

RESOLUTION NO.: 2020-R26
SPONSOR: MAYOR NEUGEBAUER
INTRODUCED: FEBRUARY 25, 2020 ASSIGNED TO: Planning

A RESOLUTION ACCEPTING THE PLANNING & ZONING COMMISSION'S ("PZC") APPROVAL OF LIBERTY GREEN SUBDIVISION REPLAT #2, AND DECLARING AN EMERGENCY.

WHEREAS, at its regularly scheduled meeting on February 19, 2020, the City of Green Planning & Zoning Commission approved Liberty Green Subdivision Replat #2, by a vote of 5-0; and

WHEREAS, Green Codified Ordinances Section 1224.06(4)(J) requires City Council to confirm the final approval of the Planning & 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 Section 1224.06(4)(J) of the City's Land Development Code, confirms Liberty Green Subdivision Replat #2, a copy of which is attached as Exhibit "A".

SECTION TWO:

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 THREE:


Green City 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 can be recorded immediately. Provided that this legislation receives the affirmative vote of three-fourths ($\frac{3}{4}$ ths) of the members elected or appointed 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: FEBRUARY 25, 2020


Molly Kapeluck, Clerk of Council


Barbara Babbitt, Council President

APPROVED: Feb. 26, 2020


Gerard M. Neugebauer, Mayor

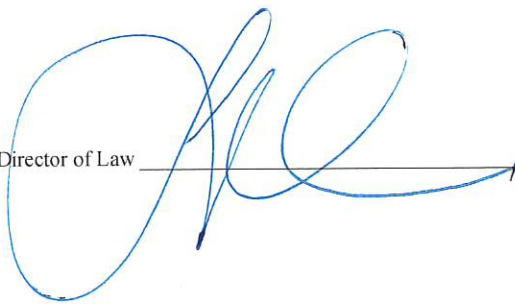
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ENACTED EFFECTIVE: February 26, 2020

ON ROLL CALL: Babbitt *-aye* Brandenburg *-aye* DeVitis *-aye* France *-aye*
Shaughnessy *-aye* Yeargin *-aye* Young *-aye* Adopted *7-0*

Suburbanite publication on March 6 and March 13, 2020

Molly Kapeluck
Molly Kapeluck, Clerk



02/20/2020 Approved as to form and content by Lisa Carey Dean, Director of Law

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MAY FIN LAW PLAN ENG
SVCE FIRE PARK ZONE HR

2020-R-26

ACCEPTANCE

Know all men by these presents that _____ (Print Name) _____, owner of Liberty Green LLC, owner of the lands embraced within this subdivision hereby acknowledge this plat and subdivision to be my/their free act and deed and hereby dedicate to the public use forever the streets there shown and grant all easements as shown. I certify that there are no delinquent taxes or assessments against the lands embraced within this subdivision.

Owner/Agent _____ Date _____
 County of Summit
 State of Ohio
 Before me a notary public in and for said county and state, personally appeared the above named _____ Owner/Agent _____ who acknowledged the making of the foregoing instrument and the signing of this plat to be their own free act and deed. In witness whereof I have hereunto set my hand and official seal at _____ Ohio this _____ day of _____, 20____.

Notary Public _____
 My commission expires _____
 Witness _____
 Witness _____

COVENANTS AND RESTRICTIONS

A 12' wide easement is hereby reserved on the front, sides and rear of all lots in this subdivision lot County of Summit, City of Green, The Ohio Edison Company, Dominion East Ohio Gas and any P.U.C.D regulated utility for the purposes of construction, erection and or maintenance of any transmission lines, pipes, conduits, cables, poles, wires, cables or other appurtenances for the transmission of power, electric, compressed gas, steam water, sanitary sewer, water and/or any future developed utility. The utility company shall have the right to remove trees and landscaping without liability or required to maintain, operate or construct these facilities.

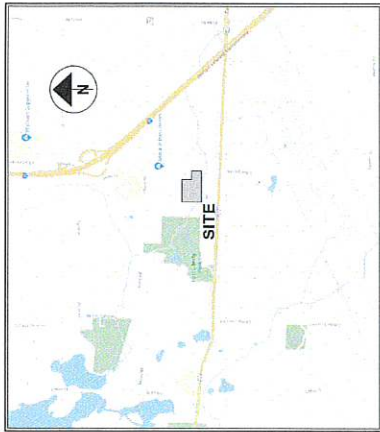
The owners of the platted lots shall be responsible for the maintenance of the storm sewers and storm water management facilities with the storm water management easement and any repair or improvement cost to it there, which shall be equally divided among the owners of the lots shown on this plat and Liberty Green (Lots L, Slides 993-994) and Liberty Green Drive Extension (Replat Rec. No. 550088924). The storm water management easement, storm sewer easement and shared driveway easement shown on this plat shall be to the City of Green and the lot owners. Maintenance shall include cleaning, dragging and other work within easements to the City of Green and the lot owners. The lot owners shall be responsible for the maintenance of the easements shown on this plat and the original deed and other documents and shall be responsible for the maintenance of the easements shown on this plat.

