

RECORD OF ORDINANCES

229

THE CITY OF NORTH RIDGEVILLE

900-003

Perm. Parcel No. 50-07-00-008-45-7

National Graphics Corp., Cols., O.

Vol. 1259-Pg. 95

Form No. 2808-A

Ordinance No. 1540-79.

Passed 7-16-79.

19

AN ORDINANCE ACCEPTING THE DEDICATION OF THE STREET KNOWN AS LIBERTY PARKWAY AND A DITCH EASEMENT FOR PUBLIC USE THROUGH A WARRANTY DEED.

WHEREAS, Hunting Valley Builders, Inc. (formerly known as Production Homes, Inc.) desires to dedicate for public street and public utility purposes the real estate described below by conveying said real estate to the City of North Ridgeville by warranty deed and desires to dedicate to public use for drainage ditch and sewer operation and maintenance purposes easements to encumber the real estate described below;

WHEREAS, said real estate to be conveyed to the City of North Ridgeville should now be accepted and dedicated for public use for street purposes and public utility purposes and said street should now be named and said easements should be now accepted and dedicated for public use for drainage ditch and sewer operation and maintenance purposes;

WHEREAS, this Ordinance constitutes an emergency measure for the immediate preservation of the public peace, property, health and safety by reason of the emergency which exists in North Ridgeville in that Liberty Parkway must be accepted and dedicated as provided herein such that it will be properly maintained and preserved for public use at all times and to facilitate the immediate development of the land adjacent to said street;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO:

SECTION 1. That, conditioned upon the delivery, within thirty (30) days after the effective date of this Ordinance, to the Mayor of North Ridgeville of the good and sufficient Warranty Deed of Hunting Valley Builders Inc. (formerly known as Production Homes, Inc.) executed in recordable form by a duly authorized officer thereof, conveying a marketable title to the real estate described in this Section to the City of North Ridgeville, said Warranty Deed is hereby accepted by the City of North Ridgeville. The real estate to be conveyed as provided above is described as follows:

Situated in the City of North Ridgeville, County of Lorain and State of Ohio, and known as being part of Original Ridgeville Township Lot No. 8 and more definitely described as follows:

Beginning at the intersection of the Westerly line of parcel of land conveyed to Space-Age Center Company, be deed recorded in Volume 860, Page 155 of Lorain County Records of Deeds and the Northeasterly line of Lear Nagle Road, 60 feet wide; Thence Easterly a distance of 29.85 feet on the arc of a circle deflecting to the left, whose radius is 19.00 feet and whose chord bears S. 78° 02' 00" E., a distance of 26.87 feet to a point of tangency; Thence N. 56° 58' 00" East a distance of 537.25 feet to a point of curvature; Thence Northeasterly, a distance of 54.95 feet, on the arc of a circle deflecting to the left, whose radius is 50.00 feet and whose chord bears N. 25° 29' 00" E., a distance of 52.23 feet to a point of reverse curvature; Thence Northerly, Easterly and Southerly a distance of 254.43 feet on the arc of a circle deflecting to the right, whose radius is 60.00 feet to a point of tangency; Thence S. 56° 58' 00" W., a distance of 635.23 feet to a point of curvature; Thence Southerly, a distance of 29.85 feet on the arc of a circle deflecting to the left, whose radius is 19.00 feet and whose chord bears S. 11° 58' 00" W. a distance of 26.87 feet to a point of tangency on the NorthEasterly line of Lear Nagle Road; Thence No. 33° 02' 00" W., along the NorthEasterly line of Lear Nagle Road, a distance of 98.00 feet to the place of beginning and containing 1.105 acres of land, according to a survey by the Henry G. Reitz Engineering Company, dated April, 1973, be the same more or less, but subject to all legal highways.

#16265

APPROVED | LORAIN CO. | MAP DEPT.

DATE 7-12-85 | PAGE 7-00-008-D

BY T. McMan

VOID

Ordinance No. 1540-79 (cont) Passed 7-16-79 19

SECTION 2. That the premises to be conveyed by the above-described Warranty Deed be and hereby are dedicated for public use for use as a public street and for public utilities and said street is hereby named Liberty Parkway.

SECTION 3. That conditioned upon the delivery of the Warranty Deed (described in Section 2), the easements described in said Warranty Deed, for drainage ditch and sewer operation and maintenance purposes (to encumber the real estate described in this Section), are hereby accepted and dedicated for public use as drainage ditch and sewer operation and maintenance easements all to be operated and maintained by the City of North Ridgeville. The real estate to be encumbered by said drainage ditch easement is described as follows:

Situated in the City of North Ridgeville, County of Lorain and State of Ohio, and known as being part of original Ridgeville Township Lot No. 8 and bounded and described as follows:

Beginning at the Southeasterly corner of a parcel of land conveyed to Bruce E. Shirring by deed recorded in Volume 1167, Page 763 of Lorain County Records of Deeds;  
 Thence N.  $9^{\circ} 19' 40''$  W., along the Easterly line of land so conveyed to Bruce E. Shirring, a distance of 91.98 feet to an angle point therein;  
 Thence N.  $15^{\circ} 49' 40''$  W., along the Easterly line of land so conveyed to Bruce E. Shirring, a distance of 41.79 feet to the Northeasterly corner thereof;  
 Thence N.  $0^{\circ} 56' 00''$  W., a distance of 577.22 feet;  
 Thence N.  $89^{\circ} 04' 00''$  E., a distance of 27.23 feet to the Easterly curved end of Liberty Parkway Proposed;  
 Thence Northerly, along the Easterly curved end of Liberty Parkway Proposed, a distance of 25.10 feet in the arc of a circle deflecting to the left, whose radius is 60.00 feet and whose chord bears N.  $12^{\circ} 55' 00''$  W., a distance of 24.92 feet;  
 Thence N.  $65^{\circ} 06' 00''$  E., a distance of 35.46 feet;  
 Thence N.  $3^{\circ} 35' 00''$  W., a distance of 489.51 feet to the Southwesterly line of a parcel of land owned by The Cleveland Electric Illuminating Company.;  
 Thence S.  $65^{\circ} 19' 40''$  E. along the Southwesterly line of land owned by the Cleveland Electric Illuminating Co., a distance of 68.12 feet;  
 Thence South  $3^{\circ} 35' 00''$  E., a distance of 458.65 feet;  
 Thence S.  $0^{\circ} 56' 00''$  E. a distance of 735.50 feet to the Northerly line of a parcel of land conveyed to the City of North Ridgeville, by deed recorder in Volume 979, Page 460 of Lorain County Record of Deeds;  
 Thence No.  $88^{\circ} 59' 40''$  W., along the Northerly line of land so conveyed to the City of North Ridgeville, a distance of 69.70 feet to the place of beginning, be the same more or less but subject to all legal highways.

The real estate to be encumbered by said sewer operation and maintenance easements is described as follows:

Situated in the City of North Ridgeville, County of Lorain and State of Ohio, and known as being part of Original Ridgeville Township Lot No. 8 and bounded and described as follows:

Beginning at the intersection of the Westerly line of a parcel of land conveyed to Space Age Center Company, by deed recorded in Volume 860, Page 155 of Lorain County Records of Deeds and the centerline of Lear Nagle Road, 60 feet wide;  
 Thence S.  $33^{\circ} 02' 00''$  E., along the centerline of Lear Nagle Road, a distance of 32.41 feet;  
 Thence N.  $56^{\circ} 58' 00''$  E., along the Southwesterly prolongation of the Southeasterly line of Liberty Parkway proposed 60 feet wide, and the Southeasterly line of Liberty Parkway Proposed, a distance of 320.00 feet to the principal place of beginning;  
 Thence S.  $33^{\circ} 02' 00''$  E., a distance of 10.00 feet;  
 Thence N.  $57^{\circ} 10' 00''$  E., a distance of 300.00 feet

Ordinance No. 1540-79 (cont)

Passed 7-16-79

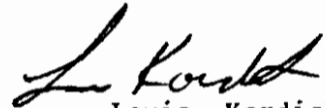
19

*Southwesterly*

Thence N. 66° 40' 00" E., a distance of 160.00 feet;  
 Thence No. 40° 40' 00" E., a distance of 101.70 feet;  
 Thence S. 54° 58' 00"., a distance of 20.00 feet to  
 the Easterly curved end of Liberty Parkway proposed;  
 Thence Southwesterly along the Easterly curved end of  
 Liberty Parkway Proposed, a distance of 96.34 feet  
 on the arc of a circle deflecting to the right, whose  
 radius is 60.00 feet and whose chord bear S 10° 58'  
 00" E., a distance of 86.32 feet to a point of tangency;  
 Thence S. 56° 58' 00" W., along the Southeasterly line  
 of Liberty Parkway Proposed, a distance of 364.23 feet  
 to the place of beginning, be the same more or less but  
 subject to all legal highways.

SECTION 4. That the Council of the City of North Ridgeville declares this to be an emergency ordinance necessary for the immediate preservation of the public peace, property, health and safety of the City of North Ridgeville the necessity for this emergency ordinance arises from the emergency necessity to immediately accept for dedication the above-described real estate and easements, for the public purposes described, without undue delay because the foregoing action will permit the proper maintenance of Liberty Parkway and insure its free and uninhibited use by the public at all times and to permit the further development of the property adjacent to such street which will be impaired without said acceptance, and to insure the proper drainage of lands adjacent to the property owned by Hunting Valley Builders, Inc., which will be impaired if the above-described acceptances are not completed, wherefore, this Ordinance shall be in full force and effect from an immediately after its passage and approval of the Mayor.

PASSED: 7-16-79



Louis Kordish

President of Council

ATTEST: Albert Hintz  
 Clerk of Council

APPROVED: 7-17-79

Richard Carje  
 Mayor