



**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 2024-94 adopted by
(Ordinance/Resolution)
the legislative Authority of the said City of North Ridgeville on this 4th day of November
2024.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official
seal, if applicable, this 18th day of November, 2024.

Clerk Signature

City of North Ridgeville of Lorain County, Ohio.

(SEAL)
(If Applicable)

DATE: August 19, 2024
INTRODUCED BY: Mayor Corcoran
REFERRED BY: _____

1ST READING: August 19, 2024
2ND READING: October 21, 2024
3RD READING: November 4, 2024
ADOPTED: November 4, 2024
EFFECTIVE: December 4, 2024

Referred to Planning Commission on 09-10-2024

ORDINANCE NO. 2024-94

AN ORDINANCE VACATING A PORTION OF ROOT ROAD.

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

WHEREAS, the City has received a petition from Wink Royalton requesting the vacation of a portion of Root Road (width varies) as described in the petition and attached exhibits; and

WHEREAS, the vacation of said portion of Root Road is being requested to obtain ownership; and

WHEREAS, the right-of-way will be vacated and deeded to Wink Royalton 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 a properly published notice, a public hearing was held before City Council on October 21, 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 0.2354 acres of Root Road land, as shown on Exhibits A and B attached hereto and incorporated herein, shall be vacated and closed as a public right-of-way.

SECTION 2. In this instance, there are no abutting property owners.

SECTION 3. Identified abutting property owners shall receive appropriate notification and opportunity to be heard both at Planning Commission and at City Council. Council notification and Planning Commission notification shall follow customary notification requirements for like matters.

SECTION 4. The City Engineer is hereby authorized to prepare and submit any requested data to affect this transfer to the County Recorder, Engineer, or Auditor if requested. The Clerk of Council is hereby directed to file a certified copy of this Ordinance, once passed, for recording in the official records of the County Recorder pursuant to O.R.C. Section 723.04.

SECTION 5. When the vacation is complete, each abutting property owner may record the owner's additional land with Lorain County. The County may require a certified copy of the vacation ordinance and a drawing of metes and bounds survey and legal description of the vacation area accreted to each owner. The metes and bounds drawing, the legal description, and any recording fees are the responsibility of each abutting property owner.


SECTION 6. 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 7. This Ordinance shall take effect and be in full force from and after the earliest period allowed by law.

PASSED: November 4, 2024



Jason R. Jacobs
PRESIDENT OF COUNCIL

ATTEST: 

Nicholas Ciofani
CLERK OF COUNCIL

APPROVED: Nov 06, 2024



Kevin Corcoran
MAYOR

Received 0-14-2024

Street Vacations, Narrowing and Name Changes

PETITION AND APPLICANT GUIDE



INITIATION

Street vacations, street narrowing and name changes may be initiated by a written petition of a property owner of a lot in the immediate vicinity of the street to be vacated, narrowed or renamed.

PETITION REQUIREMENTS

Any property owner requesting a street to be vacated, narrowed or renamed shall file the following with the Clerk of Council along with the required \$162.00 fee:

- (a) This petition for the renaming, vacating or narrowing of the street
- (b) An accurate legal description of the street, together with a plat drawn to a scale of one-inch equals 100 feet
- (c) A list of owners, and their addresses, of the property abutting upon the part of the street proposed to be vacated, narrowed or renamed
- (d) Written consent from such abutting property owners, and, if no written consent is obtained, a statement included with the petition to that effect

Any petition complete with required exhibits shall be forwarded to the Law Director to be prepared in ordinance form for introduction to Council.

CONSIDERATION BY PLANNING COMMISSION

Any ordinance proposing a renaming, vacation or narrowing shall first be submitted to the Planning Commission for approval, disapproval or suggestions, and the Planning Commission shall be allowed not less than thirty days for consideration and report.

PUBLIC HEARING

Council shall hold a public hearing before the adoption of the proposed ordinance. In order that opportunity shall be afforded to any person interested to be heard, at least thirty days' notice of any ordinance and of the required public hearing shall be provided in a local newspaper.

ACTION BY COUNCIL

Council may adopt the proposed ordinance by vote of a majority of Council members, provided that the proposed ordinance received approval by the Planning Commission. If the proposed ordinance was disapproved by the Planning Commission, it can only be adopted if it receives the vote of two-thirds of all members of Council.

