

RESOLUTION APPROVING UTILITY EASEMENT FOR PURPOSES OF WATER BOOSTER STATION INFRASTRUCTURE AND OPERATIONS ON STATE ROUTE 307, AUSTINBURG TOWNSHIP, ACDES

WHEREAS, Doug Starkey, Director of Ashtabula County Department of Environmental Services (ACDES) has presented a Utility Easement agreement for the approval of the Board; and

WHEREAS, Carter – Jones Lumber Company (grantor) has entered into an agreement with Ashtabula County and ACDES for a permanent utility easement for the purposes of building and operating a new water booster station within legally described boundaries; and

WHEREAS, Payment of \$15,000.00 has been agreed and will be paid to the grantor for the following parcel:

<u>Name:</u>	<u>Parcel No.</u>
Carter – Jones Lumber Company	07-008-00-008-00

WHEREAS, all terms and conditions are outlined in the Utility Easement and are in full force and effect; now

THEREFORE, BE IT RESOLVED, By the Board of Commissioners of Ashtabula County, Ohio that the Agreement for the Utility Easement is hereby approved by this Board as outlined above and in accordance with the copy of the easement now on file.

BE IT FURTHER RESOLVED that the President of the Board, on behalf of the Board of Commissioners of Ashtabula County, is authorized to execute any and all necessary documents.

**ASHTABULA COUNTY COMMISSIONERS
CERTIFICATION PAGE**

Resolution No. 2025-160

March 25, 2025

**RESOLUTION APPROVING UTILITY EASEMENT FOR PURPOSES OF WATER
BOOSTER STATION INFRASTRUCTURE AND OPERATIONS ON STATE ROUTE
307, AUSTINBURG TOWNSHIP, ACDES**

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

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

Department of Environmental Services
Water Distribution
Wastewater Collection & Treatment

Douglas G Starkey, Director



Board of Commissioners
Kathryn L. Whittington, President
JP Ducro IV, Vice President
Casey Kozlowski

Date: March 18, 2025

Re: Easement for Parcels No. PP # 07-008-00-008-00

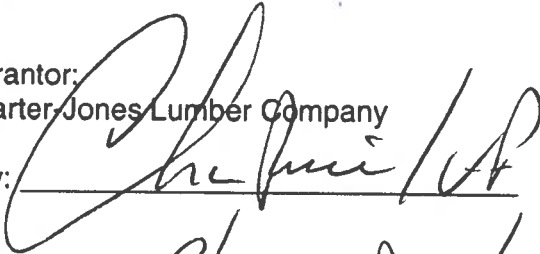
Ashtabula County needed a parcel of land for a new water booster station easement along State Route 307. The County searched for sites and located parcel no. 07-008-00-008-00. This location will improve the Jefferson Booster Station operations by moving it further West on State Route 307. The Board of County Commissioners requested a review and appraisal of the property. The appraisal came back as expected, low, and O. R. Colan and Associates, LLC provided a high-level opinion, based on their experience with public infrastructure projects. Their opinion shows the value, for the County, at or above the \$15,000.00 for the current parcel.

For sufficient consideration regarding grant of an easement on parcel no. 07-008-00-008-00, the Board of Commissioners of Ashtabula County will;

- 1) Authorize the sum of \$15,000.00 for this permanent easement.

Note: This document will be entered into the County Prosecutors MATRIX portal.

