

RESOLUTION APPROVING PERMANENT EASEMENTS WITH VARIOUS PROPERTY OWNERS FOR CONSTRUCTING, MAINTAINING, OPERATING AND REPAIRING SANITARY SEWERS IN THE TOWNSHIP OF KINGSVILLE, COUNTY OF ASHTABULA, OHIO, ACDES

WHEREAS, Ray Nevison, Director of Ashtabula County Department of Environmental Services, has presented the following permanent easements with various property owners for constructing, maintaining, operating and repairing sanitary sewers located in the Township of Kingsville, County of Ashtabula for the approval of the Board, to wit:

<u>NAME</u>	<u>PARCEL NO.</u>	<u>ACRES</u>	<u>TAP-IN CREDIT</u>	<u>TAP-IN EXEMPTION</u>	<u>COMP.</u>
DiBenedetto Inc.	27-012-00-021-01	0.053	\$ 6,500.00	\$ 2,800.00	
DiBenedetto Inc.	27-012-00-019-00	0.059	\$ 6,500.00	\$ 2,800.00	
Babban, Inc.	27-012-00-017-00	0.095	\$ 6,500.00	\$ 2,800.00	
Virgil Marcy	27-012-00-027-00	0.081	\$ 6,500.00	\$ 2,800.00	
Thomas H. & Donna J. Nelson	27-012-00-008-00	0.348	\$ 6,500.00	\$ 2,800.00	
Marcy Transportation Inc.	27-012-00-028-00	0.137	\$ 6,500.00	\$ 2,800.00	
Marcy Transportation Inc.	27-012-00-029-00	0.063	\$ 6,500.00	\$ 2,800.00	
DiBenedetto Inc.	27-013-00-007-00	0.145	\$ 6,500.00	\$ 2,800.00	
Kingsville Towing and Repair Inc.	27-013-00-008-00	0.103	\$ 6,500.00	\$ 2,800.00	
Joel L. Thomas & Kimberly S. Thomas	27-013-00-030-00	0.128	\$ 6,500.00	\$ 2,800.00	
Kingsville Towing and Repair Inc.	27-013-00-011-00	0.37	\$ 6,500.00	\$ 2,800.00	
Rudy Pryately Jr.	27-013-00-009-00	0.299			\$11,500

WHEREAS, all terms and conditions are outlined in the easements for constructing, maintaining, operating and repairing sanitary sewers in the Township of Kingsville and are in full force and effect; now

THEREFORE, BE IT RESOLVED, By the Board of Commissioners of Ashtabula County, Ohio that the permanent easements are hereby approved by this Board as outlined above and in accordance with the copies of the easements 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. 2026-353

August 18, 2026

**RESOLUTION APPROVING PERMANENT EASEMENTS WITH VARIOUS
PROPERTY OWNERS FOR CONSTRUCTING, MAINTAINING, OPERATING AND
REPAIRING SANITARY SEWERS IN THE TOWNSHIP OF KINGSVILLE, COUNTY
OF ASHTABULA, OHIO, ACDES**

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

VOTE:

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

**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.



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

SANITARY SEWER EASEMENT

BEING A PART THE TOWNSHIP OF KINGSVILLE, COUNTY OF ASHTABULA,
STATE OF OHIO, AND KNOWN AS BEING PART OF LOT 17, RANGE 2 WEST,
TOWNSHIP 13 NORTH, CONNECTICUT WESTERN RESERVE

P.O.B. @

CENTERLINE
INTERSECTION
SR 84 & SR 193

STATE ROUTE 84 (WIDTH VARIES)

EX. RW

VIRGIL MARCY
27-012-00-027-00
5596 STATE ROUTE 193
VOL. 670 PAGE 591

RW-LA

MACS CONVENIENCE STORES LLC
27-012-00-033-00
5569 STATE ROUTE 193

STATE ROUTE 193 (WIDTH VARIES)

S1°28'33"E 407.25'

P.P.O.B.

49.02'

MARCY TRANSPORTATION INC
27-012-00-028-00
5580 STATE ROUTE 193
VOL. 432 PAGE 336

S89°53'13"E 26.78'
S6°10'02"W 43.32'

MARCY TRANSPORTATION INC
27-012-00-029-00
VOL. 432 PAGE 327

SAN EASEMENT
2729 SQUARE FEET
0.063 ACRES

N4°11'24"E 100.52'

EX. RW

70'

N89°48'58"W 30.94'

MACS CONVENIENCE STORES LLC
27-012-00-033-00
5569 STATE ROUTE 193

JOEL L THOMAS & KIMBERLY S THOMAS
27-012-00-030-00
VOL. 674 PAGE 2645

LEGEND

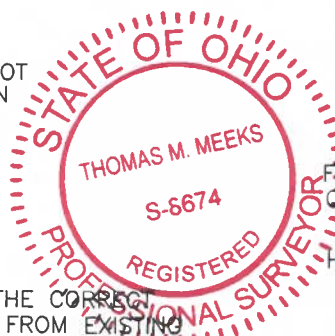
---	EXISTING CENTERLINE
---	EX. RW
---	EXISTING RIGHT OF WAY
---	EXISTING PROPERTY LINE
---	PROPOSED EASEMENT
---	RW-LA
---	LIMITED ACCESS RIGHT OF WAY

NOTES:

- RECORDS SHOWN HEREON ARE FROM THE ASHTABULA COUNTY RECORDER'S OFFICE.
- EASEMENTS AND/OR RIGHT-OF-WAYS WERE NOT ADDRESSED DURING THIS SURVEY OTHER THAN SHOWN HEREON.
- 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.



BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH (NORTH 0°00'00" EAST) FROM GPS OBSERVATIONS UTILIZING THE OHIO STATE PLANE COORDINATE SYSTEM (NORTH ZONE) HORIZONTAL DATUM NAD83 (2011 ADJ.)



SCALE IN FEET



verdantas

SANITARY SEWER EASEMENT
PARCEL 27-012-00-029-00
0.063 AC.

EASEMENT EXHIBIT

PROJECT NO.

232478

DISCIPLINE

SURVEY
JSD

SHEET

OF

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**PERMANENT GRANT OF EASEMENT FOR CONSTRUCTING, MAINTAINING,
OPERATING AND REPAIRING SANITARY SEWERS IN THE COUNTY OF
ASHTABULA, OHIO**

KNOW ALL MEN BY THESE PRESENTS, Marcy Transportation Inc. ("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 an underground sanitary sewage system 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 EASEMENT EXHIBIT.

The easement area is shown as the shaded area on the map attached hereto as part of EASEMENT EXHIBIT for illustrative purposes.

Affecting Permanent Parcel No. PP#27-012-00-029-00

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 sanitary sewer system or appurtenances constructed hereunder, and will not change the grade over such sanitary sewer system.

This Easement is granted on the express condition that Grantee shall, after the construction of said sanitary sewer system 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. Grantee 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 sanitary sewer system.

IN WITNESS WHEREOF, the Grantor does hereby set its hand this 10 day of December, 2025.

GRANTOR:
Marcy Transportation Inc.

By: Elaine M Marcy
Print Name: Elaine M Marcy
Title: president

State of Ohio)
) SS
County of Ashtabula)

BE IT REMEMBERED, that on the 10th day of December, 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.



Christina Partridge
Notary Public, State of Ohio
Commission #: 2024-RE-672212
My Commission Expires 01-07-2029

Notary Public Christina Partridge
Print Name Christina Partridge
Commission Expires 01-07-2029



**SANITARY SEWER EASEMENT DESCRIPTION OF 0.063 ACRES
Land conveyed to Marcy Transportation Inc. (Parcel 27-012-00-029-00)**

Situated in the Township of Kingsville, County of Ashtabula, and State of Ohio, and known as being part of Lot 17, Range 2 West, Township 13 North, Connecticut Western Reserve, and further being bounded and described as follows:

Beginning at the intersection of the centerline of State Route 193, variable width, with the centerline of State Route 84, variable width;

Thence S.1°28'33"E., along said centerline of State Route 193, 407.25 feet to the southwesterly corner of land conveyed to Marcy Transportation Inc., who claims title by instrument recorded in volume 432 page 336 of the Ashtabula County Records;

Thence S.89°53'13"E., along the southerly line of said land conveyed to Marcy Transportation Inc., 49.02 feet to the easterly line of said State Route 193, and the principal point of beginning;

Thence S.89°53'13"E., along said southerly line of land conveyed to Marcy Transportation Inc., 26.78 feet to a point;

Thence S 6°10'02" W., a distance of 43.32 feet to a point;

Thence S 1°28'33" E., parallel to said centerline of State Route 193 and distant 70 feet by normal measure therefrom, a distance of 57.25 feet to a northerly line of land conveyed to Joel L. & Kimberly S. Thomas, who claims title by instrument recorded in volume 674 page 2645 of the Ashtabula County Records;

Thence N 89°48'58" W, along said northerly line of land conveyed to Joel L. & Kimberly S. Thomas, a distance of 30.94 feet to said easterly line of State Route 193;

Thence N 4°11'24" E, along said easterly line of State Route 193, a distance of 100.52 feet to the Principal Point of Beginning, and containing 2,729 Square Feet, 0.063 Acres of land as calculated and described in June 2025 by Verdantas;

The above-described easement area burdens a part of Ashtabula County Auditor's Parcel No. 27-012-00-029-00.

The bearings described herein are based on Grid North (North 00°00'00" East) from GPS observations utilizing the Ohio State Plane North American Datum 1983 (2011 adj, North Zone) coordinate system. All distances expressed herein are in US Survey Feet.

This description is based on existing records and minimal field survey work performed during the month of May 2024, by or under the direct supervision of Thomas Meeks, PS Registered Professional Surveyor #8674.



BEING A PART THE TOWNSHIP OF KINGSVILLE, COUNTY OF ASHTABULA,
STATE OF OHIO, AND KNOWN AS BEING PART OF LOT 17, RANGE 2 WEST,
TOWNSHIP 13 NORTH, CONNECTICUT WESTERN RESERVE

P.O.B. @
CENTERLINE-
INTERSECTION
SR 84 & SR 193

[illegible]

 EXISTING CENTERLINE
 EX. R/W EXISTING RIGHT OF WAY
 EXISTING PROPERTY LINE
 PROPOSED EASEMENT
 RW-LA LIMITED ACCESS RIGHT OF WAY

- 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.

BASIS OF BEARINGS
THE BEARINGS SHOWN HEREON ARE
BASED ON GRID NORTH (NORTH
0°00'00" EAST)
FROM GPS OBSERVATIONS UTILIZING THE
OHIO STATE PLANE COORDINATE SYSTEM
(NORTH ZONE)
HORIZONTAL DATUM NAD83 (2011 ADJ.)



SCALE IN FEET



DATE _____

THOMAS M. MEEKS
OHIO REGISTRATION/LICENSE NO. 8674



SANITARY SEWER EASEMENT
PARCEL 27-012-00-029-00
0.063 AC.

EASEMENT EXHIBIT

PROJECT NO.

232478

DISCIPLINE

SURVEY
JSD

SHEET	OF
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Department of Environmental Services
Water Distribution
Wastewater Collection & Treatment

Douglas G. Starkey, Director



Board of Commissioners
J.P. Ducro IV, President
Casey R. Kozlowski, Vice President
Kathryn L. Whittington

Date: December 1, 2025

Re: Easement for Parcels No. 27-012-00-029-00

For sufficient consideration regarding grant an easement on parcel no. PP# 27-012-00-029-00 the Board of Commissioners of Ashtabula County will due the following

- 1) Grant a credit of \$6,500.00 for a tap-in fee for each multi family residential, commercial or industrial zoned parcel. Note: this credit is the minimum capacity fee for multi-family residential, commercial or industrial parcel and will be applied to the final tap-in fee. Said final tap-in fee may be more based on Ashtabula County's sanitary sewer code for non-residential properties based upon Ohio EPA guidelines.
- 2) Grant a full-exemption (\$2,800) to the proposed tap-in fee in its entirety for each single family residential zoned parcel.

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

Grantor:

Marcy Transportation Inc.

By: Elaine M Marcy

Print Name: Elaine M Marcy

Date: 12-10-25

Ashtabula County Board of Commissioners

J.P. Ducro IV, Board President
Casey Kozlowski
Date: 8-18-26

P.O. Box 520, Jefferson, OH 44047

Phone: (440) 576-3722 | Fax: (440) 576-3781 | Web: www.ashtabulacounty.us

**PERMANENT GRANT OF EASEMENT FOR CONSTRUCTING, MAINTAINING,
OPERATING AND REPAIRING SANITARY SEWERS IN THE COUNTY OF
ASHTABULA, OHIO**

KNOW ALL MEN BY THESE PRESENTS, Marcy Transportation Inc. ("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 an underground sanitary sewage system 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 EASEMENT EXHIBIT.

The easement area is shown as the shaded area on the map attached hereto as part of EASEMENT EXHIBIT for illustrative purposes.

Affecting Permanent Parcel No. PP#27-012-00-029-00

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 sanitary sewer system or appurtenances constructed hereunder, and will not change the grade over such sanitary sewer system.

This Easement is granted on the express condition that Grantee shall, after the construction of said sanitary sewer system 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. Grantee 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 sanitary sewer system.

IN WITNESS WHEREOF, the Grantor does hereby set its hand this _____ day of _____, 2025.

GRANTOR:
Marcy Transportation Inc.

By: _____

Print Name: _____

Title: _____

State of Ohio)
) SS
County of Ashtabula)

BE IT REMEMBERED, that on the ____ day of _____, 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.

Notary Public _____

Print Name _____

Commission Expires _____



**SANITARY SEWER EASEMENT DESCRIPTION OF 0.063 ACRES
Land conveyed to Marcy Transportation Inc. (Parcel 27-012-00-029-00)**

Situated in the Township of Kingsville, County of Ashtabula, and State of Ohio, and known as being part of Lot 17, Range 2 West, Township 13 North, Connecticut Western Reserve, and further being bounded and described as follows:

Beginning at the intersection of the centerline of State Route 193, variable width, with the centerline of State Route 84, variable width;

Thence S.1°28'33"E., along said centerline of State Route 193, 407.25 feet to the southwesterly corner of land conveyed to Marcy Transportation Inc., who claims title by instrument recorded in volume 432 page 336 of the Ashtabula County Records;

Thence S.89°53'13"E., along the southerly line of said land conveyed to Marcy Transportation Inc., 49.02 feet to the easterly line of said State Route 193, and the principal point of beginning;

Thence S.89°53'13"E., along said southerly line of land conveyed to Marcy Transportation Inc., 26.78 feet to a point;

Thence S 6°10'02" W., a distance of 43.32 feet to a point;

Thence S 1°28'33" E., parallel to said centerline of State Route 193 and distant 70 feet by normal measure therefrom, a distance of 57.25 feet to a northerly line of land conveyed to Joel L. & Kimberly S. Thomas, who claims title by instrument recorded in volume 674 page 2645 of the Ashtabula County Records;

Thence N 89°48'58" W, along said northerly line of land conveyed to Joel L. & Kimberly S. Thomas, a distance of 30.94 feet to said easterly line of State Route 193;

Thence N 4°11'24" E, along said easterly line of State Route 193, a distance of 100.52 feet to the Principal Point of Beginning, and containing 2,729 Square Feet, 0.063 Acres of land as calculated and described in June 2025 by Verdantas;

