

DATE	REVISIONS	BY

APPROVALS:

PLANNING COMMISSION

THIS PLAT IS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF BEREAL THIS ____ DAY OF ____ 2025.

CITY ENGINEER

THIS PLAT HAS BEEN APPROVED BY THE CITY ENGINEER OF THE CITY OF BEREAL, OHIO, ON THIS ____ DAY OF ____ 2025.

PLANNING COMMISSION CHAIRPERSON

PRINT NAME

CITY ENGINEER

PRINT NAME

PLANNING COMMISSION SECRETARY

PRINT NAME

CITY DIRECTOR OF LAW

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND SAME TO BE IN ACCORDANCE THE THE CODIFIED ORDINANCES OF THE CITY OF BEREAL

THIS PLAT IS APPROVED AND THE DEDICATION OF PARTS OF PEARL STREET (Variable) AS SHOWN HERON BY GRAPHIC SYMBOL IS HEREBY ACCEPTED BY THE COUNCIL OF THE CITY OF BEREAL, OHIO BY ORDINANCE No. ____ ADOPTED THIS ____ DAY OF ____ 2025.

PRESIDENT

PRINT NAME

SECRETARY

PRINT NAME

DEDICATION AREA:

AREA "A1"	2,966 S.F.	1,784 S.F.	1,206 S.F.
0.0681 Ac.	0.0410 Ac.	0.0277 Ac.	
TOTAL: 14,492 S.F.			
0.3327 Ac.			

AREA "E3"	2,010 S.F.	8 S.F.	6,518 S.F.
0.0461 Ac.	0.0002 Ac.		0.1496 Ac.

SURVEY REFERENCES:

SURV. = ALTA SURVEY FOR REPUBLIC SAVINGS BANK; STEWART TITLE GUARANTY COMPANY & GUARDIAN TITLE & GUARANTY AGENCY, INC. BY DONALD G. BOHNING & ASSOCIATES, INC. DATED MAY 1998.

SURV. 2= ALTA SURVEY FOR THE CITY OF BEREAL; CITY OF BEREAL LAND REUTILIZATION PROGRAM; RENTAL ACQUISITIONS, LLC BY DONALD G. BOHNING & ASSOCIATES, INC. DATED JAN. 2025.

REC. = LOT SPLIT & CONSOLIDATION MAP FOR THE FIRST BAPTIST CHURCH. VOL. 262, Pg. 8 C.C.M.R.

REC. 2= E.J. KENNEDY'S ALLOTMENT VOL. 19, Pg. 15 C.C.M.R.

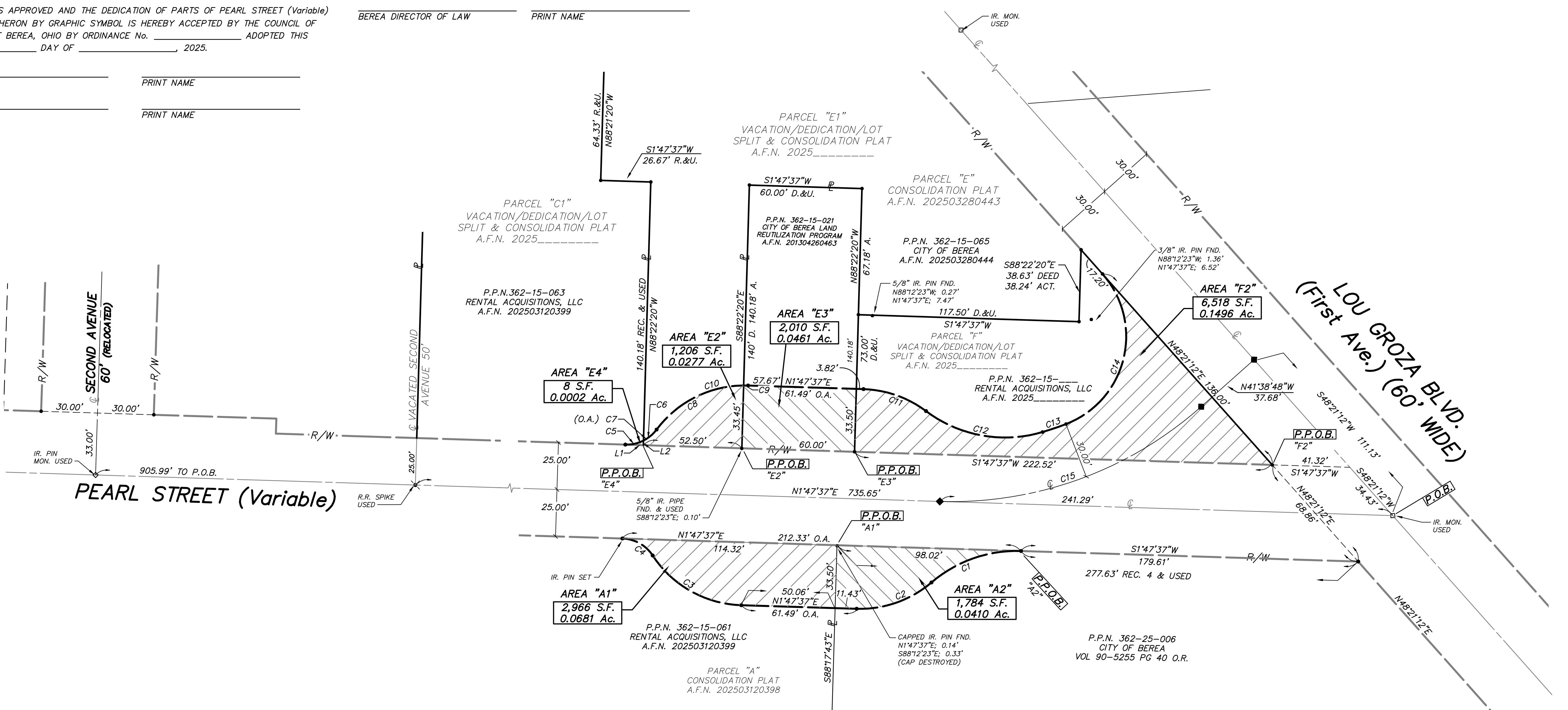
REC. 3= BISHOP'S ALLOTMENT VOL. 31, Pg. 2 C.C.M.R.

