 3262 |
| way line of Allen Road, a distance of 357.00 feet to an iron     | 3263 |
| pipe set;                                                        | 3264 |
| Thence South 00° 13' 46" East a distance of 25.00 feet to        | 3265 |
| an iron pipe set on the south line of Lot 67, being in the       | 3266 |
| centerline of Allen Road;                                        | 3267 |
| Thence North 89° 36' 41" East, along the south line of Lot       | 3268 |
| 67, and the centerline of Allen Road, a distance of 40.00 feet   | 3269 |
| to an iron pipe set;                                             | 3270 |

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| Thence South 00° 13' 46" East (being 60.00 feet east of        | 3271 |
| and parallel to the west line of Lot 77) a distance of 593.06  | 3272 |
| feet to an iron pipe set;                                      | 3273 |
| Thence South 88° 28' 36" West a distance of 13.00 feet to      | 3274 |
| a corner post;                                                 | 3275 |
| Thence South 00° 13' 46" East (being 47.00 feet east of        | 3276 |
| and parallel to the west line of Lots 77 and 87) a distance of | 3277 |
| 2690.29 feet to an iron pipe set;                              | 3278 |
| Thence South 83° 31' 08" East a distance of 10.07 feet to      | 3279 |
| an iron pipe set;                                              | 3280 |
| Thence South 00° 13' 46" East a distance of 3816.85 feet       | 3281 |
| to an iron pipe set on the south side of Mill Creek;           | 3282 |
| Thence South 89° 46' 14" West a distance of 24.00 feet to      | 3283 |
| an iron pipe set;                                              | 3284 |
| Thence South 00° 13' 46" East a distance of 400.00 feet to     | 3285 |
| an iron pipe set in Mill Creek;                                | 3286 |
| Thence South 18° 02' 01" West a distance of 105.30 feet to     | 3287 |
| an iron pipe set;                                              | 3288 |
| Thence South 00° 13' 46" East (being 66.00 feet east of        | 3289 |
| and parallel to the west line of Lot 97) a distance of 519.14  | 3290 |
| feet to a railroad spike set in the centerline of Eagleview-   | 3291 |
| Jefferson Road;                                                | 3292 |
| Thence North 72° 26' 12" East, along the centerline of         | 3293 |
| said Eagleview-Jefferson Road, a distance of 34.57 feet to a   | 3294 |
| railroad spike set;                                            | 3295 |
| Thence South 00° 13' 46" East a distance of 330.00 feet to     | 3296 |
| an iron pipe set;                                              | 3297 |

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|-----------------------------------------------------------------|------|
| Thence South 89° 46' 14" West a distance of 33.00 feet to       | 3298 |
| an iron pipe set;                                               | 3299 |
| Thence South 00" 13' 46" East a distance of 224.37 feet to      | 3300 |
| an iron pipe set;                                               | 3301 |
| Thence South 00° 20' 40" East a distance of 6659.22 feet        | 3302 |
| to an iron pipe set on the south line of Lot 37;                | 3303 |
| Thence South 00" 26' 27" East a distance of 3328.87 feet        | 3304 |
| to an iron pipe set on the south line of Lot 57;                | 3305 |
| Thence South 00° 32' 27" East a distance of 3336.68 feet        | 3306 |
| to an iron pipe set on the south line of Lot 77, being in the   | 3307 |
| centerline of Tische Road;                                      | 3308 |
| Thence South 00° 38' 02" East a distance of 4116.13 feet        | 3309 |
| to an iron pipe set on the south side of Jefferson Street;      | 3310 |
| Thence South 00° 40' 45" East a distance of 3446.62 feet        | 3311 |
| to an iron pipe set;                                            | 3312 |
| Thence South 15° 56' 45" East a distance of 228.00 feet to      | 3313 |
| an iron pipe set;                                               | 3314 |
| Thence South 00° 40' 45" East a distance of 80.00 feet to       | 3315 |
| an iron pipe set;                                               | 3316 |
| Thence South 22° 31' 29" West (passing an iron pipe set at      | 3317 |
| 122.37 feet) a total distance of 152.37 feet to a point in Rock | 3318 |
| Creek;                                                          | 3319 |
| Thence South 00° 40' 45" East a distance of 381.73 feet to      | 3320 |
| an iron pipe set on the south line of Lot 127;                  | 3321 |
| Thence North 89° 00' 50" East a distance of 4.00 feet to        | 3322 |
| an iron pipe set;                                               | 3323 |
| Thence South 01° 14' 28" East a distance of 996.25 feet to      | 3324 |

|                                                               |      |
|---------------------------------------------------------------|------|
| an iron pipe set;                                             | 3325 |
| Thence South 89° 20' 12" West a distance of 14.00 feet to     | 3326 |
| an iron pipe set;                                             | 3327 |
| Thence South 00° 39' 48" East a distance of 690.00 feet to    | 3328 |
| an iron pipe set on the south line of Lot 136;                | 3329 |
| Thence North 89° 20' 12" East, along the south line of Lot    | 3330 |
| 136, a distance of 10.00 feet to an iron pipe set at the      | 3331 |
| southeast corner of Lot 136;                                  | 3332 |
| Thence South 00° 50' 41" West a distance of 380.00 feet to    | 3333 |
| an iron pipe set;                                             | 3334 |
| Thence South 00° 39' 48" East a distance of 1470.00 feet      | 3335 |
| to an iron pipe set;                                          | 3336 |
| Thence North 89° 49' 05" East a distance of 27.00 feet to     | 3337 |
| an iron pipe set;                                             | 3338 |
| Thence South 00° 39' 49" East a distance of 824.34 feet to    | 3339 |
| an iron pipe set on the south line of Morgan Township (north  | 3340 |
| line of Rome Township);                                       | 3341 |
| Thence South 00° 43' 56" East a distance of 2072.17 feet      | 3342 |
| to an iron pipe set;                                          | 3343 |
| Thence South 01° 26' 14" East a distance of 6093.80 feet      | 3344 |
| to an iron pipe set on the north right of way line of Ketcham | 3345 |
| Road;                                                         | 3346 |
| Thence South 88° 55' 46" West, along the north right of       | 3347 |
| way line of Ketcham Road, a distance of 20.01 feet to an iron | 3348 |
| pipe set;                                                     | 3349 |
| Thence South 01° 27' 02" East, along the east line of Lots    | 3350 |
| 24 and 25, a distance of 2988.00 feet to an iron pipe set;    | 3351 |

|                                                                  |      |
|------------------------------------------------------------------|------|
| Thence South 88° 32' 58" West a distance of 7.00 feet to         | 3352 |
| an iron pipe set;                                                | 3353 |
| Thence South 01° 27' 02" East a distance of 1390.17 feet         | 3354 |
| to an iron pipe set;                                             | 3355 |
| Thence North 88° 32' 19" East a distance of 150.00 feet to       | 3356 |
| an iron pipe set;                                                | 3357 |
| Thence South 01° 27' 02" East a distance of 1000.00 feet         | 3358 |
| to a railroad spike set in the centerline of U.S. Route 6;       | 3359 |
| Thence South 88° 32' 19" West, along the centerline of           | 3360 |
| U.S. Route 6, a distance of 150.00 feet to a railroad spike set; | 3361 |
| Thence South 01° 26' 00" East a distance of 289.08 feet to       | 3362 |
| an iron pipe set;                                                | 3363 |
| Thence North 87° 36' 35" East a distance of 33.00 feet to        | 3364 |
| an iron pipe set;                                                | 3365 |
| Thence South 01° 26' 00" East (being 66.00 feet east of          | 3366 |
| and parallel to the west line of Lot 36) a distance of 2426.30   | 3367 |
| feet to an iron pipe set on the south line of Lot 36;            | 3368 |
| Thence North 89° 35' 33" West, along the south line of Lot       | 3369 |
| 36, a distance of 8.00 feet to an iron pipe set;                 | 3370 |
| Thence South 01° 26' 00" East (being 58.00 feet east of          | 3371 |
| and parallel to the west line of Lot 37) a distance of 2632.69   | 3372 |
| feet to a railroad spike set on the south line of Lot 37, being  | 3373 |
| in the centerline of Dodgeville Road;                            | 3374 |
| Thence North 88° 31' 16" East, along the centerline of           | 3375 |
| Dodgeville Road, a distance of 2.00 feet to a railroad spike     | 3376 |
| set;                                                             | 3377 |
| Thence South 01° 03' 18" East (being 60.00 feet east of          | 3378 |

and parallel to the west line of Lot 38) a distance of 1620.32 3379  
feet to an iron pipe set; 3380

Thence North  $89^{\circ} 19' 02''$  East a distance of 13.00 feet to 3381  
an iron pipe set; 3382

Thence South  $01^{\circ} 03' 18''$  East (being 73.00 feet east of 3383  
and parallel to the west line of Lots 38 and 39) a distance of 3384  
3686.19 feet to an iron pipe set on the south line of Lot 39, 3385  
being in the centerline of Fillingham Road; 3386

Thence South  $88^{\circ} 48' 02''$  West, along the centerline of 3387  
Fillingham Road, a distance of 40.00 feet to an iron pipe set; 3388

Thence South  $01^{\circ} 03' 18''$  East, a distance of 162.68 feet 3389  
to an iron pipe set at a point of curvature; 3390

Thence with an arc to the right, having a delta of  $12^{\circ} 22' 3391$   
 $07''$ , a radius of 5762.65 feet, a chord which bears South  $05^{\circ} 07' 3392$   
 $45''$  West, a chord distance of 1241.586 feet to an iron pipe set 3393  
at a point of tangency; 3394

Thence South  $11^{\circ} 18' 49''$  West (passing through the south 3395  
line of Rome Township, at 320.00 feet, more or less) a total 3396  
distance of 2391.76 feet to an iron pipe set at a point of 3397  
curvature; 3398

Thence with an arc to the left, having a delta of  $12^{\circ} 31' 3399$   
 $23''$ , a radius of 5696.65 feet, a chord which bears South  $05^{\circ} 03' 3400$   
 $07''$  West, a chord distance of 1242.64 feet to an iron pipe set 3401  
at a point of tangency; 3402

