

AN ORDINANCE AMENDING THE ZONING CODE AND ZONING DISTRICT MAP OF THE VILLAGE OF RICHFIELD AS CREATED BY SECTION 1109.03 OF THE ZONING CODE BY REZONING PROPERTY IN THE VILLAGE OF RICHFIELD FROM THE C-3 REGIONAL COMMERCIAL DISTRICT AND THE I-S INTERCHANGE SERVICE DISTRICT TO THE PLANNED COMMERCE DISTRICT

WHEREAS, the former Municipal Planner has studied and investigated the Zoning Map of the Village of Richfield and has made a recommendation to the Planning and Zoning Commission and Council for a change in said map by rezoning property which was annexed to the Village of Richfield from Richfield Township; and

WHEREAS, the Planning and Zoning Commission has by motion recommended the proposed change in the Zoning Map of the Village of Richfield as created by Section 1109.03 and the Zoning Code by changing the classification of approximately 109.9269 acres of land which was annexed from Richfield Township to the Village of Richfield from the C-3 Regional Commercial District in which the property was zoned while in Richfield Township and the I-S Interchange Service District for property which was previously in the Village to the Planned Commerce District in the Village of Richfield.

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

SECTION 1. That the Zoning District Map as created by Section 1109.03 of the Zoning Code of the Village of Richfield and the Zoning Code be, and the same hereby is, amended by rezoning a certain 109.9269 acre parcel as set forth in Exhibit "A" attached hereto and made a part hereof fully as if by reference from the C-3 Regional Commercial District and the I-S Interchange Service District to the Planned Commerce District.

SECTION 2. That all ordinances and resolutions inconsistent with this Ordinance be, and the same hereby are repealed.

SECTION 3.

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

Passed: May 18, 1993

David W. Howard
President of Council

Ray A. [Signature]
Mayor

Dated: 5/19/93

ATTEST:

Peggy Malone
Clerk of Council

KINROSS LAKESMay 12, 1993

Situated in the Village of Richfield, County of Summit and State of Ohio and known as being part of Lots 1 and 3 of Tract 3 formerly Richfield Township and being more fully described as follows:

Beginning at a county monument found at the intersection of Cleveland-Massillon Road (variable right of way) and Wheatley Road (variable right of way);

THENCE North 84 degrees 48 minutes 45 seconds East, a distance of 40.65 feet to a P.K. nail set on the old centerline of Wheatley Road and the true point of beginning for the parcel herein described;

THENCE North 04 degrees 27 minutes 35 seconds East along the centerline of said Cleveland-Massillon Road and the west line of said Lot 3, Tract 3, a distance of 514.30 feet to a point;

THENCE South 86 degrees 33 minutes 25 seconds East, a distance of 33.00 feet to an iron pin set;

THENCE North 04 degrees 26 minutes 36 seconds East, a distance of 200.00 feet to an iron pin set;

THENCE North 13 degrees 03 minutes 55 seconds East, a portion of which is along the East right of way line of said Cleveland-Massillon Road, a distance of 342.62 feet to an iron pin set on the south limited access line of I-271;

THENCE North 59 degrees 49 minutes 43 seconds East along the south limited access line of said I-271, a distance of 230.80 feet to an iron pin set;

THENCE North 59 degrees 49 minutes 44 seconds East along the south limited access line of said I-271, a distance of 799.64 feet to an iron pin set;

THENCE North 62 degrees 02 minutes 12 seconds East continuing along the south limited access line of said I-271, a distance of 369.68 feet to an iron pin set;

THENCE North 64 degrees 21 minutes 35 seconds East continuing along the south limited access line of said I-271, a distance of 230.63 feet to an iron pin set;

FROM : RICHFIELD FIRE PT.

