

2021 MAR 10 PM 1:34

**ERNEST E. COTTRELL, JR.**

Attorney at Law  
21980 West State Route 51  
Genoa, Ohio 43430  
Telephone: (419) 855-9955  
Facsimile: (419) 855-9933  
[ecottrell@amplex.net](mailto:ecottrell@amplex.net)

March 5, 2021

Ottawa County Clerk of Commissioners  
Attn: Asst. Clerk for the Board of County Commissioners  
315 Madison Street, Room 103  
Port Clinton, Ohio 43452

RE: Annexation Expedited Type 2 per ORC 709.023

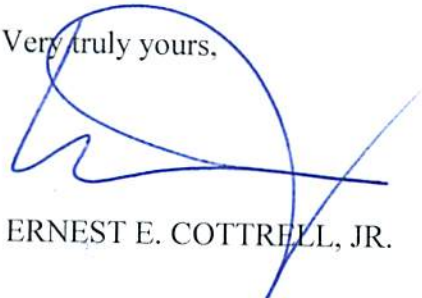
Dear Ms. Elder,

My client, Bitter Family Ltd., et al, is submitting a petition to annex certain real property from Clay Township into the Village of Genoa. Accordingly, please find enclosed five (5) copies of the petition and miscellaneous attached documents I am submitting to the Ottawa County Clerk of Commissioners for review. Please also find enclosed herein a check for the amount of \$100.00 in order to cover the initial filing fee.

Pursuant to the timeframes set forth in the annexation schedule, it would be appreciated if you would notify me of the date of filing of this petition in order that we may notify the surrounding property owners within five (5) days' time of the filing of said petition. I will notify all surrounding property owners, the Village of Genoa and Clay Township per the Ohio Revised Code. Also be advised that Clay Township and the Village of Genoa have entered into a Cooperative Economic Development Agreement per ORC 701.07 allowing for the removal from the Township. Those Agreements are attached.

Thank you for your time and cooperation. Should you have any questions or need further information, please do not hesitate to contact me.

Very truly yours,



ERNEST E. COTTRELL, JR.

EEC/cmt  
Enclosure

**PETITION FOR EXPEDITED TYPE #2 ANNEXATION REQUEST  
BOARD OF OTTAWA COUNTY COMMISSIONERS**

Following is a petition for:

A. Expedited Type 2 (ORC 709.023)

Agent for Petitioner Ernest E. Cottrell, Jr. (name) 21980 West State Route 51, Genoa (address)  
419-855-9955 (phone) 419-855-9933 (fax) Ohio 43430  
 email: ecottrell@amplex.net

**"WHOEVER SIGNS THIS PETITION EXPRESSLY WAIVES THEIR RIGHT TO APPEAL IN LAW OR EQUITY FROM THE BOARD OF COUNTY COMMISSIONERS' ENTRY OF ANY RESOLUTION PERTAINING TO THIS SPECIAL ANNEXATION PROCEDURE, ALTHOUGH A WRIT OF MANDAMUS MAY BE SOUGHT TO COMPEL THE BOARD TO PERFORM ITS DUTIES REQUIRED BY LAW FOR THIS SPECIAL ANNEXATION PROCEDURE."**

The undersigned is/are (circle one) the sole/majority (circle one) of property owners of the real estate in the territory hereinafter described, hereby petition for the annexation of the following described territory located in the township of Clay, and the Village of Genoa, Ottawa County, Ohio.

Petition Circulator Dallas Paul (name) 4427 Talmadge Rd. Suite A Toledo, Ohio 43623 (address)  
704-564-8225 (phone) (fax) email: dpaul@naiharmon.com

