

ORDINANCE NO. 2021-114

AN ORDINANCE REPEALING ORDINANCE NO. 2021-33 IN ORDER TO ADJUST A LOT LINE AND AMEND THE ZONE MAP OF THE CITY OF WILLOUGHBY, OHIO, TO RECLASSIFY 3.0694 ACRES OF CERTAIN REAL PROPERTY LOCATED AT 37100 EUCLID AVENUE (PERMANENT PARCEL NOS. 27A0150000050 AND 27A0150000040, AND A PORTION OF PERMANENT PARCEL NOS. 27A0150000170 AND 27A0150000180) FROM RESIDENTIAL MULTI-FAMILY LOW RISE (R-MF-L) TO GENERAL BUSINESS (G-B).

WHEREAS, application was made by Gregory C. Sommers of Sommers Real Estate Group LLC to the City of Willoughby, Ohio, to reclassify 3.0094 acres of certain real property located at 37100 Euclid Avenue (Permanent Parcel Nos. 27A0150000050 and 27A0150000040, and a portion of Permanent Parcel Nos. 27A0150000170 and 27A0150000180) from Residential Multi-Family Low Rise (R-MF-L) to General Business (G-B); and

WHEREAS, the zone map was amended and reclassified by Ordinance No. 2021-33 on May 4, 2021; and

WHEREAS, the east lot line of the property has been adjusted and administratively approved by the Chief Building and Zoning Inspector on December 1, 2021; and

WHEREAS, 3.0694 acres of certain real property located at 37100 Euclid Avenue (Permanent Parcel Nos. 27A0150000050 and 27A0150000040, and a portion of Permanent Parcel Nos. 27A0150000170 and 27A0150000180) shall be re-classified from Residential Multi-Family Low Rise (R-MF-L) to General Business (G-B);

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WILLOUGHBY, THE COUNTY OF LAKE, AND THE STATE OF OHIO:

SECTION 1. That Ordinance No. 2021-33 is hereby repealed in order to adjust a lot line and the zoning classification of 3.0694 acres of certain real property located at 37100 Euclid Avenue (Permanent Parcel Nos. 27A0150000050 and 27A0150000040, and a portion of Permanent Parcel Nos. 27A0150000170 and 27A0150000180) and more fully described in the legal description substantially in the form now on file with the Clerk of Council and incorporated herein by this reference as though fully rewritten, is hereby reclassified from Residential Multi-Family Low Rise (R-MF-L) to General Business (G-B).

SECTION 2. That with regard to the subject real property, any development plans, conditions, or amendments presented heretofore are incorporated herein pursuant to Section 1115.03 of the Codified Ordinances of the City of Willoughby.

SECTION 3. That, upon the effective date of this Ordinance, the City Engineer and/or the Chief Building and Zoning Inspector are authorized and directed to cause said changes to be entered on the Zone Map of the City of Willoughby and, to that extent, the Zone Map enacted by

Ordinance No. 1962-66 and revised pursuant to Ordinance No. 1981-10 and any related Ordinances thereafter is hereby amended in accordance herewith.

SECTION 4. It is found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were conducted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such actions were conducted in meetings open to the public in compliance with all legal requirements including Chapter 107 of the Codified Ordinances of the City of Willoughby.

SECTION 5. That this Ordinance shall be in full force and take effect immediately upon its passage by Council and its approval by the Mayor, or at the earliest period allowed by law.

Passed: December 7, 2021 [Signature]
President of Council

Attest: [Signature]
Clerk of Council

Date: 12.06.21 Approved: [Signature]
Mayor

Submitted to the Mayor for his approval on this 07 day of December, 2021.

[Signature]
Clerk of Council

Approved Date 12-1-2021
Darryl Keller [Signature]
Bldg./Zoning Chief Inspector

PARCEL A

Situated in the City of Willoughby, County of Lake and State of Ohio and known as being part of Original Willoughby Township Lot 1, in Tract 14, Township No. 9, Range X of the Connecticut Western Reserve and being further bounded and described as follows:

Beginning at the intersection of the centerline of Euclid, 60 feet wide and the centerline of Shankland Road, 60 feet Wide (N:716890.307, E:2263883.549 Ohio Coordinate System, NAD 83 (2011));

Thence S 00°47'54" E, 318.15 feet along said centerline of Shankland Road to a point;

