

**NOTICE  
SPECIAL COUNCIL MEETING  
OF THE COUNCIL OF THE CITY OF BROOK PARK, OHIO  
HELD ON THURSDAY, NOVEMBER 19, 2020**

Clerk's Office, Brook Park, Ohio

November 18, 2020

TO: COUNCILMEMBERS TROYER, MENCINI, ORCUTT, SCOTT, SCHMUCK,  
POINDEXTER, SALVATORE, COUNCIL PRESIDENT VECCHIO, MAYOR  
GAMMELLA, LAW DIRECTOR HORVATH, AND FINANCE DIRECTOR CINGLE

YOU ARE HEREBY NOTIFIED OF A SPECIAL MEETING BEING CALLED FOR THE  
PURPOSE OF:

XXX COUNCIL MEETING

\_\_\_\_\_ CAUCUS MEETING

\_\_\_\_\_ EXECUTIVE SESSION

\_\_\_\_\_ OTHER (Specify)

Such special meeting will be held accordingly on THURSDAY the 19<sup>TH</sup> day of  
NOVEMBER AT 5:30 P.M. at the place of holding regular meetings.

(\*Refer to Rules of Council, No. 4, if applicable.)

**ROLL CALL OF MEMBERS**

**PLEDGE OF ALLEGIANCE**

**OTHER COMMUNICATION AND PETITIONS AND VERBAL APPROVAL:  
(INTRODUCTION OF NEW LEGISLATION):**

SEE ATTACHED SHEET

**ADJOURNMENT**

  
Mayor  
Michelle Blazak  
Clerk of Council

**J. OTHER COMMUNICATIONS AND PETITIONS, AND VERBAL APPROVAL: (INTRODUCTION OF NEW LEGISLATION):**

1. REQUEST THE LOT SPLIT OF THE PROPERTY LABELED AS PARCEL NO. 1 (ONE) LOCATED AT 16900 HOLLAND ROAD 'BROOK PARK MEMORIAL; IN THE MUNICIPAL & BOARD OF EDUCATION ZONE FROM THE PROPERTY LABELED AS PARCEL NO. 2 (TWO) PARCEL NO. 3 (THREE) AND PARCEL NO. 4 (FOUR) LOCATED AT 17001 HOLLAND ROAD 'BROOK PARK ELEMENTARY' IN THE MUNICIPAL & BOARD OF EDUCATION ZONE, AND REQUEST THE CONSOLIDATION OF THE 18.1595 ACRES LABELED AS PARCEL NO. 1' (ONE).



# MEMO

To:	Michelle Blazak, Clerk of Council
Cc:	Carol Horvath, Law Director File
From:	Katie Colson, BZA/PC Secretary
Date:	11/18/20
Re:	Planning Commission Approval

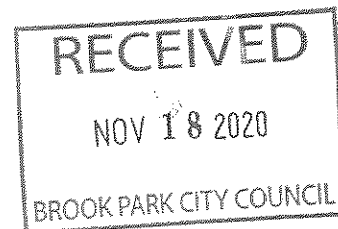
The following request was approved at the Tuesday – November 17, 2020 Special Planning Commission meeting, and should be forwarded to City Council for approval:

1. Request the lot split of the property labeled as "Parcel No. 1" located at 16900 Holland Road "Brook Park Memorial" in the Municipal & Board of Education Zone from the property labeled as "Parcel No. 2, Parcel No. 3 and Parcel No. 4" located at 17001 Holland Road "Brook Park Elementary" in the Municipal & Board of Education Zone, and request the consolidation of the 18.1595 acres labeled as "Parcel No. 1"

*\* If approved by the Planning Commission, this request will be forwarded to City Council for final action*

**REPRESENTATIVE PRESENT AT MEETING:**

Michael Slivochka  
 c/o Berea City School District  
 390 Fair Street | Berea | Ohio | 44017  
 Phone: 216-214-4627  
 Email: mslivochka@bereaschools.org





