

RESOLUTION ACKNOWLEDGING PETITION FILED FOR REGULAR ANNEXATION OF CERTAIN TERRITORY IN THE TOWNSHIP OF GENEVA TO THE CITY OF GENEVA, MICHELLE YANUL PROPERTY, PERMANENT PARCEL NUMBER 17-024-00-049-02

WHEREAS, Gary Pasqualone, Curry & Pasqualone Attorneys at Law, who has been duly designated as agent for petitioner, for Michelle Yanul, as Owner (known as Petitioner), has presented the following petition for the annexation of certain property in the Township of Geneva to the City of Geneva, Parcel Number:17-024-00-049-02, to-wit:

PETITION FOR ANNEXATION

To the Ashtabula County Board of Commissioners:

This Petition of the undersigned residents of Geneva Township, Ashtabula County, Ohio respectfully shows that:

- 1) The territory requesting to be annexed to the City of Geneva is contiguous to the City of Geneva.
- 2) The parcel seeking annexation is described in Exhibit "A" attached hereto and incorporated herein by reference.
- 3) An accurate map of said territory is attached as Exhibit "B" hereto and incorporated herein.
- 4) The number or property owners of said territory is one.
- 5) That Gary L. Pasqualone acts as agent for the Petitioner. That Gary L. Pasqualone is the Solicitor for the city of Geneva, Ohio.

Petition requests that the territory described in Exhibit "A" be annexed to the City of Geneva, Ohio and they have accordingly signed and presented this petition. Opposite the petitioner's signature is his or her address, with the assessed value of the parcel to be annexed.

Signed by Michelle Yanul, Dated: 12/7/22 Mailing Address: 208 Colonial Drive, Painesville, OH 44077

Permanent Parcel No.: 17-024-00-049-02
V/L Ansel Road, 5.75 Acres Geneva Twp., Ashtabula County, Ohio
Tax Value: \$38,000.00

NOW, THEREFORE, BE IT RESOLVED, By the Board of Commissioners of Ashtabula County, Ohio, that the above petition for annexation of certain territory in the Township of Geneva and the City of Geneva, is hereby accepted for filing.

BE IT FURTHER RESOLVED, that attached to said petition is the Affidavit of Gary L. Pasqualone, more further outlined in the attachment.

**ASHTABULA COUNTY COMMISSIONERS
CERTIFICATION PAGE**

Resolution No. 2022-545

December 20, 2022

RESOLUTION ACKNOWLEDGING PETITION FILED FOR REGULAR ANNEXATION OF CERTAIN TERRITORY IN THE TOWNSHIP OF GENEVA TO THE CITY OF GENEVA, MICHELLE YANUL PROPERTY, PERMANENT PARCEL NUMBER 17-024-00-049-02

Upon the motion of Casey R. Kozlowski, seconded by Kathryn L. Whittington.

VOTE:

J.P. Ducro IV

Aye

Casey R. Kozlowski

Aye

Kathryn L. Whittington

Aye

CERTIFICATE OF CLERK

IT IS HEREBY CERTIFIED that the foregoing is a true and correct transcript of a resolution acted upon and duly passed by the Board of County Commissioners of Ashtabula County, Ohio, on the date noted above.



Lisa Hawkins, Clerk of the Board
Board of County Commissioners
Ashtabula County, Ohio

STATE OF OHIO)
) SS.
ASHTABULA COUNTY)

AFFIDAVIT

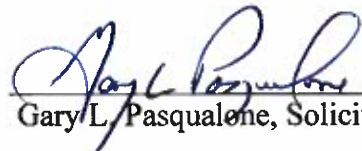
Now comes Gary L. Pasqualone, the agent for Petitioner for Annexation, being first duly sworn deposes and says:

1. Affiant is the Solicitor for the City of Geneva, Ohio and the Agent for Petitioner for Annexation of the parcel described in Exhibit "A" attached hereto.

2. The Petitioner requests that Permanent Parcel No.: 17-024-00-049-02 consisting of approximately 5.75 Acres of land in Geneva Township, Ashtabula County, Ohio and contiguous with the City of Geneva, Ohio be annexed to the City of Geneva, Ohio.


