

**RESOLUTION HOLDING HEARING ON THE PROPOSED VACATION OF A PORTION OF GRANDVIEW AVENUE IN ANDOVER TOWNSHIP BY ANDOVER TOWNSHIP TRUSTEE PETITION**

WHEREAS, this being the date set by resolution No. 2024-400 adopted August 27, 2024 for the public hearing on the proposed vacation of a portion of Grandview Avenue as petitioned by the Andover Township Board of Trustees; and

WHEREAS, The Clerk to summarize documents received by the Board in this matter, to-wit:

- The Resolution to Petition the Ashtabula County Board of Commissioners to vacate a portion of Grandview Avenue, was filed by the Board of Andover Township Trustees: Glenn Day, and Bill French, (Andrew Kirby was absent) in the Board's Offices on August 23, 2024.
- The map of the area proposed to be vacated supplied by the Andover Township Trustees.
- Resolution Number 2024-399 accepting for filing the petition of the vacation of a portion of Grandview Avenue in Andover Township by Andover Township Trustee petition was adopted on August 27, 2024 by the Board of Commissioners.
- Resolution Number 2024-400 setting the date and time of the Public Hearing on the vacation of a portion of Grandview Avenue in Andover Township by Andover Township Trustee petition was adopted on August 27, 2024 by the Board of Commissioners.
- Notice of time and date of informal view and the public hearing was sent by regular mail to abutting property owners on September 5, 2024.
- The Board of Commissioners informally viewed the proposed area to be vacated on September 19, 2024 at 2:30 p.m.
- A Prosecutor opinion was obtained and received regarding the legality of landlocking properties and if the petitioners can amend to remove that portion of the road.

WHEREAS, The report of the County Engineer was received in the offices of the Board of Commissioners on September 24, 2024 as follows:

I have reviewed the Petition from Andover Township, which I would consider meets the requirements of ORC 5553.045 for the vacation and abandonment of a portion of (TH 1210) Grandview Ave. in Andover Township. This section of Grandview Ave. goes from Hickory Tree Dr. east to Pymatuning Lake Rd. Abutting property owners are as follows:

Britton GT Farms LTD  
1852 Dodgeville Rd  
Jefferson, OH 44047

Michael and Jane McGinty  
4955 Pymatuning Lake Rd.  
Andover, OH 44003

Charlene Daugherty  
5011 Pymatuning Lake Rd.  
Andover, OH 44003

The description of the portion of Grandview Ave. (TH 1210) to be vacated is the entire right of way from the easterly right of way line of Hickory Tree Dr. to the westerly right of way line of Pymatuning Lake Rd. (CH 274) about 2643.90 feet, as recorded in the Ashtabula County Recorders Plat Books Vol. 11, Pg. 30 and known as Seigman's First Addition to the Honey Acres Plat.

Pursuant to ORC 5553.043, no utility currently exists in the vacated right of way and therefore will no longer have rights to construct facilities along this vacated right of way.

This vacation is the entire section of road dedicated in the original plat. All three property owners are under contract with Jim Pezar to combine the entire plat into single parcels. The combination of lots cannot occur until the vacation is final. This vacation will leave lots 27 and 74 landlocked for the time it takes to get the new descriptions and surveys finalized. Since preparations have been made, it is our opinion that the road should be vacated. Following up to make sure the survey work gets completed will be a priority, and doing the vacation in this order will allow for solid parcels that do not contain part of an old roadway easement.

I can find no reason to prevent the vacation of this portion of Grandview Ave. as described.

Signed- Thomas Partridge, Chief Deputy Engineer

WHEREAS, Calvin Nguyen, Ashtabula County Prosecutors office and Tom Partridge, County Engineer's office were in attendance at the hearing, with Tom Partridge provided the following comments:

Tom Partridge stated the properties would not be landlocked under current ownership as the roadway would transfer and they would have access to the property. It would only be landlocked if the parcel consolidation would not be completed and a parcel would be sold to a future owner. The survey is underway, part of the law states if Commissioners do not act, the township can adopt a resolution 60 days after the petition was filed.

Commissioner Ducro stated it would be nice to have something from the property owners that the lot work would be completed.

Bill French, Andover Twp. Trustee, reached out to Comr. Kozlowski stating the Andover Twp. Trustees were in support of it.

WHEREAS, There being no further testimony or questions the Public Hearing is adjourned; now

THEREFORE, BE IT RESOLVED, By the Board of Commissioners of Ashtabula County, Ohio, that the hearing in the matter of the proposed vacation of a section of Grandview Avenue in the Township of Andover is hereby declared adjourned.