1. <u>Isomer Genoa, LLC</u>	<u>x</u>	<u>27609 Lemoyne Road</u> Millbury, Ohio 43447	<u>Clay</u>	
Printed name	Signature	Address	Township	Date
2. <u>Bitter Family, Ltd.</u>	<u>x</u>	<u>27609 Lemoyne Road</u> Millbury, Ohio 43447	<u>Clay</u>	<u>3/9/21</u>
Printed name	Signature	Address	Township	Date
3. <u>Bitter Family, Ltd.</u>	<u>x</u>	<u>27609 Lemoyne Road</u> Millbury, Ohio 43447	<u>Clay</u>	<u>3/9/21</u>
Printed name	Signature	Address	Township	Date
4. <u>Bitter Family, Ltd.</u>	<u>x</u>	<u>27609 Lemoyne Road</u> Millbury, Ohio 43447	<u>Clay</u>	<u>3/9/21</u>
Printed name	Signature	Address	Township	Date
5. <u>Janet M. Trask</u>	<u>x</u>	<u>1233 Grassy Lane</u> Rossford, Ohio 43460	<u>Clay</u>	
Printed name	Signature	Address	Township	Date
6. <u>Kenneth Shields</u>	<u>y</u>	<u>1233 Grassy Lane</u> Rossford, Ohio 43460	<u>Clay</u>	
Printed name	Signature	Address	Township	Date
7. _____				
Printed name	Signature	Address	Township	Date

\*\*\* Further parcel information attached as the list of property owners for parcels to be annexed \*\*\*

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BOARD OF OTTAWA COUNTY COMMISSIONERS**

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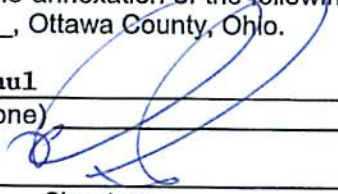
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419-855-9955 (phone) 419-855-9933 (fax) Ohio 43430  
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Petition Circulator Dallas Paul (name) 4427 Talmadge Rd. Suite A  
704-564-8225 (phone) Toledo, Ohio 43623 (address)  
 email: dpaul@naiharmon.com

1. <u>Isomer - Genoa, LLC</u> Printed name	<u>X</u>		<u>27609 Lemoyne Road</u> <u>Millbury, Ohio 43447</u> Address	<u>Clay</u> Township	<u>3/9/21</u> Date
2. <u>Bitter Family, Ltd.</u> Printed name	<u>X</u>	Signature	<u>27609 Lemoyne Road</u> <u>Millbury, Ohio 43447</u> Address	<u>Clay</u> Township	Date
3. <u>Bitter Family, Ltd.</u> Printed name	<u>X</u>	Signature	<u>27609 Lemoyne Road</u> <u>Millbury, Ohio 43447</u> Address	<u>Clay</u> Township	Date
4. <u>Bitter Family, Ltd.</u> Printed name	<u>X</u>	Signature	<u>27609 Lemoyne Road</u> <u>Millbury, Ohio 43447</u> Address	<u>Clay</u> Township	Date
5. <u>Janet M. Trask</u> Printed name	<u>X</u>	Signature	<u>1233 Grassy Lane</u> <u>Rossford, Ohio 43460</u> Address	<u>Clay</u> Township	Date
6. <u>Kenneth Shields</u> Printed name	<u>X</u>	Signature	<u>1233 Grassy Lane</u> <u>Rossford, Ohio 43460</u> Address	<u>Clay</u> Township	Date
7. _____ Printed name		Signature	_____ Address	_____ Township	_____ Date

\*\*\* Further parcel information attached as the list of property owners for parcels to be annexed \*\*\*

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BOARD OF OTTAWA COUNTY COMMISSIONERS**

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704-564-8225 (phone) ~~(fax)~~ email: dpaul@naiharmon.com

1. <u>Isomer Genoa, LLC</u>	<u>x</u>	<u>27609 Lemoyne Road</u>	<u>Clay</u>	
Printed name	Signature	Address	Township	Date
2. <u>Bitter Family, Ltd.</u>	<u>X</u>	<u>27609 Lemoyne Road</u>	<u>Clay</u>	
Printed name	Signature	Address	Township	Date
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Printed name	Signature	Address	Township	Date
5. <u>Janet M. Trask</u>	<u>Janet M. Trask</u>	<u>1233 Grassy Lane</u>	<u>Clay</u>	<u>5-9-21</u>
Printed name	Signature	Address	Township	Date
6. <u>Kenneth Shields</u>	<u>Kenneth Shields</u>	<u>1233 Grassy Lane</u>	<u>Clay</u>	<u>3-9-21</u>
Printed name	Signature	Address	Township	Date
7. _____	_____	_____	_____	_____
Printed name	Signature	Address	Township	Date

\*\*\* Further parcel information attached as the list of property owners for parcels to be annexed \*\*\*

