

**CITY OF MIDDLEBURG HEIGHTS, OHIO**

Ordinance No. 2024- **7**

Introduced By: Mr. Grech  
Co-Sponsors: Mr. Bortolotto, Mr. Ference

**AN ORDINANCE  
ACCEPTING A LOT SPLIT AND CONSOLIDATION  
AND RIGHT-OF-WAY DEDICATION FOR 7250 PEARL ROAD**

WHEREAS, Laith, LLC has submitted a plat of Lot Split and Consolidation and right-of-way dedication on which a certain portion of Pearl Road and Bagley Road is offered for dedication; and

WHEREAS, the City Engineer has reviewed the plat of Lot Split/Consolidation and Dedication; and

WHEREAS, the Council of the City of Middleburg Heights wishes to accept said dedication.


NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MIDDLEBURG HEIGHTS, STATE OF OHIO, AS FOLLOWS:

Section 1: That the Council of the City of Middleburg Heights hereby accepts the dedication of a portion of Pearl Road and Bagley Road as shown on the 7250 Pearl Road Lot Split/Consolidation plat, a copy of which is attached hereto and marked "Exhibit A".

Section 2: That the Clerk of Council is hereby authorized to sign the attached Lot Split/Consolidation plat.

Section 3: It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal actions were in meetings open to the public, in compliance with all legal requirements, including Chapter 107 of the Middleburg Heights Code and Section 121.22 of the Ohio Revised Code.

Passed: 1-23-24

  
President of Council

Attest: May Ann Meala  
Clerk of Council

Approved On: 1-25-24

Presented to Mayor: 1-24-24

Matt Casta  
Mayor

	Yea	Nay
Bortolotto	<u>X</u>	_____
Ali	<u>X</u>	_____
Sage	<u>X</u>	_____
Meany	<u>X</u>	_____
McGregor	<u>X</u>	_____
Ference	<u>X</u>	_____
Grech	<u>ABSENT</u>	_____

I, Mary Ann Meola Clerk of the Council of the City of Middleburg Hts., Ohio, hereby certify that Ord. 2024-7 adopted by the Council of the City of Middleburg Hts., on 1/23/24 was posted for a period of fifteen days, beginning 1/24/24 and remained so posted for fifteen days at the two posting places as designated by Charter.

Mary Ann Meola  
Clerk

**CERTIFICATE**

I, Mary Ann Meola Clerk of Council of the City of Middleburg Heights, Ohio, do hereby certify that the foregoing is a true and accurate copy of Ord. 2024-7 passed on the 23<sup>rd</sup> day of January 2024 by said Council.

Mary Ann Meola  
Clerk of Council

**PLEASE NOTE**

This Plat of Consolidation was prepared without the benefit of a current title commitment. Therefore, the Riverstone Company cannot determine if any easements, restrictions and reservations affect the subject property. If the Riverstone Company is provided with the title commitment, a related survey map will be provided at Riverstone's hourly fee schedule.

**REFERENCE SURVEYS**

- 1) Lot Consolidation, Volume 338, Page 62 of Cuyahoga County Map Records. (Plat) (338/62)
- 2) Lot Consolidation, Volume 320, Page 40 of Cuyahoga County Map Records. (320/40)
- 3) Lot Consolidation, Volume 289, Page 77 of Cuyahoga County Map Records. (289/77)
- 4) Lot Split and Consolidation, Volume 305, Page 63 of Cuyahoga County Map Records.
- 5) Lot Consolidation, Volume 254, Page 36 of Cuyahoga County Map Records.

**BAGLEY ROAD (WIDTH VARIES)**  
(A PUBLIC RIGHT-OF-WAY)

**LEGEND**

■ - Monument Not Found	⊥ - Centerline
○ - Iron Pin Found	⊥ - Property Line
○ - Iron Pipe Found	
○ - 5/8"x30" Iron Pin Set	
○ - 6" Dia Hole Set / Found	
⊥ - P.C. Hole Set / Found	
<b>Parcel / Sublot</b>	
Original Parcel / Sublot Line	---
Original Lot / Section Line	---
Centerline	---
Subject Property Line	---
Right-of-Way Line	---
Eminent Line	---
<b>Abbreviations</b>	
A. - Area Length	D.L. - Original Lot
B.A. - Building Number	Dist. - Distance
Bldg. - Building	Dist. - Distance
C.C.M. - Cuyahoga County Map	Dist. - Distance
Records - Records	F.C. - Point of Curvature
Calc./C. - Calculated	P.P.A. - Permanent Parcel
D. - Deed	Member - Member
D.S. - Deed Volume	P.P.O.B. - Principal Place of
Doc. - Document	Beginning - Beginning
Dist. - Distance	Prop. - Property Line
L. - Lading	R/W - Right-of-Way
L.S. - Lading Sheet	Right-of-Way - Right-of-Way
L. - Lading	St. - Station
Inst. - Instrument	St. - Station
Map. - Map	S. - South
N/A - Not Available	S. - South
O.D.T. - Ohio Department of	S.F.L. - Square Feet
Transportation	V.M. - Volume
	West - West

