

AN ORDINANCE REZONING AN APPROXIMATELY 3.23 ACRE AREA FROM THE PLANNED COMMERCE DISTRICT TO THE I-S INTERCHANGE SERVICE DISTRICT

WHEREAS, a property owner has requested rezoning of an approximately 3.23 acre area of land from the Planned Commerce District to the I-S Interchange Service District; and

WHEREAS, the Planning & Zoning Commission has recommended the rezoning at its November 9, 1993 meeting; and

WHEREAS, this Council has held a public hearing on the proposed rezoning.

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

SECTION 1. That the Zoning Code and Zoning District Map, as created by Section 1109.03 of the Planning & Zoning Code be, and the same hereby are, amended to rezone an area containing approximately 3.23 acres of land as set forth in Exhibits "A", "B" and "C" attached hereto and incorporated herein fully as if by reference from the Planned Commerce District (Chapter 1150 of the Planning & Zoning Code) to the I-S Interchange Service District (Chapter 1149 of the Planning & Zoning Code).

SECTION 2. That all ordinances and resolutions inconsistent herewith be, and the same hereby are, repealed.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: 12-21-93

David W. Howard  
President of Council

[Signature]  
Mayor

Dated: 12/21/93

ATTEST:

[Signature]  
Clerk of Council

**DONALD G. BOHNING & ASSOCIATES, INC.**

CIVIL ENGINEERING &amp; SURVEYING

7878 HUB PARKWAY - VALLEY VIEW, OHIO 44125 • (216) 642-1130  
FAX • (216) 642-1132McDonald's  
I-77/Wheatley  
Fee Parcel

June, 1993

LEGAL DESCRIPTION

Situated in the Village of Richfield, County of Summit, and State of Ohio, and known as being part of Original Richfield Township Lot 3, Tract 3, and bounded and described as follows:

Beginning at a point in the centerline of survey of Interstate 77, variable width, at its intersection with the old centerline tangent of Wheatley Road, variable width and from which point a monument found in the centerline of survey of Interstate 77 bears North 0 degrees 15 minutes 45 seconds West, 826.57 feet;

Thence North 86 degrees 26 minutes 05 seconds West along the old centerline tangent and the old centerline of Wheatley Road, 547.99 feet to its intersection with the westerly line of a parcel of land conveyed to Jerome J. & Irene T. Haus by deed recorded in Volume 6682, Page 745 of Summit County Records;

Thence North 0 degrees 12 minutes 20 seconds West along the westerly line of said land conveyed to Jerome J. & Irene T. Haus, 120.85 feet to an iron pin set at its intersection with the northerly line of Wheatley Road, and the principal place of beginning of the parcel herein described;

Thence North 88 degrees 55 minutes 40 seconds West along the northerly line of Wheatley Road, 207.65 feet to an iron pin set at a point of curvature therein;

Thence westerly along the northerly curved line of Wheatley Road, being the arc of a curve deflecting to the right, 57.35 feet to an iron pin set, said arc having a radius of 12,207.67, and a chord which bears North 88 degrees 47 minutes 35 seconds West, 57.35 feet;

Thence North 1 degree 04 minutes 20 seconds East, 330.00 feet to an iron pin set;

Thence South 88 degrees 55 minutes 40 seconds East, 164.67 feet to an iron pin set;

Thence North 1 degree 04 minutes 20 seconds East, 87.11 feet to an iron pin set;

Thence South 88 degrees 55 minutes 40 seconds East, 317.60 feet to an iron pin set in the westerly Limited Access Right-Of-Way Line of Interstate 77;




McDonald's  
I-77/Wheatley  
Fee Parcel

Thence South 6 degrees 37 minutes 22 seconds West along the westerly Limited Access Right-Of-Way Line of Interstate 77, 192.77 feet to an iron pin set;

Thence North 88 degrees 52 minutes 15 seconds West, 203.66 feet to an iron pin set in the northerly prolongation of the westerly line of said land conveyed to Jerome J. & Irene T. Haus;

Thence South 00 degrees 12 minutes 20 seconds East along the northerly prolongation of the westerly line of said land conveyed to Jerome J. & Irene T. Haus, and along said westerly line, 225.64 feet to the principal place of beginning, and containing 135,533 square feet or 3.1114 acres of land according to the survey by Donald G. Bohning & Associates, Inc., dated June, 1993.

The courses used in this description are referenced to an assumed meridian and are used to indicate angles only.

