

RESOLUTION NO.: 2018-R62
SPONSOR: MAYOR NEUGEBAUER
INTRODUCED: AUGUST 14, 2018 **ASSIGNED TO:** PLANNING

A RESOLUTION APPROVING THE FINAL PLAT AND PERFORMANCE BOND FOR SPRING HILL BUSINESS PARK PHASE I, AND DECLARING AN EMERGENCY.

WHEREAS, at its regularly scheduled meeting on March 21, 2018, the City of Green Planning and Zoning Commission recommended approval of the final plat of Spring Hill Business Park Phase I, by a vote of 5-0; and

WHEREAS, Environmental Design Group, the City's consulting engineer, has reviewed and recommended that a minimum performance bond be posted in the amount of Three Hundred Ninety-Eight Thousand Eight Hundred Forty-Six Dollars (\$398,846.00) to be held pending the satisfactory completion of the public improvements within Spring Hill Business Park Phase I; and

WHEREAS, Green Codified Ordinance Section 1224.06(4)(J) requires City Council to review and judge the final plat, along with the recommendation of the Planning and Zoning Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GREEN, COUNTY OF SUMMIT, AND STATE OF OHIO THAT:

SECTION ONE:

Green City Council, pursuant to Green Codified Ordinance Section 1224.06(4)(J), approves the final plat of Spring Hill Business Park Phase I, a copy of which is attached hereto and incorporated herein as Exhibit "A".

SECTION TWO:

Green City Council accepts a performance bond in the amount of Three Hundred Ninety-Eight Thousand Eight Hundred Forty-Six Dollars (\$398,846.00) submitted by Green Land Trust, Ltd. ("Developer") and directs the Director of Planning to retain the bond until such time as all obligations have been met and the bond is released in accordance with City regulations.

SECTION THREE:

The City of Green finds and determines that all formal actions of this Council concerning and relating to the adoption of this Resolution were taken in open meetings of this Council and any deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, in compliance with all legal requirements.

SECTION FOUR:

Council declares this to be an emergency immediately necessary for the preservation of the public peace, health, safety and welfare of the citizens of Green and for the further reason that the plat may be recorded, and construction proceed immediately and forthwith. Provided that this legislation receives the affirmative vote of three-fourths of the members elected or appointed

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to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise, it shall take effect and be in force at the earliest time allowed by law.

ADOPTED: Sept. 11, 2018

Nichole Baldinger
Nichole Baldinger, Clerk of Council, Interim

Chris Humphrey
Chris Humphrey, Council President

APPROVED: Sept. 11, 2018

Gerard M. Neugebauer
Gerard M. Neugebauer, Mayor

ENACTED EFFECTIVE: Sept 11, 2018

ON ROLL CALL: Babbitt Aye Dyer Aye Humphrey Aye Shaughnessy Aye
Speight -absent Yeargin Aye Young -Aye Adopted 6-0

Suburbanite publication on Sept. 14 and Sept 21, 2018

Nichole Baldinger
Nichole Baldinger, Clerk of Council, Interim

08/09/2018 Approved as to form and content by William G. Chris, Director of Law, Interim

William G. Chris

EXHIBIT "A"
2018-262

(PHASE ONE)

CITY OF GREEN
COUNTY OF SUMMIT
STATE OF OHIO
PART OF THE SOUTHWEST
QUARTER OF SECTION 9

GREEN LAND "TRUST", LTD.
BY: Robert J. DeChoff
ROBERT J. DECHOFF
MANAGING MEMBER

NOTARY PUBLIC
STATE OF OHIO
Comm. Expires 04-29-2023
Recorded in 5181 County

2024 PLANS ARE ADDED

Handwritten Signature
NOTARY PUBLIC

PRESIDENT OF COUNCIL - CHARIS HUMPHREY

[illegible]

Diagram of a trench cross-section. The trench is 12' wide at the top and 4' wide at the bottom. The depth is 7'. The centerline of the trench is labeled 'CENTERLINE OF TRENCH (OF PHONE CATH)'. The back of the easement is labeled 'BACK OF EASEMENT'. The gas line is labeled 'GAS LINE'. The road right-of-way is labeled 'ROAD R/W'.

THE EASEMENT ALLOWS FOR THE PROVIDERS OF SAID UTILITIES OR SERVICES THE RIGHT TO REMOVE TREES AND LANDSCAPING WITHOUT LIABILITY AS REQUIRED TO MAINTAIN, OPERATE OR CONSTRUCT THESE FACILITIES AND THE RIGHT OF ACCESS, AS NEEDED FOR EXERCISING THE PURPOSES OF THIS EASEMENT.

PREPARED FOR:
GREEN LAND TRUST, LTD.
821 S. MAIN ST.
NORTH CANTON, OHIO 44720
PHONE: (330) 499-8153
REP.: ROBERT J. DEHOFF

SPRING HILL BUSINESS PARK (PHASE ONE)
SHEET 1 OF 2

12000000

I HEREBY CERTIFY THAT THIS IS A CORRECT PLAT OF SPRING HILL BUSINESS PARK (PAGE ONE) MADE BY ME, 17th DAY OF April, 1988, AND THAT THE SURVEY BALANCES AND CLOSES, AND THE MONUMENTS SHOWN HEREON ARE SET OR TO BE SET AS SHOWN, AND ALL DIMENSIONS AND GEOMETRIC DETAILS ARE CORRECT.

