

RESOLUTION APPROVING THE REPLAT OF SUBLOT 43 INTO SUBLOT 43A IN OLD ORCHARD SUBDIVISION IN HARPERSFIELD TOWNSHIP

WHEREAS, Old Orchard Subdivision is located in Harpersfield Township; and

WHEREAS, the applicant seeks to change the subplot boundaries of existing subplot 43 by replat, increasing its size by combining it with PP# 22-008-00-028-01 to a total of 1.3128 acres; and

WHEREAS, the replat of Sublot 43 does not entail the extension or establishment of additional right-of-way or public infrastructure; and

WHEREAS, this board would agree to the replat of subplot 43 of Old Orchard Subdivision in Harpersfield Township as further outlined above; now

THEREFORE, BE IT RESOLVED, By the Board of Commissioners of Ashtabula County, Ohio, that the replatting of 43 of Old Orchard Subdivision in Harpersfield Township is approved, as outlined above.

**ASHTABULA COUNTY COMMISSIONERS
CERTIFICATION PAGE**

Resolution No. 2025-299

July 02, 2025

**RESOLUTION APPROVING THE REPLAT OF SUBLOT 43 INTO SUBLOT 43A IN
OLD ORCHARD SUBDIVISION IN HARPERSFIELD TOWNSHIP**

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

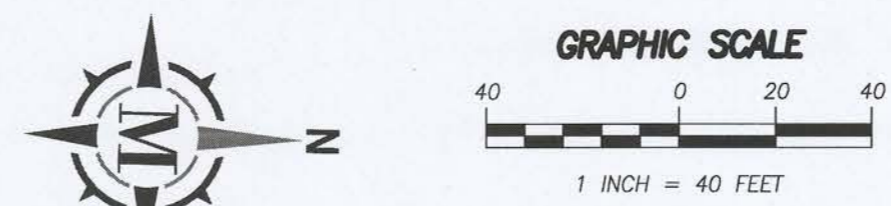
IT IS HEREBY CERTIFIED that the foregoing is a true and correct transcript of a resolution acted upon and duly passed by the Board of County Commissioners of Ashtabula County, Ohio, on the date noted above.



Crystal Sturgill, Clerk of the Board
Board of County Commissioners *Acting*
Ashtabula County, Ohio