PLAT OF SURVEY FOR ANNEXATION:  
**ISOMER GENOA LLC**  
 A PARCEL IN THE SE 1/4, SEC 28, T7N, R13E,  
 CLAY TOWNSHIP,  
 OTTAWA COUNTY, OHIO  
 2021

- LEGEND**
- P.O.C. POINT OF COMMENCEMENT
  - P.O.B. POINT OF BEGINNING
  - O.R.V. OFFICIAL RECORD VOLUME
  - M.V. MISCELLANEOUS VOLUME
  - D.V. DEED VOLUME
  - ⊙ IRON PIN IN CONCRETE FOUND
  - ⊙ IRON PIN FOUND
  - ⊙ IRON PIN SET 5/8" REBAR W/ ID CAP
  - ⊙ MAG NAIL FOUND
  - ⊙ MAG NAIL SET
  - ⊙ IRON PIN IN MONUMENT BOX
  - ⊙ STONE FOUND
  - ⊙ MONUMENT LOCATION VERSUS TRUE CORNER

**REFERENCES**

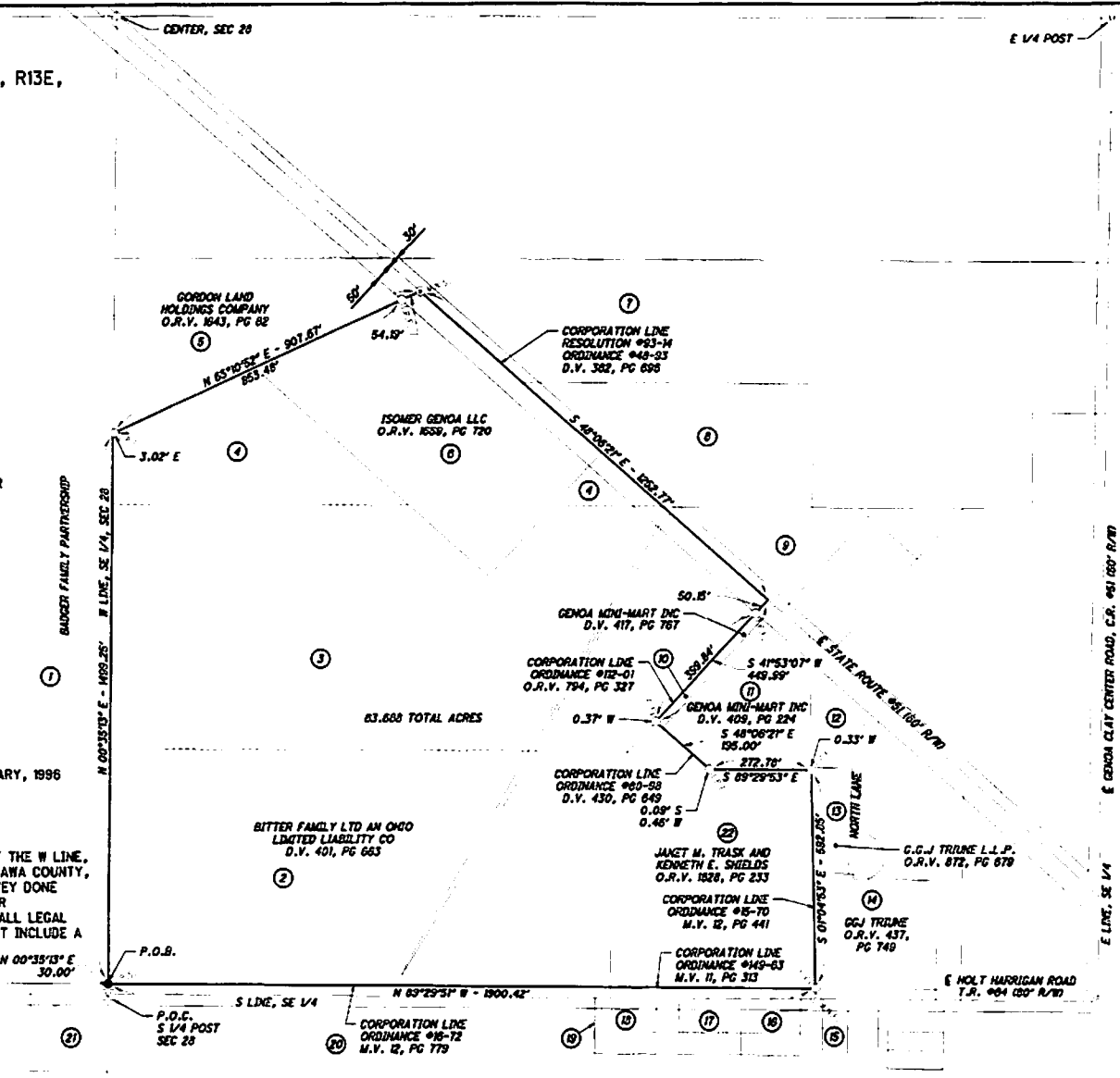
OTTAWA COUNTY DEED VOLUMES  
 AND PAGES AS SHOWN HEREON.  
 OTTAWA COUNTY STONE REFERENCE BOOK  
 SURVEY BY:  
 BEC ASSOCIATES, APRIL, 2014  
 BRUNKHORST ENGINEERING CONSULTANTS, INC, JANUARY, 1996  
 ALBAN SURVEYING CO, NOVEMBER, 2007

