

AN ORDINANCE APPROVING THE PLAT OF A NEW RESIDENTIAL SUBDIVISION TO BE KNOWN AS ROSEMONT RIDGE PHASE IV (PARCEL NO. 0904184) LOCATED ON ROTHROCK ROAD AND AUTHORIZING EXECUTION THEREOF UPON COMPLIANCE WITH DEVELOPMENT REQUIREMENTS

WHEREAS, the proponent has requested preliminary approval of a subdivision plan and final approval of a plat for a subdivision from the City of Fairlawn Planning Commission, and the Planning Commission has given preliminary approval of the plan and final approval of the subdivision plat; and

WHEREAS, the subdivision plan is for a new residential subdivision to be known as Rosemont Ridge Phase IV (Parcel No. 0904184), located on Rothrock Road; and

WHEREAS, the Administration has reviewed the same and recommends its acceptance; and

WHEREAS, the plat must be submitted to Council for its acceptance, and a public hearing must be held pursuant to Fairlawn Codified Ordinance Section 1222.02.

NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE CITY OF FAIRLAWN, OHIO, THAT:

Section 1: Council hereby approves and accepts the plat of a new residential subdivision to be known as Rosemont Ridge Phase IV (Parcel No. 0904184) as approved by the Planning Commission and subject to the provisions of this Ordinance. A copy of the said plat labeled as Exhibit A is attached hereto and made a part hereof. To the extent the plat specifies any public streets, easements, public improvements, or dedicated open spaces, those are hereby accepted by the City.

Section 2: The effective date of this approval shall be that specified in Section 1222.02 (a)(4) of the City of Fairlawn Codified Ordinances.

Section 3: The Mayor, the Council President, and the Clerk of Council are hereby authorized and directed to sign the plat pursuant to this Ordinance when the proper plans have been submitted and checked, all fees and deposits have been paid, all improvements have been completed or performance bonds guaranteeing completion have been deposited, and all agreements with the City concerning the completion of such improvements have been signed and accepted.

Section 4: The signing of the plat shall be subject to any conditions set forth by the Planning Commission in granting final approval of the subdivision plan.

Section 5: It is hereby found and determined that this legislation complies with Section 121.22, O.R.C. regarding notification of meetings and all deliberations of this Council pertaining hereto have been conducted in accordance therewith.

Section 6: This Ordinance shall be in full force and effect from and after its enactment and approval by the Mayor or at the earliest period allowed by law.

Enacted: _____ 2024

Approved: _____ 2024

Jonathon Groza, President of Council

Russell T. Sharnsky, Mayor

Approval of the form and corrections by R. Bryan Nace, Director of Law:

CERTIFICATION OF PASSAGE

I, Tonja K. Caldwell, Clerk of Council of the City of Fairlawn, hereby certify that the foregoing Ordinance was duly and regularly passed at a meeting on _____, 2024.

Tonja K. Caldwell, Clerk of Council

CERTIFICATION OF POSTING

This is to certify that on _____, 2024 the within Ordinance was published as required by Section 222.03(a) of the Codified Ordinances of the City of Fairlawn.

Tonja K. Caldwell, Clerk of Council

SUBDIVISION PLAT OF ROSEMONT RIDGE AT THE ROSEFARM ALLOTMENT

SITUATED IN THE CITY OF FAIRLAWN AND THE TOWNSHIP OF COPLEY, COUNTY OF SUMMIT, STATE OF OHIO AND KNOWN AS BEING PART OF LOTS 8 AND 13 OF ORIGINAL COPLEY TOWNSHIP, ALSO BEING A REPLAT OF BLOCK "A" OF THE SUBDIVISION PLAT OF THE ROSEFARM ALLOTMENT PHASE 5 AS RECORDED IN INSTRUMENT NUMBER 54373775 OF THE SUMMIT COUNTY RECORDER'S RECORDS

PLANS PREPARED BY:
CUNNINGHAM & ASSOCIATES, INC.
CIVIL ENGINEERING and SURVEYING
203 W. LIBERTY ST. MEDINA, OHIO 44256 (330) 725-5980

SUMMIT COUNTY APPROVALS:

APPROVED BY THE COUNTY OF SUMMIT COUNTY ENGINEER, THIS ____ DAY OF _____, 2023.