Thence North  $88^{\circ} 31' 00''$  East a distance of 12.00 feet to 3403  
an iron pipe set; 3404

Thence South  $00^{\circ} 09' 14''$  West a distance of 420.00 feet to 3405  
an iron pipe set; 3406



Thence South  $01^{\circ} 29' 34''$  East a distance of 9611.46 feet 3407  
to a railroad spike set in the centerline of U.S. Route 322; 3408

Thence South  $88^{\circ} 58' 16''$  West, along the centerline of 3409  
U.S. Route 322, a distance of 3.00 feet to a railroad spike set; 3410

Thence South  $01^{\circ} 25' 22''$  East a distance of 11232.78 feet 3411  
to an iron pipe set at a point of curvature; 3412

Thence with an arc to the right, having a delta of  $04^{\circ} 08' 29''$ , a radius of 11489.19 feet, a chord which bears South  $00^{\circ} 38' 52''$  West, a chord distance of 830.27 feet to an iron pipe 3413  
set on the west line of Section 24; 3414  
3415  
3416

Thence South  $01^{\circ} 25' 22''$  East, along the west line of 3417  
Section 24 (east line of Section 23) a distance of 424.92 feet 3418  
to The Place of Beginning; 3419

Containing 342.940 acres, more or less, of which 39.586 3420  
acres are in Orwell Township, including 5.896 acres in the 3421  
Village of Orwell; 43.848 acres in Morgan Township, including 3422  
7.012 acres in the Village of Rock Creek; 128.847 acres are in 3423  
Austinburg Township; 60.322 acres are in Rome Township; 53.044 3424  
acres are in Saybrook Township; 17.293 acres are in Ashtabula 3425  
Township, including 9.285 acres in The City of Ashtabula; 3426

Iron pipes set are 1" O.D. x 30" length steel pipes with 3427  
yellow plastic caps stamped STULTS AND ASSOC.; 3428

The bearing system herein are referenced to and derived 3429  
from the Ohio State Plane Coordinate System, North Zone (pages 3430  
Ohio revised code, Sections 157.01 to 157.07 inclusive.) All 3431  
distances, bearings and coordinates have been converted from 3432  
geographic position to plane coordinate position based on the 3433  
Lambert conformal conic projection. The coordinates of The Place 3434  
of Beginning are North 672,489.10770 and East 2,452,473.55552. 3435

This survey is made subject to all easements, restrictions 3436  
and rights-of-way that are recorded or unrecorded. 3437

A survey plat entitled "Plat of Survey of Land of The Penn 3438  
Central, Corporation to be acquired by The State of Ohio" 3439  
consists of Sheet No. 14 through Sheet No. 37 inclusive, is to 3440  
be recorded, upon final acquisition, with the Recorder's Office 3441  
of Ashtabula County. 3442

The foregoing legal description may be corrected or 3443  
modified by the Department of Administrative Services or the 3444  
Ohio Rail Development Commission, successor in interest to the 3445  
Ohio Rail Transportation Authority, to a final form if such 3446  
corrections or modifications are needed to facilitate 3447  
recordation of the deed. 3448

(B) (1) The conveyance includes all privileges, rights, 3449  
easements, and appurtenances to the real estate, and any 3450  
buildings and other structures and improvements erected thereon, 3451  
and is subject to all leases, easements, reservations, 3452  
restrictions, licenses, permits, memoranda of understanding, 3453  
agreements, conditions, and covenants of record and 3454  
encroachments whether of record or not; all legal highways and 3455  
public rights-of-way; zoning, building, and other laws, 3456  
ordinances, restrictions, and regulations; and real estate taxes 3457  
and assessments not yet due and payable. The real estate shall 3458  
be conveyed in an "as-is, where-is, with all faults" condition. 3459

(2) The deed or deeds may contain restrictions, 3460  
exceptions, reservations, reversionary interests, and other 3461  
terms and conditions the Ohio Rail Development Commission, 3462  
successor in interest to the Ohio Rail Transportation Authority, 3463  
determines to be in the best interest of the State. 3464

(3) Subsequent to the conveyance, any restrictions, 3465  
exceptions, reservations, reversionary interests, or other terms 3466  
and conditions contained in the deed may be released by the 3467  
State or the Ohio Rail Development Commission, successor in 3468  
interest to the Ohio Rail Transportation Authority, without the 3469  
necessity of further legislation. 3470

(C) Consideration for the conveyance of the real estate 3471  
described in division (A) of this section shall be \$1.00. 3472

The Director of Administrative Services shall offer the 3473  
real estate to Ashtabula County Metropolitan Park District 3474  
through a real estate purchase agreement. Consideration for the 3475  
conveyance of the real estate shall be at a price acceptable to 3476  
the Director of Administrative Services and the Director of Ohio 3477  
Rail Development Commission, successor in interest to the Ohio 3478  
Rail Transportation Authority. If Ashtabula County Metropolitan 3479  
Park District does not complete the purchase of the real estate 3480  
within the time period provided in the real estate purchase 3481  
agreement, the Director of Administrative Services may use any 3482  
reasonable method of sale considered acceptable by the Ohio Rail 3483  
Development Commission to determine an alternate grantee willing 3484  
to complete the purchase within three years after the effective 3485  
date of this section. The Ohio Rail Development Commission, 3486  
successor in interest to the Ohio Rail Transportation Authority, 3487  
shall pay all advertising costs, additional fees, and other 3488  
costs incident to the sale of the real estate. 3489

(D) The real estate described in division (A) of this 3490  
section may be conveyed as an entire tract or as multiple 3491  
parcels. 3492

(E) Grantee shall pay all costs associated with the 3493  
purchase, closing and conveyance, including surveys, title 3494

evidence, title insurance, transfer costs and fees, recording 3495  
costs and fees, taxes, and any other fees, assessments, and 3496  
costs that may be imposed. 3497

The net proceeds of the sale shall be deposited into the 3498  
state treasury to the credit of the Rail Development Fund (Fund 3499  
4N40) under section 4981.09 of the Revised Code. 3500

(F) (1) Upon payment of the purchase price, the Director of 3501  
Administrative Services, with the assistance of the Attorney 3502  
General, shall prepare a Governor's Deed to the real estate 3503  
described in division (A) of this section. The Governor's Deed 3504  
shall state the consideration and shall be executed by the 3505  
Governor in the name of the State, countersigned by the 3506  
Secretary of State, sealed with the Great Seal of the State, 3507  
presented in the Department of Administrative Services for 3508  
recording, and delivered to the Grantee. The Grantee shall 3509  
present the Governor's Deed for recording in the Office of the 3510  
Ashtabula County Recorder. 3511

(2) The intent of this conveyance is for the Purchaser to 3512  
use the real estate for recreational purposes; therefore, the 3513  
deed shall contain a restriction stating that if the real estate 3514  
described in division (A) of this section is no longer being 3515  
used for recreational purposes, the real estate described in 3516  
division (A) of this section shall revert back to the State of 3517  
Ohio at the sole discretion of the Director of the Ohio Rail 3518  
Development Commission, successor in interest to the Ohio Rail 3519  
Transportation Authority, at the purchase price of the real 3520  
estate described in division (A) of this section. 3521

(G) This section shall expire 3 years after its effective 3522  
date. 3523

**Section 9.** (A) Notwithstanding division (A) (5) of section 123.01 of the Revised Code, the Director of Administrative Services may execute a perpetual easement in the name of the State with the City of Columbus, Ohio, an Ohio municipal corporation, and its successors and assigns, for the installation, construction, operation, maintenance, repair, reconstruction, servicing and/or replacement of a twelve inch (12") sanitary sewer pipeline, burdening the following described real estate:

Situated in the Southwest Quarter of Town 1 North, Range 18 West, City of Columbus, Franklin County, Ohio and being part of Lots 1 (PID 010-032095) in the name of the State of Ohio (Ohio State University) as recorded in Vol 2663, Page 143 and Lot 2 (PID 010-004693), Lot 3 (PID 010-004692), Lot 4 (PID 010-004690), in the name of the State of Ohio (Ohio State University) as recorded in Vol 2660 Page 651 and Lots 5&6 (PID 010-004731), in the name of the State of Ohio (Ohio State University) as recorded in Vol 2668, Page 112, and part Lot 7 (PID 010-045989) in the name of the State of Ohio (Ohio State University) as recorded in Vol 2670, Page 498, and a portion of former 10th Ave. vacated per Ordinance 779-66 (010-026543) as shown on the Record Plat of the Kings Neil Ave. Subdivision Plat as recorded in Plat Book 7, Page 96 of the Exempted Lands of The Ohio State University and being more particularly described as follows:

Beginning at a set mag nail the southeasterly corner of said Lot 1 of Kings Neil Ave. Subdivision Plat and the westerly right-of-way line of Neil Ave. and the northerly right-of-way line of W. 9th Ave.,

Thence along said northerly right-of-way line of West 9th

Ave., North  $87^{\circ}01'43''$  West, a distance of 15.96 feet to the True Point of Beginning.

Thence continuing along said northerly right-of-way line of West 9th Ave., North  $87^{\circ}01'43''$  West, a distance of 31.50 feet to a point,

Thence along a line through the aforementioned Lots 1-7 the following six courses:

(1) North  $53^{\circ}33'28''$  East, a distance of 47.41 feet, to a point,

(2) North  $08^{\circ}14'18''$  West, a distance of 94.83 feet, to a point,

(3) South  $81^{\circ}45'42''$  West, a distance of 12.00 feet, to a point,

(4) North  $08^{\circ}14'18''$  West, a distance of 25.00 feet, to a point,

(5) North  $81^{\circ}45'42''$  East, a distance of 12.00 feet, to a point,

(6) North  $08^{\circ}14'18''$  West, a distance of 247.38 feet, to a point on the southerly line of a 1' reservation strip as shown on said Record Plat and the former northerly right-of-way line of W. 10th Ave.