The health and wellbeing of our residents, staff and visitors is our top priority; we appreciate your understanding as we take preventative measures to help minimize the spread of Covid-19. Anyone in attendance must adhere to the following guidelines, which are subject to change without notice:

- Face coverings are required and must be properly worn at all times
- A 6' social distance must be maintained between persons at all times
- All seating will be pre-set and is not to be moved under any circumstance
- Unable to attend the live meeting? Any questions/comments for the record, that are directly related to an Agenda item, must submitted in writing and be received by the Secretary no later than 4:00<sup>P.M.</sup> on the meeting date either via email, to: [kolson@cityofbrookpark.com](mailto:kolson@cityofbrookpark.com) or dropped off in the Building Department mailbox at 5590 Smith Road.

## \*SPECIAL\* PLANNING COMMISSION - AGENDA

6:00 <sup>P.M.</sup> November 17, 2020 @ Council Chambers

➤ **Roll Call of Members**

➤ **Reports and Communications**

➤ **New Business**

1. Request the lot split of the property labeled as "Parcel No. 1" located at 16900 Holland Road "Brook Park Memorial" in the Municipal & Board of Education Zone from the property labeled as "Parcel No. 2, Parcel No. 3 and Parcel No. 4" located at 17001 Holland Road "Brook Park Elementary" in the Municipal & Board of Education Zone, and request the consolidation of the 18.1595 acres labeled as "Parcel No. 1" **Agent: City of Brook Park**

*\* If approved by the Planning Commission, this request will be forwarded to City Council for final action*

➤ **Tabled Items**



**LOT SPLIT AND CONSOLIDATION PLAT**  
**FOR THE**

**BEREA CITY SCHOOL DISTRICT BOARD OF EDUCATION**  
SITUATED IN THE CITY OF BROOK PARK AND STATE OF OHIO, COUNTY OF CUYAHOGA, ORIGINAL WASHINGTON TOWNSHIP, SECTION 15, LOT 5 AND KNOWN AS PARCELS NO. 1 THROUGH 3 AS SHOWN IN THE PLAT OF SURVEY OF PROPERTY OF BEREA CITY SCHOOL DISTRICT BOARD OF EDUCATION CREATED BY THEODORE S. BODGARDUS, P.L. 3089 IN FEBRUARY 12, 1954.

**ACCEPTANCE**

WE, THE UNDERSIGNED OWNER OF THE LAND SHOWN HEREIN, DO HEREBY ACCEPT THIS LOT SPLIT.

PARCELS NO. 1 THROUGH 4, OWNED BY THE BOARD OF EDUCATION OF THE BEREA CITY SCHOOL DISTRICT SIGNATURE

PRINT NAME \_\_\_\_\_ DATE \_\_\_\_\_  
BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED

WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR FREE ACT AND DEED.  
IN TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND AND OFFICIAL SEAL AT \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_ CHUD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

**APPROVALS**

THIS LOT SPLIT AND CONSOLIDATION PLAT IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF BROOK PARK.