SUMMIT COUNTY ENGINEER _____ PRINTED NAME _____

APPROVED BY THE COUNTY OF SUMMIT COUNTY PLANNING COMMISSION, THIS ____ DAY OF _____, 2023.

CHAIRMAN _____ PRINTED NAME _____

SECRETARY _____ PRINTED NAME _____

APPROVED BY THE COUNTY OF SUMMIT COUNCIL, THIS ____ DAY OF _____, 2023.

ORDINANCE NO. _____

COUNCIL PRESIDENT _____ PRINTED NAME _____

CLERK OF COUNCIL _____ PRINTED NAME _____

CITY OF FAIRLAWN APPROVALS:

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF FAIRLAWN, OHIO THIS ____ DAY OF _____, 2023.

CHAIRMAN _____ SECRETARY _____

APPROVED BY THE CITY COUNCIL OF FAIRLAWN, OHIO AT IT'S REGULAR SESSION THIS ____ DAY OF _____, 2023.

MAYOR _____ PRESIDENT OF COUNCIL _____

CLERK OF COUNCIL _____

APPROVED BY _____ CITY ENGINEER ON THIS ____ DAY OF _____, 2023.

ACCEPTANCE & DEDICATION:

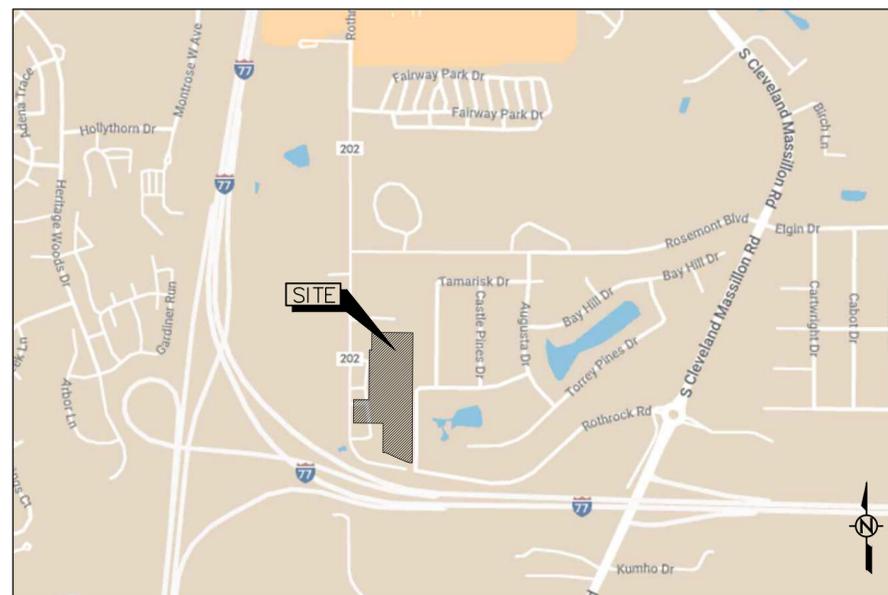
KNOW ALL MEN BY THESE PRESENTS, THAT CAMBRIDGE SERVICES CO. LTD., OWNERS OF THE LANDS EMBRACED WITHIN THIS SUBDIVISION HEREBY ACKNOWLEDGE THIS PLAT AND SUBDIVISION TO BE MY FREE ACT AND DEED AND DO HEREBY DEDICATE TO PUBLIC USE FOREVER THE STREETS AS SHOWN AND GRANT EASEMENTS AS SHOWN ACCORDING TO THE LEGEND. I CERTIFY THAT THERE ARE NO DELINQUENT TAXES OR ASSESSMENTS AGAINST THE LANDS WITHIN THIS SUBDIVISION.

