

Proposed: 10/16/2023

ORDINANCE NO. 160-2023(PD), First
Reading

By Mayor Seren

An Ordinance authorizing the Mayor to execute three easements to the Cleveland Electric Illuminating Company for the relocation of power lines as part of the Cedar Lee Meadowbrook Development; and declaring the necessity that this legislation become immediately effective as an emergency measure.

SECTION 1. WHEREAS, the City owns two parcels of property which are part of the Cedar Lee Meadowbrook Development, being further identified as Permanent Parcels No. 687-06-160 and 687-08-001; and

WHEREAS, the Cleveland Electric Illuminating Company ("CEI") has requested permanent easements over three portions of said properties to relocate electric lines; and

WHEREAS, the granting of such easements would be of benefit to the City and its residents.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Cleveland Heights, Ohio, that:

SECTION 1. The Mayor be, and he is hereby, authorized to execute two (2) easements to the Cleveland Electric Illuminating Company ("CEI") over portions of City-owned property identified as Permanent Parcels No. 687-06-160 for the purpose of the relocation of electric lines as shown on Exhibits "A" and "B" attached hereto and incorporated herein by reference.

SECTION 2. The Mayor be, and he is hereby, authorized to execute an easement to the Cleveland Electric Illuminating Company ("CEI") over a portion of City-owned property identified as Permanent Parcel No. 687-08-001 for the purpose of the relocation of electric lines as shown on Exhibit "C" attached hereto and incorporated herein by reference.

SECTION 3. The easements authorized herein shall contain such terms as recommended by the Mayor and Director of Law and shall be approved as to form by the Director of Law.

SECTION 3. This Council hereby determines that the easements authorized herein do not interfere with the use of the City-owned property for public purposes.

SECTION 4. Notice of the passage of this Ordinance shall be given by

ORDINANCE NO. 160-2023(PD)

publishing the title and abstract of its contents, prepared by the Director of Law, once in one newspaper of general circulation in the City of Cleveland Heights.

SECTION 5. This Ordinance is hereby declared to be an emergency measure immediately necessary for the preservation of the public peace, health and safety of the inhabitants of the City of Cleveland Heights, such emergency being the need to meet CEI deadlines so that the Cedar Lee Meadowbrook Project is not delayed. Therefore, provided it receives the affirmative vote of five (5) or more of the members elected or appointed to this Council, this Ordinance shall take effect and be in force immediately upon its passage; otherwise, it shall take effect and be in force from and after the earliest time allowed by law.

MELODY JOY HART
President of Council

ADDIE BALESTER
Clerk of Council

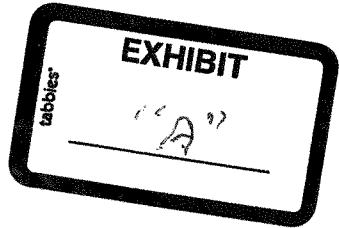
PASSED:

Presented to Mayor: _____ Approved by Mayor: _____

KAHLIL SEREN
Mayor



Land Surveyors • Environmental Assessors • Geotechnical Engineers



Legal Description

Cedar Lee Meadowbrook Redevelopment

CEI Easement WR#: 62670816

Primary Electric Line Easement

August 29, 2023

File No. 14653-LD004

Sheet 1 of 2

Situated in the City of Cleveland Heights, County of Cuyahoga, State of Ohio and being known as being part of Parcel "A-1" in the Lot Consolidation Plat for Cedar Lee Meadowbrook Redevelopment, part of lands in Original Warrensville Township Lot No. 2 & 3, recorded in A.F.N 202212160105 of Cuyahoga County Records;

Beginning (P.O.B.) at a capped iron pin (8622) set at the Southwesterly corner of land conveyed Nnaveh Realty LLC by deed recorded in A.F.N. 202012070780 of Cuyahoga County Records and on the Northerly right of way for Cedarbrook Road (50 Feet Wide);

Thence North 39°36'49" East, along the Westerly line of said Nnaveh Realty parcel a distance of 127.65 feet to the Northwesterly corner of said parcel;

Thence North 42°05'07" West, a distance of 46.94 feet to a point on the Northerly line of Parcel "A-1" in said Lot Consolidation Plat for Cedar Lee Meadowbrook Redevelopment, and said point being the principal place of beginning of the easement herein described;

Course 1 Thence South 17°01'14" West, a distance of 113.45 feet;

Course 2 Thence South 36°06'23" West, a distance of 34.80 feet;

Course 3 Thence North 89°27'51" West, a distance of 55.73 feet;

