

COUNCIL CHAMBER

City of Berea, Ohio

ORDINANCE No. 2015-58

By Nick Haschka Sponsored By Councilman Nick Haschka

AN ORDINANCE

ACCEPTING AND APPROVING THE SUBDIVISION PLAT OF THE SANDSTONE RIDGE (SOUTH) SUBDIVISION PHASE 3C, AND DECLARING AN EMERGENCY.

WHEREAS, the City of Berea has received the subdivision plat of the Sandstone Ridge (South) Subdivision Phase 3C showing thereupon the creation of a private street having the dimensions and coordinates as delineated and described thereon; and

WHEREAS, the said subdivision plat has been reviewed and approved by the Planning Commission; and

WHEREAS, it is the intent of this Council to accept the subdivision plat and, after acceptance by the City Engineer and Chief Building Official of the completed improvements, to accept the utility easements shown thereon.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Berea, State of Ohio:

SECTION 1. That the subdivision of the Sandstone Ridge (South) Subdivision Phase 3C, a true copy of which is attached hereto and made a part hereof by reference, be, and the same, including the private street shown thereon which is not a dedicated right-of-way, hereby is, accepted, approved and ratified, and the land shown upon the said plat as dedicated easement areas for public utilities is hereby accepted and confirmed for the uses shown thereon.

SECTION 2. That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance 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 actions were in meetings open to the public in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

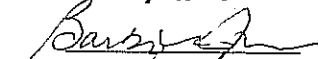
SECTION 3. That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health, safety and welfare or providing for the usual daily operation of a municipal department, and for the further reason that it is immediately necessary to help facilitate the construction of the housing development so that the properties may be built and occupied at the earliest practical date. Therefore, provided this Ordinance receives the affirmative vote of two-thirds of all members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise, from and after the earliest period allowed by law.

PASSED: June 15, 2015


President of Council

ATTEST: 
Clerk of Council

APPROVED: June 22, 2015


Acting Mayor

Approved as to Form:


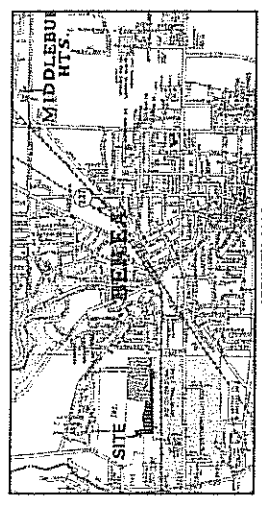

Director of Law

Exhibit "A"

PLAT OF SUBDIVISION FOR SANDSTONE RIDGE SOUTH PHASE 3C

BLOCK "A-13"
SANDSTONE RIDGE SOUTH PHASE 3B
VOL. 362 PG. 90 C.C.M.R.
PART OF ORIGINAL OLMSTED TOWNSHIP,
TRACT NO. 4, TRACT NO. 1
TRACT NO. 1

CITY OF BEREA, COUNTY OF CUYAHOGA, STATE OF OHIO
TOTAL AREA: 5.8239 AC.
LOT AREAS (SUBLOTS 208 THRU 236): 5.5620 AC.
OPEN SPACE AREAS ("A-17" AND "A-18"): 0.2619 AC.



APPROVAL BY COUNCIL
THIS PLAT OF SANDSTONE RIDGE SOUTH-PHASE 3C HAS BEEN APPROVED BY THE COUNCIL OF THE CITY OF BEREA, OHIO BY ORDINANCE NO. _____ PASSED _____.

APPROVAL BY PLANNING COMMISSION
THIS PLAT OF SANDSTONE RIDGE SOUTH-PHASE 3C HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF BEREA, OHIO _____ PASSED _____.

ACCEPTANCE OF PUBLIC LANDS BY COUNCIL
THE EXISTING OR OTHER PUBLIC AREAS AS NOTED HEREON BY DRAWING SYMBOLS WERE ACCEPTED FOR INCORPORATION BY THE COUNCIL OF THE MUNICIPALITY OF BEREA, OHIO BY ORDINANCE NO. _____ PASSED _____.

