ORDINANCE NO. 2026-04
INTRODUCED BY: Mayor Bodnar

AN EMERGENCY ORDINANCE
APPROVING THE DEDICATION AND VACATION
FOR A PORTION OF RALEIGH DRIVE AND A LOT SPLIT/ CONSOLIDATION
PLAT CREATING BLOCK B AND PARCEL 1 OF PROPERTY OWNED BY
MAYFIELD VILLAGE, OHIO

WHEREAS, the Planning Commission on November 20, 2025 approved the dedication and vacation for a portion of Raleigh Drive and the Lot Split/ Consolidation creating Block "B" and Parcel 1, (the "Plat"); and

WHEREAS, at this Council's December 15, 2025 meeting, the Plat was approved upon motion by a unanimous vote of Council; and

WHEREAS, pursuant to Codified Ordinance 1115.07(a), and for consistent record keeping purposes, the Plat is submitted to Council for acceptance and dedication by formal Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF MAYFIELD VILLAGE, OHIO, THAT:

SECTION 1. The dedication and vacation for a portion of Raleigh Drive and the lot split and consolidation creating Block "B" and Parcel 1, attached hereto and incorporated herein as Exhibit "A", as approved by the Village's Planning Commission, pertaining to Permanent Parcel Numbers 831-36-010; 831-36-011; and 831-36-012, is herein and hereby approved.

SECTION 2. The Clerk of Council is authorized to cause such plat to be recorded with the appropriate public agencies as determined by the Village Engineer after the same is executed and approved by all appropriate Village officials and bodies.

SECTION 3. The Council finds and determines that all formal actions of this Council relating to the adoption of this Ordinance have been taken at open meetings of this Council; and that deliberations of this Council and of its committees, resulting in such formal action, took place in meetings open to the public, in compliance with all statutory requirements including the requirements of Section 121.22 of the Ohio Revised Code.

SECTION 4. This Ordinance is hereby declared to be an emergency measure immediately necessary for the health, safety and welfare of the residents of Mayfield Village, Ohio because it provides for acceptance of the dedication of part of a municipal street and to facilitate the timely sale of Parcel 1 in accordance with the applicable Purchase and Sale Agreement entered into by

the Village. It shall, therefore, take effect immediately upon the passage by the affirmative vote of not less than five (5) members elected to Council and approval by the Mayor or otherwise at the earliest time allowed by law.

STEPHEN SCHUTT
Council President

First Reading: January 20, 2026

Second Reading: Suspended, 2026

Third Reading: Suspended, 2026

PASSED: January 20, 2026

Brenda T Bodnar
BRENDA T. BODNAR, Mayor

APPROVED AS TO FORM:

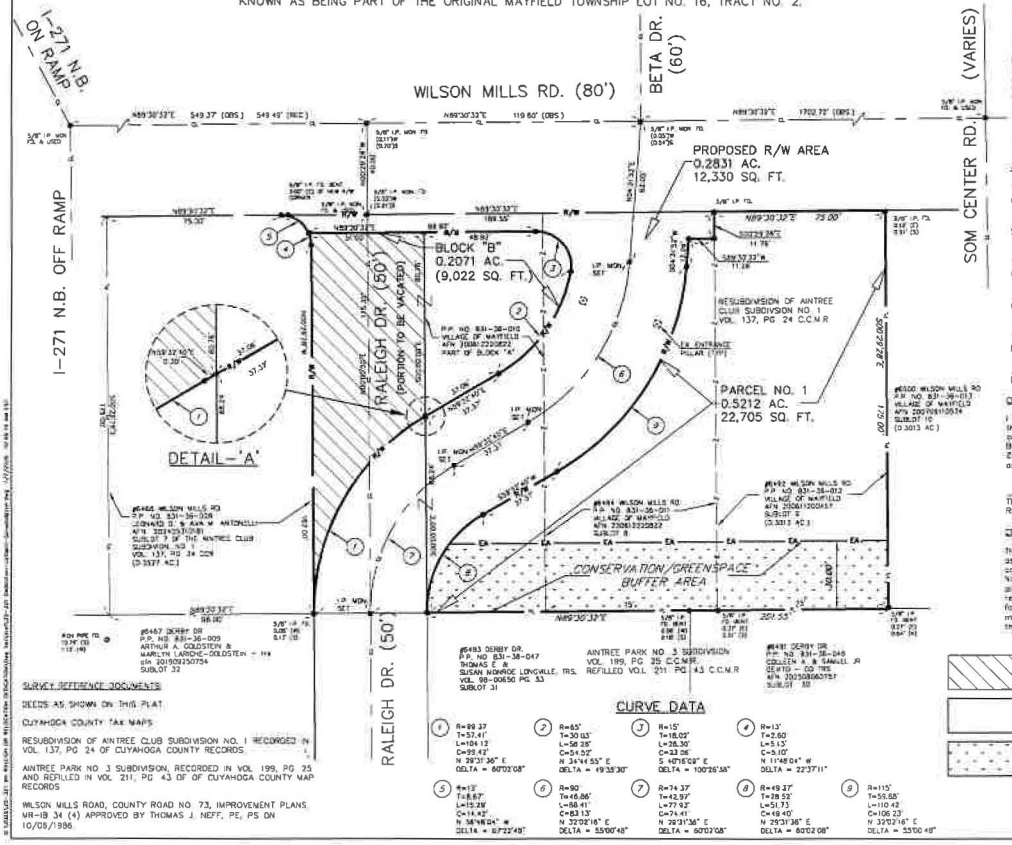
Diane A. Calta
DIANE A. CALTA, ESQ.,
Director of Law

ATTEST:

Mary E. Betsa
MARY E. BETSA, MMC
Clerk of Council

DEDICATION & VACATION FOR A PORTION OF RALEIGH DRIVE AND LOT SPLIT/ CONSOLIDATION CREATING BLOCK "B' AND PARCEL 1

SITUATED IN THE VILLAGE OF MAYFIELD, COUNTY OF CUYAHOGA AND STATE OF OHIO AND KNOWN AS BEING PART OF THE ORIGINAL MAYFIELD TOWNSHIP LOT NO. 16, TRACT NO. 2.



