

OPPORTUNITY WAY DEDICATION PLAT

SITUATED IN THE VILLAGE OF LAGRANGE, COUNTY OF LORAIN, STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL LAGRANGE TOWNSHIP LOT NUMBERS 54 AND 55.

OWNER'S CERTIFICATE:

SITUATED IN THE VILLAGE OF LAGRANGE, COUNTY OF LORAIN, STATE OF OHIO, AND KNOWN AS BEING ALL OF A PARCEL OF LAND DESCRIBED IN A DEED TO KEYSTONE LOCAL SCHOOL DISTRICT BOARD OF EDUCATION AS RECORDED IN INSTRUMENT NUMBER 20060139600 AND PART OF A PARCEL OF LAND DESCRIBED IN A DEED TO KEYSTONE LOCAL SCHOOL DISTRICT BOARD OF EDUCATION AS RECORDED IN INSTRUMENT NUMBER 20010799244 OF THE LORAIN COUNTY DEED RECORDS, WHICH CONTAINS A TOTAL OF 61.2880 ACRES OF LAND, OF WHICH 60.0563 ACRES OF LAND LIES WITHIN ORIGINAL LAGRANGE TOWNSHIP LOT NUMBER 54, 1.2317 ACRES OF LAND LIES WITHIN ORIGINAL LAGRANGE TOWNSHIP LOT NUMBER 55. THE DEDICATION PARCEL CONTAINS A TOTAL OF 2.6525 ACRES OF LAND, OF WHICH 1.4208 ACRES LIES WITHIN ORIGINAL LAGRANGE TOWNSHIP LOT NUMBER 54 AND 1.2317 ACRES LIES WITHIN ORIGINAL LAGRANGE TOWNSHIP LOT NUMBER 55 BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

THE UNDERSIGNED, HEREBY CERTIFIES THAT THE ATTACHED "OPPORTUNITY WAY DEDICATION PLAT" REPRESENTS A PORTION OF OPPORTUNITY WAY, ACKNOWLEDGE THIS PLAT OF SAME, AND DEDICATE TO PUBLIC USE SAID OPPORTUNITY WAY, AS SHOWN HEREIN.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OR IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING PLATTING, ZONING, HEALTH OR OTHER LAWFUL RULES OR REGULATIONS INCLUDING THE APPLICABLE OFF-STREET LOADING AND PARKING REQUIREMENTS OF THE VILLAGE OF LAGRANGE FOR THE BENEFIT OF HIMSELF (THEMSELVES) AND ALL OTHER SUBSEQUENT PARTIES TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED.

THE DIMENSIONS SHOWN ON THE PLAT ARE IN FEET AND DECIMAL PARTS THEREOF. EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT FOR UTILITY PURPOSES ABOVE AND BENEATH THE SURFACE OF THE GROUND.

IN WITNESS THEREOF THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS

THIS 11th DAY OF August, 2009.

OWNERS

Michael M Smith
WITNESS

KEYSTONE LOCAL SCHOOL DISTRICT BOARD OF EDUCATION

BY: Dee Stradt

David Robert Pelton
WITNESS

DAVID ROBERT PELTON (FOR UTILITY EASEMENT PURPOSES)

BY: David Robert Pelton

NOTARIAL SEAL:

STATE OF OHIO

SS

COUNTY OF LORAIN

ON THIS 11th DAY OF August, 2009, BEFORE ME PERSONALLY APPEARED GARY FRIEDT, WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS (THEIR) FREE ACT AND DEED FOR THE PURPOSES HEREON MENTIONED.

WITNESS MY HAND AND SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Marcella Beach

NOTARY PUBLIC IN AND FOR LORAIN COUNTY, OHIO

MY COMMISSION EXPIRES: 12-31-2011

NOTARIAL SEAL:

