

SUBDIVISION PLAT

FOR THE BERAN SUBDIVISION

LOCATED IN THE

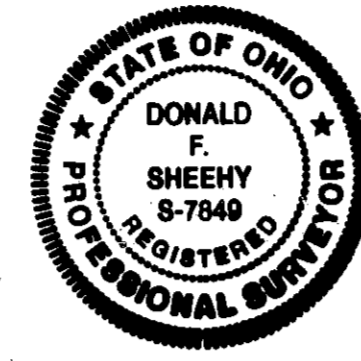
VILLAGE OF WELLINGTON, OHIO

PART OF ORIGINAL LOT 26, WELLINGTON TWP., COUNTY OF LORAIN,
STATE OF OHIO

201 PROPERTIES LTD.
INST. NO. 970484709
P.P. NO.
18-00-027-112-011
8/19/97

DEVELOPER:
BRADLEY DEVELOPMENT CO.,
27201 ROYALTON ROAD
COLUMBIA STATION, OHIO 44028
PH. (440) 236 - 8666
FAX (440) 236 - 8153

ACREAGE BREAKDOWN
AREA IN SUBLOTS: 2.2151 ACRES
AREA IN BLOCK "A": 18.1770 ACRES
TOTAL AREA: 20.3921 ACRES



Donald F. Sheehy, Ohio Professional Surveyor No. 7849

6-6-2000 Date

OWNERS CERTIFICATE AND DEDICATION

Situated in the Village of Wellington, County of Lorain, State of Ohio and being part of original Wellington Township Lot No. 26, containing 20.3921 acres of land and being part of lands conveyed to Bradley Development Co., Inc. by Instrument No. 2000-0681985, April 28, 2000, Parcels 1, 2 & 3, of the Lorain County deed records.

The undersigned hereby certifies that the plat shown hereon correctly represents the "Beran Subdivision", a subdivision of lots 1 to 5 inclusive and a BLOCK "A" and does hereby accept this plat of same.

The undersigned further agrees that any use of improvements made on this land shall be in conformity with all existing zoning, plotting, health or other lawful rules and regulations of Wellington, Ohio. For the benefit of themselves and all other subsequent owners or assigns taking title from, under or through the undersigned.

The dimensions shown on this plat are in feet and decimal parts thereof. Easements are reserved where indicated on the plat for public utility purposes above and beneath the surface of the ground.

I the undersigned owner of all lands embraced by and within the proposed Beran Subdivision area do hereby accept and adopt this plat of its lands into lots as set forth in this plat.

In Witness thereof this 8TH day of JUNE, 2000.

Signed Witness

Richard Beran William Hall
Richard Beran, Witness
Bradley Development Co., Inc.

NOTARY PUBLIC
County of Lorain, State of Ohio

Before me, a Notary Public in and for said County and State, did personally appear the aforesaid signed landowners who acknowledged that they did sign this plat and that their signature is their voluntary act and deed for the uses and purposes herein expressed, in witness whereof I have hereunto set my hand and official seal this 8TH Day of JUNE, 2000.

Sally Smith Commission Expires 4/11/2004
Notary Public Date

This plat is approved by the Engineer of the Village of Wellington this 29TH day of JUNE, 2000.

Jack A. Jones
Village Engineer/ Jack A. Jones, P.E.

Approved this 27TH day of JUNE, 2000
(Approval of this plat for recording does not constitute an acceptance of the dedication of any public street, road or highway dedicated on such plat, Section 711.04 and 711.041, Ohio Revised Code)

Thomas B. Cleary
Planning Commission, Village of Wellington, Lorain County Ohio.
Thomas B. Cleary

This is to certify that this dedication plat of the Kent Street Extension is hereby approved and the street as shown hereon are accepted by Resolution No. _____ and Ordinance No. 2000-37; Date July 5, 2000.

Council of Village of Wellington
Lorain County, Ohio

By Barbara O'Keefe By Daren Webb
Mayor Clerk

Transferred this _____ day of _____, 2000.

