

# CITY OF NORTON

## MAJOR SUBDIVISION APPLICATION-FINAL PLAT

1. Property Owner:  
 Name: PPN: 4600259-Brookside Land Co., 3727 Golf Course Drive, Norton, OH Phone: 330-825-4538  
 Address: PPN: 4604166 Joseph A. Flogge, 3727 Golf Course Drive, Norton, OH
2. Agent or Attorney (if applicable):  
 Name: Addison Norton LLC (f.k.a. IA Friedman Capital) Phone: 440-459-1868  
 Address: 3401 Enterprise Pkwy., Ste. 205, Cleveland, OH 44122
3. Preparer of Final Plat:  
 Name: Davey Resource Group Phone: 330-590-8004  
 Address: 1310 Sharon Copley Rd. P.O. Box 37, Sharon Center, OH 44274
4. Location of property to be subdivided: Brookside Golf Course, 3727 Golf Course Dr. Norton, OH 44203  
 PPN: 4600259, 4604166
5. Date of Preliminary Plat approval by Planning Commission: December 14, 2020
6. Does the Final Plat exactly follow the Preliminary Plat in regards to details that are covered?  Y  N
7. Are the following requirements included with this application?  Y  N
  - A. Required improvements that have been completed and so certified by the Engineering Dept., and/or
  - B. Uncompleted improvements including estimated date of completion, name and address of person or company performing work, and amount and date of performance and maintenance bond(s) posted with the City of Norton.
8. List of maps and other material accompanying application:
 

A. <u>Brookside Greens Phase 1- Final Plat</u>	D. <u>Utility Letter of Accessibility &amp; Capacity</u>
B. <u>Application &amp; Application \$500.00 Fee</u>	E. <u>Cost Estimate</u>
C. <u>Civil Improvement Plans &amp; SWPPP</u>	F. <u>Certificate of Insurance</u>
	G. <u>Owner's Letter of Authorization</u>
	H. <u>Existing Deed</u>
9. Comments of Applicant: \_\_\_\_\_  
 Purpose of subdivision: Land Development
10. Checklist of minimum required items to accompany application:
 

A. Names and mailing addresses of all adjacent and contiguous property owners within 200 ft.; (Office Supplied) Existing at City of Norton	<input type="checkbox"/> confirmed <input type="checkbox"/>
B. Copy of deed showing ownership of the property to be subdivided;	<input type="checkbox"/> confirmed <input type="checkbox"/>
C. Final Plat conforming to: Major Subdivision Regulations, which shall include drawings of improvements and utilities, including information such as street width, thickness and material, sanitary sewer location and size, water line location and size, hydrant locations, shade trees, storm sewers and/or swells, detention/retention basins, sidewalks, and/or landscaping, and the Stormwater Pollution Prevention Plan Checklist. (See attached.) (Consult with the Director of Planning & Community Development and Municipal Engineer.)	<input type="checkbox"/> confirmed <input type="checkbox"/>
D. The Final Plat shall be drawn in original ink on tracing cloth or mylar, with the appropriate number of copies (19) as deemed necessary by the Director of Planning & Community Development;	<input type="checkbox"/> confirmed <input type="checkbox"/>
E. If applicant is not owner, original notarized agent's letter; &	<input type="checkbox"/> confirmed <input type="checkbox"/>
F. Other _____	<input type="checkbox"/> confirmed <input type="checkbox"/>
11. I hereby certify that all statements made herein and in any document submitted herewith are true and correct to the best of my knowledge and that I am aware of the provisions of the Subdivision Ordinances of the City of Norton. Please sign below.

Applicant Signature & Date: \_\_\_\_\_

 1/14/21

**FOR OFFICE USE ONLY:**

Application Number: SPR3-2021 Date Filed: \_\_\_\_\_ Check Amount: \_\_\_\_\_ Check Number: \_\_\_\_\_ Receipt No.: \_\_\_\_\_

Date of Planning Commission Meeting to hear the application: 2-9-2021

**MAJOR SUBDIVISION-FINAL PLAT FEE \$500**  
(Ord. No. 46-2005. Passed 6-27-05)

OR 041--882

COUNTY OF SUMMIT  
RECEIVED & RECORDED

424504

89 MAY 31 AM 10:09

RALPH JAMES - RECORDER

FEE \$ 12.00

RETURN TO:

LEONARD McKAY BOX

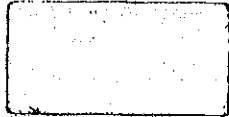
DOCUMENT NUMBER

OFFICIAL RECORD  
(DO NOT REMOVE FROM RECORD)

MAIL TO

See Exception  
56282082

#46-00259  
Covers all 3 parcels



\* Now Known as City of Norton

U.S.A.