  
Kenneth L. Bohning  
Registered Surveyor No. 6720

2303SFP

**DONALD G. BOHNING & ASSOCIATES, INC.**

CIVIL ENGINEERING &amp; SURVEYING

7878 HUB PARKWAY - VALLEY VIEW, OHIO 44125 - (216) 643-1130  
FAX - (216) 643-1132

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McDonald's  
I-77/Wheatley  
25' Parcel to be  
attached to Haus

June, 1993

LEGAL DESCRIPTION

Situated in the Village of Richfield, County of Summit, and State of Ohio, and known as being part of Original Richfield Township Lot 3, Tract 3, and bounded and described as follows:

Beginning at a point in the centerline of survey of Interstate 77, variable width, at its intersection with the old centerline tangent of Wheatley Road, variable width and from which point a monument found in the centerline of survey of Interstate 77 bears North 0 degrees 15 minutes 45 seconds West, 826.57 feet;

Thence North 86 degrees 26 minutes 05 seconds West along the old centerline tangent and the old centerline of Wheatley Road, 547.99 feet to its intersection with the westerly line of a parcel of land conveyed to Jerome J. & Irene T. Haus by deed recorded in Volume 6682, Page 745 of Summit County Records;

Thence North 0 degrees 12 minutes 20 seconds West along the westerly line of said land conveyed to Jerome J. & Irene T. Haus, 321.49 feet to its intersection with the northerly line of said land so conveyed, and the principal place of beginning of the parcel herein described;

Thence North 0 degrees 12 minutes 20 seconds West, 25.00 feet to an iron pin set;

Thence South 88 degrees 52 minutes 15 seconds East, 203.66 feet to an iron pin set in the westerly Limited Access Right-Of-Way line of Interstate 77;

Thence South 6 degrees 37 minutes 22 seconds West along the westerly Limited Access Right-Of-Way line of Interstate 77 25.11 feet to its intersection with the northerly line of said land conveyed to Jerome J. & Irene T. Haus;

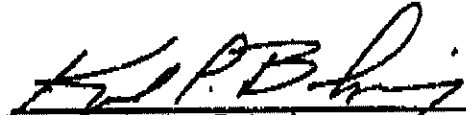
Thence North 88 degrees 52 minutes 15 seconds West along the northerly line of said land conveyed to Jerome J. & Irene T. Haus, 200.67 feet to the principal place of beginning, and containing 5,053 square feet or 0.1160 acres of land according to the survey by Donald G. Bohning & Associates, Inc., dated June, 1993.



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McDonald's  
I-77/Wheatley  
25' Parcel to be  
attached to Haus

The courses used in this description are referenced to an assumed meridian and are used to indicate angles only.

  
Kenneth L. Bohning  
Registered Surveyor No. 6720

2303S25

**DONALD G. BOHNING & ASSOCIATES, INC.**

CIVIL ENGINEERING &amp; SURVEYING

7878 HUD PARKWAY - VALLEY VIEW, OHIO 44125 - (216) 842-1130  
FAX - (216) 842-1132McDonald's  
I-77/Wheatley  
30' Easement

June, 1993

LEGAL DESCRIPTION

Situated in the Village of Richfield, County of Summit, and State of Ohio, and known as being part of Original Richfield Township Lot 3, Tract 3, and bounded and described as follows:

Beginning at a point in the centerline of survey of Interstate 77, variable width, at its intersection with the old centerline tangent of Wheatley Road, variable width and from which point a monument found in the centerline of survey of Interstate 77 bears North 0 degrees 15 minutes 45 seconds West, 826.57 feet;

Thence North 86 degrees 26 minutes 05 seconds West along the old centerline tangent and the old centerline of Wheatley Road, 547.99 feet to its intersection with the westerly line of a parcel of land conveyed to Jerome J. & Irene T. Haus by deed recorded in Volume 6682, Page 745 of Summit County Records;

Thence North 0 degrees 12 minutes 20 seconds West along the westerly line of said land conveyed to Jerome J. & Irene T. Haus, and its northerly prolongation, 346.49 feet to an iron pin set;

Thence South 88 degrees 52 minutes 15 seconds East, 173.52 feet to a point, and the principal place of beginning of the easement herein described;

Thence North 6 degrees 37 minutes 22 seconds East, 192.74 feet to a point;

Thence South 88 degrees 55 minutes 40 seconds East, 30.14 feet to an iron pin set in the westerly Limited Access Right-Of-Way Line of Interstate 77;

Thence South 6 degrees 37 minutes 22 seconds West along the westerly Limited Access Right-Of-Way Line of Interstate 77, 192.77 feet to an iron pin set;

Thence North 88 degrees 52 minutes 15 seconds West, 30.14 feet to the principal place of beginning according to the survey by Donald G. Bohning & Associates, Inc., dated June, 1993.

The courses used in this description are referenced to an assumed meridian and are used to indicate angles only.

2303S30

EXHIBIT "C"