**BASIS OF BEARINGS**

ALL BEARINGS ARE BASED ON THE ASSUMPTION THAT THE W LINE,  
 SE 1/4 OF SEC 28, T7N, R13E, CLAY TOWNSHIP, OTTAWA COUNTY,  
 OHIO BEARS N 00°35'13" E AND IS BASED ON A SURVEY DONE  
 FEBRUARY, 2021 AND IS SHOWN HEREON FOR ANGULAR  
 MEASUREMENTS ONLY. THIS SURVEY IS SUBJECT TO ALL LEGAL  
 HIGHWAYS AND EASEMENTS OF RECORD AND DOES NOT INCLUDE A  
 TITLE SEARCH.

ANY INFORMATION OR DATA ON THIS DRAWING IS NOT INTENDED TO BE SUITABLE FOR REUSE BY ANY  
 PERSON, FIRM, OR CORPORATION OR ANY OTHERS ON EXTENSIONS OF THIS PROJECT OR FOR ANY USE  
 ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION AND ADAPTATION BY THE  
 ENGINEER OR SURVEYOR FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT THE USER'S SOLE RISK AND  
 WITHOUT LIABILITY OR LEGAL EXPOSURE TO THE ENGINEER OR SURVEYOR.

H:\15\15\CLAYS\NUMEROUS\ANNEXATION\ISOMER GENOA LLC\ISOMER GENOA LLC.DWG  
 FROM OTTAWA COUNTY RECORDS: SEC 28 ISOMER GENOA LLC 1/27/21  
 COUNTY OF OTTAWA, OHIO 2021-01-27 09:55:33 AM



I HEREBY CERTIFY THAT THE ABOVE SURVEY PLAT IS A  
 TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE  
 BY ME FOR AND AT THE INSTANCE OF: ISOMER GENOA LLC

*Allan W. Weirich*  
 ALLAN W. WEIRICH, P.S. #7427  
 DATE 2-5-21

N

HORIZONTAL SCALE 1" = 40'

NO. 1	NO. 2	NO. 3	NO. 4
NO. 5	NO. 6	NO. 7	NO. 8
NO. 9	NO. 10	NO. 11	NO. 12
NO. 13	NO. 14	NO. 15	NO. 16
NO. 17	NO. 18	NO. 19	NO. 20

**ISOMER GENOA LLC**

BEC ASSOCIATES  
 1000 W. MAIN ST., SUITE 100  
 COLUMBUS, OHIO 43260  
 TEL: 614.444.4444 FAX: 614.444.4444

**LEGAL DESCRIPTION : Isomer Genoa LLC**

**Annexation Parcel**

Known as and being a parcel in the Southeast Quarter of Section 28, T7N, R13E, Clay Township, Ottawa County, Ohio and being more particularly described as follows:

Commencing at a found iron pin in a monument box marking the South Quarter Post of Section 28, T7N, R13E, Clay Township, Ottawa County, Ohio; thence proceeding North 00 degrees 35 minutes 13 seconds East in the West line of the Southeast Quarter of said Section 28, 30.00 feet to a set iron pin and also being the point and place of beginning of the parcel herein described;

Thence proceeding North 00 degrees 35 minutes 13 seconds East in the West line of the Southeast Quarter of said Section 28, 1499.25 feet to a point in the southeasterly line of a parcel now or formerly owned by Gordon Land Holdings Company, LLC as described in Ottawa County Official Record Volume 1643 at Page 82, said point referenced by a found iron pin 3.02 feet East;