3. All parcels located adjacent to the aforesaid parcel or directly across the road from it where the road is adjacent to it, including the names and mailing addresses of the owners of each parcel, is shown by Exhibit "B" attached hereto.

Affiant further sayeth naught.



Gary L. Pasqualone, Solicitor

Sworn to and subscribed in my presence this 30th day of November 2022.



Notary Public

KIMBERLY D. RIDDELL, Notary Public
State of Ohio (Ashtabula Cty.)
My Commission Expires May 13, 2025

Curry & Pasqualone
ATTORNEYS AT LAW

302 SOUTH BROADWAY
GENEVA, OHIO 44041

TRANSFERRED
Auditor, Ashtabula County, Ohio

SEP 10 2021 .50

David Thomas

Doc ID: 008720030003 Type: G/I
Kind: WARRANTY DEED
Recorded: 09/10/2021 at 01:32:04 PM
Receipt#: 2021-0007926
Fee Amt: \$42.00 Page 1 of 3
Ashtabula County, Ohio
Barbara Schaab Recorder
File# 2021-00011213
BK 750 PG 428-430

INFINITY TITLE AGENCY
72 VILLAGE WAY
SUITE 1-A
HUDSON, OH 44236

In compliance with Sec. 319.202
R.C. and Sec. (F) 319.54 R.C.
effective January 1, 1968

\$64,500.00

EXHIBIT A

KL

GENERAL WARRANTY DEED

Infinity Title
262115056i

Bradford Development Company LLC., by Jonathan J. Smyke, its Managing Member, having been duly authorized to execute the same, for valuable consideration paid, grants, with general warranty covenants, to **Michelle Yanul, single**, the following real property:

All that certain lands situate in Section 1 Lot 16, Geneva Township, Township Number 12 North, Range V West, in the Connecticut Western Reserve Survey, County of Ashtabula, State of Ohio, a resurvey of the lands to Patricia Ann Northcott, as recorded in Deed Volume 60 Page 7416 in the Office of the County Recorder further described.

Beginning at a Capped 5/8" Iron pin found "Crabbs" to Mark a point in the east line of Ansel Road (50 feet wide) in the City of Geneva, at the Southwest corner of Sublot 1 in the Reynolds Plat, recorded in Volume 16 Page 79. Said point being located from the centerline of North Ridge Road, Where the east sideline projected North would intersect said centerline of North Ridge, South 03°-12'-09" West, a distance of 824.78 feet.

Thence; the following (4) courses and distances, South 87°-24'-31" East, along the South line of the City of Geneva, and Sublot 1, of the Reynolds Plat a distance of 456.77 feet to a capped 5/8" iron pin found "Crabbs" to mark a point in the Southeast corner of Sublot 1, in the West line of the lands to the Travelers Apartments, Ltd., as recorded in Deed Volume 842 Page 38.

Thence; South 03°-14'-37" West, along the West line of Lands to said Travelers Apartments, a distance of 554.66 feet to a 1" Axle Found to Mark a Point at the Southwest corner thereof in the South line of Lot 16.

Thence; North 86°-23'-11" West, with the South line of Lot 16, a distance of 456.36 feet to a capped 5/8" iron pin set to Mark a point in the East line of Sublot 19, in the Ridgecrest Allotment, as recorded in Plat Volume 10 Page 25.

Thence; North 03°-12'-09" East, (thru a 5/8" iron pin found to mark the Northeast corner of Sublot 19 at 432.40 feet), along the East line to said Ridgecrest Allotment, and continuing along the east line of Ansel Road, a total distance of 546.51 feet to the point and place of beginning. Said land containing 5.7706 acres as surveyed and described in April 2001 by Timothy E. Stocker, P.S. 7245 Crabbs Surveying Order 2751. Basis of bearings are to an assumed Meridian along the east line of Ansel Road, South 03°-12'-09" West. All iron pins set are 5/8" X 30" Rebar with cap, Crabbs 7245.

Permanent Parcel Number: 170240004902

Property Address: V/L Ansel Road, Geneva, OH 44041

Tax Mailing Address: 10492 Ravenwood Lane, Painesville, OH 44077

Prior Instrument Number: Volume 168, Page 41

Except a) any mortgage assumed by Grantee, b) such restrictions, conditions, easements (however created) and encroachments as do not materially adversely affect the use or value of the property, c) zoning ordinances, if any, and d) taxes and assessments, both general and special, not yet due and payable.