CAMBRIDGE SERVICES CO. LTD.

NAME: _____ DATE _____
TITLE: _____

COUNTY OF _____)
STATE OF OHIO) s.s.

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED _____, WHO ACKNOWLEDGED THE MAKING OF THE FOREGOING INSTRUMENT AND THE SIGNING OF THIS PLAT TO BE HIS OWN FREE ACT AND DEED. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT _____, OHIO THIS ____ DAY OF _____, 2023.



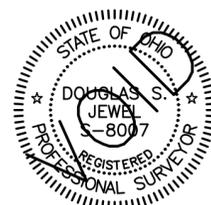
LOCATION MAP

ACREAGE

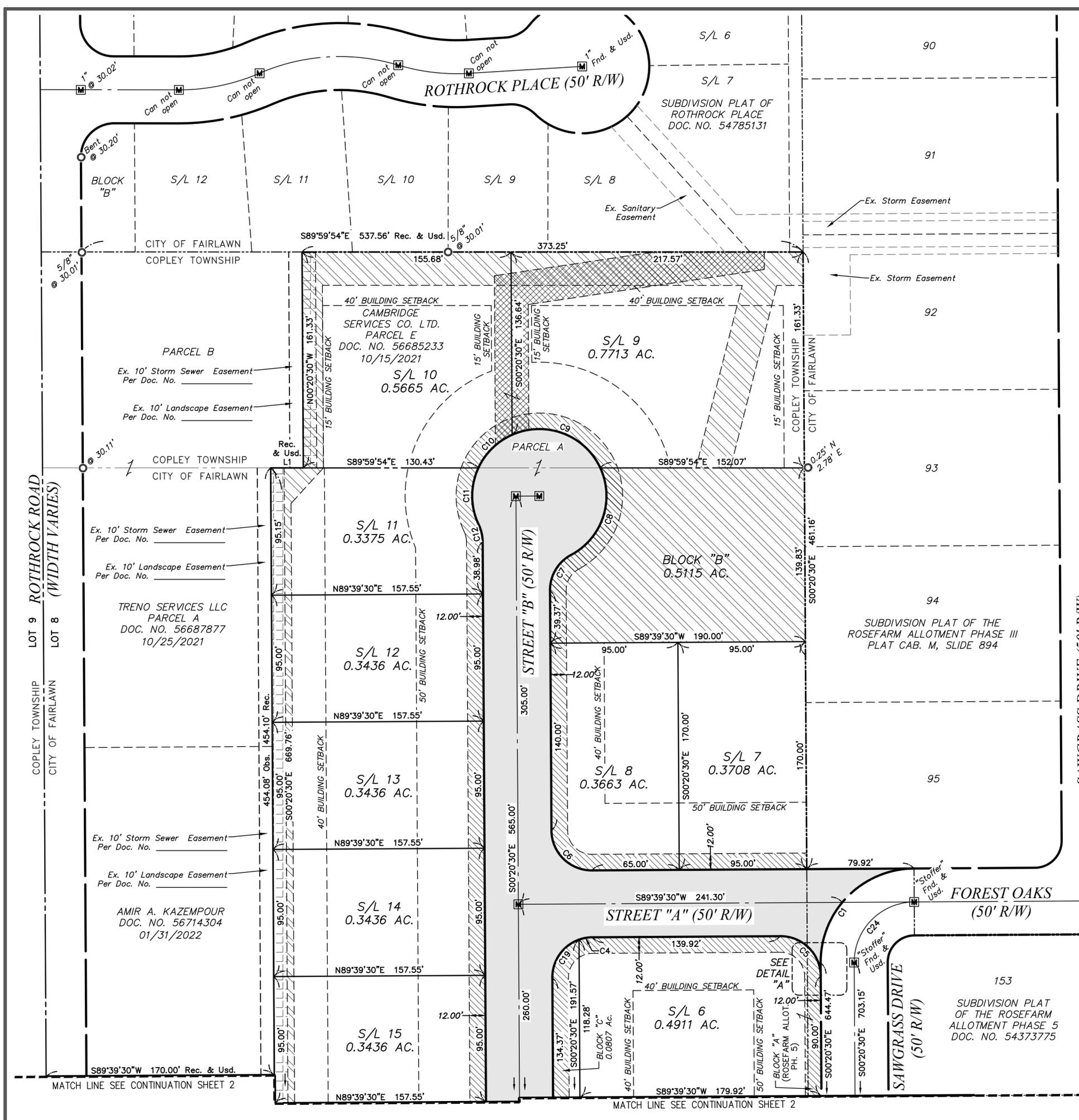
SUBLOTS (1- 20)	8.5431 Ac.
BLOCKS	0.5922 Ac.
DED. STREETS	1.3253 Ac.
TOTAL	10.4606 Ac.
RECORD	(10.3214 Ac.)

