

**AN ORDINANCE VACATING THE UNIMPROVED RIGHT-OF-WAY
KNOWN AS LADDIE ROAD**

WHEREAS, Laddie Road is a dedicated public right-of-way platted in the Olde Orchard Subdivision (see recorded subdivision plat at Instrument Nos. 55322876 and 56336802 of the Summit County Records and re-plat of the subdivision at Instrument No. 55325815), located within the Village of Richfield, owned by the Village, and which was never improved for public use; and

WHEREAS, the Village received a petition to vacate Laddie Road from Brian Stulak, abutting parcel owner (Parcel No. 5002940) in October of 2019; and

WHEREAS, the Planning Commission recommended approval of the request to vacate Laddie Road at their December 10, 2019 meeting and formally acknowledged their approval recommendation as fulfillment of the necessary review and recommendation of a roadway vacation as required by Section 9.06 of the Village's Charter; and

WHEREAS, Section 723.04 of the Ohio Revised Code allows the legislative authority of a municipality to vacate a public street for good cause; and

WHEREAS, pursuant to Section 723.06 of the Ohio Revised Code notice of the vacation of Laddie Road is not required if written consent to such vacation is filed with the legislative authority by the owners of the property abutting the part of street proposed to be vacated; and


WHEREAS, the owners abutting Laddie Road have agreed to the vacation thereof; and

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

- SECTION 1. Pursuant to Section 723.04 of the Ohio Revised Code, Laddie Road identified on the vacation plat attached hereto as Exhibit "A" and incorporated herein by reference is vacated.
- SECTION 2. The Mayor and/or his designee is authorized and directed to execute such documents as to allow vacation of Laddie Road and to cause this Ordinance and the Vacation Plat to be recorded with the Summit County Fiscal Officer's office.
- SECTION 3. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees or subcommittees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

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

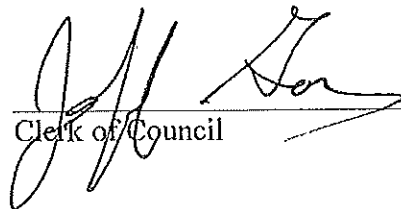
PASSED: 2-4-2020



President of Council



Mayor

ATTEST:


Clerk of Council

Dated: 2/4/2020

PLAT OF THE VACATION OF LADDIE ROAD

Situated in the Village of Richfield, County of Summit and State of Ohio and known as Laddie Road in the Old Orchard Subdivision Phase 1 as recorded in Plat Reception No. 55322876 and re-recorded in Reception No. 55325815 of Summit County Records.

Lot R1

Parcel No. 50-02939
Richard Sulkus
Pomela Sulkus
October 27, 2017
Instrument No. 56335801

APPROVALS

This Vacation of Laddie Road is accepted and approved by the Village of Richfield Director of Planning and Zoning this 4th day of February, 2020.

[Signature]
Village of Richfield - Director of Planning and Zoning
Print Name: Brian R. Fratt 2

This Vacation of Laddie Road is accepted and approved by the Village of Richfield Engineer this 4th day of Feb, 2020.

[Signature]
Village of Richfield - Engineer
Print Name: David Nemejor

This Vacation of Laddie Road is accepted and approved by the Village of Richfield Planning and Zoning Commission this 4th day of February, 2020.

[Signature]
Village of Richfield - Chairman
Print Name: Charles H. Boester

This Vacation of Laddie Road is accepted and approved by the Village of Richfield Council this 4th day of February, 2020.

[Signature]
Village of Richfield - Council President
Print Name: Michael Lyons

OWNERS ACCEPTANCE

I, (We) the undersigned owner(s) of the land shown hereon, do hereby accept this Vacation of Laddie Road of the same.

Sublot 1

Parcel No. 50-02939
Richard Sulkus
Pomela Sulkus
March 30, 2017
Instrument No. 56287308

[Signature]
Richard Sulkus
Pomela Sulkus
Print Name: Richard Sulkus

OWNERS ACCEPTANCE

I, (We) the undersigned owner(s) of the land shown hereon, do hereby accept this Vacation of Laddie Road of the same.

[Signature]
Christopher J. Zak
Laura L. Zak
Print Name: Christopher J. Zak

NOTARY

State of OHIO
County of Summit

Before me a Notary Public in and for said County and State, personally appeared the above named Owner(s) who acknowledged that he did sign the foregoing Reception No. and that it was his own free act and deed.

In witness whereof, I have hereunto set my hand and official seal of this 4th day of February, 2020.

