

RESOLUTION ACKNOWLEDGING PETITION FILED FOR REGULAR ANNEXATION OF CERTAIN TERRITORY IN THE TOWNSHIP OF GENEVA TO THE CITY OF GENEVA, GBH GENEVA PROPERTY LLC, PERMANENT PARCEL NUMBER'S 17-006-00-019-00 AND 17-006-00-018-00

WHEREAS, Gary Pasqualone, Curry & Pasqualone Attorneys at Law, who has been duly designated as agent for petitioner, for GBH Geneva Property LLC, 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's: **17-006-00-019-00 AND 17-006-00-018-00**, 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.

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.

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

Permanent Parcel No.: **17-006-00-019-00**

Premises located at 994 N. Ridge Road W., Geneva Twp., Ashtabula County, Ohio

Tax Value: \$74,800.00

Permanent Parcel No.: **17-006-00-018-00**

Vacant land adjacent to 994 N. Ridge Road W., Geneva Twp., Ashtabula County, Ohio

Tax Value: \$9,600.00

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. 2023-416

August 10, 2023

RESOLUTION ACKNOWLEDGING PETITION FILED FOR REGULAR ANNEXATION OF CERTAIN TERRITORY IN THE TOWNSHIP OF GENEVA TO THE CITY OF GENEVA, GBH GENEVA PROPERTY LLC, PERMANENT PARCEL NUMBER'S 17-006-00-019-00 AND 17-006-00-018-00

Upon the motion of Kathryn L. Whittington, seconded by J.P. Ducro IV.

VOTE:

Casey R. Kozlowski	Aye
Kathryn L. Whittington	Aye
J.P. Ducro IV	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

RECEIVED

AUG 03 2023

ASHTABULA COUNTY BOARD
OF COMMISSIONERS

PETITION FOR ANNEXATION

To: The Ashtabula County Commissioners:

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2) The parcels seeking annexation are 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.

6) Petitioner GBH Geneva Property LLC is also the owner of the adjacent property being Permanent Parcel No. 20-030-00-038-00 located at 60 West St., Geneva City, Ashtabula County, Ohio and gives consent to the requested annexation.

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 its address, with the assessed value of the parcel to be annexed.

NAME *ROXANNE J. CIBEN*

MAILING ADDRESS

[Handwritten Signature]

GBH GENEVA PROPERTY LLC

994 N. Ridge Road W
Geneva, OH 44041

Dated: *07/12/2023*

Curry & Pasqualone
ATTORNEYS AT LAW

302 SOUTH BROADWAY
GENEVA, OHIO 44041

Territory to be annexed:

Permanent Parcel No.: 17-006-00-019-00

Premises located at 994 N. Ridge Road W., Geneva Twp., Ashtabula County, Ohio

Tax Value: \$74,800.00

Permanent Parcel No. 17-006-00-018-00

Vacant land adjacent to 994 N. Ridge Road W, Geneva Township, Ashtabula County,
Ohio

Tax Value: \$9,600.00

Curry & Pasqualone
ATTORNEYS AT LAW

302 SOUTH BROADWAY
GENEVA, OHIO 44041

Exhibit A - Legal Description

Situated in the Township of Geneva, County of Ashtabula and State of Ohio:

Tract 1:

Known as being part of Section No. 3 in said Township, and is a part of the estate of N. B. Johnson, Sr. and bounded as follows:

Beginning at a point in the center of the North Ridge Road at the northwest corner of J. W. Shull, et al. land;

thence easterly along the center of said road sixty (80) feet to a point;

thence southerly at right angles with said road two hundred (200) feet to a gas pipe;

thence westerly at right angles with last described line, eighty-one and eight-tenths (81.8) feet to a gas pipe in the west line of said Shull, et al. land;

thence northerly along said west line, two hundred one and eighteen-hundredths (201.18) feet to the place of beginning. Containing .32 acres of land.

Excepting and reserving from the above the following described premises:

Beginning at the point of intersection of the property line between Millie Connell and Dora B. Spring with the southerly line of the present road (S. R. No. 2) and being 71.83 feet to the right of and at right angles to station 104-79.76 in the center line of survey made by the Department of Highways;

thence S. 4°27' W. along said property line, and passing thru center line station 104-47.48, 122.29 feet to a point 40.0 feet to the left of and radially to center line station 104-22.96;

thence N. 70°11' E. 79.98 feet to a point in the property line between Millie Connell and N. A. Wilcox and being 40.0 feet to the left of and at right angles to the center line station 105-09.38;

thence along said property line N. 1° 40' W., and passing thru center line station 105-22.47, 96.19 feet to a point in the southerly line of the present road and being 51.40 feet to the left of and at right angles to center line station 105-39.32;

thence along the southerly line of the present road, S 88° 20' W., 62.95 feet to the place of beginning. Containing .178 acres, more or less.

Tract 2:

Situated in the Township of Geneva, County of Ashtabula, and State of Ohio, and known as being in Section No. 3, and is bounded as follows:

Commencing at the southwest corner of land now or formerly owned by Millie Connell, running thence southerly 245 feet to the north line of land formerly owned by Nathan B. Johnson;

thence east in the north line of said Johnson's land 100 feet;

thence northerly 242 feet to the south line of land now or formerly owned by Millie Connell;

thence westerly in the line of said Connell's land, 80 feet to the place of beginning.