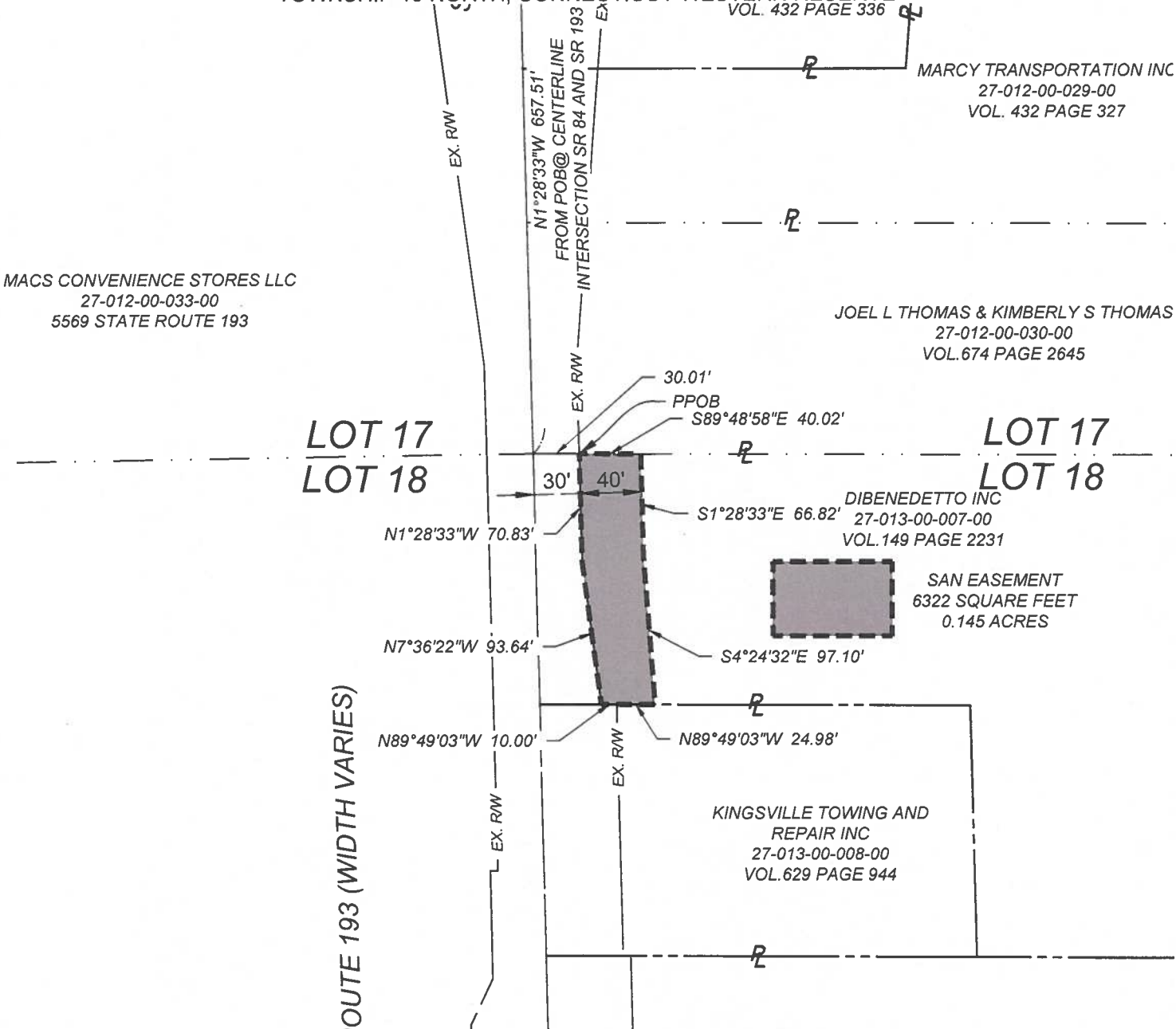
The above-described easement area burdens a part of Ashtabula County Auditor's Parcel No. 27-012-00-029-00.

The bearings described herein are based on Grid North (North 00°00'00" East) from GPS observations utilizing the Ohio State Plane North American Datum 1983 (2011 adj, North Zone) coordinate system. All distances expressed herein are in US Survey Feet.

This description is based on existing records and minimal field survey work performed during the month of May 2024, by or under the direct supervision of Thomas Meeks, PS Registered Professional Surveyor #8674.

SANITARY SEWER EASEMENT

BEING A PART THE TOWNSHIP OF KINGSVILLE, COUNTY OF ASHTABULA,
STATE OF OHIO, AND KNOWN AS BEING PART OF LOT 18, RANGE 2 WEST,
TOWNSHIP 13 NORTH, CONNECTICUT WESTERN RESERVE



LEGEND

- EXISTING CENTERLINE
- EX. RW EXISTING RIGHT OF WAY
- EXISTING PROPERTY LINE
- PROPOSED EASEMENT
- RW-LA LIMITED ACCESS RIGHT OF WAY

NOTES:

- RECORDS SHOWN HEREON ARE FROM THE ASHTABULA COUNTY RECORDER'S OFFICE.
- EASEMENTS AND/OR RIGHT-OF-WAYS WERE NOT ADDRESSED DURING THIS SURVEY OTHER THAN SHOWN HEREON.
- 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.



BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH (NORTH 0°00'00" EAST) FROM GPS OBSERVATIONS UTILIZING THE OHIO STATE PLANE COORDINATE SYSTEM (NORTH ZONE) HORIZONTAL DATUM NAD83 (2011 ADJ.)



SCALE IN FEET



verdantas

SANITARY SEWER EASEMENT
PARCEL 27-013-00-007-00
0.145 AC.

EASEMENT EXHIBIT

PROJECT NO.	
232478	
DISCIPLINE	
SURVEY	
JSD	
SHEET	OF
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**PERMANENT GRANT OF EASEMENT FOR CONSTRUCTING, MAINTAINING,
OPERATING AND REPAIRING SANITARY SEWERS IN THE COUNTY OF
ASHTABULA, OHIO**

KNOW ALL MEN BY THESE PRESENTS, Dibenedetto, Inc. ("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 an underground sanitary sewage system 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 EASEMENT EXHIBIT.

The easement area is shown as the shaded area on the map attached hereto as part of EASEMENT EXHIBIT for illustrative purposes.

Affecting Permanent Parcel No. PP#27-013-00-007-00

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 sanitary sewer system or appurtenances constructed hereunder.

This Easement is granted on the express condition that Grantee shall, after the construction of said sanitary sewer system 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. Grantee 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 sanitary sewer system.

IN WITNESS WHEREOF, the Grantor does hereby set its hand this 13th day of April, 2026.

GRANTOR:
Dibenedetto, Inc.

By: 

Print Name: Paulo D. Dibenedetto

Title: President

State of Ohio)
) SS
County of Ashtabula)

BE IT REMEMBERED, that on the 13th day of April, 2026, 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.



Christina Partridge
Notary Public, State of Ohio
Commission #: 2024-05-072212
My Commission Expires 01-07-2029

Notary Public Christina Partridge
Print Name Christina Partridge
Commission Expires 01-07-2029



SANITARY SEWER EASEMENT DESCRIPTION OF 0.145 ACRES
Land conveyed to Dibenedetto Inc. (Parcel 27-013-00-007-00)

Situated in the Township of Kingsville, County of Ashtabula, and State of Ohio, and known as being part of Lot 18, Range 2 West, Township 13 North, Connecticut Western Reserve, and further being bounded and described as follows:

Beginning at the intersection of the centerline of State Route 193, variable width, with the centerline of State Route 84, variable width;

Thence S.1°28'33"E., along said centerline of State Route 193, 657.51 feet to the southwesterly corner of land conveyed to Joel L. & Kimberly S. Thomas, who claims title by instrument recorded in volume 674 page 2645 of the Ashtabula County Records;

Thence S.89°48'58"E., along the southerly line of said land conveyed to Joel L. & Kimberly S. Thomas, which is coincident with the east-west line between the original Lot 17 and Lot 18, a distance of 30.01 feet to the easterly line of said State Route 193, and the principal point of beginning;

Thence S.89°48'58"E., along said southerly line of land conveyed to Joel L. & Kimberly S. Thomas, 40.02 feet to a point;

Thence S 1°28'33" E., parallel with said centerline of State Route 193, and distant 70 feet by normal therefrom, a distance of 66.82 feet;

Thence S 4°24'32" E., a distance of 97.10 feet to a northerly line of land conveyed to Kingsville Towing and Repair Inc., who claims title by instrument recorded in volume 629 page 944 of the Ashtabula County Records;

Thence N 89°49'03" W, along said northerly line of land conveyed to Kingsville Towing and Repair Inc., a distance of 24.98 feet to said easterly line of State Route 193;

Thence N 89°49'03" W, along said easterly line of land conveyed to of State Route 193, a distance of 10.00 feet to an angle therein;

Thence N 7°36'22" W, along said easterly line of State Route 193, a distance of 93.64 feet to an angle therein;

Thence N 1°28'33" W, along said easterly line of State Route 193, a distance of 70.83 feet to the Principal Point of Beginning, and containing 6,322 Square Feet, 0.145 Acres of land as calculated and described in June 2025 by Verdantas;

The above-described easement area burdens a part of Ashtabula County Auditor’s Parcel No. 27-013-00-007-00.

The bearings described herein are based on Grid North (North 00°00’00” East) from GPS observations utilizing the Ohio State Plane North American Datum 1983 (2011 adj, North Zone) coordinate system. All distances expressed herein are in US Survey Feet.

This description is based on existing records and minimal field survey work performed during the month of May 2024, by or under the direct supervision of Thomas Meeks, PS Registered Professional Surveyor #8674.

Department of Environmental Services
Water Distribution
Wastewater Collection & Treatment

Douglas G. Starkey, Director



Board of Commissioners
J.P. Ducro IV, President
Casey R. Kozlowski, Vice President
Kathryn L. Whittington

Date: April 13, 2026

Re: Easement for Parcels No. 27-013-00-007-00

For sufficient consideration regarding grant an easement on parcel no. PP# 27-013-00-007-00 the Board of Commissioners of Ashtabula County will due the following

- 1) Grant a credit of \$6,500.00 for a tap-in fee for each multi family residential, commercial or industrial zoned parcel. Note: this credit is the minimum capacity fee for multi-family residential, commercial or industrial parcel and will be applied to the final tap-in fee. Said final tap-in fee may be more based on Ashtabula County's sanitary sewer code for non-residential properties based upon Ohio EPA guidelines.
- 2) Grant a full-exemption (\$2,800) to the proposed tap-in fee in its entirety for each single family residential zoned parcel.

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

Grantor:

Dibenedetto, Inc.

By: Paulo Dibenedetto

Print Name: Paulo Dibenedetto

Date: 4-13-26

Ashtabula County Board of Commissioners

J.P. Ducro IV, Board President
Casey Kozlowski
Date: 8-15-26

P.O. Box 520, Jefferson, OH 44047

Phone: (440) 576-3722 | Fax: (440) 576-3781 | Web: www.ashtabulacounty.us

SANITARY SEWER EASEMENT

BEING A PART THE TOWNSHIP OF KINGSVILLE, COUNTY OF ASHTABULA,
STATE OF OHIO, AND KNOWN AS BEING PART OF LOT 18, RANGE 2 WEST,
TOWNSHIP 13 NORTH, CONNECTICUT WESTERN RESERVE

MACS CONVENIENCE STORES LLC
27-012-00-033-00
5569 STATE ROUTE 193

JOEL L THOMAS & KIMBERLY S THOMAS
27-012-00-030-00
VOL. 674 PAGE 2645

LOT 17
LOT 18

LOT 17
LOT 18

DIBENEDETTO INC
27-013-00-007-00
VOL. 149 PAGE 2231

STATE ROUTE 193 (WIDTH VARIES)

HPT TA PROPERTIES TRUST
27-013-00-034-00
5551 STATE ROUTE 193

S1°28'33"E 821.16'
FROM POB @ CENTERLINE
INTERSECTION SR 84 AND SR 193
EX. RW
EX. RW
EX. RW
EX. RW

50.02'
PPOB
S89°49'03"E 24.98'
50'
N1°28'33"W 163.68'
S3°13'24"E 163.90'
N89°49'03"W 24.98'
N89°49'03"W 5.00'

SAN EASEMENT
4496 SQUARE FEET
0.103 ACRES

KINGSVILLE TOWING AND
REPAIR INC
27-013-00-008-00
VOL. 629 PAGE 944

RUDY PRYATELY JR
27-013-00-009-00
VOL. 102 PAGE 2474

LEGEND

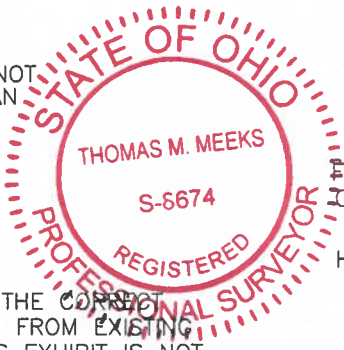
- EXISTING CENTERLINE
----- EX. RW ----- EXISTING RIGHT OF WAY
----- EXISTING PROPERTY LINE
----- PROPOSED EASEMENT
----- RW-LA ----- LIMITED ACCESS RIGHT OF WAY

NOTES:

- RECORDS SHOWN HEREON ARE FROM THE ASHTABULA COUNTY RECORDER'S OFFICE.
- EASEMENTS AND/OR RIGHT-OF-WAYS WERE NOT ADDRESSED DURING THIS SURVEY OTHER THAN SHOWN HEREON.
- 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.



BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH (NORTH 0°00'00" EAST) FROM GPS OBSERVATIONS UTILIZING THE OHIO STATE PLANE COORDINATE SYSTEM (NORTH ZONE) HORIZONTAL DATUM NAD83 (2011 ADJ.)



SCALE IN FEET



verdantas

SANITARY SEWER EASEMENT
PARCEL 27-013-00-008-00
0.103 AC.

EASEMENT EXHIBIT

PROJECT NO.

232478

DISCIPLINE

SURVEY
JSD

SHEET

OF

1

1

**PERMANENT GRANT OF EASEMENT FOR CONSTRUCTING, MAINTAINING,
OPERATING AND REPAIRING SANITARY SEWERS IN THE COUNTY OF
ASHTABULA, OHIO**

KNOW ALL MEN BY THESE PRESENTS, Kingsville Towing and Repair Inc. ("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 an underground sanitary sewage system 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 EASEMENT EXHIBIT.

The easement area is shown as the shaded area on the map attached hereto as part of EASEMENT EXHIBIT for illustrative purposes.

Affecting Permanent Parcel No. PP#27-013-00-008-00

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 sanitary sewer system or appurtenances constructed hereunder, and will not change the grade over such sanitary sewer system.

This Easement is granted on the express condition that Grantee shall, after the construction of said sanitary sewer system 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. Grantee 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 sanitary sewer system.

IN WITNESS WHEREOF, the Grantor does hereby set its hand this 10th day of December, 2025.

GRANTOR:

Kingsville Towing and Repair Inc.

By: [Signature] pres

Print Name: David W. Horton

Title: pres

State of Ohio)
) SS
County of Ashtabula)

BE IT REMEMBERED, that on the 10th day of December, 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.



Christina Partridge
Notary Public, State of Ohio
Commission #: 2024-RE-872212
My Commission Expires 01-07-2029

Notary Public Christina Partridge
Print Name Christina Partridge
Commission Expires 01-07-2029



SANITARY SEWER EASEMENT DESCRIPTION OF 0.103 ACRES
Land conveyed to Kingsville Towing and Repair Inc. (Parcel 27-013-00-008-00)

Situated in the Township of Kingsville, County of Ashtabula, and State of Ohio, and known as being part of Lot 18, Range 2 West, Township 13 North, Connecticut Western Reserve, and further being bounded and described as follows:

Beginning at the intersection of the centerline of State Route 193, variable width, with the centerline of State Route 84, variable width;

Thence S.1°28'33"E., along said centerline of State Route 193, 821.16 feet to the southwesterly corner of land conveyed to Dibenedetto Inc., who claims title by instrument recorded in volume 149 page 2231 of the Ashtabula County Records;

Thence S.89°49'03"E., along the southerly line of said land conveyed to Dibenedetto Inc., a distance of 50.02 feet to the easterly line of said State Route 193, and the principal point of beginning;

Thence S.89°49'03"E., along said southerly line of land conveyed to Dibenedetto Inc., 24.98 feet to a point;

Thence S 3°13'24" E., a distance of 163.90 feet to a northerly line of land conveyed to Rudy Pryately Jr., who claims title by instrument recorded in volume 102 page 2474 of the Ashtabula County Records;

Thence N 89°49'03" W, along said northerly line of land conveyed to Rudy Pryately Jr., a distance of 24.98 feet to said easterly line of State Route 193;

Thence N 89°49'03" W, along said easterly line of land conveyed to of State Route 193, a distance of 5.00 feet to an angle therein;

Thence N 1°28'33" W, along said easterly line of State Route 193, a distance of 163.68 feet to the Principal Point of Beginning, and containing 4,496 Square Feet, 0.103 Acres of land as calculated and described in June 2025 by Verdantas;

The above-described easement area burdens a part of Ashtabula County Auditor's Parcel No. 27-013-00-008-00.

The bearings described herein are based on Grid North (North 00°00'00" East) from GPS observations utilizing the Ohio State Plane North American Datum 1983 (2011 adj, North Zone) coordinate system. All distances expressed herein are in US Survey Feet.

