

ORDINANCE 2024 – 57

AN ORDINANCE AUTHORIZING THE ADMINISTRATION TO PROCEED WITH A LOT SPLIT OF CITY-OWNED PROPERTY LOCATED AT 6188 PEARL ROAD IN THE CITY OF PARMA HEIGHTS, AND DECLARING AN EMERGENCY, AS AMENDED

WHEREAS, pursuant to the Charter and Codified Ordinances of the City of Parma Heights, the Planning Commission met, considered, and recommended the adoption of this Ordinance to Council and the Administration in order to permit the lot split of City-owned property to allow for the construction of a new library.

**NOW, THEREFORE, BE IT ORDAINED** by the Council of the City of Parma Heights, County of Cuyahoga and State of Ohio:

Section 1. That this Council hereby authorizes the Administration to proceed with the lot split of City-owned property located at 6188 Pearl Road in the City of Parma Heights, further described in “Council Ordinance Exhibit 1, as amended”, attached hereto and incorporated by reference.

Section 2. This Council finds and determines that all formal actions of this Council concerning and relating to the adoption of the Ordinance were taken in an open meeting of this Council and that all deliberations of the Council and of any of its Committees comprised of a majority of the members of the Council that resulted in those formal actions were in meetings open to the public, in compliance with the law.

Section 3. This Council declares this Ordinance to be an emergency measure for the immediate preservation of the public health, peace, and safety of this Municipality and for the further reason that this measure is necessary in order to proceed with the lot split at the earliest date possible in order to further development of the land; wherefore, it shall be in full force and effect immediately after its passage by Council and approved by the Mayor.

PASSED: October 7, 2024

Thomas Rounds  
PRESIDENT OF COUNCIL

ATTEST: Barbara Allen  
CLERK OF COUNCIL

October 7, 2024  
APPROVED

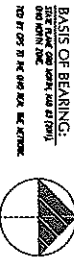
FILED WITH THE MAYOR: October 7, 2024

Marie Gallo  
MAYOR MARIE GALLO

COUNCIL ORDINANCE EXHIBIT 1, as amended

LOT SPLIT AND CONSOLIDATION PLAT

PART OF ORIGINAL PARMA TOWNSHIP, LOT 3, ELY TRACT  
 CITY OF PARMA HEIGHTS  
 COUNTY OF CUYAHOGA  
 STATE OF OHIO



REFERENCES:

- 1. COUNTY PLAT NO. 103
- 2. ORD. AS AMENDED ON 02/21/20

BOUNDARY LINE TABLE

LINE	DATE	BY WHOM
1	12/09	W. B. ...
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30	12/09	W. B. ...

LEGEND:

- 1. EXISTING CHAINS AND FOUNDATIONS
- 2. EXISTING CURBS AND GUTTERS
- 3. EXISTING SIDEWALKS
- 4. EXISTING DRIVEWAYS
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- 100. EXISTING DRIVEWAYS

CITY OF PARMA HEIGHTS:

THE JURISDICTION, CONTROL AND MAINTENANCE OF THE PUBLIC UTILITIES IS THE RESPONSIBILITY OF THE CITY OF PARMA HEIGHTS. THE LOCATION OF THE UTILITIES SHALL BE SHOWN AS DEPICTED ON THE PLAN AND SHALL BE THE RESPONSIBILITY OF THE CITY OF PARMA HEIGHTS. THE CITY OF PARMA HEIGHTS SHALL BE RESPONSIBLE FOR THE LOCATION OF THE UTILITIES AND SHALL BE RESPONSIBLE FOR THE LOCATION OF THE UTILITIES AND SHALL BE RESPONSIBLE FOR THE LOCATION OF THE UTILITIES.

**APPROVALS:**

DESIGNED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

CHECKED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

PROJECT NO. AND DATE: \_\_\_\_\_

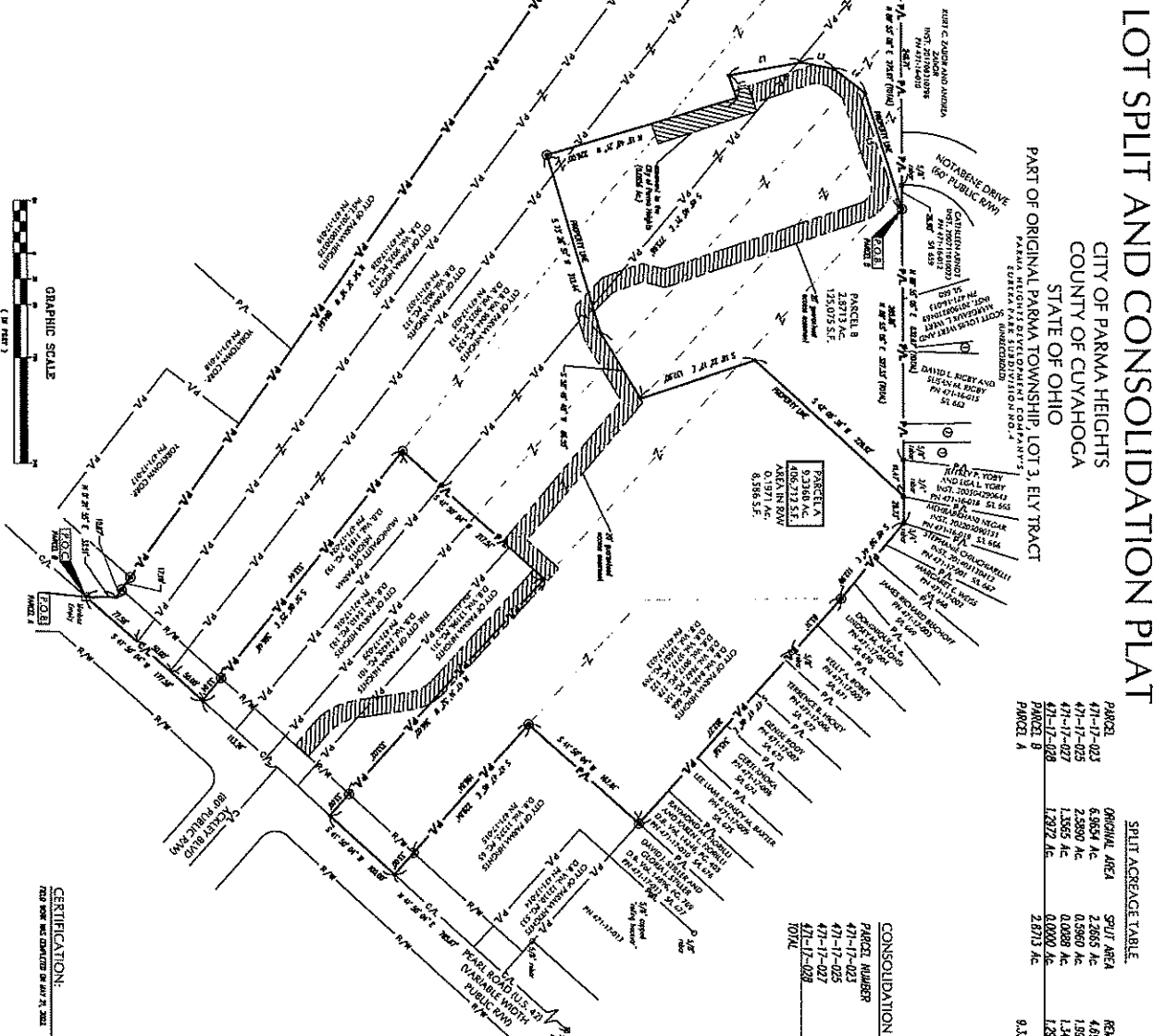
THIS PLAN IS SUBJECT TO THE ORDINANCES OF THE CITY OF PARMA HEIGHTS, OHIO AND TO THE ORDINANCES OF THE COUNTY OF CUYAHOGA, OHIO.

NO PART OF THIS PLAN SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF GSP GROUP, INC.

DATE: \_\_\_\_\_

PROJECT NO. AND DATE: \_\_\_\_\_

DATE: \_\_\_\_\_



SPLIT ACREAGE TABLE

PARCEL	ORIGINAL AREA	SPLIT AREA	REMAINDER AREA
PARCEL A	47-17-023 6.9654 AC.	2.665 AC.	4.6999 AC.
PARCEL B	47-17-025 2.5960 AC.	0.5960 AC.	1.9930 AC.
PARCEL C	47-17-027 1.3365 AC.	0.0289 AC.	1.3477 AC.
PARCEL D	47-17-028 1.7972 AC.	0.0000 AC.	1.7972 AC.
PARCEL E		2.8713 AC.	0.1369 AC.

CONSOLIDATION ACREAGE TABLE

PARCEL NUMBER	ORIGINAL AREA
47-17-023	6.9654 AC.
47-17-025	2.5960 AC.
47-17-027	1.3365 AC.
47-17-028	1.7972 AC.
TOTAL	12.2091 AC.