STATE OF OHIO

SS

COUNTY OF LORAIN

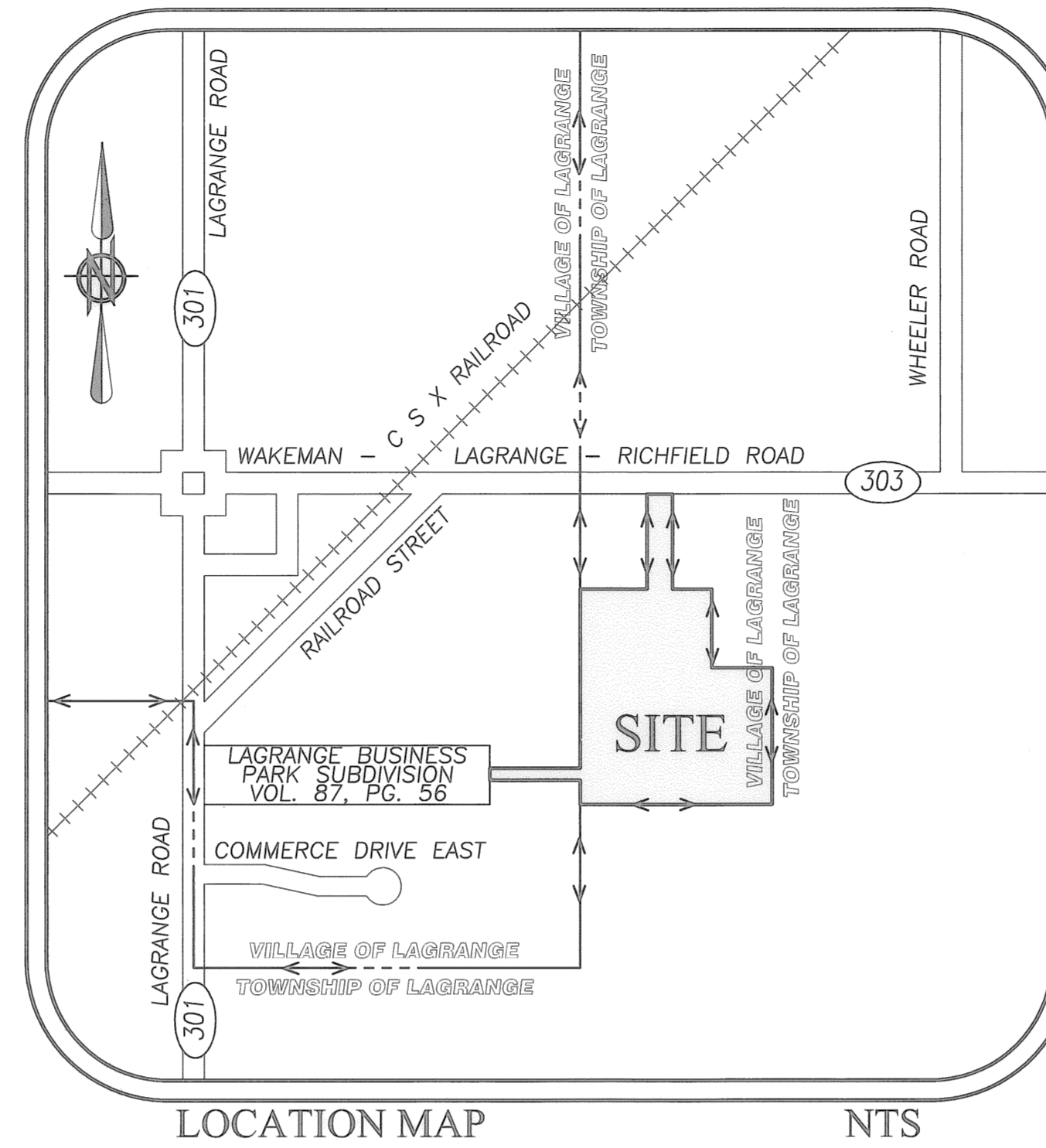
ON THIS 11th DAY OF August, 2009, BEFORE ME PERSONALLY APPEARED DAVID ROBERT PELTON, WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS FREE ACT AND DEED FOR THE PURPOSES HEREON MENTIONED.