SURVEY REFERENCE DOCUMENTS

DEEDS AS SHOWN ON THIS PLAT

CUYAHOGA COUNTY TAX MAPS

RESUBDIVISION OF AINTREE CLUB SUBDIVISION NO. 1 RECORDED IN VOL. 137, PG 24 OF CUYAHOGA COUNTY RECORDS.

AINTREE PARK NO. 3 SUBDIVISION, RECORDED IN VOL. 199, PG. 25 AND REFILLED IN VOL. 211, PG. 43 OF OF CUYAHOGA COUNTY MAP RECORDS

WILSON MILLS ROAD, COUNTY ROAD NO. 73, IMPROVEMENT PLANS, MR-IB 34 (4) APPROVED BY THOMAS J. NEFF, PE, PS ON 10/08/1986

CURVE DATA

1	R=89.37 T=57.41' L=104.12 C=99.42' N 29°31'36" E DELTA = 66°72'08"	2 R=65' T=30.03' L=58.28' C=54.55' N 34°44'55" E DELTA = 49°35'30"	3 R=15' T=18.03' L=26.36' C=23.06' S 40°16'02" E DELTA = 100°26'48"	4 R=13' T=2.60 L=5.13' C=5.10' N 11°48'04" W DELTA = 22°37'11"
5	R=13' T=8.67' L=15.28' C=14.42' N 38°48'24" W DELTA = 67°32'49"	6 R=90 T=46.66' L=88.41' C=83.13' N 32°02'16" E DELTA = 55°00'48"	7 R=74.37' T=42.97' L=77.93' C=74.41' N 29°31'36" E DELTA = 60°02'08"	8 R=49.37' T=28.52' L=51.73' C=49.40' N 29°31'36" E DELTA = 60°02'08"	9 R=115' T=58.68' L=110.42' C=106.23' N 32°02'16" E DELTA = 55°00'48"

ACCEPTANCE

I, the undersigned representative of the Village of Mayfield, do hereby accept this plat of consolidation, vacation of the portion of Raleigh Drive shown in cross hatching reserving to the Village a utility easement on said portion and dedication for public use Raleigh Drive shown hereon in dot hatchings, this ___ day of _____, 20___.

_____
Brenda T. Bodner
Mayor, Village of Mayfield

NOTARY PUBLIC

County of Cuyahoga |
State of Ohio |

Before me, a notary public in and for said County and State personally appeared the above named Brenda T. Bodner who acknowledged that he did sign the foregoing instrument on behalf of the Village of Mayfield, and that the same is his free act and deed for the purpose therein expressed. In witness whereof I have set my hand and affixed my official seal at _____, Ohio, this ___ day of _____, 20___.

_____ _____
Notary Public My Commission Expires

APPROVALS

This Plat is accepted and approved by the Planning and Zoning Commission of the Village of Mayfield, Ohio, this ___ day of _____, 20___.

_____
Secretary

This Plat is accepted and approved by the Council of the Village of Mayfield, Ohio, this ___ day of _____, 20___.

_____
Clerk of Council

This Plat is accepted and approved by the Engineer of the Village of Mayfield, Ohio, this ___ day of _____, 20___.

_____
Engineer

CERTIFICATION

I hereby certify that the drawing hereon is a correct representation of a field survey that was performed by me or under my supervision. That the survey was performed in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code. Basis of bearings was established as the State Plane Coordinate System - Ohio North Zone. Monuments were found or set as indicated hereon. All iron pins shown as set are 30-inch long 5/8" rebar with a yellow plastic cap stamped SH&A 7880.

_____
Thomas Cappella
Reg. Surveyor No. 7880

CONSERVATION/GREENSPACE BUFFER AREA

The area labeled "Conservation/Greenspace Buffer Area" on this plat is hereby set aside as permanent open space. This area shall be preserved in its current natural condition with existing trees and vegetation and maintained as undeveloped greenspace. No buildings, structures, paving, grading, or other improvements shall be constructed or placed within the Conservation/Greenspace Buffer Area, except as may be required to replace dead or dying trees and vegetation as need and for utilities or drainage facilities as approved by the appropriate authority. The routine and regular maintenance of the Conservation/Greenspace Buffer Area shall be the responsibility of the property owner

LEGEND

PORTION OF EXISTING DEDICATED RIGHT-OF-WAY TO BE VACATED AND COMBINED WITH REMAINDER OF PPN 831-36-010 TO CREATE BLOCK "B".

NEW RIGHT-OF-WAY TO BE DEDICATED

CONSERVATION/GREENSPACE BUFFER AREA

○ IRON PIN FOUND

● CAPPED IRON PIN SET, BEING A 30-INCH LONG, 5/8"REBAR WITH A YELLOW PLASTIC CAP STAMPED SH&A 7880.

STEPHEN HOHANSER & ASSOCIATES, INC.
CONSULTING ENGINEERS AND PLANNERS
7780 WEST DRIVE
RICHMOND HEIGHTS, OHIO 44143
PH: (216) 231-8250 FAX: (216) 231-4483

MAYFIELD VILLAGE, OHIO

DEDICATION AND VACATION FOR A PORTION OF RALEIGH DR. AND AND LOT SPLIT/CONSOLIDATION CREATING BLOCK "B" AND PARCEL 1

DATE: 11-17-2025
JOB No. 23-321

1 OF 1