CERTIFICATION

I HEREBY CERTIFY THAT I HAVE SURVEYED THE LAND ON THIS PLAT, THAT THE PLAT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED, THAT THE SURVEY BALANCES AND CLOSES, THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT, AND THAT MONUMENTS SHALL BE SET AT ALL NEW VILLAGE LOT CORNERS.

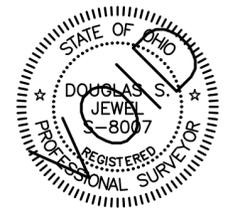
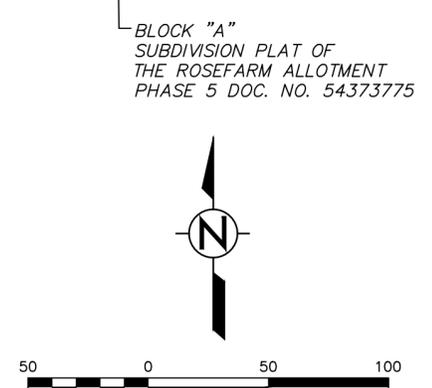
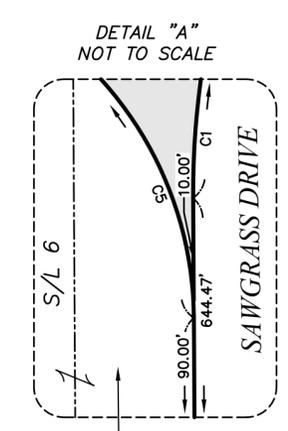


This document was originally issued by Douglas S. Jewel on November 10, 2023.
This document is not considered a sealed document.
DOUGLAS S. JEWEL, OHIO PROFESSIONAL SURVEYOR S-8007 _____ DATE _____



- LEGEND:**
- - IRON PIN FND. (NO CAP)
 - ⊠ - MONUMENT BOX W/ IRON PIN SET UNLESS OTHERWISE NOTED
 - ⊗ - IRON PIPE FND.
 - Fnd. - FOUND
 - Msd. - MEASURED
 - Obs. - OBSERVED
 - Rec. - RECORD
 - Usd. - USED
 - Calc. - CALCULATED
 - ▭ - DEDICATED STREET
 - ▨ - 12' UTILITY EASEMENT
 - ▩ - SANITARY SEWER EASEMENT
 - ▧ - STORM SEWER EASEMENT
 - ▦ - 20' LANDSCAPE EASEMENT

