

APPROVALS:

PLANNING COMMISSION

THIS PLAT IS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF
BEREA THIS _____ DAY OF _____, 2025.

PLANNING COMMISSION CHAIRPERSON

PRINT NAME

PLANNING COMMISSION SECRETARY

PRINT NAME

CITY COUNCIL ACCEPTANCE & DEDICATION

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 BEREA, OHIO BY ORDINANCE No. _____ ADOPTED THIS
_____ DAY OF _____, 2025.

PRESIDENT

PRINT NAME

SECRETARY

PRINT NAME

CITY ENGINEER

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

CITY ENGINEER

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 BEREA

BEREA DIRECTOR OF LAW

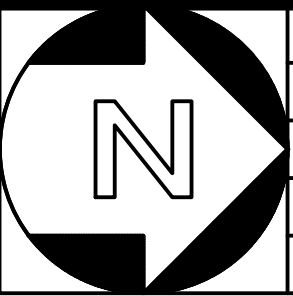
PRINT NAME

DEDICATION
AREA:



AREA "A1"	AREA "A2"	AREA "E2"
2,966 S.F.	1,784 S.F.	1,206 S.F.
0.0681 Ac.	0.0410 Ac.	0.0277 Ac.
AREA "E3"	AREA "E4"	AREA "F2"
2,010 S.F.	8 S.F.	6,518 S.F.
0.0461 Ac.	0.0002 Ac.	0.1496 Ac.

TOTAL:
14,492 S.F.
0.3327 Ac.



DATE	REVISIONS	BY

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 BEREA; CITY OF
BEREA 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:

- "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.
- ◆ — 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
BEREA LAND REUTILIZATION PROGRAM AND
THE CITY OF BEREA

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. _____ OF CUYAHOGA COUNTY
RECORDS & PART OF ORIGINAL MIDDLEBURG
TOWNSHIP SECTION No. 18
NOW IN THE CITY OF BEREA
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 M.D.	OKD M.A.	DATE JUNE, 2025
GR. SCALE 1"=12'	FILE NO. 5530-PRL	ORDER NO. 5530	1 1

SECOND AVENUE
60' (RELOCATED)

PEARL STREET (Variable)

PARCEL "C1"
VACATION/DEDICATION/LOT
SPLIT & CONSOLIDATION PLAT
A.F.N. 2025-----

P.P.N.362-15-063
RENTAL ACQUISITIONS, LLC
A.F.N. 202503120399

PARCEL "E1"
VACATION/DEDICATION/LOT
SPLIT & CONSOLIDATION PLAT
A.F.N. 2025-----

PARCEL "E"
CONSOLIDATION PLAT
A.F.N. 202503280443

P.P.N. 362-15-065
CITY OF BEREA
A.F.N. 202503280444

AREA "E3"
2,010 S.F.
0.0461 Ac.

AREA "E2"
1,206 S.F.
0.0277 Ac.

AREA "E4"
8 S.F.
0.0002 Ac.

AREA "F2"
6,518 S.F.
0.1496 Ac.

PARCEL "F"
VACATION/DEDICATION/LOT
SPLIT & CONSOLIDATION PLAT
A.F.N. 2025-----

P.P.N. 362-15-
RENTAL ACQUISITIONS, LLC
A.F.N. 2025

AREA "A1"
2,966 S.F.
0.0681 Ac.

P.P.N. 362-15-061
RENTAL ACQUISITIONS, LLC
A.F.N. 202503120399

PARCEL "A"
CONSOLIDATION PLAT
A.F.N. 202503120398

AREA "A2"
1,784 S.F.
0.0410 Ac.

P.P.N. 362-25-006
CITY OF BEREA
VOL 90-5255 PG 40 O.R.

LEGEND

R/W	RIGHT-OF-WAY
C	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/L	SUBLOT
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 _____ } SS

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY
AND STATE, PERSONALLY APPEARED THE INDIVIDUAL WHO
EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF SAID
ENTITY AND BY AUTHORITY OF SAID ENTITY, AND WHO
ACKNOWLEDGED THAT SUCH INSTRUMENT IS THEIR FREE ACT
AND DEED AND AS SUCH AUTHORIZED REPRESENTATIVE, THE
FREE ACT AND DEED OF SAID ENTITY.