This description is based on existing records and minimal field survey work performed during the month of May 2024, by or under the direct supervision of Thomas Meeks, PS Registered Professional Surveyor #8674.

Department of Environmental Services
Water Distribution
Wastewater Collection & Treatment

Douglas G. Starkey, Director



Board of Commissioners
J.P. Ducro IV, President
Casey R. Kozlowski, Vice President
Kathryn L. Whittington

Date: December 1, 2025

Re: Easement for Parcels No. 27-013-00-008-00

For sufficient consideration regarding grant an easement on parcel no. PP# 27-013-00-008-00 the Board of Commissioners of Ashtabula County will due the following

- 1) Grant a credit of \$6,500.00 for a tap-in fee for each multi family residential, commercial or industrial zoned parcel. Note: this credit is the minimum capacity fee for multi-family residential, commercial or industrial parcel and will be applied to the final tap-in fee. Said final tap-in fee may be more based on Ashtabula County's sanitary sewer code for non-residential properties based upon Ohio EPA guidelines.
- 2) Grant a full-exemption (\$2,800) to the proposed tap-in fee in its entirety for each single family residential zoned parcel.

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

Grantor:

Kingsville Towing and Repair Inc.

By: [Signature]

Print Name: David W. Horton

Date: 12/10/25

Ashtabula County Board of Commissioners

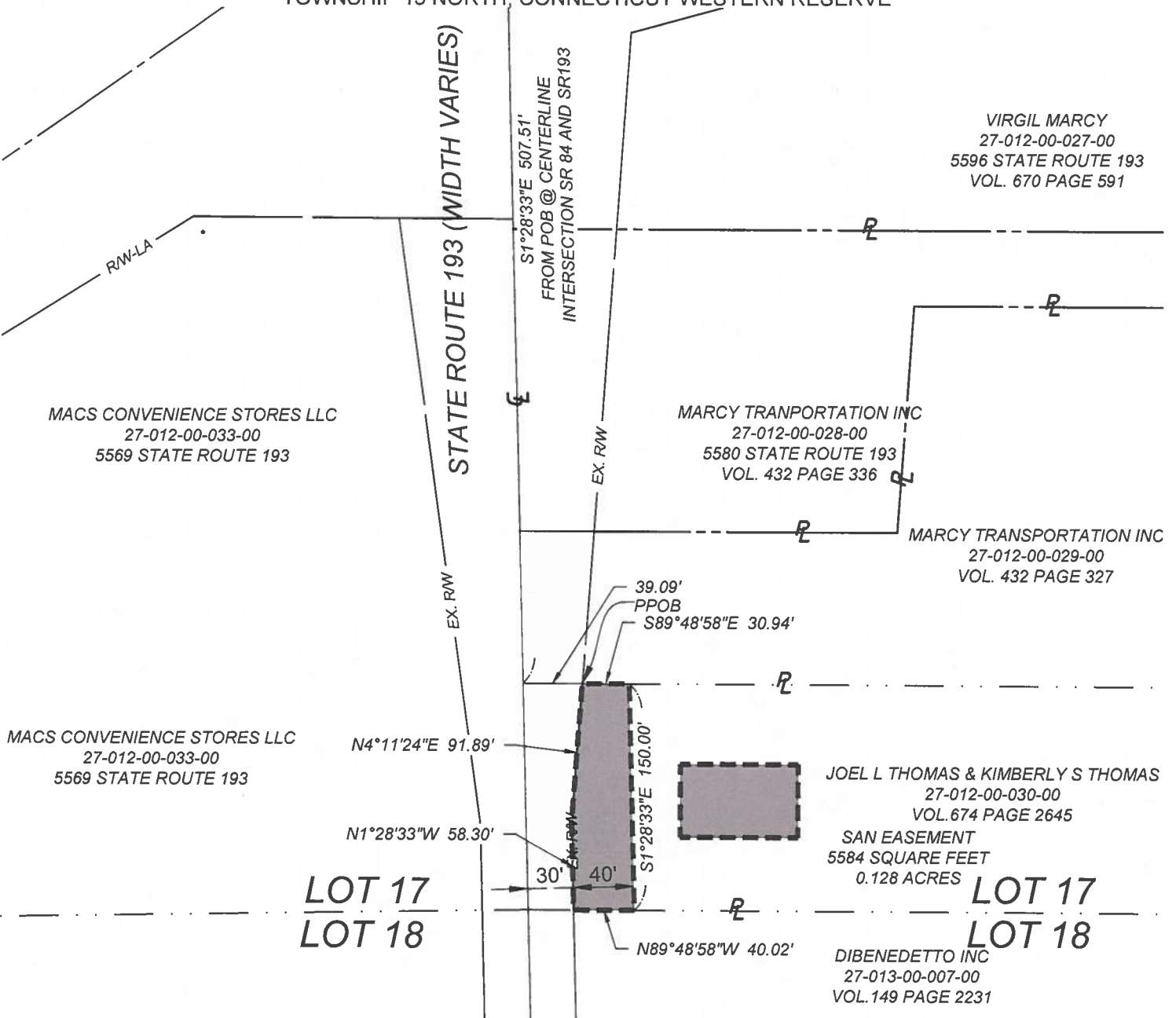
[Signature]
J.P. Ducro IV, Board President
Casey Kozlowski
Date: 8-15-26

P.O. Box 520, Jefferson, OH 44047

Phone: (440) 576-3722 | Fax: (440) 576-3781 | Web: www.ashtabulacounty.us

SANITARY SEWER EASEMENT

BEING A PART THE TOWNSHIP OF KINGSVILLE, COUNTY OF ASHTABULA,
STATE OF OHIO, AND KNOWN AS BEING PART OF LOT 17, RANGE 2 WEST,
TOWNSHIP 13 NORTH, CONNECTICUT WESTERN RESERVE



LEGEND

	EXISTING CENTERLINE
	EXISTING RIGHT OF WAY
	EXISTING PROPERTY LINE
	PROPOSED EASEMENT
	LIMITED ACCESS RIGHT OF WAY

NOTES:

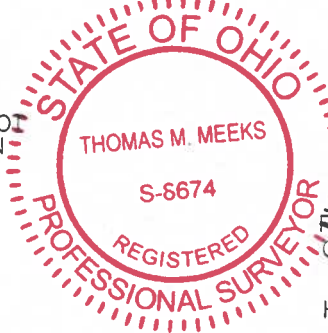
- RECORDS SHOWN HEREON ARE FROM THE ASHTABULA COUNTY RECORDER'S OFFICE.
- EASEMENTS AND/OR RIGHT-OF-WAYS WERE NOT ADDRESSED DURING THIS SURVEY OTHER THAN SHOWN HEREON.
- THIS IS NOT TO BE CONSTRUED AS A BOUNDARY SURVEY.

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.

7/23/25
DATE

THOMAS M. MEEKS
OHIO REGISTRATION/LICENSE NO. 8674



BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH (NORTH 0°00'00\"/>



SCALE IN FEET



verdantas

SANITARY SEWER EASEMENT
PARCEL 27-012-00-030-00
0.128 AC.

EASEMENT EXHIBIT

PROJECT NO.

232478

DISCIPLINE

SURVEY
JSD

SHEET

1

OF

1

**PERMANENT GRANT OF EASEMENT FOR CONSTRUCTING, MAINTAINING,
OPERATING AND REPAIRING SANITARY SEWERS IN THE COUNTY OF
ASHTABULA, OHIO**

KNOW ALL MEN BY THESE PRESENTS, Joel L. Thomas & Kimberly S. Thomas ("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 an underground sanitary sewage system 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 EASEMENT EXHIBIT.

The easement area is shown as the shaded area on the map attached hereto as part of EASEMENT EXHIBIT for illustrative purposes.

Affecting Permanent Parcel No. PP#27-012-00-030-00

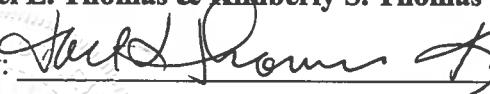
Grantor may fully use and enjoy the said premises, except for the purposes granted to Grantee and provided that the Grantor shall not construct nor permit to be constructed any house, structures or obstructions on or over the property described in this Easement, or that will interfere with the construction,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

This Easement is granted on the express condition that Grantee shall, after the construction of said sanitary sewer system 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. Grantee 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 sanitary sewer system.

IN WITNESS WHEREOF, the Grantor does hereby set its hand this 10 day of December, 2025.

GRANTOR:

Joel L. Thomas & Kimberly S. Thomas

By:  

Print Name: Joel L. Thomas / Kimberly S. Thomas

Title: Owners

State of Ohio)

)

SS

County of Ashtabula)

BE IT REMEMBERED, that on the 10th day of December, 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.



Christina Partridge
Notary Public, State of Ohio
Commission #: 2024-RE-072212
My Commission Expires 01-07-2029

Notary Public Christina Partridge
Print Name Christina Partridge
Commission Expires 01-07-2029



SANITARY SEWER EASEMENT DESCRIPTION OF 0.128 ACRES
Land conveyed to Joel L. Thomas & Kimberly S. Thomas (Parcel 27-012-00-030-00)

Situated in the Township of Kingsville, County of Ashtabula, and State of Ohio, and known as being part of Lot 17, Range 2 West, Township 13 North, Connecticut Western Reserve, and further being bounded and described as follows:

Beginning at the intersection of the centerline of State Route 193, variable width, with the centerline of State Route 84, variable width;

Thence S.1°28'33"E., along said centerline of State Route 193, 507.51 feet to the southwesterly corner of land conveyed to Marcy Transportation Inc., who claims title by instrument recorded in volume 432 page 327 of the Ashtabula County Records;

Thence S.89°48'58"E., along the southerly line of said land conveyed to Marcy Transportation Inc., 39.09 feet to the easterly line of said State Route 193, and the principal point of beginning;

Thence S.89°48'58"E., along said southerly line of land conveyed to Marcy Transportation Inc., 30.94 feet to a point;

Thence S 1°28'33" E., parallel with said centerline of State Route 193, and distant 70 feet by normal there from, a distance of 150.00 feet to a northerly line of land conveyed to Dibenedetto Inc., who claims title by instrument recorded in volume 149 page 2231 of the Ashtabula County Records, which is coincident with the east-west line between the original Lot 17 and Lot 18;

Thence N 89°48'58" W, along said northerly line of land conveyed to Dibenedetto Inc., a distance of 40.02 feet to said easterly line of State Route 193;

Thence N 1°28'33" W, along said easterly line of State Route 193, a distance of 58.30 feet to an angle therein;

Thence N 4°11'24" E, along said easterly line of State Route 193, a distance of 91.89 feet to the Principal Point of Beginning, and containing 5,584 Square Feet, 0.128 Acres of land as calculated and described in June 2025 by Verdantas;

The above-described easement area burdens a part of Ashtabula County Auditor's Parcel No. 27-012-00-030-00.

The bearings described herein are based on Grid North (North 00°00'00" East) from GPS observations utilizing the Ohio State Plane North American Datum 1983 (2011 adj, North Zone) coordinate system. All distances expressed herein are in US Survey Feet.

This description is based on existing records and minimal field survey work performed during the month of May 2024, by or under the direct supervision of Thomas Meeks, PS Registered Professional Surveyor #8674.

BEING A PART THE TOWNSHIP OF KINGSVILLE, COUNTY OF ASHTABULA,
STATE OF OHIO, AND KNOWN AS BEING PART OF LOT 17, RANGE 2 WEST,
TOWNSHIP 13 NORTH, CONNECTICUT WESTERN RESERVE



_____ EXISTING CENTERLINE
 _____ EX. R/W _____ EXISTING RIGHT OF WAY
 _____ EXISTING PROPERTY LINE
 _____ PROPOSED EASEMENT
 _____ R/W-LA _____ LIMITED ACCESS RIGHT OF WAY

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.

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE
BASED ON GRID NORTH (NORTH
0°00'00" EAST)
FROM GPS OBSERVATIONS UTILIZING THE
OHIO STATE PLANE COORDINATE SYSTEM
(NORTH ZONE)
HORIZONTAL DATUM NAD83 (2011 ADJ.)



SCALE IN FEET



DATE _____

THOMAS M. MEEKS
OHIO REGISTRATION/LICENSE NO. 8674



SANITARY SEWER EASEMENT
PARCEL 27-012-00-030-00
0.128 AC.

EASEMENT EXHIBIT

PROJECT NO.

232478

DISCIPLINE

SURVEY

SHEET

OF

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Department of Environmental Services
Water Distribution
Wastewater Collection & Treatment

Douglas G. Starkey, Director



Board of Commissioners
J.P. Ducro IV, President
Casey R. Kozlowski, Vice President
Kathryn L. Whittington

Date: December 1, 2025

Re: Easement for Parcels No. 27-012-00-030-00

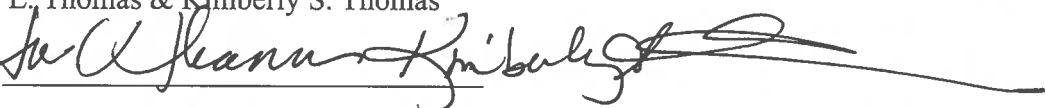
For sufficient consideration regarding grant an easement on parcel no. PP# 27-012-00-030-00 the Board of Commissioners of Ashtabula County will due the following

- 1) Grant a credit of \$6,500.00 for a tap-in fee for each multi family residential, commercial or industrial zoned parcel. Note: this credit is the minimum capacity fee for multi-family residential, commercial or industrial parcel and will be applied to the final tap-in fee. Said final tap-in fee may be more based on Ashtabula County's sanitary sewer code for non-residential properties based upon Ohio EPA guidelines.
- 2) Grant a full-exemption (\$2,800) to the proposed tap-in fee in its entirety for each single family residential zoned parcel.

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

Grantor:

Joel L. Thomas & Kimberly S. Thomas

By: 

Print Name: Joel L. Thomas Kimberly S. Thomas

Date: 12/10/25

Ashtabula County Board of Commissioners


J.P. Ducro IV, Board President

Casey Kozlowski
Date: 8-18-20

P.O. Box 520, Jefferson, OH 44047

Phone: (440) 576-3722 | Fax: (440) 576-3781 | Web: www.ashtabulacounty.us

SANITARY SEWER EASEMENT

BEING A PART THE TOWNSHIP OF KINGSVILLE, COUNTY OF ASHTABULA,
STATE OF OHIO, AND KNOWN AS BEING PART OF LOT 18, RANGE 2 WEST,
TOWNSHIP 13 NORTH, CONNECTICUT WESTERN RESERVE

LEGEND

-----	EXISTING CENTERLINE
----- EX. RW -----	EXISTING RIGHT OF WAY
-----	EXISTING PROPERTY LINE
-----	PROPOSED EASEMENT
----- RW-LA -----	LIMITED ACCESS RIGHT OF WAY

NOTES:

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- THIS IS NOT TO BE CONSTRUED AS A BOUNDARY SURVEY.

CERTIFICATION:

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7/24/25
DATE


THOMAS M. MECKS
OHIO REGISTRATION/LICENSE NO. 8674



BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE
BASED ON GRID NORTH (NORTH
0°00'00" EAST)
FROM GPS OBSERVATIONS UTILIZING THE
OHIO STATE PLANE COORDINATE SYSTEM
(NORTH ZONE)
HORIZONTAL DATUM NAD83 (2011 ADJ.)



SCALE IN FEET



verdantas

SANITARY SEWER EASEMENT
PARCEL 27-013-00-011-00
0.370 AC.

EASEMENT EXHIBIT

PROJECT NO.

232478

DISCIPLINE

SURVEY

JSD

SHEET

1

OF

2

SANITARY SEWER EASEMENT

BEING A PART THE TOWNSHIP OF KINGSVILLE, COUNTY OF ASHTABULA,
STATE OF OHIO, AND KNOWN AS BEING PART OF LOT 18, RANGE 2 WEST,
TOWNSHIP 13 NORTH, CONNECTICUT WESTERN RESERVE

RUDY PRYATELY JR
27-013-00-009-00
VOL.102 PAGE 2474

KINGSVILLE TOWING AND REPAIR INC
27-013-00-011-00
VOL.781 PAGE 1366

SAN EASEMENT
16124 SQUARE FEET
0.370 ACRES

SCOTT M BOWERS & EVI LU BOWERS
27-013-00-033-00
5423 STATE ROUTE 193

JENNIFER L GREGORY & ARTHUR H HIGLEY
27-013-00-032-00
5411 STATE ROUTE 193

STATE ROUTE 193 (WIDTH VARIES)

FROM POB @ CENTERLINE INT. SR 84 & SR 193

P.O.B.