Course 4 Thence North 60°48'51" West, a distance of 49.26 feet;

Course 5 Thence North 37°39'25" West, a distance of 23.01 feet;

Course 6 Thence North 52°20'35" East, a distance of 12.00 feet;

Course 7 Thence South 37°39'25" East, a distance of 20.55 feet;

Legal Description

Cedar Lee Meadowbrook Redevelopment

CEI Easement WR#: 62670816

Primary Electric Line Easement

August 29, 2023

File No. 14653-LD004

Sheet 2 of 2

Course 8 Thence North $60^{\circ}48'51''$ West, a distance of 43.73 feet;

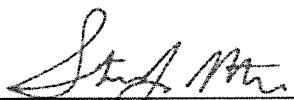
Course 9 Thence South $89^{\circ}27'51''$ East, a distance of 46.50 feet;

Course 10 Thence South $36^{\circ}06'23''$ East, a distance of 26.61 feet;

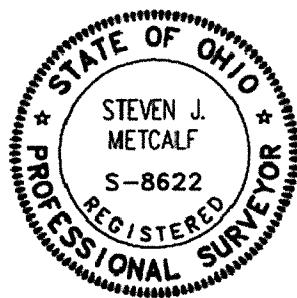
Course 11 Thence North $17^{\circ}01'14''$ East, a distance of 118.61 feet to a point on the Northerly line of said Parcel "A-1";

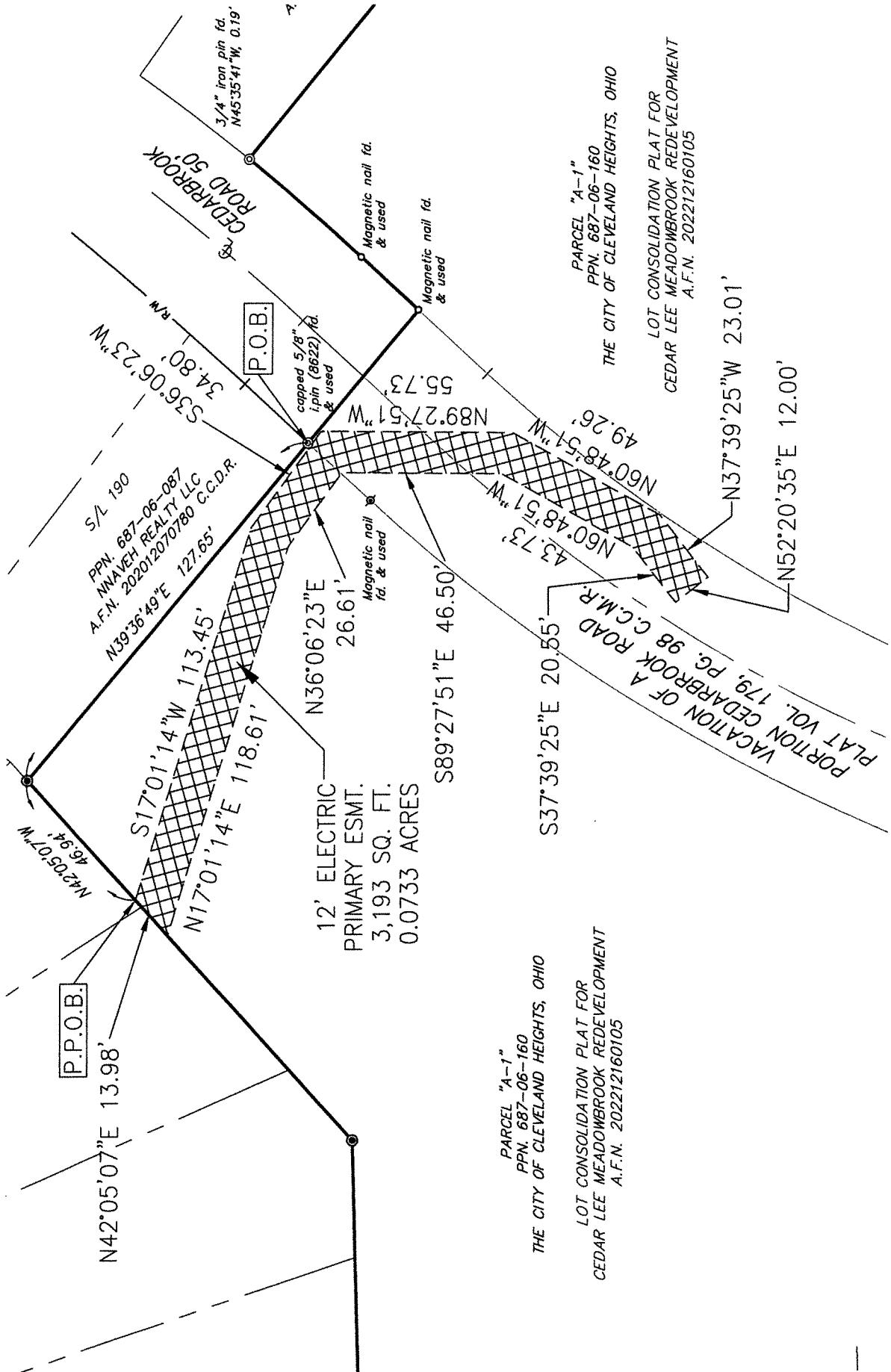
Course 12 Thence North $42^{\circ}05'07''$ East, a distance of 13.98 feet to the principal place of beginning and said easement containing 0.0733 Acres (3,193 Square Feet) of land as surveyed by Steven J. Metcalf Registered Surveyor No. 8622-Ohio of Neff & Associates. Be the same more and less, but subject to all legal highways and easements of record.