The above parcels be the same more or less, but subject to all legal highways.

**SURVEY UPDATE REQUIRED
FOR NEXT TRANSFER**

BOTH TRACTS

BY MAK DATE 2/21/23
ASHTABULA COUNTY ENGINEER

4879-0346-4257.3
#223388350_v4

Parcel II:

All that certain lands situate in Section 3, in the Township of Geneva, 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 R.A. Martin, DDS, as recorded in Deed Volume 114, Page 1880 (PPN 17-006-00-018-00) in the Office of the County Recorder further described.

Beginning at a point to mark the old centerline of US Route 20 - old West Main Street (55 feet wide) at the Northwest corner of another parcel to R. A. Martin, DDS, as recorded in Deed Volume 114, Page 1880 (PPN 20-030-00-038-00) said point being located from A 1" iron pipe found within a monument box Assembly, marking the centerline intersection of West Street (50 feet wide) with the centerline of North Ridge Road - U. S. Route 20 (80 feet wide), South 70 degrees 10' 20" West, a distance of 54.39 feet and South 88 degrees 20' 00" West, a distance of 189.07 feet to the point and place of beginning.

Thence, the following (4) courses and distances: South 01 degrees 46' 30" East, with the West line of said R. A. Martin, DDS, (thru a capped 5/8" iron pin set at 27.50 feet) a total distance of 199.98 feet to a capped 5/8" iron pin set to mark an interior corner to said R. A. Martin, DDS.

Thence, South 88 degrees 18' 00" West, with said R. A. Martin, DDS, a distance of 60.31 feet to a 3/4" iron pipe found to mark a point in the East line of lands to G. Atkinson & J. L. Hayes, as recorded in Deed Volume 91, Page 288.

Thence, North 01 degrees 41' 10" West, with the East line of said Hayes, thru a 3/4" iron pipe found North 14 degrees 26' 44" East, 0.30 feet from the right of way of North Ridge Road (U.S. Route 20) and a 1" iron pipe found in concrete North 79 degrees 15' 08" East 0.29 feet from the old right of way of (U. S. Route 20) a total distance of 200.01 feet to mark a point in the old centerline of U.S. Route 20.

Thence, North 88 degrees 20' 00" East, with the old centerline of U. S. Route 20, a distance of 60.00 feet to the point and place of beginning, said land containing 0.2762 acres, more or less, as surveyed and described in August 2006, as illustrated on a certain map recorded in the Office of the Ashtabula County Engineer, by Timothy E. Stocker, P.S. 7245 Crabbs' surveying order 4109.

Basis of bearings are to an assumed meridian along the centerline of North Ridge Road, North 70 degrees 10' 20" East.

All iron pins set are 5/8" rebar with cap "Crabbs 7245".

PPN: 17-006-00-018-00



4879-0346-4257.3

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:

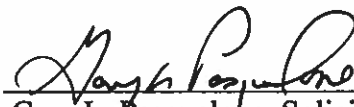
1. Affiant is the Solicitor for the City of Geneva, Ohio and the Agent for Petitioner for Annexation of the parcel described in Exhibit "A" attached hereto.

2. The Petitioner requests that Permanent Parcel No.: 17-006-00-019-00 consisting of approximately .65 Acres of land in Geneva Township, Ashtabula County, Ohio, and Permanent Parcel No. 17-006-00-018-00 consisting of approximately .276 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.

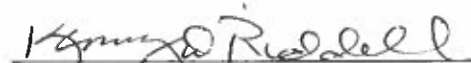
Curry & Pasqualone
ATTORNEYS AT LAW
302 SOUTH BROADWAY
GENEVA, OHIO 44041



Gary L. Pasqualone, Solicitor

Sworn to and subscribed in my presence this 13 day of July 2023.

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



Notary Public

EXHIBIT 'B'

Parcel Proposed for Annexation:

1. Permanent Parcel No.: 17-006-00-019-00 and 0.65 Acres
17-006-00-018-00 and 0.276 Acres

Owner: GBH Geneva Property LLC
4235 Hillsboro Pike, Suite 300
Nashville, TN 37215

Adjacent Parcels:

1. Permanent Parcel No.: 20-030-00-038-00 2.555 Acres
Owner: GBH Geneva Property LLC
4235 Hillsboro Pike, Suite 300
Nashville, TN 37215
2. Permanent Parcel No.: 17-006-00-017-00 0.82 Acres
Owner: Linda Allman
2737 West St.
Geneva, OH 44041
3. Permanent Parcel No.: 17-006-00-020-00 0.7531 Acres
Owner: Joanne Yoe
998 W. Main St.
Geneva, OH 44041
4. Permanent Parcel No.: 20-030-00-040-00 1.8878 Acres
Owner: VC Geneva 1 LLC
510 E. Main St.
Charlottesville, VA 22902

Curry & Pasqualone
ATTORNEYS AT LAW

302 SOUTH BROADWAY
GENEVA, OHIO 44041

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: 170060001800
NBHD: 7000C
GBH GENEVA PROPERTY LLC

□ ex B