PARCEL LEGEND

- 1. DANIEL L. RICHARDSON
- 2. DANIEL L. RICHARDSON
- 3. DANIEL L. RICHARDSON
- 4. DANIEL L. RICHARDSON
- 5. DANIEL L. RICHARDSON

CERTIFICATION:

THIS WORK WAS COMPLETED ON 07/23/2023.

DATE: 2023/07/01

1 OF 2

C.C.P.L.  
 6200 PEARL ROAD,  
 PARMA HEIGHTS, OHIO 44130



REV.	DATE	DESCRIPTION

**EXHIBIT A-1**  
**PAGE 1 OF 2**

Page 1 of 2

**2.8713 ACRES**

Situated in the State of Ohio, County of Cuyahoga, City of Parma Heights, Part of Original Parma Township, Lot 3, Ely Tract and being part of a tract conveyed to City of Parma Heights (Grantor) by Deed Book Volume 9025, Page 312, Deed Book Volume 9044, Page 532, Deed Book Volume 8426, Page 666, Deed Book Volume 7667, Page 158, Deed Book Volume 9017, Page 178, Deed Book Volume 9717, Page 122, and Deed Book Volume 13687, Page 769 of said county records and bounded and described as follows:

**COMMENCING** at a monument box (found; empty) on the centerline of Pearl Road (U.S. 42; width varies), the south east corner of a parcel conveyed to Yorktown Corporation by known document, said point being referenced by centerline intersection of said Pearl Road (U.S. 42) and Ackley Boulevard (80 feet wide) North 41 degrees 50 minutes 04 seconds East, a distance of 290.84 feet; thence with the east line of said Yorktown Corporation parcel, North 0 degrees 21 minutes 55 seconds East a distance of 33.51 feet to a mag nail (set); thence with the east line of said Yorktown Corporation and a parcel conveyed to the City of Parma Heights by Instrument 201410020575, North 54 degrees 31 minutes 18 seconds West, passing over a 5/8 inch rebar with cap "GPD" (set) at 10.87 feet, a 5/8 inch rebar with cap "GPD" (set) at 27.97 feet, a total distance of 884.64 feet to a 5/8 inch rebar with cap "GPD" set; thence continuing with the east line of said City of Parma Heights (Inst. 201410020575), North 0 degrees 14 minutes 16 seconds East, a distance of 388.22 feet to a 5/8 inch rebar with cap "GPD" set on the south line of a parcel conveyed to City of Parma Heights by Deed Book Volume 42275, Page 50; thence with the south line of said City of Parma Heights (Deed Book Volume 42275, Page 50) and the south line of an unrecorded subdivision "Parma Heights Development Company's Eureka Park Subdivision No. 4", North 89 degrees 55 minutes 06 seconds East, passing a 5/8 inch rebar (found) at the southeast corner of Notabene Drive right of way (60 feet wide) at 248.71 feet, a total distance of 275.61 feet to a 5/8 inch rebar with cap "GPD" (set) being the **POINT OF BEGINNING** of the parcel herein described;

1. Thence continuing on the south line said unrecorded subdivision, North 89 degrees 55 minutes 06 seconds East, passing a 5/8 rebar (found) at 285.86 feet, a total distance of 327.33 feet to a 3/4 inch rebar (found) at the southeast corner of a parcel conveyed to Jeffrey P. Yoby and Lisa L. Yoby by Instrument Number 200504290643 and the southwest corner of a parcel conveyed to Mchrabkhani Negar by Instrument Number 202205090151;

Thence with new lines through the Grantor's lands, the following ten (10) courses:

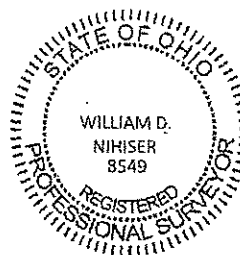
2. South 42 degrees 08 minutes 38 seconds West a distance of 229.92 feet to a mag nail (set);
3. South 18 degrees 22 minutes 17 seconds East, a distance of 137.90 feet to a mag nail (set);
4. South 58 degrees 49 minutes 48 seconds West, a distance of 86.55 feet to a mag nail (set);
5. South 73 degrees 26 minutes 51 seconds West, a distance of 212.44 feet to a 5/8 inch rebar with cap "GPD" (set);
6. North 16 degrees 48 minutes 21 seconds West, a distance of 226.00 feet to a mag nail (set);
7. South 72 degrees 14 minutes 40 seconds West, a distance of 27.10 feet to a mag nail (set);
8. North 10 degrees 18 minutes 48 seconds West, a distance of 84.10 feet to a mag nail (set);
9. North 11 degrees 53 minutes 01 seconds East, a distance of 38.54 feet to a mag nail (set);
10. North 37 degrees 45 minutes 55 seconds East a distance of 45.21 feet to a mag nail (set);
11. North 72 degrees 20 minutes 52 seconds East a distance of 138.28 feet to the **POINT OF BEGINNING**, containing 2.8713 acres, of which the present road occupies 0.0000 acres, and being part of Cuyahoga County Auditor's Parcel Numbers 471-17-027, 471-17-025, and 471-17-023.

The bearings for this description are based on Grid North, of the Ohio State Plane Coordinate System, North Zone, NAD83(2011), as measured with the Ohio Real Time Network.

EXHIBIT A-1  
PAGE 2 OF 2

Page 2 of 2

This description was prepared and reviewed under the supervision of William Douglas Nihiser, Professional Surveyor No. 8549, in April 2024.



Glaus, Pyle, Schomer, Burns, & DeHaven, Inc.  
dba GPD Group

A handwritten signature in black ink, appearing to read "William D. Nihiser".

07/22/2024

William Douglas Nihiser, P.S.  
Ohio Professional Surveyor No. 8549

EXHIBIT A-2

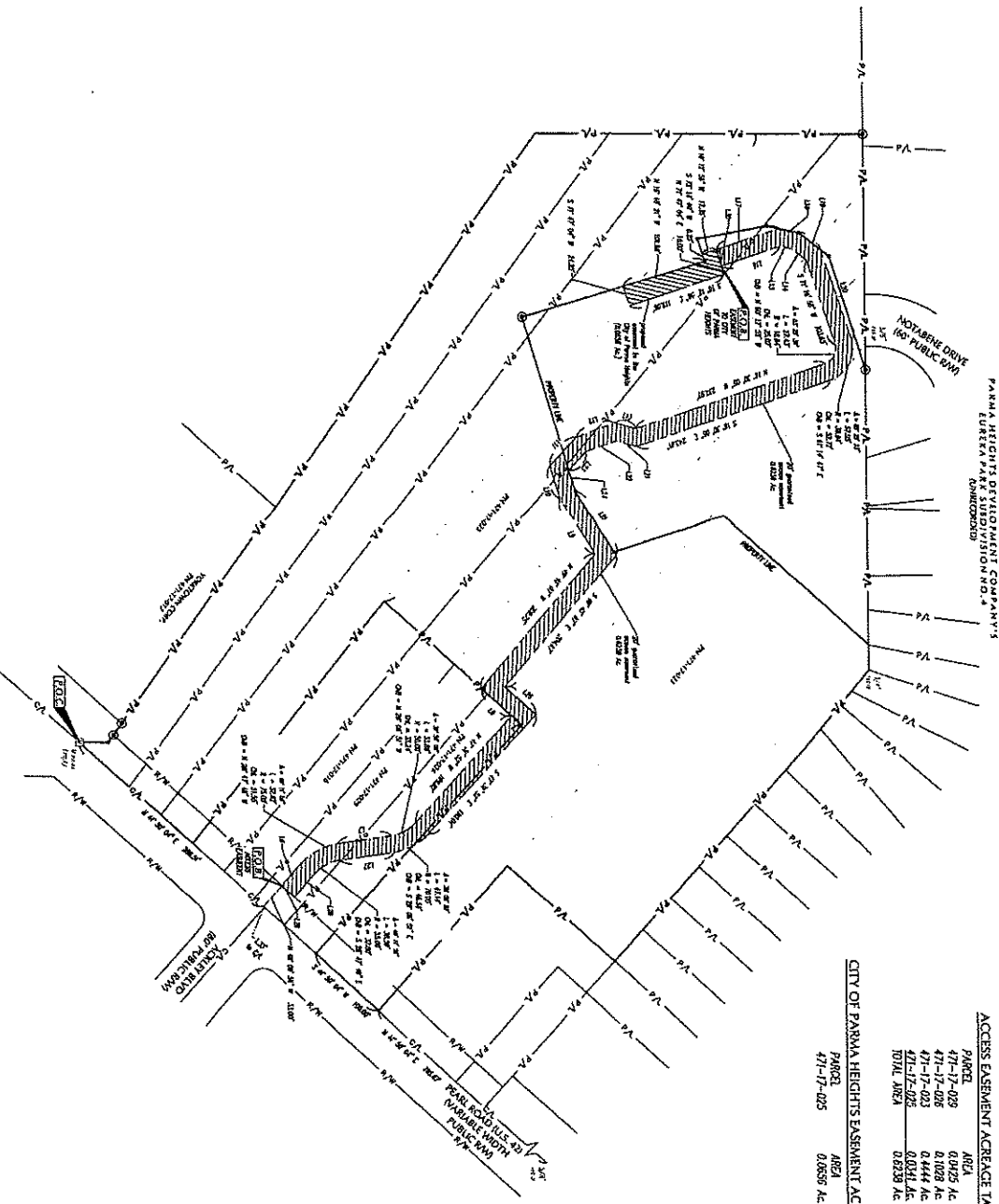
EASEMENT DETAIL

BASIS OF BEARING:  
 DATE: 11/17/2023  
 TIME: 10:00 AM  
 BY: [Signature]



