RESOLUTION NO.:

2018-R01

SPONSOR:

MAYOR NEUGEBAUER

INTRODUCED:

JANUARY 9, 2018

ASSIGNED TO:



A RESOLUTION APPROVING THE FINAL PLAT AND PERFORMANCE BOND FOR KINGS RIDGE PHASE 8, AND DECLARING AN EMERGENCY.

WHEREAS, at its regularly scheduled meeting on July 19, 2017, the City of Green Planning and Zoning Commission recommended approval of the final plat of Kings Ridge Phase 8, 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 Six Hundred Seventy-Two Thousand Four Hundred Fifty-Six Dollars (\$672,456.00) to be held pending the satisfactory completion of the public improvements within Kings Ridge Phase 8; 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 Kings Ridge Phase 8, 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 Six Hundred Seventy-Two Thousand Four Hundred Fifty-Six Dollars (\$672,456.00) submitted by Green Land Trust, Ltd. ("Developer") and directs the Finance Director 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: FEBRUARY 27, 2018 Molly Kapeluck, Clerk Chris Humphrey, Council President					
APPROVED: Feb. 27, 2018 Gerard M. Neugebauer, Mayor COPIED MAY FIN LAW PLAN ENG SVCE FIRE PARK ZONE HR					
ENACTED EFFECTIVE: FEBRUARY 27, 2018					
ON ROLL CALL: Babbitt -Aye Dyer -Aye Humphrey-Aye Shaughnessy Aye Yeargin Aye Young -Aye Adapted 7-0					
Suburbanite publication on March 2 and March 9, 2018 Molly Kapeluck, Clerk					
01/04/2018 Approved as to form and content by Diane A. Calta, Director of Law Alane A. Calta					



KINGS RIDGE

(PHASE EIGHT)

STATE OF OHIO
PART OF THE SOUTHWEST QUARTER OF SECTION 17 COUNTY OF SUMMIT CITY OF GREEN

NOW ALL MAY BY THESE PRESSAINS GREEN LAND TRIBET. LTD. BEING REPRESSAINS THE LIMITED AND THE CONTROL OF THE LIMITED AND THE

IN TESTIMONY THEREOF, WE HEREUNTO SET OUR HANDS AND THE SEAL OF SAIL COMPORATION THIS DAY OF

GREEN LAND TRUST, LTD

LOTS (25)
(R/W) STREETS
TOTAL 12.6431 AC. 2.2189 AC. 14.8620 AC.

25 LOTS

JUNE, 2017

BEFORE UK. A NOTARY POBLIC IN AND FAX SALD COMMY AND STATE. PRESONALLY APPEARED THE ADMINISTRATED AND STATE. PRESONALLY FROMEDS WE OAKSOMMEDGE THAT THEY DID STAN THE PROMEDIANT IN THAT IT WAS THE IN FREE ACT AND DEED.

STATE OF CHILD

I HEREBY CERTIFY, THAT THE PARCELS SHOWN HEREON MEET THE CURRENT ZOWING ORDINANCES AND SUBDIVISION RECULATIONS OF THE CITY OF GREEN, OHIO.

NOTARY PUBLIC

LOCATION MAP

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APPROVED BY THE MAYOR OF THE CITY OF GREEN THIS

DAY

CLERK OF COUNCIL

APPROVED BY THE CITY COUNCIL OF THE CITY OF GREEN, OHIO THIS BY RESOLUTION No.

SCALE: 1" = 3000"

565 White Pond Drive Phone 330-836-0228 GBC DESIGN, INC. Akron, OH 44320 Fax 330-836-5782

THIS DESIRENT ALLOWS ON THE PROVIDERS OF SAID UTILITIES ON SERVICES THE REPORT TO REVOKE TREES AND LANCESSUMEN MITHOUT UMBAIT AS REQUERED TO MARKING, OPERAT TO CONSTRUCT THESE FACILITIES AND THE RIGHT OF ACCESS, AS RECED FOR EXERCISMS THE PAINWASS OF THIS DESIRENT.

CENTERLINE OF TRENCH (OF, PHONE, CATV) BACK OF EASEMENT

DECEPTING THAT USE OF LAND BY ANYONE, OTHER THAN CEO, MITHIN DECYS EXISTING EXAMPLEY AREAS, AUST COMPLY WITH DECY RESTRICTIONS, AS STATED ON SHEET J OF THIS RECORD PLAT.

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

| HERESY CER*IFY THAT THIS IS A CONFECT PLAT OF KINGS RIDGE SUBDIVISION (PHASE EIGHT) MADE BY ME THIS SUCTION DAY OF A JAMES 12-11.

MOD THAT THE SUBPREY BALANCES MOD GLOSSES, MAD THE WARMACH'S SHOWN HERE CONCERN BALANCE SET ON THE WARMACH'S SHOWN. AND ALL DIBLISIONAL AND GEOGETIC DETAILS ARE COSPECT.

LOUIS J. GIFFELS REG. SURVEYOR #7790 STATE OF CHIC





APPROVED BY THE ENGINEER OF THE CITY OF GREEN SIHI

CITY ENGINEER

APPROVED BY THE CITY PLANNING AND ZONING COMMISSION SECRETARY OF THE CITY OF GREEN

SANITARY SEWER EASEMENTS ACCEPTED BY COUNTY OF SUMMIT THIS

RUSSELL M. PRY, EXECUTIVE

COMPONITION OF CONTROLLS A HOMEOMERS ASSOCIATION OF CONTROLLS STREET ONE AND HOMEOMERS ASSOCIATION SYLMS DECLARATION OF CONTROLLS RESTREET ONE AND HOMEOMERS ASSOCIATION SYLMS OF SALINITION COUNTY RECORDS, AND THE SAME ARE INCOMPONITION HEREIN BY REFERENCE AS INCOMPONITION HEREIN BY

DOWNERS REQUIRED EXPRISED TOWNS VESSIONED LOSS SHAFT BE STREAMLED TO TECH LOSS OF THE CONTRACT PROPERTY SHAFT SHAF KANS RIGGE OF SUMUIT COUNTY HOMEOWNERS ASSOCIATION INC. IS RESPONSIBLE FOR THE UPIKEEP & MAINTENANCE OF THE RETENTION BASIN AND POST CONSTRUCTION WATER QUALITY BASIN JANAGEMENT PRACTICES

ODMINION EAST CHIO'S (DED) EASHENT AFESS ILLUSTRATED ON THIS RECORD PLAT, EXIST BY METHOLE OF INJUNEROUS DEED PROPERTIANT (AND RICHTS OF PUBLIC RECORDS, WHICH PRECEDE THIS RECORD PLAT IN TIME. *NOTE: D.E.O. = THE EAST OHIO GAS COMPANY, DBA, DOMINION EAST OHIO 1-800-362-7587

		AUDITOR'S STAMP
		RECORDER'S STAMP
 fere.		

KINGS RIDGE (PHASE EIGHT) SHEET 1 OF 2

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