**HARRANTY DEED**

TRANSFERRED IN COMPLIANCE WITH	
SEC. 319.202 REV. CODE	
EXEMPT	\$ <u>1.00</u> FRE
Consideration	BY <u>Joseph A. Flogge</u>
TIM DAVIS	Deputy Auditor

KNOW ALL MEN BY THESE PRESENTS, that I, JOSEPH A. FLOGGE, unmarried, the Grantor, who claims title by or through instrument recorded in O. R. Volume         , page         , Summit County Recorder's Office, for the consideration of One Dollar and Other Valuable Considerations (\$1.00 & OVC) received to my full satisfaction of HERONSIDE LAND COMPANY, an Ohio corporation, the Grantee, do GIVE, GRANT, BARGAIN, SELL AND CONVEY unto the said Grantee, its successors and assigns, the following described premises:

**Parcel No. 1:** \* Situated in the Township of Norton, County of Summit and State of Ohio, and known as and being a part of Lot 33 of said Township and described as follows: Beginning at the southeast corner of said Lot 33 and running thence North 0° 48' 16" East, 2305.79 feet on the lot line; thence North 89° 39' 31" West, 1141.92 feet; thence South 0° 40' 54" West, 2312.50 feet to the south line of said Lot 33; thence East 1137.00 feet to the place of beginning, containing 60.398 acres. Be the same more or less, but subject to all legal highways. ~~P.M. 46-00857 P.P. No. 0018-C1-026~~

**Parcel No. 2:** \* Situated in the Township of Norton, County of Summit and State of Ohio, and known as being a part of Lot 43 in said Township and described as follows: Beginning at the northeast corner of said Lot 43 and running thence West 1280.25 feet on the lot line; thence South 0° 49' 20" West 2542.48 feet to the south lot line; thence North 89° 51' East, 1292.28 feet on the lot line to the southeast corner of said Lot 43; thence North 0° 33' East, 2539.80 feet on the lot line to the place of beginning, containing 75.057 acres. Be the same more or less, but subject to all legal highways. ~~P.M. 46-00859 P.P. No. 0017-02-028 IHC~~

**Parcel No. 3:** \* Situated in the Township of Norton, County of Summit and State of Ohio, and being apart of original township Lot No. 33 of said Township, and further described as follows: Beginning at a point South 1° 03' 10" West, 215.7 feet from the Northeast corner of Lot Number 33 in the intersection of the southerly right of way line of an easement to the State of Ohio, appropriated for highway purposes and the east line of Lot Number 33, said point being 100 feet right of Station 84 + 85.2 in the center line of survey for U. S. Route No. 224; thence South 1° 03' 10" West, 133.10 feet along the east line of Lot Number 33 to a fence post; thence North 89° 33' West, 1113.44 feet to an iron pin in the aforementioned southerly right of way line; thence North 33° 57' East, 125.25 feet along said right of way line to an iron pin; thence North 88° 52' 40" East, 1046.20 feet along said right of way line to the place of beginning, containing 2.93 acres of land. Be the same more or less, but subject to all legal highways. ~~P.M. 46-00858 P.P. No. 0018-C1-026~~

COMMERCE  
A 12767

OK

OK

OK

Summit County Auditor  
Tim Davis

TIM DAVIS  
COUNTY AUDITOR

MAY 31 1988

TRANSFERRED

OR 041 - 883

135 AC

12  
Not 5-31-88

Subject to an easement from Brookside Country Club to State of Ohio, dated December 1, 1931, filed for record October 11, 1932 and recorded in Volume 1514, page 400; a right of way from Albert Schneider and Elizabeth Schneider, husband and wife, to The East Ohio Gas Company, dated October 2, 1944, filed for record December 7, 1944 and recorded in Volume 2151, page 473 (Parcel 3); an easement from Seiberling Rubber Co. to Portage Securities Co., dated May 25, 1945, filed for record May 28, 1945 and recorded in Volume 2167, page 512 (Parcel 2); and easement from Seiberling Rubber Co. to Ohio Edison Co., dated November 23, 1945, filed for record February 5, 1946 and recorded in Volume 2228, page 185 (Parcel 2); Albart Schneider and Elizabeth M. Schneider, husband and wife, to Sinclair Refining Co., dated July 30, 1946, filed for record September 23, 1946 and recorded in Volume 2321, page 631, assigned to Sinclair Pipe Line Company on December 31, 1950 (Parcel 3); a right of way from Seiberling Rubber Co. to Sinclair Refining Co., dated November 19, 1946, filed for record December 4, 1946 and recorded in Volume 2332, page 592, assigned to Sinclair Pipe Line Company on December 31, 1950, (Parcels 1 and 2); a right of way from Seiberling Rubber Co. to The East Ohio Gas Co., dated April 17, 1947, filed for record May 9, 1947 and recorded in Volume 2380, page 647 (Parcels 1 and 2); an easement from Barberton Brookside Country Club, Inc. to State of Ohio, dated September 26, 1955, filed for record December 1, 1955 and recorded in Volume 3298, page 278, (Parcel 2); an easement from Barberton Brookside Country Club, Inc. to State of Ohio, dated March 18, 1957, filed for record May 13, 1957 and recorded in Volume 3476, page 80, (Parcel 1); an easement from Barberton Brookside Country Club, Inc. to Ohio Edison Company, dated August 4, 1960, filed for record August 16, 1960 and recorded in Volume 3827, page 351, (Parcel 1); an easement from George D. Quillin and Betty Lou Quillin, husband and wife, to Ohio Edison Company, dated August 15, 1960, filed for record August 15, 1960 and recorded in Volume 3898, page 206, (Parcel 3); all of the above documents being filed in the Summit County Recorder's Office.