EASEMENT LINE TABLE

LINE	START	END	BEARING	LENGTH
1	0+00	0+00	N 0° 0' 0" E	0.000
2	0+00	0+00	N 0° 0' 0" E	0.000
3	0+00	0+00	N 0° 0' 0" E	0.000
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ACCESS EASEMENT ACREAGE TABLE

PARCEL	AREA
47-17-029	0.9425 AC
47-17-025	0.1028 AC
47-17-023	0.4444 AC
47-17-025	0.0341 AC
TOTAL AREA	0.2238 AC

CITY OF PARMA HEIGHTS'S EASEMENT ACREAGE TABLE

PARCEL	AREA
47-17-025	0.0650 AC

C.C.P.L.  
 6200 PEARL ROAD,  
 PARMA HEIGHTS, OHIO 44130

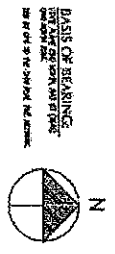
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2023107.01

REV	DATE	DESCRIPTION



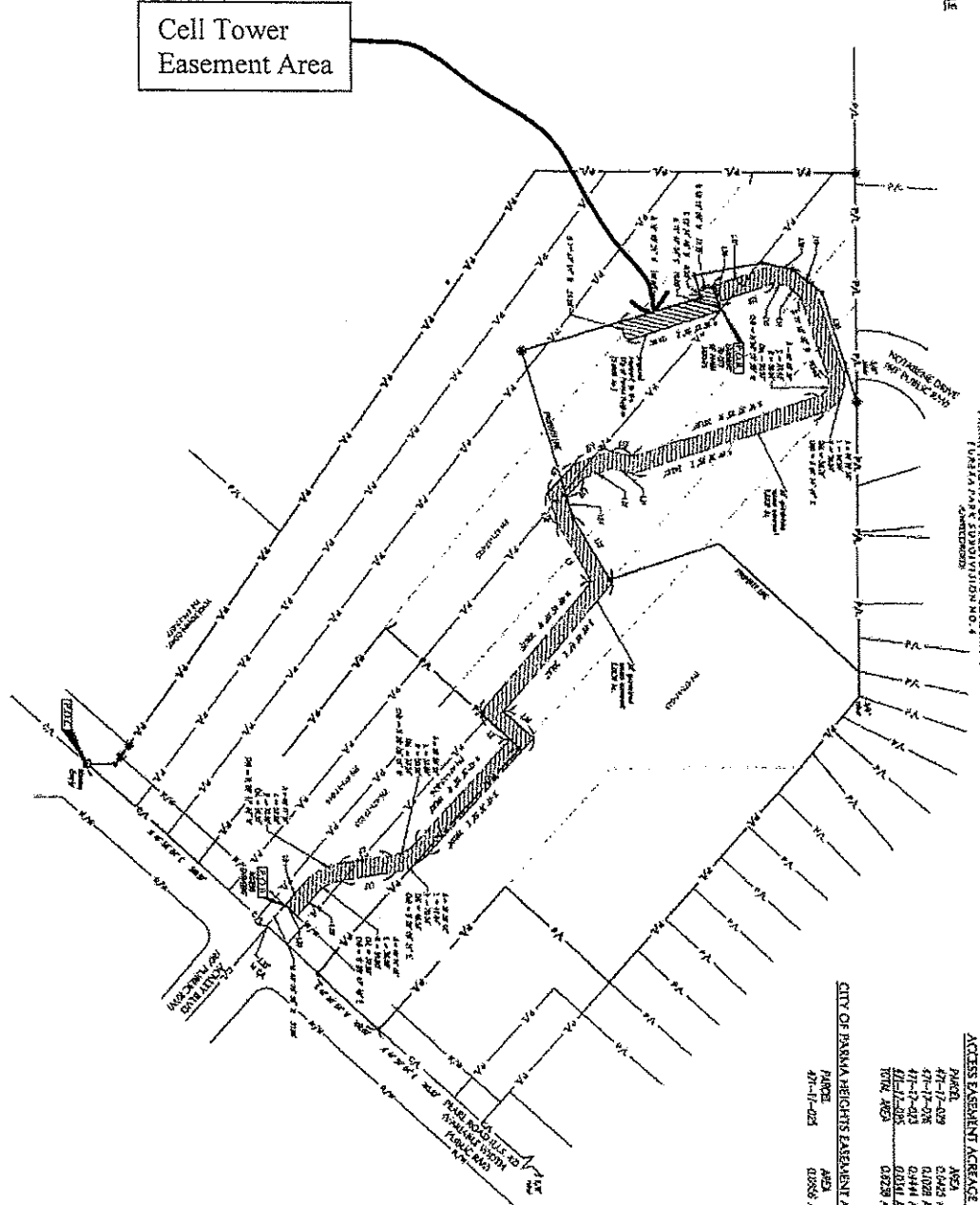
EASEMENT DETAIL



BASE OF BEARING:  
BY THE GEODETIC NORTH  
AND SOUTH  
BY THE SURVEYOR'S MEASUREMENT

EASEMENT LINE TABLE

LINE NO.	DESCRIPTION	BEARING	DISTANCE
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Cell Tower  
Easement Area

PANAMA HEIGHTS DEVELOPING COMPANY'S  
SUBDIVISION PLAN NO. 4  
APPROVED

CITY OF PANAMA HEIGHTS EASEMENT AREA TABLE

PARCEL	AREA
47-11-023	0.0855 Ac.

ACCESS EASEMENT AREA TABLE

PARCEL	AREA
47-11-029	0.0024 Ac.
47-11-030	0.0041 Ac.
47-11-031	0.0041 Ac.
47-11-032	0.0041 Ac.
TOTAL AREA	0.0229 Ac.

C.C.P.L.  
6303 PEARL ROAD,  
PANAMA HEIGHTS, OHIO 44433

2 OF 2  
2003/07



EXHIBIT A-3  
PAGE 2 OF 3

Page 1 of 2

EASEMENT  
0.0656 ACRES

Situated in the State of Ohio, County of Cuyahoga, City of Parma Heights, Part of Original Parma Township, Lot 3, Ely Tract and being part of a tract conveyed to City of Parma Heights (Grantor) by Deed Book Volume 9025, Page 312, Deed Book Volume 9044, Page 532, Deed Book Volume 8426, Page 666, Deed Book Volume 7667, Page 158, Deed Book Volume 9017, Page 178, Deed Book Volume 9717, Page 122, Deed Book Volume 13687, Page 769, Deed Book Volume 12196, Page 311, and Deed Book Volume 14428, Page 101 of said county records and bounded and described as follows:

COMMENCING at a monument box (found; empty) on the centerline of Pearl Road (U.S. 42; width varies), and the south east corner of a parcel conveyed to Yorktown Corporation by unknown document; thence on the centerline of said Pearl Road (U.S. 42), North 41 degrees 50 minutes 04 seconds East, a distance of 289.51 feet to a point being referenced by the centerline intersection of said Pearl Road and Ackley Boulevard (80 feet) North 41 degrees 50 minutes 04 seconds East, a distance of 1.33 feet; thence North 48 degrees 09 minutes 56 seconds West a distance of 33.00 feet to a point on the west right of way line of said Pearl Road; thence North 48 degrees 53 minutes 46 seconds West a distance of 33.66 feet to a point; thence Northwesterly, on a curve deflecting to the right, having a central angle of 40 degrees 11 minutes 56 seconds, a radius of 75.00 feet, an arc distance of 52.62 feet and a chord that bears North 28 degrees 47 minutes 48 seconds West, a distance of 51.55 feet to a point; thence North 8 degrees 41 minutes 50 seconds West, a distance of 64.34 feet to a point; thence Northwesterly, on a curve deflecting to the left, having a central angle of 38 degrees 50 minutes 02 seconds, a radius of 50.00 feet, an arc distance of 33.89 feet and a chord that bears North 28 degrees 06 minutes 51 seconds West, a distance of 33.24 feet to a point; thence North 47 degrees 31 minutes 52 seconds West, a distance of 169.82 feet to a point; thence South 41 degrees 50 minutes 04 seconds West, a distance of 47.60 feet to a point; thence North 49 degrees 45 minutes 07 seconds West, a distance of 209.75 feet to a point; thence South 58 degrees 49 minutes 48 seconds West a distance of 79.65 feet to a point; thence South 73 degrees 26 minutes 51 seconds West a distance of 40.13 feet to a point; thence North 47 degrees 04 minutes 12 seconds West, a distance of 46.14 feet to a point; thence North 19 degrees 56 minutes 19 seconds West, a distance of 48.44 feet to a point; thence North 14 degrees 32 minutes 38 seconds East, a distance of 26.08 feet to a point; thence North 18 degrees 30 minutes 05 seconds West, a distance of 237.97 feet to a point; thence Northwesterly, on a curve deflecting to the left, having a central angle of 83 degrees 25 minutes 39 seconds, a radius of 18.84 feet, an arc distance of 27.43 feet and a chord that bears North 60 degrees 12 minutes 55 seconds West, a distance of 25.07 feet to a point; thence South 71 degrees 16 minutes 56 seconds West, a distance of 103.65 feet to a point; thence South 37 degrees 45 minutes 55 seconds West, a distance of 22.51 feet to a point; thence South 11 degrees 53 minutes 01 seconds West, a distance of 14.04 feet to a point; thence South 18 degrees 12 minutes 56 seconds East, a distance of 73.29 feet to a point; thence North 14 degrees 32 minutes 38 seconds East, a distance of 26.08 feet to a point being the POINT OF BEGINNING of the parcel herein described;