REC. 4= LOT SPLIT & CONSOLIDATION VOL. 252, Pg. 32 C.C.M.R.

REC. 5= ROTHWEILER & WALLACE SUBDIVISION VOL. 3 PG. 50 C.C.M.R.

INTENT:

DEDICATE LANDS ADJACENT TO PART OF PEARL STREET, AND RELOCATE ITS' INTERSECTION WITH LOU GROZA BOULEVARD, FOR PUBLIC USE AS SHOWN.

PRELIMINARY**NOTES:**

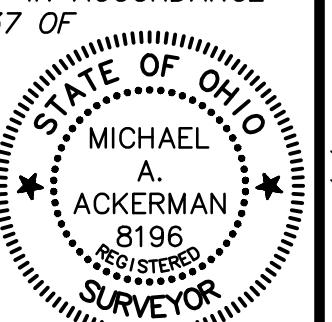
1. "IR. PIN SET" INDICATES 5/8 DIAMETER BY 30" LONG REBAR WITH IDENTIFICATION "D.G. BOHNING ASSOC." DUE TO CONSTRUCTION & DEMOLITION, ACCESS TO SET CORNERS WAS LIMITED AT TIME OF SURVEY.

2. ♦ - INDICATES IRON MONUMENTS TO BE SET (REBAR W/IDENTIFICATION D.G. BOHNING ASSOC.) AFTER CONSTRUCTION OF IMPROVEMENTS.

DEDICATION PLAT OF PART OF PEARL STREET MADE FOR & AT THE INSTANCE OF RENTAL ACQUISITIONS, LLC; THE CITY OF BEREAL LAND REUTILIZATION PROGRAM AND THE CITY OF BEREAL

BEING PART OF PARCEL "A" AS SHOWN BY THE RECORDED PLAT IN A.F.N. 202503120398 OF CUYAHOGA COUNTY RECORDS & PART OF PARCELS "C1, E1 & F2" AS SHOWN BY THE RECORDED PLAT IN A.F.N. 202503120398 OF CUYAHOGA COUNTY RECORDS & PART OF ORIGINAL MIDDLEBURG TOWNSHIP SECTION No. 18 NOW IN THE CITY OF BEREAL CUYAHOGA COUNTY, OHIO

DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS, THEREOF: BEARINGS ARE REFERENCED TO OBSERVATIONS MADE WITH OHIO DEPARTMENT OF TRANSPORTATION REAL TIME NETWORK TO THE OHIO STATE PLANE COORDINATE SYSTEM NORTH ZONE, NAD83 (2011) DATUM IN SEPTEMBER, 2024, AND ARE USED TO INDICATE ANGLES ONLY. I CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE SURVEY MAP IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

MICHAEL A. ACKERMAN DATE
REGISTERED SURVEYOR NO. 8196

DONALD G. BOHNING & ASSOCIATES, INC. CIVIL ENGINEERING & SURVEYING

7979 HUB PARKWAY * VALLEY VIEW, OHIO 44125
PHONE: (216) 642-1130 FAX: (216) 642-1132

HORIZ. SCALE	1"=30'	DRN.	QKD.	DATE
GR. SCALE	0' 15'	M.D.	M.A.	JUNE, 2025
FILE NO.	5530-PRL	ORDER NO.		1
	5530			1

LEGEND	
R/W	RIGHT-OF-WAY
④	CENTERLINE OF R/W
P	PROPERTY LINE
●	IRON PIN OR PIPE (AS NOTED)
◇	MONUMENT (AS NOTED)
✗	PK NAIL FOUND OR SET
A. ACT.	ACTUAL
D.	DEED
FND.	FOUND
IR.	IRON
OBS.	OBSERVED
P.P.N.	PERMANENT PARCEL NUMBER
P.O.B.	POINT OF BEGINNING
P.P.O.B.	PRINCIPAL PLACE OF BEGINNING
R. REC.	RECORD
S/A	SUBLLOT
U.	USED
VOL./PG.	VOLUME/PAGE

ACCEPTANCE & DEDICATION

WE THE UNDERSIGNED, RENTAL ACQUISITIONS, LLC, OWNER OF THE LAND SHOWN HEREON, DO HEREBY ACCEPT THIS PLAT AND DEDICATE TO PUBLIC USE FOR STREET PURPOSES AS SHOWN HERON BY GRAPHIC SYMBOL, AND ACKNOWLEDGE THAT THIS PLAT WAS PREPARED AT OUR REQUEST.

RENTAL ACQUISITIONS, LLC

BY: _____

PRINT NAME: _____

PRINT TITLE: _____

NOTARY

STATE OF _____

COUNTY OF _____

STATE OF _____