

A RESOLUTION APPROVING THE REPLAT OF LOTS 39, 40, AND 41 OF THE FORESTRIDGE PHASE II SUBDIVISION

WHEREAS, the Planning Commission, at its meeting on August 28, 2018, approved a lot split of the property located at 4349 Broadview Road, Village of Richfield, Ohio, Permanent Parcel Number 5001424 and the Replat of Lots 39, 40, and 41 of the Forestridge Phase II Subdivision, by which 5.6544 acres is being split from Permanent Parcel Number 5002021, currently 8.02 acres, and consolidated into three platted parcels in the Forestridge Phase II subdivision, specifically Permanent Parcel Number 5002022 (currently 1.9554 acres/will be 4.0378 acres), Permanent Parcel Number 5002023 (currently 2.0036 acres/will be 3.0362 acres), and Permanent Parcel Number 5002024 (currently 1.9973 acres/will be 4.5767 acres); and

WHEREAS, the Village's Consulting Engineer has reviewed the Replat of Lots 39, 40, and 41 of the Forestridge Phase II Subdivision and recommends that Village Council approve the replat; and

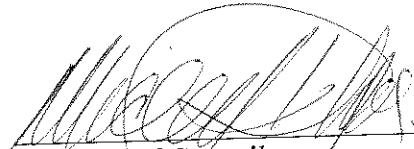
WHEREAS, pursuant to Section 4.9.7 of the Subdivision Rules and Regulations, this Council wishes to approve the Replat of Lots 39, 40, and 41 of the Forestridge Phase II Subdivision;

NOW, THEREFORE, BE IT RESOLVED by the Council of the Village of Richfield, Summit County, Ohio, that:


- SECTION 1. Pursuant to Section 4.9.7 of the Subdivision Rules and Regulations, the Replat of Lots 39, 40, and 41 of the Forestridge Phase II Subdivision, as approved by the Planning Commission at its meeting of August 28, 2018, a copy of which is attached hereto and incorporated herein by reference as Exhibit "A", be, and the same hereby is, approved.
- SECTION 2. The Planning and Zoning Director is authorized to cause the Replat of Lots 39, 40, and 41 of the Forestridge Phase II Subdivision to be recorded in the Summit County Records.
- SECTION 3. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

SECTION 4. This Resolution shall take effect and be in force from and after the earliest period allowed by law.

PASSED: 9-18-18



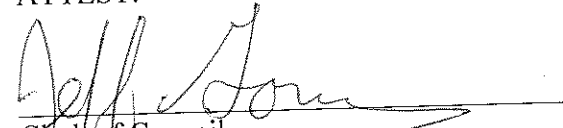
President of Council



Mayor

Dated: 9/18/18

ATTEST:



Clerk of Council

FORESTRIDGE PHASE II RE-PLAT

AND CONSOLIDATION

A RE-PLAT OF LOTS 39, 40 AND 41
 FORESTRIDGE PHASE II SUBDIVISION AS
 RECORDED IN CABINET K, SLIDES 276-279.

PART OF ORIGINAL LOT 18
 TRACT 1

VILLAGE OF RICHFIELD
 COUNTY OF SUMMIT
 STATE OF OHIO

LOTS 14,0408 Acres (4 LOTS)
 TOTAL 14,0408 Acres

JULY, 2018

We, the undersigned owners and holders of liens and other interests in and to the lands embraced within this subdivision hereby declare this plat to be our free act and deed.

Witnesses

Owners: Mitchell J. Barton

Debrae D. Barton

State of Ohio }
 County of Summit } SS

Before me, a Notary Public in and for said county and state, personally appeared the above Mitchell J. and Debrae D. Barton, who acknowledge the foregoing instrument to be a true statement.

In testimony whereof, I have hereto set my hand and official seal at _____ day of _____, 20____

Notary Public

My commission expires _____, 20____

We, the undersigned owners and holders of liens and other interests in and to the lands embraced within this subdivision do hereby declare this plat to be our free act and deed.

Owners: Richard E. Zetzell

Jennifer S. Zetzell

State of Ohio }
 County of Summit } SS

Before me, a Notary Public in and for said county and state, personally appeared the above Richard E. and Jennifer S. Zetzell, who acknowledge the foregoing instrument to be a true statement.

In testimony whereof, I have hereto set my hand and official seal at _____ day of _____, 20____

Notary Public

My commission expires _____, 20____

We, the undersigned owners and holders of liens and other interests in and to the lands embraced within this subdivision do hereby declare this plat to be our free act and deed.