Thence along said southerly line of the reservation strip and the former northerly right-of-way line of W. 10th Ave. South  $87^{\circ}01'43''$  East a distance of 12.74 feet to a mag nail on the aforementioned westerly right-of-way line of Neil Ave.

Thence along said westerly right-of-way line of Neil Ave. South  $08^{\circ}14'18''$  East, a distance of 386.40 feet to a point and

Thence along a line through the aforementioned Lot of 3581  
Kings Plat, South 53°33'28" West, a distance of 17.77 feet to 3582  
the True Point of Beginning. 3583

Containing 0.1337 total acres (5824 sq. ft.) and being 3584  
subject to all other easements, encumbrances, rights, 3585  
reservations and restrictions that may affect the subject 3586  
parcels. 3587

North and bearing system based upon the Ohio State Plane 3588  
Coordinate System South Zone NAD83(11) (Converted from 12a 3589  
utilizing CORPSCON) and referenced to the O.D.O.T. CORS Network 3590  
and collected utilizing a Spectra SP80 Network Rover and by a 3591  
field survey conducted by or under the direct supervision of J. 3592  
Bryant Abt, PS #8593. 3593

The foregoing legal description may be corrected or 3594  
modified by the Department of Administrative Services to a final 3595  
form if such corrections or modifications are needed to 3596  
facilitate recordation of the perpetual easement. 3597

(B) The perpetual easement shall state the obligations of, 3598  
and the duties to be observed and performed by the City of 3599  
Columbus, Ohio, with regard to the perpetual easement, and 3600  
require the City of Columbus, Ohio to assume perpetual 3601  
responsibility for the installation, construction, operation, 3602  
maintenance, repair, reconstruction, servicing and/or 3603  
replacement of the twelve inch (12") sanitary sewer pipeline 3604  
that is currently located on the real estate. 3605

(C) Consideration for the granting of the perpetual 3606  
easement shall be \$1.00. 3607

(D) The Director of Administrative Services shall prepare 3608  
the perpetual easement. The perpetual easement shall state the 3609

consideration and the terms and conditions for the granting of 3610  
the perpetual easement. The perpetual easement shall be executed 3611  
by the Director of Administrative Services in the name of the 3612  
State, be kept in the records of the Department of 3613  
Administrative Services, and delivered to the City of Columbus, 3614  
Ohio. The City of Columbus, Ohio, shall present the perpetual 3615  
easement for recording in the Office of the Franklin County 3616  
Recorder. The City of Columbus, Ohio, shall pay the costs 3617  
associated with recording the perpetual easement. 3618

(E) This section shall expire three years after its 3619  
effective date. 3620

**Section 10.** (A) Notwithstanding division (A) (5) of section 3621  
123.01 of the Revised Code, the Director of Administrative 3622  
Services may execute a perpetual easement in the name of the 3623  
state with the City of Columbus, Ohio, an Ohio municipal 3624  
corporation, and its successors and assigns, for the operation, 3625  
maintenance, repair, reconstruction, servicing, and replacement 3626  
of the Olentangy Scioto Interceptor Sewer and appurtenances 3627  
thereto, burdening the following described real estate: 3628

Situated in the State of Ohio, County of Franklin, City of 3629  
Columbus, lying in Quarter Township 3, Township 1, Range 18, 3630  
United States Military District, being a 35 foot wide strip of 3631  
land on, over, and across that tract conveyed to The State of 3632  
Ohio by deed of record in Deed Book 620, Page 413 and that tract 3633  
conveyed to The State of Ohio by deed of record in Deed Book 3634  
627, Page 253 (all references are to the records of the 3635  
Recorder's Office, Franklin County, Ohio) and being more 3636  
particularly described as follows: 3637

Beginning, for reference, at the Southeast corner of the 3638  
"Reserve" as shown on the Plat titled "ELIZABETH J. McMILLEN - 3639



HOMESTEAD" of record in Plat Book 4, Page 400, at the 3640  
intersection of a Northerly Right-Of-Way line of an 18 foot wide 3641  
Alley with a Westerly Right-Of-Way line of an 18 foot wide 3642  
Alley; both Alleys of Record in said Plat Book 4, Page 400; 3643

Thence North 73° 59' 54" West, across said State of Ohio 3644  
tract and crossing said "Reserve", a distance of 94.90 feet to a 3645  
point, being the TRUE POINT OF BEGINNING; 3646

Thence continuing across said State of Ohio tract, the 3647  
following courses and distances: 3648

North 82° 28' 17" West, a distance of 35.02 feet to a 3649  
point; 3650

North 09° 17' 31" East, a distance of 80.78 feet to a 3651  
point; 3652

North 09° 25' 36" East, a distance of 38.59 feet to a 3653  
point; 3654

North 10° 02' 12" East, a distance of 42.12 feet to a 3655  
point; 3656

North 15° 51' 47" East, a distance of 43.93 feet to a 3657  
point; 3658

North 15° 08' 24" East, a distance of 37.63 feet to a 3659  
point; 3660

North 15° 59' 29" East, a distance of 78.61 feet to a 3661  
point; 3662

North 13° 32' 33" East, a distance of 41.80 feet to a 3663  
point; 3664

North 24° 20' 52" East, a distance of 28.50 feet to a 3665  
point; 3666

North 74° 10' 08" East, a distance of 45.81 feet to a 3667  
point; 3668

South 24° 20' 52" West, a distance of 54.74 feet to a 3669  
point; 3670

South 13° 32' 33" West, a distance of 39.24 feet to a 3671  
point; 3672

South 15° 59' 29" West, a distance of 79.10 feet to a 3673  
point; 3674

South 15° 08' 24" West, a distance of 37.59 feet to a 3675  
point; 3676

South 15° 51' 47" West, a distance of 42.37 feet to a 3677  
point; 3678

South 10° 02' 12" West, a distance of 40.15 feet to a 3679  
point; 3680

South 09° 25' 36" West, a distance of 38.36 feet to a 3681  
point; 3682

South 09° 17' 31" West, a distance of 79.66 feet to the 3683  
TRUE POINT OF BEGINNING, containing 0.323 acres, more or less, 3684  
which is located in Auditor's Parcel Number 010-067017. 3685

The bearings listed herein are based on the Ohio State 3686  
Plane Coordinate System, South Zone as per NAD 83 (2011). 3687

The foregoing legal description may be corrected or 3688  
modified by the Department of Administrative Services to a final 3689  
form if such corrections or modifications are needed to 3690  
facilitate recordation of the perpetual easement. 3691

(B) The perpetual easement shall state the obligations of, 3692  
and the duties to be observed and performed by the City of 3693

Columbus, Ohio, with regard to the perpetual easement, and 3694  
require the City of Columbus, Ohio to assume perpetual 3695  
responsibility for the operation, maintenance, repair, 3696  
reconstruction, servicing, and replacement of the Olentangy 3697  
Scioto Interceptor Sewer and appurtenances thereto, that is 3698  
currently located on the real estate. 3699

(C) Consideration for the granting of the perpetual 3700  
easement shall be \$1.00. 3701

(D) The Director of Administrative Services shall prepare 3702  
the perpetual easement. The perpetual easement shall state the 3703  
consideration and the terms and conditions for the granting of 3704  
the perpetual easement. The perpetual easement shall be executed 3705  
by the Director of Administrative Services in the name of the 3706  
state, be kept in the records of the Department of 3707  
Administrative Services, and delivered to the City of Columbus, 3708  
Ohio. The City of Columbus, Ohio shall present the perpetual 3709  
easement for recording in the Office of the Franklin County 3710  
Recorder. The City of Columbus, Ohio shall pay the costs 3711  
associated with recording the perpetual easement. 3712

(E) This section shall expire three years after its 3713  
effective date. 3714

**Section 11.** (A) Notwithstanding division (A)(5) of section 3715  
123.01 of the Revised Code, the Director of Administrative 3716  
Services may execute a perpetual easement in the name of the 3717  
state with the City of Columbus, Ohio, an Ohio municipal 3718  
corporation, and its successors and assigns, for the 3719  
installation, construction, operation, maintenance, repair, 3720  
reconstruction, servicing, and replacement of storm sewer 3721  
infrastructure, burdening the following described real estate: 3722

Situated in the State of Ohio, County of Franklin, 3723  
Township of Clinton, lying in Quarter Township 3, Township 1, 3724  
Range 18, United States Military District, being on, over, and 3725  
across Lots 5 and 6 of that plat titled "J.O. Lisle Subdivision" 3726  
of record in Plat Book 5, Page 431 and that 0.716 acre tract 3727  
conveyed to The State of Ohio, for the use and benefit of The 3728  
Ohio State University by deed of record in Instrument Number 3729  
200009290198264, and that tract conveyed to The State of Ohio by 3730  
deed of record in Deed Book 602, Page 463 (all references are to 3731  
the records of the Recorder's Office, Franklin County, Ohio) and 3732  
being more particularly described as follows: 3733

Beginning, for reference, at the centerline intersection 3734  
of Kinnear Road and Kenny Road; 3735

Thence North 03° 41' 02" East, with the centerline of said 3736  
Kenny Road, a distance of 977.49 feet to a point; 3737

Thence South 86° 18' 58" East, crossing said Kenny Road 3738  
and that "Easement for Highway Purposes" as conveyed to the 3739  
County of Franklin of record in Deed Book 3052, Page 549, to a 3740  
point in the easterly right-of-way line of said Kenny Road, 3741  
being the TRUE POINT OF BEGINNING; 3742

Thence with said easterly right-of-way line, the following 3743  
courses and distances: 3744

North 03° 41' 02" East, a distance of 15.89 feet to an 3745  
angle point in said easterly right-of-way line, in the southerly 3746  
line of that "Right-of-Way Easement" conveyed as Parcel No. 8 to 3747  
the County of Franklin, Ohio of record in Instrument Number 3748  
201012020163433; 3749

South 86° 42' 58" East, with said southerly line, a 3750  
distance of 10.00 feet to an angle point in said easterly right- 3751

of-way line; and 3752

North 03° 41' 02" East, with the easterly line of said 3753  
Parcel No. 8, distance of 30.04 feet to a point; 3754

