PAGE NO.	0976	
PAGE NO.	09/0	

## RECORD OF ORDINANCES

Ordinance No.	2025-61	Passed	November 5	, 2025
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SPONSOR: PLANNING & ZONING

AN ORDINANCE APPROVING THE FINAL PLAT OF PHASE 2 OF THE WEST VILLAGE SUBDIVISION, AND ACCEPTING THE DEDICATED RIGHT-OF-WAYS, EASEMENTS, OPEN-SPACES AND PUBLIC INFRASTRUCTURE IMPROVEMENTS WITHIN SAID SUBDIVISION, AND DECLARING AN EMERGENCY.

WHEREAS, an application has been filed with the Village of Mogadore Planning Commission requesting approval of the Final Plat for Phase 2 of the West Village Subdivision, located at 197 N. Cleveland Avenue, Mogadore, Ohio 44260. A copy of the Final Plat of Phase 2 of the West Village Subdivision is attached hereto as Exhibit A and incorporated herein by reference.; and

WHEREAS, on September 22, 2025, the Planning Commission recommended approval of the Final Plat for Phase 2 of the West Village Subdivision; and

WHEREAS, pursuant to Section 151.023 of the Codified Ordinances of the Village, this Council has reviewed the Final Plat for Phase 2 of the West Village Subdivision and the recommendation of the Planning Commission to approve the same; and

WHEREAS, pursuant to Section 151.102 of the Codified Ordinances of the Village, and provided that all requirements are met, it is also necessary for this Council to accept the dedicated right-of-ways, easements, open-spaces and public infrastructure improvements (consisting of the streets and the associated curbs, gutters, sidewalks, stormwater facilities, and other miscellaneous improvements) within Phase 2 of the West Village Subdivision; and

WHEREAS, subject to further approval by the Village Engineer, this Council desires to accept the dedicated right-of-ways, easements, open-spaces and public infrastructure improvements (consisting of the streets and the associated curbs, gutters, sidewalks, stormwater facilities, and other miscellaneous improvements) within Phase 2 of the West Village Subdivision; and

WHEREAS, this Council finds and determines, after reviewing all pertinent information, that it is necessary and in the best interest of the Village to approve the Final Plat of Phase 2 of the West Village Subdivision, and to further accept, subject to further approval by the Village Engineer, the dedicated public right-of-ways, easements, open-spaces and public infrastructure within Phase 2 of the West Village Subdivision.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of Mogadore, Counties of Portage and Summit, Ohio as follows:

PAGE NO.	0977	

## RECORD OF ORDINANCES

Ordinance No. <u>2025-61</u> Pa	assed _	November 5_	, <u>2025</u>
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SECTION 1: The Final Plat of Phase 2 of the West Village Subdivision, together with the plans and descriptions on file with the Village and incorporated by reference herein, as approved by the Village Planning Commission, is hereby approved pursuant to Section 151.023. A copy of the Final Plat of Phase 2 of the West Village Subdivision is attached hereto as Exhibit A and incorporated herein by reference.

SECTION 2: The dedicated right-of-ways, easements, open-spaces and public infrastructure improvements (consisting of the streets and the associated curbs, gutters, sidewalks, stormwater facilities, and other miscellaneous improvements) within Phase 2 of the West Village Subdivision are hereby accepted by this Council.

SECTION 3: That it is found and determined that all formal actions of the Council relating to the adoption of this Ordinance were taken in a duly noticed virtual, open meeting of this Council and that all deliberations which resulted in formal action were taken in meetings open to the public, in full compliance with all applicable legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 4: This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, and safety of the residents of the Village of Mogadore and for the purpose of immediately providing for the subdivision of the lots within the West Village Subdivision so that the same may be sold and improved with single-family attached and detached homes as soon as possible, provided this Ordinance receives the affirmative vote of at least five (5) members elected or appointed to this Council, it shall take effect and be in force upon its passage by Council and approval by the Mayor, otherwise it shall take effect and be in force at the earliest period allowed by law.

Mayor

Clerk-Treasurer

## NAY ALL MEN BY THESE PRESENTS, THAT WE THE INCREMENTE OWNERS OF THE LIMEN SHOWN ON THE PLAT, ON HERETS, DADNIMENDES THE LANDING OF THE SAME TO BE COUR RESE AFT, AND ODE AND DESIDENT DESIDENT THE STREETS, DRUNKEE EXEMENTS AND SWITZERY SCHEDING. OWNER'S CONSENT AND DEDICATION

TESTA, MOGADORE, LIC
AN OHIO LIMITED LABILITY COMPANY
BY: TESTA ENTERPRISES INC. IT'S SOLE MEMBER
PAUL L TESTA, PRESIDENT

BETORE KE, ADMAY RABLE N MO TOR SUD COMITY AND STATE, PEDSUNLLY APPEAD THE ADME NAMED TESTA MACADORE LLE AN GOOD LUISTED LUBARITY COMPAYINE TESTS PETERSORES NOT TESTS SUE ADMEST SALE IS THE ADMENTANCE TO SHAPE THE TO SHAPE THE TREASON STRAUBHT AND THAT THE SUME IS SET THE ACTUAL THEO THE PEDEMATO SET MY HAND AND OFFICIAL SEAL AT

NOTARY PUBLIC SIMI OHO DAY OF

MY COMMISSION EXPIRES

by Means of this plat, the developer, testa mogadore, ilc an oho limited liability company, hereby assumes the Following Rights, responsibilities, and restrictions:

-ali inlet and outlet storm sener pipes shall be mantaned in coco, wording condition kept free of Debas/Blockage as necessary to function properly.