Owners: Robert T. Madney

Marabeth S. Madney

State of Ohio }
 County of Summit } SS

Before me, a Notary Public in and for said county and state, personally appeared the above Robert T. and Marabeth S. Madney, who acknowledge the foregoing instrument to be a true statement.

In testimony whereof, I have hereto set my hand and official seal at _____ day of _____, 20____

Notary Public

My commission expires _____, 20____

TAX MAP DEPARTMENT

REVISIONS	DATE



I hereby certify that I have surveyed the land shown on this plat and that this plat is a correct representation of the land surveyed and the subdivision thereof, and that I have found or set the pins and monuments shown on this plat and that all lots conform to the Village of Richfield Zoning Resolution.

Dennis W. Stoffer Registered Surveyor No. 7604

State of Ohio }
 County of Summit } SS

Before me, a Notary Public in and for said county and state, personally appeared the above Dennis W. Stoffer, who acknowledged the foregoing instrument to be a true statement.

In testimony whereof, I have hereto set my hand and official seal at Fairtown, Ohio this _____ day of _____, 20____

Notary Public

My commission expires _____, 20____

Approved by the Village of Richfield Planning Commission this _____ day of _____, 20____

Chairman

Secretary

Approved by the Village of Richfield Engineers Office this _____ day of _____, 20____

Village Engineer

Approved by Ordinance No. _____ of the Village of Richfield this _____ day of _____, 20____

