

RESOLUTION APPROVING A PURCHASE AGREEMENT BY AND BETWEEN ASHTABULA COUNTY AND NEO DEVELOPMENT CORP. FOR THE PURCHASE OF PROPERTY LOCATED IN HARPERSFIELD TOWNSHIP

WHEREAS, the Board of Commissioners of Ashtabula County desire to purchase 1.311 acres situated in the Township of Harpersfield for use by Ashtabula County; and

WHEREAS, a Purchase Agreement with NEO Development Corp. has been presented for the approval of the Board, to-wit:

Property Location: 1.311 acres

Permanent Parcel No.: 05-206-00-002-0

Buyer: Ashtabula County Board of Commissioners, 25 W. Jefferson St., Jefferson, OH 44047

Seller: NEO Development Corp., Ronald R. Kister, Statutory Agenda, P.O. Box 768, Ashtabula, OH 44005

Purchase Price: \$150,000.00

Term: assuming there are no defects with the property, closing will occur in approximately 60 days; now

NOW, THEREFORE, BE IT RESOLVED, By the Board of Commissioners of Ashtabula County, Ohio that the Purchase Agreement, as noted above, is hereby approved in accordance with the copy of said Agreement now on file in this office.

**ASHTABULA COUNTY COMMISSIONERS
CERTIFICATION PAGE**

Resolution No. 2022-186

March 29, 2022

**RESOLUTION APPROVING A PURCHASE AGREEMENT BY AND BETWEEN
ASHTABULA COUNTY AND NEO DEVELOPMENT CORP. FOR THE PURCHASE
OF PROPERTY LOCATED IN HARPERSFIELD TOWNSHIP**

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

VOTE:

J.P. Ducro IV

Aye

Casey R. Kozlowski

Aye

Kathryn L. Whittington

Aye

CERTIFICATE OF CLERK

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



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

PURCHASE AGREEMENT

THIS AGREEMENT is made between NEO Development Corp., an Ohio for profit corporation, whose mailing address is c/o Statutory Agent, Ronald R. Kister, PO Box 768, Ashtabula, Ohio 44005, herein called "Seller," and Ashtabula County, by and through the duly elected Ashtabula County Board of Commissioners, whose mailing address is 25 West Jefferson Street, Jefferson, Ohio 44047, herein called "Buyer."

Seller agree to sell and Buyer agrees to purchase real property, herein called "the Property," situated in the Township of Harpersfield, County of Ashtabula and State of Ohio containing 1.311 acres as more particularly described in the legal description prepared on November 10, 2021 by James P. Yurkschat, P.S. No. S-7809, and approved on November 23, 2021, by Ashtabula County Engineer Timothy T. Martin, P.E., P.S. No 8107, attached hereto and made a part hereof (Exhibit A - Parcel B - 1.311 Acres - South Boradway).

The purchase price for the Property shall be the sum of One Hundred Fifty Thousand Dollars (\$150,000) payable by Buyer to Seller upon tender of a general warranty deed to the Property and compliance with the terms of this Agreement.

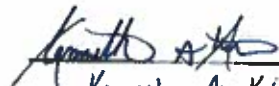
Seller shall convey the Property to Buyer by general warranty deed, with dower rights released, if any, free and clear of all liens and encumbrances whatsoever, except as herein provided. Said general warranty deed shall be executed by Seller and delivered to Buyer in accordance with the terms of this Agreement within _____ days/a reasonable time from the date of this Agreement. If the deed is not executed and delivered to Buyer within that time/a reasonable time as set forth herein, this Agreement shall be null and void.

All real estate taxes and assessments, both general and special, applicable to the Property shall be prorated as of the date the deed is filed for record, computed on the latest available tax duplicate, taking into consideration any credits against said taxes and assessments.

Buyer/Seller, at its expense, shall prepare and file the deed for transfer of the Property.

IN WITNESS WHEREOF, the parties, of their own free act and will, intending to be legally bound hereby, have hereunto set their hands this 23rd day of March, 2022.