P.P.O.B.

verdantas

SANITARY SEWER EASEMENT
PARCEL 27-013-00-011-00
0.370 AC.

EASEMENT EXHIBIT

PROJECT NO.	
232478	
DISCIPLINE	
SURVEY	
JSD	
SHEET	OF
2	2

**PERMANENT GRANT OF EASEMENT FOR CONSTRUCTING, MAINTAINING,
OPERATING AND REPAIRING SANITARY SEWERS IN THE COUNTY OF
ASHTABULA, OHIO**

KNOW ALL MEN BY THESE PRESENTS, Kingsville Towing and Repair Inc. ("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 an underground sanitary sewage system 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 EASEMENT EXHIBIT.

The easement area is shown as the shaded area on the map attached hereto as part of EASEMENT EXHIBIT for illustrative purposes.

Affecting Permanent Parcel No. PP#27-013-00-011-00

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 sanitary sewer system or appurtenances constructed hereunder, and will not change the grade over such sanitary sewer system.

This Easement is granted on the express condition that Grantee shall, after the construction of said sanitary sewer system 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. Grantee 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 sanitary sewer system.

IN WITNESS WHEREOF, the Grantor does hereby set its hand this 10th day of December, 2025.

GRANTOR:

Kingsville Towing and Repair Inc.

By: [Signature] pres

Print Name: David W. HURIN

Title: pres

State of Ohio)
) SS
County of Ashtabula)

BE IT REMEMBERED, that on the 10th day of December, 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.



Christina Partridge
Notary Public, State of Ohio
Commission #: 2024-RE-872212
My Commission Expires 01-07-2029

Notary Public Christina Partridge
Print Name Christina Partridge
Commission Expires 01-07-2029



SANITARY SEWER EASEMENT DESCRIPTION OF 0.370 ACRES
Land conveyed to Kingsville Towing and Repair Inc. (Parcel 27-013-00-011-00)

Situated in the Township of Kingsville, County of Ashtabula, and State of Ohio, and known as being part of Lot 18, Range 2 West, Township 13 North, Connecticut Western Reserve, and further being bounded and described as follows:

Beginning at the intersection of the centerline of State Route 193, variable width, with the centerline of State Route 84, variable width;

Thence S.1°28'33"E., along said centerline of State Route 193, 2112.56 feet to an angle point therein;

Thence S.1°55'46"E., continuing along said centerline of State Route 193, 136.42 feet to a point;

Thence N.88°04'14"E., perpendicular to said centerline of State Route 193, a distance of 40.00 feet to the easterly line of said State Route 193, and the principal point of beginning;

Thence N 1°55'46" W, along said easterly line of State Route 193, a distance of 136.26 feet to an angle therein;

Thence N 1°28'33" W, along said easterly line of State Route 193, 183.19 feet to an angle therein;

Thence N 2°06'02" E, along said easterly line of State Route 193, 400.78 feet to an angle therein;

Thence N 1°28'33" W, along said easterly line of State Route 193, a distance of 83.53 feet to the southerly line of land conveyed to Rudy Pryately Jr., who claims title by instrument recorded in volume 102 page 2474 of the Ashtabula County Records;

Thence N.74°22'10"E, along said southerly line of land conveyed to Rudy Pryately Jr., 20.63 feet to a point;

Thence S 1°28'33" E., parallel with said centerline of State Route 193 and distant 85 feet by normal measure therefrom, a distance of 89.20 feet to a point;

Thence S 2°06’02” W, parallel with said easterly line of State Route 193 and distant 20 feet by normal measure therefrom, 400.78 feet to a point;

Thence S 1°28’33” E., parallel with said centerline of State Route 193 and distant 60 feet by normal measure therefrom, a distance of 182.49 feet to a point;

Thence S 1°55’46” E., parallel with said centerline of State Route 193 and distant 60 feet by normal measure therefrom, a distance of 136.18 feet to a point;

Thence S 88°04’14” W, perpendicular to said centerline of State Route 193, a distance of 20.00 feet to the Principal Point of Beginning, and containing 16,124 Square Feet, 0.370 Acres of land as calculated and described in June 2025 by Verdantas;

The above-described easement area burdens a part of Ashtabula County Auditor’s Parcel No. 27-013-00-011-00.

The bearings described herein are based on Grid North (North 00°00’00” East) from GPS observations utilizing the Ohio State Plane North American Datum 1983 (2011 adj, North Zone) coordinate system. All distances expressed herein are in US Survey Feet.

This description is based on existing records and minimal field survey work performed during the month of May 2024, by or under the direct supervision of Thomas Meeks, PS Registered Professional Surveyor #8674.

Department of Environmental Services
Water Distribution
Wastewater Collection & Treatment

Douglas G. Starkey, Director



Board of Commissioners
J.P. Ducro IV, President
Casey R. Kozlowski, Vice President
Kathryn L. Whittington

Date: December 1, 2025

Re: Easement for Parcels No. 27-013-00-011-00

For sufficient consideration regarding grant an easement on parcel no. PP# 27-013-00-011-00 the Board of Commissioners of Ashtabula County will due the following

- 1) Grant a credit of \$6,500.00 for a tap-in fee for each multi family residential, commercial or industrial zoned parcel. Note: this credit is the minimum capacity fee for multi-family residential, commercial or industrial parcel and will be applied to the final tap-in fee. Said final tap-in fee may be more based on Ashtabula County's sanitary sewer code for non-residential properties based upon Ohio EPA guidelines.
- 2) Grant a full-exemption (\$2,800) to the proposed tap-in fee in its entirety for each single family residential zoned parcel.

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

Grantor:

Kingsville Towing and Repair Inc.

By: [Signature]

Print Name: David W. Hurton

Date: 12/10/25

Ashtabula County Board of Commissioners

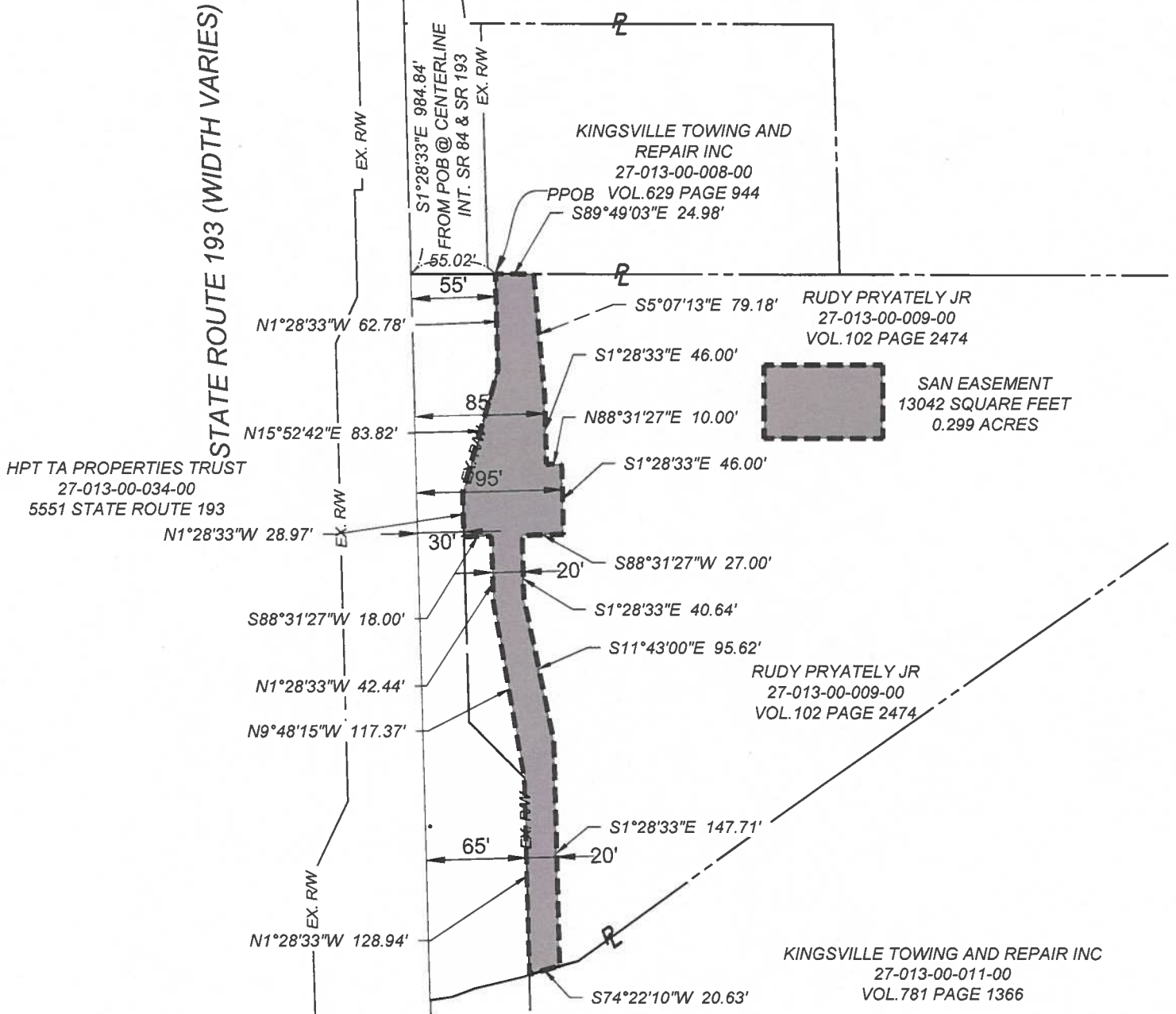
[Signature]
J.P. Ducro IV, Board President
Casey Kozlowski
Date: 8-18-26

P.O. Box 520, Jefferson, OH 44047

Phone: (440) 576-3722 | Fax: (440) 576-3781 | Web: www.ashtabulacounty.us

SANITARY SEWER EASEMENT

BEING A PART THE TOWNSHIP OF KINGSVILLE, COUNTY OF ASHTABULA,
STATE OF OHIO, AND KNOWN AS BEING PART OF LOT 18, RANGE 2 WEST,
TOWNSHIP 13 NORTH, CONNECTICUT WESTERN RESERVE



LEGEND

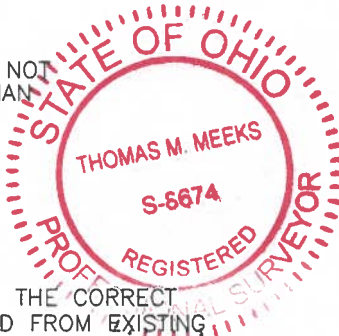
---	EXISTING CENTERLINE
---	EXISTING RIGHT OF WAY
---	EXISTING PROPERTY LINE
---	PROPOSED EASEMENT
---	LIMITED ACCESS RIGHT OF WAY

NOTES:

- RECORDS SHOWN HEREON ARE FROM THE ASHTABULA COUNTY RECORDER'S OFFICE.
- EASEMENTS AND/OR RIGHT-OF-WAYS WERE NOT ADDRESSED DURING THIS SURVEY OTHER THAN SHOWN HEREON.
- 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.



BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH (NORTH 0°00'00" EAST) FROM GPS OBSERVATIONS UTILIZING THE OHIO STATE PLANE COORDINATE SYSTEM (NORTH ZONE) HORIZONTAL DATUM NAD83 (2011 ADJ.)



SCALE IN FEET



verdantas

SANITARY SEWER EASEMENT
PARCEL 27-013-00-009-00
0.299 AC.

EASEMENT EXHIBIT

PROJECT NO.

232478

DISCIPLINE

SURVEY

JSD

SHEET

1

OF

1

**PERMANENT GRANT OF EASEMENT FOR CONSTRUCTING, MAINTAINING,
OPERATING AND REPAIRING SANITARY SEWERS IN THE COUNTY OF
ASHTABULA, OHIO**

KNOW ALL MEN BY THESE PRESENTS, Rudy Pryately Jr. ("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 an underground sanitary sewage system 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 EASEMENT EXHIBIT.

The easement area is shown as the shaded area on the map attached hereto as part of EASEMENT EXHIBIT for illustrative purposes.

Affecting Permanent Parcel No. PP#27-013-00-009-00

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 sanitary sewer system or appurtenances constructed hereunder, and will not change the grade over such sanitary sewer system.

This Easement is granted on the express condition that Grantee shall, after the construction of said sanitary sewer system 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. Grantee 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 sanitary sewer system.

IN WITNESS WHEREOF, the Grantor does hereby set its hand this 6th day of April, 2026.

GRANTOR:
Rudy Pryately Jr.

By: [Signature]
Print Name: RUDY PRYATELY JR.
Title: OWNER



Christina Partridge
Notary Public, State of Ohio
Commission #: 2024-RS-67212
My Commission Expires 01-07-2029

State of Ohio)
) SS
County of Ashtabula)

BE IT REMEMBERED, that on the 6th day of April, 2026, 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.

Notary Public Christina Partridge
Print Name Christina Partridge
Commission Expires 01-07-2029



SANITARY SEWER EASEMENT DESCRIPTION OF 0.299 ACRES
Land conveyed to Rudy Pryately Jr. (Parcel 27-013-00-009-00)

Situated in the Township of Kingsville, County of Ashtabula, and State of Ohio, and known as being part of Lot 18, Range 2 West, Township 13 North, Connecticut Western Reserve, and further being bounded and described as follows:

Beginning at the intersection of the centerline of State Route 193, variable width, with the centerline of State Route 84, variable width;

Thence S.1°28'33"E., along said centerline of State Route 193, 984.84 feet to the southwesterly corner of land conveyed to Kingsville Towing and Repair Inc., who claims title by instrument recorded in volume 629 page 944 of the Ashtabula County Records;

Thence S.89°49'03"E., along the southerly line of said land conveyed to Kingsville Towing and Repair Inc., a distance of 55.02 feet to the easterly line of said State Route 193, and the principal point of beginning;

Thence S.89°49'03"E., along said southerly line of land conveyed to Kingsville Towing and Repair Inc., 24.98 feet to a point;

Thence S 5°07'13" E., a distance of 79.18 feet to a point;

Thence S 1°28'33" E., parallel with said centerline of State Route 193 and distant 85 feet by normal measure therefrom, a distance of 46.00 feet to a point;

Thence N 88°31'27" E., perpendicular to said centerline of State Route 193, distance of 10.00 feet to a point;

Thence S 1°28'33" E., parallel with said centerline of State Route 193 and distant 95 feet by normal measure therefrom, a distance of 46.00 feet to a point;

Thence S 88°31'27" W., perpendicular to said centerline of State Route 193, distance of 27.00 feet to a point;

Thence S 1°28'33" E., parallel with said centerline of State Route 193 and distant 68 feet by normal measure therefrom, a distance of 40.64 feet to a point;

Thence S 11°43'00" E., a distance of 95.62 feet to a point;

Thence S 1°28'33" E., parallel with said centerline of State Route 193 and distant 85 feet by normal measure therefrom, a distance of 147.71 feet to a northerly line

of land conveyed to Kingsville Towing and Repair Inc., who claims title by instrument recorded in volume 781 page 1366 of the Ashtabula County Records;

Thence S 74°22'10" W, along said northerly line of land conveyed to Kingsville Towing and Repair Inc., a distance of 20.63 feet to said easterly line of State Route 193;

Thence N 1°28'33" W, along said easterly line of State Route 193, 128.94 feet to a point;

Thence N 9°48'15" W., a distance of 117.37 feet to a point;

Thence N 1°28'33" W., parallel with said centerline of State Route 193 and distant 48 feet by normal measure therefrom, a distance of 42.44 feet to a point;

Thence S 88°31'27" W., perpendicular to said centerline of State Route 193, distance of 18.00 feet to said easterly line of State Route 193;

Thence N 1°28'33" W, along said easterly line of State Route 193, a distance of 28.97 feet to angle therein;

Thence N 15°52'42" E, along said easterly line of State Route 193, a distance of 83.82 feet to angle therein;

Thence N 1°28'33" W, along said easterly line of State Route 193, a distance of 62.78 feet to the Principal Point of Beginning, and containing 13,042 Square Feet, 0.299 Acres of land as calculated and described in June 2025 by Verdantas;

The above-described easement area burdens a part of Ashtabula County Auditor's Parcel No. 27-013-00-009-00.

The bearings described herein are based on Grid North (North 00°00'00" East) from GPS observations utilizing the Ohio State Plane North American Datum 1983 (2011 adj, North Zone) coordinate system. All distances expressed herein are in US Survey Feet.

