



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

I, Fijabi Gallam, as Assistant Clerk of Council of the City of North Ridgeville of Lorain County, Ohio, do hereby certify, as authorized by North Ridgeville charter Section 3.8(c), this to be a true and exact copy of Ordinance number 2024-3 adopted by the legislative Authority of the said City of North Ridgeville on February 5, 2024.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 9th day of February in the year of our Lord, Two Thousand and Twenty-Four.

A handwritten signature in blue ink, appearing to read "Fijabi Gallam", written over a horizontal line.

Assistant Clerk of Council
City of North Ridgeville of Lorain County, Ohio.

DATE:	<u>December 18, 2023</u>	1 ST READING:	<u>December 18, 2023</u>
INTRODUCED BY:	<u>Mayor Corcoran</u>	2 ND READING:	<u>January 2, 2024</u>
REFERRED BY:	<u></u>	3 RD READING:	<u>February 5, 2024</u>
TEMPORARY NO:	<u>T 146-2023 Amended</u>	ADOPTED:	<u>February 5, 2024</u>
		EFFECTIVE:	<u>March 6, 2024</u>

Planning Commission on 12-12-2023
 Amended on the floor on 12-18-2023
 Tabled until 02-05-2024 on 01-02-2024

ORDINANCE NO. 2024-3

AN ORDINANCE VACATING A PORTION OF PLEASANT AVENUE.

WHEREAS, the City of North Ridgeville (the City) may have rights and/or entitlements to Pleasant Avenue to the extent that it is a public right-of-way; and

WHEREAS, the City has received a petition from Thomas S. Kelly requesting the vacation of a portion of Pleasant Avenue extending from the Center Ridge Road right-of-way, north to the northerly edge of adjacent properties owned by Mr. Kelly as described in the petition and attached exhibits; and

WHEREAS, the vacation of said portion of Pleasant Avenue is being requested to allow for parking expansion in support of the adjacent business; and

WHEREAS, the right-of-way will be vacated and deeded to Mr. Kelly as a separate parcel or attached to the adjacent parcels where they abut; and

WHEREAS, the vacation will not result in any adverse impacts to traffic patterns, local access or operations or the City's street system; and

WHEREAS, pursuant to properly published notice, a public hearing was held before City Council on February 5, 2024, at which time Council provided the opportunity to hear from the public regarding the proposed vacation.

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

SECTION 1. Approximately 6,017 square feet of Pleasant Avenue, which is identified more particularly on Exhibits A and B which are attached hereto and incorporated herein, shall be vacated and closed as a public right-of-way.

SECTION 2. The vacation and any subsequent conveyance by way of City quit claim deed shall be subject to a twenty-foot (20'-0") utility easement along the easterly line of said vacated property, preserving the City's currently existing rights and benefit for an existing water line in this area, including access and maintenance as required.

SECTION 3. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were conducted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal

action were in meetings open to the public in accordance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

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

PASSED: February 5, 2024



Jason R. Jacobs
PRESIDENT OF COUNCIL

ATTEST :



