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Presented by the Administration Upon  
Recommendation of the Planning Commission

CITY OF CUYAHOGA FALLS, OHIO  
ORDINANCE NO. 84 - 2016

AN ORDINANCE AUTHORIZING THE ACCEPTANCE OF 2.9609  
ACRES (PARCEL C) FROM TWIN CROWN PROPERTIES, AND  
DECLARING AN EMERGENCY.

WHEREAS, the acceptance of the donation of 2.9609 acres from Twin Crown Properties is  
consistent with the goals of the 2016 Mill Pond-Mud Brook Greenway Master Plan; and

WHEREAS, the 2.9609 acres is Parcel C of the Cuyahoga Falls Senior Minor Lot Split.

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

Section 1. The City Council approves the donation of 2.9609 acres (Parcel C) from Twin Crown  
properties as set forth in Exhibit A, attached hereto and made a part of this ordinance.


Section 2. The Mayor and other City Officials, as appropriate, are hereby authorized to provide  
such information to execute, certify or furnish such other documents, and do all other actions as are  
necessary to carry out the transactions in this ordinance.

Section 3. Any other ordinances or resolutions or portions of ordinances and resolutions  
inconsistent herewith are hereby repealed, but any ordinances and resolutions not inconsistent  
herewith and which have not previously been repealed are hereby ratified and confirmed.

Section 4. It is found and determined that all formal actions of this Council concerning and  
relating to the adoption of this ordinance were adopted in an open meeting of this Council, and that all  
deliberations of this Council and of any of its committees that resulted in such formal action, were in  
meetings open to the public, in compliance with all legal requirements, to the extent applicable,  
including Chapter 107 of the Codified Ordinances.

Section 5. This ordinance is hereby declared to be an emergency measure necessary for the  
preservation of the public peace, health, safety, convenience and welfare of the City of Cuyahoga Falls  
and the inhabitants thereof, for the reason that it is immediately necessary to permit timely and  
appropriate development of this property, and provided it receives the affirmative vote of two thirds of  
the members elected or appointed to Council, it shall take effect and be in force immediately upon its  
passage and approval by the Mayor; otherwise it shall take effect and be in force at the earliest period  
allowed by law.

Passed: 12-27-16

  
\_\_\_\_\_  
President of Council

  
\_\_\_\_\_  
Clerk of Council

Approved: 12-28-2016

  
\_\_\_\_\_  
Mayor



**CUYAHOGA FALLS SENIOR APARTMENTS  
PARCEL C  
NOVEMBER 23, 2016**

Situated in the City of Cuyahoga Falls, County of Summit, and State of Ohio, known as being a part of Original Lot 6 of former Northampton Township, and part of lands now or formerly of Twin Crown Properties, LLC as recorded in instrument number 55976167, and being parcel "C" of a Lot Split Plat for Cuyahoga Falls Senior Apartments as recorded in \_\_\_\_\_ of Summit County Records, and being further bounded and described as follows:

Commencing at a 3/4" pinch top pipe found at the northwest corner of Original Lot 6 of former Northampton Township; Thence along the north line of said Original Lot 6 North 88° 56'03" East for a distance of 389.59 feet to an iron pin found at the northwest corner of lands now or formerly of Twin Crown Properties, LLC, the PRINCIPAL PLACE OF BEGINNING; Thence along the north line of said lands of Twin Crown Properties, LLC North 88°56'03" East for a distance of 421.51 feet to a 5/8" rebar with cap "GPD" set at the northeast corner of said lands of Twin Crown Properties, LLC; Thence along the east line of said lands Twin Crown Properties, LLC South 2°48'55" East for a distance of 270.11 feet to a 5/8" rebar with cap "GPD" set; Thence clockwise through said lands of Twin Crown Properties, LLC the following two (2) courses and distances:

1. South 87°10'42" West for a distance of 199.33 feet to a 5/8" rebar with cap "GPD" set;
2. South 60°20'29" West for a distance of 248.74 feet to a 5/8" rebar with cap "GPD" set on the west line of said lands of Twin Crown Properties, LLC;

Thence along the west line of said lands Twin Crown Properties, LLC North 2°49'19" West for a distance of 395.31 feet to an iron pin found, the PRINCIPAL PLACE OF BEGINNING, and containing 2.9609 acres (or 128,977 square feet) of land, more or less, and subject to all easements, restrictions and covenants of record, as surveyed under the supervision of Steven L. Mullaney, P.S. 7900, for Glaus, Pyle, Schomer, Burns and DeHaven, dba GPD Group, in August of 2016.