Thence with new lines through the Grantor's lands, the following five (5) courses:

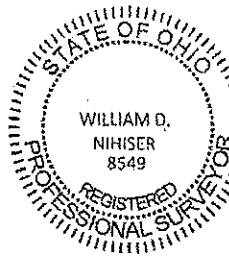
1. North 71 degrees 47 minutes 04 seconds East, a distance of 10.00 feet to a point;
  2. South 18 degrees 12 minutes 56 seconds East, a distance of 119.06 feet to a point;
  3. South 71 degrees 47 minutes 04 seconds West, a distance of 24.25 feet to a point;
  4. North 16 degrees 48 minutes 21 seconds West, a distance of 101.68 feet to a point;
  5. South 72 degrees 14 minutes 04 seconds West, a distance of 8.25 feet to a point;
  6. North 18 degrees 12 minutes 56 seconds West, a distance of 17.35 feet to a point
5. North 71 degrees 47 minutes 04 seconds East, a distance of 20.00 feet to the POINT OF BEGINNING, containing 0.0656 acres, and being part of Cuyahoga County Auditor's Parcel Numbers 471-17-025.

The bearings for this description are based on Grid North, of the Ohio State Plane Coordinate System, North Zone, NAD83(2011), as measured with the Ohio Real Time Network.

EXHIBIT A-3  
PAGE 3 OF 3

Page 2 of 2

This description was prepared and reviewed under the supervision of William Douglas Nihiser, Professional Surveyor No. 8549, in May 2024.



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A handwritten signature in black ink, appearing to read "William D. Nihiser", written over a horizontal line.

07/22/2024

William Douglas Nihiser, P.S.  
Ohio Professional Surveyor No. 8549



EXHIBIT A-4  
PAGE 1 OF 4



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CITY OF  
 PARMA HEIGHTS  
 6200 PEARL ROAD  
 PARMA HEIGHTS, OHIO

Referenced Drawing: 2023107.01  
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 Date: 07/17/2024  
 Sketch #: 1 of 2

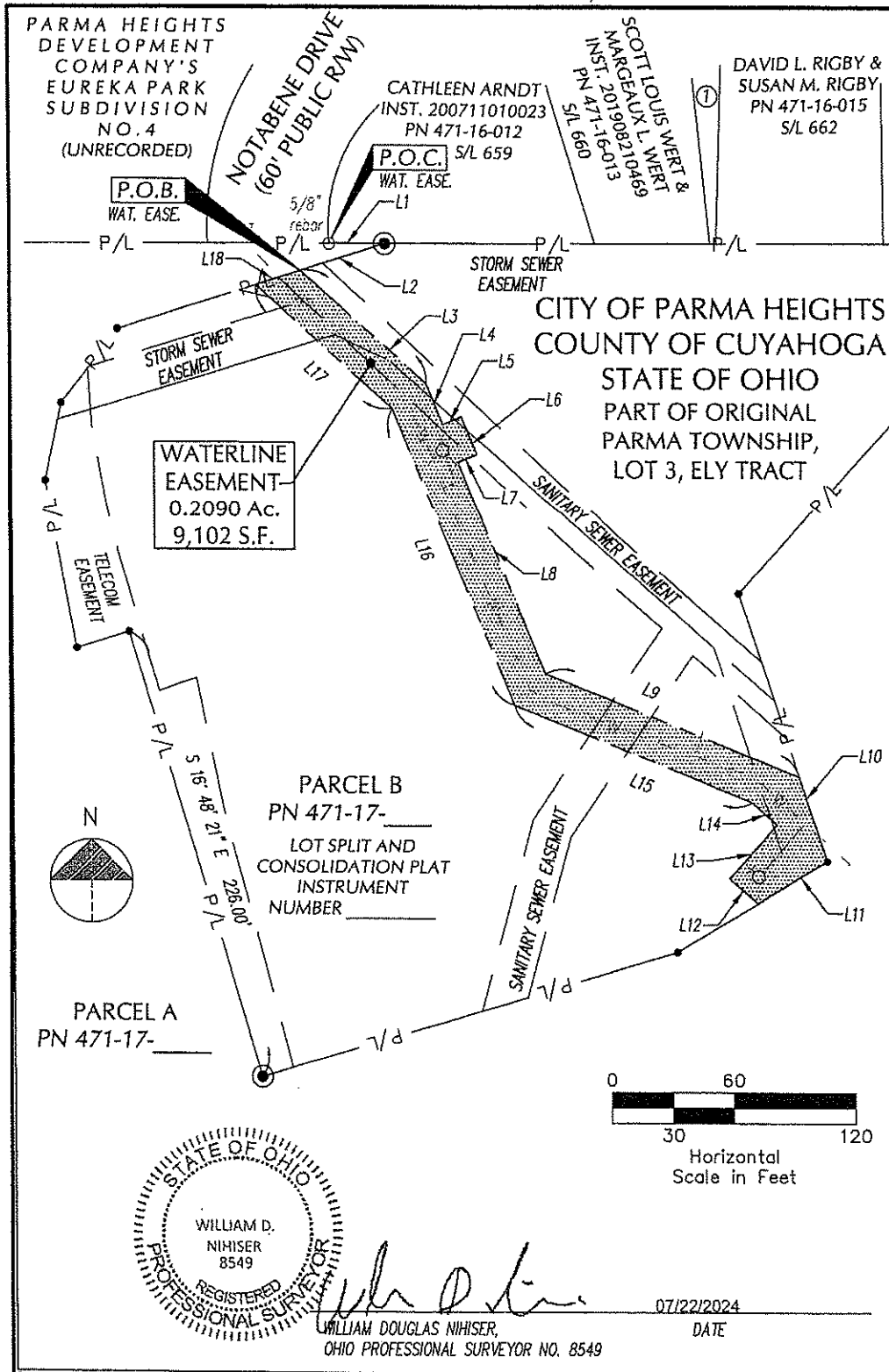


EXHIBIT A-4  
PAGE 2 OF 4



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CITY OF  
PARMA HEIGHTS  
6200 PEARL ROAD  
PARMA HEIGHTS, OHIO

Referenced Drawing: 2023107.01  
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#  
Date: 07/17/2024  
Sketch #:  
2 of 2

**EASEMENT LINE TABLE**

LINE		
LINE	LENGTH	DIRECTION
L1	26.89	N 89° 55' 06" E
L2	43.22	S 72° 20' 52" W
L3	82.18	S 48° 18' 04" E
L4	21.09	S 22° 13' 48" E
L5	10.00	N 67° 46' 12" E
L6	20.00	S 22° 13' 48" E
L7	10.00	S 67° 46' 12" W
L8	112.57	S 22° 13' 48" E
L9	134.40	S 68° 04' 52" E
L10	42.89	S 18° 22' 17" E
L11	40.21	S 58° 49' 48" W
L12	18.34	N 48° 37' 07" W
L13	35.21	N 41° 22' 53" E
L14	16.21	N 48° 02' 10" W
L15	125.65	N 68° 04' 52" W
L16	157.49	N 22° 13' 48" W
L17	89.40	N 48° 18' 04" W
L18	23.25	N 72° 20' 52" E

**LEGEND:**

- EXISTING IRON PIN FOUND AS NOTED
- ⊙ EXISTING CAPPED IRON PIN FOUND AS NOTED
- ⊗ EXISTING IRON PIPE FOUND AS NOTED
- EXISTING MAG NAIL FOUND AS NOTED
- ⊠ EXISTING MONUMENT BOX FOUND AS NOTED
- ⊙ 5/8" x 30" REBAR WITH CAP "GPD" FOUND
- MAG NAIL found
- ⊠ EXISTING WATER METER
- ⊠ EXISTING HYDRANT
- ⊠ EXISTING WATER VALVE
- ⊠ EXISTING UNDERGROUND WATER LINE
- P/L - EXISTING PROPERTY LINE
- R/W - EXISTING RIGHT OF WAY LINE
- C/L - EXISTING CENTER LINE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

**BASIS OF BEARING:**

STATE PLANE GRID NORTH, NAD 83 (2011),  
OHIO NORTH ZONE.