Thence crossing said State of Ohio tracts, the following 3755  
courses and distances: 3756

South 86° 18' 47" East, a distance of 18.97 feet to a 3757  
point; 3758

South 03° 26' 41" West, a distance of 32.05 feet to a 3759  
point; 3760

South 48° 26' 01" West, a distance of 19.65 feet to a 3761  
point; and 3762

North 86° 18' 47" West, a distance of 15.27 feet to the 3763  
TRUE POINT OF BEGINNING, containing 0.022 acre, more or less, of 3764  
which 0.009 acre is from Auditor's Parcel Number 130-011864-00, 3765  
and 0.013 acre is from Auditor's Parcel Number 130-011841-00. 3766

The bearings listed herein are based on the Ohio State 3767  
Plane Coordinate System South Zone per NAD83 (NSRS2007). Control 3768  
for bearings was from coordinates of monuments RINGLE and COC 4- 3769  
83 having a bearing of South 34° 13' 31" West, established by 3770  
the Franklin County Engineering Department, using Global 3771  
Positioning procedures and equipment. 3772

The foregoing legal description may be corrected or 3773  
modified by the Department of Administrative Services to a final 3774  
form if such corrections or modifications are needed to 3775  
facilitate recordation of the perpetual easement. 3776

(B) The perpetual easement shall state the obligations of, 3777  
and the duties to be observed and performed by the City of 3778  
Columbus, Ohio, with regard to the perpetual easement, and 3779

require the City of Columbus, Ohio to assume perpetual 3780  
responsibility for the installation, construction, operation, 3781  
maintenance, repair, reconstruction, servicing, and replacement 3782  
of the storm sewer infrastructure that is currently located on 3783  
the real estate. 3784

(C) Consideration for the granting of the perpetual 3785  
easement shall be \$1.00. 3786

(D) The Director of Administrative Services shall prepare 3787  
the perpetual easement. The perpetual easement shall state the 3788  
consideration and the terms and conditions for the granting of 3789  
the perpetual easement. The perpetual easement shall be executed 3790  
by the Director of Administrative Services in the name of the 3791  
state, be kept in the records of the Department of 3792  
Administrative Services, and delivered to the City of Columbus, 3793  
Ohio. The City of Columbus, Ohio shall present the perpetual 3794  
easement for recording in the Office of the Franklin County 3795  
Recorder. The City of Columbus, Ohio shall pay the costs 3796  
associated with recording the perpetual easement. 3797

(E) This section shall expire three years after its 3798  
effective date. 3799

**Section 12.** (A) The Director of Administrative Services is 3800  
authorized to execute a perpetual easement burdening state-owned 3801  
real estate under the jurisdiction of The Ohio State University, 3802  
for the installation, construction, operation, maintenance, 3803  
repair, reconstruction, servicing and/or replacement of a 3804  
sanitary sewer pipeline, in accordance with the following 3805  
guidelines: 3806

Notwithstanding division (A) (5) of section 123.01 of the 3807  
Revised Code, the Director of Administrative Services may 3808

execute a perpetual easement in the name of the state with the 3809  
city of Columbus, Ohio, an Ohio municipal corporation, and its 3810  
successors and assigns, for the installation, construction, 3811  
operation, maintenance, repair, reconstruction, servicing and/or 3812  
replacement of a sanitary sewer pipeline, burdening the 3813  
following described real estate: 3814

Situated in the state of Ohio, county of Franklin, city of 3815  
Columbus, lying in Quarter Township 3, Township 1, Range 18, 3816  
United State Military District, being on, over, and across that 3817  
60.82 acre tract conveyed to state of Ohio by deed of record in 3818  
Deed Book 103, Page 552 and that 79.59 acre tract conveyed to 3819  
The State of Ohio by deed of record in Deed Book 428, Page 192, 3820  
(all references are to the records of the Recorder's Office, 3821  
Franklin County, Ohio) being more particularly described as 3822  
follows: 3823

Beginning, for reference, in the easterly line of said 3824  
79.59 acre tract, at the southwest corner of Lot 45 of that 3825  
subdivision entitled "'R.P. Woodruffs", of record in Plat Book 3826  
3, Page 421, being the westerly terminus of the northerly right- 3827  
of-way line of Woodruff Avenue (60 feet in width), as dedicated 3828  
by Plat Book 3, Page 421, and vacated by Ordinance Number 416- 3829  
38; 3830

Thence South 03° 37' 41" West, with the westerly terminus 3831  
of said Woodruff Avenue, a distance of 30.00 feet to a point at 3832  
the westerly terminus of the centerline of said Woodruff Avenue, 3833  
at a common corner of said 60.82 and 79.59 acre tracts; 3834

Thence South 13° 55' 11" West, with the line common to 3835  
said 60.82 and 79.59 acre tracts, a distance of 179.93 feet to 3836  
the TRUE POINT OF BEGINNING; 3837

|                                                                  |      |
|------------------------------------------------------------------|------|
| Thence across said 60.82 and 79.59 acre tracts, the              | 3838 |
| following courses and distances:                                 | 3839 |
| South 86° 24' 45" East, a distance of 88.00 feet to a            | 3840 |
| point;                                                           | 3841 |
| South 86° 24' 00" East, a distance of 32.29 feet to a            | 3842 |
| point;                                                           | 3843 |
| North 81° 20' 51" East, a distance of 68.63 feet to a            | 3844 |
| point;                                                           | 3845 |
| North 03° 51' 45" East, a distance of 12.79 feet to a            | 3846 |
| point;                                                           | 3847 |
| South 86° 07' 43" East, a distance of 40.00 feet to a            | 3848 |
| point;                                                           | 3849 |
| South 03° 51' 45" West, a distance of 44.88 feet to a            | 3850 |
| point;                                                           | 3851 |
| South 81° 20' 51" West, a distance of 105.02 feet to a           | 3852 |
| point;                                                           | 3853 |
| North 86° 24' 00" West, a distance of 36.58 feet to a            | 3854 |
| point;                                                           | 3855 |
| North 86° 24' 45" West, a distance of 438.94 feet to a           | 3856 |
| point; and                                                       | 3857 |
| North 41° 30' 46" West, a distance of 18.74 feet to a            | 3858 |
| point in the easterly right-of-way line of Olentangy River Road; | 3859 |
| Thence North 04° 39' 57" East, with said easterly right-         | 3860 |
| of-way line, a distance of 55.44 feet to a point;                | 3861 |
| Thence South 41° 30' 46" East, across said 79.59 acre            | 3862 |
| tract, a distance of 40.60 feet to a point;                      | 3863 |



Thence South 86° 24' 45" East, across said 79.59 acre 3864  
tract, a distance of 334.42 feet to the TRUE POINT OF BEGINNING, 3865  
containing 0.561 acre, more or less, out of Auditor Parcel 3866  
Numbers 010-067007 and 010-203994. 3867

The coordinates shown hereon are based on the Ohio State 3868  
Plane Coordinate System, South Zone, NAD 83 (1986). Said 3869  
coordinates originated from a field traverse which was tied 3870  
(referenced) to said coordinate system by Static GPS 3871  
observations of Franklin County Engineering Department monuments 3872  
COC4-83 and RINGLE, with a bearing of North 34° 13' 31" East 3873  
between said monuments. 3874

The foregoing legal description may be corrected or 3875  
modified by the Department of Administrative Services to a final 3876  
form if such corrections or modifications are needed to 3877  
facilitate recordation of the perpetual easement. 3878

(B) The perpetual easement shall state the obligations of, 3879  
and the duties to be observed and performed by the city of 3880  
Columbus, Ohio, with regard to the perpetual easement, and 3881  
require the city of Columbus, Ohio to assume perpetual 3882  
responsibility for the installation, construction, operation, 3883  
maintenance, repair, reconstruction, servicing and/or 3884  
replacement of the sanitary sewer pipeline that is currently 3885  
located on the real estate. 3886

(C) Consideration for the granting of the perpetual 3887  
easement shall be \$1.00. 3888

(D) The Director of Administrative Services shall prepare 3889  
the perpetual easement. The perpetual easement shall state the 3890  
consideration and the terms and conditions for the granting of 3891  
the perpetual easement. The perpetual easement shall be executed 3892

by the Director of Administrative Services in the name of the 3893  
State, be kept in the records of the Department of 3894  
Administrative Services, and delivered to the city of Columbus, 3895  
Ohio. The city of Columbus, Ohio shall present the perpetual 3896  
easement for recording in the Office of the Franklin County 3897  
Recorder. The city of Columbus, Ohio shall pay the costs 3898  
associated with recording the perpetual easement. 3899

(E) This section shall expire 3 years after its effective 3900  
date. 3901

**Section 13.** (A) The Director of Administrative Services is 3902  
authorized to execute a perpetual easement burdening state-owned 3903  
real estate under the jurisdiction of The Ohio State University, 3904  
for the installation, construction, operation, maintenance, 3905  
repair, reconstruction, servicing and/or replacement of a 3906  
thirty-inch sanitary sewer pipeline, in accordance with the 3907  
following guidelines: 3908

Notwithstanding division (A) (5) of section 123.01 of the 3909  
Revised Code, the Director of Administrative Services may 3910  
execute a perpetual easement in the name of the state with the 3911  
city of Columbus, Ohio, an Ohio municipal corporation, and its 3912  
successors and assigns, for the installation, construction, 3913  
operation, maintenance, repair, reconstruction, use, servicing 3914  
and/or replacement of a thirty-inch (30") sanitary sewer 3915  
pipeline, burdening the following described real estate: 3916

0.087-ACRE DESCRIPTION 3917

Being Situated in the state of Ohio, county of Franklin, 3918  
city of Columbus, Quarter Township 3, Township 1N, Range 18W, 3919  
United States Military Lands and being part of an original 3920  
56.66-acre tract as conveyed to state of Ohio by deed of record 3921

in Deed Book 564, Page 9 of the Recorder's Office, Franklin 3922  
County, Ohio, and being more particularly described as follows: 3923

