

NOTES:

- 1 1. Due to the COVID-19 pandemic all upcoming Regular or Special meetings; Governor DeWine's directive for meetings and social distancing will strictly be enforced.
2. The public is encouraged to email comments related to agenda items or general communications to the Clerk of Council, Michelle Blazak, email address by 4:30 p.m. the day of said meeting. All emails received will be shared with all elected officials and either read at said meeting or attached to the minutes' journal.

NEW as of 10/20/20 Council meeting:

3. Residents are requested to call in to the regularly scheduled Council meeting between letters A and J of the Council agenda. This can be done by utilizing the below list of phone numbers, followed by entering the provided meeting ID number and passcode when prompted. Upon entrance/acceptance to the meeting, you will be placed into a waiting room, on mute. At letter 'L' of the agenda you will be brought out of the waiting room in the order your call was received, to join the meeting and have your voice heard. Upon completion of your statement(s) you will then be removed from the meeting and the next person in the waiting room will then be brought out to speak. This format will be followed for each person in the waiting room until completed. **No phone calls will be accepted after the completion of letter 'J' of the Council agenda to allow for uninterrupted continuation of the meeting:**

Phone Numbers to enter the Council meeting:

1-312-626-6799

1-646-558-8656

1-301-715-8592

1-346-248-7799

1-669-900-9128

1-253-215-8782

Please use Meeting ID: 654 310 3385

Password: 826237

TOLL CHARGES MAY APPLY:

NOTICE
SPECIAL MEETING OF COUNCIL

Clerk's Office, Brook Park, Ohio

November 20, 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 THAT A SPECIAL MEETING OF COUNCIL
HAS BEEN CALLED FOR THE PURPOSE OF:

XXX COUNCIL MEETING

CAUCUS MEETING

EXECUTIVE SESSION

OTHER (Specify)

Such special meeting will accordingly be held on MONDAY the 23RD day of
NOVEMBER, AT 5:00 P.M. at the place of holding regular meetings. (*Refer to Rules of
Council, No. 4, if applicable.)

A. ROLL CALL OF MEMBERS:

B. PLEDGE OF ALLEGIANCE:

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

SEE ATTACHED SHEET

L. REMARKS FROM THE AUDIENCE ON SUBJECT MATTER ON THIS AGENDA ONLY:

M. INTRODUCTION OF ORDINANCES AND RESOLUTIONS: FIRST READING:

SEE ATTACHED SHEET

O. ADJOURNMENT


Mayor
Michelle Blazek
Clerk of Council

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

1. AN ORDINANCE APPROVING THE LOT SPLIT OF 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 '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 THE CONSOLIDATION OF 18.1595 ACRES LABELED AS 'PARCEL NO. 1' AND DECLARING AN EMERGENCY. Introduced by Council as a Whole.

M. INTRODUCTION OF ORDINANCES AND RESOLUTIONS: (FIRST READING):

1. AN ORDINANCE APPROVING THE LOT SPLIT OF 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 '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 THE CONSOLIDATION OF 18.1595 ACRES LABELED AS 'PARCEL NO. 1' AND DECLARING AN EMERGENCY. Introduced by Council as a Whole.

CITY OF BROOK PARK, OHIO

ORDINANCE NO: _____

INTRODUCED BY: COUNCIL AS A WHOLE

AN ORDINANCE

APPROVING THE LOT SPLIT OF PROPERTY LABELED "PARCEL NO. 1" LOCATED AT 16900 HOLLAND ROAD "BROOK PARK MEMORIAL" IN THE MUNICIPAL & BOARD OF EDUCATION ZONE FROM THE PROPERTY LABELED "PARCEL NO. 2, PARCEL NO. 3 AND PARCEL NO. 4" LOCATED AT 17001 HOLLAND ROAD "BROOK PARK ELEMENTARY" IN THE MUNICIPAL AND BOARD OF EDUCATION ZONE, AND THE CONSOLIDATION OF 18.1595 ACRES LABELED AS "PARCEL NO.1", AND DECLARING AN EMERGENCY

WHEREAS, on November 17, 2020 the Planning Commission approved and referred to Council a request for a lot split for permanent parcel numbers 343-17-001,002, and 003 "Parcel No. 1" located at 16900 Holland Road and known as Brook Park Memorial School, and permanent parcel number 343-17-001 "Parcel No. 2", permanent parcel number 343-17-002 "Parcel No. 3" and permanent parcel 343-17-003 "Parcel No. 4," located at 17001 Holland Road and known as Brook Park Elementary School, and the consolidation of 18.1595 acres labeled as "Parcel No. 1."

NOW, THEREFORE, BE IT ORDAINED, by the Council of the City of Brook Park, State of Ohio, that:

SECTION 1: The lot split and the consolidation of the aforementioned properties is further described in Exhibit "A" attached hereto and incorporated herein by reference and is hereby authorized and approved by the Council of the City of Brook Park.