12' UTILITY EASEMENT

CONVEYED OWNED BY THE BORN BROTHERS LAND TRUST COMPANY UNDER THE EMBLEMING ACT OF OHIO, THE BORN BROTHERS LAND TRUST COMPANY, 12' UTILITY EASEMENT FOR THE CONVEYANCE OF WATER, GAS, SEWER, AND TELEPHONE LINES THROUGH THE EASEMENT AREA AND TO BE USED FOR THE CONVEYANCE OF WATER, GAS, SEWER, AND TELEPHONE LINES THROUGH THE EASEMENT AREA AND TO BE USED FOR THE CONVEYANCE OF WATER, GAS, SEWER, AND TELEPHONE LINES THROUGH THE EASEMENT AREA...

ACCEPTED BY THE SUBDIVISION COMPANY THIS DAY OF _____ 2015
BY: _____
PRESIDENT: _____

ACCEPTED BY THE BORN BROTHERS LAND TRUST COMPANY THIS DAY OF _____ 2015
BY: _____
PRESIDENT: _____

DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND RESERVATION OF EASEMENTS

ALL BUILDINGS AND PROPERTY INTERESTS SHALL BE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND RESERVATION OF EASEMENTS SET FORTH IN THE INSTRUMENT OF CONVEYANCE...

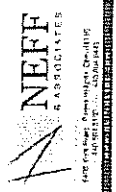
PRIVATE STREET

PRIVATE STREET LINES TO BE A PRIVATE NON-RESERVED STREET SEPARATED BY AN IMPROVED DRIVEWAY AND PUBLIC UTILITY COMPANIES SHALL HAVE RIGHT OF EGRESS FOR WATER, GAS, SEWER, AND TELEPHONE LINES THROUGH THE CABLE TRENCHES AND ALL OTHER SERVICES NECESSARY FOR SERVICE TO THE SUBJECT...

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS SURVEY AND THAT IT ACCORDS WITH THE RECORDS OF THE PUBLIC RECORDS OF THE COUNTY OF CUYAHOGA, OHIO, AND THAT THE SAME IS A TRUE AND CORRECT REPRESENTATION OF THE SAME...

REGISTERED SURVEYOR (BY THE STATE OF OHIO)



LANDSTONE RIDGE SOUTH-PHASE 3C (PLAT NO. 123456789) - CUYAHOGA COUNTY, OHIO

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, AND MY WIFE, THE PROPRIETOR OF THE BORN BROTHERS LAND TRUST COMPANY, DO HEREBY CERTIFY THAT THE BORN BROTHERS LAND TRUST COMPANY IS THE PROPRIETOR OF THE BORN BROTHERS LAND TRUST COMPANY AND THAT THE BORN BROTHERS LAND TRUST COMPANY IS THE PROPRIETOR OF THE BORN BROTHERS LAND TRUST COMPANY...

ACKNOWLEDGMENT BY CORPORATION

COUNTY OF CUYAHOGA
STATE OF OHIO
I, _____, SECRETARY OF THE BORN BROTHERS LAND TRUST COMPANY, DO HEREBY CERTIFY THAT THE BORN BROTHERS LAND TRUST COMPANY IS THE PROPRIETOR OF THE BORN BROTHERS LAND TRUST COMPANY...

NOTARY PUBLIC
STATE OF OHIO
I, _____, DO HEREBY CERTIFY THAT THE BORN BROTHERS LAND TRUST COMPANY IS THE PROPRIETOR OF THE BORN BROTHERS LAND TRUST COMPANY...

CONSENT OF MORTGAGEE

THE BORN BROTHERS LAND TRUST COMPANY, THE MORTGAGEE OF THE BORN BROTHERS LAND TRUST COMPANY, HAS REVIEWED THIS PLAT OF SANDSTONE RIDGE SOUTH-PHASE 3C AND HAS GIVEN ITS CONSENT TO THE CONVEYANCE OF THE BORN BROTHERS LAND TRUST COMPANY...

NOTARY PUBLIC

STATE OF OHIO
I, _____, DO HEREBY CERTIFY THAT THE BORN BROTHERS LAND TRUST COMPANY IS THE PROPRIETOR OF THE BORN BROTHERS LAND TRUST COMPANY...

COUNTY RECORDER'S STAMP

NOTARY PUBLIC

CITY OF BEREA, OHIO