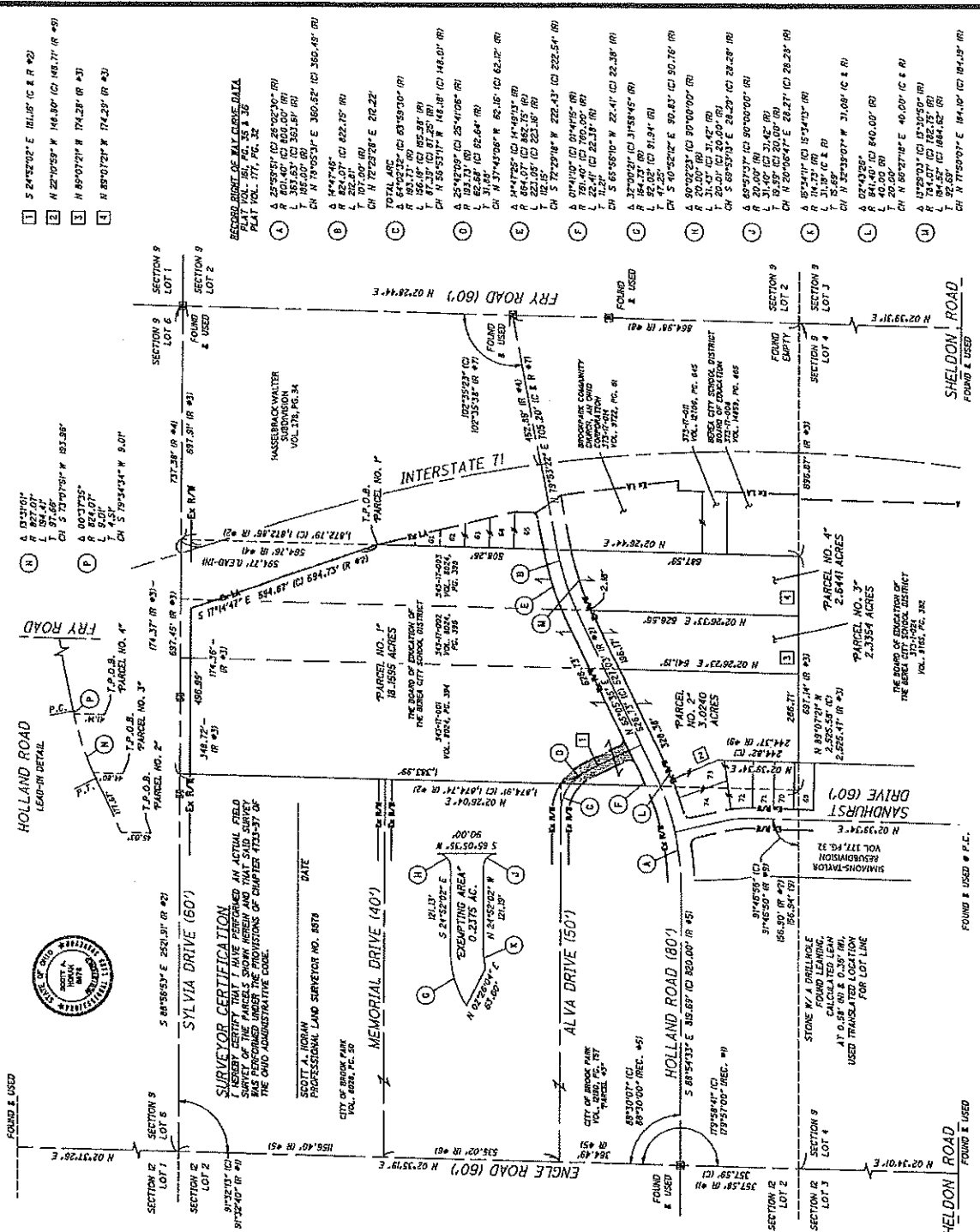
- CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_
- THE COUNCIL OF THE CITY OF BROOK PARK ORDNANCE NO. \_\_\_\_\_
- PRESIDENT OF COUNCIL \_\_\_\_\_ DATE \_\_\_\_\_
- CLERK OF COUNCIL \_\_\_\_\_ DATE \_\_\_\_\_
- CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

- RECORD DOCUMENTS REFERRED
- 1. MAP OF SURVEY FOR BROOK PARK VILLAGE BY C.R. COURTESY ENG. CO. IN DECEMBER 1953
- 2. DECLARATION PLAT OF HOLLAND ROAD, ALVA DRIVE, AND SYLVIA DRIVE - PLAT OF SURVEY OF PROPERTY OF BEREA CITY SCHOOL DISTRICT BOARD OF EDUCATION BY THEODORE S. BODGARDUS IN FEBRUARY 1954
- 3. CUR-14-5, 7E RIGHT OF WAY PLANS BY ODDT, DISTRICT 12
- 4. DECLARATION PLAT OF HOLLAND ROAD AND ALVA DRIVE - VOL. 161, PG. 35
- 5. DECLARATION PLAT OF MEMORIAL DRIVE - VOL. 174, PG. 34
- 6. HASSELBROCK-WALTER SUBDIVISION PLAT - VOL. 174, PG. 34
- 7. SHELTON-FRY SUBDIVISION PLAT - VOL. 202, PG. 50
- 8. SIMMONS-TAYLOR RESUBDIVISION PLAT - VOL. 177, PG. 32