Grantor:
Carter Jones Lumber Company

By: 

Print Name: CHARLES R. PRICE / VICE-PRESIDENT

Date: 3/17/25

Ashtabula County Board of Commissioners


J. P. Ducro IV, Board President

Date: 3-25-25

**DESCRIPTION OF WATER BOOSTER STATION EASEMENT
(OVER AND THROUGH LAND OF CARTER-JONES LUMBER COMPANY
PARCEL NO. 07-008-00-008-00)**

Situated in the Township of Austinburg, County of Ashtabula, and State of Ohio, and known as being an easement for the construction and operation of a water booster station, being a part of Lot Nos. 16 and 26 in said Austinburg Township, and more particularly being a part of the premises conveyed to Carter-Jones Lumber Company by instrument recorded in Volume 635, Page 18 of the Ashtabula County Records, and is further bounded and described as follows:

Beginning at a 1-inch iron pin found in a monument box at the centerline intersection of State Route 307 (60 feet in width) and Center Road (State Route 45, 60 feet in width):

Thence North 89°16'16" East, along said centerline of State Route 307, 2777.20 feet to a southerly corner of land conveyed to DJD Enterprises LLC by instrument recorded in Volume 30, Page 1995 of the Ashtabula County Records;

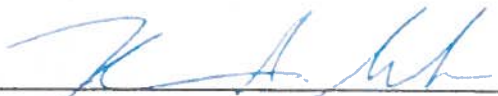
Thence North 00°04'29" West, along a westerly line of said land conveyed to DJD Enterprises LLC, 30.00 feet to the northerly right of way of said State Route 307 and the **PRINCIPAL POINT OF BEGINNING** of the easement area herein described and through said Carter-Jones Lumber Company property;

- | | |
|------------|--|
| COURSE I | Thence South 89°16'16" West, along said northerly right of way of State Route 307, 33.00 feet to a point therein; |
| COURSE II | Thence North 00°04'29" West, along a line parallel to said westerly line of land conveyed to DJD Enterprises LLC, 57.00 feet to a point; |
| COURSE III | Thence North 89°16'16" East, along a line parallel to said northerly right of way of State Route 307, 33.00 feet to said westerly line of land conveyed to DJD Enterprises LLC; |
| COURSE IV | Thence South 00°04'29" East, along said westerly line of land conveyed to DJD Enterprises LLC, 57.00 feet to the Principal Point of Beginning containing 0.0432 amount of acres (1880 square feet) of land calculated and described in July 2024 by CT Consultants, Inc. Subject to all existing easements and legal highways; |

Bearings contained herein are based on Crabbs' Surveying Service Resurvey & Combination of Lands for Parcel Nos. 07-003-00-002-00, 07-003-00-003-00, and 07-008-00-009-00, dated January 19, 2020. Recorded in Ashtabula County Engineer's File No. 8051.

The above-described area is a part of Ashtabula County Auditor's Parcel No. 07-008-00-008-00.