EXHIBIT 'B'

Parcel Proposed for Annexation:

- | | | |
|----|--|------------|
| 1. | Permanent Parcel No.: 17-024-00-049-02
Owner: Michelle Yanul
208 Colonial Dr.
Painesville, OH 44077 | 5.75 Acres |
|----|--|------------|

Adjacent Parcels:

- | | | |
|----|---|-------------|
| 1. | Permanent Parcel No.: 20-027-00-023-01
Owner: Charles L. Huff
Shelley A. Huff
200 Ansel Road
Geneva, OH 44041 | 0.275 Acres |
| 2. | Permanent Parcel No.: 20-027-00-021-00
Owner: Charles L. Huff
Shelley A. Huff
200 Ansel Road
Geneva, OH 44041 | 0.771 Acres |
| 3. | Permanent Parcel No.: 20-027-00-023-00
Owner: Jennifer Keck
194 Ansel Road
Geneva, OH 44041 | 0.138 Acres |
| 4. | Permanent Parcel No.: 20-027-00-022-00
Owner: Jennifer Keck
194 Ansel Road
Geneva, OH 44041 | 0.413 Acres |
| 5. | Permanent Parcel No.: 20-027-00-017-00
Owner: Debra P. Davis
233 Ansel Road
Geneva, OH 44041 | 0.80 Acres |
| 6. | Permanent Parcel No.: 20-022-00-029-00
Owner: Joseph S. Oboczky
Sylvia A. Oboczky
289 Ansel Road
Geneva, OH 44041 | 0.568 Acres |

Curry & Pasqualone
ATTORNEYS AT LAW

302 SOUTH BROADWAY
GENEVA, OHIO 44041

- | | | |
|----|--|-------------|
| 7. | Permanent Parcel No.: 20-037-00-001-00
Owner: Barbara J. Wheeler
161 Ansel Road
Geneva, OH 44041 | Acres |
| 8. | Permanent Parcel No.: 20-028-00-039-00
Owner: Jacob M. Detweiler
5696 Corey Hunt Road
Bristolville, OH 44402 | 30.54 Acres |
| 9. | Permanent Parcel No.: 17-024-00-048-00
Owner: Deerfield Apartments LLC
24465 Sittingbourne Lane
Beachwood, OH 44122 | 8 Acres |

Curry & Pasqualone
ATTORNEYS AT LAW

302 SOUTH BROADWAY
GENEVA, OHIO 44041

RECEIVED

DEC 14 2022

ASHTABULA COUNTY BOARD
OF COMMISSIONERS

PETITION FOR ANNEXATION

To: The Ashtabula County Commissioners:

This Petition of the undersigned residents of Geneva Township, Ashtabula County, Ohio respectfully shows that:

- 1) The territory requesting to be annexed to the City of Geneva is contiguous to the City of Geneva.
- 2) The parcel seeking annexation is described in Exhibit "A" attached hereto and incorporated herein by reference.
- 3) An accurate map of said territory is attached as Exhibit "B" hereto and incorporated herein.
- 4) The number of property owners of said territory is one.
- 5) That Gary L. Pasqualone acts as agent for the Petitioner. That Gary L. Pasqualone is the Solicitor for the City of Geneva, Ohio.

Petitioner requests that the territory described in Exhibit "A" be annexed to the City of Geneva, Ohio and they have accordingly signed and presented this petition. Opposite the petitioner's signature is his or her address, with the assessed value of the parcel to be annexed.

NAME

MAILING ADDRESS


Michelle Yanul

208 Colonial Drive
Painesville, OH 44077

Dated: 12/7/2022

Territory to be annexed:

Permanent Parcel No.: 17-024-00-049-02
V/L Ansel Road, 5.75 Acres Geneva Twp., Ashtabula County, Ohio
Tax Value: \$38,000.00

Curry & Pasqualone
ATTORNEYS AT LAW

302 SOUTH BROADWAY
GENEVA, OHIO 44041

Doc ID: 006720030003 Type: G/I
Kind: WARRANTY DEED
Recorded: 09/10/2021 at 01:32:04 PM
Receipt#: 2021-00007926
Fee Amt: \$42.00 Page 1 of 3
Ashtabula County, Ohio
Barbara Schaab Recorder
File# 2021-00011213
BK 750 Pg 428-430