Basis of bearing for this survey is Grid North as established by NAD83 (CORS96) Ohio State Plane Coordinate System, North Zone (3401) as observed by GPS Observations.



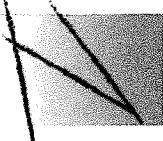
Steven J. Metcalf
Registered Surveyor No. 8622-Ohio





NEFF
& ASSOCIATES
Civil Engineers • Landscaping Architects • Planners • Surveyors
6405 York Road • Parma Heights, Ohio 44130
Tel: 440.884.3100 | Fax: 440.884.3104

2215 LEE ROAD, CITY OF CLEVELAND HEIGHTS, OHIO
08/29/23 JOB#14653
CEI EASEMENT EXHIBIT (WR# 62670816)
CEDAR LEE MEADOWBROOK REDEVELOPMENT



NEFF
& ASSOCIATES

Architects • Engineers • Landscaping Architects • Interior Designers • Surveyors • Geologists

EXHIBIT

"B"

Legal Description

Cedar Lee Meadowbrook Redevelopment

CEI Easement WR#: 62213258

Electric Line Easement

August 30, 2023

File No. 14653-LD003

Sheet 1 of 2

Situated in the City of Cleveland Heights, County of Cuyahoga, State of Ohio and being known as being part of Parcel "A-1" in the Lot Consolidation Plat for Cedar Lee Meadowbrook Redevelopment, part of lands in Original Warrensville Township Lot No. 2 & 3 recorded in A.F.N 202212160105 of Cuyahoga County Records;

Beginning (P.O.B.) at a capped iron pin (8622) set at the Southwesterly corner of land conveyed Nnaveh Realty LLC by deed recorded in A.F.N. 202012070780 of Cuyahoga County Records and on the Northerly right of way for Cedarbrook Road (50 Feet Wide);

Thence North 39°36'49" East, along the Westerly line of said Nnaveh Realty parcel a distance of 127.65 feet to the Northwesterly corner of said parcel;

Thence North 42°05'07" West, a distance of 21.57 feet to a point on the Northerly line of Parcel "A-1" in said Lot Consolidation Plat for Cedar Lee Meadowbrook Redevelopment, and said point being the principal place of beginning of the easement herein described;

- Course 1 Thence South 37°29'09" West, a distance of 24.21 feet;
- Course 2 Thence North 52°30'51" West, a distance of 12.00 feet;
- Course 3 Thence North 37°29'09" East, a distance of 26.42 feet;
- Course 4 Thence South 42°05'07" East, a distance of 12.20 feet to the principal place of beginning and said easement containing 0.0070 Acres (304 Square Feet) of land as surveyed by Steven J. Metcalf Registered Surveyor No. 8622-Ohio of Neff & Associates. Be the same more and less, but subject to all legal highways and easements of record.