Commencing at an aluminum disk in PVC encased concrete 3924  
found in a monument box at an angle point in the centerline of 3925  
Kenny Road (Width Varies), designation FCGS 1160, said point 3926  
being part of the Franklin County Survey Control network and 3927  
also being along the easterly line of an original 75.38-acre 3928  
tract as conveyed to state of Ohio by deed of record in Deed 3929  
Book 564, Page 8; 3930

Thence along the centerline of Kenny Road, the easterly 3931  
line of said 75.38-acre tract, and the easterly line of an 3932  
original 56.66-acre tract as conveyed to state of Ohio in Deed 3933  
Book 564, Page 9, North 03° 35' 03" East for a distance of 92.12 3934  
feet to the True Point of Beginning; 3935

Thence leaving the centerline of Kenny Road and across 3936  
said 56.66-acre tract for the following three courses: 3937

1. North 87° 13' 13" West for a distance of 151.58 feet to 3938  
a point; 3939

2. North 02° 46' 47" East for a distance of 25.00 feet to 3940  
a point; 3941

3. South 87° 13' 13" East for a distance of 151.93 feet to 3942  
a point in the centerline of Kenny Road and the easterly line of 3943  
said 56.66-acre tract; 3944

Thence along the centerline of Kenny Road and the easterly 3945  
line of said 56.66-acre tract, South 03° 35' 03" West for a 3946  
distance of 25.00 feet to the True Point of Beginning, 3947  
containing 0.087 acres, more or less, all of which are within 3948  
Auditor's Parcel Number 010-203994, subject however to all other 3949  
legal rights of way, easements and agreements of record. 3950

Bearings are based on the centerline of Kenny Road being N 03° 35' 03" E as referenced to the State Plane Coordinate System, Ohio South Zone, NAD 83 with 2011 NSRS Adjustment.

0.479-ACRE DESCRIPTION

Being Situated in the state of Ohio, county of Franklin, city of Columbus, Quarter Township 3, Township 1N, Range 18W, United States Military Lands and being part of a Reserve and Lots Numbered 33-35, 39, 40, 89 & 90 as the same are numbered and delineated upon the recorded plat of Wood-Brown Place (Plat Book 5, Page 196) and also being parts of lands owned by the state of Ohio as conveyed in Deed Book 649, Pages 245, 246, 248, 249, 328 and Deed Book 694, Page 373 of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Commencing at an aluminum disk in PVC encased concrete found in a monument box at an angle point in the centerline of Kenny Road (Width Varies), designation FCGS 1160, said point being part of the Franklin County Survey Control;

Thence along the centerline of Kenny Road, North 03° 35' 03" East for a distance of 92.12 feet to a point;

Thence leaving the centerline of Kenny Road, South 87° 13' 13" East for a distance of 25.00 feet to a point on the existing westerly line of said state of Ohio Lands, said point being True Point of Beginning;

Thence along the existing westerly line of said state of Ohio lands, North 03° 35' 03" East for a distance of 25.00 feet to a point;

Thence across said state of Ohio lands the following four courses:

|                                                                  |      |
|------------------------------------------------------------------|------|
| 1. South 87° 13' 13" East for a distance of 185.10 feet to       | 3980 |
| a point;                                                         | 3981 |
| 2. North 88° 27' 19" East for a distance of 251.68 feet to       | 3982 |
| a point;                                                         | 3983 |
| 3. North 70° 38' 49" East for a distance of 372.16 feet to       | 3984 |
| a point;                                                         | 3985 |
| 4. North 68° 13' 01" East for a distance of 22.40 feet to        | 3986 |
| a point on the easterly line of said state of Ohio lands and the | 3987 |
| existing westerly railroad right of way as partitioned to CSX    | 3988 |
| Transportation, Inc. in Complete Record 8, Page 459 of the       | 3989 |
| Probate Records, Franklin County, Ohio and affected by Article   | 3990 |
| of Merger in Official Record 13283, Page G13 of the Recorder's   | 3991 |
| Office, Franklin County, Ohio;                                   | 3992 |
| Thence with the easterly line of said state of Ohio lands        | 3993 |
| and the existing westerly railroad right of way, South 11° 29'   | 3994 |
| 43" East for a distance of 25.41 feet to a point;                | 3995 |
| Thence across said state of Ohio lands the following four        | 3996 |
| courses:                                                         | 3997 |
| 1. South 68° 13' 01" West for a distance of 18.39 feet to        | 3998 |
| a point;                                                         | 3999 |
| 2. South 70° 38' 49" West for a distance of 376.60 feet to       | 4000 |
| a point;                                                         | 4001 |
| 3. South 88° 27' 19" West for a distance of 256.54 feet to       | 4002 |
| a point;                                                         | 4003 |
| 4. North 87° 13' 13" West for a distance of 186.39 feet to       | 4004 |
| the True Point of Beginning, containing 0.479 acres, more or     | 4005 |
| less, all of which are within Auditor's Parcel Number 010-       | 4006 |
| 204047, subject however to all other legal rights of way,        | 4007 |

easements and agreements of record. 4008

Bearings are based on the centerline of Kenny Road being N 4009  
03° 35' 03" E as referenced to the State Plane Coordinate 4010  
System, Ohio South Zone, NAD 83 with 2011 NSRS Adjustment. 4011

0.872-ACRE DESCRIPTION 4012

Being Situated in the state of Ohio, county of Franklin, 4013  
city of Columbus, Quarter Township 3, Township 1N, Range 18W, 4014  
United States Military Lands and being part of an original 4015  
79.59-acre tract as conveyed to The State of Ohio by deed of 4016  
record in Deed Book 428, Page 192 of the Recorder's Office, 4017  
Franklin County, Ohio, and being more particularly described as 4018  
follows: 4019

Commencing at angle point on the existing easterly limited 4020  
access right of way of State Route 315 (FRA-315-2.85) and the 4021  
grantor's westerly line, said point being located 115 feet right 4022  
of station 118+00.00 (FRA-315-2.85); 4023

Thence along the existing easterly limited access right of 4024  
way of State Route 315 (FRA-315-2.85) and the grantor's westerly 4025  
line, North 00° 02' 46" West for a distance of 251.17 feet to 4026  
the True Point of Beginning; 4027

Thence continuing along the existing easterly limited 4028  
access right of way of State Route 315 (FRA-315-2.85) and the 4029  
grantor's westerly line, North 00° 02' 46" West for a distance 4030  
of 26.64 feet to a point; 4031

Thence across the grantor's property the following eleven 4032  
courses: 4033

(1) North 69° 45' 55" East for a distance of 375.30 feet; 4034

(2) South 80° 21' 24" East for a distance of 287.18 feet; 4035

(3) North 76° 50' 24" East for a distance of 124.49 feet; 4036

(4) South 86° 07' 10" East for a distance of 331.14 feet; 4037

(5) South 86° 20' 13" East for a distance of 402.48 feet; 4038

(6) South 03° 39' 47" West for a distance of 25.00 feet; 4039

(7) North 86° 20' 13" West for a distance of 402.52 feet; 4040

(8) North 86° 07' 10" West for a distance of 327.44 feet; 4041

(9) South 76° 50' 24" West for a distance of 125.78 feet; 4042

(10) North 80° 21' 24" West for a distance of 285.55 feet; 4043

(11) South 69° 45' 55" West for a distance of 377.82 feet 4044

to the True Point of Beginning, containing 0.872 acres, more or 4045

less, all of which are within Auditor's Parcel Number 010- 4046

203994, subject however to all other legal rights of way, 4047

easements and agreements of record. 4048

Bearings are based on the centerline of State Route 315 4049

being N 06° 58' 10" W as referenced to the State Plane 4050

Coordinate System, Ohio South Zone, NAD 83 with 2011 NSRS 4051

Adjustment. 4052

Stations are based on ODOT Right of Way Plan Set "FRA-315- 4053

2.85", dated March 03, 1973. 4054

The foregoing legal descriptions may be corrected or 4055

modified by the Department of Administrative Services to a final 4056

form if such corrections or modifications are needed to 4057

facilitate recordation of the perpetual easement. 4058

(B) The perpetual easement shall state the obligations of, 4059

and the duties to be observed and performed by, the city of 4060

Columbus, Ohio with regard to the perpetual easement, and 4061

require the city of Columbus, Ohio to assume perpetual 4062

responsibility for the installation, construction, operation, 4063  
maintenance, repair, reconstruction, servicing and/or 4064  
replacement of the thirty-inch (30") sanitary sewer pipeline 4065  
that is currently located on the real estate. 4066

(C) Consideration for the granting of the perpetual 4067  
easement shall be \$1.00. 4068

(D) The Director of the Department of Administrative 4069  
Services shall prepare the perpetual easement. The perpetual 4070  
easement shall state the consideration and the terms and 4071  
conditions for the granting of the perpetual easement. The 4072  
perpetual easement shall be executed by the Director of 4073  
Administrative Services in the name of the state, be kept in the 4074  
records of the Department of Administrative Services, and 4075  
delivered to the city of Columbus, Ohio. The city of Columbus, 4076  
Ohio shall present the perpetual easement for recording in the 4077  
Office of the Franklin County Recorder. The city of Columbus, 4078  
Ohio shall pay the costs associated with recording the perpetual 4079  
easement. 4080

(E) This section shall expire 3 years after its effective 4081  
date. 4082

**Section 14.** (A) The Director of Administrative Services is 4083  
authorized to execute a perpetual easement burdening state-owned 4084  
real estate under the jurisdiction of The Ohio State University, 4085  
for the installation, construction, reconstruction, use, 4086  
operation, maintenance, repair, replacement, removal, servicing 4087  
and improvement of one twenty-inch natural gas pipeline with a 4088  
maximum operating pressure of 190 psig, two twelve-inch natural 4089  
gas pipelines, one eight-inch natural gas pipeline, one two-inch 4090  
natural gas pipeline, two gas house facilities and two valves, 4091  
in accordance with the following guidelines: 4092