WITNESS MY HAND AND SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Marcella Beach

NOTARY PUBLIC IN AND FOR LORAIN COUNTY, OHIO

MY COMMISSION EXPIRES: 12-31-2011



SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS, I HAVE SURVEYED AND PLATTED PARCELS OF LAND DESCRIBED IN DEEDS TO THE K.L.S.D.B.O.E. AS RECORDED IN INSTRUMENT No. 20010799244 AND INSTRUMENT No. 20060139600 OF THE LORAIN COUNTY DEED RECORDS CONTAINING A TOTAL OF 61.2880 ACRES OF LAND, OF WHICH 60.0563 ACRES LIE WITHIN ORIGINAL LAGRANGE TOWNSHIP LOT NUMBER 54, AND 1.2317 ACRES LIE WITHIN ORIGINAL LOT NUMBER 55 BE THE SAME MORE OR LESS BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD AS SHOWN HEREON. THE DEDICATION PARCEL CONTAINS A TOTAL OF 2.6525 ACRES OF LAND, OF WHICH 1.2317 ACRES LIES WITHIN O.L. 55 AND 1.4208 ACRES LIES WITHIN O.L. 54. AT ALL POINTS THUSLY INDICATED • IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS THUSLY INDICATED • IRON PIN MONUMENTS WERE SET. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND USED TO DESCRIBED ANGLES ONLY. THE PLAN REPRESENTS A SURVEY WHICH A TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT AND EACH BLOCK COMPUTED FROM FIELD MEASUREMENTS OF GROUND CLOSED WITHIN A LIMIT OF ERROR OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET OF THE PERIMETER BEFORE BALANCING THE SURVEY. THE SURVEY MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS, IN SECTION 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND ADJACENT PROPERTY DESCRIPTIONS HAVE BEEN CONSIDERED IN PERFORMING THIS SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT.

Michael C. Bramhall 8/7/09
MICHAEL C. BRAMHALL, P.E., P.S.
REGISTERED SURVEYOR NO. 8073 DATE



ACREAGE SUMMARY

AREA IN O.L. 54	AREA IN O.L. 55
1.2317 ACRES	1.4208 ACRES
2.6525 ACRES DEDICATION PARCEL	

PLANNING COMMISSION:

WE HEREBY APPROVE AND ACCEPT THIS PLAT ACCORDING TO THE REGULATIONS FOR THE VILLAGE OF LAGRANGE, OHIO THIS 3rd DAY OF SEPTEMBER, 2009.

John Taylor
CHAIRMAN - JOHN TAYLOR

Rick Horner
COUNCIL REPRESENTATIVE - RICK HORNER

VILLAGE ENGINEER:

THIS 24th DAY OF August, 2009

Dak G. Pomeroy
MUNICIPAL ENGINEER
POGGEMEYER DESIGN GROUP

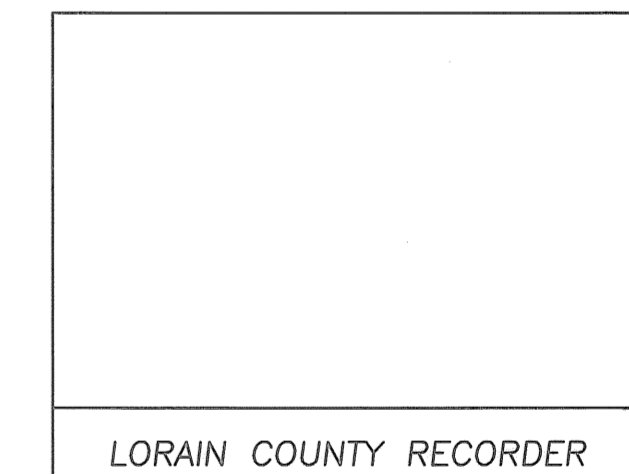
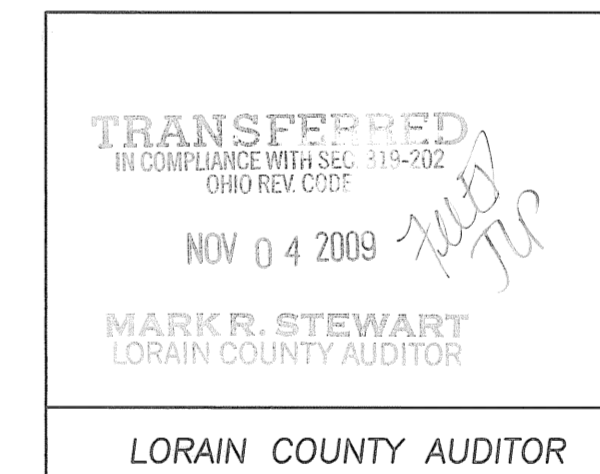
VILLAGE COUNCIL:

THIS IS TO CERTIFY THAT THIS PLAT OF "OPPORTUNITY WAY DEDICATION PLAT" IS HEREBY APPROVED AND THE STREETS AS SHOWN HEREON ARE ACCEPTED BY ORDINANCE NO.