[Signature]
Notary Public
My Commission Expires: June 10, 2024
Resident Summit County
Notary Public, State of Ohio
My Commission Expires:



NOTARY

State of Montana
County of Flathead

Before me a Notary Public in and for said County and State, personally appeared the above named Owner(s) who acknowledged that he did sign the foregoing Reception No. and that it was his own free act and deed.

In witness whereof, I have hereunto set my hand and official seal of this 30th day of Jan, 2023.

[Signature]
Notary Public
My Commission Expires: January 30, 2023

NANCY M FRATT
NOTARY PUBLIC for the
State of Montana
Residing at Bigfork, Montana
My Commission Expires
January 30, 2023

CERTIFICATION

This plat was prepared from a field survey, analysis of recorded plats, recorded deeds, and city survey records. Bearings shown hereon are to an assumed meridian and are intended to indicate angles only. Distances are given in feet and decimal parts thereof. All of which I certify to be correct to the best of my knowledge. I hereby certify I have surveyed the subject premises and prepared this drawing in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code.

[Signature]
Edward B. Dudley, III
P.S. No. 6747
Date: November 13, 2019

APPROVED



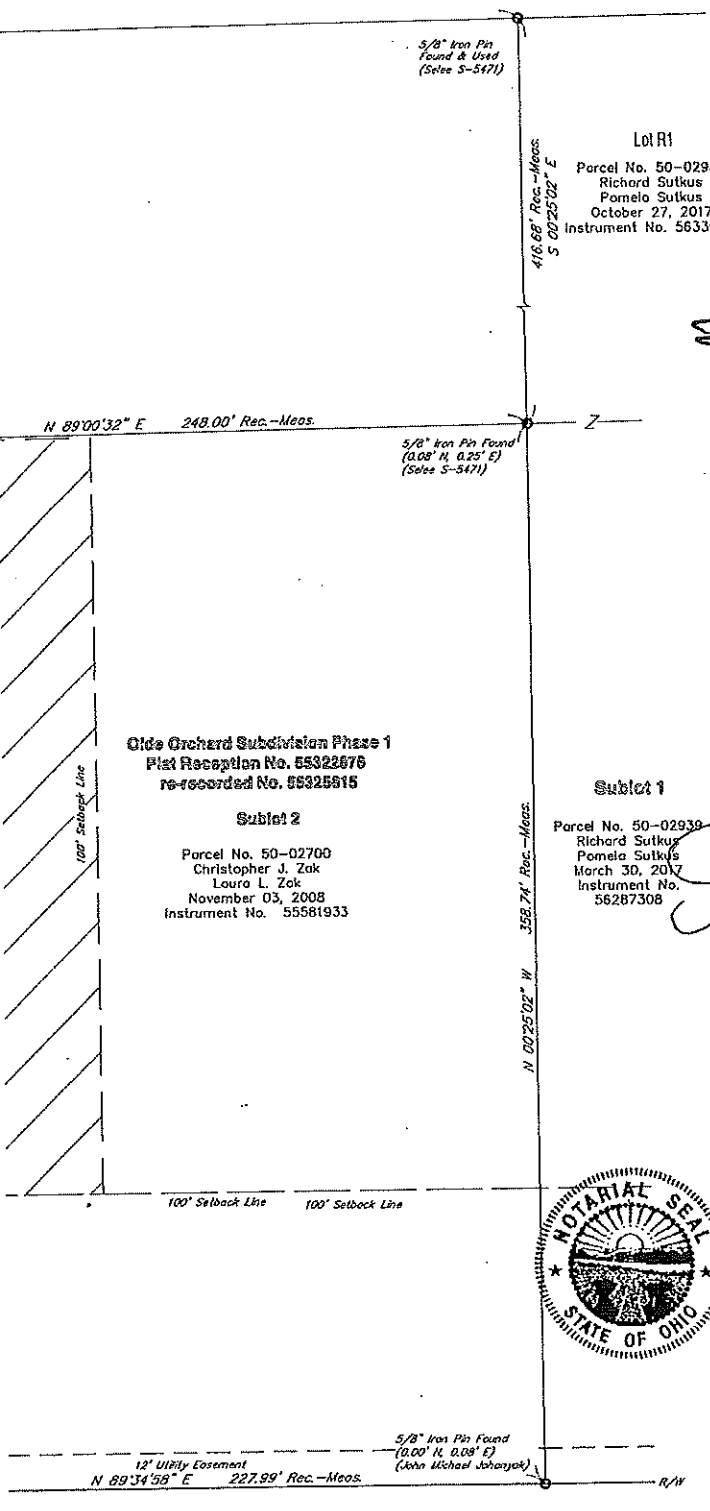
RIVERSTONE

LAND SURVEYING - ENGINEERING - DESIGN
3800 LAKESIDE AVENUE - SUITE 100
CLEVELAND - OHIO - 44114
PHONE: (216) 491-2000 FAX: (216) 491-9640
WWW.RIVERSTONEBUREAU.COM