TIED BY GPS TO THE OHIO REAL TIME NETWORK

**EXHIBIT A-4  
PAGE 3 OF 4**

Page 1 of 2

**WATER LINE EASEMENT  
0.2090 ACRES**

Situated in the State of Ohio, County of Cuyahoga, City of Parma Heights, Part of Original Parma Township, Lot 3, Ely Tract and being part of Parcel "B" of the Lot Split and Consolidation Plat recorded by Instrument Number \_\_\_\_\_ as conveyed to City of Parma Heights (Grantor) by Instrument Number \_\_\_\_\_, of said county records and bounded and described as follows:

COMMENCING at a 5/8 inch rebar (found) at the southeast corner of Notabene Drive (right of way 60 feet wide) and the southwest corner of subplot 659 of an unrecorded subdivision "Parma Heights Development Company's Eureka Park Subdivision No. 4", thence North 89 degrees 55 minutes 06 seconds East, on the south line of said subplot 659 and the south line of said "Parma Heights Development Company's Eureka Park Subdivision No. 4" a distance of 26.89 feet to a 5/8 inch rebar with cap "GPD" (found) at a northwest corner of said Parcel B; thence South 72 degrees 20 minutes 52 seconds West, on the north line of said Parcel "B" a distance of 43.22 feet to a point and being the **POINT OF BEGINNING** of the parcel herein described;

Thence with new lines through the Grantor's lands, the following seven (7) courses:

1. South 48 degrees 18 minutes 04 seconds East, a distance of 82.18 feet to a point;
2. South 22 degrees 13 minutes 48 seconds East a distance of 21.09 feet to a point;
3. North 67 degrees 46 minutes 12 seconds East, a distance of 10.00 feet to a point;
4. South 22 degrees 13 minutes 48 seconds East a distance of 20.00 feet to a point;
5. South 67 degrees 46 minutes 12 seconds West, a distance of 10.00 feet to a point;
6. South 22 degrees 13 minutes 48 seconds East a distance of 112.57 feet to a point;
7. South 68 degrees 04 minutes 52 seconds East a distance of 134.40 feet to a point to a point on an east line of said Parcel "B" of the Lot Split and Consolidation Plat;
8. South 18 degrees 22 minutes 17 seconds East, on an east line of said Parcel "B" of the Lot Split and Consolidation Plat, a distance of 42.89 feet to a mag nail (found);
9. South 58 degrees 49 minutes 48 seconds West, on a south line of said Parcel "B" of the Lot Split and Consolidation Plat, a distance of 40.21 feet to a point;

Thence with new lines through the Grantor's lands, the following six (6) courses:

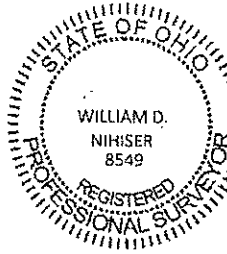
10. North 48 degrees 37 minutes 07 seconds West, a distance of 18.34 feet to a point;
11. North 41 degrees 22 minutes 53 seconds East, a distance of 35.21 feet to a point;
12. North 48 degrees 02 minutes 10 seconds West, a distance of 16.21 feet to a point;
13. North 68 degrees 04 minutes 52 seconds West, a distance of 125.65 feet to a point;
14. North 22 degrees 13 minutes 48 seconds West, a distance of 157.49 feet to a point;
15. North 48 degrees 18 minutes 04 seconds West, a distance of 89.40 feet to a point on a north line of said Parcel "B" of the Lot Split and Consolidation Plat;
16. North 72 degrees 20 minutes 52 seconds East, on a north line of said Parcel "B" of the Lot Split and Consolidation Plat, a distance of 23.25 feet to the **POINT OF BEGINNING**, containing 0.2090 acres, and being part of Cuyahoga County Auditor's Parcel Number 471-17-\_\_\_\_\_.

EXHIBIT A-4  
PAGE 4 OF 4

Page 2 of 2

The bearings for this description are based on Grid North, of the Ohio State Plane Coordinate System, North Zone, NAD83(2011), as measured with the Ohio Real Time Network.

This description was prepared and reviewed under the supervision of William Douglas Nihiser, Professional Surveyor No. 8549, in July 2024.



Glaus, Pyle, Schomer, Burns, & DeHaven, Inc.  
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A handwritten signature in black ink, appearing to read "William D. Nihiser", written over a horizontal line.

07/22/2024

William Douglas Nihiser, P.S.  
Ohio Professional Surveyor No. 8549

EXHIBIT A-5  
PAGE 1 OF 4



CITY OF  
PARMA HEIGHTS  
6200 PEARL ROAD  
PARMA HEIGHTS, OHIO

Referenced Drawing:  
2023107.01  
Date:  
07/17/2024

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#  
Sketch #:  
1 of 2

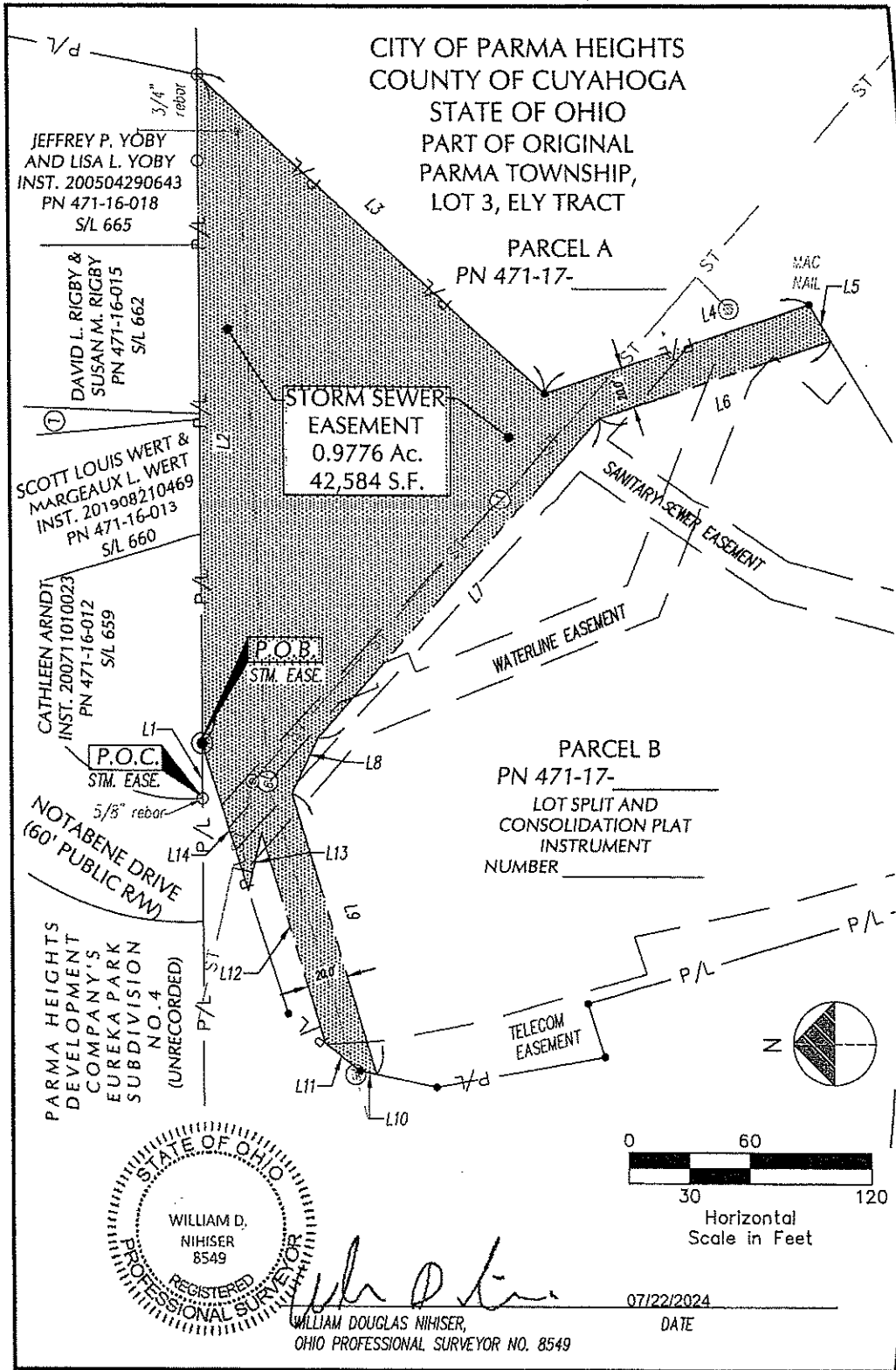


EXHIBIT A-5  
PAGE 2 OF 4



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CITY OF  
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 6200 PEARL ROAD  
 PARMA HEIGHTS, OHIO

Referenced Drawing: 2023107.01  
 Date: 07/17/2024

ADD / PR / ASI / RFI #: #  
 Sketch #: 2 of 2

**BASIS OF BEARING:**

STATE PLANE GRID NORTH, NAD 83 (2011),  
 OHIO NORTH ZONE.