**SURVEYOR CERTIFICATION**  
I, SCOTT A. NORMAN, SURVEYOR, HAVE PERFORMED AN ACTUAL FIELD SURVEY OF THE PARCELS SHOWN HEREIN AND THAT SAID SURVEY WAS PERFORMED UNDER THE PROVISIONS OF CHAPTER 4753-37 OF THE OHIO ADMINISTRATIVE CODE.

SCOTT A. NORMAN  
PROFESSIONAL LAND SURVEYOR NO. 8576  
DATE \_\_\_\_\_



- 1 S 24°52'02" E 181.87' (C & R #2)
  - 2 N 22°10'59" W 148.90' (C) 163.71' (R #3)
  - 3 H 89°01'21" W 174.28' (R #3)
  - 4 N 89°01'21" W 174.29' (R #3)
- RECORD BIRCHER & WALKER ENGINEERS  
PLAT VOL. 177, PG. 32
- A 25°59'51" (C) 26°02'30" (R)
  - R 401.40' (C) 400.00' (R)
  - L 182.80' (C) 183.18' (R)
  - CH N 79°55'31" E 360.52' (C) 360.48' (R)
  - R 424.07' (C) 422.19' (R)
  - L 222.81' (C) 222.81' (R)
  - CH N 72°28'28" E 202.22' (C) 202.22' (R)
  - TO 144°42'12" (C) 63°58'00" (R)
  - R 83.71' (C) 83.71' (R)
  - L 99.18' (C) 99.38' (R)
  - CH N 35°53'17" W 146.18' (C) 146.01' (R)
  - A 93.31' (C) 25°41'06" (R)
  - L 92.88' (C) 92.84' (R)
  - CH N 31°43'56" E 62.16' (C) 62.22' (R)
  - A 74°25' (C) 14°49'21" (R)
  - L 223.85' (C) 223.18' (R)
  - L 102.15' (C) 102.15' (R)
  - CH S 72°29'18" W 228.43' (C) 228.54' (R)
  - A 01°14'01" (C) 21°41'52" (R)
  - R 75.40' (C) 70.00' (R)
  - L 21.21' (C) 21.21' (R)
  - CH S 65°58'50" W 22.41' (C) 22.28' (R)
  - L 22.28' (C) 22.28' (R)
  - A 32°00'00" (C) 31°58'54" (R)
  - R 84.23' (R)
  - L 22.28' (C) 22.28' (R)
  - CH S 40°25'24" E 90.83' (C) 90.78' (R)
  - A 20°00'00" (C) 20°00'00" (R)
  - L 31.23' (C) 31.42' (R)
  - CH S 68°58'51" E 28.29' (C) 28.28' (R)
  - A 90°00'00" (C) 90°00'00" (R)
  - L 20.00' (C) 20.00' (R)
  - L 31.40' (C) 31.42' (R)
  - L 6.59' (C) 20.00' (R)
  - CH N 20°08'47" E 28.27' (C) 28.28' (R)
  - L 28.28' (C) 28.28' (R)
  - CH N 32°33'07" W 31.08' (C & R)
  - A 02°43'28" (C)
  - R 84.40' (C) 84.00' (R)
  - L 20.00' (C) 20.00' (R)
  - CH N 89°27'18" E 40.00' (C & R)
  - A 12°00'00" (C) 12°00'00" (R)
  - R 74.07' (C) 74.28' (R)
  - L 84.85' (C) 84.82' (R)
  - CH N 71°00'07" E 184.10' (C) 184.19' (R)

**Lot Split and Consolidation**  
**For**  
**The Board of Education of the Berea School District**  
**(P.P.N. 343-17-001, -002, and -003)**