Legal Description

Cedar Lee Meadowbrook Redevelopment

CEI Easement WR#: 62213258

Electric Line Easement

August 30, 2023

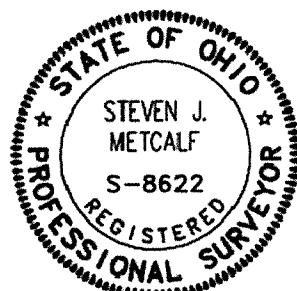
File No. 14653-LD003

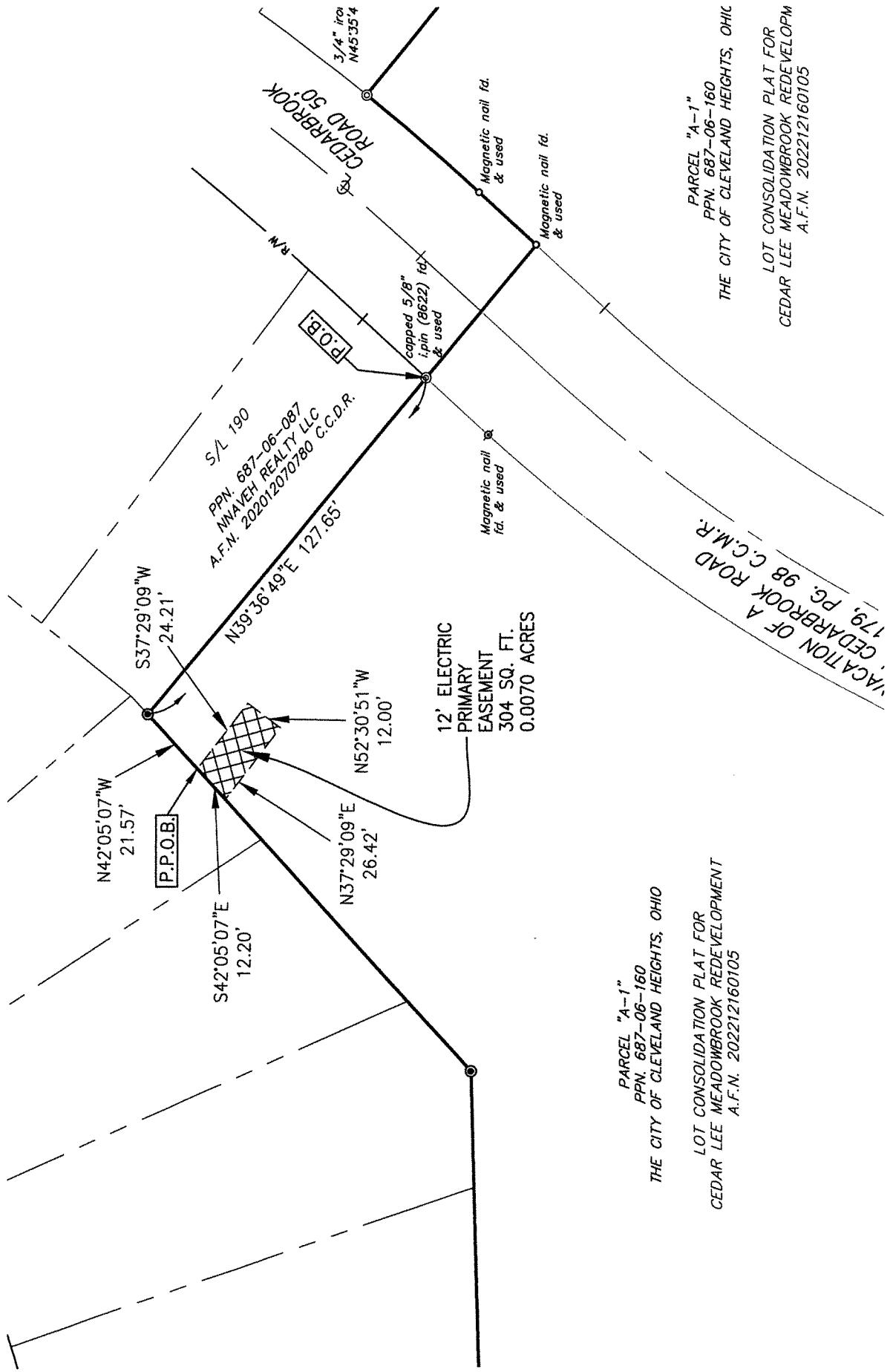
Sheet 2 of 2

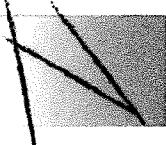
Basis of bearing for this survey is Grid North as established by NAD83 (CORS96) Ohio State Plane Coordinate System, North Zone (3401) as observed by GPS Observations.