DATE 10-22-2009
COUNCIL OF THE VILLAGE OF LAGRANGE
LORAIN COUNTY, OHIO

Kim Strauss
BY MAYOR - KIM STRAUSS

Sheila Lanning
BY CLERK/TREASURER - SHEILA LANNING



LEGEND:

- IRON PIN/PIPE FOUND AS INDICATED
- 5/8" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" SET
- MONUMENT BOX FOUND AS INDICATED
- ▣ MONUMENT BOX WITH 5/8" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" SET

BASIS OF BEARINGS:

A PORTION OF THE CENTERLINE OF STATE ROUTE 301 (a.k.a. SOUTH CENTER STREET) (R/W VARIES) WHICH WAS ASSUMED TO BE NORTH 00°23'41" EAST.

AS SURVEYED IN NOVEMBER OF 2005 AND APRIL OF 2009

J:\031769-3B\DRAWINGS\DWG\DEDICATION PLAT PAGE 01.DWG

DATE	BY	DESCRIPTION
11-03-05	CMH	ISSUE TO CLIENT FOR REVIEW
11-13-05	CMH	UPDATED PER COUNTY COMMENTS
04-27-09	CMH	NEW ROADWAY ALIGNMENT

DRAWN BY: BDA/BAJ
CHECKED BY: CMH

BRAMHALL
ENGINEERING AND SURVEYING CO., INC.
801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

PREPARED FOR:
KEYSTONE LOCAL SCHOOLS
301 LIBERTY STREET, P.O. BOX 65
LAGRANGE, OHIO 44050

OPPORTUNITY WAY DEDICATION PLAT
VILLAGE OF LAGRANGE, COUNTY OF LORAIN,
STATE OF OHIO

SHEET
1 OF 5
JOB NO.
03-1769-3B

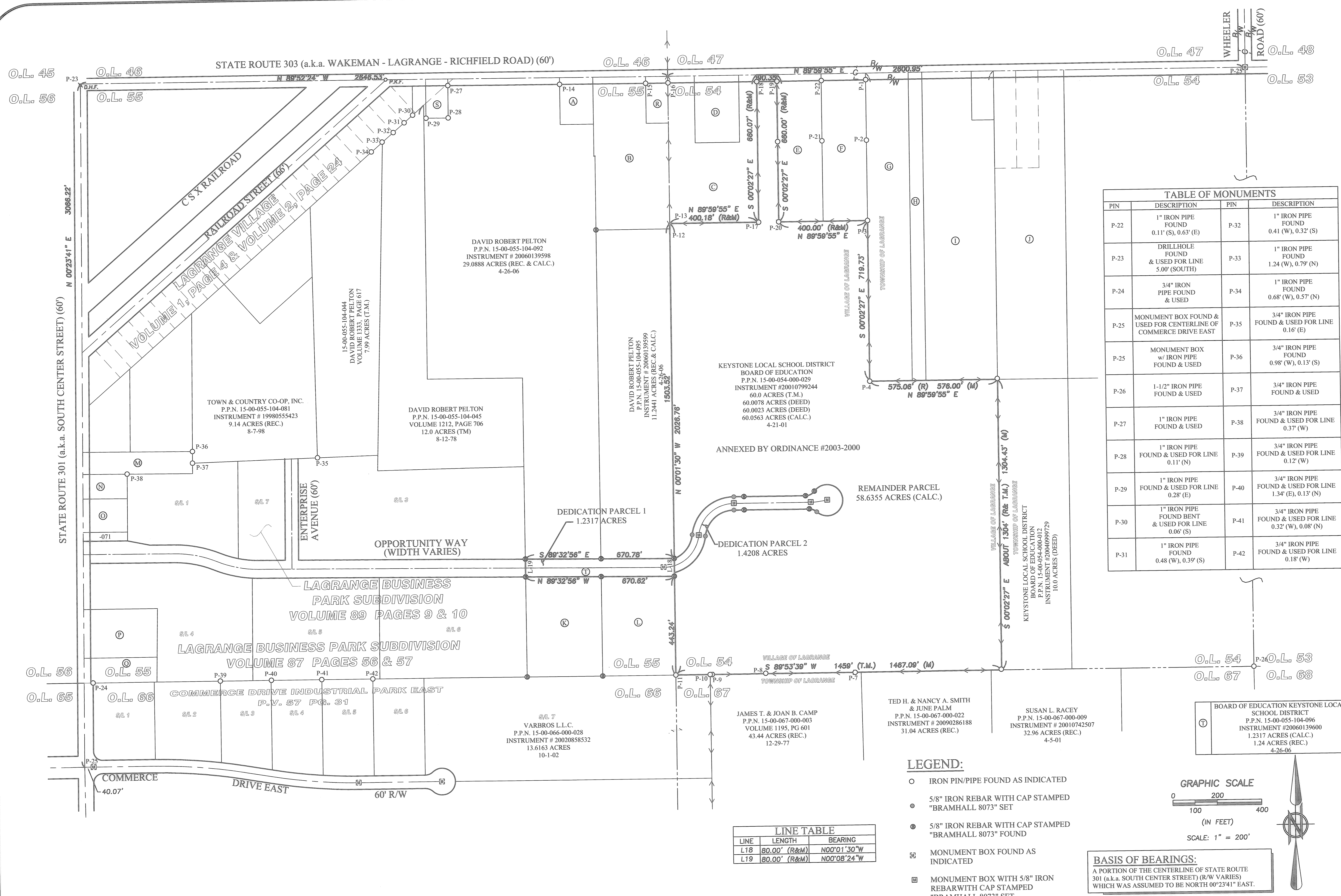
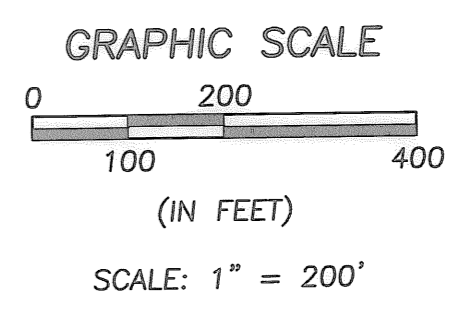