Notwithstanding division (A) (5) of section 123.01 of the  
Revised Code, the Director of Administrative Services may  
execute a perpetual easement in the name of the State with  
Columbia Gas of Ohio, Inc., an Ohio corporation, and its  
successors and assigns, for the installation, construction,  
reconstruction, use, operation, maintenance, repair,  
replacement, removal, servicing, and improvement of one twenty-  
inch natural gas pipeline with a maximum operating pressure of  
190 psig, two twelve-inch natural gas pipelines, one eight-inch  
natural gas pipeline, one two-inch natural gas pipeline, two gas  
house facilities and two valves, burdening the following  
described real estate:

2.583-ACRE DESCRIPTION

Situated in the State of Ohio, County of Franklin, City of  
Columbus, Section 3, Township 1 North, Range 18 West, United  
States Military Lands, being a 40 foot wide Pipeline Easement to  
Columbia Gas of Ohio, Inc. in, over and across the lands of The  
State of Ohio (Parcel No. 010-203996) as conveyed to them by  
deed in Deed Vol. 942, Page 326 as recorded in the Recorder's  
Office, Franklin County, Ohio, and being more particularly  
described as follows:

Commencing in a  $\frac{3}{4}$  inch iron rod found in the intersection  
of the Northerly right-of-way of Zollinger Road (As dedicated by  
the plat of Wright Place, PB40, Pg4) and the Southwesterly  
corner of Lot 4 of said Wright Place, THENCE;

Leaving said intersection, and in the Westerly line of  
said Wright Place, and the Westerly line of Section 3, South 03°  
07' 21" West, 12.52 feet to a point in the Northwesterly corner  
of said State of Ohio lands, and being THE TRUE POINT OF  
BEGINNING of the herein described 40' Pipeline Easement, THENCE;

(1) Leaving the Westerly line of said Wright Place, and in 4123  
the Northerly line of said State of Ohio lands, South 86° 23' 4124  
34" East, 2336.70 feet to a point in the Northerly extension of 4125  
the Westerly line of Kenny Road (ROW Varies), THENCE; 4126

(2) Leaving said Northerly line, and in said Westerly 4127  
right-of-way-line, South 33° 49' 27" East, 151.29 feet to a 4128  
point, THENCE; 4129

(3) Continuing in said Westerly right-of-way line, South 4130  
37° 57' 29" East, 190.98 feet to a point, THENCE; 4131

(4) Continuing in said Westerly right-of-way line, South 4132  
26° 19' 17" East, 152.69 feet to a point, THENCE; 4133

(5) Leaving said Westerly right-of-way, and over and 4134  
across the lands of the aforementioned State of Ohio, South 82° 4135  
38' 04" West, 45.50 feet to a point, THENCE; 4136

(6) Continuing in said easement line, North 25° 01' 19" 4137  
West, 133.73 feet to a point, THENCE; 4138

(7) Continuing in said easement line, North 38° 21' 18" 4139  
West 188.34 feet to a point, THENCE; 4140

(8) Continuing in said easement line, North 33° 19' 52" 4141  
West, 133.35 feet to a point, THENCE; 4142

(9) Continuing in said easement line, North 86° 23' 34" 4143  
West 2316.39 feet to a point in the Westerly line of the 4144  
Grantor, also being the Westerly line of said Section 3, THENCE; 4145

(10) In said Westerly line, North 3° 07' 21" East, 40.00 4146  
feet to THE TRUE POINT OF BEGINNING of the herein described 4147  
Pipeline Easement, containing 112,533.64 Sq. Ft. or 2.583 Acres 4148  
of land. 4149

Subject to all legal highways, easements and restrictions 4150  
of record. 4151

Prior Deeds: Deed Vol. 942, Page 326 4152

Bearings are based on Geodetic North derived from GPS/RTN 4153  
observations using ODOT CORS network stations, converted to the 4154  
Ohio State Plane South Zone, Horizontal Datum NAD83(2011) epoch 4155  
2023.0425, resulting in the Northerly line of the State of Ohio 4156  
being South 86° 23' 34" East. 4157

The above legal description is the result of an actual 4158  
field survey made under the direction of Scott R. Lindgren of 4159  
Metro Consulting Associates, Ohio Registered Surveyor No. 7853 4160  
in April of 2023. 4161

0.051-ACRE DESCRIPTION 4162

Situated in the State of Ohio, County of Franklin, City of 4163  
Columbus, Section 3, Township 1 North, Range 18 West, United 4164  
States Military Lands, being a Gas Facilities and Regulator 4165  
Easement granted to Columbia Gas of Ohio, Inc. in, over and 4166  
across the lands of The State of Ohio (Parcel No. 010-203996) as 4167  
conveyed to them by deed in Deed Vol. 942, Page 326 as recorded 4168  
in the Recorder's Office, Franklin County, Ohio, and being more 4169  
particularly described as follows: 4170

Commencing in a 3/4 inch iron rod found in the 4171  
intersection of the Northerly right-of-way of Zollinger Road (As 4172  
dedicated by the plat of Wright Place, PB40, Pg4) and the 4173  
Southwesterly corner of Lot 4 of said Wright Place, THENCE; 4174

Leaving said intersection, and in the Westerly line of 4175  
said Wright Place, and the Westerly line of Section 3, South 03° 4176  
07' 21" West, 12.52 feet to a point, THENCE; 4177

Leaving the Westerly line of said Wright Place, South 86° 4178  
23' 34" East, 2336.70 feet to a point in the Westerly line of 4179  
Kenny Road (ROW Varies), THENCE; 4180

In said Westerly right-of-way-line, South 33° 49' 27" 4181  
East, 151.29 feet to a point, THENCE; 4182

Continuing in said Westerly right-of-way line, South 37° 4183  
57' 29" East, 190.98 feet to a point, THENCE; 4184

Continuing in said Westerly right-of-way line, South 26° 4185  
19' 17" East, 152.69 feet to a point, being THE TRUE POINT OF 4186  
BEGINNING of the herein described gas facilities and regulator 4187  
easement, THENCE; 4188

(1) Continuing in said Westerly right-of-way line, South 4189  
26° 19' 17" East, 16.36 feet to a point, THENCE; 4190

(2) Continuing in said Westerly right-of-way line, South 4191  
16° 03' 22" East, 34.93 feet to a point, THENCE; 4192

(3) Leaving said Westerly right-of-way line, in the said 4193  
easement line and over and across the lands of the State of 4194  
Ohio, South 82° 38' 04" West 40.46 feet to a point, THENCE; 4195

(4) Continuing in said easement line, North 24° 43' 22" 4196  
West, 52.39 feet to a point in the Southwesterly corner of a 40' 4197  
pipeline easement, THENCE; 4198

(5) In the Southerly line of said 40' pipeline easement, 4199  
North 82° 38' 04" East 45.50 feet to THE TRUE POINT OF BEGINNING 4200  
of the herein described Gas Facilities and Regulator Easement, 4201  
containing 2,200.02 Sq. Ft. or 0.051 Acres of land. 4202

Subject to all legal highways, easements and restrictions 4203  
of record. 4204

Prior Deeds: Deed Vol. 942, Page 326 4205

Bearings are based on Geodetic North derived from GPS/RTN 4206  
observations using ODOT CORS network stations, converted to the 4207  
Ohio State Plane South Zone, Horizontal Datum NAD83(2011) epoch 4208  
2023.0425, resulting in the Northerly line of the State of Ohio 4209  
being South 86° 23' 34" East. 4210

The above legal description is the result of an actual 4211  
field survey made under the direction of Scott R. Lindgren of 4212  
Metro Consulting Associates, Ohio Registered Surveyor No. 7853 4213  
in April of 2023. 4214

0.923-ACRE DESCRIPTION 4215

Situated in the State of Ohio, County of Franklin, City of 4216  
Columbus, Section 3, Township 1 North, Range 18 West, United 4217  
States Military Lands, being a variable width Pipeline Easement 4218  
to Columbia Gas of Ohio, Inc. in, over and across the lands of 4219  
The State of Ohio (Parcel No. 010-204024) as conveyed to them by 4220  
deed in Deed Vol. 2077, Page 222 as recorded in the Recorder's 4221  
Office, Franklin County, Ohio, and being more particularly 4222  
described as follows: 4223

Commencing in a found three-fourths inch iron pipe in the 4224  
intersection of the Northerly right-of-way line of Ackerman 4225  
Road. (variable ROW) and the Westerly right-of-way line of CSX 4226  
Railroad (FKA Chesapeake and Ohio Railroad), THENCE; 4227

Leaving said Northerly right-of-way line of Ackerman Road, 4228  
and in said Westerly right-of-way line of said CSX Railroad, 4229  
South 11° 28' 15" East, 208.57 feet to a point, said point being 4230  
101.38 feet right of centerline station 99+63.00 (Ackerman Road) 4231  
and 50 feet left of station 227+17.14 of CSX Railroad as shown 4232  
on SR 315 plans FRA-315-2.85-6.1 (1969), recorded in Plat Book 4233

41, Page 28 of the Franklin County Recorder's Office, also being 4234  
THE TRUE POINT OF BEGINNING of the herein described Pipeline 4235  
Easement, THENCE; 4236

(1) Leaving the Southerly right-of-way line of said 4237  
Ackerman Road, and in said Westerly right-of-way line of CSX 4238  
Railroad, South 11° 38' 11" East, 5.15 feet to a point, THENCE; 4239

(2) Leaving Westerly right-of-way line, and in the line of 4240  
the herein described Pipeline Easement, North 88° 37' 20" West, 4241  
632.50 feet to a point, THENCE; 4242

(3) Continuing in said Easement line, North 01° 22' 41" 4243  
East, 35.50 feet to a point, THENCE; 4244

(4) Continuing in said Easement line, North 87° 55' 26" 4245  
West, 30.84 feet to a point, THENCE; 4246

(5) Continuing in said Easement line, North 85° 00' 46" 4247  
West, 107.98 feet to a point in the Easterly right-of-way line 4248  
of Kenny Road (ROW Varies), THENCE; 4249

(6) In said Easterly right-of-way line, North 29° 48' 03" 4250  
West, 30.17 feet to a point, THENCE; 4251