Thence S 73°08'08" W, (passing through a capped (NOVAK) 5/8" iron pin set at 30.11 feet) 436.80 feet to a capped (NOVAK) 5/8" iron pin set on the east line of a parcel of land owned by the City of Willoughby (PPN 27A0150000060), recorded deed, Document No. 1999R029660, Lake County Record of Deeds;

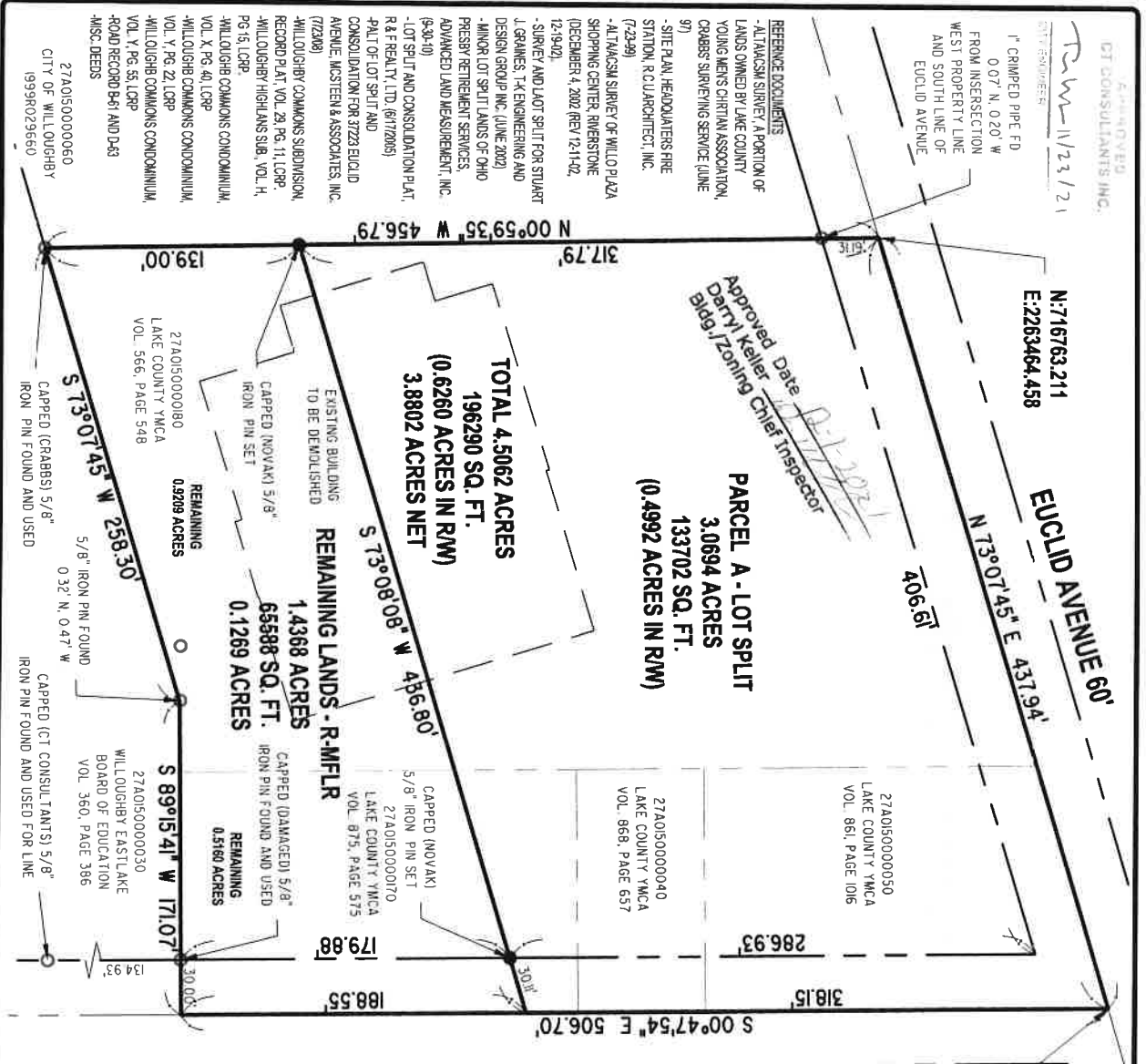
Thence N 00°59'35" W, (passing through point at 286.60 feet at the south line of said Euclid avenue, said point referenced by a 1" crimped pipe found 0.07 feet north, 0.20 feet west of said point) 317.79 feet along the City Of Willoughby's east line to the centerline of said Euclid Avenue;