Nicholas Ciofani
CLERK OF COUNCIL

APPROVED: Feb 07, 2024



Kevin Corcoran
MAYOR

Exhibit A

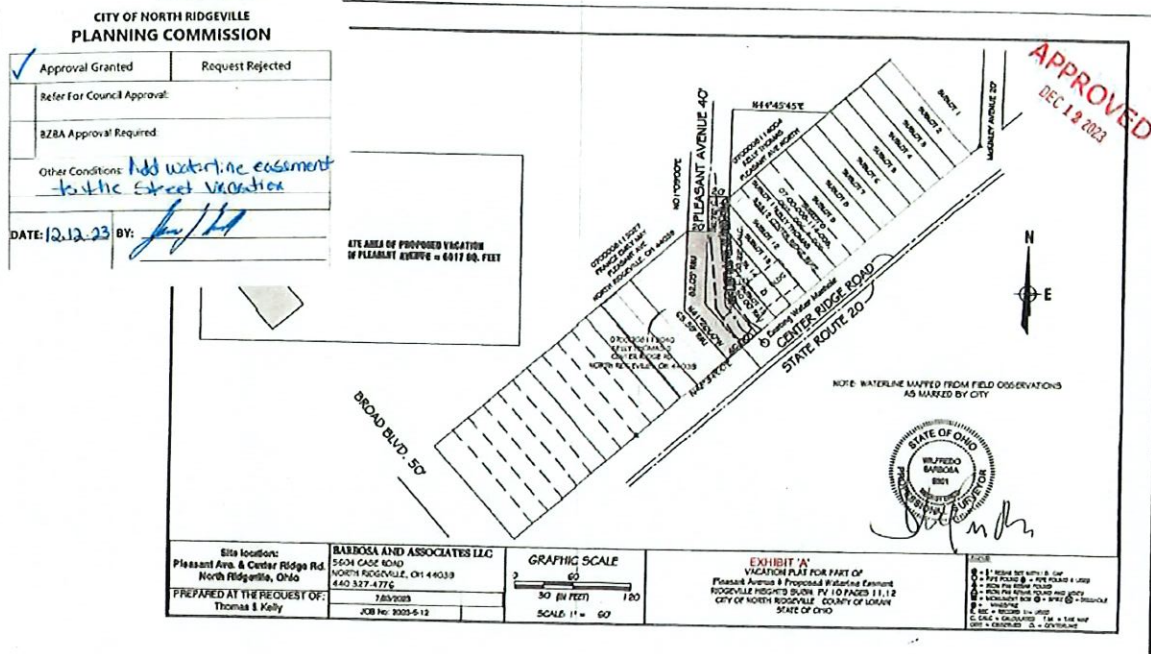


Exhibit B

EXHIBIT 'B'

Barbosa and Associates LLC

5604 Case Road North Ridgeville, Ohio 44039 (440) 327-4776

APPROVED
DEC 12 2023

Vacation for part of Pleasant Avenue

Situated in the City of North Ridgeville, County of Lorain, and State of Ohio and being known as part of Ridgeville Township Original Lot 8 and further described as follows:

Being a portion of Pleasant Avenue forty feet in width extending from the north line of Center Ridge Road along the centerline of Pleasant Avenue northerly to an angle point and continuing to a point 90 degrees from centerline of Pleasant Avenue to the west to the northeast corner of subplot 1 Block "B" continuing to the north to a point 90 degrees from the centerline of Pleasant Avenue to the east, to the southwest corner of subplot 15 Block "A" as shown in Ridgeville Heights Subdivision and recorded in Plat Volume 10 Pages 11 and 12 of Lorain County Maps and Records, containing within said bounds 6,016.883 square feet (0.138 of an acre) of land, be the same more or less but subject to all legal highways, easements, rights and agreements as surveyed by Wilfredo Barbosa Professional Surveyor PS#8301 in July, 2023.

Petition for Partial Street Vacation
Pleasant Street, North Ridgeville, Ohio

APPROVED
DEC 12 2023

I, Thomas S. Kelly, being the owner of parcels 070000811-3040, 4005, 4006, 4007 & 4008 which abut a portion of Pleasant Avenue as described in the attached Legal Description and as shown on the attached plat do hereby petition to have said portion of Pleasant Avenue vacated.

The purpose of the proposed vacation is to allow for expanded parking in support of the adjacent business under my ownership.

In exchange for said vacation, I hereby agree to provide a twenty foot (20'-0") easement to the city along the easterly line of the vacated property for access to and maintenance of a city water line located in this area.

I certify that no other property owners abut the portion of right of way to be vacated and hereby request your approval of this petition for vacation.

Signed: Tom Kelly Date: 10/31/23
Address: 33256 Pennington Ridge Rd North Ridgeville, Ohio
Telephone: 440-258-7410 44039

APPROVED
DEC 12 2023

CERTIFICATION

I, THOMAS S. KELLY, requesting to vacate property located at
PLEASANT AVENUE from PUBLIC STREET to
ADJACENT OWNERS, do hereby certify that the names and
addresses herein provided were obtained from the Lorain County Auditor's Office
and/or Treasurer's Office. Where the words NO ADDRESS appears, it is
not known or there is a bank code and no address is available.



