



Exhibit "C"

**PLAT REVIEW
CUYAHOGA COUNTY
TAX MAP DEPARTMENT**



THIS REVIEW IS TO VERIFY COMPLIANCE WITH O.R.C. 4733-37 AND THE CURRENT CONVEYANCE STANDARD REQUIREMENTS FOR PLATS, SURVEYS AND LEGAL DESCRIPTIONS.

TITLE: Lot Split and Consolidation for _____

Matt Mellis

LOCATION MUNICIPALITY: Olmsted Falls / Original Olmsted Township Lot 4, Tract 5

P.P.N.: 281-06-006, 281-06-007

Streets: Columbia Road

Contact Name: Rich Metzker **Email:** rich@hm-surveying.com

Received in Tax Map: 4/6/2023 **BY:** David Hirsimaki

Preliminary Review Date: 4/17/2023 **Reviewing Agent:** MR

APPROVED AS SUBMITTED BY: _____ **DATE:** _____

APPROVED AS NOTED BY: *SS* **DATE:** *5/18/2023*

1st. Submittal

2nd. Submittal

3rd. Submittal

- SEE MARKED UP PLAT

- SEE COMMENTS BELOW

Needs all Signatures & Notary Seals

Vol. & Pg. of Parcel

HOFMANN - METZKER, INC.

REGISTERED PROFESSIONAL SURVEYORS
P. O. BOX 343 - 24 BEECH STREET
BEREA, OH 44017
(440) 234-7350 - (440) 234-5544

George A. Hofmann, P.S., President
Richard D. Metzker, P.S., Vice President

Description

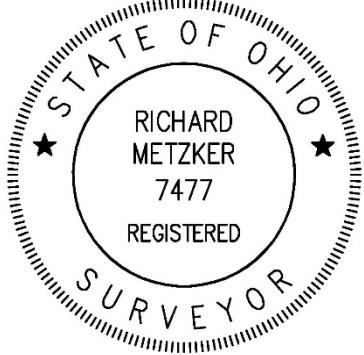
April 4, 2023

City of Olmsted Falls

Parcel A
2.6366 Acres

Situated in the City of Olmsted Falls, County of Cuyahoga, State of Ohio and known as being part of the Public Square in the Plum Creek Village Plat as shown by the recorded Plat in Volume 1, Page 9 of the Cuyahoga County Map Records, and part of Original Olmsted Township Lot Number 4, Tract 5 and being further described as follows:

Known as being Parcel A in a Lot Split and Consolidation made at the instance of Matt Mellis and recorded in AFN _____ of the Cuyahoga County Map Records and containing 114,848.9853 square feet – 2.6366 acres of land, as appears on said plat, but subject to all legal highways.



HOFMANN-METZKER, INC.
Registered Professional Surveyors

By: 
Registered Surveyor Number 7477

HOFMANN - METZKER, INC.

REGISTERED PROFESSIONAL SURVEYORS
P. O. BOX 343 - 24 BEECH STREET
BEREA, OH 44017
(440) 234-7350 - (440) 234-5544

George A. Hofmann, P.S., President
Richard D. Metzker, P.S., Vice President

Description

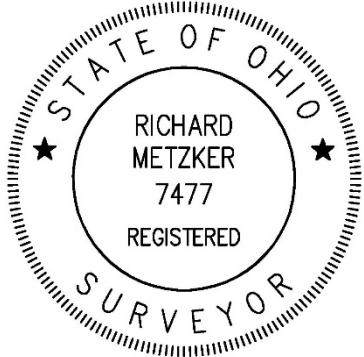
April 4, 2023

Mellis

Parcel B
0.5090 Acres

Situated in the City of Olmsted Falls, County of Cuyahoga, State of Ohio and known as being all of Sublot Number 3 in the Hecker-Russell, Inc. Subdivision Number 1 as shown by the recorded Plat in Volume 199, Page 75 of the Cuyahoga County Map Records and part of Original Olmsted Township Lot Number 4, Tract 5 and being further described as follows:

Known as being Parcel B in a Lot Split and Consolidation made at the instance of Mathew Mellis and recorded in AFN _____ of the Cuyahoga County Map Records and containing 22,173.2643 square feet – 0.5090 acres of land, as appears on said plat, but subject to all legal highways.



HOFMANN-METZKER, INC.
Registered Professional Surveyors

By: 
Registered Surveyor Number 7477

HOFMANN - METZKER, INC.