This description is based on existing records and minimal field survey work performed during the month of May 2024, by or under the direct supervision of Thomas Meeks, PS Registered Professional Surveyor #8674.

Department of Environmental Services
Water Distribution
Wastewater Collection & Treatment

Douglas G. Starkey, Director



Board of Commissioners
J.P. Ducro IV, President
Casey R. Kozlowski, Vice President
Kathryn L. Whittington

Date: April 6, 2026

Re: Easement for Parcels No. 27-013-00-009-00

For sufficient consideration regarding granting an easement on parcel no. PP# 27-013-00-009-00 the Board of Commissioners of Ashtabula County will due the following:

- 1) Grant of compensation of \$11,500.00 to the property Owner.

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

Grantor:

Rudy Pryately Jr.

By:

Print Name:

Date:

Ashtabula County Board of Commissioners

J.P. Ducro IV, Board President

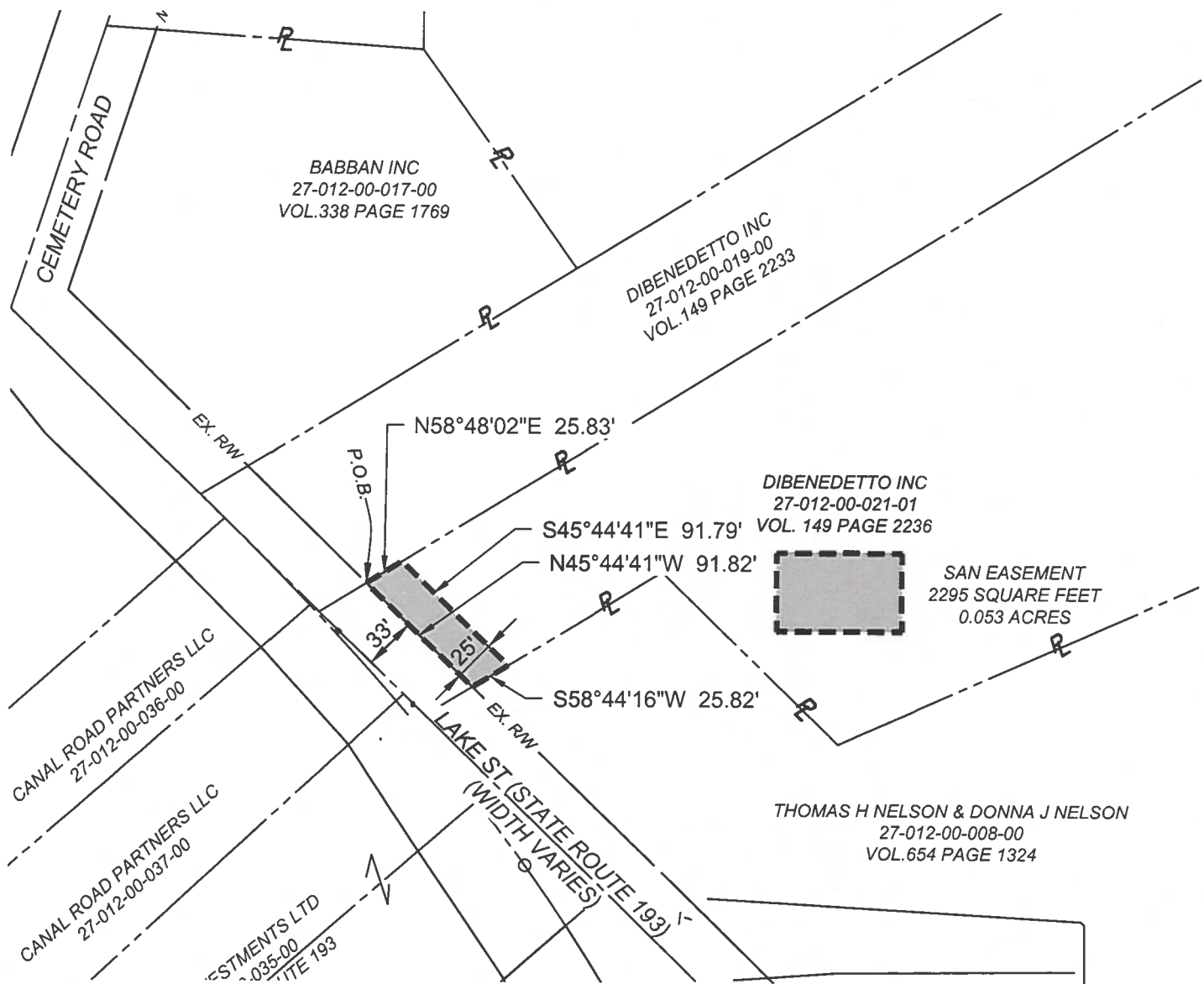
Date:

P.O. Box 520, Jefferson, OH 44047

Phone: (440) 576-3722 | Fax: (440) 576-3781 | Web: www.ashtabulacounty.us

SANITARY SEWER EASEMENT

BEING A PART THE TOWNSHIP OF KINGSVILLE, COUNTY OF ASHTABULA,
STATE OF OHIO, AND KNOWN AS BEING PART OF LOT 17, RANGE 2 WEST,
TOWNSHIP 13 NORTH, CONNECTICUT WESTERN RESERVE



LEGEND

	EXISTING CENTERLINE
	EXISTING RIGHT OF WAY
	EXISTING PROPERTY LINE
	PROPOSED EASEMENT
	LIMITED ACCESS RIGHT OF WAY

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.



BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH (NORTH 0°00'00" EAST) FROM GPS OBSERVATIONS UTILIZING THE OHIO STATE PLANE COORDINATE SYSTEM (NORTH ZONE) HORIZONTAL DATUM NAD83 (2011 ADJ.)

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.



SCALE IN FEET



SANITARY SEWER EASEMENT
PARCEL 27-012-00-021-01
0.053 AC.

EASEMENT EXHIBIT

PROJECT NO.	
232478	
DISCIPLINE	
SURVEY	
JSD	
SHEET	OF
1	1

**PERMANENT GRANT OF EASEMENT FOR CONSTRUCTING, MAINTAINING,
OPERATING AND REPAIRING SANITARY SEWERS IN THE COUNTY OF
ASHTABULA, OHIO**

KNOW ALL MEN BY THESE PRESENTS, Dibenedetto, Inc. ("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 an underground sanitary sewage system 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 EASEMENT EXHIBIT.

The easement area is shown as the shaded area on the map attached hereto as part of EASEMENT EXHIBIT for illustrative purposes.

Affecting Permanent Parcel No. PP#27-012-00-021-01

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 sanitary sewer system or appurtenances constructed hereunder.

This Easement is granted on the express condition that Grantee shall, after the construction of said sanitary sewer system 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. Grantee 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 sanitary sewer system.

IN WITNESS WHEREOF, the Grantor does hereby set its hand this 13th day of April, 2026.

GRANTOR:
Dibenedetto, Inc.

By: 
Print Name: Paulo P. Dibenedetto
Title: President

State of Ohio)
) SS
County of Ashtabula)

BE IT REMEMBERED, that on the 13th day of April, 2026, 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.



Christina Partridge
Notary Public, State of Ohio
Commission #: 2024-RE-072212
My Commission Expires 01-07-2029

Notary Public Christina Partridge
Print Name Christina Partridge
Commission Expires 01-07-2029



SANITARY SEWER EASEMENT DESCRIPTION OF 0.053 ACRES
Land conveyed to Dibenedetto (Parcel 27-012-00-021-01)

Situated in the Township of Kingsville, County of Ashtabula, and State of Ohio, and known as being part of Lot 17, Range 2 West, Township 13 North, Connecticut Western Reserve, and further being bounded and described as follows:

Beginning in the northeasterly line of State Route 193 (variable width), at the intersection of the southeasterly line of land conveyed to Dibenedetto Inc., who claims title by instrument recorded in Volume 149, Page 2233 of Ashtabula County

Thence N 58°48'02" E., along said southeasterly line of land conveyed to Dibenedetto Inc, a distance of 25.83 feet to a point;

Thence S 45°44'41" E, parallel to said northeasterly line of State Route 193 and distant 25 feet by normal therefrom, a distance of 91.79 feet to the northwesterly line of land conveyed to Thomas & Donna J. Nelson, who claims title by instrument recorded in volume 654 page 1324 of the Ashtabula County Records;

Thence S 58°44'16" W, along said northwesterly line of land conveyed to Thomas & Donna J. Nelson, a distance of 25.82 feet to said northeasterly line of State Route 193;

Thence N 45°44'41" W, along said northeasterly line of State Route 193, a distance of 91.82 feet to the Pont of Beginning, and containing about 2,295 Square Feet, 0.053 Acres of land as calculated and described in June 2025 by Verdantas;

The above-described easement area burdens a part of Ashtabula County Auditor's Parcel No. 27-012-00-021-01.

The bearings described herein are based on Grid North (North 00°00'00" East) from GPS observations utilizing the Ohio State Plane North American Datum 1983 (2011 adj, North Zone) coordinate system. All distances expressed herein are in US Survey Feet.

This description is based on existing records and minimal field survey work performed during the month of May 2024, by or under the direct supervision of Thomas Meeks, PS Registered Professional Surveyor #8674.

Department of Environmental Services
Water Distribution
Wastewater Collection & Treatment

Douglas G. Starkey, Director



Board of Commissioners
J.P. Ducro IV, President
Casey R. Kozlowski, Vice President
Kathryn L. Whittington

Date: April 13, 2026

Re: Easement for Parcels No. 27-012-00-021-01

For sufficient consideration regarding grant an easement on parcel no. PP# 27-012-00-021-01 the Board of Commissioners of Ashtabula County will due the following

- 1) Grant a credit of \$6,500.00 for a tap-in fee for each multi family residential, commercial or industrial zoned parcel. Note: this credit is the minimum capacity fee for multi-family residential, commercial or industrial parcel and will be applied to the final tap-in fee. Said final tap-in fee may be more based on Ashtabula County's sanitary sewer code for non-residential properties based upon Ohio EPA guidelines.
- 2) Grant a full-exemption (\$2,800) to the proposed tap-in fee in its entirety for each single family residential zoned parcel.

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

Grantor:

Dibenedetto, Inc.

By: P.D. —

Print Name: Paulo Dibenedetto

Date: 4-13-26

Ashtabula County Board of Commissioners

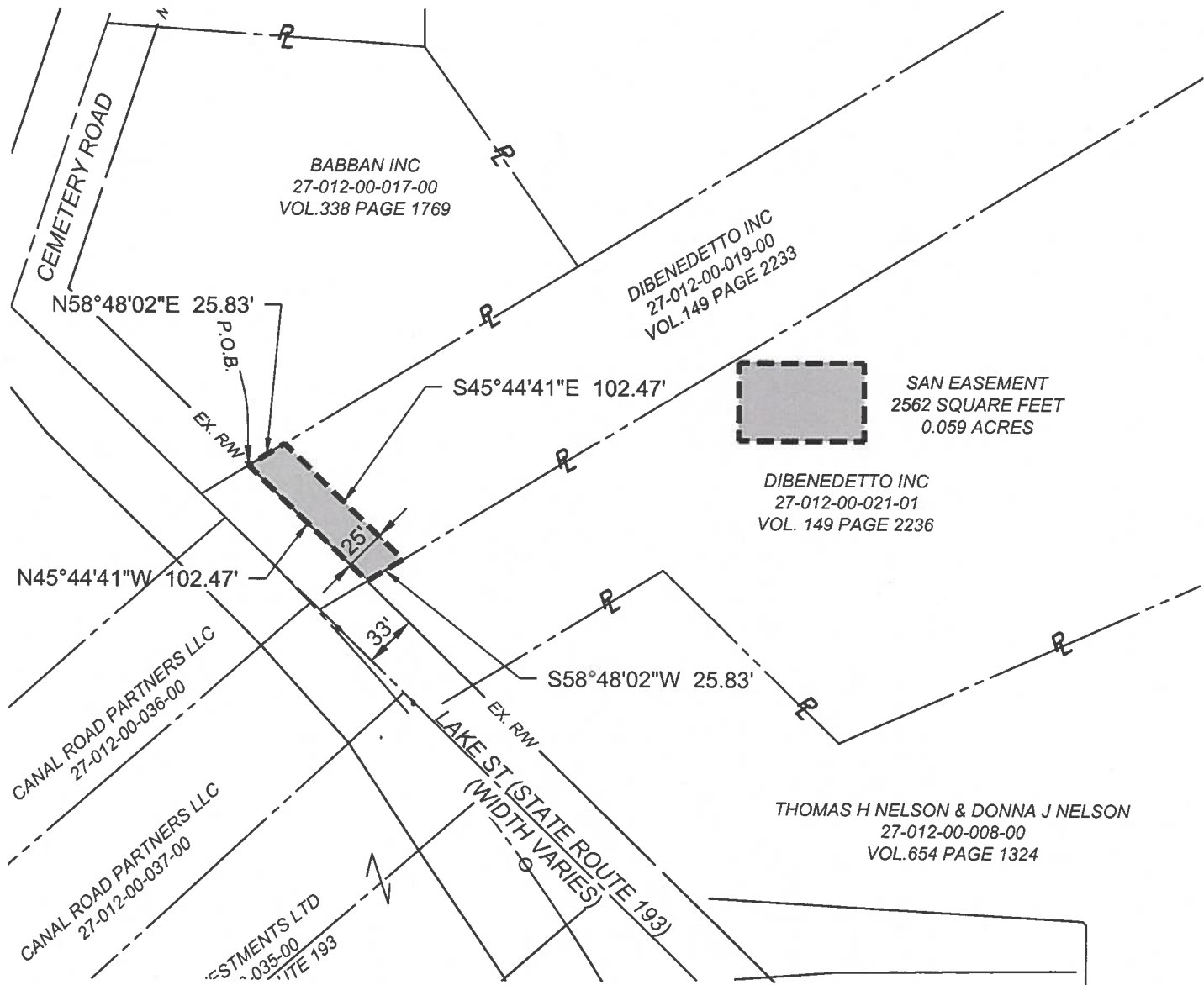
J.P. Ducro IV, Board President
Casey Kozlowski
Date: 6-18-26

P.O. Box 520, Jefferson, OH 44047

Phone: (440) 576-3722 | Fax: (440) 576-3781 | Web: www.ashtabulacounty.us

SANITARY SEWER EASEMENT

BEING A PART THE TOWNSHIP OF KINGSVILLE, COUNTY OF ASHTABULA,
STATE OF OHIO, AND KNOWN AS BEING PART OF LOT 17, RANGE 2 WEST,
TOWNSHIP 13 NORTH, CONNECTICUT WESTERN RESERVE



LEGEND

	EXISTING CENTERLINE
	EX. RW
	EXISTING RIGHT OF WAY
	EXISTING PROPERTY LINE
	PROPOSED EASEMENT
	R/W-LA
	LIMITED ACCESS RIGHT OF WAY

NOTES:

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



BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH (NORTH 0°00'00" EAST) FROM GPS OBSERVATIONS UTILIZING THE OHIO STATE PLANE COORDINATE SYSTEM (NORTH ZONE) HORIZONTAL DATUM NAD83 (2011 ADJ.)

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.

7/24/25
DATE

THOMAS M. MEEKS
OHIO REGISTRATION/LICENSE NO. 8674



SCALE IN FEET



SANITARY SEWER EASEMENT
PARCEL 27-012-00-019-00
0.059 AC.

EASEMENT EXHIBIT

PROJECT NO.	
232478	
DISCIPLINE	
SURVEY	
JSD	
SHEET	OF
1	1

**PERMANENT GRANT OF EASEMENT FOR CONSTRUCTING, MAINTAINING,
OPERATING AND REPAIRING SANITARY SEWERS IN THE COUNTY OF
ASHTABULA, OHIO**

KNOW ALL MEN BY THESE PRESENTS, Dibenedetto, Inc. ("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 an underground sanitary sewage system 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 EASEMENT EXHIBIT.

The easement area is shown as the shaded area on the map attached hereto as part of EASEMENT EXHIBIT for illustrative purposes.

Affecting Permanent Parcel No. PP#27-012-00-019-00

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 sanitary sewer system or appurtenances constructed hereunder.

This Easement is granted on the express condition that Grantee shall, after the construction of said sanitary sewer system 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. Grantee 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 sanitary sewer system.