LEGEND

DESCRIPTION	SYMBOL	SET
ONE INCH	—	1
UNSATURATED BAY	—	2
IRON PIN	—	3
WOOD PIN	—	4
LIMITED ACCESS SIGN	—	5
CONCRETE	—	6
PAVEMENT	—	7
EDGE OF BAY LINE	—	8
EASEMENT LINE	—	9
ORIGINAL PROP. LINE	—	10
PROPOSED LOT LINE	—	11

Liberty Green Subdivision Re-Plat No. 2

Creating New Lots 3-A, 3-B and 3-C Situated in the City of Green, Summit County and State of Ohio and known as being part of the Northeast Quarter of Section 8 in Original Green Township, and further known as being a re-plot of all of New Lot 3 as shown on the Liberty Green Drive Extension Re-Plat as Recorded in Rec. No. 550088924



LATITUDE: 40°58'39.12" LONGITUDE: 81°29'38.39"

Area Table	
NEW LOT 3-A	5.213 Acres
NEW LOT 3-B	3.057 Acres
NEW LOT 3-C	9.278 Acres
TOTAL	17.548 Acres

NOTES:

REFERENCE WORKS:

Deed description as referenced on survey: Liberty Green-Plat by Nicholas A. Spagnolo, P.S. 5304, recorded in Plat Cabinet L, Slides 933-934 of the Summit County Recorder's Records
 Liberty Green Drive Extension Re-Plat of Lots 1 and 3 of Liberty Green by Nicholas A. Spagnolo, P.S. 5304, recorded in Rec. No. 550088924 of the Summit County Recorder's Records.

BASIS OF BEARINGS:

Coordinates bearing of Liberty Green Drive were calculated to be North 68°03'00" West by least squares method, based upon Ohio State Plane Coordinate System, North Zone, MAD 9833, Ground.
 Note: All 5/8" x 3/8" iron pins set are affixed with a plastic cap bearing the inscription "ICE ENG 7631-9857"

APPROVALS

This Plat has been approved by the Planning Commission of the City of Green Planning and Zoning Commission, this day of _____, 20____.

Chairman (Print)

Chairman (Sign)

Recording Secretary (Print)

Recording Secretary (Sign)

This Plat has been approved by the Engineer of the City of Green this _____ day of _____, 20____.

CITY ENGINEER (Print)

CITY ENGINEER (Sign)

This Plat has been approved by Resolution No. _____ of the Council of the City of Green this _____ day of _____, 20____.

President (Print)

President (Sign)

Clerk of Council (Print)

Clerk of Council (Sign)

This Plat has been approved by the Mayor of the City of Green this _____ day of _____, 20____.

Mayor (Print)

Mayor (Sign)

TITLE
TIMOTHY ENTERPRISES LLC - GREEN

PROJECT NUMBER	2321
DATE	2020-04-27

1
2



SURVEYOR CERTIFICATION:

This Plat was prepared from a field survey, analysis of recorded plat, recorded deeds, and survey records, as well as other information available to the Surveyor. The Surveyor certifies that the survey is correct and the survey bearings and classes to the best of my knowledge. All monuments shown herein exist or shall be set by me as shown.

Guy P. Honey P.S. No. 57631 Date _____



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of New Lot 3 as shown on The Liberty Green Drive Extension Re-Plat
as Recorded in Rec. No. 55008924