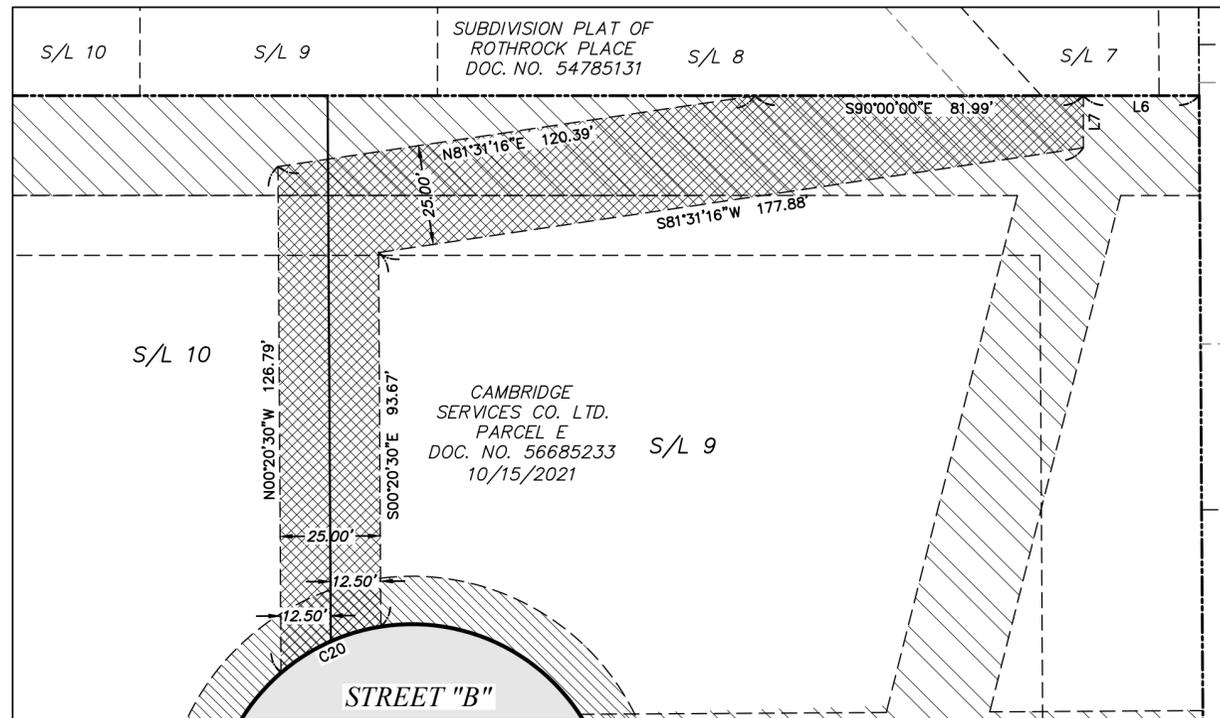
- NOTES:**
1. 5/8" REBAR WITH CAP STAMPED "CUNNINGHAM" TO BE SET AT ALL LOT CORNERS.
 2. SEE SHEET 4 FOR LINE AND CURVE TABLE, AND SANITARY SEWER EASEMENT.
 3. SEE SHEET 5 FOR STORM AND LANDSCAPE EASEMENTS.



SUBDIVISION PLAT OF ROSEFARM ALLOTMENT PHASE 6
 LOCATED IN
 COUNTY OF SUMMIT
 STATE OF OHIO

CUNNINGHAM & ASSOCIATES, INC.
 CIVIL ENGINEERING and SURVEYING
 203 W. LIBERTY ST. MEDINA, OHIO 44256 330-725-5980

DRAWN BY: <i>SG</i>
DATE: 09/12/2023
CHECKED BY: <i>DSJ</i>
DATE: 09/12/2023
PROJECT No. 22-102
ACAD FILE No. M:\122-102 Plat 01-Revise.dwg
SCALE: 1"=50'
SHEET NO.
2 / 5