IN WITNESS THEREOF I HAVE HEREUNTO SET MY
HAND AND OFFICIAL SEAL AT _____ DAY OF _____
OHIO THIS _____ 20____

NOTARY PUBLIC MY COMMISSION EXPIRES

ACCEPTANCE & DEDICATION

WE THE UNDERSIGNED, THE CITY OF BEREA, OWNERS 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.

THE CITY OF BEREA

BY: _____
PRINT NAME: _____
PRINT TITLE: _____

NOTARY

STATE OF _____ }
COUNTY OF _____ } SS

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY
AND STATE, PERSONALLY APPEARED THE INDIVIDUAL WHO
EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF SAID
ENTITY AND BY AUTHORITY OF SAID ENTITY, AND WHO
ACKNOWLEDGED THAT SUCH INSTRUMENT IS THEIR FREE ACT
AND DEED AND AS SUCH AUTHORIZED REPRESENTATIVE, THE
FREE ACT AND DEED OF SAID ENTITY.

IN WITNESS THEREOF I HAVE HEREUNTO SET MY
HAND AND OFFICIAL SEAL AT _____ DAY OF _____
OHIO THIS _____ 20____

NOTARY PUBLIC MY COMMISSION EXPIRES

ACCEPTANCE & DEDICATION

WE THE UNDERSIGNED, THE CITY OF BEREA LAND REUTILIZATION
PROGRAM, OWNERS 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.

THE CITY OF BEREA LAND REUTILIZATION PROGRAM

BY: _____
PRINT NAME: _____
PRINT TITLE: _____

NOTARY

STATE OF _____ }
COUNTY OF _____ } SS

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY
AND STATE, PERSONALLY APPEARED THE INDIVIDUAL WHO
EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF SAID
ENTITY AND BY AUTHORITY OF SAID ENTITY, AND WHO
ACKNOWLEDGED THAT SUCH INSTRUMENT IS THEIR FREE ACT
AND DEED AND AS SUCH AUTHORIZED REPRESENTATIVE, THE
FREE ACT AND DEED OF SAID ENTITY.

IN WITNESS THEREOF I HAVE HEREUNTO SET MY
HAND AND OFFICIAL SEAL AT _____ DAY OF _____
OHIO THIS _____ 20____

NOTARY PUBLIC MY COMMISSION EXPIRES

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	70.00'	51.71'	27.10'	50.55'	S19°22'14"E	42°19'42"
C2	58.50'	43.22'	22.65'	42.24'	S19°22'14"E	42°19'42"
C3	58.50'	56.17'	30.46'	54.04'	S29°18'32"W	55°00'56"
C4	20.00'	19.21'	10.42'	18.48'	S29°18'18"W	55°01'23"
C5	20.00'	9.98'	5.10'	9.88'	N12°30'09"W	28°35'33"
C6	20.00'	9.23'	4.70'	9.14'	N40°00'50"W	26°25'50"
C7	20.00'	19.21'	10.42'	18.48'	N25°43'05"W	55°01'21"
C8	58.50'	53.84'	29.00'	51.96'	N26°51'55"W	52°44'01"
C9	58.50'	2.33'	1.17'	2.33'	N0°38'42"E	2°17'13"
C10	58.50'	56.17'	30.46'	54.04'	N25°43'14"W	55°01'03"
C11	58.50'	35.88'	18.52'	35.32'	N19°21'58"E	35°08'17"
C12	70.00'	65.34'	35.27'	62.99'	N10°11'41"E	53°28'50"
C13	170.00'	13.20'	6.60'	13.20'	N18°46'12"W	4°26'56"
C14	50.00'	96.56'	72.28'	82.24'	N76°19'14"W	110°39'08"
C15	200.00'	151.64'	79.67'	148.03'	N19°55'36"W	43°26'25"

LINE TABLE

LINE	LENGTH	BEARING
L1	9.58'	S1°47'37"W
L2	2.44'	S88°22'20"E