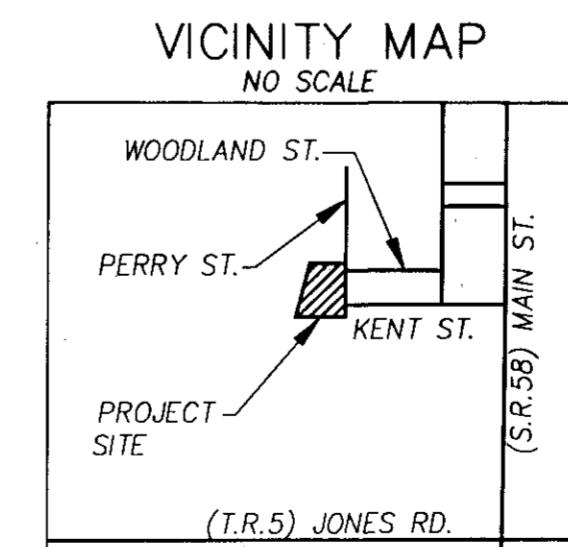
TRANSFERRED
IN COMPLIANCE WITH SEC. 319-209
OHIO REV. CODE
SEP 6 2000

Lorain County Auditor

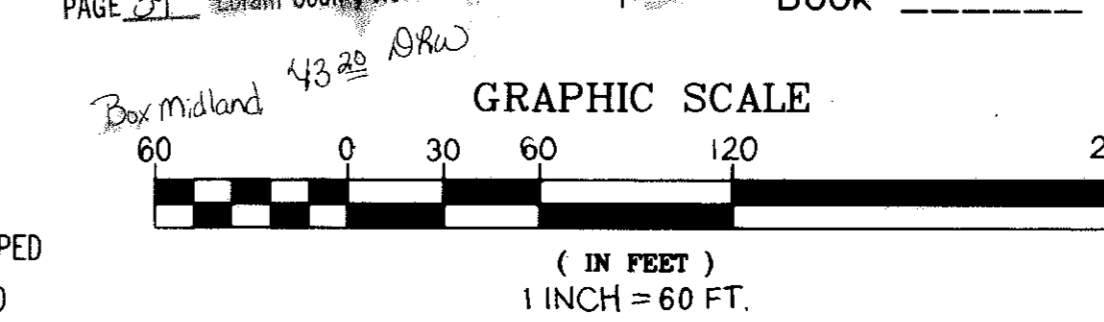
MARK R. STEWART
LORAIN COUNTY AUDITOR

Filed for Record this _____ day of _____, 2000.
At _____ AM / PM.

Recorded this _____ day of _____, 2000, in Plat
Book _____ Page No. _____



RECEIVED FOR RECORD
at 10:00 clock A.M. 10/10/00
MAY ANN JAMISON
Lorain County Recorder
PAGE 39



LOT 27

LOT 26

LOT 27

LOT 26

BLOCK "A"
18.1770 ACRES
(79,1791 SF)

BRADLEY DEVELOPMENT CO., INC.
INST. NO. 2000-0681985
P.P. NO.
18-00-026-101-015
4/28/00
PARCEL 3

BRADLEY DEVELOPMENT CO., INC.
INST. NO. 2000-0681985
P.P. NO.
18-00-026-101-015
4/28/00
PARCEL 1

BRADLEY DEVELOPMENT CO., INC.
INST. NO. 2000-0681985
P.P. NO.
18-00-026-101-015
4/28/00
PARCEL 2

BRADLEY DEVELOPMENT CO., INC.
INST. NO. 2000-0681985
P.P. NO.
18-00-026-101-021

CURVE TABLE

| CURVE NO. | RADIUS | LENGTH | DELTA | BEARING | CHORD | TAN. |
|-----------|--------|---------|-----------|-------------|---------|--------|
| C1 | 95.00' | 70.69' | 90°00'00" | S43°30'00"E | 63.64' | 45.00' |
| C2 | 95.00' | 77.64' | 46°49'35" | N21°54'48"W | 75.50' | 41.14' |
| C3 | 95.00' | 91.74' | 55°19'36" | S72°59'23"E | 88.21' | 49.80' |
| C4 | 95.00' | 129.08' | 77°50'48" | N40°25'24"E | 119.37' | 76.72' |
| C5 | 95.00' | 72.41' | 43°40'19" | S20°20'09"E | 70.87' | 38.07' |
| C6 | 95.00' | 47.38' | 20°33'46" | S56°27'11"E | 46.87' | 24.18' |
| C7 | 95.00' | 29.46' | 17°45'56" | S79°37'02"E | 29.34' | 14.85' |

N88°46'30"W 1100.30' REC. N88°36'05"W 1099.81' MEAS. & USED

FINDLEY DEVELOPMENT CO., VOL. 1064 PG. 381, PARCEL 1, P.P. NO. 18-00-026-101-064

CHAGRIN VALLEY
ENGINEERING, LTD.

24850 AURORA ROAD, UNIT A PHN: (440) 439-1999
CLEVELAND, OHIO 44146 FAX: (440) 439-1969