**TAX MAILING ADDRESS**

**PRIOR DEED REFERENCE:**

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereof, unto the said Grantee, its successors and assigns forever.

And I, Joseph A. Floggs, the said Grantor, do for myself and my heirs, executors and administrators, covenant with the said Grantee, its successors and assigns, that at and until the resealing of these presents, I am well seized of the above described premises, as a good and indefeasible estate in **FER SIMPLE**, and have good right to bargain and sell the same in manner and form as above written, and that the same are **FREE FROM ALL ENCUMBRANCES WHATSOEVER** except taxes and assessments, if any, which shall be prorated to date of delivery of this deed, the Grantee

*Also need Exception*

*He - 08977*



City of Barberton

Founded 1891

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January 15, 2021

Cheryl Trayter  
Davey Resource Group, Inc.  
1310 Sharon Copley Road  
Sharon Center, OH 44274

**Brookside Greens Phase 1**

Dear Ms. Trayter:

The City of Barberton has the water and sanitary sewer capacity to accept the above referenced subdivision located in the City of Norton.

If you have any questions, or need additional information, please contact me at (330) 848-6720.

Sincerely,

A handwritten signature in blue ink that reads "Dennis R. Weaver".

Dennis R. Weaver  
Utilities Director



Corporate Headquarters  
295 South Water Street, Suite 300  
Kent, OH 44240  
800-828-8312

Local Office  
1310 Sharon Copley Rd  
PO Box 37  
Sharon Center, OH 44274  
330-590-8004

## Letter of Transmittal

**DATE:** January 15, 2021

**RE:** 1905-A (drg#) Brookside Greens

**TO:** City of Norton  
Robert Fowler, Administrative Officer  
4060 Columbia Woods Drive  
Norton, OH 44203

**VIA:** Hand Delivery

Quantity	Description
1	Major Subdivision Application-Final Plat
1	Application Fee – check for \$500.00 from JA Friedman Capital
1	Civil Improvement Plans & SWPPP
20	Final Plat – 24" x 36" Bond Copies
1	Cost Estimate
1	Owner's Letter of Authorization
1	Existing Deed Copy
1	Utility Letter of Accessibility & Capacity
1	Certificate of Insurance

Please let me know if you require any further information, thank you.

Cheryl Trayter  
[cheryl.trayter@davey.com](mailto:cheryl.trayter@davey.com)  
330-590-8004 x726  
Davey Resource Group



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
01/15/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Novak Insurance Agency, Inc. 30775 Bainbridge Road, Ste 100 Solon OH 44139		<b>CONTACT NAME:</b> Alisa (Lisa) Klein <b>PHONE (A/C, No, Ext):</b> (440) 349-2120 <b>FAX (A/C, No):</b> (440) 349-2195 <b>E-MAIL ADDRESS:</b> alisa@novakinsurance.com	
		<b>INSURER(S) AFFORDING COVERAGE</b> INSURER A: Westfield Group	<b>NAIC #</b> 24112
<b>INSURED</b> Addison Norton LLC 3401 Enterprise Parkway Ste 205 Beachwood OH 44122		<b>INSURER B:</b> <b>INSURER C:</b> <b>INSURER D:</b> <b>INSURER E:</b> <b>INSURER F:</b>	


**COVERAGES**                      **CERTIFICATE NUMBER:** CL2111320605                      **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:		Y	127614X1	01/14/2021	01/14/2022	EACH OCCURRENCE	\$ 2,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 100,000
							MED EXP (Any one person)	\$ 1,000
							PERSONAL & ADV INJURY	\$ 2,000,000
							GENERAL AGGREGATE	\$ 4,000,000
							PRODUCTS - COMP/OP AGG	\$ 4,000,000
								\$
	AUTOMOBILE LIABILITY  <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY <input type="checkbox"/> AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident)	\$
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
								\$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE  DED    RETENTION \$						EACH OCCURRENCE	\$
							AGGREGATE	\$
								\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		Y/N	N/A			PER STATUTE	OTH-ER
							E.L. EACH ACCIDENT	\$
							E.L. DISEASE - EA EMPLOYEE	\$
							E.L. DISEASE - POLICY LIMIT	\$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The City of Norton is named as Additional Insured with regards to the General Liability.

<b>CERTIFICATE HOLDER</b>  City of Norton 4060 Columbia Woods Drive  Norton OH 44203	<b>CANCELLATION</b>  SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE  
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