Thence N 73°07'45" E, 437.94 feet along said centerline of Euclid Avenue to the principal place of beginning;

and containing a total of 3.0694 acres (of which 0.4992 acres is contained in the right of way of Shankland Road and Euclid Avenue) of land be the same more or less but subject to all legal highways, and easements of record as surveyed and described July 28, 2020 by David W. Novak, P.S. No. 7507. Bearings used herein are based on Ohio Coordinate System, NAD 83 (2011) and are to denote angular relationship only and do not represent true north. The intent of the description is to describe the lot split and combination of parcels of land owned by Lake County YMCA, all of PPN 27A0150000050 (Volume 861, Page 1016 Lake County record of Deeds, all of PPN 27A0150000040 (Volume 868, Page 657 Lake County Record Deeds) and 0.1446 acres from PPN 27A0150000170 (Volume 875, Page 575, Lake County Record of Deeds) and 2.0721 acres from PPN 27A0150000180 (Volume 566, Page 548).



11/23/2021



27A0150000000
CITY OF WILLOUGHBY
1999R029660

N:716763.211
E:2263464.458

EUCLID AVENUE 60'
N 73°07'45\" E 4317.94'

Approved Date: 10-1-2021
Darryl Keller, Chief Inspector

PARCEL A - LOT SPLIT
3.0694 ACRES
133702 SQ. FT.
(0.4992 ACRES IN R/W)

TOTAL 4.5062 ACRES
196290 SQ. FT.
(0.6260 ACRES IN R/W)
3.8802 ACRES NET

REMAINING LANDS - R-MF-LR
1.4368 ACRES
65588 SQ. FT.
0.1269 ACRES

27A0150000080
LAKE COUNTY YMCA
VOL. 566, PAGE 548

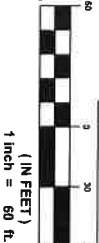
27A0150000030
WILLOUGHBY EAST LAKE
BOARD OF EDUCATION
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27A0150000030
LAKE COUNTY YMCA
VOL. 861, PAGE 106

27A0150000040
LAKE COUNTY YMCA
VOL. 868, PAGE 657

27A0150000070
LAKE COUNTY YMCA
VOL. 875, PAGE 575

N:716890.307
E:2263883.549



Barrington
CONSULTING GROUP, INC.

SHANKLAND ROAD 60'

SITUATED IN THE CITY OF WILLOUGHBY COUNTY OF LAKE AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL WILLOUGHBY TOWNSHIP LOT 1, TRACT 14, TOWNSHIP NO. 9, RANGE X OF THE CONNECTICUT WESTERN RESERVE. BEARINGS USED HEREIN ARE BASED ON OHIO COORDINATE SYSTEM, NAD83 (2011) AND ARE TO DENOTE ANGULAR RELATIONSHIP ONLY AND DO NOT REPRESENT TRUE NORTH

CERTIFICATION:

I HERBY CERTIFY THAT THIS SURVEY AND PLAT OF SURVEY WAS PREPARED UNDER MY DIRECTION ON THE 16th DAY OF JUNE, 2020. THIS SURVEY AND PLAT OF THE SURVEYED PREMISES WAS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE, MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO AND THE DIMENSION ARE IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. PERMANENT MONUMENTS WERE FOUND OR SET AT ALL LOCATIONS AS SHOWN HEREON. THE TERM "CERTIFY" AS USED IN THIS STATEMENT IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THE SURVEYOR WHICH IS FORMULATED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESS OR IMPLIED. THIS PLAT AND SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS REVEALED BY AN EXAMINATION OF THE SAME. BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE SHOWN TO INDICATE ANGLES ONLY. ALL PINS SET ARE 5/8" DIA., 30" LONG REBAR WITH CAP MARKED "NOVAK 7507".

DAVID W. NOVAK

DAVID W. NOVAK
OHIO PROFESSIONAL SURVEYOR No. 7507

20054

REVISIONS	BY

Barrington
CONSULTING GROUP, INC.
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www.Barrington-CGI.com



LOT SPLIT
37100 EUCLID AVENUE
WILLOUGHBY, OH 44094
SOMMER REAL ESTATE GROUP

DATE	NOV 23 2021
BY	DWN
SCALE	1" = 60'
PROJECT	20054