IN WITNESS WHEREOF, the Grantor does hereby set its hand this 13th day of April, 2026.

GRANTOR:
Dibenedetto, Inc.

By: 
Print Name: Paulo D. Dibenedetto
Title: President

State of Ohio)
) SS
County of Ashtabula)

BE IT REMEMBERED, that on the 13th day of April, 2026, 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.



Christina Partridge
Notary Public, State of Ohio
Commission #: 2024-RS-672212
My Commission Expires 01-07-2029

Notary Public Christina Partridge
Print Name Christina Partridge
Commission Expires 01-07-2029



SANITARY SEWER EASEMENT DESCRIPTION OF 0.059 ACRES
Land conveyed to Dibenedetto (Parcel 27-012-00-019-00)

Situated in the Township of Kingsville, County of Ashtabula, and State of Ohio, and known as being part of Lot 17, Range 2 West, Township 13 North, Connecticut Western Reserve, and further being bounded and described as follows:

Beginning in the northeasterly line of State Route 193 (variable width), at the intersection of the southeasterly line of land conveyed to Babban Inc., who claims title by instrument recorded in Volume 338, Page 1769 of Ashtabula County Records;

Thence N 58°48'02" E., along said southeasterly line of land conveyed to Babban Inc., a distance of 25.83 feet to a point;

Thence S 45°44'41" E, parallel to said northeasterly line of State Route 193 and distant 25 feet by normal therefrom, a distance of 102.47 feet to the northwesterly line of land conveyed to Dibenedetto Inc., who claims title by instrument recorded in volume 149 page 2236 of the Ashtabula County Records;

Thence S 58°48'02" W, along said northwesterly line of land conveyed to Dibenedetto Inc., a distance of 25.83 feet to said northeasterly line of State Route 193;

Thence N 45°44'41" W, along said northeasterly line of State Route 193, a distance of 102.47 feet to the Pont of Beginning, and containing about 2,562 Square Feet, 0.059 Acres of land as calculated and described in June 2025 by Verdantas;

The above-described easement area burdens a part of Ashtabula County Auditor's Parcel No. 27-012-00-019-00.

The bearings described herein are based on Grid North (North 00°00'00" East) from GPS observations utilizing the Ohio State Plane North American Datum 1983 (2011 adj, North Zone) coordinate system. All distances expressed herein are in US Survey Feet.

This description is based on existing records and minimal field survey work performed during the month of May 2024, by or under the direct supervision of Thomas Meeks, PS Registered Professional Surveyor #8674.

Department of Environmental Services
Water Distribution
Wastewater Collection & Treatment

Douglas G. Starkey, Director



Board of Commissioners
J.P. Ducro IV, President
Casey R. Kozlowski, Vice President
Kathryn L. Whittington

Date: April 13, 2026

Re: Easement for Parcels No. 27-012-00-019-00

For sufficient consideration regarding grant an easement on parcel no. PP# 27-012-00-019-00 the Board of Commissioners of Ashtabula County will due the following

- 1) Grant a credit of \$6,500.00 for a tap-in fee for each multi family residential, commercial or industrial zoned parcel. Note: this credit is the minimum capacity fee for multi-family residential, commercial or industrial parcel and will be applied to the final tap-in fee. Said final tap-in fee may be more based on Ashtabula County's sanitary sewer code for non-residential properties based upon Ohio EPA guidelines.
- 2) Grant a full-exemption (\$2,800) to the proposed tap-in fee in its entirety for each single family residential zoned parcel.

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

Grantor:

Dibenedetto, Inc.

By: Paula Dibenedetto

Print Name: Paula Dibenedetto

Date: 4-13-26

Ashtabula County Board of Commissioners

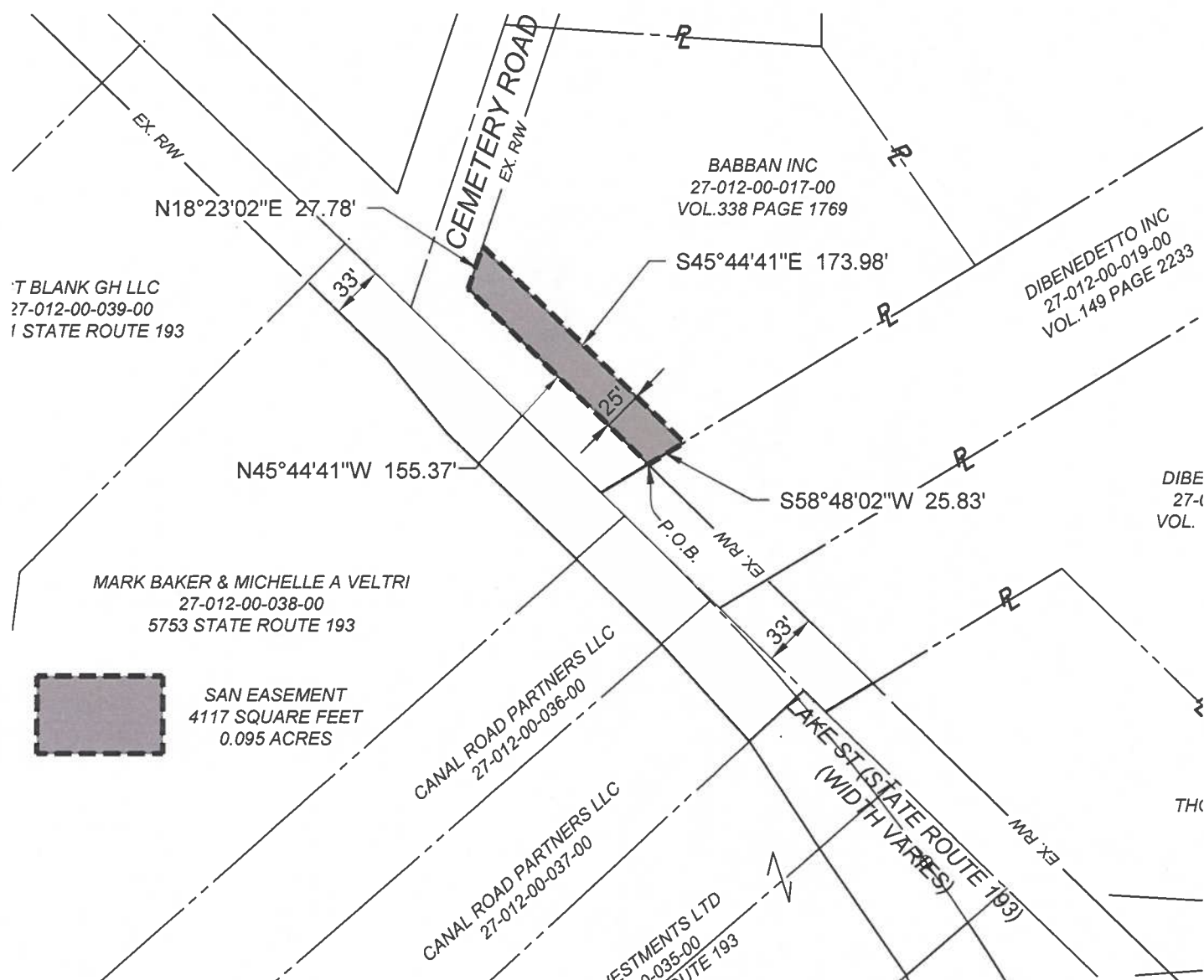
J.P. Ducro IV, Board President
Casey Kozlowski
Date: 8-18-26

P.O. Box 520, Jefferson, OH 44047

Phone: (440) 576-3722 | Fax: (440) 576-3781 | Web: www.ashtabulacounty.us

SANITARY SEWER EASEMENT

BEING A PART THE TOWNSHIP OF KINGSVILLE, COUNTY OF ASHTABULA,
STATE OF OHIO, AND KNOWN AS BEING PART OF LOT 17, RANGE 2 WEST,
TOWNSHIP 13 NORTH, CONNECTICUT WESTERN RESERVE



LEGEND	
	EXISTING CENTERLINE
	EX. RW
	EXISTING PROPERTY LINE
	PROPOSED EASEMENT
	R/W-LA
	LIMITED ACCESS RIGHT OF WAY

NOTES:

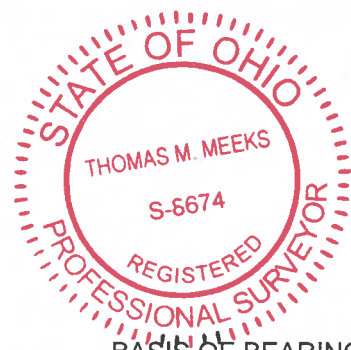
- 1. RECORDS SHOWN HEREON ARE FROM THE ASHTABULA COUNTY RECORDER'S OFFICE.
- 2. EASEMENTS AND/OR RIGHT-OF-WAYS WERE NOT ADDRESSED DURING THIS SURVEY OTHER THAN SHOWN HEREON.
- 3. THIS IS NOT TO BE CONSTRUED AS A BOUNDARY SURVEY.

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.

7/24/25
DATE

THOMAS M. MECKS
OHIO REGISTRATION/LICENSE NO. 8674



BASIS OF BEARINGS
THE BEARINGS SHOWN HEREON ARE
BASED ON GRID NORTH (NORTH
0°00'00" EAST)
FROM GPS OBSERVATIONS UTILIZING THE
OHIO STATE PLANE COORDINATE SYSTEM
(NORTH ZONE)
HORIZONTAL DATUM NAD83 (2011 ADJ.)



SANITARY SEWER EASEMENT PARCEL 27-012-00-017-00 0.095 AC.	
EASEMENT EXHIBIT	

PROJECT NO. 232478	
DISCIPLINE SURVEY JSD	
SHEET 1	OF 1

**PERMANENT GRANT OF EASEMENT FOR CONSTRUCTING, MAINTAINING,
OPERATING AND REPAIRING SANITARY SEWERS IN THE COUNTY OF
ASHTABULA, OHIO**

KNOW ALL MEN BY THESE PRESENTS, Babban, Inc. ("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 an underground sanitary sewage system 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 EASEMENT EXHIBIT.

The easement area is shown as the shaded area on the map attached hereto as part of EASEMENT EXHIBIT for illustrative purposes.

Affecting Permanent Parcel No. PP#27-012-00-017-00

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 sanitary sewer system or appurtenances constructed hereunder, and will not change the grade over such sanitary sewer system.

This Easement is granted on the express condition that Grantee shall, after the construction of said sanitary sewer system 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. Grantee 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 sanitary sewer system.

IN WITNESS WHEREOF, the Grantor does hereby set its hand this 3rd day of JUNE, 2026.

GRANTOR:
Babban, Inc.

By: _____

Print Name: _____

Title: _____

State of Ohio)

County of Ashtabula)

SS

Please sign/stamp
exhibits for
recording. I'll
take to the
county
-Tim

BE IT REMEMBERED, that on the 3rd day of June, 2026, 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.



Notary Public Elizabeth Ann Vendetti

Print Name Elizabeth Ann Vendetti

Commission Expires Dec 13, 2026



**SANITARY SEWER EASEMENT DESCRIPTION OF 0.095 ACRES
Land conveyed to Babban Inc. (Parcel 27-012-00-017-00)**

Situated in the Township of Kingsville, County of Ashtabula, and State of Ohio, and known as being part of Lot 17, Range 2 West, Township 13 North, Connecticut Western Reserve, and further being bounded and described as follows:

Beginning in the northeasterly line of State Route 193 (variable width), at the intersection of the northwesterly line of land conveyed to Dibenedetto Inc., who claims title by instrument recorded in Volume 149, Page 2233 of Ashtabula County

Thence N 45°44'41" W., along said northeasterly line of State Route 193, a distance of 155.37 feet to the easterly line of Cemetery Road;

Thence N 18°23'02" E, along said easterly line of Cemetery Road, a distance of 27.78 feet to a point;

Thence S 45°44'41" E, parallel to said northeasterly of State Route 193, a distance of 173.98 feet to said northwesterly line of Dibenedetto Inc;

Thence S 58°48'02" W, along said northwesterly line of land conveyed to Dibenedetto Inc, a distance of 25.83 feet to the Pont of Beginning, and containing about 4117 Square Feet, 0.095 Acres of land as calculated and described in February 2026 by Verdantas;

The above-described easement area burdens a part of Ashtabula County Auditor's Parcel No. 27-012-00-017-00.

The bearings described herein are based on Grid North (North 00°00'00" East) from GPS observations utilizing the Ohio State Plane North American Datum 1983 (2011 adj, North Zone) coordinate system. All distances expressed herein are in US Survey Feet.

This description is based on existing records and minimal field survey work performed during the month of May 2024, by or under the direct supervision of Thomas Meeks, PS Registered Professional Surveyor #8674.

Department of Environmental Services
Water Distribution
Wastewater Collection & Treatment

Douglas G. Starkey, Director



Board of Commissioners
J.P. Ducro IV, President
Casey R. Kozlowski, Vice President
Kathryn L. Whittington

Date: December 1, 2025

Re: Easement for Parcels No. 27-012-00-017-00

For sufficient consideration regarding grant an easement on parcel no. PP# 27-012-00-017-00 the Board of Commissioners of Ashtabula County will due the following

- 1) Grant a credit of \$6,500.00 for a tap-in fee for each multi family residential, commercial or industrial zoned parcel. Note: this credit is the minimum capacity fee for multi-family residential, commercial or industrial parcel and will be applied to the final tap-in fee. Said final tap-in fee may be more based on Ashtabula County's sanitary sewer code for non-residential properties based upon Ohio EPA guidelines.
- 2) Grant a full-exemption (\$2,800) to the proposed tap-in fee in its entirety for each single family residential zoned parcel.

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

Grantor:

Babban, Inc.

By: Husnaw Khan

Print Name: HUSNAW KHAN

Date: 6/3/26

Ashtabula County Board of Commissioners

J.P. Ducro IV, Board President

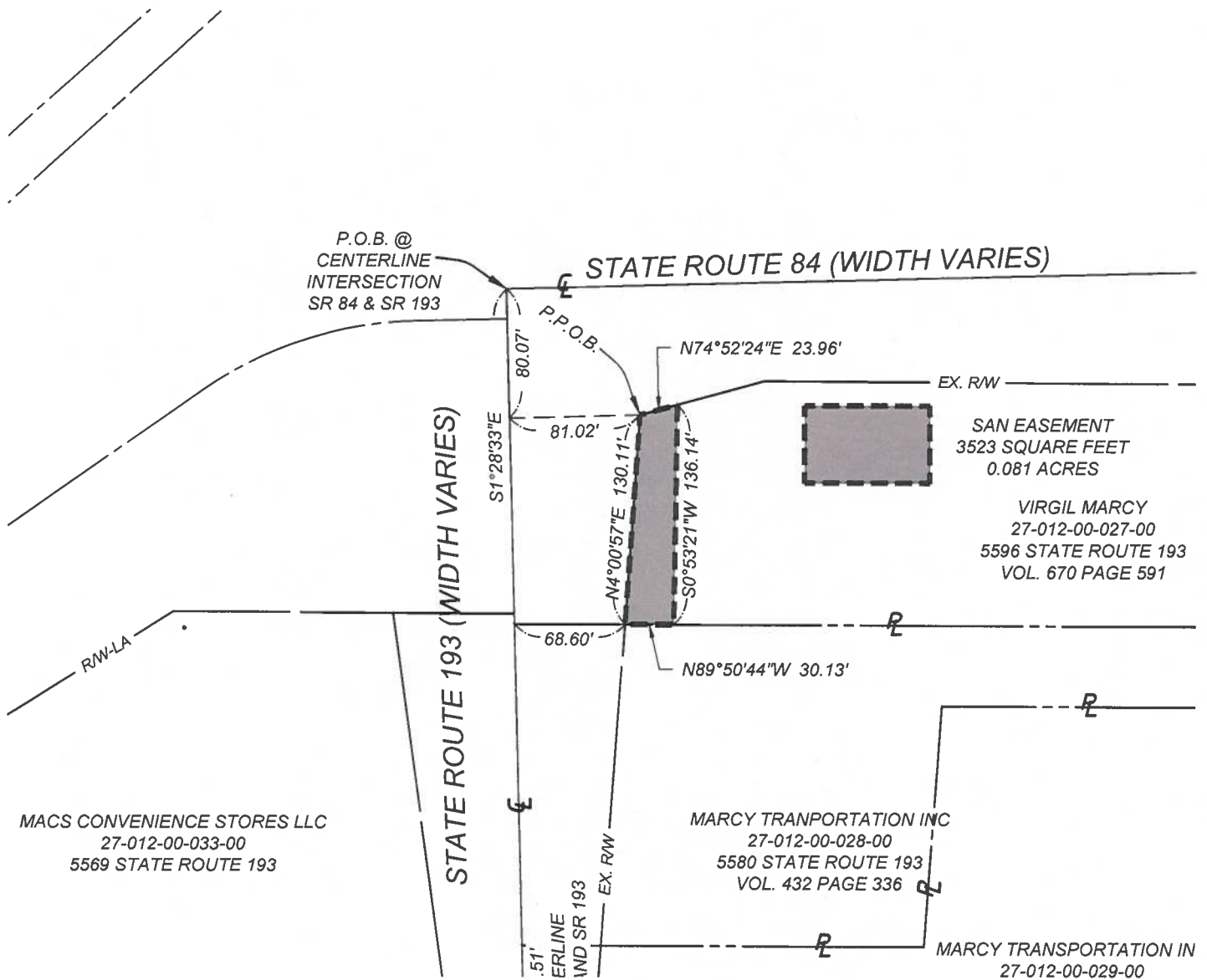
Casey Kozlowski
Date: 8-15-26

P.O. Box 520, Jefferson, OH 44047

Phone: (440) 576-3722 | Fax: (440) 576-3781 | Web: www.ashtabulacounty.us

SANITARY SEWER EASEMENT

BEING A PART THE TOWNSHIP OF KINGSVILLE, COUNTY OF ASHTABULA,
STATE OF OHIO, AND KNOWN AS BEING PART OF LOT 17, RANGE 2 WEST,
TOWNSHIP 13 NORTH, CONNECTICUT WESTERN RESERVE



LEGEND

	EXISTING CENTERLINE
	EX. RW
	EXISTING PROPERTY LINE
	PROPOSED EASEMENT
	RW-LA
	LIMITED ACCESS RIGHT OF WAY

NOTES:

- RECORDS SHOWN HEREON ARE FROM THE ASHTABULA COUNTY RECORDER'S OFFICE.
- EASEMENTS AND/OR RIGHT-OF-WAYS WERE NOT ADDRESSED DURING THIS SURVEY OTHER THAN SHOWN HEREON.
- 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.