Thence proceeding North 65 degrees 10 seconds 52 seconds East in the southeasterly line of the previously mentioned parcel, passing through a found iron pin at 853.48 feet, 907.67 feet to a mag nail set in the centerline of State Route #51, (80.00 foot right-of-way), said centerline also being a southwesterly Corporation line of the Village of Genoa per Resolution #93-14, Ordinance #48-93 and recorded in Ottawa County Deed Volume 382 at Page 696;

Thence proceeding South 48 degrees 06 minutes 21 seconds East in the centerline of State Route #51 and also a southwesterly Corporation line, 1252.77 feet to a point in the northwesterly line of a parcel now or formerly owned by Genoa Mini-Mart Inc as described in Ottawa County Deed Volume 417 at Page 767, said northwesterly line also being a northwesterly Corporation line of the Village of Genoa per Ordinance #112-01 and recorded in Ottawa County Official Record Volume 794 at Page 327;

Thence proceeding South 41 degrees 53 minutes 47 seconds West in the northwesterly line of the previously mentioned parcel and also a northwesterly Corporation line, passing through a found iron pin at 50.15 feet, 449.99 feet to a point in the southwesterly line of the previously mentioned parcel, said point referenced by a found iron pin 0.37 feet West;

Thence proceeding South 48 degrees 06 minutes 21 seconds East in the southwesterly line of the previously mentioned parcel and also the southwesterly line of a parcel now or formerly owned by Genoa Mini-Mart Inc as described in Ottawa County Deed Volume 409 at Page 224, said southwesterly line also being a southwesterly Corporation line of the Village of Genoa per Ordinance #80-98 and recorded in Ottawa County Deed Volume 430 at Page 649, 195.00 feet to a point in the South line of the previously mentioned parcel, said point referenced by a found iron pin 0.09 feet South and 0.46 feet West;

Thence proceeding South 89 degrees 29 minutes 53 seconds East in the South line of the previously mentioned parcel and also a southwesterly Corporation line, passing through a found iron pin at 272.45 feet, 272.78 feet to a point in the East line of a parcel now or formerly owned by Janet M. Trask and Kenneth E. Shields as described in Ottawa County Official Record Volume 1628 at Page 233, said West line also being a West Corporation line of the Village of Genoa per Ordinance #15-70 and recorded in Ottawa County Miscellaneous Volume 12 at Page 441;

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Employee Owned and Operated

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Thence proceeding South 01 degrees 04 minutes 53 seconds East in the West line of the previously mentioned parcel and also a West Corporation line, 592.85 feet to a found iron pin in the North right-of-way of Holt Harrigan Road, T.R. #64, (60 foot right-of-way), said North line also being a north Corporation line per Ordinance #149-63 and recorded in Miscellaneous Volume 11 at Page 313;

Thence proceeding North 89 degrees 29 minutes 51 seconds West in the North right-of-way of Holt Harrigan Road, T.R. #64 and also the north Corporation line previously referenced and also a north Corporation line of the Village of Genoa per Ordinance #16-72 and recorded in Ottawa County Miscellaneous Volume 12 at Page 779, 1900.42 feet to the point and place of beginning. Said parcel contains 63.668 acres, but is subject to all legal highways and easement of Record.

The above legal description was prepared by Allan W. Weirich, Professional Surveyor #7427, and is based on the assumption that the West line of the Southeast Quarter of Section 28, T7N, R13E, Clay Township, Ottawa County, Ohio bears North 00 degrees 35 minutes 13 seconds East and is based on a survey done February, 2021.