SELLER:



Kenneth A. Kister
Manager

WITNESSED BY:



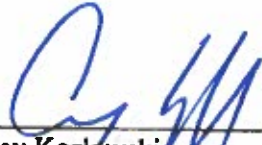
BUYER:



JP Ducro
Ashtabula County Commissioner


WITNESSED BY:





Casey Kozlowski
Ashtabula County Commissioner





Kathryn Whittington
Ashtabula County Commissioner
3/29/22



STATE OF OHIO, COUNTY OF ASHTABULA, TOWNSHIP OF HARPERSFIELD
 (T-11N, R-5W) OF THE CONNECTICUT WESTERN RESERVE
 BEING PART OF ORIGINAL LOT NO. 23

CLAY STREET 60'
 C.R. #16-A

ALEX CT. (60')



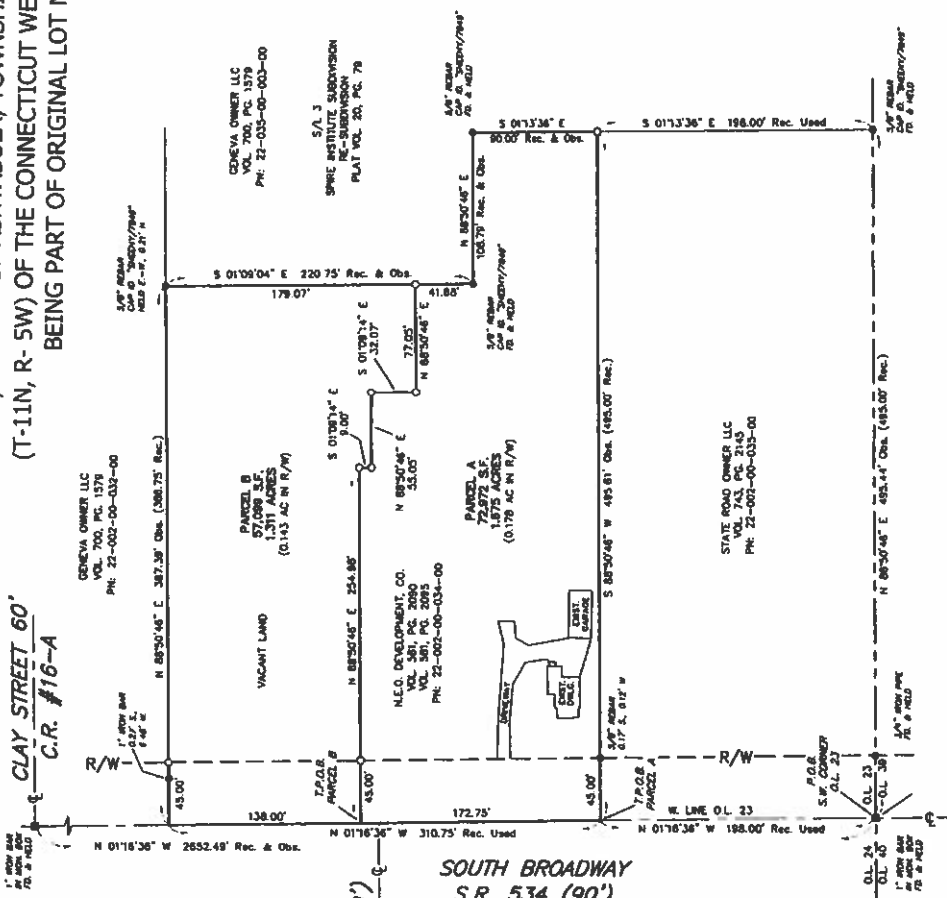
BASIS OF BEARINGS
 THE BASIS OF BEARINGS FOR THIS SURVEY IS
 GRID NORTH OF THE OHIO STATE PLANE
 COORDINATE SYSTEM, NORTH ZONE, NAD83 (2011).

LEGEND

- REC. - RECORD DISTANCE
- CRS. - OBSERVED
- P.O.B. - POINT OF BEGINNING
- T.P.O.B. - TRUE PLACE OF BEGINNING (COLLECT)
- ⊙ - RECORD DISTANCE
- ⊙ - MONUMENT FOUND, SIZE & TYPE AS INDICATED.
- - 5/8" IRON PIPE WITH I.D. CAP
- ⊕ - CADA SET
- ⊕ - CENTERLINE
- R/W - RIGHT-OF-WAY

REFERENCE DATA USED

- ASHTABULA COUNTY DEEDS REFERENCED
- ASHTABULA COUNTY AMORTGAGES
- PLATS: G.D.G.T. LOCATION PLAT
 PROJECT AFB-534 (17.02-21.40)
 PLAT VOL. 11, PG. 38
- PLATS: INSTITUTION SUBDIVISION
 S.P.R. INSTITUTION SUBDIVISION
 PLAT VOL. 20, PG. 79
- SURVEYS: WESTERN CONSOLIDATION SURVEY
 CHADRON VALLEY ENGINEERING
 JULY, 2009
- BARRETT BOUNDARY SURVEY
 DAVID RAPP SERVICES
 AUGUST, 2011



I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED IN
 ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY
 SURVEYS OF THE STATE OF OHIO AS DESCRIBED IN O.A.C.
 CHAPTER 4733-37.