7/24/25
DATE

THOMAS M. MEEKS
OHIO REGISTRATION/LICENSE NO. 8674



BASIS OF BEARINGS
THE BEARINGS SHOWN HEREON ARE
BASED ON GRID NORTH (NORTH
0°00'00" EAST)
FROM GPS OBSERVATIONS UTILIZING THE
OHIO STATE PLANE COORDINATE SYSTEM
(NORTH ZONE)
HORIZONTAL DATUM NAD83 (2011 ADJ.)



SCALE IN FEET



verdantas

SANITARY SEWER EASEMENT
PARCEL 27-012-00-027-00
0.081 AC.

EASEMENT EXHIBIT

PROJECT NO.

232478

DISCIPLINE

SURVEY
JSD

SHEET

OF

1

1

**PERMANENT GRANT OF EASEMENT FOR CONSTRUCTING, MAINTAINING,
OPERATING AND REPAIRING SANITARY SEWERS IN THE COUNTY OF
ASHTABULA, OHIO**

KNOW ALL MEN BY THESE PRESENTS, Virgil Marcy ("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 an underground sanitary sewage system 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 EASEMENT EXHIBIT.

The easement area is shown as the shaded area on the map attached hereto as part of EASEMENT EXHIBIT for illustrative purposes.

Affecting Permanent Parcel No. PP#27-012-00-027-00

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 sanitary sewer system or appurtenances constructed hereunder, and will not change the grade over such sanitary sewer system.

This Easement is granted on the express condition that Grantee shall, after the construction of said sanitary sewer system 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. Grantee 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 sanitary sewer system.

IN WITNESS WHEREOF, the Grantor does hereby set its hand this Dec 10th day of December, 2025.

GRANTOR:
Virgil Marcy

By: Virgil L Marcy

Print Name: VIRGIL L MARCY

Title: OWNER

State of Ohio)
) SS
County of Ashtabula)

BE IT REMEMBERED, that on the 16th day of December, 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.



Christina Partridge
Notary Public, State of Ohio
Commission #: 2024-RE-872212
My Commission Expires 01-07-2029

Notary Public Christina Partridge
Print Name Christine Partridge
Commission Expires 01-07-2029



SANITARY SEWER EASEMENT DESCRIPTION OF 0.081 ACRES
Land conveyed to Virgil Marcy (Parcel 27-012-00-027-00)

Situated in the Township of Kingsville, County of Ashtabula, and State of Ohio, and known as being part of Lot 17, Range 2 West, Township 13 North, Connecticut Western Reserve, and further being bounded and described as follows:

Beginning at the intersection of the centerline of State Route 193, variable width, with the centerline of State Route 84, variable width;

Thence S.1°28'33"E., along said centerline of State Route 193, 80.07 feet to a point;

Thence N.88°31'27"E., perpendicular to said centerline of State Route 193, 81.02 feet to the easterly line of said State Route 193, said point also being the southerly line of State Route 84, and the principal point of beginning;

Thence N.74°52'24"E., along said southerly line of State Route 84, 23.96 feet to a point;

Thence S 0°53'21" W., a distance of 136.14 feet to the northerly line of land conveyed to Marcy Transportation Inc., by instrument recorded in volume 432 page 336 of the Ashtabula County Records;

Thence N 89°50'44" W, along said northerly line of land conveyed to Marcy Transportation Inc., a distance of 30.13 feet to said easterly line of State Route 193;

Thence N 4°00'57" E, along said easterly line of State Route 193, a distance of 130.11 feet to the Principal Point of Beginning, and containing 3,523 Square Feet, 0.081 Acres of land as calculated and described in June 2025 by Verdantas;

The above-described easement area burdens a part of Ashtabula County Auditor's Parcel No. 27-012-00-027-00.

The bearings described herein are based on Grid North (North 00°00'00" East) from GPS observations utilizing the Ohio State Plane North American Datum 1983 (2011 adj, North Zone) coordinate system. All distances expressed herein are in US Survey Feet.

This description is based on existing records and minimal field survey work performed during the month of May 2024, by or under the direct supervision of Thomas Meeks, PS Registered Professional Surveyor #8674.

Department of Environmental Services
Water Distribution
Wastewater Collection & Treatment

Douglas G. Starkey, Director



Board of Commissioners
J.P. Ducro IV, President
Casey R. Kozlowski, Vice President
Kathryn L. Whittington

Date: December 1, 2025

Re: Easement for Parcels No. 27-012-00-027-00

For sufficient consideration regarding grant an easement on parcel no. PP# 27-012-00-027-00 the Board of Commissioners of Ashtabula County will due the following

- 1) Grant a credit of \$6,500.00 for a tap-in fee for each multi family residential, commercial or industrial zoned parcel. Note: this credit is the minimum capacity fee for multi-family residential, commercial or industrial parcel and will be applied to the final tap-in fee. Said final tap-in fee may be more based on Ashtabula County's sanitary sewer code for non-residential properties based upon Ohio EPA guidelines.
- 2) Grant a full-exemption (\$2,800) to the proposed tap-in fee in its entirety for each single family residential zoned parcel.

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

Grantor:

Virgil Marcy

By: Virgil J. Marcy

Print Name: VIRGIL L MARCY

Date: 12-10-25

Ashtabula County Board of Commissioners

[Signature]
J.P. Ducro IV, Board President
Casey Kozlowski
Date: 8-18-26

P.O. Box 520, Jefferson, OH 44047

Phone: (440) 576-3722 | Fax: (440) 576-3781 | Web: www.ashtabulacounty.us

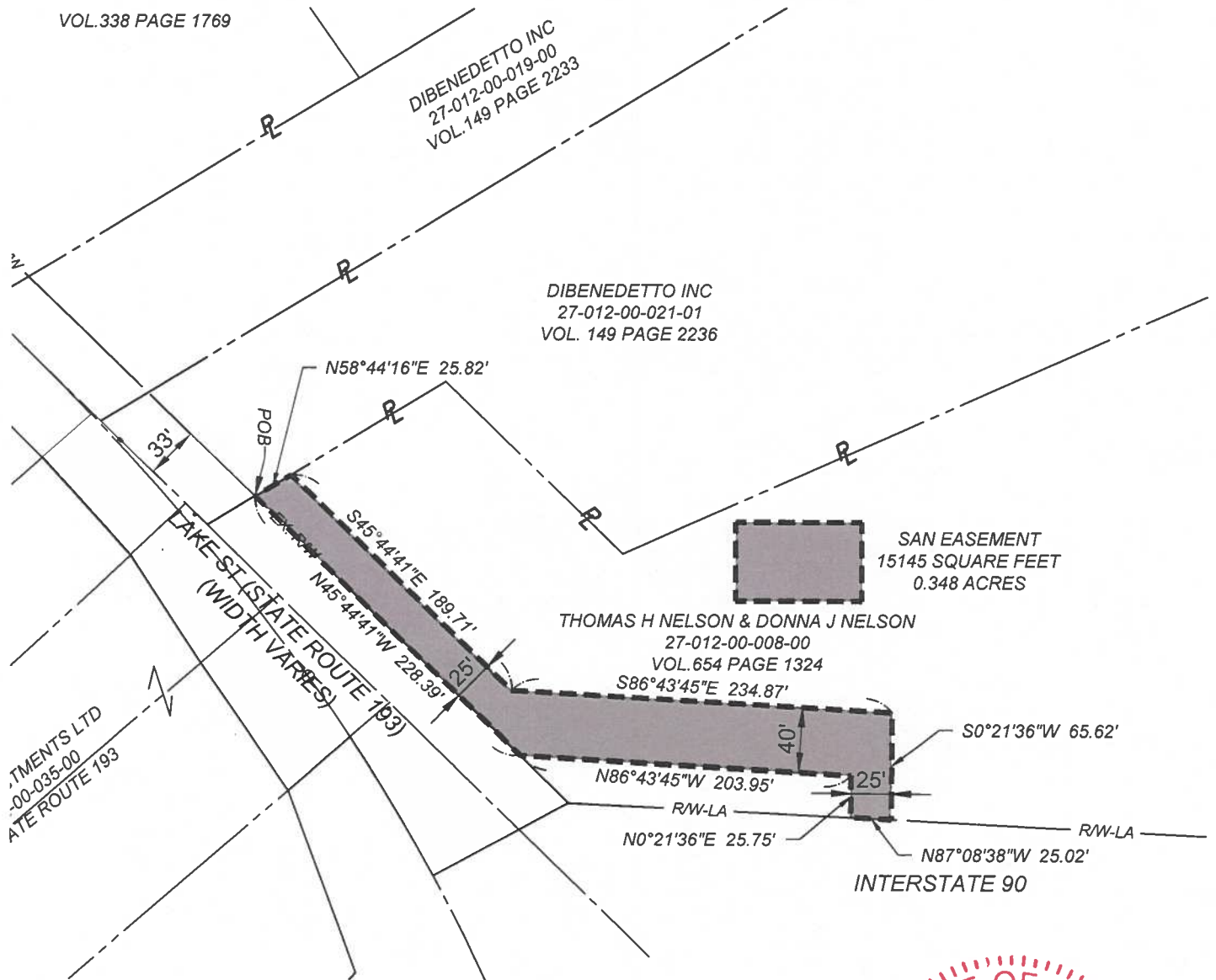
SANITARY SEWER EASEMENT

BEING A PART THE TOWNSHIP OF KINGSVILLE, COUNTY OF ASHTABULA,
STATE OF OHIO, AND KNOWN AS BEING PART OF LOT 17, RANGE 2 WEST,
TOWNSHIP 13 NORTH, CONNECTICUT WESTERN RESERVE

VOL.338 PAGE 1769

DIBENEDETTO INC
27-012-00-019-00
VOL.149 PAGE 2233

DIBENEDETTO INC
27-012-00-021-01
VOL. 149 PAGE 2236



LEGEND

	EXISTING CENTERLINE
	EX. RW
	EXISTING PROPERTY LINE
	PROPOSED EASEMENT
	R/W-LA
	LIMITED ACCESS RIGHT OF WAY

NOTES:

- RECORDS SHOWN HEREON ARE FROM THE ASHTABULA COUNTY RECORDER'S OFFICE.
- EASEMENTS AND/OR RIGHT-OF-WAYS WERE NOT ADDRESSED DURING THIS SURVEY OTHER THAN SHOWN HEREON.
- 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.

7/24/25
DATE

THOMAS M. MECKS
OHIO REGISTRATION/LICENSE NO. 8674



BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH (NORTH 0°00'00\"/>



SCALE IN FEET



verdantas

SANITARY SEWER EASEMENT
PARCEL 27-012-00-008-00
0.348 AC.

EASEMENT EXHIBIT

PROJECT NO.

232478

DISCIPLINE

SURVEY
JSD

SHEET

OF

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1

**PERMANENT GRANT OF EASEMENT FOR CONSTRUCTING, MAINTAINING,
OPERATING AND REPAIRING SANITARY SEWERS IN THE COUNTY OF
ASHTABULA, OHIO**

KNOW ALL MEN BY THESE PRESENTS, Thomas H. & Donna J. Nelson ("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 an underground sanitary sewage system 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 EASEMENT EXHIBIT.

The easement area is shown as the shaded area on the map attached hereto as part of EASEMENT EXHIBIT for illustrative purposes.

Affecting Permanent Parcel No. PP#27-012-00-008-00

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 sanitary sewer system or appurtenances constructed hereunder, and will not change the grade over such sanitary sewer system.

This Easement is granted on the express condition that Grantee shall, after the construction of said sanitary sewer system 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. Grantee 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 sanitary sewer system.

IN WITNESS WHEREOF, the Grantor does hereby set its hand this 24 day of November, 2025.

GRANTOR:

Thomas H. & Donna J. Nelson

By: Thomas H. Nelson Donna J. Nelson

Print Name: Thomas H. Nelson + Donna J. Nelson

Title: Land Owner

State of Ohio)
) SS
County of Ashtabula)

BE IT REMEMBERED, that on the 24 day of November, 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.

Notary Public Janice K. Boyle
Print Name Janice K. Boyle
Commission Expires 3-25-27



JANICE K. BOYLE
NOTARY PUBLIC - OHIO
MY COMMISSION EXPIRES
03-25-27



**SANITARY SEWER EASEMENT DESCRIPTION OF 0.350 ACRES
Land conveyed to Thomas H. & Donna J. Nelson (Parcel 27-012-00-008-00)**

Situated in the Township of Kingsville, County of Ashtabula, and State of Ohio, and known as being part of Lot 17, Range 2 West, Township 13 North, Connecticut Western Reserve, and further being bounded and described as follows:

Beginning in the northeasterly line of State Route 193 (variable width), at the intersection of the southeasterly line of land conveyed to Dibenedetto Inc., who claims title by instrument recorded in Volume 149, Page 2236 of Ashtabula County

Thence N 58°44'16" E., along said southeasterly line of land conveyed to Dibenedetto, a distance of 25.82 feet to a point;

Thence S 86°44'41" E, parallel to said northeasterly line of State Route 193 and distant 25 feet by normal therefrom, a distance of 189.71 feet to a point;

Thence S 45°43'45" E, a distance of 234.87 feet to a point;

Thence S 0°21'36" W, a distance of 69.26 feet to the northerly limited access right-of-way line of Interstate 90;

Thence N 87°47'39" W, along said northerly limited access right-of-way line of Interstate 90, a distance of 25.01 feet to a point;

Thence N 0°21'36" E, a distance of 29.67 feet to the northerly limited access right-of-way line of Interstate 90;

Thence N 86°43'45" W, a distance of 203.95 feet to said northeasterly line of State Route 193;

Thence N 45°44'41" W, along said northeasterly line of State Route 193, a distance of 228.39 feet to the Point of Beginning, and containing 15,239 Square Feet, 0.350 Acres of land as calculated and described in June 2025 by Verdantas;

The above-described easement area burdens a part of Ashtabula County Auditor's Parcel No. 27-012-00-008-00.

The bearings described herein are based on Grid North (North 00°00'00" East) from GPS observations utilizing the Ohio State Plane North American Datum 1983 (2011 adj, North Zone) coordinate system. All distances expressed herein are in US Survey Feet.

This description is based on existing records and minimal field survey work performed during the month of May 2024, by or under the direct supervision of Thomas Meeks, PS Registered Professional Surveyor #8674.