Council President

Clerk

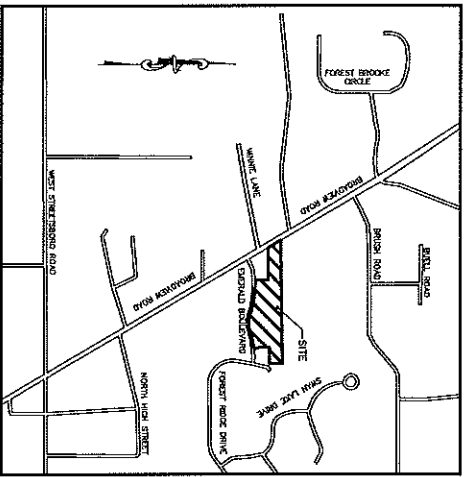
SPAGNUOLO & ASSOCIATES, LLC

3007 DENNIS STREET, SUITE 201
 FAIRLAWN, OHIO 44333
 PHONE (330) 836-6861
 FAX (330) 836-5115

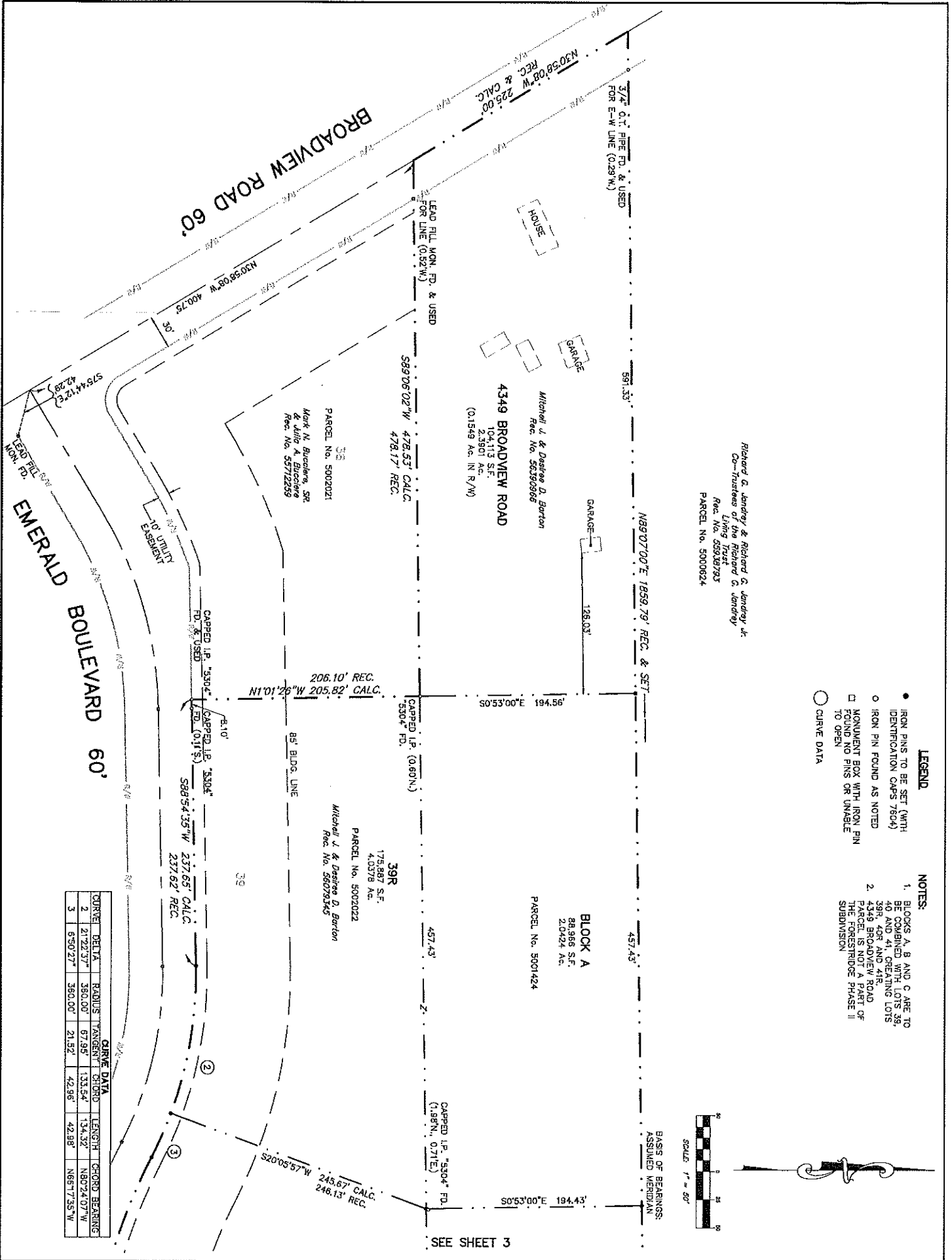
FISCAL OFFICER'S STAMP

RECORDING DEPARTMENT STAMP

LOCATION MAP
 NO SCALE



THESE LOTS ARE SUBJECT TO THE COVENANTS, CONDITIONS, EASEMENTS, AND RESTRICTIONS OF FORESTRIDGE PHASE II SUBDIVISION AS RECORDED IN CABINET K, SLIDES 276-279 AND ALL SUBSEQUENT AMENDMENTS.



CURVE DELTA	RADIUS	TANGENT	CHORD	LENGTH	CHORD BEARING
2	2122.37'	380.00'	67.98'	133.54'	180°24.07"W
3	6302.27'	380.00'	21.52'	42.96'	185°17.35"W

SEE SHEET 2

EMERALD

BOULEVARD

FORESTRIDGE PHASE II
CAR X SLIDES 278-279

FORESTRIDGE DR. 60'

BLOCK B
44,980 S.F.
1,0326 AC.

BLOCK C
112,559 S.F.
2,5794 AC.

40R
132,259 S.F.
3,0382 AC.
Richard E. & Jennifer S.
Rec. No. 58225055
PARCEL No. 5002023

41R
189,283 S.F.
4,3187 AC.
Robert T. & Marbath S.
Rec. No. 58313830
PARCEL No. 5002024

42
Michael Simic
Rec. No. 55908877
PARCEL No. 5002025

Richard G. Jendrey & Richard G. Jendrey, Jr.
Co-Trustees of the Richard G. Jendrey
Living Trust
Rec. No. 58535793
PARCEL No. 5000824

Donal B. Swook Trustee
Rec. No. 55750011
PARCEL No. 5002026

CURVE	DELTA	RADIUS	TANGENT	CHORD	LENGTH	CHORD BEARING
3	63°02'27"	380.00'	21.52'	42.96'	42.96'	N66°17'55"W
5	35°54'19"	530.00'	171.72'	326.72'	332.15'	N80°46'31"W
6	4°50'41"	530.00'	22.42'	44.80'	44.82'	S78°47'39"W

- NOTES:
- BLOCKS A, B AND C ARE TO BE COMBINED WITH LOTS 39, 40 AND 41, CREATING LOTS 39R, 40R AND 41R.
 - 4349 BROADVIEW ROAD PARCELS IS NOT A PART OF THIS SUBDIVISION PHASE II

LEGEND

- IRON PINS TO BE SET (WITH IDENTIFICATION CAPS 7504)
- IRON PIN FOUND AS NOTED
- MONUMENT BOX WITH IRON PIN FOUND NO PINS OR UNABLE TO OPEN
- CURVE DATA



BASIS OF BEARINGS:
ASSUMED MERIDIAN