BE IT FURTHER RESOLVED, that the Board may now determine if the vacation of the road would be for the public convenience or welfare.

**ASHTABULA COUNTY COMMISSIONERS  
CERTIFICATION PAGE**

**Resolution No. 2024-448**

**September 26, 2024**

**RESOLUTION HOLDING HEARING ON THE PROPOSED VACATION OF A  
PORTION OF GRANDVIEW AVENUE IN ANDOVER TOWNSHIP BY ANDOVER  
TOWNSHIP TRUSTEE PETITION**

**Upon the motion of Casey R. Kozlowski, seconded by J.P. Ducro IV.**

**VOTE:**

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

**Aye  
Aye  
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.



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

RECEIVED

AUG 23 2024

ASHTABULA COUNTY BOARD  
OF COMMISSIONERS

## RESOLUTION 24-039

William French made a motion to approve a resolution requesting Ashtabula County approve Grandview Avenue, part of lot 34 in the Township of Andover, County of Ashtabula, State of Ohio to be vacated from the easterly right of way line of Hickory Tree drive to the westerly right way line of Pymatuning Lake Road, total area to be vacated 3.0348 acres (2.6412 acres adjacent to Britton & 0.3936 acres adjacent to Others), Glenn Day seconded the motion.

Day – yes, French – yes. Motion passed

### FISCAL OFFICER

### THE STATE OF OHIO, ASHTABULA COUNTY

I, Betty M Legg, Fiscal Officer of Andover Township do hereby certify that the foregoing is taken and copied from the Record of Proceedings of said Andover Township, Ashtabula County, and that the same has been compared by me with the said Record, and that it is a true and correct copy thereof.

WITNESS my signature this 22<sup>nd</sup> day of August 2024



FISCAL OFFICER

**From:** James Pezar  
**Sent:** Friday, August 9, 2024 4:13 PM  
**To:** brittonfarms@embarqmail.com  
**Subject:** Fwd: Grandview Avenue Vacation Plat

Here you go!

----- Forwarded message -----

**From:** James Pezar <jpezar@gmail.com>  
**Date:** Wed, Aug 7, 2024 at 8:45 PM  
**Subject:** Grandview Avenue Vacation Plat  
**To:** <brittonfarms@embarqmail.com>

Gary,

Attached is the vacation plat for the township review and action.

This needs to be plotted on 11" x 17" paper.

I sent the combination survey plat through the county engineer for their review and everything is good. I only need to add the ordinance number or journal entry from the township trustees.

Once this is approved the other will be approved in a day or so.

**Please let me know that you received this.**

Let me know if you have any questions.