**“Parcel No. 1”**

Situated in the City of Brook Park and the State of Ohio, County of Cuyahoga, Middleburgh Township, Section 9, Lot 5, and known as parts of parcels conveyed to The Board of Education of The Berea City School District by deeds dated March 15, 1954 and recorded as Volume 8024, Page 394, 396, and 398 of the Cuyahoga County Recorder and more particularly bounded and described as follows:

Commencing for reference at a monument box with a 5/8 inch iron pin at the intersection of the Fry Road (60 feet wide) centerline of right of way with the Sylvia Road (60 feet wide) centerline of right of way, said intersection is also the northeast corner of the aforementioned Lot 5; thence, along the Sylvia Road centerline of right of way, North 88 degrees 56 minutes 53 seconds West, 697.91 feet to the northwest corner of the Hasselbrack Walter Subdivision as shown in Plat Volume 178, Page 34 of the Cuyahoga County Records, thence, along the west line of the aforementioned subdivision, South 02 degrees 26 minutes 44 seconds West, 594.77 feet to an iron pin set at an angle break in the western limited access line of Interstate 71 as shown in the CUY-71-5.72 right of way plans on file with the Ohio Department of Transportation, District 12, and the TRUE POINT OF BEGINNING of the parcel herein;

1. Thence, continuing along the west line of the aforementioned subdivision, South 02 degrees 26 minutes 44 seconds West, 508.26 feet to an iron pin set at a point on curve in the Holland Road (80 feet wide) northern right of way;
2. Thence, along the Holland Road northern right of way, along a curve with a delta of 14 degrees 47 minutes 25 seconds, a radius of 864.07 feet, a length of 223.05 feet, a tangent of 112.15 feet, and a chord bearing South 72 degrees 29 minutes 18 seconds, 222.43 feet to an iron pin set at a point of tangent in the Holland Road northern right of way;
3. Thence, continuing along the Holland Road northern right of way, South 65 degrees 05 minutes 36 seconds West, 526.73 feet to an iron pin set at a point of curvature in the Holland Road northern right of way;
4. Thence, continuing along the Holland Road northern right of way, along a curve with a delta of 01 degrees 41 minutes 10 seconds, a radius of 761.40 feet, a length of 22.41 feet, a tangent of 11.21 feet, and a chord bearing South 65 degrees 56 minutes 10 seconds West, 22.41 feet to an iron pin set at the east line of “Parcel

#3" conveyed to the City of Brook Park by deed dated January 19, 1968 and recorded as Volume 12190, Page 757 of the Cuyahoga County Records;

5. Thence, along the east line of said "Parcel #3" and the east line of a parcel conveyed to the City of Brook park by deed dated March 3, 1954 and recorded as Volume 8028, Page 50 of the Cuyahoga County Records, North 02 degrees 26 minutes 04 seconds East, 1383.99 feet to an iron pin set on the Sylvia Drive (60 feet wide) southern right of way;
6. Thence, along the Sylvia Drive southern right of way, South 88 degrees 56 minutes 53 seconds East, 496.99 feet to an iron pin set at the intersection with said western limited access line of Interstate 71;
7. Thence, along the said western limited access line, South 17 degrees 14 minutes 47 seconds East, 594.67 feet to the TRUE POINT OF BEGINNING and enclosing an area of 18.1595 acres, more or less, and is from Cuyahoga County Auditor's Permanent Parcel Numbers 343-17-001, -002, and -003.

