



**RESOLUTION TO AUTHORIZE ACCEPTANCE OF TITLE TO
CERTAIN REAL PROPERTY FROM THE BOARD OF
COMMISSIONERS OF JEFFERSON COUNTY AND TO FURTHER
ACCEPT TITLE TO CERTAIN RELATED PERSONAL PROPERTY
FROM EASTERN GATEWAY COMMUNITY COLLEGE**

WHEREAS, the Board of Trustees of Youngstown State University is a self-governing body established under Chapter 3356 of the *Ohio Revised Code*; and

WHEREAS, Youngstown State University has been approved to operate an additional location in Steubenville; and

WHEREAS, Youngstown State University seeks to ensure the continuity of strong, accessible educational and career opportunities in Steubenville; and

WHEREAS, Eastern Gateway Community College (“EGCC”) ended formal instruction in 2024 and ceased its operations on or about September 30, 2025; and

WHEREAS, on or about September 30, 2025, EGCC transferred to the Board of Commissioners of Jefferson County (“Jefferson County”) approximately 75 acres of real estate located at 4000 Sunset Boulevard, Steubenville, Ohio 43952 (Permanent Parcel No. 08-01519-000) (“Former EGCC Campus Property”); and

WHEREAS, Youngstown State University, EGCC and Jefferson County entered into a Settlement and Transfer Agreement (hereinafter “Agreement”) in September 2025 that provides the University with an option to accept from Jefferson County title to approximately 12.9540 acres of the Former EGCC Campus Property, which includes the former EGCC campus building and parking lots nearest the building as identified in the deed attached hereto as Exhibit A; and

WHEREAS, the Agreement further provides the University with an option to accept from EGCC a bill of sale conveying title to certain personal property from EGCC that was previously used at the Former EGCC Campus Property and another nearby location.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Trustees does hereby authorize the University to accept title to approximately 12.9540 acres of real property in Steubenville, Ohio, comprising a portion of the Former EGCC Campus Property, which includes the former EGCC campus building and

parking lots nearest the building as identified in the deed attached hereto as Exhibit A.

BE IT FURTHER RESOLVED, that the Board of Trustees does hereby authorize the University to accept from EGCC a bill of sale conveying title to certain personal property from EGCC that was previously used at the Former EGCC Campus Property and another nearby location.

**Board of Trustees Meeting
November 20, 2025
YR 2026-54**

LIMITED WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that, **THE BOARD OF COMMISSIONERS OF THE COUNTY OF JEFFERSON, OHIO** (“Grantor”), for valuable consideration paid, grants with limited warranty covenants to **THE STATE OF OHIO FOR THE USE AND BENEFIT OF YOUNGSTOWN STATE UNIVERSITY**, a State University formed and existing under Chapter 3356 of the Ohio Revised Code (“Grantee”), whose tax mailing address is 1 Tressel Way, Youngstown, Ohio 44555, the following real property, including without limitation the land, buildings, improvements, structures, fixtures, fences, roads, parking lots, sewers, utility systems, and all other additions that are affixed to and intended to enhance the value or utility of the real property:

Located in Jefferson County Ohio, and being in the City of Steubenville, in Cross Creek Township, Section 12, Twp 6, Range 2, and being a portion of Parcel 1 of O.R. Vol 170, pg 337, that was conveyed to Jefferson Community College, and being more particularly described as follows;

Beginning at an iron pin found bearing a plastic cap marked V. Dowdle PS#7396, marking the common easterly corner between Lots 25 & 26 of Cunningham Place Subdivision, recorded in Cabinet B, Slide 176, and also marking

a point in the westerly line of Parcel 1 of O.R. Vol 170, pg 337, that was conveyed to Jefferson Community College, and also marking the SW corner of the parcel here-in described.

Thence with the easterly line of said Subdivision, and with the westerly line of said Jefferson Community College Parcel 1, **N2°34'43"E 767.829 ft.** to a 5/8" diameter iron pin set bearing a plastic cap marked V. Dowdle P.S.#7396, (here-in-after called a 5/8" CIP), in the southerly right of way line of Sunset Boulevard, being 40 ft right of highway station 98+05.55, as shown on State of Ohio Right of Way Plans Jef-22-12.21, marking the SW corner of an easement to the State of Ohio, recorded in Parcel 69 of Vol 426, pg 458, and also marking the NW corner of an easement to the State of Ohio, recorded in Vol 426, pg 460, and also marking the NW corner of the parcel here-in described.

Thence crossing over and into said Jefferson Community College Parcel 1, and with the southerly right of way line of Sunset Boulevard, the following 3 bearings and distances;

1. Maintaining a distance of 40 ft from a best fit curve on the center of the physical road, with a non-tangent curve, concave to the southeast, having a radius of 1536.798 ft. a central angle of 13°47'36", an arc length of 369.964 ft., and a chord bearing **N64°08'17"E 369.071 ft.** to a point in the entrance of the college, at Highway Station 101+85-rt 40.00, and passing on the curve a 5/8" CIP set at a curve length of 350.87 ft.