(7) In a line that transitions from the Easterly right-of- 4252  
way line of Kenny Road to the Southerly right-of-way line of the 4253  
aforementioned Ackerman Road, North 48° 23' 04" East, 34.71 feet 4254  
to a point in the Southerly right-of-way line of Ackerman Road, 4255  
THENCE; 4256

(8) Continuing in said Southerly right-of-way line, South 4257  
84° 05' 33" East 100.08 feet to a point, THENCE; 4258

(9) Continuing in said Southerly right-of-way line, South 4259  
88° 40' 26" East 100.08 feet to a point, THENCE; 4260

(10) Continuing in said Southerly right-of-way line, South 4261  
82° 39' 48" East 200.34 feet to a point, THENCE; 4262

(11) Continuing in said Southerly right-of-way line, South 4263  
79° 24' 51" East, 365.79 feet to THE TRUE POINT OF BEGINNING of 4264  
the herein described Pipeline Easement, containing 40,187.03 Sq. 4265  
Ft. or 0.923 Acres of land. 4266

Subject to all legal highways, easements and restrictions 4267  
of record. 4268

Prior Deeds: Deed Vol. 2077, Page 222 4269

Bearings are based on Geodetic North derived from GPS/RTN 4270  
observations using ODOT CORS network stations, converted to the 4271  
Ohio State Plane South Zone, Horizontal Datum NAD83(2011) epoch 4272  
2023.1212, resulting in the centerline of Ackerman Road being 4273  
South 86° 23' 00" East. 4274

The above legal description is the result of an actual 4275  
field survey made under the direction of Scott R. Lindgren of 4276  
Metro Consulting Associates, Ohio Registered Surveyor No. 7853 4277  
in December of 2023. 4278

2.319-ACRE DESCRIPTION 4279

Situated in the State of Ohio, County of Franklin, City of 4280  
Columbus, Section 3, Township 1 North, Range 18 West, United 4281  
States Military Lands, being a 50' wide Pipeline Easement to 4282  
Columbia Gas of Ohio, Inc. in, over and across the lands of The 4283  
State of Ohio (Parcel No. 010-062731) as conveyed to them by 4284  
deed in Deed Vol. 2077, Page 222; Bk. 616, Pg. 399; Bk. 804, Pg. 4285  
360; Bk. 966, Pg. 339, Deed Vol. 2077, Page 226 as recorded in 4286  
the Recorder's Office, Franklin County, Ohio, and being more 4287  
particularly described as follows: 4288

Commencing in a found  $\frac{3}{4}$  inch iron pipe in the intersection 4289  
of the Northerly right-of-way of Ackerman Road (variable ROW) 4290  
and the Easterly right-of-way of State Route 315 (SR315), 4291  
THENCE; 4292

Leaving said Northerly right-of-way line of Ackerman Road, 4293  
and in a tie-line, South  $16^{\circ} 50' 22''$  East, 170.68 feet to a 4294  
point, said point being 70.00 feet right of centerline station 4295  
107+10.00 (Ackerman Road) and 364.65 feet right of station 4296  
172+01.48 of State Route 315 as shown on SR 315 plans FRA-315- 4297  
2.85-6.1 (1969), recorded in Plat Book 41, Page 28 of the 4298  
Franklin County Recorder's Office, also being THE TRUE POINT OF 4299  
BEGINNING of the herein described Pipeline Easement, THENCE; 4300

Leaving said Easterly right-of-way line of SR315, and in 4301  
the Southerly right-of-way line of Ackerman Road, North  $89^{\circ} 06'$  4302  
10" East, 190.59 feet to a point, THENCE; 4303

Continuing in said right-of-way line, South  $86^{\circ} 23' 00''$  4304  
East, 100.00 feet to a point, THENCE; 4305

Continuing in said right-of-way line, North  $89^{\circ} 53' 52''$  4306  
East, 200.42 feet to a point, THENCE; 4307

Continuing in said right-of-way line, South  $86^{\circ} 23' 00''$  4308  
East, 100.00 feet to a point, THENCE; 4309

Continuing in said right-of-way line, South  $84^{\circ} 05' 34''$  4310  
East 200.16 feet to a point, THENCE; 4311

Continuing in said right-of-way line, South  $88^{\circ} 40' 26''$  4312  
East 200.16 feet to a point, THENCE; 4313

Continuing in said right-of-way line, South  $86^{\circ} 23' 00''$  4314  
East, 200.00 feet to a point, THENCE; 4315

Continuing in said right-of-way line, South  $85^{\circ} 27' 42''$  4316



East, 495.54 feet to a point, THENCE; 4317

Continuing in said right-of-way line, South 79° 25' 21" 4318

East, 93.73 feet to a point, THENCE; 4319

Continuing in said right-of-way line, South 64° 37' 23" 4320

East, 151.47 feet to a point, THENCE; 4321

Continuing in said right-of-way line, South 87° 02' 07" 4322

East, 25.58 feet to a point, THENCE; 4323

Continuing in said right-of-way line, In a curve to the 4324

right, having a radius of 608.86 feet, an arc length of 69.11 4325

feet, and a delta angle of 06° 30' 14", also having a chord 4326

bearing South 55° 43' 12" East, with a chord distance of 69.08 4327

feet to a point, THENCE; 4328

Leaving said Southerly right-of-way-line, and in the line 4329

of the herein described Pipeline Easement, South 38° 03' 22" 4330

West, 28.64 feet to a point in the Northeasterly corner of the 4331

existing Gas Facilities and Regulator Easement, THENCE; 4332

In the Northerly line of said Easement, North 88° 14' 34" 4333

West, 55.00 feet to a point in the Northwesterly corner of said 4334

station, THENCE; 4335

Leaving said station and over and across the lands of the 4336

aforementioned State of Ohio, North 64° 19' 55" West, 180.19 4337

feet to a point, THENCE; 4338

Continuing in said easement line, North 79° 25' 21" West, 4339

84.59 feet to a point, THENCE; 4340

Continuing in said easement line, North 85° 27' 42" West, 4341

492.50 feet to a point, THENCE; 4342

Continuing in said easement line, North 86° 23' 00" West, 4343

198.60 feet to a point, THENCE; 4344

Continuing in said easement line, North 88° 40' 26" West, 4345  
201.16 feet to a point, THENCE; 4346

Continuing in said easement line, North 84° 05' 34" West, 4347  
201.16 feet to a point, THENCE; 4348

Continuing in said easement line, North 86° 23' 00" West, 4349  
97.38 feet to a point, THENCE; 4350

Continuing in said easement line, South 89° 53' 52" West, 4351  
200.42 feet, to a point, THENCE; 4352

Continuing in said easement line, North 86° 23' 00" West, 4353  
99.65 feet to a point, THENCE; 4354

Continuing in said easement line, South 89° 04' 29" West, 4355  
212.08 feet to a point in the aforementioned Easterly right-of- 4356  
way of SR315, THENCE; 4357

In said Easterly right-of-way line, North 24° 11' 27" 4358  
East, 55.32 feet to THE TRUE POINT OF BEGINNING of the herein 4359  
described Pipeline Easement, containing 101,040.12 Sq. Ft. or 4360  
2.319 Acres of land. 4361

Subject to all legal highways, easements and restrictions 4362  
of record. 4363

Prior Deeds: Deed Vol. 2077, Page 222; Bk. 616, Pg. 399; 4364  
Bk. 804, Pg. 360; Bk. 966, Pg. 339, Deed Vol. 2077, Page 226 4365

Bearings are based on Geodetic North derived from GPS/RTN 4366  
observations using ODOT CORS network stations, converted to the 4367  
Ohio State Plane South Zone, Horizontal Datum NAD83(2011) epoch 4368  
2023.1212, resulting in the centerline of Ackerman Road being 4369  
South 86° 23' 00" East. 4370

The above legal description is the result of an actual 4371  
field survey made under the direction of Scott R. Lindgren of 4372  
Metro Consulting Associates, Ohio Registered Surveyor No. 7853 4373  
in December of 2023. 4374

0.111-ACRE DESCRIPTION 4375

Situated in the State of Ohio, County of Franklin, City of 4376  
Columbus, Section 3, Township 1 North, Range 18 West, United 4377  
States Military Lands, being an Access Easement to Columbia Gas 4378  
of Ohio, Inc. in, over and across the lands of The State of Ohio 4379  
(Parcel No. 010-062731) as conveyed to them by deed in Deed Vol. 4380  
2077, Page 222; Bk. 616, Pg. 399; Bk. 804, Pg. 360; Bk. 966, Pg. 4381  
339, Deed Vol. 2077, Page 226 as recorded in the Recorder's 4382  
Office, Franklin County, Ohio, and being more particularly 4383  
described as follows: 4384

Commencing in a found  $\frac{3}{4}$  inch iron pipe in the intersection 4385  
of the Northerly right-of-way of Ackerman Road (variable ROW) 4386  
and the Easterly right-of-way of State Route 315 (SR315), 4387  
THENCE; 4388

Leaving said Northerly right-of-way line of Ackerman Road, 4389  
and in a tie-line, South  $16^{\circ} 50' 22''$  East, 170.68 feet to a 4390  
point, said point being 70.00 feet right of centerline station 4391  
107+10.00 (Ackerman Road) and 364.65 feet right of station 4392  
172+01.48 of State Route 315 as shown on SR 315 plans FRA-315- 4393  
2.85-6.1 (1969), recorded in Plat Book 41, Page 28 of the 4394  
Franklin County Recorder's Office, THENCE; 4395

Leaving said Easterly right-of-way line of SR315, and in 4396  
the Southerly right-of-way line of Ackerman Road, North  $89^{\circ} 06'$  4397  
10" East, 190.59 feet to a point, THENCE; 4398