Department of Environmental Services
Water Distribution
Wastewater Collection & Treatment

Douglas G. Starkey, Director



Board of Commissioners
J.P. Ducro IV, President
Casey R. Kozlowski, Vice President
Kathryn L. Whittington

Date: December 1, 2025

Re: Easement for Parcels No. 27-012-00-008-00

For sufficient consideration regarding grant an easement on parcel no. PP# 27-012-00-008-00 the Board of Commissioners of Ashtabula County will due the following

- 1) Grant a credit of \$6,500.00 for a tap-in fee for each multi family residential, commercial or industrial zoned parcel. Note: this credit is the minimum capacity fee for multi-family residential, commercial or industrial parcel and will be applied to the final tap-in fee. Said final tap-in fee may be more based on Ashtabula County's sanitary sewer code for non-residential properties based upon Ohio EPA guidelines.
- 2) Grant a full-exemption (\$2,800) to the proposed tap-in fee in its entirety for each single family residential zoned parcel.

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

Grantor:

Thomas H. & Donna J. Nelson

By: Thomas H. & Donna J. Nelson

Print Name: THOMAS H - DONNA J. NELSON

Date: 12-9-25

Ashtabula County Board of Commissioners

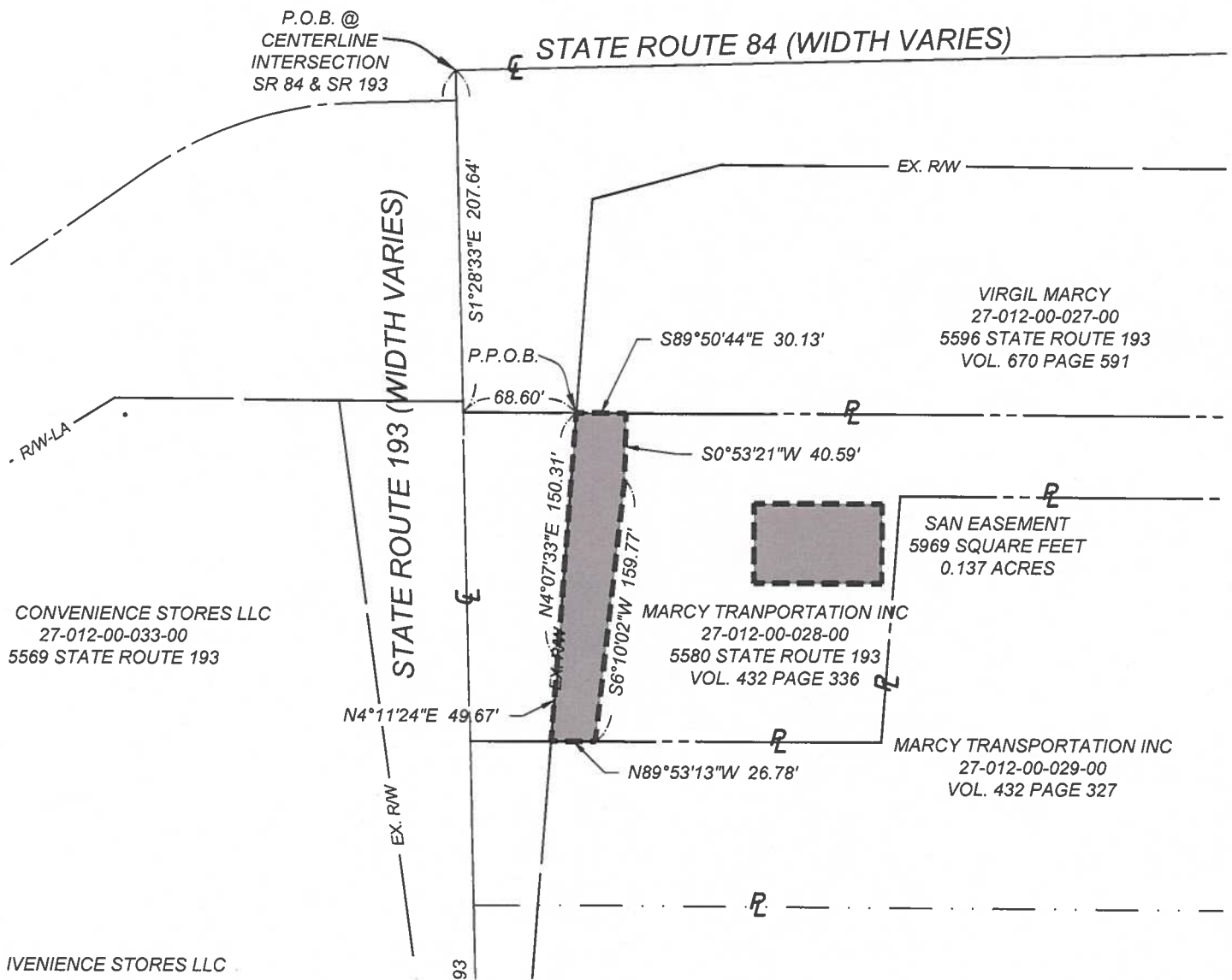
J.P. Ducro IV, Board President
Date: 8-18-22

P.O. Box 520, Jefferson, OH 44047

Phone: (440) 576-3722 | Fax: (440) 576-3781 | Web: www.ashtabulacounty.us

SANITARY SEWER EASEMENT

BEING A PART THE TOWNSHIP OF KINGSVILLE, COUNTY OF ASHTABULA,
STATE OF OHIO, AND KNOWN AS BEING PART OF LOT 17, RANGE 2 WEST,
TOWNSHIP 13 NORTH, CONNECTICUT WESTERN RESERVE



IVENIENCE STORES LLC

LEGEND

	EXISTING CENTERLINE
	EXISTING RIGHT OF WAY
	EXISTING PROPERTY LINE
	PROPOSED EASEMENT
	LIMITED ACCESS RIGHT OF WAY

NOTES:

- RECORDS SHOWN HEREON ARE FROM THE ASHTABULA COUNTY RECORDER'S OFFICE.
- EASEMENTS AND/OR RIGHT-OF-WAYS WERE NOT ADDRESSED DURING THIS SURVEY OTHER THAN SHOWN HEREON.
- 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

THOMAS M. MECKS

OHIO REGISTRATION/LICENSE NO. 8674



BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH (NORTH 0°00'00" EAST) FROM GPS OBSERVATIONS UTILIZING THE OHIO STATE PLANE COORDINATE SYSTEM (NORTH ZONE) HORIZONTAL DATUM NAD83 (2011 ADJ.)



SCALE IN FEET



verdantas

SANITARY SEWER EASEMENT
PARCEL 27-012-00-028-00
0.137 AC.

EASEMENT EXHIBIT

PROJECT NO.

232478

DISCIPLINE

SURVEY
JSD

SHEET OF

1

1

**PERMANENT GRANT OF EASEMENT FOR CONSTRUCTING, MAINTAINING,
OPERATING AND REPAIRING SANITARY SEWERS IN THE COUNTY OF
ASHTABULA, OHIO**

KNOW ALL MEN BY THESE PRESENTS, Marcy Transportation Inc. ("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 an underground sanitary sewage system 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 EASEMENT EXHIBIT.

The easement area is shown as the shaded area on the map attached hereto as part of EASEMENT EXHIBIT for illustrative purposes.

Affecting Permanent Parcel No. PP#27-012-00-028-00

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 sanitary sewer system or appurtenances constructed hereunder, and will not change the grade over such sanitary sewer system.

This Easement is granted on the express condition that Grantee shall, after the construction of said sanitary sewer system 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. Grantee 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 sanitary sewer system.

IN WITNESS WHEREOF, the Grantor does hereby set its hand this 10 day of December, 2025.

GRANTOR:
Marcy Transportation Inc.

By: Elaine M Marcy

Print Name: Elaine M Marcy

Title: President

State of Ohio)

) SS

County of Ashtabula)

BE IT REMEMBERED, that on the 10th day of December, 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.



Christina Partridge
Notary Public, State of Ohio
Commission #: 2024-RE-672212
My Commission Expires 01-07-2029

Notary Public Christina Partridge
Print Name Christina Partridge
Commission Expires 01-07-2029



**SANITARY SEWER EASEMENT DESCRIPTION OF 0.137 ACRES
Land conveyed to Marcy Transportation Inc. (Parcel 27-012-00-028-00)**

Situated in the Township of Kingsville, County of Ashtabula, and State of Ohio, and known as being part of Lot 17, Range 2 West, Township 13 North, Connecticut Western Reserve, and further being bounded and described as follows:

Beginning at the intersection of the centerline of State Route 193, variable width, with the centerline of State Route 84, variable width;

Thence S.1°28'33"E., along said centerline of State Route 193, 207.64 feet to the southwesterly corner of land conveyed to Virgil Marcy, who claims title by instrument recorded in volume 670 page 591 of the Ashtabula County Records;

Thence S.89°50'44"E., along the southerly line of said land conveyed to Virgil Marcy, 68.60 feet to the easterly line of said State Route 193, and the principal point of beginning;

Thence S.89°50'44"E., along said southerly line of land conveyed to Virgil Marcy, 30.13 feet to a point;

Thence S 0°53'21" W., a distance of 40.59 feet to a point;

Thence S 6°10'02" W., a distance of 159.77 feet to a northerly line of land conveyed to Marcy Transportation Inc., by instrument recorded in volume 432 page 327 of the Ashtabula County Records;

Thence N 89°53'13" W, along said northerly line of land conveyed to Marcy Transportation Inc., a distance of 26.78 feet to said easterly line of State Route 193;

Thence N 4°11'24" E, along said easterly line of State Route 193, a distance of 49.67 feet to a point;

Thence N 4°07'33" E, along said easterly line of State Route 193, a distance of 150.31 feet to the Principal Point of Beginning, and containing 5,969 Square Feet, 0.137 Acres of land as calculated and described in June 2025 by Verdantas;

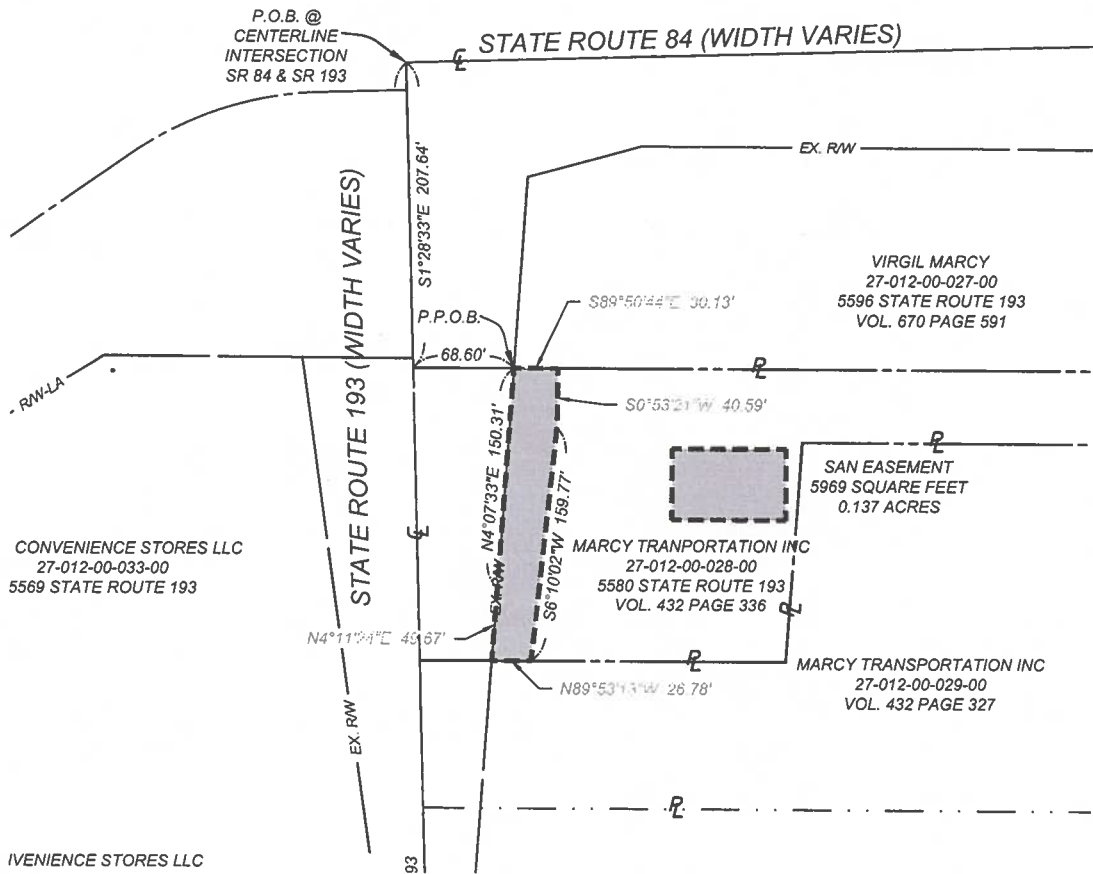
The above-described easement area burdens a part of Ashtabula County Auditor's Parcel No. 27-012-00-028-00.

The bearings described herein are based on Grid North (North 00°00'00" East) from GPS observations utilizing the Ohio State Plane North American Datum 1983 (2011 adj, North Zone) coordinate system. All distances expressed herein are in US Survey Feet.

This description is based on existing records and minimal field survey work performed during the month of May 2024, by or under the direct supervision of Thomas Meeks, PS Registered Professional Surveyor #8674.

SANITARY SEWER EASEMENT

BEING A PART THE TOWNSHIP OF KINGSVILLE, COUNTY OF ASHTABULA,
STATE OF OHIO, AND KNOWN AS BEING PART OF LOT 17, RANGE 2 WEST,
TOWNSHIP 13 NORTH, CONNECTICUT WESTERN RESERVE



IVENIENCE STORES LLC

LEGEND

	EXISTING CENTERLINE
	EXISTING RIGHT OF WAY
	EXISTING PROPERTY LINE
	PROPOSED EASEMENT
	LIMITED ACCESS RIGHT OF WAY

NOTES:

- RECORDS SHOWN HEREON ARE FROM THE ASHTABULA COUNTY RECORDER'S OFFICE.
- EASEMENTS AND/OR RIGHT-OF-WAYS WERE NOT ADDRESSED DURING THIS SURVEY OTHER THAN SHOWN HEREON.
- 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

THOMAS M. MECKS
OHIO REGISTRATION/LICENSE NO. 8674

BASIS OF BEARINGS
THE BEARINGS SHOWN HEREON ARE
BASED ON GRID NORTH (NORTH
0°00'00" EAST)
FROM GPS OBSERVATIONS UTILIZING THE
OHIO STATE PLANE COORDINATE SYSTEM
(NORTH ZONE)
HORIZONTAL DATUM NAD83 (2011 ADJ.)



SCALE IN FEET



verdantas

SANITARY SEWER EASEMENT
PARCEL 27-012-00-028-00
0.137 AC.

EASEMENT EXHIBIT

PROJECT NO.

232478

DISCIPLINE

SURVEY

JSD

SHEET

OF

1

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Department of Environmental Services
Water Distribution
Wastewater Collection & Treatment

Douglas G. Starkey, Director



Board of Commissioners
J.P. Ducro IV, President
Casey R. Kozlowski, Vice President
Kathryn L. Whittington

Date: December 1, 2025

Re: Easement for Parcels No. 27-012-00-028-00

For sufficient consideration regarding grant an easement on parcel no. PP# 27-012-00-028-00 the Board of Commissioners of Ashtabula County will due the following

- 1) Grant a credit of \$6,500.00 for a tap-in fee for each multi family residential, commercial or industrial zoned parcel. Note: this credit is the minimum capacity fee for multi-family residential, commercial or industrial parcel and will be applied to the final tap-in fee. Said final tap-in fee may be more based on Ashtabula County's sanitary sewer code for non-residential properties based upon Ohio EPA guidelines.
- 2) Grant a full-exemption (\$2,800) to the proposed tap-in fee in its entirety for each single family residential zoned parcel.

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

Grantor:

Marcy Transportation Inc.

By: Elaine M Marcy

Print Name: Elaine M Marcy

Date: 12-10-25

Ashtabula County Board of Commissioners


J.P. Ducro IV, Board President
Casey Kozlowski
Date: 8-18-26

P.O. Box 520, Jefferson, OH 44047

Phone: (440) 576-3722 | Fax: (440) 576-3781 | Web: www.ashtabulacounty.us