SECTION 2: It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 3: This Ordinance is hereby declared to be an emergency measure immediately necessary for the preservation of the public peace, health, safety and welfare of said City, and for the further reason to approve the lot split and consolidation as described in Exhibit "A"; therefore, provided this ordinance receives the affirmative vote of at least five (5) members elected to Council. It shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise, from and after the earliest period allowed by law.

PASSED: _____

PRESIDENT OF COUNCIL

ATTEST: _____
Clerk of Council

APPROVED: _____
MAYOR

DATE

I HEREBY APPROVE THE WITHIN
INSTRUMENT AS TO LEGAL FORM
AND CORRECTNESS



DIRECTOR OF LAW

11 A

LOT SPLIT AND CONSOLIDATION PLAN

FOR THE
BENEHA CITY SCHOOL DISTRICT BOARD OF EDUCATION
 SITUATED IN THE CITY OF BROOK PARK AND STATE OF OHIO, COUNTY OF
 CUYAHOGA, AND PARCELS NO. 1 THROUGH 3 AS SHOWN IN THE PLAN OF SURVEY
 KNOWN AS PARCELS NO. 1 THROUGH 3 AS SHOWN IN THE PLAN OF SURVEY
 OF PROPERTY OF BENEHA CITY SCHOOL DISTRICT BOARD OF EDUCATION
 CREATED BY THEODORE S. BOGARDUC, P.L.S. 3159 IN FEBRUARY 11, 1954.

ACCEPTANCE

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

THESE PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

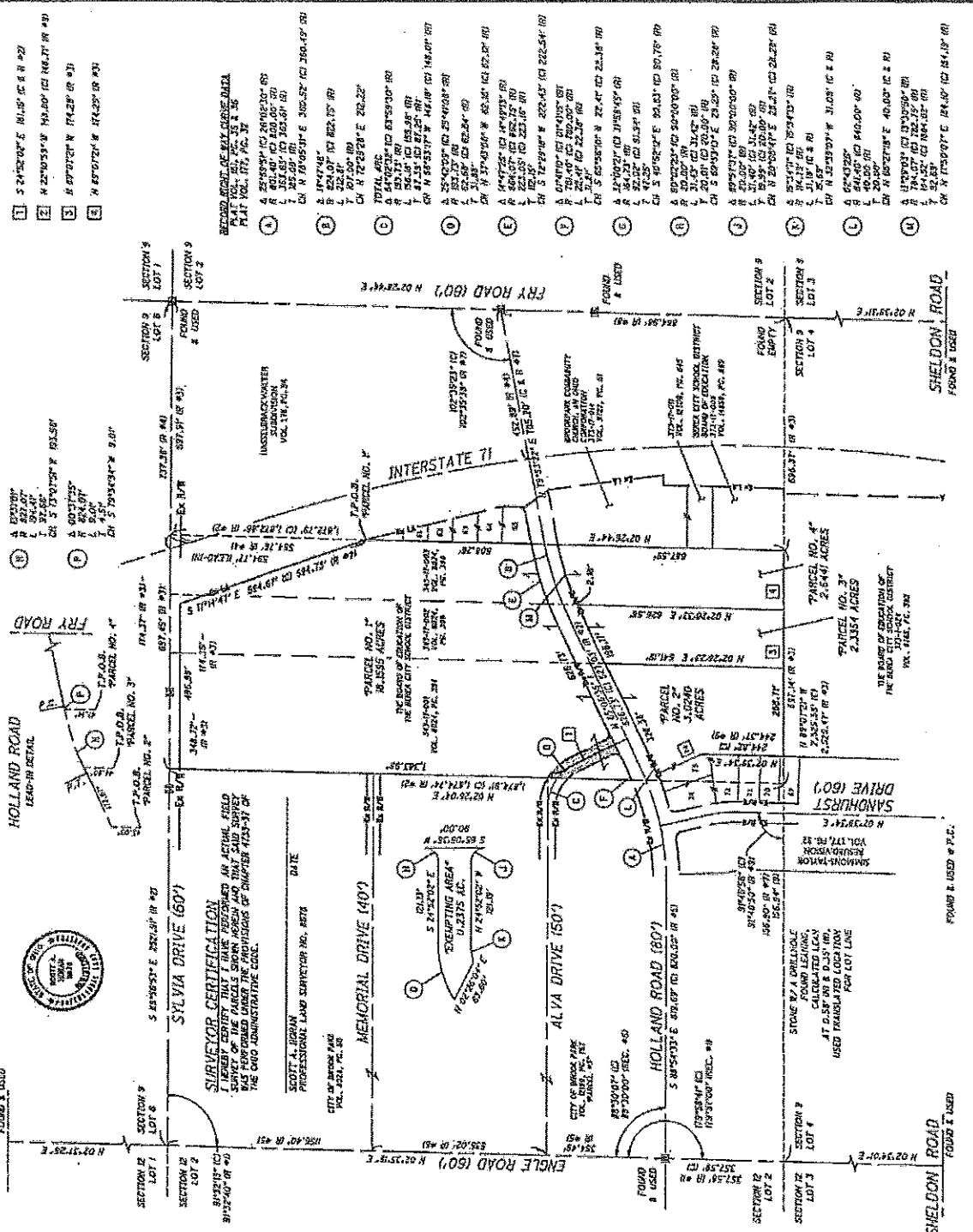
DATE OF SURVEY: _____ DATE: _____
 CITY OF BROOK PARK, OHIO
 PROFESSIONAL LAND SURVEYOR NO. 2872
 VOL. 2024, P.C. 50