2. **N79°32'28"E 151.191 ft.** to a 5/8" CIP set at Highway Station 103+40.18 rt 55.00.

3. **N76°40'25"E 101.307 ft.** to a 5/8" CIP set marking the NE corner of the parcel here-in described.

Thence leaving said road right of way and continuing over and across said Jefferson Community College Parcel 1, the following 2 bearings and distances;

1. **S52°09'10"E 311.316 ft.** to a 5/8" CIP set.

2. **S19°52'37"E 79.513 ft.** to a 5/8" CIP set 20 ft north of the center of an existing drive or road way that passes through said Parcel

Thence continuing over and across said Jefferson Community College Parcel 1, and maintaining a distance of 20 ft north of said drive or roadway, the following 6 bearings and distances;

1. With a non-tangent curve, concave to the southeast, having a radius of 620.000 ft. a central angle of 7°49'28", an arc length of 84.670 ft., and a chord bearing **S37°38'54"W 84.604 ft.** to a 5/8" CIP set at a point of tangent.

2. **S33°44'09"W 120.839 ft.** to a nail set.

3. **S34°40'09"W 162.075 ft.** to a 5/8" CIP set.

4. **S33°42'11"W 135.566 ft.** to a mag nail set in the north edge of the existing sidewalk.

5. **S37°19'57"W 53.478 ft.** to a mag nail set in the roots of a large tree at a point of curve.

6. With a curve to the right, having a radius of 162.801 ft. and a central angle of 8°51'19", an arc length of 25.162 ft., and a chord bearing **S41°45'37"W 25.137 ft.** to a 5/8" CIP set.

Thence crossing the aforementioned road, and continuing over and across

said Jefferson Community College Parcel 1, the following 3 bearings and distances;

1. **S37°10'06"W 129.098 ft.** to a 5/8" CIP set.
2. **S68°13'15"W 129.032 ft.** to a 5/8" CIP set being 1 ft north of a chainlink corner post of the fence surrounding the city of Steubenville water tank.
3. With a line 1 ft north of said fence, **S76°05'34"W 33.396 ft.** to a 5/8" CIP set in the northerly line of and Easement to the City of Steubenville, for the above referenced water tank, recorded in O.R. Vol 478, pg 609, and also marking an angle point in the southerly boundary of the parcel here-in described.

Thence continuing over and across said Jefferson Community College Parcel 1, and with the northerly line of said easement to the City of Steubenville, **S89°58'35"W 84.177 ft.** to an iron pipe found bearing a plastic cap marked DLZ, marking the NW corner of said easement, and also marking an angle point in the southerly boundary of the parcel here-in described.

Thence continuing over and across said Jefferson Community College Parcel 1, **S71°28'28"W 249.938 ft.** to the place of beginning, containing **12.9540 acres**, more or less, and subject to all legal highways, rights of way, and/or easements, leases and options, and subject to any and all conditions and/or restrictions, and/or reservations, and/or exceptions as may be applicable, and to all applicable zoning regulations, or ordinances.

Reserving unto the Grantors here-in, their heirs and assigns forever, the rights of ingress and egress, in common with the Grantees here-in, their heirs and assigns, over a 40 ft wide strip that follows the existing road leading from Sunset Blvd, in a southerly, and then easterly direction, over and across the above described 12.9540 acre tract, the centerline of said 40 ft wide reservation being more fully described as follows;

Beginning **for description** at a 5/8" capped iron pin set marking the NW corner of the above described 12.9540 acre tract, thence, with the northerly boundary of said 12.9540 acre tract, the following 2 bearings and distances;

1. Maintaining a distance of 40 ft from a best fit curve on the center of the physical road, with a non-tangent curve, concave to the southeast, having a radius of 1536.798 ft. a central angle of 13°47'36", an arc length of 369.964 ft., and a chord bearing N64°08'17"E 369.071 ft. to a point in the entrance of the college, at Highway Station 101+85-rt 40.00, and passing on the curve a 5/8" CIP set at a curve length of 350.87 ft.

2. N79°32'28"E 17.427 ft to the center of said road or drive, and **TRUE PLACE OF BEGINNING** of the centerline of the 40 ft wide reservation here-in described.

Thence, with the centerline of said road or drive, the following 12 bearings and distances;

1. S 15°43'53" E 50.206 ft.
2. S 7°51'07" E 130.998 ft.
3. With a curve to the right, having a radius of 289.50 ft, and an arc length of 150.877 ft, and a chord bearing S 7°04'41" W 149.175 ft.
4. S 22°00'30" W 71.388 ft.
5. With a curve to the left having a radius of 216.28 ft, and an arc length of 79.152 ft, and a chord bearing S 11°31'27" W 78.711 ft.