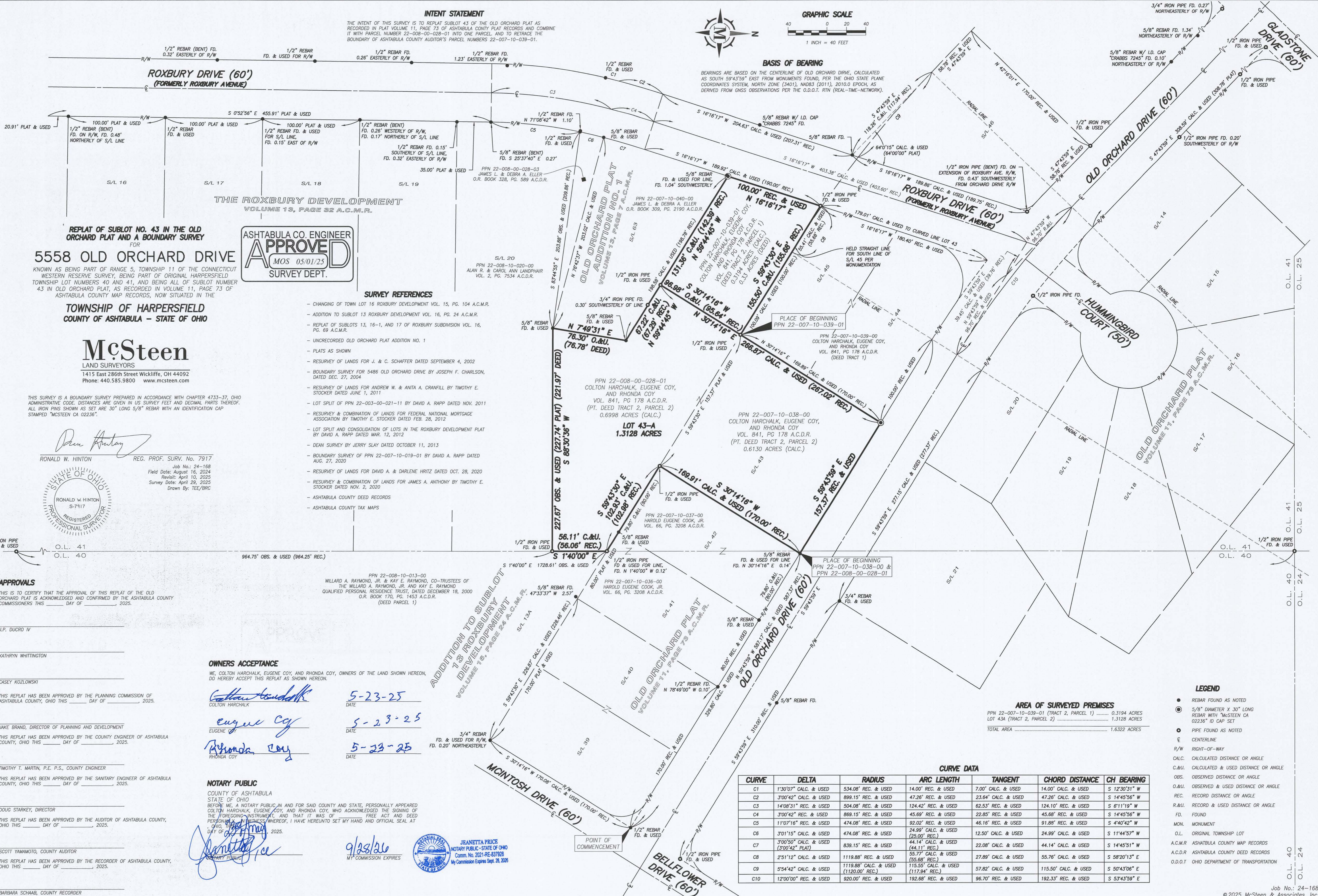
INTENT STATEMENT

THE INTENT OF THIS SURVEY IS TO REPLAT SUBLOT 43 OF THE OLD ORCHARD PLAT AS RECORDED IN PLAT VOLUME 11, PAGE 73 OF ASHTABULA COUNTY PLAT RECORDS AND COMBINE IT WITH PARCEL NUMBER 22-008-00-028-01 INTO ONE PARCEL, AND TO RETRACE THE BOUNDARY OF ASHTABULA COUNTY AUDITOR'S PARCEL NUMBERS 22-007-10-039-01.

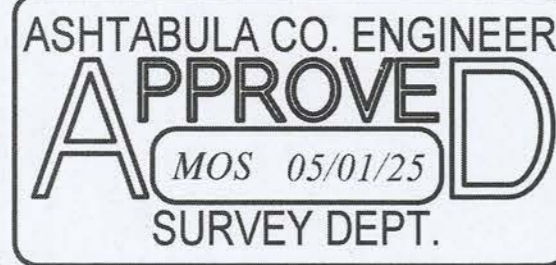


BASIS OF BEARING

BEARINGS ARE BASED ON THE CENTERLINE OF OLD ORCHARD DRIVE, CALCULATED AS SOUTH 59°43'59" EAST FROM MONUMENTS FOUND, PER THE OHIO STATE PLANE COORDINATES SYSTEM, NORTH ZONE (NAD83 (2011), 2010.0 EPOCH, AS DERIVED FROM GNSS OBSERVATIONS PER THE O.D.O.T. RTN (REAL-TIME-NETWORK).



REPLAT OF SUBLOT NO. 43 IN THE OLD ORCHARD PLAT AND A BOUNDARY SURVEY FOR 5558 OLD ORCHARD DRIVE



TOWNSHIP OF HARPERSFIELD COUNTY OF ASHTABULA - STATE OF OHIO

McSteen LAND SURVEYORS 1415 East 286th Street Wickliffe, OH 44092

THIS SURVEY IS A BOUNDARY SURVEY PREPARED IN ACCORDANCE WITH CHAPTER 4733-37, OHIO ADMINISTRATIVE CODE. DISTANCES ARE GIVEN IN US SURVEY FEET AND DECIMAL PARTS THEREOF.

Signature of Ronald W. Hinton, Registered Professional Surveyor No. 7917.