"Parcel No. 1" Area	18.1595 acres
<u>Alva Drive Exemption</u>	<u>0.2375 acres</u>
	<b>17.9220 acres</b>

Exempting the Alva Drive (50 feet wide) right of way as shown on the Dedication Plat of Holland Road, Alva Drive, and Sylvia Drive recorded as Volume 161, Page 36 of the Cuyahoga County Records and more particularly bounded and described as follows:

Commencing on the Alva Drive southern right of way at the intersection with the east line of said "Parcel #3" and the TRUE POINT OF BEGINNING of the parcel herein;

1. Thence, along the east line of said "Parcel #3", North 02 degrees 26 minutes 04 seconds East, 63.60 feet to the Alva Drive northern right of way;
2. Thence, along the Alva Drive northern right of way, along a curve with a delta of 32 degrees 00 minutes 21 seconds, a radius of 164.73 feet, a length of 92.02 feet, a tangent of 47.25 feet, and a chord bearing South 40 degrees 52 minutes 12 seconds East, 90.83 feet to a point of tangency in the Alva Drive northern right of way;
3. Thence, continuing along the Alva Drive northern right of way, South 24 degrees 52 minutes 02 seconds East, 121.13 feet to a point of curvature in the Alva Drive northern right of way;
4. Thence, continuing along the Alva Drive northern right of way, along a curve with a delta 90 degrees 02 minutes 23 seconds, a radius of 20.00 feet, a length



- 31.43 feet, a tangent of 20.01 feet, and a chord bearing South 69 degrees 53 minutes 13 seconds East, 28.29 feet to a point of tangency with the Holland Road northern right of way;
5. Thence, along the Holland Road northern right of way, South 65 degrees 05 minutes 35 seconds West, 90.00 feet to a point of curvature in the Alva Drive southern right of way;
  6. Thence, along the Alva Drive southern right of way, along a curve with a delta of 89 degrees 57 minutes 37 seconds, a radius of 20.00 feet, a length of 31.40 feet, a tangent of 19.99 feet, and a chord bearing North 20 degrees 06 minutes 47 seconds, 28.27 feet to a point of tangency in the Alva Drive southern right of way;
  7. Thence, continuing along the Alva Drive southern right of way, North 24 degrees 52 minutes 02 seconds, 121.19 feet to a point of curvature in the Alva Drive southern right of way;
  8. Thence, continuing along the Alva Drive southern right of way, along a curve with a delta of 15 degrees 34 minutes 11 seconds, a radius of 114.73 feet, a length of 31.18 feet, a tangent of 15.69 feet, and a chord bearing North 32 degrees 39 minutes 07 seconds West, 31.08 feet to the TRUE POINT OF BEGINNING and enclosing an area of 0.2375 acres, more or less.

“Iron pin set” in the above description 5/8 inch x 30 inch reinforcing rods with a plastic cap stamped “S. Horan PS 8678”.

The bearings contained herein are based upon the Ohio State Plane Coordinate System, North Zone, NAD83 (2011).

The description was prepared by Scott A. Horan, P.S., Registered Surveyor No. 8678 and is based on survey made between July and November of 2020 for the City of Brook Park.

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Scott A. Horan  
Professional Land Surveyor No. 8678

Date

**Lot Split and Consolidation**  
**For**  
**The Board of Education of the Berea School District**  
**(P.P.N. 343-17-001)**

**“Parcel No. 2”**

Situated in the City of Brook Park and the State of Ohio, County of Cuyahoga, Middleburgh Township, Section 9, Lot 5, and known as part of a parcel conveyed to The Board of Education of The Berea City School District by deeds dated March 15, 1954 and recorded as Volume 8024, Page 394 of the Cuyahoga County Recorder and more particularly bounded and described as follows:

Commencing for reference at a monument box with a 5/8 inch iron pin at the intersection of the Fry Road (60 feet wide) centerline of right of way with the Holland Road (80 feet wide) centerline of right of way; thence, along the Holland Road centerline of right of way, South 79 degrees 53 minutes 22 seconds West, 705.20 to a point of curvature in the Holland Road centerline of right of way; thence, continuing along the Holland Road centerline of right of way, along a curve with a delta of 14 degrees 47 minutes 46 seconds, a radius of 824.07 feet, a length of 212.81 feet, a tangent of 107.00 feet, and a chord bearing South 72 degrees 29 minutes 28 seconds West, 212.22 feet to a point of tangency in the Holland Road centerline of right of way; thence, continuing along the Holland Road centerline of right of way, South 65 degrees 05 minutes 35 seconds West, 177.67 feet to the west line of a parcel conveyed to The Board of Education of The Berea City School District by deed dated March 15, 1954 and recorded as Volume 8024, Page 396 of the Cuyahoga County Records; thence, along the west line of said parcel conveyed to The Board of Education of The Berea City School District, South 02 degrees 26 minutes 23 seconds West, 45.03 feet to an iron pin set on the Holland Road southern right of way and the TRUE POINT OF BEGINNING of the parcel herein;