NAME
THOMAS S. KELLY

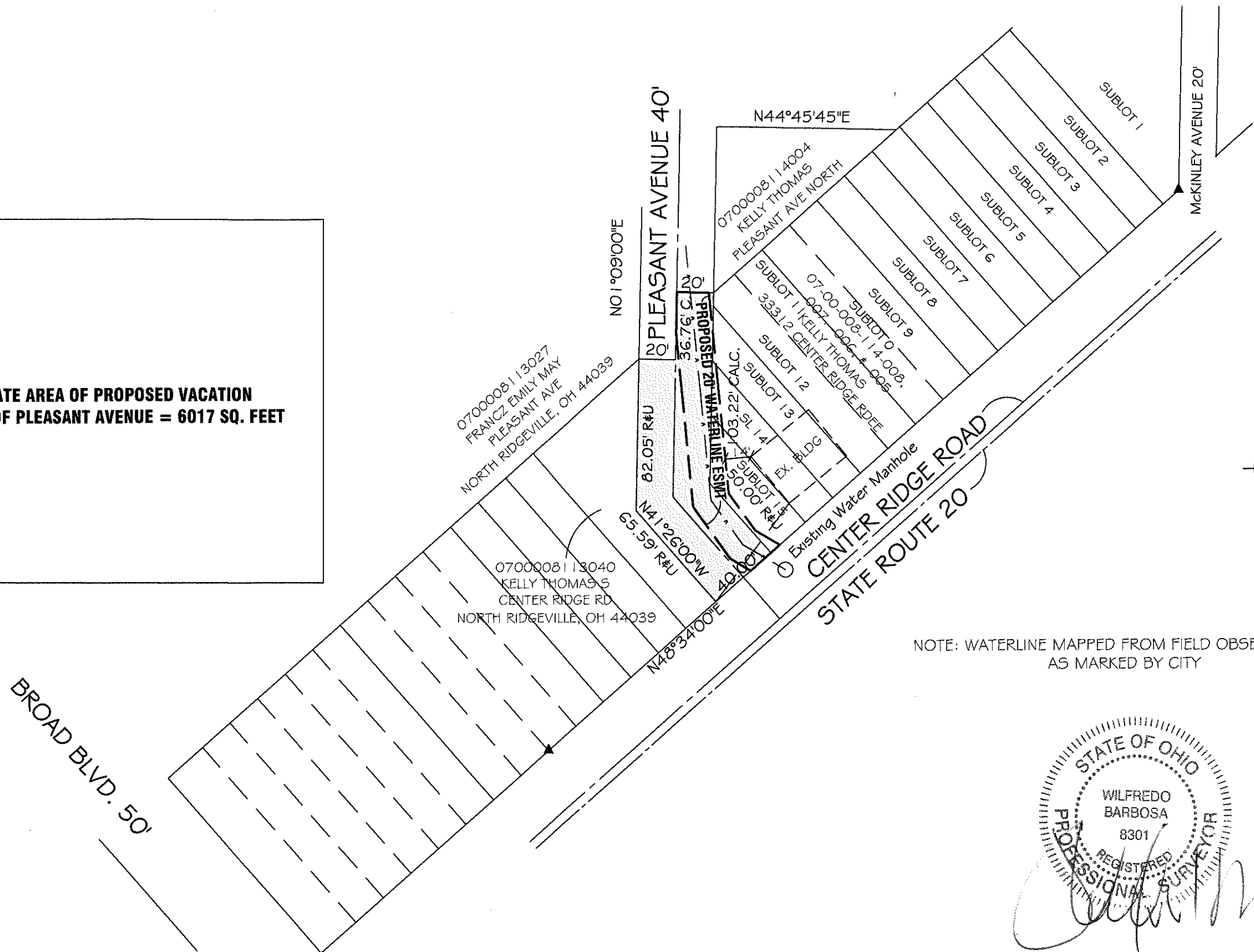
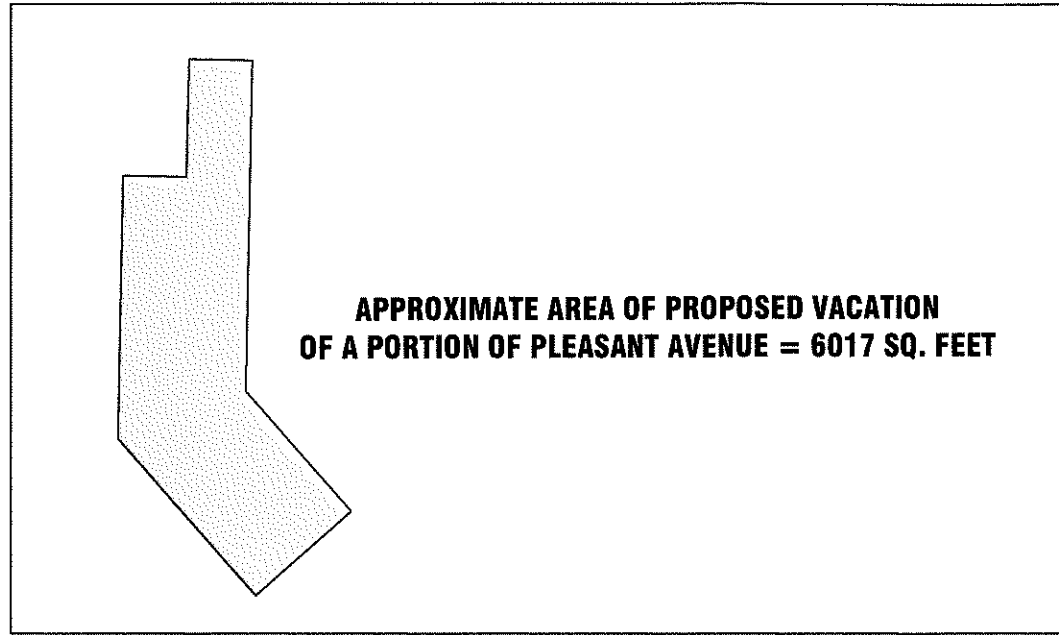
33312 CENTER RIDGE RD.
ADDRESS
NORTH RIDGEVILLE, OH.