Jim

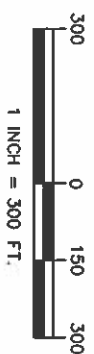
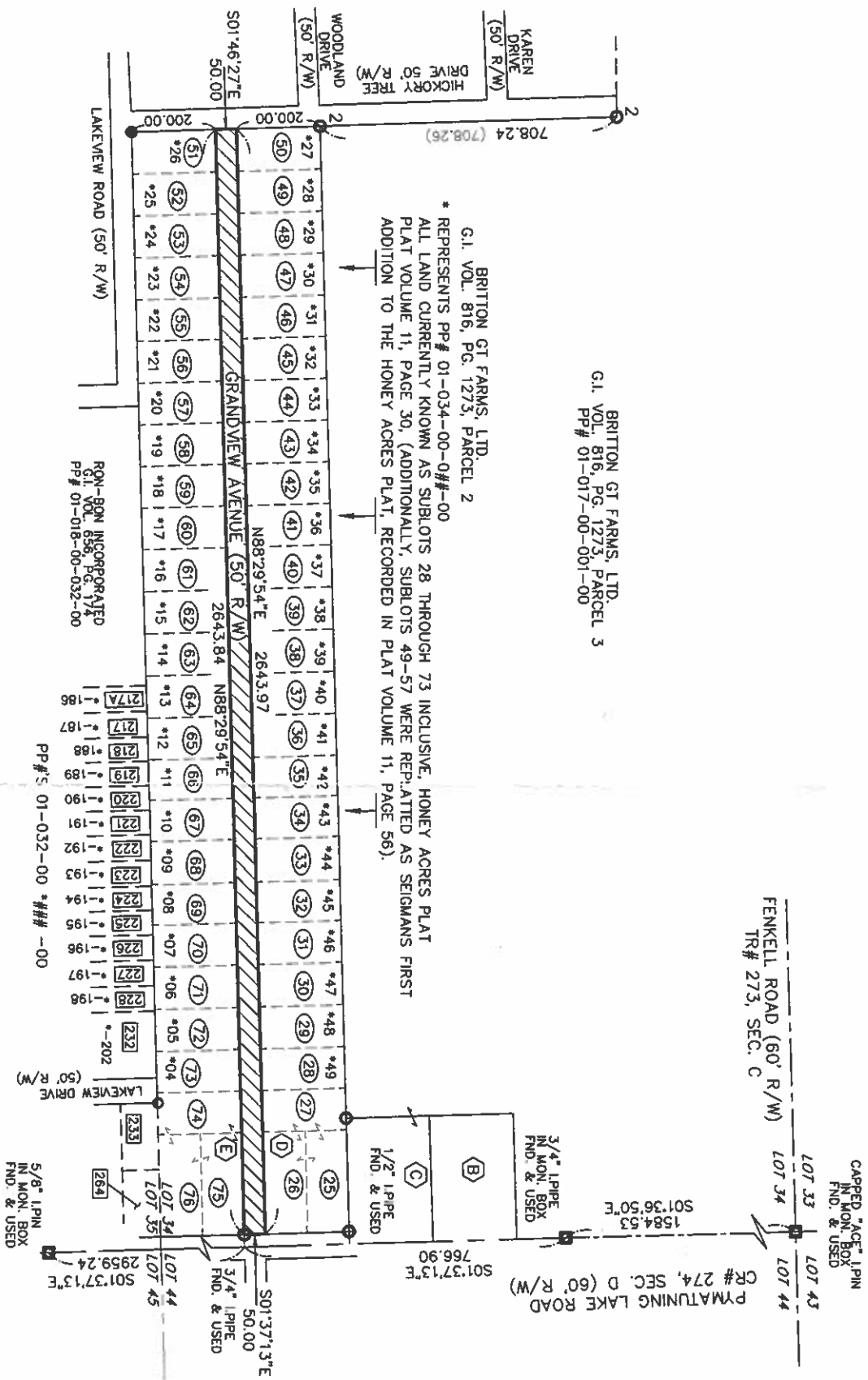
# GRANDVIEW AVENUE VACATION PLAT

PART OF LOT 34 IN THE TOWNSHIP OF ANDOVER, COUNTY OF ASHTABULA, STATE OF OHIO, ALSO KNOWN AS BEING IN TOWNSHIP 9, RANGE 1, OF THE CONNECTICUT WESTERN RESERVE. JULY 2024



GRANDVIEW AVENUE TO BE VACATED FROM THE EASTERLY RIGHT OF WAY LINE OF HICKORY TREE DRIVE TO THE WESTERLY RIGHT WAY LINE OF PYMATUNING LAKE ROAD. TOTAL AREA VACATED, 3.0348 ACRES

2.6412 ACRES ADJACENT TO BRITTON 0.3936 ACRES ADJACENT TO OTHERS



NORTH IS NEITHER TRUE NOR MAGNETIC AND IS USED TO DENOTE ANGLES ONLY  
BASIS OF BEARING  
CENTERLINE OF PYMATUNING LAKE ROAD, CR# 274, SEC. D, (60' R/W) SOUTH 01°37'13" EAST.

**REFERENCE DOCUMENTS:**

- SURVEYS OF RECORD ON FILE AT THE ASHTABULA COUNTY ENGINEER'S OFFICE.
- DEEDS OF RECORD ON FILE AT THE ASHTABULA COUNTY RECORDER'S OFFICE.

**LEGEND**

- G.I. = ASHTABULA COUNTY GENERAL INDEX
- = 5/8" IRON PIN FOUND UNLESS NOTED OTHERWISE
- 1○ = CAPPED "PETERS" I.PIN FOUND
- 2○ = CAPPED "CRABBS" I.PIN FOUND
- IPS = 5/8" DIAMETER X 30" LONG REBAR SET WITH A PLASTIC CAP STAMPED "PEZAR PS 7772".
- ① - SUBLOT NUMBERS IN THE HONEY ACRES PLAT, PLAT VOLUME 11, PAGE 30
- ② - SUBLOT NUMBERS IN THE CAUSEWAY MANOR PLAT, PLAT VOLUME 9, PAGE 75
- ### - RECORD DISTANCE (000.00) - RECORD DISTANCE

BRITTON GT FARMS, LTD.  
G.I. VOL. 816, PG. 1273, PARCEL 2  
\* REPRESENTS PP# 01-034-00-0##-00  
ALL LAND CURRENTLY KNOWN AS SUBLOTS 28 THROUGH 73 INCLUSIVE, HONEY ACRES PLAT PLAT VOLUME 11, PAGE 30, (ADDITIONALLY, SUBLOTS 49-57 WERE REPARTED AS SEIGMANS FIRST ADDITION TO THE HONEY ACRES PLAT, RECORDED IN PLAT VOLUME 11, PAGE 56).