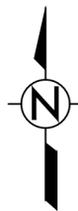


Curve Table					
Curve #	Radius	Delta	Chord Bearing	Chord Length	Arc Length
C1	70.00	90°00'00"	S44°39'30"W	98.99	109.96
C2	50.00	64°27'17"	N20°20'55"E	53.33	56.25
C3	50.00	45°00'33"	N34°23'00"W	38.28	39.28
C4	30.00	19°28'16"	S79°55'22"W	10.15	10.20
C5	30.00	90°00'00"	N45°20'30"W	42.43	47.12
C6	30.00	90°00'00"	S45°20'30"E	42.43	47.12
C7	30.00	61°59'44"	S30°39'22"W	30.90	32.46
C8	50.00	86°30'12"	N18°24'08"E	68.52	75.49
C9	50.00	89°04'14"	N69°23'05"W	70.13	77.73
C10	50.00	41°13'39"	S45°27'59"W	35.21	35.98
C11	50.00	50°18'33"	S0°18'07"E	42.51	43.90
C12	30.00	25°06'53"	N12°53'57"W	13.05	13.15
C13	30.00	25°06'53"	N12°12'57"E	13.05	13.15
C14	50.00	5°09'27"	S22°11'40"W	4.50	4.50
C15	50.00	70°06'06"	S15°26'06"E	57.43	61.18
C16	50.00	76°56'17"	S88°57'18"E	62.21	67.14
C17	50.00	5°26'58"	N59°36'45"W	4.75	4.76
C18	30.00	61°59'44"	S31°20'22"E	30.90	32.46
C19	30.00	70°31'44"	S34°55'22"W	34.64	36.93
C20	50.00	31°54'53"	S65°04'27"W	27.49	27.85
C21	50.00	30°25'38"	N18°02'20"W	26.24	26.55
C22	30.00	16°42'11"	N16°25'18"E	8.71	8.75
C23	50.00	19°52'31"	S14°50'08"W	17.26	17.34
C24	45.00	90°00'00"	S44°39'30"W	63.64	70.69

Line Table		
Line #	Direction	Length
L1	S89°59'54"E	24.32
L2	S89°01'08"W	28.02
L3	N88°18'12"W	30.43
L4	N00°20'30"W	15.47
L5	S88°08'01"E	9.93
L6	S89°59'54"E	28.90
L7	S00°00'20"E	13.05
L8	S00°20'30"E	47.85
L9	S24°21'59"W	44.48
L10	S89°01'08"W	18.68
L11	S00°08'33"E	8.69
L19	N42°13'56"E	35.94
L20	S89°45'53"E	25.00
L21	S89°39'30"W	10.00
L22	S89°59'54"E	24.32
L23	S00°20'30"E	191.57
L24	S89°59'54"E	19.73

- LEGEND:**
- DEDICATED STREET
 - 12' UTILITY EASEMENT
 - SANITARY SEWER EASEMENT
 - STORM SEWER EASEMENT
 - LANDSCAPE EASEMENT

- NOTES:**
1. 5/8" REBAR WITH CAP STAMPED "CUNNINGHAM" TO BE SET AT ALL LOT CORNERS.
 2. SEE SHEET 4 FOR LINE AND CURVE TABLE, AND SANITARY SEWER EASEMENT.
 3. SEE SHEET 5 FOR STORM AND LANDSCAPE EASEMENTS.



Scale: 1" = 30'
 BEARINGS ARE TO AN ASSUMED MERIDIAN
 AND ARE USED TO DENOTE ANGLES ONLY.

STATE OF OHIO
 COUNTY OF SUMMIT
 LOCATED IN

SUBDIVISION PLAT OF ROSEFARM ALLOTMENT PHASE 6

CUNNINGHAM & ASSOCIATES, INC.
 CIVIL ENGINEERING and SURVEYING
 203 W. LIBERTY ST. MEDINA, OHIO 44256 330-725-5980

DRAWN BY: SG
 DATE: 09/12/2023

CHECKED BY: DSJ
 DATE: 09/12/2023

PROJECT No.
 22-102

ACAD FILE No.
 M:\...122-102 Plat 01-Revised

SCALE: 1"=30'

SHEET NO.
4
5