STATE OF OHIO
COUNTY OF SUMMIT

[Signature]
LOUIS J. TEEFE, JR.
SURVIVOR #7790

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE SIGNED SURVIVOR WHO ACKNOWLEDGE THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT IT WAS THEIR FREE ACT AND DEED.

MY COMMISSION EXPIRES _____

Notary Public _____

140-48747-10
Lisa A. Turner
Hazardous Waste Unit
Regulatory Policy, State of Texas
1000 Commerce Street, Suite 1000
Dallas, Texas 75202-4500

APPROVED BY THE ENGINEER OF THE CITY OF GREEN THIS _____ DAY OF _____

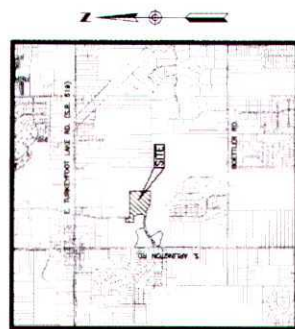
APPROVED BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF GREEN
THIS 2/5th DAY OF MARCH 2018

CIA IMPERSON - *late. ph*

SECRETARY - NICHOLE BALDINGER

SANITARY SEWER EASEMENTS ACCEPTED BY COUNTY OF SUMMIT: THIS _____ DAY OF _____

COVENANTS, RESTRICTIONS & SPRINGHILL BUSINESS PARK ASSOCIATION BYLAWS
DECLARATION OF COVENANTS, RESTRICTIONS AND ASSOCIATION BYLAWS
ON SAID SUBDIVISION ARE AS RECORDED IN RECEPTION NO. _____
OF SUMMIT COUNTY RECORDS, AND THE SAME ARE INCORPORATED HEREIN BY
REFERENCE AS IF FULLY REWRITTEN HEREIN.

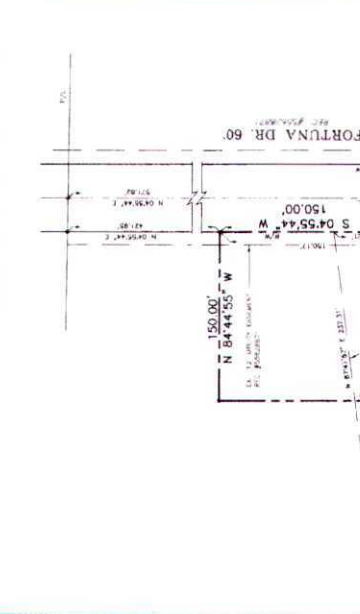
[illegible]

LOCATION MAP

SCALE: 1" = 300.0'

CURVE TABLE

CURVE	LENGTH	AREA	PERIMETER	CHORD	CHORD BEARING
C1	180.25	170.00	142.44	99.44	N 73.53° E
C2	114.38	224.00	247.92	91.44	N 72.54° E
C3	91.82	233.00	247.92	91.44	N 72.54° E
C4	43.82	270.00	247.92	91.44	N 72.54° E
C5	38.47	240.00	247.92	91.44	N 72.54° E
C6	29.42	210.00	247.92	91.44	N 72.54° E
C7	18.09	130.00	247.92	91.44	N 72.54° E
C8	11.67	80.00	247.92	91.44	N 72.54° E
C9	8.48	50.00	247.92	91.44	N 72.54° E
C10	5.31	30.00	247.92	91.44	N 72.54° E
C11	3.43	20.00	247.92	91.44	N 72.54° E
C12	2.14	10.00	247.92	91.44	N 72.54° E
C13	1.34	5.00	247.92	91.44	N 72.54° E
C14	0.82	2.50	247.92	91.44	N 72.54° E
C15	0.51	1.00	247.92	91.44	N 72.54° E
C16	0.31	0.50	247.92	91.44	N 72.54° E
C17	0.19	0.25	247.92	91.44	N 72.54° E
C18	0.12	0.13	247.92	91.44	N 72.54° E
C19	0.07	0.08	247.92	91.44	N 72.54° E
C20	0.04	0.04	247.92	91.44	N 72.54° E
C21	0.02	0.02	247.92	91.44	N 72.54° E
C22	0.01	0.01	247.92	91.44	N 72.54° E



LEGEND

SYMBOL	DESCRIPTION
○	MONUMENT
●	MONUMENT
△	MONUMENT
×	MONUMENT
+	MONUMENT
•	MONUMENT
◊	MONUMENT
◌	MONUMENT
◐	MONUMENT
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◉	MONUMENT

SITUATED IN THE CITY OF GREEN, COUNTY OF SHERMAN, STATE OF TEXAS, AND KNOWN AS BEING PART OF THE SOUTHWEST QUARTER OF SECTION 9 OF FORMER GREEN TOWNSHIP

2.3810° 360° STATE PLANE (NAD83)

ROTATION ANGLE CONVERSION

STATE PLANE COORDINATES

④ NORTHING 425640.513 EASTING 224750.853

⑤ NORTHING 425619.910 EASTING 224750.853

WETLAND DELINEATION AND STREAM TAKEN FROM PRELIMINARY FIELD SURVEY AND AERIAL PHOTOGRAPHY MAP PREPARED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC., DATED 8/14/16

BASE OF BEARING: CENTRELINE OF ADJACENT ROAD

ADJUTANT AS REQUIRED IN P.B. COUNTY RECORDS

