

ORDINANCE NO. 2022-16

AN ORDINANCE AMENDING THE ZONE MAP OF THE CITY OF WILLOUGHBY, OHIO, TO RECLASSIFY 49.38 ACRES OF CERTAIN REAL PROPERTY LOCATED ON JOHNNYCAKE RIDGE ROAD (PERMANENT PARCEL NO. 27A0310000170 AND PORTIONS OF PERMANENT PARCEL NOS. 27A0310000020, 27A0310000160, AND 27A0310000180) FROM RESIDENTIAL ONE-FAMILY 100 (R-100) TO RESIDENTIAL ONE-FAMILY 80 (R-80).

WHEREAS, application has been made by George Davis of Probuilt Homes, Inc., to the City of Willoughby, Ohio, to reclassify 49.38 acres of certain real property located on Johnnycake Ridge Road (Permanent Parcel No. 27A0310000170 and portions of Permanent Parcel Nos. 27A0310000020, 27A0310000160, and 27A0310000180) from Residential One Family 100 (R-100) to Residential One Family 80 (R-80); and

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 the zoning classification of 49.38 acres of certain real property located on Johnnycake Ridge Road (Permanent Parcel No. 27A0310000170 and portions of Permanent Parcel Nos. 27A0310000020, 27A0310000160, and 27A0310000180) 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 One-Family 100 (R-100) to Residential One-Family 80 (R-80).

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: February 1, 2022 [Signature]
President of Council

Attest: [Signature]
Clerk of Council

Date: 02.02.21 Approved: [Signature]
Mayor

Submitted to the Mayor for his approval on this 2nd day of February, 2022.
[Signature]
Clerk of Council



POLARIS ENGINEERING & SURVEYING - 34600 CHARDON ROAD SUITE D - WILLOUGHBY HILLS - OHIO - 44094

THURSDAY, MAY 09, 2019
LEGAL DESCRIPTION OF
PARCEL A
49.3816 ACRES

SITUATED IN THE CITY OF WILLOUGHBY, COUNTY OF LAKE, AND STATE OF OHIO, AND KNOWN AS BEING PART OF LOTS 1 & 4, TRACT 13, OF ORIGINAL WILLOUGHBY TOWNSHIP 9 NORTH, RANGE X WEST & LOT 1, TRACT 1 OF ORIGINAL KIRTLAND TOWNSHIP 9 NORTH, RANGE IX WEST WITHIN THE CONNECTICUT WESTERN RESERVE;

BEGINNING AT A 1 INCH IRON PIN FOUND AT AN ANGLE POINT IN JOHNNYCAKE RIDGE ROAD (WIDTH VARIES) A.K.A. WICKLIFFE-MADISON ROAD, AS SHOWN BY ROAD RECORD VOL. C, PG. 338 (1930);

THENCE SOUTH $00^{\circ} 36' 16''$ WEST, ALONG THE CENTERLINE OF SAID JOHNNYCAKE RIDGE ROAD, 761.11 FEET TO A POINT;

THENCE SOUTH $89^{\circ} 51' 30''$ WEST, 35.00 FEET TO A PIN SET AT IN THE WESTERLY LINE OF SAID JOHNNYCAKE RIDGE ROAD AND THE PRINCIPAL PLACE OF BEGINNING;

COURSE 1 THENCE SOUTH $00^{\circ} 39' 16''$ WEST, ALONG THE WESTERLY LINE OF SAID JOHNNYCAKE RIDGE ROAD, 162.93 FEET TO A CONCRETE MONUMENT WITH A BRASS CAP AT THE POINT OF CURVATURE;

COURSE 2 THENCE 241.41 FEET, ALONG AN ARC OF A CURVE OF THE WESTERLY LINE OF SAID JOHNNYCAKE RIDGE ROAD, DEFLECTING TO THE RIGHT, HAVING A RADIUS OF 538.69 FEET, A CENTRAL ANGLE OF $25^{\circ} 40' 35''$ AND A 239.39 FEET CHORD THAT BEARS SOUTH $13^{\circ} 29' 33''$ WEST TO A CONCRETE MONUMENT WITH A BRASS CAP AT THE POINT OF TANGENCY;

COURSE 3 THENCE SOUTH $63^{\circ} 40' 09''$ EAST, ALONG THE SIDELINE OF SAID JOHNNYCAKE RIDGE ROAD, 5.00 FEET TO A CONCRETE MONUMENT WITH A BRASS CAP AT THE POINT OF CURVATURE;