Continuing in said right-of-way line, South  $86^{\circ} 23' 00''$  4399

|                                                                 |      |
|-----------------------------------------------------------------|------|
| East, 100.00 feet to a point, THENCE;                           | 4400 |
| Continuing in said right-of-way line, North 89° 53' 52"         | 4401 |
| East, 200.42 feet to a point, THENCE;                           | 4402 |
| Continuing in said right-of-way line, South 86° 23' 00"         | 4403 |
| East, 100.00 feet to a point, THENCE;                           | 4404 |
| Continuing in said right-of-way line, South 84° 05' 34"         | 4405 |
| East 200.16 feet to a point, THENCE;                            | 4406 |
| Continuing in said right-of-way line, South 88° 40' 26"         | 4407 |
| East 200.16 feet to a point, THENCE;                            | 4408 |
| Continuing in said right-of-way line, South 86° 23' 00"         | 4409 |
| East, 200.00 feet to a point, THENCE;                           | 4410 |
| Continuing in said right-of-way line, South 85° 27' 42"         | 4411 |
| East, 495.54 feet to a point, THENCE;                           | 4412 |
| Continuing in said right-of-way line, South 79° 25' 21"         | 4413 |
| East, 93.73 feet to a point, THENCE;                            | 4414 |
| Continuing in said right-of-way line, South 64° 37' 23"         | 4415 |
| East, 100.06 feet to a point, also being THE TRUE POINT OF      | 4416 |
| BEGINNING of the herein described Access Easement, THENCE;      | 4417 |
| Continuing in said right-of-way line, South 64° 37' 23"         | 4418 |
| East, 21.73 feet to a point, THENCE;                            | 4419 |
| Leaving said right-of-way line, and over and across the         | 4420 |
| lands of the aforementioned State of Ohio, in the line of the   | 4421 |
| herein described Access Easement, South 02° 21' 13" West, 87.66 | 4422 |
| feet to a point, THENCE;                                        | 4423 |
| South 88° 14' 34" East, 39.96 feet to a point in the            | 4424 |
| Westerly line of the existing Gas Facilities and Regulator      | 4425 |
| Easement, THENCE;                                               | 4426 |

In the Westerly line of said Easement, North 88° 14' 34" 4427  
West, 60.48 feet to a point, THENCE; 4428

Continuing over and across the lands of the aforementioned 4429  
State of Ohio, North 02° 21' 13" East, 146.34 feet to THE TRUE 4430  
POINT OF BEGINNING of the herein described Access Easement, 4431  
containing 4,851.11 Sq. Ft. or 0.111 Acres of land. 4432

Subject to all legal highways, easements and restrictions 4433  
of record. 4434

Prior Deeds: Deed Vol. 2077, Page 222; Bk. 616, Pg. 399; 4435  
Bk. 804, Pg. 360; Bk. 966, Pg. 339, Deed Vol. 2077, Page 226 4436

Bearings are based on Geodetic North derived from GPS/RTN 4437  
observations using ODOT CORS network stations, converted to the 4438  
Ohio State Plane South Zone, Horizontal Datum NAD83(2011) epoch 4439  
2023.1212, resulting in the centerline of Ackerman Road being 4440  
South 86° 23' 00" East. 4441

The above legal description is the result of an actual 4442  
field survey made under the direction of Scott R. Lindgren of 4443  
Metro Consulting Associates, Ohio Registered Surveyor No. 7853 4444  
in December of 2023. 4445

0.082-ACRE DESCRIPTION 4446

Situated in the State of Ohio, County of Franklin, City of 4447  
Columbus, Section 3, Township 1 North, Range 18 West, United 4448  
States Military Lands, being a Gas Facilities and Regulator 4449  
Easement to Columbia Gas of Ohio, Inc. in, over and across the 4450  
lands of The State of Ohio (Parcel No. 010-062731) as conveyed 4451  
to them by deed in Deed Vol. 2077, Page 222; Bk. 616, Pg. 399; 4452  
Bk. 804, Pg. 360; Bk. 966, Pg. 339, Deed Vol. 2077, Page 226 as 4453  
recorded in the Recorder's Office, Franklin County, Ohio, and 4454  
being more particularly described as follows: 4455

Commencing in a found  $\frac{3}{4}$  inch iron pipe in the intersection 4456  
of the Northerly right-of-way of Ackerman Road (variable ROW) 4457  
and the Easterly right-of-way of State Route 315 (SR315), 4458  
THENCE; 4459

Leaving said Northerly right-of-way line of Ackerman Road, 4460  
and in a tie-line, South  $16^{\circ} 50' 22''$  East, 170.68 feet to a 4461  
point, said point being 70.00 feet right of centerline station 4462  
107+10.00 (Ackerman Road) and 364.65 feet right of station 4463  
172+01.48 of State Route 315 as shown on SR 315 plans FRA-315- 4464  
2.85-6.1 (1969), recorded in Plat Book 41, Page 28 of the 4465  
Franklin County Recorder's Office, THENCE; 4466

Leaving said Easterly right-of-way line of SR315, and in 4467  
the Southerly right-of-way line of Ackerman Road, North  $89^{\circ} 06' 10''$  East, 190.59 feet to a point, THENCE; 4468  
4469

Continuing in said right-of-way line, South  $86^{\circ} 23' 00''$  4470  
East, 100.00 feet to a point, THENCE; 4471

Continuing in said right-of-way line, North  $89^{\circ} 53' 52''$  4472  
East, 200.42 feet to a point, THENCE; 4473

Continuing in said right-of-way line, South  $86^{\circ} 23' 00''$  4474  
East, 100.00 feet to a point, THENCE; 4475

Continuing in said right-of-way line, South  $84^{\circ} 05' 34''$  4476  
East 200.16 feet to a point, THENCE; 4477

Continuing in said right-of-way line, South  $88^{\circ} 40' 26''$  4478  
East 200.16 feet to a point, THENCE;` 4479

Continuing in said right-of-way line, South  $86^{\circ} 23' 00''$  4480  
East, 200.00 feet to a point, THENCE; 4481

Continuing in said right-of-way line, South  $85^{\circ} 27' 42''$  4482  
East, 495.54 feet to a point, THENCE; 4483

Continuing in said right-of-way line, South 79° 25' 21" 4484  
East, 93.73 feet to a point, THENCE; 4485

Continuing in said right-of-way line, South 64° 37' 23" 4486  
East, 151.47 feet to a point, THENCE; 4487

Continuing in said right-of-way line, South 87° 02' 07" 4488  
East, 25.58 feet to a point, THENCE; 4489

Continuing in said right-of-way line, In a curve to the 4490  
right, having a radius of 608.86 feet, an arc length of 69.11 4491  
feet, and a delta angle of 06° 30' 14", also having a chord 4492  
bearing South 55° 43' 12" East, with a chord distance of 69.08 4493  
feet to a point, THENCE; 4494

Leaving said Southerly right-of-way-line, and in the 4495  
Easterly line of a Pipeline Easement, South 38° 03' 22" West, 4496  
28.64 feet to a point, being the Northeasterly corner, and THE 4497  
TRUE POINT OF BEGINNING of the herein described Gas Facilities 4498  
and Regulator Easement, THENCE; 4499

Continuing over and across the lands of the aforementioned 4500  
State of Ohio and in the Easterly line of said Easement, South 4501  
01° 45' 26" West, 65.00 feet to a point, THENCE; 4502

Continuing over and across the lands of the aforementioned 4503  
State of Ohio, North 88° 14' 34" West, 55.00 feet to a point in 4504  
the Easterly line of an Access Easement, THENCE; 4505

In said Easterly line, North 01° 45' 26" East, 65.00 feet 4506  
to a point, THENCE; 4507

South 88° 14' 34" East, 55.00 feet to THE TRUE POINT OF 4508  
BEGINNING of the herein described Gas Facilities and Regulator 4509  
Easement, containing 3,575.00 Sq. Ft. or 0.082 Acres of land. 4510

Subject to all legal highways, easements and restrictions 4511

of record. 4512

Prior Deeds: Deed Vol. 2077, Page 222; Bk. 616, Pg. 399; 4513  
Bk. 804, Pg. 360; Bk. 966, Pg. 339, Deed Vol. 2077, Page 226 4514

Bearings are based on Geodetic North derived from GPS/RTN 4515  
observations using ODOT CORS network stations, converted to the 4516  
Ohio State Plane South Zone, Horizontal Datum NAD83(2011) epoch 4517  
2023.1212, resulting in the centerline of Ackerman Road being 4518  
South 86° 23' 00" East. 4519

The above legal description is the result of an actual 4520  
field survey made under the direction of Scott R. Lindgren of 4521  
Metro Consulting Associates, Ohio Registered Surveyor No. 7853 4522  
in December of 2023. 4523

The foregoing legal descriptions may be corrected or 4524  
modified by the Department of Administrative Services to a final 4525  
form if such corrections or modifications are needed to 4526  
facilitate recordation of the perpetual easement. 4527

(B) The perpetual easement shall state the obligations of, 4528  
and the duties to be observed and performed by Columbia Gas of 4529  
Ohio, Inc., with regard to the perpetual easement, and require 4530  
Columbia Gas of Ohio, Inc. to assume perpetual responsibility 4531  
for the installation, construction, reconstruction, use, 4532  
operation, maintenance, repair, replacement, removal, servicing 4533  
and improvement of one (1) twenty-inch (20") natural gas 4534  
pipeline with a maximum operating pressure of 190 psig, two (2) 4535  
twelve-inch (12") natural gas pipelines, one (1) eight-inch (8") 4536  
natural gas pipeline, one (1) two-inch (2") natural gas 4537  
pipeline, two (2) gas house facilities and two (2) valves that 4538  
are currently located on the real estate. 4539

(C) Consideration for the granting of the perpetual 4540



easement shall be at a price acceptable to the Director of 4541  
Administrative Services and Board of Trustees of The Ohio State 4542  
University. 4543

(D) The Director of Administrative Services shall prepare 4544  
the perpetual easement. The perpetual easement shall be executed 4545  
by the Director of Administrative Services in the name of the 4546  
State, be kept in the records of the Department of 4547  
Administrative Services, and delivered to Columbia Gas of Ohio, 4548  
Inc. Columbia Gas of Ohio, Inc., shall present the perpetual 4549  
easement for recording in the Office of the Franklin County 4550  
Recorder. Columbia Gas of Ohio, Inc., shall pay the costs 4551  
associated with recording the perpetual easement. 4552

(E) This section shall expire 3 years after its effective 4553  
date. 4554