P.P.N. 2816089
World Reed Engineers Services LTD
File No. 55009599

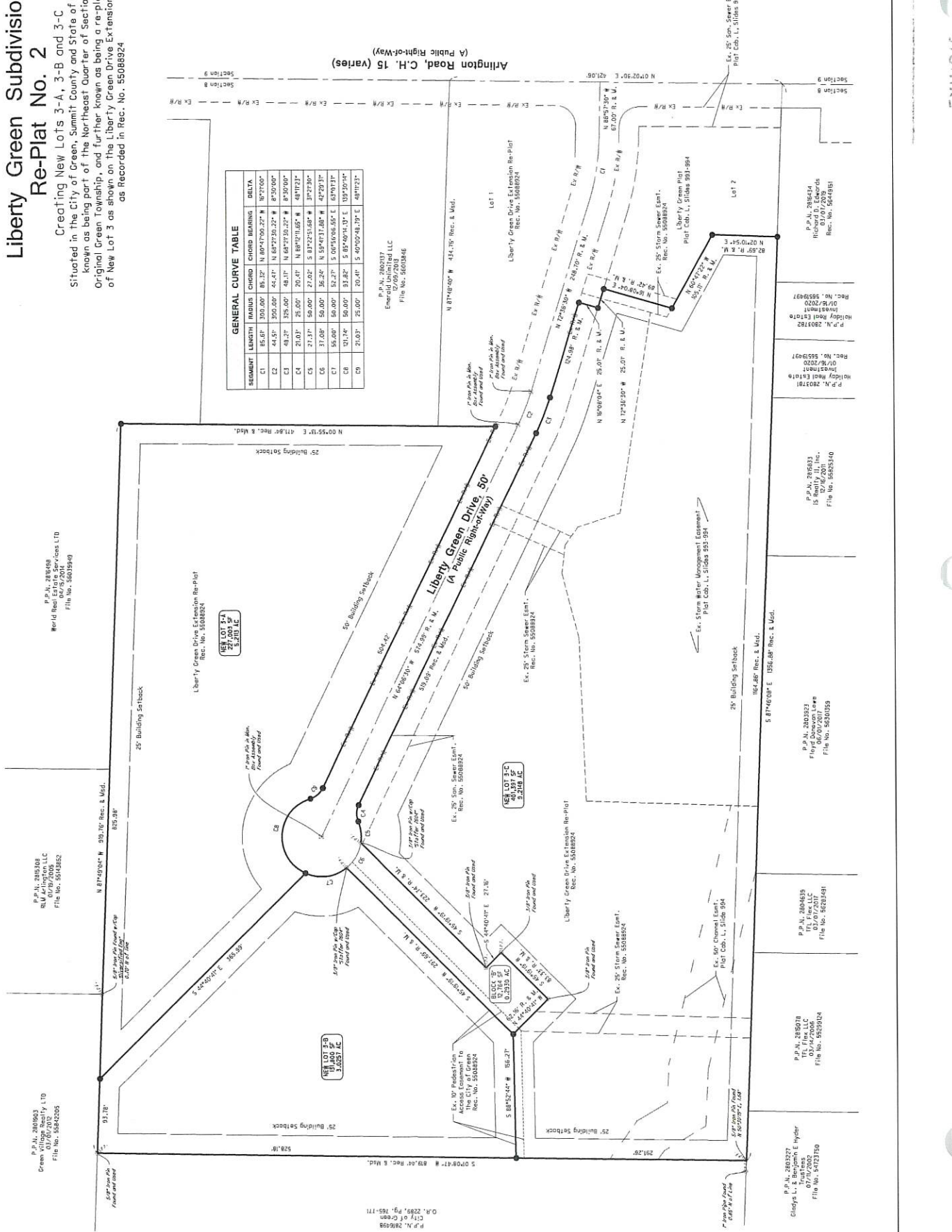
P.P.N. 2816308
RNL Engineering, LLC
File No. 55142652

P.P.N. 280963
Green Property LTD
File No. 5542206

P.P.N. 2816089
World Reed Engineers Services LTD
File No. 55009599

SEGMENT	LENGTH	RADIUS	CHORD BEARING	DELTA
C1	85.50'	300.00'	N 85°13'00" E	10°17'00"
C2	44.51'	300.00'	N 62°22'30" E	8°33'00"
C3	49.23'	375.00'	N 48°17'30" E	8°33'00"
C4	21.03'	25.00'	N 89°37'05" E	48°17'23"
C5	31.08'	50.00'	N 82°23'08" E	37°23'30"
C6	56.00'	50.00'	N 59°43'18" E	49°29'31"
C7	56.00'	50.00'	N 65°16'06" E	63°03'31"
C8	21.17'	50.00'	S 89°40'14" E	139°20'14"
C9	21.03'	25.00'	S 40°02'48" E	49°12'23"

P.P.N. 2802737
Emerging Unlimited LLC
File No. 5603846



P.P.N. 2816089
World Reed Engineers Services LTD
File No. 55009599

P.P.N. 2802737
Emerging Unlimited LLC
File No. 5603846

P.P.N. 2804839
Floyd Donovan Law
File No. 6530359

P.P.N. 2802823
Floyd Donovan Law
File No. 6530359

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