James P. Yurisch
 11/19/2021
 REC. NO. 7809
 CAMPBELL & ASSOCIATES, INC.



LOT SPLIT SURVEY
 1878 SOUTH BROADWAY
 GENEVA, OHIO 44021

CAMPBELL & ASSOCIATES, INC.
 Land Surveying
 1445 Parkers Lane, Suite 100
 Akron, Ohio 44322
 Phone: 330.422.2222

Date: Nov. 18, 2021
 By: JAM
 Scale: 1"=50'
 Job: 20210331
 Sheet 1 of 1

PLEASE REPAIR WITH ORIGINAL STAMPED LEGAL

**PARCEL B
1.311 ACRES
SOUTH BROADWAY**

Situated in the State of Ohio, County of Ashtabula, Township of Harpersfield (Township 11N, Range 5W) of the Connecticut Western Reserve, being part of Original Lot 23, being a portion of the land conveyed to N.E.O. Development, Co. as recorded in Vol. 581, Page 2090 and Vol. 581, Page 2095 of Ashtabula County Recorder's records, and being more particularly bounded and described as follows:

Beginning at a 1" iron bar in monument box found and held marking the southwest corner of Original Lot 23 and being a point in the centerline of South Broadway (State Route 534 -- 90' wide) as witnessed by a 1" iron bar in monument box found and held marking the intersection of the centerline of South Broadway with the centerline of Clay Street (C.R. #16-A - 60' wide) at N 01°16'36"W, a distance of 2652.49' therefrom.

Thence N 01°16'36"W, along the west line of Original Lot 23 and the centerline of South Broadway, a distance of 370.75' to a point thereon being the **TRUE PLACE OF BEGINNING** for the parcel of land described herein;

Thence continuing N 01°16'36"W, along the west line of Original Lot 23 and the centerline of South Broadway, a distance of 138.00' to a point thereon being the southwest corner of land conveyed to Geneva Owner LLC as recorded in Vol. 700, Page 1579 of Ashtabula County Recorder's records;

Thence N 88°50'46"E, along the south line of said Geneva Owner LLC land and passing over a 5/8" x 30" rebar (cap id. "C&A") set on the east right-of-way line of South Broadway at 45.00' (witness a 1" iron bar found 0.27' south and 6.48' west), a total distance of 387.39' to the northwest corner of Sublot 3 of the Re-Subdivision of the Spire Institute Subdivision as recorded in Plat Volume 20, Page 79 of Ashtabula County Recorder's records (witness a 5/8" rebar (cap id. "Sheehy/7849") found 0.21' north);

Thence S 01°09'04"E, along a west line of said Sublot 3, a distance of 179.07' to a 5/8" rebar x 30" rebar (cap id. "C&A") set thereon;

Thence S 88°50'46"W, a distance of 77.05' to a 5/8" x 30" rebar (cap id. "C&A") set;

Thence N 01°09'14"W, a distance of 32.07' to a 5/8" x 30" rebar (cap id. "C&A") set;

Thence S 88°50'46"W, a distance of 55.05' to a 5/8" x 30" rebar (cap id. "C&A") set;

Thence N 01°09'14"W, a distance of 9.00' to a 5/8" x 30" rebar (cap id. "C&A") set;

Thence S 88°50'46"W, passing over a 5/8" x 30" rebar (cap id. "C&A") set on the east right-of-way line of South Broadway at 209.98', a total distance of 254.98' to the **TRUE PLACE OF BEGINNING** and containing 1.311 acres of land of which 0.143 acres are contained within the right-of-way limits of South Broadway as surveyed by James P. Yurkschatt (P.S. 7809) of Campbell and Associates, Inc. on November 10, 2021.

The basis of bearings for this survey is Grid North of the Ohio State Plane Coordinate System, North Zone, NAD83(2011).

The intent of this survey and legal description is to create a new parcel by splitting 1.311 acres from Ashtabula County Parcel #22-002-00-034-00.