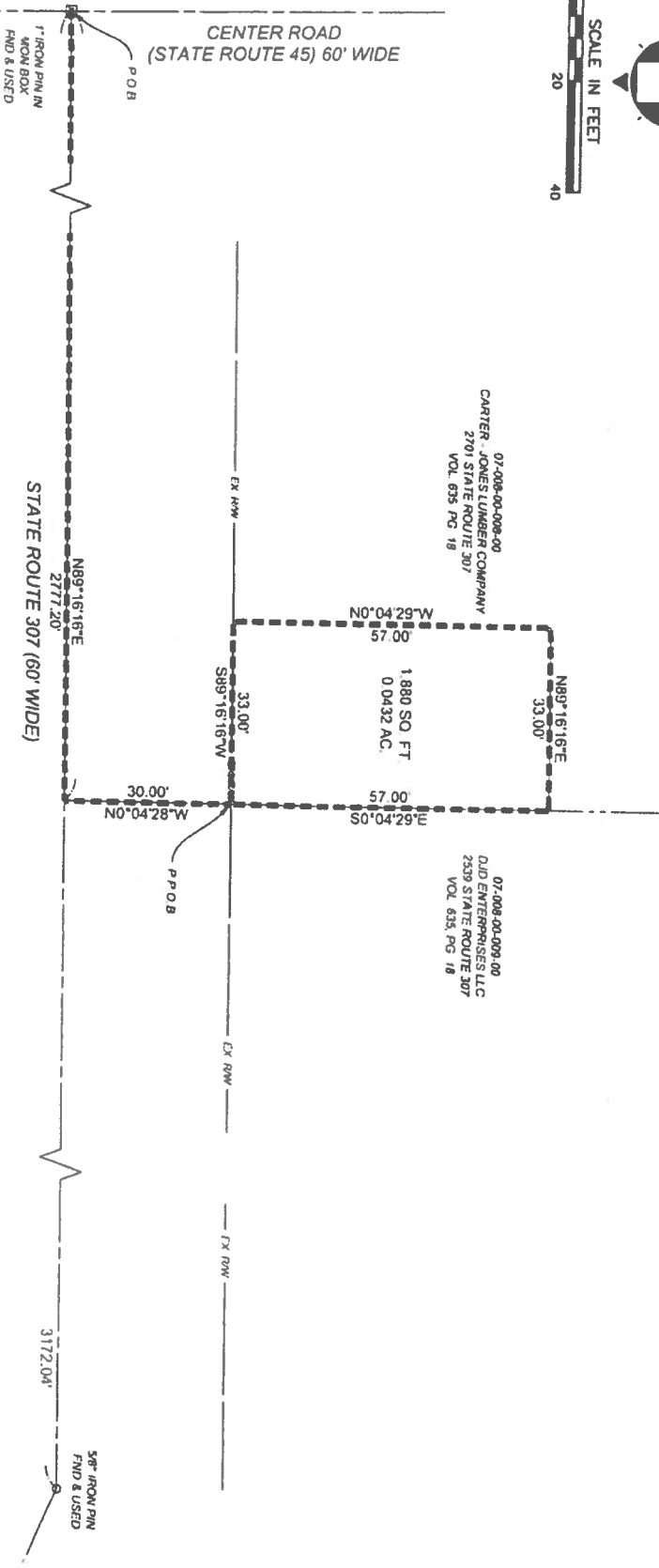

Thomas M. Meeks
Ohio Registered Surveyor No. 8674
October 22, 2024

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON CRAIGS' SURVEYING SERVICE RESURVEY & COMBINATION OF LANDS FOR PARCEL NOS. 07-003-00-002-00, 07-003-00-003-00, AND 07-008-00-009-00, DATED JANUARY 19, 2020, RECORDED IN ASHTABULA COUNTY ENGINEER'S FILE NO. 9051

WATER BOOSTER STATION

SITUATED IN THE TOWNSHIP OF AUSTINBURG, COUNTY OF ASHTABULA AND STATE OF OHIO, AND KNOWN AS BEING AN EASEMENT FOR THE CONSTRUCTION AND USE OF A WATER BOOSTER STATION, AND A PART OF LOT NOS. 16 AND 26 IN SAID AUSTINBURG TOWNSHIP, AND MORE PARTICULARLY BEING A PART OF THE PREMISES CONVEYED TO CARTER-JONES LUMBER COMPANY BY INSTRUMENT RECORDED IN VOLUME 635, PAGE 18 OF THE ASHTABULA COUNTY RECORDS.



- LEGEND**
- EX RW — EXISTING CENTERLINE
 - EX RW — EXISTING RIGHT OF WAY
 - - - EXISTING PROPERTY LINE
 - - - PROPOSED EASEMENT
 - ⊠ MONUMENT BOX FOUND
 - IRON PIPE FOUND
 - IRON PIN FOUND

- NOTES:**
1. RECORDS SHOWN HEREON ARE FROM THE ASHTABULA COUNTY RECORDER'S OFFICE.
 2. EASEMENTS AND/OR RIGHT-OF-WAYS WERE NOT ADDRESSED DURING THIS SURVEY OTHER THAN SHOWN HEREON.
 3. THIS IS NOT TO BE CONSTRUED AS A BOUNDARY SURVEY.

