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3
4 CITY OF CUYAHOGA FALLS, OHIO

5
6 ORDINANCE NO. 39 - 2023

7
8 AN ORDINANCE AUTHORIZING AND APPROVING THE
9 FINAL SUBDIVISION PLAT FOR DEDICATION OF THE
10 BELLAIRE LANE CUL-DE-SAC LOCATED ON
11 BELLAIRE LANE APPROXIMATELY 2,500 FEET WEST
12 OF QUICK ROAD, AND DECLARING AN EMERGENCY.

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14 WHEREAS, the Charter of the City of Cuyahoga Falls requires that all
15 decisions made by the Planning Commission be submitted to Council, and

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17 WHEREAS, the Planning Commission is required to review and provide a
18 recommendation for all Final Subdivision Plans in the City of Cuyahoga Falls,
19 Ohio, and

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21 WHEREAS, on April 4, 2023, the Planning Commission approved the Final
22 Subdivision Plat for Dedication of the Bellaire Lane Cul-de-Sac consisting of
23 street improvements, general utility and access easements located on Bellaire
24 Lane approximately 2,500 feet west of Quick Road, within the City of Cuyahoga
25 Falls, Ohio, as detailed in File FMP-23-00010.

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27 NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Cuyahoga
28 Falls, County of Summit, and State of Ohio:

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30 Section 1. That the City Council approves the Final Subdivision Plat for
31 Dedication of the Bellaire Lane cul-de-sac consisting of street improvements,
32 general utility and access easements located on Bellaire Lane approximately
33 2,500 feet west of Quick Road, within the City of Cuyahoga Falls, Ohio, in
34 accordance with all Cuyahoga Falls General Development Code regulations and
35 as stipulated in the Codified Ordinances of the City of Cuyahoga Falls as
36 approved by the Planning Commission as per all plans and stipulations contained
37 in Project File FMP-23-00010.

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39 Section 2. That any other ordinances or resolutions or portions of ordinances
40 and resolutions inconsistent herewith be and the same are hereby repealed, but
41 any ordinances and resolutions not inconsistent herewith and which have not
42 previously been repealed are hereby ratified and confirmed.

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44 Section 3. That it is found and determined that all formal actions of this
45 Council concerning and relating to the adoption of this ordinance were adopted
46 in an open meeting of this Council, and that all deliberations of this Council and
47 of any of its committees that resulted in such formal action, were in meetings
48 open to the public, in compliance with all legal requirements, to the extent
49 applicable, including Chapter 107 of the Codified Ordinances.

50 Section 4. That this ordinance is hereby declared to be an emergency measure
51 necessary for the preservation of the public peace, health, safety, convenience
52 and welfare of the City of Cuyahoga Falls and the inhabitants thereof, and
53 provided it receives the affirmative vote of two-thirds of the members elected or
54 appointed to Council, it shall take effect and be in force immediately upon its
55 passage and approval by the Mayor; otherwise it shall take effect and be in force
56 at the earliest period allowed by law.

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Passed: 4-24-2023

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Approved: 4-24-2023

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4/24/23

\\cf-file04\LDPublic\Council\2023ords\04-24-23\FMP-23-00010 Bellaire Ln
Dedication.docx



President of Council



Clerk of Council



Mayor



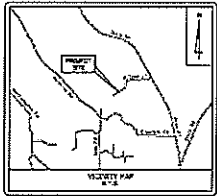
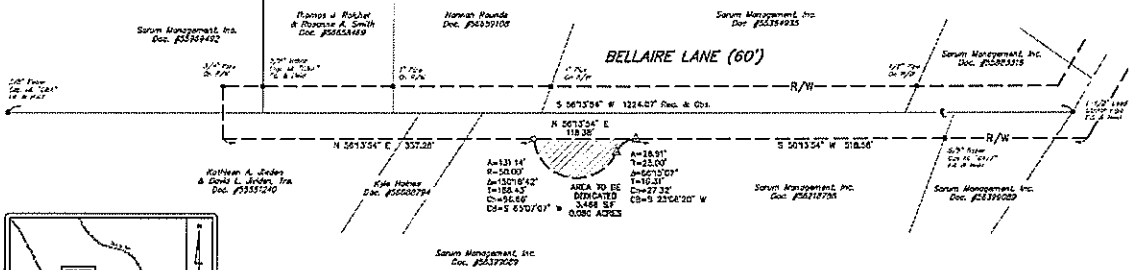
DEDICATION PLAT
STATE OF OHIO, COUNTY OF SUMMIT, CITY OF CUYAHOGA FALLS,
BEING PART OF ORIGINAL NORTHAMPTON TOWNSHIP LOT 31

LEGEND

- R/C - RECORD DISTANCE
- OC - OBSERVED DISTANCE
- - MONUMENT FOUND, SIZE & TYPE AS INDICATED
- - 5/8" IRON BAR, 30" IN LENGTH WITH ID. CAP "CAMPELL & ASSOC" SET
- △ - MAG. NAIL SET
- ⊕ - CENTERLINE
- R/W - RIGHT-OF-WAY
- ▨ - RIGHT-OF-WAY TO BE DEDICATED

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS OLD NORTH OF THE OLD STATE PLANT COORDINATE SYSTEM, NORTH ZONE, NAD83 (2011).



I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE MOUNTAIN STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO AS DESCRIBED IN O.A.C. CHAPTER 4733-37.

JAMES P. YERGOVANT REG. NO. 7699 DATE
 CAMPBELL & ASSOCIATES, INC.

DEDICATION PLAT
 BELLAIRE LANE
 CUYAHOGA FALLS, OHIO 44023

CAMPBELL & ASSOCIATES, INC.
 1014 BENTLEY
 CUYAHOGA FALLS, OHIO 44023
 440-321-0023
 www.campbellandassoc.com

Date: January 2023
 By: JPY
 Scale: 1"=50'
 Job: 2210023
 Sheet 1 of 2

ACKNOWLEDGEMENT

THE UNDERSIGNED REPRESENTATIVE OF SURVA MANAGEMENT, INC., THE OWNER OF THE LAND SHOWN HEREON, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THIS PLAT AND DO OFFER FOR DEDICATION THE RIGHT-OF-WAY AS SHOWN HEREON TO THE PUBLIC USE, FOREVER.

OWNER: _____ WITNESSES: _____
 SURVA MANAGEMENT, INC.
 BY: _____
 PRINT NAME: _____
 TITLE: _____

STATE OF OHIO)
 COUNTY OF SUMMIT) SS

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED THE ABOVE NAMED OWNER WHO ACKNOWLEDGED THE MAKING AND SIGNING OF THIS PLAT TO BE THEIR FREE ACT AND DEED.

IN WITNESS WHEREOF I HAVE SET MY HAND AND OFFICIAL SEAL ON THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC _____
 NOTARY SEAL _____

APPROVALS

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF CUYAHOGA FALLS, OHIO, THIS _____ DAY OF _____, 20____.

CHAIRMAN _____ SECRETARY _____
 APPROVED BY THE CITY COUNCIL OF CUYAHOGA FALLS, OHIO, AT ITS REGULAR SESSION THIS _____ DAY OF _____, 20____.
 PRESIDENT _____ CLERK OF COUNCIL _____

APPROVED BY THE ENGINEER OF THE CITY OF CUYAHOGA FALLS, THIS _____ DAY OF _____, 20____.
 ONLY DESIGNATED CITY ENGINEER _____
 APPROVED BY THE PLANNING DIRECTOR OF THE CITY OF CUYAHOGA FALLS, THIS _____ DAY OF _____, 20____.
 PLANNING DIRECTOR _____