6. S 1°02'23" W 38.659 ft.
7. With a curve to the left, having a radius of 536.40 ft, and an arc length of 105.374 ft, and a chord bearing S 4°35'17" E 105.205 ft.
8. With a curve to the left having a radius of 509.991 ft, and arc length of 74.302 ft, and a chord bearing S 14°23'23" E 74.237 ft.
9. With a curve to the left having a radius of 106.999 ft, and an arc length of 44.135 ft, and a chord bearing S 30°22'48" E 43.823 ft.
10. With a curve to the left having a radius of 64.879 ft, and arc length of 40.849 ft, and a chord bearing S 60°14'02" E 40.178 ft.
11. With a curve to the left having a radius of 170.014 ft and arc length of 58.530 ft, and a chord bearing S 88°08'02" E 58.242 ft.
12. With a curve to the left having a radius of 105.825 ft, an arc length of 20.80 ft, and a chord bearing N 76°22'21" E 20.766 ft to the intersection of the southerly boundary of the above described 12.9540 acre tract, and the terminus of the centerline of the 40 ft strip here-in described, the side lines of said strip to extend to the northerly boundary of said 12.9540 acre tract along Sunset Blvd, and also to the southerly boundary of said 12.9540 acre tract.

The bearings given are for angle calculation only, and are not based on any known meridian. All distances in U.S. Survey Feet.

This description from a field survey conducted in September, 2025, by Vincent Dowdle P.S. #7396, a plat of which was made and filed at the mapping office, and any interpretation of the information with-in this description should not be made with-out the inclusion of the information and notes on said plat, said survey being subject to any facts that may be disclosed in a full and accurate title search.

Even though an 811 request was made, some underground utilities were not marked out prior to the survey, therefore 5/8" diameter iron pins set are 30" long except in areas where underground utilities were thought to exist, and in those areas the 5/8" iron pins were shorter to avoid damage to utilities and electrocution.

Subject to an easement for sewer purposes that was conveyed to the State of Ohio, as the same is more fully described in Vol 426, pg 460.

Subject to an easement conveyed to the Ohio Power Company as the same is more fully described in Vol 631, pg 275.

Subject to a deed of easement that was conveyed to the City of Steubenville, as the same is more fully described in O.R. Vol 478, pg 609.

Subject to a deed of easement conveyed to the Ohio Power Company as the same is more fully described in Vol 628, pg 861.

Subject to an easement for highway purposes as the same is more fully described in O.R. Vol 321, pg 285.

Subject to all prior records.

Subject to any and all prior records, including, but not limited to, any and all coal, oil, gas, and/or mineral rights reserved, excepted, conveyed or leased.

From O.R. Vol 170, pg 337: Subject to easements for highways and public utility lines.

EXCEPTING AND RESERVING to the Grantor, BOARD OF COMMISSIONERS OF THE COUNTY OF JEFFERSON, STATE OF OHIO, all the oil, gas and other minerals, known and unknown in and under the above-described parcel of real property. Grantor intends to convey the surface of the real property to Grantee and Grantee intends to receive only the surface of the real property. In no way shall this conveyance be construed to transfer unto Grantee any right to the real property's mineral estate, which includes but is not limited to coal, oil, gas, hydrocarbons, non-hydrocarbons, fee royalty interests, fee mineral interests, and every other type or kind of mineral or mineral interest. The Grantor reserves unto the Grantor, all minerals associated with the real property, including without limitation, coal, oil, gas, hydrocarbons, non-hydrocarbons, sulfur, lignite, uranium, and other fissionable material, geothermal energy, base and precious metals, rock, stone, gravel, and any other mineral substances or mineral interests. In the event a future determination is made, judicially or otherwise, that Grantor owns the mineral rights associated with the real property, then this reservation shall cover those minerals. The doctrine of after-acquired title, as it relates to the real property's mineral estate, shall apply to this reservation. For purposes of clarity, the forgoing reservation described in this paragraph does not provide the right to disturb the surface of the real property, and does not provide any right or access to the surface of the real property.

Deed Reference: *Official Record Volume 1538, Page 4623*

Parcel Number: _____

This conveyance is subject to a reversionary interest held by THE BOARD OF COMMISSIONERS OF THE COUNTY OF JEFFERSON, OHIO. Specifically, this conveyance is made to Grantee for educational purposes only. If the above-described real property is not used for educational purposes or if the above-described real property ceases to be used for educational purposes, title shall revert to THE BOARD OF COMMISSIONERS OF THE COUNTY OF JEFFERSON, OHIO.

Executed this _____ day of _____, 2025.

**JEFFERSON COUNTY BOARD
OF COMMISSIONERS**

By: _____
Tony Morelli, Commissioner

By: _____
Eric Timmons, Commissioner

By: _____
Ronald Kleineke, Commissioner

STATE OF OHIO :
 : SS
COUNTY OF JEFFERSON :

Before me, a Notary Public, in and for said county, personally appeared the above-named **TONY MORELLI, ERIC TIMMONS, and RONALD KLEINEKE**, who acknowledged that they signed the foregoing instrument and that the same is their free act and deed, as individuals, and as the County Commissioners, by and with full authority of the Board.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Steubenville, Ohio, this _____ day of _____, 2025.

NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:
SHAWN M. BLAKE, Attorney-at-Law, 4110 Sunset Boulevard, Steubenville, Ohio 43952