COURSE 4 THENCE 84.05 FEET, ALONG AN ARC OF A CURVE OF THE WESTERLY LINE OF SAID JOHNNYCAKE RIDGE ROAD, DEFLECTING TO THE RIGHT, HAVING A RADIUS OF 543.69 FEET, A CENTRAL ANGLE OF $8^{\circ} 51' 25''$ AND A 83.96 FEET CHORD THAT BEARS SOUTH $30^{\circ} 45' 33''$ WEST TO A PIN SET AT THE POINT OF TANGENCY;

COURSE 5 THENCE SOUTH $35^{\circ} 11' 16''$ WEST, ALONG THE WESTERLY LINE OF SAID JOHNNYCAKE RIDGE ROAD, 22.28 FEET TO A PIN SET AT THE POINT OF CURVATURE;

COURSE 6 THENCE 408.07 FEET, ALONG AN ARC OF A CURVE OF THE WESTERLY LINE OF SAID JOHNNYCAKE RIDGE ROAD, DEFLECTING TO THE RIGHT, HAVING A RADIUS OF 8354.80 FEET, A

CENTRAL ANGLE OF 2° 47'55" AND A 408.03 FEET CHORD THAT BEARS SOUTH 36° 35'13" WEST TO THE NORTHEAST CORNER OF THE ST. JOHN'S SUBDIVISION AS RECORDED IN VOLUME 50, PAGE 2 (2005); SAID POINT BEING 0.07 FEET EAST OF A 5/8 INCH IRON PIN FOUND "I.D. CAP CRABBS"

COURSE 7 THENCE SOUTH 89° 51'30" WEST, PASSING THROUGH SAID PIN FOUND AT 0.07 FEET, ALONG THE NORTHERLY LINE OF SAID ST. JOHN'S SUBDIVISION, 1857.35 FEET TO A PIN SET;

COURSE 8 THENCE NORTH 12° 58'34" WEST, 170.00 FEET TO A PIN SET;

COURSE 9 THENCE NORTH 0° 08'30" WEST, 921.00 FEET TO A PIN SET;

COURSE 10 THENCE NORTH 89° 51'30" EAST, 1504.00 FEET TO A PIN SET;

COURSE 11 THENCE SOUTH 0° 08'30" EAST, 271.72 FEET TO A PIN SET;

COURSE 12 THENCE NORTH 89° 51'30" EAST, 745.34 FEET TO THE PRINCIPAL PLACE OF BEGINNING, SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD AND CONTAINING 49.3816 ACRES OF LAND. AS CALCULATED AS DESCRIBED BASED A FIELD SURVEY PERFORMED IN MAY 2019 BY RICHARD A. THOMPSON JR., OHIO REGISTERED PROFESSIONAL LAND SURVEYOR #7388 OF POLARIS ENGINEERING AND SURVEYING. BEARINGS REFER TO THE OHIO COORDINATE SYSTEM OF 1983 - NORTH ZONE - 1986 ADJUSTMENT. ALL IRON PINS SET ARE 5/8 INCH DIAMETER BY 30-INCH-LONG REBAR WITH IDENTIFICATION CAPS STAMPED "POLARIS S-7087". THE INTENT OF THIS DESCRIPTION IS TO DESCRIBE THE FOLLOWING OUT OF LANDS CONVEYED TO THE ANDREW SCHOOL FOR GIRLS, A.K.A. THE ANDREWS OSBORNE ACADEMY:

P.P.N. 27-A-031-0-00-002-0 = 18.8824 AC.
P.P.N. 27-A-031-0-00-016-0 = 21.1910 AC.
P.P.N. 27-A-031-0-00-017-0 = 8.0770 AC.
P.P.N. 27-A-031-0-00-018-0 = 1.2312 AC.
PARCEL "A" TOTAL = 49.3816 AC.



Richard A. Thompson Jr.

RICHARD A. THOMPSON JR., OHIO REGISTERED
PROFESSIONAL LAND SURVEYOR #7388 - 05/09/19

S:\2018 PROJECTS\18294- ANDREWS SCHOOL-WILLOUGHBY (DL)\1-CURRENT POLARIS PDFS\2-PROJECT SURVEYING\5-LEGAL DESCRIPTIONS & EXHIBITS\LEGAL DESCRIPTION PARCEL A.DOC

REVISIONS	BY

Barlington
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REZONING MAP
 JOHNNYCAKE RIDGE ROAD PROPERTY
 CITY OF WILLOUGHBY, OHIO
 ANDREWS RIDGE

DATE: 8/17/2021
 DRAWN BY: JTB
 AUGUST 18, 2021
 SCALE: 1" = 200'
 SHEETS: 1/1