1. Thence, continuing along the west line of said parcel conveyed to The Board of Education of The Berea City School District, South 02 degrees 26 minutes 23 seconds West, 541.19 feet to an iron pin set on the south line of the aforementioned Lot 5 and the north line of a parcel conveyed to The Board of Education of The Berea City School District by deed dated October 26, 1959 and recorded as Volume 9765, Page 382 of the Cuyahoga County Records;
2. Thence, along the south line of said Lot 5 and the north line of said parcel conveyed to The Board of Education of The Berea City School District, North 89 degrees 07 minutes 21 seconds West, 266.71 feet to an iron pin set on the east line of the Simmons-Taylor Resubdivision as shown in Plat Volume 177, Page 32 of the Cuyahoga County Records;

3. Thence, along the east line of the aforementioned subdivision, North 02 degrees 39 minutes 34 seconds East, 244.82 feet to an iron pin set at an angle break in the east line of the aforementioned subdivision;
4. Thence, continuing along the east line of the aforementioned subdivision, North 22 degrees 10 minutes 59 seconds West, 148.80 feet to the intersection with the Holland Road southern right of way, said intersection referenced by 5/8 inch iron pin found bent South 81 degrees 59 minutes 14 seconds East, 0.54 feet;
5. Thence, along the Holland Road southern right of way, along a curve with a delta of 02 degrees 43 minutes 26 seconds, a radius of 841.10 feet, a length of 40.00 feet, a tangent of 20.00 feet, and a chord bearing North 66 degrees 27 minutes 18 seconds, 40.00 feet to an iron pin set at a point of curvature in the Holland Road southern right of way;
6. Thence, continuing along the Holland Road southern right of way, North 65 degrees 05 minutes 35 seconds East, 328.38 feet to the TRUE POINT OF BEGINNING and enclosing an area of 3.0240 acres, more or less, and is from Cuyahoga County Auditor's 373-17-001.

"Iron pin set" in the above description 5/8 inch x 30 inch reinforcing rods with a plastic cap stamped "S. Horan PS 8678".

The bearings contained herein are based upon the Ohio State Plane Coordinate System, North Zone, NAD83 (2011).

The description was prepared by Scott A. Horan, P.S., Registered Surveyor No. 8678 and is based on survey made between July and November of 2020 for the City of Brook Park.

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Scott A. Horan  
Professional Land Surveyor No. 8678

Date

**Lot Split and Consolidation**  
**For**  
**The Board of Education of the Berea School District**  
**(P.P.N. 343-17-002)**

**“Parcel No. 3”**

Situated in the City of Brook Park and the State of Ohio, County of Cuyahoga, Middleburgh Township, Section 9, Lot 5, and known as part of a parcel conveyed to The Board of Education of The Berea City School District by deeds dated March 15, 1954 and recorded as Volume 8024, Page 396 of the Cuyahoga County Recorder and more particularly bounded and described as follows:

Commencing for reference at a monument box with a 5/8 inch iron pin at the intersection of the Fry Road (60 feet wide) centerline of right of way with the Holland Road (80 feet wide) centerline of right of way; thence, along the Holland Road centerline of right of way, South 79 degrees 53 minutes 22 seconds West, 705.20 to a point of curvature in the Holland Road centerline of right of way; thence, continuing along the Holland Road centerline of right of way, along a curve with a delta of 13 degrees 31 minutes 01 seconds, a radius of 824.07 feet, a length of 194.41 feet, a tangent of 97.66 feet, and a chord bearing South 73 degrees 07 minutes 51 seconds West, 193.96 feet to the west line of a parcel conveyed to The Board of Education of The Berea City School District by deed dated March 15, 1954 and recorded as Volume 8024, Page 398 of the Cuyahoga County Records; thence, along the west line of said parcel conveyed to The Board of Education of The Berea City School District, South 02 degrees 26 minutes 33 seconds West, 44.80 feet to an iron pin set on the Holland Road southern right of way and the TRUE POINT OF BEGINNING of the parcel herein;