10/31/23
DATE

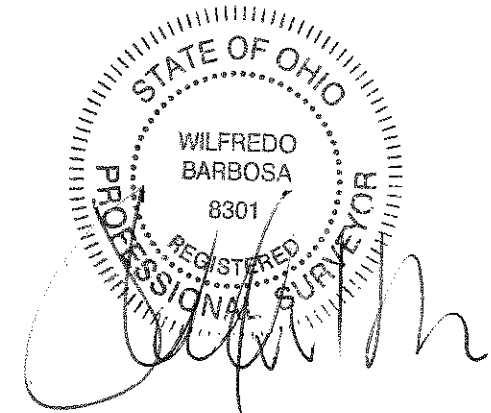
Partial Pleasant Street Vacation
Adjacent Property Owners

Parcel Number :	Owner :
0700008113040	Thomas S. Kelly 33312 Center Ridge Road North Ridgeville, Ohio
0700008114005	Thomas S. Kelly 33312 Center Ridge Road North Ridgeville, Ohio
0700008114006	Thomas S. Kelly 33312 Center Ridge Road North Ridgeville, Ohio
07000081144007	Thomas S. Kelly 33312 Center Ridge Road North Ridgeville, Ohio
0700008114008	Thomas S. Kelly 33312 Center Ridge Road North Ridgeville, Ohio

APPROVED
DEC 12 2023



NOTE: WATERLINE MAPPED FROM FIELD OBSERVATIONS AS MARKED BY CITY

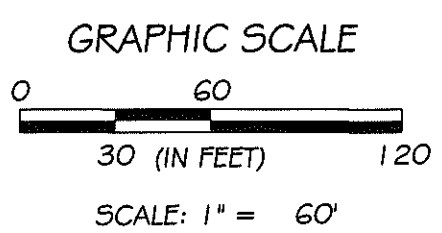


Site location:
Pleasant Ave. & Center Ridge Rd.
North Ridgeville, Ohio

BARBOSA AND ASSOCIATES LLC
5604 CASE ROAD
NORTH RIDGEVILLE, OH 44039
440 327-4776

PREPARED AT THE REQUEST OF:
Thomas S. Kelly

7/23/2023
JOB No: 2023-5-12



VACATION PLAT FOR PART OF
Pleasant Avenue & Proposed Waterline Easement
RIDGEVILLE HEIGHTS SUBN. PV 10 PAGES 11, 12
CITY OF NORTH RIDGEVILLE COUNTY OF LORAIN
STATE OF OHIO

- LEGEND:**
- ⊙ = 3/4" REBAR SET WITH I.D. CAP
 - = PIPE FOUND ● = PIPE FOUND & USED
 - ▲ = IRON PIN/ REBAR FOUND
 - △ = IRON PIN/ REBAR FOUND AND USED
 - = MONUMENT BOX ⊙ = SPIKE ⊗ = DRILLHOLE
 - ⊙ = MAGSPIKE
 - R, REC = RECORD U = USED
 - C, CALC = CALCULATED T.M. = TAX MAP
 - OBS = OBSERVED CL = CENTERLINE