Steven J. Metcalf
Registered Surveyor No. 8622-Ohio







NEFF
& ASSOCIATES

Engineering • Land Surveying • Architecture • Management • Consulting

EXHIBIT

tables:

cc C v

Legal Description

Cedar Lee Meadowbrook Redevelopment

CEI Easement WR#: 62213269

Electric Line Easement

August 30, 2023

File No. 14653-LD005

Sheet 1 of 2

Situated in the City of Cleveland Heights, County of Cuyahoga, State of Ohio and being known as being part of Parcel "B" in the Map of Survey and Consolidation Plat for the City of Cleveland Heights, part of lands in Original Warrensville Township Lot No. 2 & 3, recorded in Volume 351, Pages 20 & 21 of Cuyahoga County Records;

Beginning (P.O.B.) at the Southwesterly corner of land conveyed B & W Management LLC by deed recorded in A.F.N. 200104050671 of Cuyahoga County Records and on the Northerly right of way for Meadowbrook Boulevard (70 Feet Wide) and witnessed by a drill hole found North 59°59'41" West, a distance of 0.18 feet;

Thence Northwesterly, by the arc of a curve along the Northerly right of way of said Meadowbrook Boulevard, deflecting to the left, a distance of 10.00 feet and said point being the principal place of beginning of the easement herein described. Said arc having a radius of 598.27 feet, a central angle of 00°57'29", and a chord which bears North 60°22'50" West, a distance of 10.00 feet;

Course 1 Thence Northwesterly, continuing by the arc of the curve along the Northerly right of way of said Meadowbrook Boulevard, deflecting to the left, a distance of 20.35 feet. Said arc having a radius of 598.27 feet, a central angle of 01°56'56", and a chord which bears North 61°50'03" West, a distance of 20.35 feet;

Course 2 Thence North 85°02'54" East, a distance of 18.40 feet;

Course 3 Thence South 61°36'48" East, a distance of 4.94 feet;

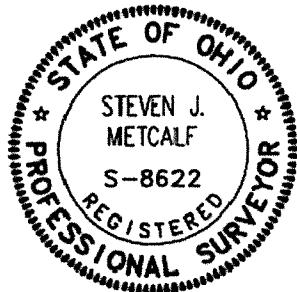
Course 4 Thence South 28°09'07" West, a distance of 10.03 feet to the principal place of beginning and said easement containing 0.0029 Acres (127 Square Feet) of land as surveyed by Steven J. Metcalf Registered Surveyor No. 8622-Ohio of Neff & Associates. Be the same more and less, but subject to all legal highways and easements of record.

Legal Description
Cedar Lee Meadowbrook Redevelopment
CEI Easement WR#: 62213269
Electric Line Easement
August 30, 2023
File No. 14653-LD005
Sheet 2 of 2

Basis of bearing for this survey is Grid North as established by NAD83 (CORS96) Ohio State Plane Coordinate System, North Zone (3401) as observed by GPS Observations.



Steven J. Metcalf
Registered Surveyor No. 8622-Ohio



THE J.A. WIGMORE CO.'S
CEDARBROOK ALLOTMENT VOL. 69, PG. 18 C.C.M.R. /

PPN: 687-08-108
SVKROGER HOMES LLC
AFN 202202240494
S/L 343
C.C.D.R.

1/2" iron pin rd.
(Zwick 4929, 7429)
N45°33'45" W, 0.05'
1/2" on pin rd.
(Zwick 4929, 7429)
S22°41'45"E, 0.18'

~~50~~ 50
ROAD
TULLAMORE

PARCEL "B"

PPN. 687-08-001
CITY OF CLEVELAND HEIGHTS, OH
AFN 200509140579 C.C.D.R.

MAP OF SURVEY AND CONSOLIDATION
FOR THE CITY OF CLEVELAND
HEIGHTS, OHIO
VOL. 351, PG. 20&21 C.C.M.R.

TRIC EASEMENT -
127 SQ. FT.
0.0029 ACRES
N85°02'54"E

S28 09' 07" W 10.03
 S61°36'48"E 4.94'
 EASEMENT
 7 SQ. FT.
 29 ACRES
 5°02'54"E 18.40'
 P.P.O.B.
 R=598.27' L=20.35'
 C=20.35' N61°50'03" W
 D=01°56'56"
 Drill Hole fd. & used
 ADOWERBOOK
 V.D.
 Magnetic nail id.
 N76 33'35" W 0.11'
 N

22223 LEE ROAD, CITY OF CLEVELAND HEIGHTS, OHIO
08/30/23 JOB#14653

CEI EASEMENT EXHIBIT (WR#: 62213269)

CEDAR LEE MEADOWBROOK REDEVELOPMENT

GRAPHIC SCALE
 0 20 40

 1 INCH = 40 FT.



NORTH

NEFF
& ASSOCIATES

Civil Engineers + Landscape Architects + Planners + Surveyors
6405 York Road | Parma Heights, Ohio 44130
Tel: 440.884.3100 | Fax: 440.884.3104