CERTIFICATION:

I HEREBY CERTIFY THAT THIS EXHIBIT DEPICTS THE CORRECT REPRESENTATION OF THE LAND AS DETERMINED FROM EXISTING RECORDS & MINIMAL FIELD SURVEY WORK. THIS EXHIBIT IS NOT INTENDED TO BE A BOUNDARY SURVEY AND DOES NOT MEET THE STANDARDS OUTLINED AND DEFINED BY CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

DATE: 10/25/20

THOMAS M. MEENS

OHIO REGISTRATION/LICENSE NO. 9674



<p>WATER BOOSTER STATION AUSTINBURG TOWNSHIP ASHTABULA COUNTY, OHIO</p> <p>EASEMENT EXHIBIT</p>		ISSUED FOR	
		ISSUE DATE	10/22/20
<p>PROJECT NO. 232228</p> <p>DATE 10/22/20</p> <p>TITLE SURVEY</p> <p>EXHIBIT</p>		SCALE	1"=20'
		DESIGNED BY	ACA
		DRAWN BY	ACA
		CHECKED BY	TJM



PERMANENT GRANT OF EASEMENT FOR CONSTRUCTING, MAINTAINING, OPERATING AND REPAIRING WATER BOOSTER STATION IN THE COUNTY OF ASHTABULA, OHIO

KNOW ALL MEN BY THESE PRESENTS, Carter-Jones Lumber Company ("Grantor"), in return for sufficient consideration, does hereby give, grant and convey unto the Board of Commissioners of Ashtabula County, Ohio, and to their officers, agents, employees, successors and assigns, including but not limited to the Ashtabula County Department of Environmental Services ("Grantee"), a non-exclusive, perpetual right-of-way and Easement for the right to construct, install, repair, replace, relay, maintain, operate and inspect a water booster station and necessary appurtenances thereto, and forever to have and to hold such right for the purpose and conditions herein set forth (the "Easement") over and through the real estate described in EXHIBIT A.

Affecting Permanent Parcel No. 07-008-00-008-00

Grantor may fully use and enjoy the said premises, except for the purposes granted to Grantee and provided that the Grantor shall not construct nor permit to be constructed any house, structures or obstructions on or over the property described in this Easement, or that will interfere with the construction, maintenance or operation of the water booster station or appurtenances constructed hereunder.

This Easement is granted on the express condition that Grantee shall, after the construction of said water booster station and all subsequent alterations or repairs thereunto, restore all property belonging to the Grantor, except buildings or other structures (excluding fences and landscaping) in the permanent Easement to its original condition and shall promptly compensate Grantor for any property damaged or destroyed by Grantee, except buildings or other structures (excluding fences and landscaping) located in this Easement which cannot be restored to their original condition as a result of said construction, maintenance, repair, or removal of said water booster station.

IN WITNESS WHEREOF, the Grantor does hereby set his hand this 17th day of MARCH, 2025.

GRANTOR:

By: *[Signature]*

Carter-Jones Lumber Company

State of Ohio)
) SS
County of Ashtabula)

BE IT REMEMBERED, that on the 17th day of MARCH, 2025, the foregoing Grantor(s), who are known to me or who were identified by satisfactory evidence, executed and acknowledged the foregoing instrument before me, a notary public.



RONALD D EVANS II
Notary Public
State of Ohio
My Comm. Expires
December 20, 2028

Notary Public *[Signature]*
Print Name RONALD D EVANS II
Commission Expires 12/20/2028

This instrument was prepared by:
Christine Davis
Assistant Prosecutor

FISCAL OFFICER'S CERTIFICATE
5705.41 O.R.C.

The undersigned, County Auditor of Ashtabula County, hereby certifies that the amount required to meet the obligations of the County during the 2025, under the Agreement, has been lawfully appropriated for that purpose, and is in the Treasury of the County or in the process of collection to the credit of the following funds: 6002

In the amount of \$15,000 for year 2025 and free from any previous encumbrances.

Agreement Title: Easement for State Route 307 Water Booster Station



Scott Yamamoto, Ashtabula County Auditor

Contact: Doug Starkey, ACDES Director

Date: March 19, 2025