TIED BY GPS TO THE OHIO REAL TIME NETWORK.

**EASEMENT LINE TABLE**

LINE		
LINE	LENGTH	DIRECTION
L1	26.89	N 89° 55' 06" E
L2	327.33	N 89° 55' 06" E
L3	229.92	S 42° 08' 38" W
L4	137.90	S 18° 22' 17" E
L5	20.51	S 58° 49' 48" W
L6	120.88	N 18° 22' 17" W
L7	210.99	N 48° 32' 28" W
L8	29.87	N 64° 50' 02" W
L9	142.97	S 73° 11' 20" W
L10	8.25	N 11° 53' 01" E
L11	22.02	N 37° 45' 55" E
L12	106.92	N 73° 11' 20" E
L13	28.66	N 76° 43' 52" W
L14	75.05	N 72° 20' 52" E

**LEGEND:**

- EXISTING IRON PIN FOUND AS NOTED
- ⊙ EXISTING CAPPED IRON PIN FOUND AS NOTED
- ⊗ EXISTING IRON PIPE FOUND AS NOTED
- EXISTING MAG NAIL FOUND AS NOTED
- Ⓜ EXISTING MONUMENT BOX FOUND AS NOTED
- ⊙ 5/8" x 30" REBAR WITH CAP "GPD" FOUND
- MAG NAIL FOUND
- ⊙ EXISTING STORM MANHOLE
- ⊙ EXISTING ROUND CATCH BASIN
- S1 - EXISTING UNDERGROUND STORM LINE
- P/L - EXISTING PROPERTY LINE
- R/W - EXISTING RIGHT OF WAY LINE
- C/L - EXISTING CENTER LINE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- REC RECORD INFORMATION

**PARCEL LEGEND**

- ① DAVID L. RIGBY AND  
 SUSAN M. RIGBY  
 PN 471-16-014  
 S/L 661

EXHIBIT A-5  
PAGE 3 OF 4

Page 1 of 2

STORM SEWER EASEMENT  
0.9776 ACRES

Situated in the State of Ohio, County of Cuyahoga, City of Parma Heights, Part of Original Parma Township, Lot 3, Ely Tract and being part of Parcel "B" of the Lot Split and Consolidation Plat recorded by Instrument Number \_\_\_\_\_ as conveyed to City of Parma Heights (Grantor) by Instrument Number \_\_\_\_\_, of said county records and bounded and described as follows:

COMMENCING at a 5/8 inch rebar (found) at the southeast corner of Notabene Drive (right of way 60 feet wide) and the southwest corner of subplot 659 of an unrecorded subdivision "Parma Heights Development Company's Eureka Park Subdivision No. 4", thence North 89 degrees 55 minutes 06 seconds East, on the south line of said subplot 659 and the south line of said "Parma Heights Development Company's Eureka Park Subdivision No. 4", a distance of 26.89 feet to a 5/8 inch rebar with cap "GPD" (found) at a northwest corner of said Parcel B and being the POINT OF BEGINNING of the parcel herein described;

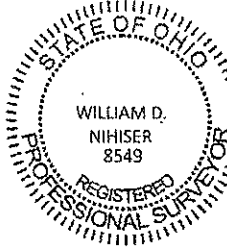
1. Thence continuing North 89 degrees 55 minutes 06 seconds East, on the south line of said subplot 659, subplot 660, subplot 661, subplot 662, subplot 665 of said "Parma Heights Development Company's Eureka Park Subdivision No. 4" and the north line of said Parcel B, a distance of 327.33 feet to a 3/4 inch rebar (found) at the southeast corner of subplot 665 and the northeast corner of said Parcel B;
2. South 42 degrees 08 minutes 38 seconds West, on an east line of said Parcel B, a distance of 229.92 feet to a mag nail (found);
3. South 18 degrees 22 minutes 17 seconds East, on an east line of said Parcel B, a distance of 137.90 feet to a mag nail (found);
4. South 58 degrees 49 minutes 48 seconds West, on a south line of said Parcel B, a distance of 20.51 feet to a point;
5. North 18 degrees 22 minutes 17 seconds West, through said Parcel B, a distance of 120.88 feet to a point;
6. North 48 degrees 32 minutes 28 seconds West, through said Parcel B, a distance of 210.99 feet to a point;
7. North 64 degrees 50 minutes 02 seconds West, through said Parcel B, a distance of 29.87 feet to a point;
8. South 73 degrees 11 minutes 20 seconds West, through said Parcel B, a distance of 142.97 feet to a point on a west line of said Parcel "B" of the Lot Split and Consolidation Plat;
9. North 11 degrees 53 minutes 01 seconds East, on a west line of said Parcel "B" of the Lot Split and Consolidation Plat, a distance of 8.25 feet to a 5/8 inch "Mag Nail" (found);
10. North 37 degrees 44 minutes 55 seconds East, on a west line of said Parcel "B" of the Lot Split and Consolidation Plat, a distance of 22.02 feet to a point;
11. North 73 degrees 11 minutes 20 seconds East, through said Parcel B, a distance of 106.92 feet to a point;
12. North 76 degrees 43 minutes 52 seconds West, through said Parcel B, a distance of 28.66 feet to a point on a north line of said Parcel "B" of the Lot Split and Consolidation Plat;
13. North 72 degrees 20 minutes 52 seconds East, on a north line of said Parcel "B" of the Lot Split and Consolidation Plat, a distance of 75.05 feet to the POINT OF BEGINNING, containing 0.9776 acres, and being part of Cuyahoga County Auditor's Parcel Number 471-17-\_\_\_\_\_.

The bearings for this description are based on Grid North, of the Ohio State Plane Coordinate System, North Zone, NAD83(2011), as measured with the Ohio Real Time Network.

EXHIBIT A-5  
PAGE 4 OF 4

Page 2 of 2

This description was prepared and reviewed under the supervision of William Douglas Nihiser, Professional Surveyor No. 8549, in July 2024.



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dba GPD Group

A handwritten signature in black ink, appearing to read "William D. Nihiser".

07/22/2024

William Douglas Nihiser, P.S.  
Ohio Professional Surveyor No. 8549



EXHIBIT A-6  
PAGE 1 OF 4



CITY OF  
PARMA HEIGHTS  
6200 PEARL ROAD  
PARMA HEIGHTS, OHIO

Referenced Drawing: 2023107.01  
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Date: 07/17/2024  
Sketch #: 1 of 2