1. Thence, continuing along the west line of said parcel conveyed to The Board of Education of The Berea City School District, South 02 degrees 26 minutes 33 seconds West, 626.56 feet to an iron pin set on the south line of the aforementioned Lot 5 and the north line of a parcel conveyed to The Board of Education of The Berea City School District by deed dated October 26, 1959 and recorded as Volume 9765, Page 382 of the Cuyahoga County Records;
2. Thence, along the south line of said Lot 5 and the north line of said parcel conveyed to The Board of Education of The Berea City School District, North 89 degrees 07 minutes 21 seconds West, 174.28 feet to an iron pin set on the east line of a parcel conveyed to The Board of Education of The Berea City School District by deed dated March 15, 1954 and recorded as Volume 8024, Page 394 of the Cuyahoga County Records;



**Lot Split and Consolidation**  
**For**  
**The Board of Education of the Berea School District**  
**(P.P.N. 343-17-003)**

**“Parcel No. 4”**

Situated in the City of Brook Park and the State of Ohio, County of Cuyahoga, Middleburgh Township, Section 9, Lot 5, and known as part of a parcel conveyed to The Board of Education of The Berea City School District by deeds dated March 15, 1954 and recorded as Volume 8024, Page 398 of the Cuyahoga County Recorder and more particularly bounded and described as follows:

Commencing for reference at a monument box with a 5/8 inch iron pin at the intersection of the Fry Road (60 feet wide) centerline of right of way with the Holland Road (80 feet wide) centerline of right of way; thence, along the Holland Road centerline of right of way, South 79 degrees 53 minutes 22 seconds West, 705.20 to a point of curvature in the Holland Road centerline of right of way; thence, continuing along the Holland Road centerline of right of way, along a curve with a delta of 00 degrees 37 minutes 35 seconds, a radius of 824.07 feet, a length of 9.01 feet, a tangent of 4.51 feet, and a chord bearing South 79 degrees 34 minutes 34 seconds West, 9.01 feet to the west line of a parcel conveyed to the Brookpark Community Church, an Ohio Corporation by deed dated July 31, 1959 and recorded as Volume 9722, Page 61 of the Cuyahoga County Records; thence, along the west line of said parcel conveyed to the Brookpark Community Church, an Ohio Corporation, South 02 degrees 26 minutes 44 seconds West, 41.14 feet to an iron pin set on the Holland Road southern right of way and the TRUE POINT OF BEGINNING of the parcel herein;

1. Thence, continuing along the west line of said parcel conveyed to the Brookpark Community Church, an Ohio Corporation, the west line of a parcel conveyed to the Brook Park Community Church by deed dated May 5, 1970 and recorded as Volume 12706, Page 645, and the west line of a parcel conveyed to the Berea City School District Board of Education by deed dated October 10, 1978 and recorded as Volume 14859, Page 865 of the Cuyahoga County Records, South 02 degrees 26 minutes 44 seconds West, 687.59 feet (passing by a 5/8 inch iron pin found 0.20 feet to the left at 395.13 feet) to an iron pin set on the south line of the aforementioned Lot 5 and the north line of a parcel conveyed to The Board of Education of The Berea City School District by deed dated October 26, 1959 and recorded as Volume 9765, Page 382 of the Cuyahoga County Records;
2. Thence, along the south line of said Lot 5 and the north line of said parcel conveyed to The Board of Education of The Berea City School District, North 89 degrees 07 minutes 21 seconds West, 174.29 feet to an iron pin set on the east line of a parcel conveyed to The Board of Education of The Berea City School District by deed