REGISTERED PROFESSIONAL SURVEYORS
P. O. BOX 343 - 24 BEECH STREET
BEREA, OH 44017
(440) 234-7350 - (440) 234-5544

George A. Hofmann, P.S., President
Richard D. Metzker, P.S., Vice President

Description

April 4, 2023

City of Olmsted Falls to Mellis

Transfer Parcel
0.0815 Acres

Situated in the City of Olmsted Fall, County of Cuyahoga, State of Ohio and known as being part of Original Olmsted Township Lot Number 4, Tract 5, and being further bounded and described as follows:

Beginning at an iron pin monument found at the centerline intersection of Columbia Road (60 feet wide) and Water Street (60 feet wide);

Thence North 00 degrees 04 minutes 57 seconds West along the centerline of said Columbia Road, a distance of 30.00 feet to a point at its intersection with the westerly prolongation of the north line of said Water Street;

Thence North 89 degrees 32 minutes 34 seconds West along said westerly prolongation, a distance of 30.00 feet to a mag nail set at its intersection with the east line of said Columbia Road;

Thence North 00 degrees 04 minutes 57 seconds West along the east line of said Columbia Road, a distance of 306.08 feet to a 3/4 inch iron pipe found at the southwest corner of land conveyed to Noah M. Pettry and Elinor L. Schuck by deed recorded in AFN 201905240792 of the Cuyahoga County Deed Records;

Thence North 89 degrees 17 minutes 31 seconds East along the south line of said land conveyed, a distance of 324.27 feet to the southeast corner thereof and witnessed by a 3/4 inch iron pipe found 0.33 feet north and 0.13 feet east, said point also being in the west line of land conveyed to the Village of Olmsted Falls by deed recorded in Volume 9988, Page 111 of the Cuyahoga County Deed Records, and also being the Principal Place of Beginning;

Thence North 00 degrees 04 minutes 26 seconds West along the east line of said land conveyed to Noah M. Pettry and Elinor L. Schuck, a distance of 71.67 feet to the northeast corner thereof and witnessed by a 1/2 inch iron pin found bent in the base of a tree 0.21 feet south and 0.87 feet west, said point also being the northwest corner of said land conveyed to the Village of Olmsted Falls;

Thence South 89 degrees 14 minutes 13 seconds East along the north line of said land conveyed to the Village of Olmsted Falls, a distance of 50.01 feet to a 5/8 inch iron pin found capped 6752/7477 at the northeast corner thereof, said point also being the northwest corner of Sublot Number 3 int the Hecker-Russell, Inc. Subdivision Number 1 as shown by the recorded plat in Volume 199, Page 75 of the Cuyahoga County Map Records;

Page 2

Transfer Parcel

0.0815 Acres

City of Olmsted Falls to Mellis

Thence South 00 degrees 04 minutes 26 seconds East along the west line of said Sublot Number 3, a distance of 70.39 feet to an iron pin set at its intersection with the easterly prolongation of the south line of said land conveyed to Noah M. Pettry and Elinor L. Schuck;

Thence South 89 degrees 17 minutes 31 seconds West along said easterly prolongation, a distance of 50.00 feet to the Principal Place of Beginning and containing 3,551.5853 square feet – 0.0815 acres of land according to a survey performed in March 2023 by Richard Metzker, Registered Surveyor Number 7477.

The courses used in this description are given to the Ohio North State Plane Grid, utilizing the ODOT VRS Network NAD 83 (2011) and are used to indicate angles only.

Iron Pins set are 5/8 inch rebar - 30 inches long and capped (6752/7477).

Distances are given in feet and decimal parts thereof.



HOFMANN-METZKER, INC.
Registered Professional Surveyors

By: 
Registered Surveyor Number 7477



Cuyahoga County GIS Viewer



200 0 100 200 Feet

Projection:
WGS_1984_Web_Mercator_Auxiliary_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION



Date Created: 2/22/2024

Legend

- Municipalities
- Right Of Way
- Platted Centerline
- Parcel

Lot Split and Consolidation Plat

Made at the Instance of
Mathew Mellis

Known as being Sublot 3 in the Hecker-Russell, Inc. Subdivision No. 1 as shown by the recorded plat in Volume 199, Page 75 of the Cuyahoga County Map Records and part of Original Olmsted Township Lot 4, Tract 5 Now in the City of Olmsted Falls, County of Cuyahoga, State of Ohio
Order No. 23-029 • F.B. See Folder/Data Collector • Matt Mellis – 7630 Main St and Olmsted Falls Park/dwg

References

- Hecker-Russell, Inc. Subd. No. 1 – Vol. 199 Pg. 75 Vol. 252 Pg. 21
- Lot Split and Consolidation for Jeffrey Mellis Subd. No. 1
- Western Reserve Estates East – AFN 20244102029
- 1957 Survey by Cleveland Surveyor for the Cleveland Trust Company
- October 2020 Survey by Hoffmann-Metzker, Inc for Matt Mellis
- Haber – Deed Vol. 3553 Pg. 386
- Ives – Deed Vol. 4888 Pg. 277
- Title and Adjoining Deeds

The intent of this plat is to split a portion of parcel 281-06-007 and consolidate it with parcel 281-06-006 creating Parcel A and Parcel B

Base 1/2 IP fd bart
0.07 E

70.00' obs d
0.07 W

3/4" Pipe fd
0.07 W

PPN 281-05-008
Block A

Western Reserve Estates East

S89°14'13"E

5.01'

5/8" IP fd & u

1D. 6732/7477

213.25' r & u

P

IP S.

S89°09'26"E

213.25' r & u

P

IP S.

89°28' r & u

P