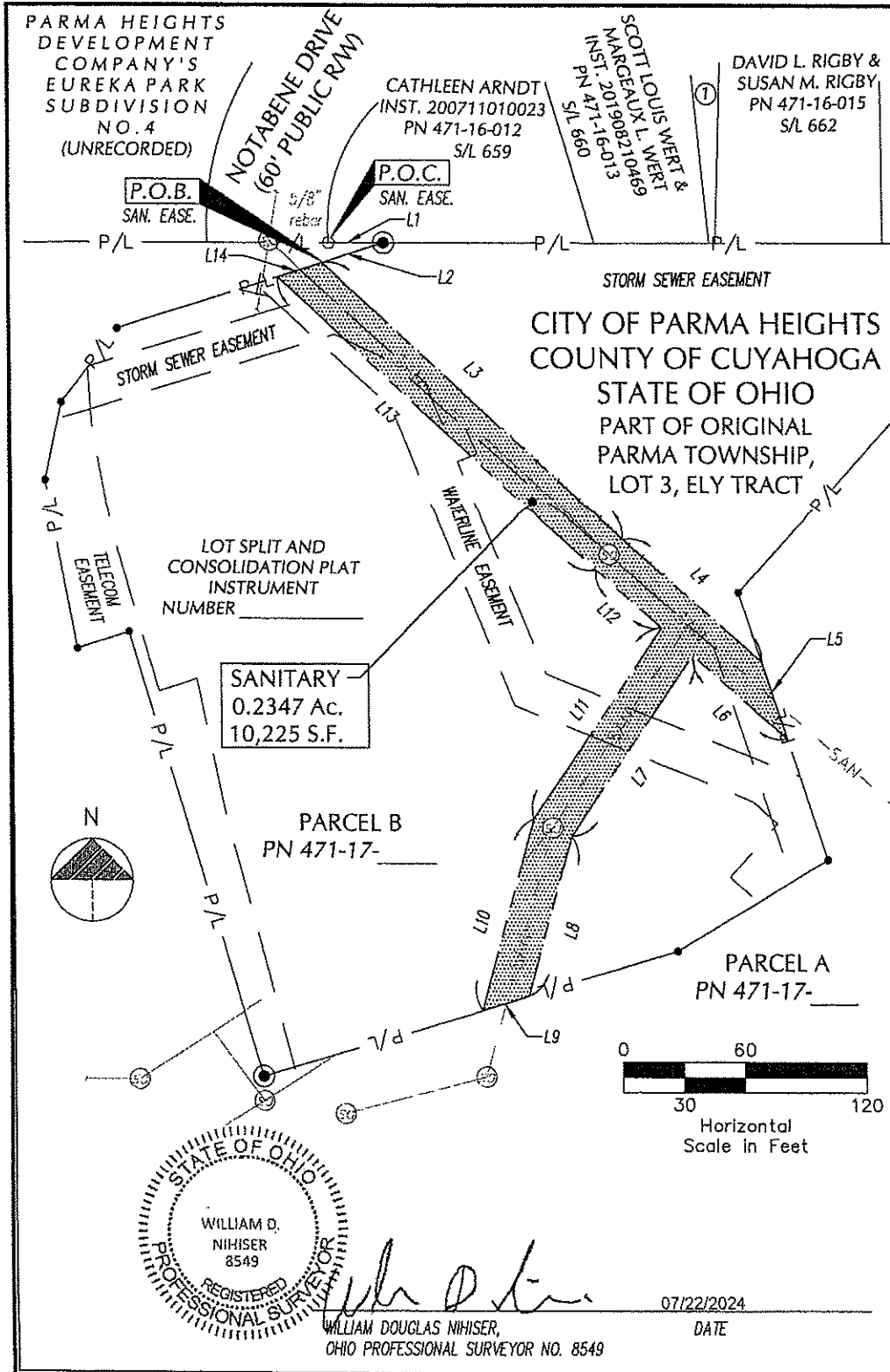


EXHIBIT A-6  
PAGE 2 OF 4



CITY OF  
PARMA HEIGHTS  
6200 PEARL ROAD  
PARMA HEIGHTS, OHIO

Referenced Drawing:  
2023107.01  
Date:  
07/17/2024

ADD / PR / ASI / RFI #:  
#  
Sketch #:  
2 of 2

**BASIS OF BEARING:**

STATE PLANE GRID NORTH, NAD 83 (2011),  
OHIO NORTH ZONE.

TIED BY GPS TO THE OHIO REAL TIME NETWORK.

**EASEMENT LINE TABLE**

LINE		
LINE	LENGTH	DIRECTION
L1	26.89	N 89° 55' 06" E
L2	31.63	S 72° 20' 52" W
L3	198.78	S 47° 28' 02" E
L4	90.63	S 48° 35' 23" E
L5	39.74	S 18° 22' 17" E
L6	61.92	N 48° 35' 23" W
L7	107.27	S 34° 02' 51" W
L8	80.70	S 15° 09' 52" W
L9	23.51	S 73° 26' 51" W
L10	96.39	N 15° 09' 52" E
L11	113.18	N 34° 02' 51" E
L12	43.08	N 48° 35' 23" W
L13	210.44	N 47° 28' 02" W
L14	23.05	N 72° 20' 52" E

**LEGEND:**

- EXISTING IRON PIN FOUND AS NOTED
- ⊙ EXISTING CAPPED IRON PIN FOUND AS NOTED
- ⊗ EXISTING IRON PIPE FOUND AS NOTED
- EXISTING MAG NAIL FOUND AS NOTED
- ▣ EXISTING MONUMENT BOX FOUND AS NOTED
- ⊙ 5/8" x 30" REBAR WITH CAP "GPD" FOUND
- MAG NAIL FOUND
- ⊙ EXISTING SANITARY MANHOLE
- P/L - EXISTING PROPERTY LINE
- R/W - EXISTING RIGHT OF WAY LINE
- C/L - EXISTING CENTER LINE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- REC RECORD INFORMATION

EXHIBIT A-6  
PAGE 3 OF 4

Page 1 of 2

SANITARY SEWER EASEMENT  
0.2347 ACRES

Situated in the State of Ohio, County of Cuyahoga, City of Parma Heights, Part of Original Parma Township, Lot 3, Ely Tract and being part of Parcel "B" of the Lot Split and Consolidation Plat recorded by Instrument Number \_\_\_\_\_ as conveyed to City of Parma Heights (Grantor) by Instrument Number \_\_\_\_\_, of said county records and bounded and described as follows:

**COMMENCING** at a 5/8 inch rebar (found) at the southeast corner of Notabene Drive (right of way 60 feet wide) and the southwest corner of subplot 659 of an unrecorded subdivision "Parma Heights Development Company's Eureka Park Subdivision No. 4", thence North 89 degrees 55 minutes 06 seconds East, on the south line of said subplot 659 and the south line of said "Parma Heights Development Company's Eureka Park Subdivision No. 4" a distance of 26.89 feet to a 5/8 inch rebar with cap "GPD" (found) at a northwest corner of said Parcel B; thence South 72 degrees 20 minutes 52 seconds West, on the north line of said Parcel "B" a distance of 31.63 feet to a point and being the **POINT OF BEGINNING** of the parcel herein described;

Thence with new lines through the Grantor's lands, the following twelve (12) courses:

1. South 47 degrees 28 minutes 02 seconds East, a distance of 198.78 feet to a point;
2. South 48 degrees 35 minutes 23 seconds East a distance of 90.63 feet to a point on an east line of said Parcel "B" of the Lot Split and Consolidation Plat;
3. South 18 degrees 22 minutes 17 seconds East, on an east line of said Parcel "B" of the Lot Split and Consolidation Plat, a distance of 39.74 feet to a point;
4. North 48 degrees 35 minutes 23 seconds West, a distance of 61.92 feet to a point;
5. South 34 degrees 02 minutes 51 seconds West, a distance of 107.27 feet to a point;
6. South 15 degrees 09 minutes 52 seconds West a distance of 80.70 feet to a point on a south line of said Parcel "B" of the Lot Split and Consolidation Plat;
7. South 73 degrees 26 minutes 51 seconds West, on a south line of said Parcel "B" of the Lot Split and Consolidation Plat, a distance of 23.51 feet to a point;
8. North 15 degrees 09 minutes 52 seconds East, a distance of 96.39 feet to point;
9. North 34 degrees 02 minutes 51 seconds East, a distance of 113.18 feet to a point;
10. North 48 degrees 35 minutes 23 seconds West, a distance of 43.08 feet to a point;
11. North 47 degrees 28 minutes 02 seconds West, a distance of 210.44 feet to a point on a north line of said Parcel "B" of the Lot Split and Consolidation Plat;
12. North 72 degrees 20 minutes 52 seconds East, on a north line of said Parcel "B" of the Lot Split and Consolidation Plat, a distance of 23.05 feet to the **POINT OF BEGINNING**, containing 0.2347 acres, and being part of Cuyahoga County Auditor's Parcel Number 471-17-\_\_\_\_\_.

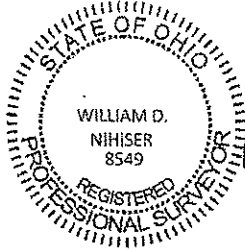
The bearings for this description are based on Grid North, of the Ohio State Plane Coordinate System, North Zone, NAD83(2011), as measured with the Ohio Real Time Network.

EXHIBIT A-6  
PAGE 4 OF 4

Page 2 of 2

This description was prepared and reviewed under the supervision of William Douglas Nihiser, Professional Surveyor No. 8549, in June 2024.

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dba GPD Group



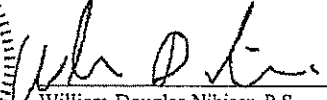
  
07/22/2024  
William Douglas Nihiser, P.S.  
Ohio Professional Surveyor No. 8549

EXHIBIT A-7  
PAGE 1 OF 4



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CITY OF  
PARMA HEIGHTS  
6200 PEARL ROAD  
PARMA HEIGHTS, OHIO

Referenced Drawing: 2023107.01  
 ADD / PR / ASI / RFL #: #  
 Date: 07/17/2024  
 Sketch #: 1 of 2