PETITION REQUEST

Boat Rd Street name 0.2354 of an acre Describe portion/extent if not entire street

Street Vacation Street Narrowing

Name Change: _____

PROPERTY OWNER INFORMATION

Wink Baylton Name(s)

5640 Broad Blvd W. Ridgville OH 44039 Property owner address

440 309 5871 Property owner phone winkelectric69@gmail.com Property owner email

PETITION AUTHORIZATION

[Signature] Property owner signature 8/14/24 Date

**Root Road Vacation
August 2024**

**Legal Description
0.2354 of an acre**

Situated in the City of North Ridgeville, County of Lorain, State of Ohio, and known as being part of Original Ridgeville Township Lot Number 21 and further known as a portion of Root Road, being further described as follows:

Commencing at a MAG nail set at the intersection of the Centerline of Root Road (width varies) with the centerline of Center Ridge Road (State Route 113) (U.S. Route 20) (width varies);

Thence, along the centerline of Center Ridge Road, along the arc of a curve which deflects to the right, 119.20 feet to a point, said curve having a radius of 3149.72 feet, a delta angle of $02^{\circ} 10' 06''$, a tangent of 59.61 feet and a chord of 119.19 feet which bears South $67^{\circ} 45' 25''$ West;

Thence, leaving said centerline, South $21^{\circ} 09' 32''$ East, a distance of 49.50 feet to the southerly right of way of Center Ridge Road, said point being 0.23 feet southerly and 0.10 feet westerly of an iron pin with cap stamped "FECKO" found and being the **True Place of Beginning** of land herein described;

Course 1: Thence, leaving said southerly right of way, **along the arc of a curve which deflects to the left, 37.77 feet** to an iron pin set, said curve having a radius of 3199.22 feet, a delta angle of $00^{\circ} 40' 35''$, a tangent of 18.88 feet and a chord of 37.77 feet which bears North $68^{\circ} 30' 11''$ East;

Course 2: Thence, **along the arc of a curve which deflects to the right, 37.94 feet** to an iron pin set, said curve having a radius of 21.00 feet, a delta angle of $103^{\circ} 31' 15''$, a tangent of 26.65 feet and a chord of 32.99 feet which bears South $60^{\circ} 04' 29''$ East;

Course 3: Thence **South $08^{\circ} 18' 52''$ East, a distance of 15.16 feet** to an iron pin set;

Course 4: Thence, **along the arc of a curve which deflects to the right, 157.45 feet** to an iron pin set, said curve having a radius of 457.67 feet, a delta angle of $19^{\circ} 42' 39''$, a tangent of 79.51 feet and a chord of 156.67 feet which bears South $01^{\circ} 32' 28''$ West;

**Root Road Vacation
August 2024**

**Legal Description
0.2354 of an acre**

Course 5: Thence **South 82° 43' 56" West, a distance of 48.22 feet** to an iron pin set in the westerly right of way of Root Road;

Thence, along the westerly right of way of Root Road the following two courses;


Course 6: Thence **North 00° 08' 21" West, a distance of 171.00 feet** to a point;

Course 7: Thence **North 55° 16' 18" West, a distance of 16.38 feet** to the **True Place of Beginning**.

Containing within said bounds **0.2354 of an acre** of land, be the same more or less, but subject to all legal highways and easements of record as surveyed by Amy M. Kelly, P.S. 8469 for Bramhall Engineering & Surveying Company in May, 2024.

The basis of bearings is the Ohio State Plane, North Zone NAD83(2011) Grid North.

Iron pins set are 5/8-inch x 30 inches with yellow with cap stamped "BRAMHALL ENG. & SURV".



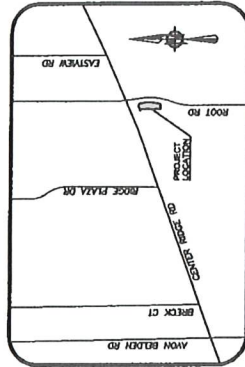
Amy M. Kelly P.S.
Registered Ohio Surveyor No. 8469