PHONE NO. : 659 9400

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THENCE North 76 degrees 15 minutes 59 seconds East continuing along the south limited access line of said I-271, a distance of 568.79 feet to an iron pin set;

THENCE North 73 degrees 54 minutes 17 seconds East continuing along the south limited access line of said I-271, a distance of 255.98 feet to an iron pin set;

THENCE North 52 degrees 57 minutes 59 seconds East continuing along the south limited access line of said I-271, a distance of 202.24 feet to an iron pin set;

THENCE North 86 degrees 08 minutes 18 seconds East continuing along the south limited access line of said I-271, a distance of 385.22 feet to an iron pin set on the west limited access line of I-77;

THENCE South 01 degrees 06 minutes 24 seconds East along the west limited access line of said I-77, a distance of 558.06 feet to an iron pin set;

THENCE South 00 degrees 38 minutes 22 seconds East continuing along the west limited access line of said I-77, a distance of 532.01 feet to an iron pin set;

THENCE South 11 degrees 18 minutes 12 seconds West continuing along the west limited access line of said I-77, a distance of 438.91 feet to an iron pin set;

THENCE South 06 degrees 37 minutes 22 seconds West continuing along the west limited access line of said I-77, a distance of 513.75 feet to an iron pin set at the northeast corner of land now or formerly owned by J.J. & I.T. Haus as recorded in Deed Volume 6682, Page 745 of the Summit County Record of Deeds;

THENCE North 89 degrees 39 minutes 20 seconds West along the north line of said J.J. & I.T. Haus property, a distance of 200.93 feet to an iron pin found;

THENCE South 00 degrees 45 minutes 09 seconds East along the west line of said J.J. & I.T. Haus property, a distance of 198.28 feet to an iron pin found at the northeast corner of land conveyed to the State of Ohio as recorded in Deed Volume 4709, Page 496 in the Summit County Record of Deeds, and also being on the north right of way line of Wheatley Road;

THENCE North 88 degrees 29 minutes 35 seconds West along the north line of said land conveyed to the State of Ohio and the north right of way line of Wheatley Road a distance of 604.49 feet to an iron pin set;

THENCE North 86 degrees 28 minutes 50 seconds West along the north line of said land conveyed to the State of Ohio and the north right of way line of said Wheatley Road, a distance of 1202.09 feet to an iron pin set;

THENCE North 86 degrees 26 minutes 05 seconds West along the north line of said land conveyed to the State of Ohio and the north right of way line of said Wheatley Road, a distance of 600.00 feet to an iron pin set;

THENCE North 83 degrees 46 minutes 30 seconds West continuing along the north line of said land conveyed to the State of Ohio and the north right of way line of said Wheatley Road, a distance of 94.72 feet to an iron pin set on the east right of way line of said Cleveland-Massillon Road;

THENCE North 04 degrees 27 minutes 35 seconds East along said land conveyed to the State of Ohio and the east right of way line of said Cleveland-Massillon Road, a distance of 175.00 feet to an iron pin set;

THENCE North 11 degrees 10 minutes 57 seconds West continuing along said land conveyed to the State of Ohio and the east right of way line of said Cleveland-Massillon Road, a distance of 259.62 feet to an iron pin set;

THENCE South 04 degrees 27 minutes 35 seconds West along the west line of said land conveyed to the State of Ohio, a distance of 632.60 feet to a point on the south line of said land conveyed to the State of Ohio;

THENCE South 86 degrees 26 minutes 05 seconds East along the south line of said land conveyed to the State of Ohio, a distance of 2572.26 feet to a point;

THENCE South 00 degrees 45 minutes 09 seconds East, a distance of 30.09 feet to a point on the old centerline of said Wheatley Road;

THENCE North 86 degrees 26 minutes 05 seconds West, along the old centerline of said Wheatley Road, a distance of 2615.00 feet to the point of beginning and containing 4,788,416 square feet or 109.9269 acres of land, more or less.

Said parcel of land is subject to all easements, restrictions and reservations of record.

This description is based on a survey made by Nicholas A. Spagnuolo, Registered Surveyor No. 5304, in April, 1992.