



**CERTIFICATE OF COPY  
STATE OF OHIO  
City of North Ridgeville of Lorain County, Ohio**

I, Fijabi Julien-Gallam, as Clerk of the City of North Ridgeville of Lorain County, Ohio,  
Do hereby certify that the foregoing is a true and correct copy of 2024<sup>FSG</sup> adopted by  
(Ordinance/Resolution)  
the legislative Authority of the said City of North Ridgeville on this 20<sup>th</sup> day of February  
2024.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official  
seal, if applicable, this 28<sup>th</sup> day of February, 2024.

(SEAL)  
(If Applicable)

Clerk Signature

City of North Ridgeville of Lorain County, Ohio.

DATE: September 28, 2023  
INTRODUCED BY: Mayor Corcoran  
REFERRED BY: Planning Commission  
TEMPORARY NO: T 97-2023

1<sup>ST</sup> READING: October 2, 2023  
2<sup>ND</sup> READING: November 20, 2023  
3<sup>RD</sup> READING: February 20, 2024  
ADOPTED: February 20, 2024  
EFFECTIVE: March 21, 2024

Planning Commission on 09-28-2023  
Building and Lands Committee on 10-16-2023  
Public Hearing on 11-06-2023  
Committee Report to Council on 11-06-2023  
Tabled on 12-04-2023 until Land Survey Results Complete

### **ORDINANCE NO. 2024-25**

**AN ORDINANCE VACATING ELM STREET, AN UNUSED,  
UNDEVELOPED STREET, BETWEEN WALLACE BLVD. AND  
CORNELL AVENUE AND ABUTTING FOUR PROPERTIES, ONE  
OF WHICH ENCROACHES INTO ELM STREET, UPON ACTION  
INITIATED BY CITY COUNCIL.**

**WHEREAS**, the homeowner of parcel 0700018105047 has been determined to have a significant encroachment into Elm Street, and upon the determination that one method to cure the encroachment is to vacate the unused street, parts of which have previously been vacated rendering the already unused street further unusable for City purposes; and

**WHEREAS**, the owner of said parcel has agreed to incur the costs associated with attempting such street vacation whether the vacation is ultimately accomplished or not, and including, but not limited to, any filing fees and survey costs of the initial vacation; and

**WHEREAS**, this vacation has been considered in an open hearing by the North Ridgeville Planning Commission, pursuant to N.R.C.O. Sections 1022.01 and 1022.03, requiring notice to affected property owners, and which has submitted to City Council a recommendation that the vacation be approved; and

**WHEREAS**, City Council shall also hold a public hearing before adoption of such ordinance and provide notice to interested property owners, pursuant to N.R.C.O. Sections 1022.03 and 1022.04, and after which, if finding that the interest of the public health, welfare, and safety would be served by the vacation and that section of the street no longer serves a public use or purpose, may affirm the recommendation of Planning Commission.

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

**SECTION 9.** This Ordinance shall take effect and be in full force from and after the earliest period allowed by law.

PASSED: February 20, 2024



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Jason R. Jacobs  
PRESIDENT OF COUNCIL

ATTEST :



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Nicholas Ciofani  
CLERK OF COUNCIL

APPROVED: Feb 22, 2024



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Kevin Corcoran  
MAYOR



**LEGAL DESCRIPTION**  
**For Vacated Elm Street**

Situated in the City of City of North Ridgeville, County of Lorain and State of Ohio; and known as being Elm Street in Cleveland Road Home Site Subdivision of part of Original Ridgeville Township Lot Nos. 17 & 18 as shown by the recorded plat in Volume 10 of Maps, Page 27 & 28 of Lorain County records and bounded and described as follows:

Beginning at an 5/8" Iron Pin found at the intersection of the Easterly right of way of Wallace Boulevard ( 40 feet wide) and the Northwesterly right of way line of said Elm Street (30 feet wide); and being the **True Place of Beginning**

Thence North 90°00'00" East a distance of 237.36 feet along the Northerly right of way line of said Elm Street to an 5/8" Iron Pin Capped set (BLS 7699) set in the Westerly right of way line of Cornell Avenue (40 feet wide);

Thence South 00°00'00" East a distance of 30.00 feet along the said Westerly right of way line of Cornell Avenue to a point in the Southerly right of way line of said Elm Street;

Thence South 90°00'00" West a distance of 237.36 feet along the Southerly right of way line of said Elm Street to the said Easterly right of way line of Wallace Boulevard;

Thence North 00°00'00" West a distance of 30.00 feet along the said Easterly right of way line of Wallace Boulevard to the **True Place of Beginning**, Containing 0.1635 acres (7120.8 sq. ft.) of land , Basis of Bearings is assumed for Elm Street North 90°00'00" East according to a survey prepared by Boland Land Surveying LLC, by Sean A. Boland, Registered Professional Surveyor No. 7699, Dated November, 2023 be the same more or less subject to all legal highways and easements

Sean A. Boland, P.S. #7699

Boland Land Surveying LLC