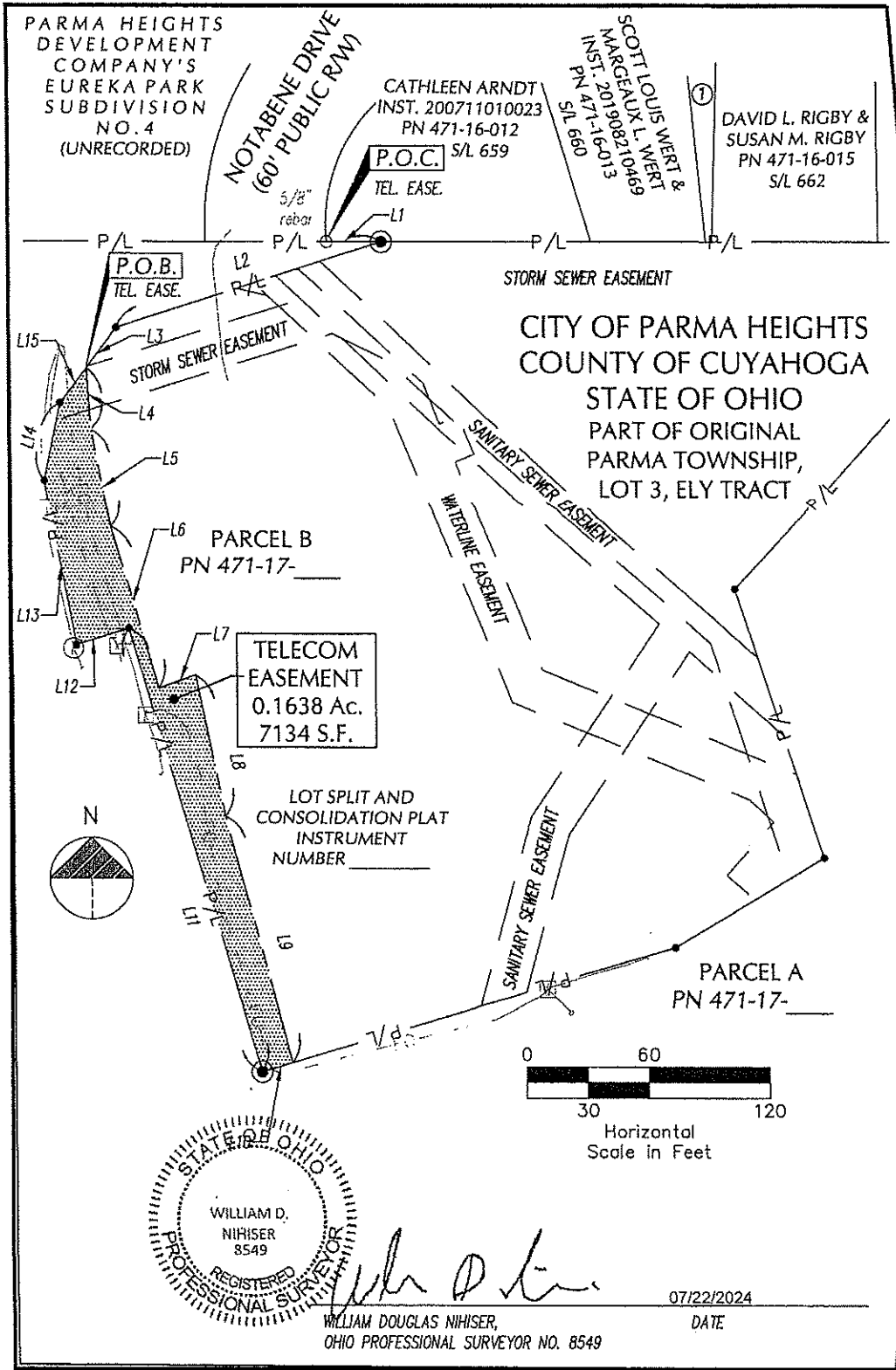


EXHIBIT A-7  
PAGE 2 OF 4



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CITY OF  
PARMA HEIGHTS  
6200 PEARL ROAD  
PARMA HEIGHTS, OHIO

Referenced Drawing: 2023107.01  
Date: 07/17/2024

ADD / PR / ASI / RFI #: #  
Sketch #: 2 of 2

EASEMENT LINE TABLE

LINE		
LINE	LENGTH	DIRECTION
L1	26.89	N 89° 55' 06" E
L2	138.28	S 72° 20' 52" W
L3	24.14	S 37° 45' 55" W
L4	29.40	S 4° 05' 37" E
L5	49.65	S 10° 58' 17" E
L6	83.14	S 16° 11' 42" E
L7	19.39	N 71° 23' 46" E
L8	69.65	S 12° 00' 22" E
L9	125.23	S 15° 16' 31" E
L10	15.88	S 73° 26' 51" W
L11	226.00	N 16° 48' 21" W
L12	27.10	S 72° 14' 40" W
L13	84.10	N 10° 18' 48" W
L14	38.54	N 11° 53' 01" E
L15	21.06	N 37° 45' 55" E

LEGEND:

- EXISTING IRON PIN FOUND AS NOTED
- ⊙ EXISTING CAPPED IRON PIN FOUND AS NOTED
- ⊗ EXISTING IRON PIPE FOUND AS NOTED
- EXISTING MAG NAIL FOUND AS NOTED
- ⊠ EXISTING MONUMENT BOX FOUND AS NOTED
- 5/8" x 30" REBAR WITH CAP "GPD" FOUND
- MAG NAIL FOUND
- ⌈ EXISTING TELEPHONE BOX
- FO EXISTING UNDERGROUND FIBER OPTIC LINE
- T EXISTING UNDERGROUND TELEPHONE LINE
- P/L- EXISTING PROPERTY LINE
- R/W- EXISTING RIGHT OF WAY LINE
- C/L- EXISTING CENTER LINE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

BASIS OF BEARING:

STATE PLANE GRID NORTH, NAD 83 (2011),  
OHIO NORTH ZONE.

TIED BY GPS TO THE OHIO REAL TIME NETWORK

**EXHIBIT A-7  
PAGE 3 OF 4**

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**TELECOM EASEMENT  
0.1638 ACRES**

Situated in the State of Ohio, County of Cuyahoga, City of Parma Heights, Part of Original Parma Township, Lot 3, Ely Tract and being part of Parcel "B" of the Lot Split and Consolidation Plat recorded by Instrument Number \_\_\_\_\_ as conveyed to City of Parma Heights (Grantor) by Instrument Number \_\_\_\_\_, of said county records and bounded and described as follows:

**COMMENCING** at a 5/8 inch rebar (found) at the southeast corner of Notabene Drive (right of way 60 feet wide) and the southwest corner of subplot 659 of an unrecorded subdivision "Parma Heights Development Company's Eureka Park Subdivision No. 4"; thence North 89 degrees 55 minutes 06 seconds East, on the south line of said subplot 659 and the south line of said "Parma Heights Development Company's Eureka Park Subdivision No. 4" a distance of 26.89 feet to a 5/8 inch rebar with cap "GPD" (found) at a northwest corner of said Parcel B; thence South 72 degrees 20 minutes 52 seconds West, on the north line of said Parcel "B" a distance of 138.28 feet to a 5/8 inch rebar with cap "GPD" (found); thence South 37 degrees 45 minutes 55 seconds West, on the north line of said Parcel "B" a distance of 24.14 feet to a point and being the **POINT OF BEGINNING** of the parcel herein described;

Thence with new lines through the Grantor's lands, the following twelve (12) courses:

1. South 4 degrees 05 minutes 37 seconds East, a distance of 29.40 feet to a point;
2. South 10 degrees 58 minutes 17 seconds East a distance of 49.65 feet to a point;
3. South 16 degrees 11 minutes 42 seconds East a distance of 83.14 feet to a point;
4. North 71 degrees 23 minutes 46 seconds East, a distance of 19.39 feet to a point;
5. South 12 degrees 00 minutes 22 seconds East a distance of 69.65 feet to a point;
6. South 15 degrees 16 minutes 31 seconds East, a distance of 125.23 feet to a point on a south line of said Parcel "B" of the Lot Split and Consolidation Plat;
7. South 73 degrees 26 minutes 51 seconds West, on a south line of said Parcel "B" of the Lot Split and Consolidation Plat, a distance of 15.88 feet to a magnail (found);
8. North 16 degrees 48 minutes 21 seconds West, on a west line of said Parcel "B" of the Lot Split and Consolidation Plat, a distance of 226.00 feet to a magnail (found);
9. South 72 degrees 14 minutes 40 seconds West, on a south line of said Parcel "B" of the Lot Split and Consolidation Plat, a distance of 27.10 feet to a magnail (found);
10. North 10 degrees 18 minutes 48 seconds West, on a west line of said Parcel "B" of the Lot Split and Consolidation Plat, a distance of 84.10 feet to a magnail (found);
11. North 11 degrees 53 minutes 01 seconds East on a west line of said Parcel "B" of the Lot Split and Consolidation Plat, a distance of 38.54 feet to a magnail (found);
12. North 37 degrees 45 minutes 55 seconds East, on a north line of said Parcel "B" of the Lot Split and Consolidation Plat, a distance of 21.06 feet to the **POINT OF BEGINNING**, containing 0.1638 acres, and being part of Cuyahoga County Auditor's Parcel Number 471-17-\_\_\_\_\_.

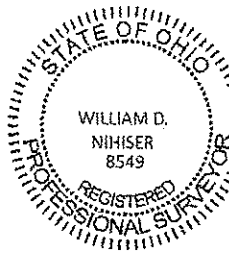
The bearings for this description are based on Grid North, of the Ohio State Plane Coordinate System, North Zone, NAD83(2011), as measured with the Ohio Real Time Network.

EXHIBIT A-7  
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This description was prepared and reviewed under the supervision of William Douglas Nihiser, Professional Surveyor No. 8549, in June 2024.

Glaus, Pyle, Schomer, Burns, & DeHaven, Inc.  
dba GPD Group



*William Douglas Nihiser*  
\_\_\_\_\_  
William Douglas Nihiser, P.S. 07/22/2024  
Ohio Professional Surveyor No. 8549