Allan W. Weirich, P.S. #7427

2-10-2021  
Date



  
Paul P. O'Neil, P.E.  
Professional Engineer  
Ottawa County Engineer

PLAT OF SURVEY FOR ANNEXATION:  
**ISOMER GENOA LLC**  
 A PARCEL IN THE SE 1/4, SEC 28, T7N, R13E,  
 CLAY TOWNSHIP,  
 OTTAWA COUNTY, OHIO  
 2021

#	Name and Address	Parcel Number
1	Badger Family Partnership 22325 West State Route #51 Genoa, Ohio 43430	0101356718275000
2	Bitter Family Ltd. an Ohio Limited Liability Company Theodore G. Bitter Millbury, Ohio 43447	0101884225302000
3	Bitter Family Ltd. an Ohio Limited Liability Company Theodore G. Bitter 27609 Lamayne Road Millbury, Ohio 43447	0101883925300000
4	Bitter Family Ltd. an Ohio Limited Liability Company Theodore G. Bitter 27609 Lamayne Road Millbury, Ohio 43447	0101883925297000
5	Gordon Land Holding Co., LLC 22300 West State Route #51 c/o 1515 Crogan Street Fremont, Ohio 43420	0101883925297001
6	Isomer Genoa, LLC 211 Commerce Drive Medina, Ohio 44256	0101883925300003
7	Robert E. Samson Trustee 0 State Route #51 c/o 507 Fourth Street Genoa, Ohio 43430	0121356018260000
8	Samsen Limited Partnership 22225 Woodville Road Genoa, Ohio 43430	0121356118261000
9	Rebel Yell LLC 22061 West State Route #51 c/o 2379 West State Street Fremont, Ohio 43420	012095611764001
10	Genoa Mini Mart, Inc. 0 West State Route #51 c/o 22210 State Route #51 West, Suite A Genoa, Ohio 43430	0101883925300002
11	Genoa Mini Mart, Inc. 22210 West State Route #51, Suite A Genoa, Ohio 43430	0121883925300001

#	Name and Address	Parcel Number
12	Rebel Yell LLC 22140 West State Route #51 c/o 2379 West State Street Fremont, Ohio 43420	0120851223752000
13	G. G. J. Truine, L.P. 22361 Holt Harrigan c/o P. O. Box 240 LaGrange, IN 46761	012085121414001
14	G. G. L. Truine PLL, a Ltd. Liability Partnership 121 17th Street c/o Skiko Inc., Millers Market P. O. Box 240 LaGrange, IN 46761	0120851223752001
15	Virginia F. Kolllogg, Trustee 208 17th Street Genoa, Ohio 43430	0120937012505000
16	Stevan M. Miller 1520 Superior Street Genoa, Ohio 43430	012094732649000
17	Terry A. Miller 1519 Buckeye Street Genoa, Ohio 43430	0120364605251000
18	James and Joan Healy 1520 Buckeye Street Genoa, Ohio 43430	012095562756000
19	Oregon Investment Company c/o Fred C. Hall 861 Main Street Martin, Ohio 43445	01202000100002000
20	Troy A. Yatasek 0 Holt Harrigan c/o 2191 North Opfer Lentz Road Martin, Ohio 43445	0121285917163000
21	Tad and Mischelle Buchanan 22500 Holt Harrigan Road Genoa, Ohio 43430	0120864718335001
22	Janet M. Trask & Kenneth E. Shields 1233 Grassy Lane Rossford, Ohio 43460	0101884225302001

ISOMER GENOA LLC  
 CLIENT

ASSOCIATES:  
 AND ASSOCIATES  
 10000 WOODVILLE ROAD  
 GENOA, OHIO 43430  
 (614) 426-1111

2  
 2

PROJECT NO. 120-0170  
 DATE 2/10/2021  
 REVISIONS  
 DATE 2/10/2021  
 DRAWN  
 AMY



## **List of Property Owners for parcels to be Annexed**

- 1. Bitter Family Ltd, an Ohio limited liability Co.  
0 Holt Harrigan Rd.  
C/O 27609 Lemoyne Rd.  
Millbury, Oh 43447-9437  
010.18842.25302.000**
  
- 2. Bitter Family Ltd, an Ohio limited liability Co.  
0 State Route 51.  
C/O 27609 Lemoyne Rd.  
Millbury, Oh 43447-9437  
010.18839.25300.000**
  
- 3. Bitter Family Ltd, an Ohio limited liability Co.  
0 State Route 51.  
C/O 27609 Lemoyne Rd.  
Millbury, Oh 43447-9437  
010.18839.25297.000**
  
- 4. Isomer Genoa, LLC  
0 State Route 51  
C/O 211 Commerce Drive  
Medina, Oh 44256  
010.18839.25300.003**
  
- 5. Janet Trask and Kenneth Shields  
0 Holt Harrigan  
C/O 1233 Grassy Lane  
Rossford, Oh 43460  
010.18842.25302.001**