- SURVEY REFERENCES: CHANGING OF TOWN LOT 16 ROXBURY DEVELOPMENT VOL. 15, PG. 104 A.C.M.R.; ADDITION TO SUBLOT 13 ROXBURY DEVELOPMENT VOL. 16, PG. 24 A.C.M.R.; REPLAT OF SUBLOTS 13, 16-1, AND 17 OF ROXBURY SUBDIVISION VOL. 16, PG. 69 A.C.M.R.; UNRECORDED OLD ORCHARD PLAT ADDITION NO. 1; PLATS AS SHOWN; RESURVEY OF LANDS FOR J. & C. SCHAEFFER DATED SEPTEMBER 4, 2002; BOUNDARY SURVEY FOR 5486 OLD ORCHARD DRIVE BY JOSEPH F. CHARLSON, DATED DEC. 27, 2004; RESURVEY OF LANDS FOR ANDREW W. & ANITA A. CRANFILL BY TIMOTHY E. STOCKER DATED JUNE 1, 2011; LOT SPLIT OF PPN 22-003-00-021-11 BY DAVID A. RAPP DATED NOV. 2011; RESURVEY & COMBINATION OF LANDS FOR FEDERAL NATIONAL MORTGAGE ASSOCIATION BY TIMOTHY E. STOCKER DATED FEB. 28, 2012; LOT SPLIT AND CONSOLIDATION OF LOTS IN THE ROXBURY DEVELOPMENT PLAT BY DAVID A. RAPP DATED MAR. 12, 2012; DEAN SURVEY BY JERRY SLAY DATED OCTOBER 11, 2013; BOUNDARY SURVEY OF PPN 22-007-10-019-01 BY DAVID A. RAPP DATED AUG. 27, 2020; RESURVEY OF LANDS FOR DAVID A. & DARLENE HRITZ DATED OCT. 28, 2020; RESURVEY & COMBINATION OF LANDS FOR JAMES A. ANTHONY BY TIMOTHY E. STOCKER DATED NOV. 2, 2020; ASHTABULA COUNTY DEED RECORDS; ASHTABULA COUNTY TAX MAPS.

APPROVALS: THIS IS TO CERTIFY THAT THE APPROVAL OF THIS REPLAT OF THE OLD ORCHARD PLAT IS ACKNOWLEDGED AND CONFIRMED BY THE ASHTABULA COUNTY COMMISSIONERS THIS DAY OF 2025.

J.P. DUCRO IV, KATHRYN WHITTINGTON, CASEY KOZLOWSKI

OWNERS ACCEPTANCE: WE, COLTON HARCHALK, EUGENE COY, AND RHONDA COY, OWNERS OF THE LAND SHOWN HEREON, DO HEREBY ACCEPT THIS REPLAT AS SHOWN HEREON. Signatures and dates of Eugene Coy and Rhonda Coy.

TIMOTHY T. MARTIN, P.E., COUNTY ENGINEER. THIS REPLAT HAS BEEN APPROVED BY THE SANITARY ENGINEER OF ASHTABULA COUNTY, OHIO THIS DAY OF 2025.

DOUG STARKEY, DIRECTOR. THIS REPLAT HAS BEEN APPROVED BY THE AUDITOR OF ASHTABULA COUNTY, OHIO THIS DAY OF 2025.

SCOTT YAMAMOTO, COUNTY AUDITOR. THIS REPLAT HAS BEEN APPROVED BY THE RECORDER OF ASHTABULA COUNTY, OHIO THIS DAY OF 2025.

BARBARA SCHAAB, COUNTY RECORDER

NOTARY PUBLIC: COUNTY OF ASHTABULA STATE OF OHIO. BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED COLTON HARCHALK, EUGENE COY, AND RHONDA COY, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT AND THAT IT WAS OF FREE ACT AND DEED PERSONALLY AND IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND OFFICIAL SEAL AT OHIO, THIS DAY OF 2025. Notary Public Jeanetta Price.



Table with 7 columns: CURVE, DELTA, RADIUS, ARC LENGTH, TANGENT, CHORD DISTANCE, CH BEARING. Lists curves C1 through C10 with their respective measurements.

AREA OF SURVEYED PREMISES: PPN 22-007-10-039-01 (TRACT 1) 0.3194 ACRES; OBS. RECORD & USED DISTANCE OR ANGLE 1.3128 ACRES; TOTAL AREA 1.6322 ACRES

- LEGEND: REBAR FOUND AS NOTED; 5/8" DIAMETER X 30" LONG REBAR WITH "MCSTEEN CA 02236" ID CAP SET; PIPE FOUND AS NOTED; CENTERLINE; RIGHT-OF-WAY; CALC. CALCULATED DISTANCE OR ANGLE; C.&U. CALCULATED & USED DISTANCE OR ANGLE; OBS. OBSERVED DISTANCE OR ANGLE; O.&U. OBSERVED & USED DISTANCE OR ANGLE; REC. RECORD DISTANCE OR ANGLE; R.&U. RECORD & USED DISTANCE OR ANGLE; FD. FOUND; MON. MONUMENT; O.L. ORIGINAL TOWNSHIP LOT; A.C.M.R. ASHTABULA COUNTY MAP RECORDS; A.C.D.R. ASHTABULA COUNTY DEED RECORDS; O.D.O.T. OHIO DEPARTMENT OF TRANSPORTATION