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

COUNCILMAN _____ DATE _____
 THE COUNCIL OF THE CITY OF BROOK PARK ORDINANCE NO. _____

PRESIDENT OF COUNCIL _____ DATE _____
CLERK OF COUNCIL _____ DATE _____

CITY ENGINEER _____ DATE _____
 BROOK PARK ENGINEER REFERENCED:
 1. MAP OF TRACT FOR BROOK PARK VILLAGE OF C.F. COURTSNEY ENG. CO.
 2. MAP OF TRACT FOR BROOK PARK VILLAGE OF C.F. COURTSNEY ENG. CO.
 3. MAP OF TRACT FOR BROOK PARK VILLAGE OF C.F. COURTSNEY ENG. CO.
 4. MAP OF TRACT FOR BROOK PARK VILLAGE OF C.F. COURTSNEY ENG. CO.
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 9. MAP OF TRACT FOR BROOK PARK VILLAGE OF C.F. COURTSNEY ENG. CO.
 10. MAP OF TRACT FOR BROOK PARK VILLAGE OF C.F. COURTSNEY ENG. CO.



FOUND & USED
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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 of 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>
	17.9220 acres

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.

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.

Scott A. Horan

Date

Professional Land Surveyor No. 8678

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;

3. Thence, along the east line of said parcel conveyed to The Board of Education of The Berea City School District, North 02 degrees 26 minutes 23 seconds East, 541.19 feet to an iron pin set on the Holland Road southern right of way;
4. Thence, along the Holland Road southern right of way, North 65 degrees 05 minutes 35 seconds East, 196.17 feet to the TRUE POINT OF BEGINNING and enclosing an area of 2.3354 acres, more or less, and is from Cuyahoga County Auditor's 373-17-002.

"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.

Scott A. Horan	Date
Professional Land Surveyor No. 8678	

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

dated March 15, 1954 and recorded as Volume 8024, Page 396 of the Cuyahoga County Records;

3. Thence, along the east line of said parcel conveyed to The Board of Education of The Berea City School District, North 02 degrees 26 minutes 33 seconds East, 626.56 feet to an iron pin set on the Holland Road southern right of way;
4. Thence, along the Holland Road southern right of way, North 65 degrees 05 minutes 35 seconds East, 2.18 feet to a point of curvature in the Holland Road southern right of way;
5. Thence, continuing along the Holland Road southern right of way, along a curve with a delta of 13 degrees 29 minutes 03 seconds, a radius of 784.07 feet, a length of 184.52 feet, a tangent of 92.69 feet, and a chord bearing North 71 degrees 50 minutes 07 seconds East, 184.10 feet to the TRUE POINT OF BEGINNING and enclosing an area of 2.6441 acres, more or less, and is from Cuyahoga County Auditor's 373-17-003.

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

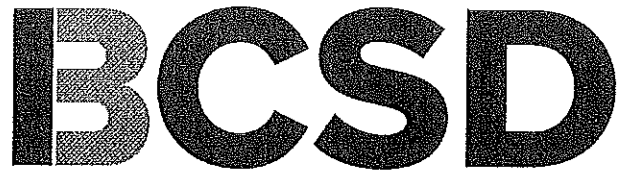
The bearings contained herein are based upon the Ohio State Plane Coordinate System, North Zone, NAD83 (2011).

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.

Scott A. Horan

Date

Professional Land Surveyor No. 8678



Berea City School District

EXCELLENCE • INTEGRITY • PURPOSE

Serving Berea, Brook Park and Middleburg Heights

November 18, 2020

Michael Gammella, Mayor
City of Brook Park
6161 Engle Road
Brook Park, Ohio 44142

Michael Vecchio, President of Council
City of Brook Park
6161 Engle Road
Brook Park, Ohio 44142

RE: Berea City School District and the City of Brook Park

The Berea City School District is aware and in agreement with the City of Brook Park in regards to the proposed lot split for the City of Brook Park and the Berea City School District property.

Michael W. Slivochka

Michael W. Slivochka
Director of Business Services

MWS/dj