BASIS OF BEARINGS

The centerline of Deer Creek Trail as North 89°34'58" East in the Old Orchard Subdivision Phase 1 as shown on the plat recorded in Reception No. 55325815 of Summit County Records.

Bearing
00° 25' 02" W
00° 25' 02" E
15° 55' 27" W



3571 DEER CREEK TRAIL PARCEL NO. 50-022940 AND 3541 DEER CREEK TRAIL PARCEL NO. 50-02700

N 89°00'32" E 553.00' Rec.-Meas.

Replating and Renumbering of Sub Lots 1 & 3
in the Olde Orchard Subdivision Phase 1
Recorded No. 55325815
Parcel "A" as Re-recorded No. 55938260
Reception No. 56336802 of Summit County Records

Replating and Renumbering of Sub Lots 1 & 3
in the Olde Orchard Subdivision Phase 1
Recorded No. 55325815
Parcel "A" as Re-recorded No. 55938260
Reception No. 56336802 of Summit County Records

Lot R4
Parcel No. 50-02941
Nojo Usman and Faisal
Quereshy
February 22, 2018
Instrument No. 56364174

Lot R3
Parcel No. 50-02940
Brian J. and Adrean M. Stulok
October 27, 2017
Instrument No. 56336799

Replat of
Lots 4 and 5 of
Olde Orchard
Subdivision Phase 1
Plat Reception
No. 55938260

Parcel "A"

Subject 4

Parcel No. 50-02941
Nojo Usman and Faisal
Quereshy
February 22, 2018
Reception No. No. 56364174

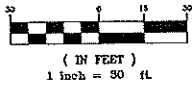
Olde Orchard Subdivision Phase 1
Plat Reception No. 55322876
re-recorded No. 55325815

Subject 3

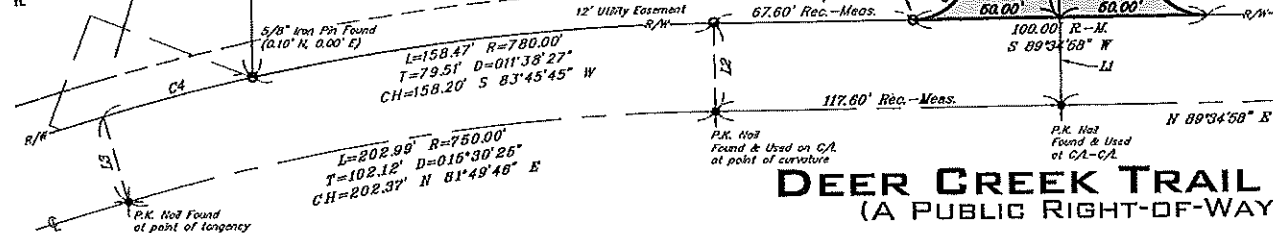
Parcel No. 50-02940
Brian J. and Adrean M. Stulok
October 23, 2013
Instrument No. 56001544



GRAPHIC SCALE



40' Storm
Sewer Easement



LEGEND

- ☐ = Monument Box Found
- = Iron Pin Found
- = Iron Pipe Found
- = 5/8"x30" Iron Pin Set
- ⊙ = Drill Hole Set / Found
- ⊕ = P.K. Nail Set / Found
- ⊙ = Centerline

VACATION NOTE

Laddie Road (60 feet wide) shaded to be vacated by Reception No. _____ of Summit County Records.

UTILITY NOTE

Existing Setbacks and Utility Easements within hatched area to be vacated upon recording of this plot.

LINE T

Line #	Len.
L1	30.00'
L2	30.00'
L3	30.00'

0.2470 Acres 10,760 Sq.Ft.

0.2472 Acres 10,769 Sq.Ft.

LADDIE ROAD 60'
(A PUBLIC RIGHT OF WAY)
(NOT ON GROUND)

DEER CREEK TRAIL
(A PUBLIC RIGHT-OF-WAY)