TABLE OF OWNERSHIP	
A	JUDITH A. KILINGSHIRN P.P.N. 15-00-055-104-066 INSTRUMENT # 20050605786 0.72 OF AN ACRE (REC.) 4-11-95
B	MICHAEL B. & CHRISTINE A. STELL P.P.N. 15-00-055-104-048 O.R. VOLUME 237, PAGE 654 4.78 ACRES (REC.) 11-21-89
C	DARLENE HOTTENROTT ETAL P.P.N. 15-00-054-000-032 INSTRUMENT # 20090290124 4.69 ACRES (T.M.) 4.6851 ACRES (REC.) 4-3-09
D	DARLENE HOTTENROTT ETAL P.P.N. 15-00-054-000-031 INSTRUMENT # 2009029124 1.38 ACRES (T.M.) 1.3774 ACRES (REC.) 4-3-09
E	DARLENE M. HOTTENROTT P.P.N. 15-00-054-000-027 INSTRUMENT # 20010726274 3.03 ACRES (T.M.) 3.0303 ACRES (REC.) 1-5-01
F	RICHARD D. & DEBORAH LEE MURAWSKI P.P.N. 15-00-054-000-026 INSTRUMENT # 20010726272 3.03 ACRES (T.M.) 3.0303 ACRES (REC.) 1-5-01
G	DAVID ROBERT PELTON P.P.N. 15-00-054-000-003 VOLUME 1391, PAGE 389 6.08 ACRES (REC.) 2-12-86
H	DAVID ROBERT PELTON P.P.N. 15-00-054-000-004 VOLUME 1391, PAGE 389 1.95 ACRES (REC.) 2-12-86
I	DAVID ROBERT PELTON P.P.N. 15-00-054-000-005 VOLUME 1391, PAGE 389 9.50 ACRES (REC.)
J	SYLVIA A. HACK, TRUSTEE P.P.N. 15-00-054-000-009 INSTRUMENT # 20020852710 8.0 ACRES (REC.) 9-3-02
K	DAVID ROBERT PELTON P.P.N. 15-00-055-104-091 INSTRUMENT # 20060139598 3.4972 ACRES (REC. & CALC.)
L	DAVID ROBERT PELTON P.P.N. 15-00-055-104-094 INSTRUMENT # 20060139599 3.3649 ACRES (REC. & CALC.)
M	STEVE E. & ANNA H. SNIAROWSKI P.P.N. 15-00-055-104-040 VOLUME 507, PAGE 437 1.13 ACRES (REC.)
N	JAMES M. CORNISH P.P.N. 15-00-055-104-041 INSTRUMENT # 19990650251 0.50 OF AN ACRE (REC.) 10-29-99
O	TOM A. & NANCY L. BOTAMER P.P.N. 15-00-055-104-054 INSTRUMENT # 20000700414 0.68 OF AN ACRE (REC.) 8-10-00
P	RUSSELL C. ADAMS & ALICE L. DAVIS P.P.N. 15-00-055-104-060 INSTRUMENT # 20060172092 1.65 ACRES (REC.) 10-26-06
Q	ALICE LOUISE DAVIS P.P.N. 15-00-055-104-059 INSTRUMENT # 20030951189 0.85 OF AN ACRE (REC.) 8-22-89
R	MICHAEL A. & ANGELA L. HARTLEY P.P.N. 15-00-055-104-049 O.R. VOLUME 781, PAGE 763 0.48 OF AN ACRE (REC.) 9-30-93
S	WADE W. & DANIELLE R. TODD P.P.N. 15-00-055-104-067 INSTRUMENT # 19980530243 0.40 OF AN ACRE (REC.) 4-17-98

