

AN ORDINANCE REZONING A CERTAIN 7 ACRE PARCEL ON THE NORTH SIDE OF STATE ROUTE 303 BETWEEN BRECKSVILLE AND BROADVIEW ROADS FROM THE R2 RESIDENTIAL DISTRICT TO THE R3 RESIDENTIAL DISTRICT

WHEREAS, the Planning Commission has recommended the rezoning of a certain 7 acre parcel on the north side of State Route 303 between Brecksville Road and Broadview Road from the R2 Residential District to the R3 Residential District conditioned upon the property owner executing a Development Agreement and Deed Restrictions restricting the use of the property; and

WHEREAS, the property owner has agreed to execute a Development Agreement and Deed Restrictions restricting the use of the property.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of Richfield, State of Ohio:

SECTION 1. That there is hereby rezoned a certain 7 acre parcel, a legal description of which is attached hereto as Exhibit "A" and incorporated herein fully as if by reference, located on the north side of State Route 303 between Brecksville Road and Broadview Road from its current R2 District to the R3 District, subject to the Development Agreement entered into pursuant to Resolution No. 65-2000.

SECTION 2. That the Zoning Inspector be, and hereby is, authorized and directed to note the change of zoning on the Official Zoning Map of the Village as created by Section 1109.03.

SECTION 3. This Ordinance shall take effect and be in force from and after the earliest period allowed by law.

PASSED: June 28, 2000

Michael J. Lyons
President of Council

Donald W. Larsen
Mayor

Dated: 7/10/2000

ATTEST:
Carole Gibson
Clerk of Council

Exhibit A

Situated in the Village of Richfield, County of Summit and State of Ohio: Also known as being part of Richfield Township Lot 21, Tract 1, and more fully described as follows: Beginning at the intersection of the centerline of Humphray Road (60 feet wide) and Streetsboro Road, S.R. 303 (60 feet wide) said point also known as the Southwest corner of said Richfield Township Lot 21; thence with the South line of said Lot 21 and the centerline of said S.R. 303 North 89° 00' East 1133.02 feet to a point and the true place of beginning for the parcel herein to be conveyed; thence with an Easterly line of lands presently owned by Wilson, Schilt, and others North 0° 07' 00" West 803.88 feet to an iron pin found and passing over an iron pipe found 30.00 feet from said road centerline; thence with a South line of lands now or formerly owned by Novak North 85° 20' 54" East 408.20 feet to an iron pipe found monumenting the Northeast corner of this property; thence with a West line of lands of Marfut South 1° 19' 17" East 620.50 feet to an iron pin found on a North line of lands presently owned by Krivis; thence with Krivis North and West lines the following: North 85° 30' 00" West 111.36 feet to an iron pin found; South 6° 30' West 225.76 feet to a point in the centerline of said S.R. 303 and passing over iron pin found 30.25 feet from said centerline; thence with said road centerline South 89° 00' West 283.37 feet to the true place of beginning. Containing 7.1698 acres of land, be the same more or less, but subject to all legal highways, easements, limitations and restrictions of record, as surveyed and determined from local records and monumentation in September, 1988 by Douglas E. Bedord, Professional Surveyor 6023.