-NO SMING SETS PLAY/NORK EQUIPMENT, LANDSCAPE BEDS OR STRUCTURES OF ANY KIND ARE PERMITTED WITH THE LIMITS OF THE STORM SEWER EASEMENT. —THE COST ASSOCIATED WITH SAID MAINTENANCE AND REPAIR SHALL BE BORNE BY THE DEVELOPER..

-switchy sener exements shall contain no rectation other than ture grass. There shall be no earth mounds, Fences, nor any other structure exected or placed across, on, or within the sanitary sener exements. -PIBLIC DRAINAGE L'EXEMENTS AND STIPMANTIER EXEMENTS FOR PIPES, SPALLES, CATON BASINS, EMBANCHATIS, AND THE LIKE SHALL NOTI RE BASCHETTO OR BLOCKET, NOTE SHALL MAY TERRICIPIER, FIRES, SPAREISS, OR OBSECTIS DE PLACED AGROSS, ON, OR WITHIN THE EXEMENTS THAT MAY WIFIDE ACCESS OR THE FLOW OF WATER AS WITHOUGH. -all rights of entry small be permitted within the public drainage easements to inspect, repair, modey, maintain, Xade, or otherwise wark on the stormwater features and appurtemances.

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- OHE AND 25 REAR YARD AND 10" SDE YARD UNLESS NOTED OTHERWISE. 15 AND STORM WHER EASEMENTS ARE TO BE GRANTED TO THE NILLAGE OF MOGADORE AND TESTA ORS OR ASSIGNS.

## WEST VILLAGE PHASE 2

SITUATED IN THE VILLAGE OF MOGADORE, COUNTY OF PORTAGE AND REPLATTING BLOCK D OF THE WEST VILLAGE PHASE 1 SUBDIVISION AS STATE OF OHIO AND KNOWN AS PART OF ORIGINAL SUFFIELD NORTH OF THE CONNECTICUT WESTERN RESERVE SURVEY, TOWNSHIP, LOT 46 IN RANGE 9 WEST, TOWNSHIP 1 RECORDED IN INSTRUMENT NUMBER 202509463

AREA IN BLOCK F, G & H AREA IN 67 LOTS = 5.5170 ACRES 8.2332 ACRES

AREA OF PROPOSED R/W = 2.2454 ACRES

15.9956 ACRES

TOTAL AREA =

SURPLEYORA

THEST COUNTY IN I HAE SURFICID THE LAND SHOWN ON THIS PLAT,
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THAT THE COUNTY THAT COUNTY THAT THE LAND SURFICE
THE STATE OF THIS AND COUNTY THAT SHOW OF RESTRICTION IN
OUR CHAPTER 4733.77, TO THE BEST OF MY MONIEDEE AND BELST.

DENNIS W. STOFFER, P.S. 47804

DATE

MOGADORE VILLAGE SUMMIT COUNTY MOGADORE VILLAGE PORTAGE COUNTY ROJECT LOCATION

APPROVALS

JORTAGE COUNTY AUDITOR entered for transfer by the portage county auditor this.

ECEIVED FOR RECORD BY THE PORTAGE COUNTY RECORDER THIS\_

VILLAGE ENGINEER

PORTAGE COUNTY RECORDER

APPROVED THIS

VILLAGE COUNCIL

THIS PLAT WAS DULY ACCEPTED BY ORDINANCE OF THE MOGADORE VILLAGE COUNCIL 2025 UNDER

Z LOCATION MAP

NOT TO SCALE

BASS OF BEABING
OND STATE PLANE COORDINATE SYSTEM, NORTH, ZONE (2401),
NORTH, MERICAN DATUM OF 1982, 1988 MAJASTMENT
(MADEL-1986)... ALL EEABNGS ARE SHOWN BASED ON GRID NORTH. ALL DIABRISHES SHOWN ARE CROUND DISTANCES. TO OBTAIN A GRID DISTANCE, BY THE PROJECT COMBINED FACTOR OF 0.99889094

4-9	PLAT SHEETS
2-3	INDEX SHEET
1	TITLE SHEET
	INDEX OF DRAWINGS

W ENVOESIGNGROUP.COM		
GRANT ST. AKRON, OH 44		FILE NO.
AKRON / CLEVELAND / COLUMBUS	JWP	DRAWN BY:
Design Group		DESIGNED BY:
Environmental	16-00337-010	PROJ. NUMBER

WEST VILLAGE PHASE 2 SHEET 1 OF 9