TABLE OF MONUMENTS			
PIN	DESCRIPTION	PIN	DESCRIPTION
P-22	1" IRON PIPE FOUND 0.11' (S), 0.63' (E)	P-32	1" IRON PIPE FOUND 0.41' (W), 0.32' (S)
P-23	DRILLHOLE FOUND & USED FOR LINE 5.00' (SOUTH)	P-33	1" IRON PIPE FOUND 1.24' (W), 0.79' (N)
P-24	3/4" IRON PIPE FOUND & USED	P-34	1" IRON PIPE FOUND 0.68' (W), 0.57' (N)
P-25	MONUMENT BOX FOUND & USED FOR CENTERLINE OF COMMERCE DRIVE EAST	P-35	3/4" IRON PIPE FOUND & USED FOR LINE 0.16' (E)
P-25	MONUMENT BOX w/ IRON PIPE FOUND & USED	P-36	3/4" IRON PIPE FOUND 0.98' (W), 0.13' (S)
P-26	1-1/2" IRON PIPE FOUND & USED	P-37	3/4" IRON PIPE FOUND & USED
P-27	1" IRON PIPE FOUND & USED	P-38	3/4" IRON PIPE FOUND & USED FOR LINE 0.37' (W)
P-28	1" IRON PIPE FOUND & USED FOR LINE 0.11' (N)	P-39	3/4" IRON PIPE FOUND & USED FOR LINE 0.12' (W)
P-29	1" IRON PIPE FOUND & USED FOR LINE 0.28' (E)	P-40	3/4" IRON PIPE FOUND & USED FOR LINE 1.34' (E), 0.13' (N)
P-30	1" IRON PIPE FOUND BENT & USED FOR LINE 0.06' (S)	P-41	3/4" IRON PIPE FOUND & USED FOR LINE 0.32' (W), 0.08' (N)
P-31	1" IRON PIPE FOUND 0.48' (W), 0.39' (S)	P-42	3/4" IRON PIPE FOUND & USED FOR LINE 0.18' (W)

LINE TABLE		
LINE	LENGTH	BEARING
L18	80.00' (R&M)	N00°01'30"W
L19	80.00' (R&M)	N00°08'24"W

- LEGEND:**
- IRON PIN/PIPE FOUND AS INDICATED
 - 5/8" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" SET
 - ⊙ 5/8" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" FOUND
 - ⊞ MONUMENT BOX FOUND AS INDICATED
 - ⊠ MONUMENT BOX WITH 5/8" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" SET



BASIS OF BEARINGS:
A PORTION OF THE CENTERLINE OF STATE ROUTE 301 (a.k.a. SOUTH CENTER STREET) (R/W VARIES) WHICH WAS ASSUMED TO BE NORTH 00°23'41" EAST.

