



**Fortuna Dr and East
Turkeyfoot Lake Rd**

Note: Aerials flown 3/2015



Prepared by: The City of Green Planning Dept Nov 2017 CL

2017-27 Exhibit "A"

5X

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT: The City of Green, the Grantor(s) herein, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, to be paid by the City of Green, Ohio, the Grantee herein, does hereby grant, bargain, sell, convey and release, with general warranty covenants, to said Grantee, its successors and assigns forever, all right, title and interest in fee simple in the following described real estate:

PARCEL(S): 5-WD

FORTUNA DRIVE EXTENSION

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF
Prior Instrument Reference: OR 1671, Page 1033, Summit County Recorder's Office.

And the said Grantor(s), for itself and its successors and assigns, hereby covenants with the said Grantee, its successors and assigns, that it is the true and lawful owner of said premises, and is lawfully seized of the same in fee simple, and has good right and full power to grant, bargain, sell, convey and release the same in the manner aforesaid, and that the same are free and clear from all liens and encumbrances whatsoever, except: (a) easements, restrictions, conditions, and covenants of record; (b) all legal highways; (c) zoning and building laws, ordinances, rules, and regulations; and (d) any and all taxes and assessments not yet due and payable; and that Grantor(s) will warrant and defend the same against all claims of all persons whomsoever.

IN WITNESS WHEREOF, The City of Green has caused its name to be subscribed by
Mayor R.G. Norton, its duly authorized agent(s), on February 6th, 2008.

The City of Green

By: 

Title: R.G. Norton, Mayor

PPN 2807205 (GROOOO901063000)



John A Denefrio, Summit Fiscal Officer

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02/26/2008 01:55P
DE 44.00

STATE OF OHIO, COUNTY OF Summit SS:

BE IT REMEMBERED, that on the 10th day of February, 2008, before me the subscriber, a Notary Public in and for said state and county, personally came the above named R. G. Norton, who acknowledged being the duly authorized agent of The City of Green who signed or acknowledged the signing of the foregoing instrument to be the voluntary act and deed of said entity.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Debra Talkington
NOTARY PUBLIC *DEBRA TALKINGTON*
My Commission expires: 5/22/12

This instrument was prepared by or on behalf of the City of Green.

TRANSFERRED

2008 FEB 26 PM 1:43

JOHN A. DONOFRIO
FISCAL OFFICER
COUNTY OF SUMMIT

#2843
TRANSFERRED IN COMPLIANCE WITH
SEC 319.202 REV. CODE
\$ 0.00 \$ A FEE
Consideration CD
JOHN A. DONOFRIO By CD
Fiscal Officer Deputy Fiscal Officer
No. of pages 4


John A Donofrio, Summit Fiscal Officer

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DE 44.00

EXHIBIT A

PID
PARCEL
CTY-RTE-SEC
Version Date

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5-WD
FORTUNA_DRIVE
05/01/07

**PARCEL 5-WD
FORTUNA DRIVE
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situated in the City of Green, County of Summit, State of Ohio and known as being part of the Southwest Quarter of Section 9 of former Green Township and more fully described as follows:

Beginning for reference at the intersection of the centerline of Fortuna Drive (60' R/W) with the centerline of East Turkeyfoot Lake Road (S.R. 619, Variable R/W) from which an iron pin found in a monument box on the centerline of said Fortuna Drive bears N 01° 56' 32" E, 30.00 feet from said intersection;

Thence N 88°03'28" W, 11.83 along said centerline of East Turkeyfoot Lake Road feet to a point therein;

Thence S 08°19'27" W, 478.99 feet along the proposed centerline of Fortuna Drive to a point on the northerly line of Liberty Village Ministries as recorded in Volume 6595, Page 519 and Volume 7178, Page 442 of Summit County Records of Deeds;

Thence N 88°00'18" W, 24.53 feet along said northerly line to an iron pin found at the northeast corner of property described in deed to the City of Green (referred to below as the Grantor) as recorded in O.R. 1671, Page 1033 of Summit County Official Records, said corner being the True Place of Beginning for the following described parcel of land;

Thence S 01°41'34" W, 223.70 feet along the Grantor's easterly line to the southeast corner thereof;

Thence N 88°05'41" W, 50.94 feet along the Grantor's northerly line to an iron pin set;

Thence in a northerly direction 75.96 feet along the arc of a curve deflecting to the right, having a radius of 830.00 feet, a delta of 05°14'38", and a chord which bears N 15°03'48" E a distance of 75.94 feet to a point;

Thence in a northerly direction 125.81 feet along the arc of a curve deflecting to the left, having a radius of 770.00 feet, a delta of 09°21'41", and a chord which bears N 13°00'17" E a distance of 125.67 feet to a point;

Thence N 06°21'32" E, 26.53 feet to a point;

Thence S 88°00'18" E, 6.57 feet to the True Place of Beginning and containing 0.1319 acres

PLIT/COMBINE
LEGAL DESCRIP
APPROVED



John A Donefrío, Summit Fiscal Officer

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66/p 2-22-08
ROAD TAKE
log 2082

RX 250
Rev. 10/06

EXHIBIT A

PID
PARCEL
CTY-RTE-SEC
Version Date

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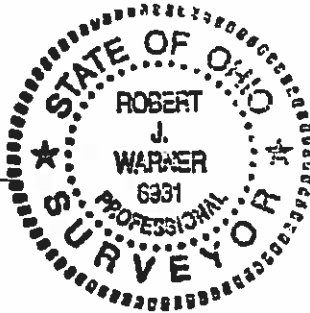
S-WD
FORTUNA DRIVE
05/01/07

This description is based on a survey for Floyd Browne Group in December, 2006 by Robert J. Warner, P.S. No. 6931 in the State of Ohio.

The bearings used in this description are for project use only, these bearings are to an assumed meridian and are used to indicate angles only.

Iron pins set are 5/8"x 30" rebar with cap "Floyd Browne Group".

Robert J. Warner
Robert J. Warner, P.S. 6931



7-26-07
Date

Approved by the City of Green Planning and Zoning Commission
(No Plat Required) (Date: 9-28-07)

Wayne L. Wietz
Planning Director

As provided for in Section 711.131 of the Revised Code,
State of Ohio. Approval for transfer only, no building
site approval granted. Valid for one hundred eighty (180)
days from the above date.



John A. Donofrio, Summit Fiscal Officer

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