8/12/2024
Date

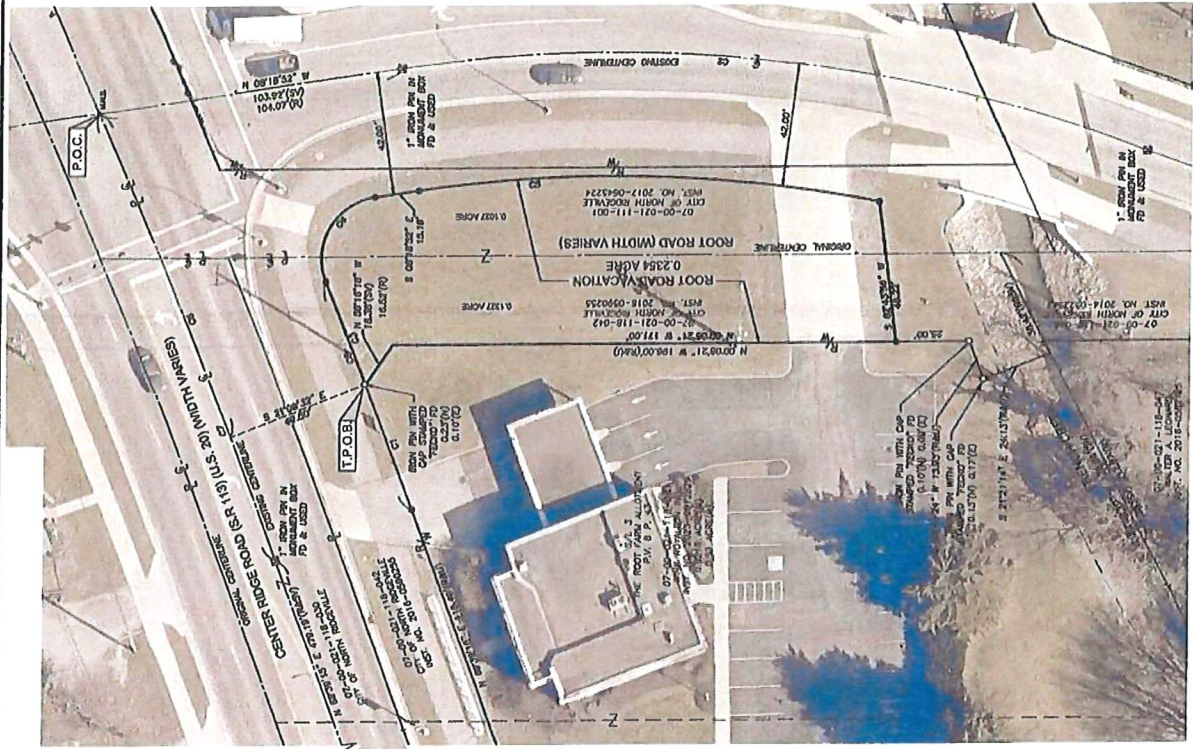
ROOT ROAD VACATION EXHIBIT

BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP
LOT NUMBER 21
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN
STATE OF OHIO

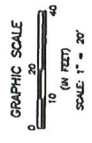


CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	BEARING
C1	3189.22' (R&L)	45.40' (R&L)	02°48'57"	22.70'	45.40'	108°14'53"E
C2	499.27' (R&L)	259.17' (R&L)	20°36'18"	132.24'	259.32'	108°20'17"E
C3	3189.22'	37.77'	02°42'35"	18.88'	37.77'	108°20'17"E
C4	21.00'	37.24'	103°31'15"	26.65'	32.29'	108°04'29"W
C5	497.67'	127.45'	19°42'39"	79.51'	126.67'	201°32'28"W
C6	3148.72'	118.20'	02°10'08"	59.61'	118.19'	207°49'25"W
C7	3148.72'	183.00' (R&L)	02°58'33"	91.97'	183.00'	108°09'48"E

DATE	BY	DESCRIPTION



- LEGEND**
- MILE
 - 5/8" x 3/4" IRON ROD WITH CAP STAMPED "BRAMHALL ENG. & SURV." SET
 - IRON PIN WITH CAP STAMPED "BRAMHALL ENG. & SURV." SET
 - IRON PIN/PIPE FOUND AS INDICATED
 - MONUMENT BOX FOUND
 - PROPERTY LINE
 - RIGHT OF WAY
 - CENTERLINE
 - FOUND
 - INSTRUMENT NUMBER
 - MEASURED INFORMATION
 - P.O.C. POINT OF COMMENCEMENT
 - RECORD
 - SURVEYED INFORMATION
 - TRUE PLACE OF BEGINNING
 - USED INFORMATION
 - NORTH
 - SOUTH
 - EAST
 - WEST



- NOTES:**
- BEARINGS ARE BASED ON OHIO STATE PLANE, NORTH ZONE NAD83(2011) GRID NORTH AS SURVEYED IN MAY OF 2024.
 - THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. THE ACCURACY OF THIS SURVEY IS LIMITED TO THE DATA PROVIDED AND CONDITIONS WERE NOT CONDUCTED BY BRAMHALL ENGINEERING & SURVEYING COMPANY.
 - PERMITS AND RECORDS ARE AS SHOWN HEREON AND INCLUDE LORAIN COUNTY PLANS AND SURVEY RECORDS AND LOR-20-22-13 RIGHT OF WAY.
 - ALL UTILITIES WITHIN VACATION AREA TO REMAIN.

DESIGNED BY: [Blank]

CHECKED BY: [Blank]

BRAMHALL
ENGINEERING AND SURVEYING COMPANY
801 MOORE ROAD AVON, OHIO 44011
(440) 934-7878 (440) 934-7879 FAX

SHEET 1 of 1
JOB NO. 24-8166