**BASIS OF BEARINGS**

The centerline of Bagley Road as North 50°20'00" West as shown in the Lot Consolidation as recorded in Volume 320, Pages 40 of Cuyahoga County Map Records.

**PLAT OF LOT SPLIT AND CONSOLIDATION**

OF  
7250 PEARL ROAD  
P.P.N. 372-28-009  
P.P.N. 372-28-027  
P.P.N. 372-28-035  
CREATING  
PARCELS "A" AND "B"  
CITY OF MIDDLEBURG HEIGHTS, OHIO

Situated in the City of Middleburg Heights, County of Cuyahoga and State of Ohio and known as being part of the Original Middleburg Township Lot No. 17, Turnpike Tract.

**OWNERS ACCEPTANCE**

I, (We) the undersigned owner(s) of the land shown hereon, do hereby accept this Plat of Consolidation of the same.

Latth, LLC  
Print Name \_\_\_\_\_ Title \_\_\_\_\_  
**NOTARY**

State of \_\_\_\_\_  
County of \_\_\_\_\_  
Before me a Notary Public in and for said County and State, personally appeared the above named Owner(s) who acknowledged that he did sign the foregoing instrument and that it was his own free act and deed.  
In witness whereof, I have hereunto set my hand and official seal at \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

P.P.N. 372-28-008  
Middleburg Place  
Enterprise LLC  
08-16-1988  
Volume 89-10431, Page 3  
Notary Public  
My commission expires \_\_\_\_\_

**APPROVALS**

This Plat of Consolidation is accepted and approved by the Council of the City of Middleburg Heights, Ohio this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Mary Ann Meola - Clerk  
This Plat of Consolidation is accepted and approved by the Planning Commission of the City of Middleburg Heights, Ohio this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Anthony Crea - Chairman

Kim Carley - Secretary

This Plat of Consolidation is accepted and approved by the City Engineer of the City of Middleburg Heights, Ohio this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Kimberly Kerber - City Engineer



**PEARL ROAD (WIDTH VARIES)**  
(FORMERLY WOODSTER PIKE ROAD)  
(STATE ROUTE 42)  
(A PUBLIC RIGHT-OF-WAY)

**CERTIFICATION**

This plat was prepared from a field survey, analysis of recorded plats, recorded deeds, and city survey records. Bearings shown hereon are to an assumed meridian and are intended to indicate angles only. Distances are given in feet and decimal parts thereof. All of which I certify to be correct to the best of my knowledge; I hereby certify I have surveyed the subject premises and prepared this drawing in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code.



City Dedication - December 25, 2023  
Revisions - December 6, 2023  
January 18, 2023  
Peter J. Gouffo  
P.S. No. 8546 Date \_\_\_\_\_

**CITY DEDICATION**

The Council of the City of Middleburg Heights, Ohio hereby accepts the dedication of the area designated Parcel "B", shown hereon, for public use this \_\_\_\_\_ day of \_\_\_\_\_, 2024. By Ordinance No. \_\_\_\_\_

Mary Ann Meola - Clerk

**DEDICATION ACCEPTANCE**

I, (We) the undersigned owner(s) of the land shown hereon, do as consent to and accept this dedication of the same and do hereby dedicate to public use and the area designated as Parcel "B" and acknowledge the same was made at my request.

Latth, LLC  
Print Name \_\_\_\_\_ Title \_\_\_\_\_

7250 PEARL ROAD CONSOLIDATION PLAT

Note: Ⓞ Denotes 5/8"x30" Iron pin set and capped  
"Riverstone Company-P50747-P52846"

**DRAWN BY**  
JAG, BOK, BS  
**APPROVED**  
JAG PS No 8546

**RIVERSTONE**  
LAND SURVEYING - ENGINEERING - DESIGN  
3800 LAKEBRIAR AVENUE - SUITE 100  
CLEVELAND, OHIO - 44114  
PHONE: (216) 491-8200 - FAX: (216) 491-9640  
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2022-493, PAGE 1 OF 1