BRITTON GT FARMS, LTD.  
G.I. VOL. 816, PG. 1273, PARCEL 3  
PP# 01-017-00-001-00

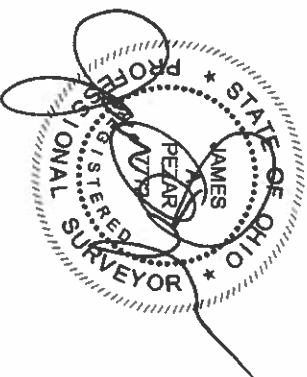
WOODLAND DRIVE (50' R/W)  
KAREN DRIVE (50' R/W)  
HICKORY TREE DRIVE 50' R/W

BRITTON GT FARMS, LTD.  
G.I. VOL. 816, PG. 1273, PARCEL 1  
PP# 01-017-00-001-03

RON-BON INCORPORATED  
G.I. VOL. 658, PG. 114  
PP# 01-018-00-032-00

M. & J. MCGINTY  
G.I. VOL. 82, PG. 6938  
PP# 01-034-00-050-00 S/L# 27  
PP# 01-034-00-052-00 S/L# 25  
PP# 01-034-00-051-00 S/L# 26

C. DAUGHERTY  
G.I. VOL. 700, PG. 2386  
PP# 01-034-00-003-00 S/L# 74  
PP# 01-034-00-002-00 S/L# 75  
PP# 01-034-00-001-00 S/L# 76



PEZAR LAND SURVEYING  
JAMES A. PEZAR, P.S.  
(440) 666-0602

**SURVEYORS STATEMENT**  
THIS PLAT WAS PREPARED BY ME AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE SURVEY MEETS THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO AS SPECIFIED IN THE OHIO ADMINISTRATIVE CODE CHAPTER 4733-37.

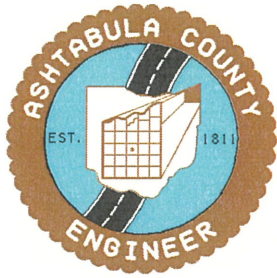
JAMES A. PEZAR, P.S. OHIO #7772  
DATE 8/7/2024

BRITTON GT FARMS, LTD.  
G.I. VOL. 822, PG. 2395  
PP# 01-017-00-001-02

BRITTON GT FARMS, LTD.  
G.I. VOL. 816, PG. 1273, PARCEL 1  
PP# 01-017-00-001-03

M. & J. MCGINTY  
G.I. VOL. 82, PG. 6938  
PP# 01-034-00-050-00 S/L# 27  
PP# 01-034-00-052-00 S/L# 25  
PP# 01-034-00-051-00 S/L# 26

C. DAUGHERTY  
G.I. VOL. 700, PG. 2386  
PP# 01-034-00-003-00 S/L# 74  
PP# 01-034-00-002-00 S/L# 75  
PP# 01-034-00-001-00 S/L# 76



## ASHTABULA COUNTY ENGINEER'S OFFICE

**Timothy T. Martin P.E., P.S., County Engineer**

Thomas G. Partridge P.E., P.S., Chief Deputy

186 East Satin Street  
Jefferson, Ohio 44047-1419

Phone (440) 576-3707 • Fax (440) 576-3719  
[www.ashtabulacounty.us/engineer](http://www.ashtabulacounty.us/engineer)

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September 24, 2024

Lisa Hawkins, Clerk of the Board  
Ashtabula County Commissioners  
25 West Jefferson St.  
Jefferson, OH 44047

Dear Lisa,

I have reviewed the Petition from Andover Township, which I would consider meets the requirements of ORC 5553.045 for the vacation and abandonment of a portion of (TH 1210) Grandview Ave. in Andover Township. This section of Grandview Ave. goes from Hickory Tree Dr. east to Pymatuning Lake Rd. Abutting property owners are as follows:

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I can find no reason to prevent the vacation of this portion of Grandview Ave. as described.

Sincerely,

Thomas G. Partridge  
Chief Deputy Engineer