TRANSFERRED
Auditor, Ashtabula County, Ohio
SEP 10 2021 .50

David [Signature]

EXHIBIT A

INFINITY TITLE AGENCY
72 VILLAGE WAY
SUITE 1-A
HUDSON, OH 44236
KL

In compliance with Sec. 319.202
R.C. and Sec. (F) 319.54 R.C.
effective January 1st, 1968 \$64500.00

GENERAL WARRANTY DEED Infinity Title
2681152551

Bradford Development Company LLC., by Jonathan J. Smyke, its Managing Member, having been duly authorized to execute the same, for valuable consideration paid, grants, with general warranty covenants, to **Michelle Yanul, single**, the following real property:

All that certain lands situate in Section 1 Lot 16, Geneva Township, Township Number 12 North, Range V West, in the Connecticut Western Reserve Survey, County of Ashtabula, State of Ohio, a resurvey of the lands to Patricia Ann Northcott, as recorded in Deed Volume 60 Page 7416 in the Office of the County Recorder further described.

Beginning at a Capped 5/8" iron pin found "Crabbs" to Mark a point in the east line of Ansel Road (50 feet wide) in the City of Geneva, at the Southwest corner of Sublot 1 in the Reynolds Plat, recorded in Volume 16 Page 79. Said point being located from the centerline of North Ridge Road, Where the east sideline projected North would intersect said centerline of North Ridge, South 03°-12'-09" West, a distance of 824.78 feet.

Thence; the following (4) courses and distances, South 87°-24'-31" East, along the South line of the City of Geneva, and Sublot 1, of the Reynolds Plat a distance of 456.77 feet to a capped 5/8" iron pin found "Crabbs" to mark a point in the Southeast corner of Sublot 1, in the West line of the lands to the Travelers Apartments, Ltd., as recorded in Deed Volume 842 Page 38.

Thence; South 03°-14'-37" West, along the West line of Lands to said Travelers Apartments, a distance of 554.66 feet to a 1" Axle Found to Mark a Point at the Southwest corner thereof in the South line of Lot 16.

Thence; North 86°-23'-11" West, with the South line of Lot 16, a distance of 456.36 feet to a capped 5/8" iron pin set to Mark a point in the East line of Sublot 19, in the Ridgecrest Allotment, as recorded in Plat Volume 10 Page 25.

Thence; North 03°-12'-09" East, (thru a 5/8" iron pin found to mark the Northeast corner of Sublot 19 at 432.40 feet), along the East line to said Ridgecrest Allotment, and continuing along the east line of Ansel Road, a total distance of 546.51 feet to the point and place of beginning. Said land containing 5.7706 acres as surveyed and described in April 2001 by Timothy E. Stocker, P.S. 7245 Crabbs Surveying Order 2751. Basis of bearings are to an assumed Meridian along the east line of Ansel Road, South 03°-12'-09" West. All iron pins set are 5/8" X 30" Rebar with cap, Crabbs 7245.

Permanent Parcel Number: 170240004902

Property Address: V/L Ansel Road, Geneva, OH 44041

Tax Mailing Address: 10492 Ravenwood Lane, Painesville, OH 44077

Prior Instrument Number: Volume 168, Page 41

Except a) any mortgage assumed by Grantee, b) such restrictions, conditions, easements (however created) and encroachments as do not materially adversely affect the use or value of the property, c) zoning ordinances, if any, and d) taxes and assessments, both general and special, not yet due and payable.

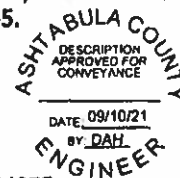


EXHIBIT B

Home Map Viewer Property Search 2020 Revaluation Real Estate Duties Licensing Financial Contact

- Parcel Summary
- Values
- Land
- Sales
- CAUV/AG District
- Dwelling
- Commercial
- Outbuildings
- Manufacturer Home
- Photos
- Map
- Sketch
- Tax Summary
- Prior Tax Year
- Payment History
- Yearly Summary
- Special Assessments
- Hearing & Tracking
- Tax Distribution

PARID: 170240004902
NBHD: 70000
YANUL MICHELLE

