

**CITY OF MIDDLEBURG HEIGHTS, OHIO**

Ordinance No. 2026- 10

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

**AN ORDINANCE  
ACCEPTING A LOT SPLIT AND CONSOLIDATION  
AND DEDICATION FOR 6876 BIG CREEK PARKWAY**

WHEREAS, Kenneth E. Sapp has submitted a plat of Lot Split and Consolidation and the dedication of a portion of Smith Road; 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 Smith Road as shown on the 6876 Big Creek Parkway 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: 1/21/26

David Bortolotto  
President of Council

Attest: M. Mecla  
Clerk of Council

Approved On: 1-28-26

Presented to Mayor: 1/23/26

Matthew Carstoft  
Mayor

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

I, Mary Ann Mecla Clerk of the Council of the City of Middleburg Hts., Ohio, hereby certify that Ord. 2024-10 adopted by the Council of the City of Middleburg Hts., on 1/27/24 was posted for a period of fifteen days, beginning 1/23/26 and remained so posted for fifteen days at the two posting places as designated by Charter.

Mary Ann Mecla  
Clerk

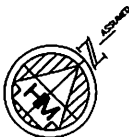
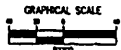
**CERTIFICATE**

I, Mary Ann Mecla Clerk of Council of the City of Middleburg Heights, Ohio, do hereby certify that the foregoing is a true and accurate copy of Ord. 2026-10 passed on the 27<sup>th</sup> day of January 2026 by said Council.

Mary Ann Mecla  
Clerk of Council

REFERENCE

LOT SPLIT FOR CHARLES KENNEY REC VOL PG  
LOT SPLIT FOR SAPP-EMURCH REC VOL 794 PG 85  
LOT SPLIT & CONSOLIDATION FOR KENNETH SAPP REC VOL 317 PG 38  
LOT SPLIT & CONSOLIDATION FOR KENNETH SAPP APN 20181140292



APPROVALS

APPROVED BY THE BUILDING COMMISSIONER OF THE CITY OF MIDDLEBURG HEIGHTS OHIO  
THIS DAY OF 2025

BUILDING COMMISSIONER PRINT NAME

APPROVED BY THE ENGINEER OF THE CITY OF MIDDLEBURG HEIGHTS, OHIO  
THIS DAY OF 2025

ENGINEER PRINT NAME

THE COUNCIL OF THE CITY OF MIDDLEBURG HEIGHTS, OHIO HEREBY ACCEPTS THE  
DEDICATION OF THE PORTION OF SMITH ROAD AS SHOWN HEREON BY CROSS-HATCHING  
FOR PUBLIC USE THIS DAY OF 2025

LOT SPLIT & CONSOLIDATION & DEDICATION  
MADE AT THE INSTANCE OF  
**KENNETH EDWARD SAPP**  
BEING PARCELS AA-09 & CC IN A LOT SPLIT FOR KENNETH SAPP  
RECORDED IN APN 20181140292

OF PART OF ORIGINAL MIDDLEBURG TOWNSHIP  
SECTION NO. 3 - LOT 13, TURNPIKE 78  
NOW IN THE CITY OF MIDDLEBURG HEIGHTS  
COUNTY OF CUYAHOGA AND STATE OF OHIO  
ORDER NO. 24-171 MAY 8, 2025  
F.B. 703, PG 142 Revision per County Comments 8-08-2025

8-20-2025  
9-11-2025 ADD DEDICATION  
10-01-2025 County Comments

FROM PER SET - 3/27/2025 MAP 1752/7417

I HEREBY STATE THAT THIS MAP IS A TRUE AND ACCURATE REPRESENTATION  
OF THE PREMISES SHOWN HEREON, AND WAS BASED ON AN ACTUAL SURVEY  
PERFORMED ON THE GROUND UNDER MY SUPERVISION ON NOVEMBER 13, 1994,  
AND WAS DONE IN ACCORDANCE WITH THE SURVEY STANDARDS FOR BOUNDARY  
SURVEYS AS ADOPTED BY THE STATE OF OHIO IN CHAPTER 4733-37 OF THE  
OHIO REVENUE CODE. ALL TO THE BEST OF MY KNOWLEDGE, INFORMATION,  
AND PERSONAL BELIEFS. DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS  
THEREOF. COURSES ARE BASED ON THE CENTERLINE OF SMITH ROAD BEARING  
NORTH 46 DEGREES 14 MINUTES 45 SECONDS WEST 89' AND ARE USED TO  
INDICATE ANGLES ONLY.

BY \_\_\_\_\_ DATE \_\_\_\_\_

GEORGE A. HOFMANN  
REGISTERED SURVEYOR NO. 8752

HOFMANN-WEISER, INC.  
REGISTERED PROFESSIONAL SURVEYORS  
24 BETH STREET  
BEAVER, OHIO 44017  
(440)-234-7200  
gahof@aol.com



ACCEPTANCE

I, THE OWNERS OF THE LAND SHOWN HEREON, DO HEREBY ACCEPT THIS  
LOT SPLIT AND CONSOLIDATION AS SHOWN HEREON  
AND DEDICATE TO PUBLIC USE THAT PORTION OF SMITH ROAD SHOWN HEREON BY CROSS-HATCH.

KEN SAPP COLETTA EMURCH  
NOTARY

COUNTY OF \_\_\_\_\_ STATE OF \_\_\_\_\_ S. S. BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE,  
PERSONALLY APPEARED THE ABOVE MENTIONED KEN SAPP COLETTA EMURCH  
WHO ACKNOWLEDGE THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME WAS THEIR  
FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HERETOBY SET MY HAND AND OFFICIAL  
SEAL AT \_\_\_\_\_ OHIO, THIS DAY OF \_\_\_\_\_ 2025

NOTARY PRINT NAME

ACCEPTANCE

I, THE OWNERS OF THE LAND SHOWN HEREON, DO HEREBY ACCEPT THIS  
LOT SPLIT AS SHOWN HEREON  
KENNETH EDWARD SAPP  
NOTARY  
COUNTY OF \_\_\_\_\_ STATE OF \_\_\_\_\_ S. S. BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE,  
PERSONALLY APPEARED THE ABOVE MENTIONED KENNETH EDWARD SAPP  
WHO ACKNOWLEDGE THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME WAS THEIR  
FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HERETOBY SET MY HAND AND OFFICIAL  
SEAL AT \_\_\_\_\_ OHIO, THIS DAY OF \_\_\_\_\_ 2025

NOTARY PRINT NAME

RECEIVED  
DEC 02 2025  
Middleburg Heights  
Building Dept.

Approved  
with corrections  
10/10/2025

AREA TO BE DEDICATED  
33,008.7308 sq. ft.  
0.7578 acres to R/W

SMITH ROAD 60'

R=1768.00'  
L=181.13'  
T=94.83'  
A=80°45'  
S43°30'47"W  
D=182.04'

R=1768.00'  
L=181.13'  
T=94.83'  
A=80°45'  
S43°30'47"W  
D=182.04'

AREA CONVEYED  
8,811.2478 sq. ft.  
0.2008 acres

R=1768.00'  
L=83.005'  
T=41.51'  
A=2°12'4"  
S48°41'13"W  
D=83.00'

BIG CREEK PARKWAY 136'