AS SURVEYED IN NOVEMBER OF 2005 AND APRIL OF 2009

DATE	BY	DESCRIPTION
11-03-05	CMH	ISSUE TO CLIENT FOR REVIEW
11-13-05	CMH	UPDATED PER COUNTY COMMENTS
01-09-09	CMH	UPDATED PER COUNTY COMMENTS
04-27-09	CMH	UPDATED PER NEW ROADWAY ALIGNMENT

DRAWN BY: BDA/BAJ

CHECKED BY: CMH

BRAMHALL
ENGINEERING AND SURVEYING CO., INC.
801 MOORE ROAD AVON, OHIO 44011
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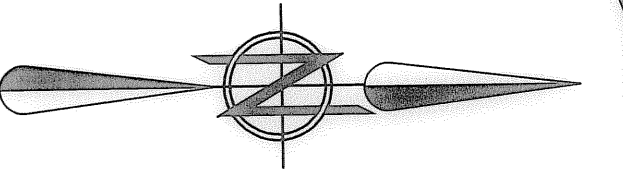
PREPARED FOR:
KEYSTONE LOCAL SCHOOLS
301 LIBERTY STREET, P.O. BOX 65
LAGRANGE, OHIO 44050

OPPORTUNITY WAY DEDICATION PLAT
VILLAGE OF LAGRANGE, COUNTY OF LORAIN,
STATE OF OHIO

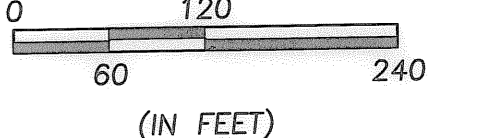
SHEET 2 OF 5
JOB NO. 03-1769-3B

LAGRANGE BUSINESS PARK SUBDIVISION
VOLUME 87 PAGE 56 & 57

STATE ROUTE 301 (a.k.a. SOUTH CENTER STREET) (R/W VARIES)



GRAPHIC SCALE



(IN FEET)
SCALE: 1" = 120'

BASIS OF BEARINGS:
A PORTION OF THE CENTERLINE OF STATE ROUTE 301 (a.k.a. SOUTH CENTER STREET) (R/W VARIES) WHICH WAS ASSUMED TO BE NORTH 00°23'41" EAST.
AS SURVEYED IN NOVEMBER OF 2005 AND APRIL OF 2009

LEGEND:

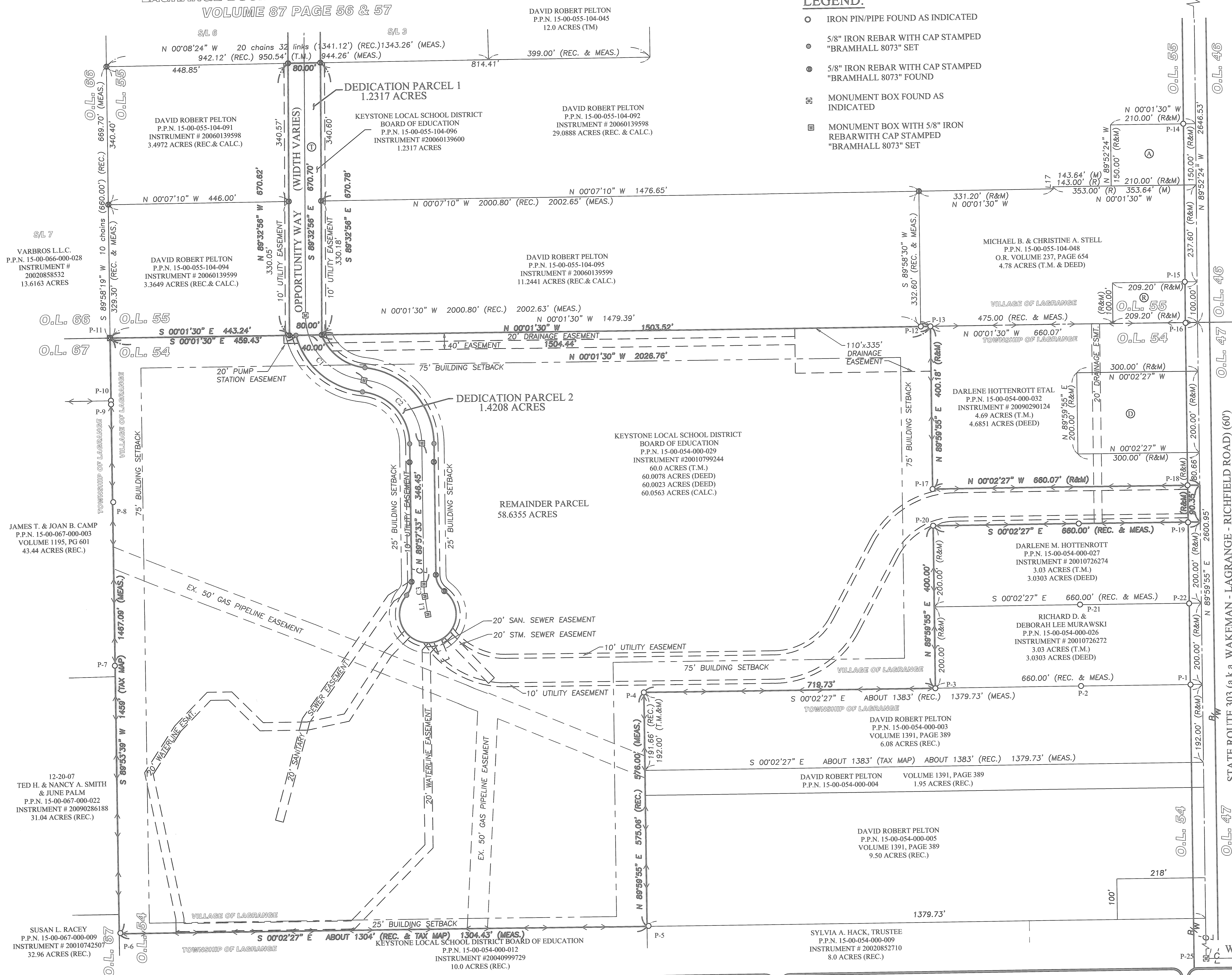
- IRON PIN/PIPE FOUND AS INDICATED
- 5/8" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" SET
- ⊙ 5/8" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" FOUND
- ⊞ MONUMENT BOX FOUND AS INDICATED
- ⊞ MONUMENT BOX WITH 5/8" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" SET

LINE TABLE		
LINE	LENGTH	BEARING
L1	44.63'	S81°21'05"W
L17	5.00' (R&M)	N87°05'37"W

TABLE OF CURVATURE						
CURVE	LENGTH	RADIUS	CHORD	BEARING	TANGENT	DELTA
C1	185.27'	160.00'	175.10'	N39°42'34"E	104.59'	66°20'47"
C2	233.54'	160.00'	213.35'	S48°26'20"W	143.13'	83°37'44"
C3	30.05'	200.00'	30.02'	N85°39'19"E	15.05'	08°36'28"

TABLE OF MONUMENTS			
PIN	DESCRIPTION	PIN	DESCRIPTION
P-1	1" IRON PIPE FOUND 0.67' (N), 0.35' (E)	P-12	3/4" IRON PIPE FOUND 0.41' (N)
P-2	1" IRON PIPE FOUND 0.07' (E)	P-13	1" IRON PIPE FOUND & USED
P-3	1" IRON PIPE FOUND 0.20' (E)	P-14	1" IRON PIPE FOUND 0.75' (N), 0.07' (W)
P-4	1" IRON PIPE FOUND 0.16' (E)	P-15	1/2" IRON PIPE FOUND 0.08' (S)
P-5	1-1/2" IRON PIPE FOUND 3.79' (N), 0.90' (W)	P-16	1/2" IRON PIPE FOUND 0.63' (N), 0.90' (E)
P-6	1-1/2" IRON PIPE FOUND 2.96' (N), 1.54' (W)	P-17	1" IRON PIPE FOUND 0.16' (S)
P-7	1-1/2" IRON PIPE FOUND 0.47' (S)	P-18	3/4" IRON PIPE FOUND 0.07' (S)
P-8	1-1/2" IRON PIPE FOUND 1.67' (N)	P-19	1" IRON PIPE FOUND 0.06' (S), 0.86' (E)
P-9	1-1/2" IRON PIPE FOUND & USED	P-20	1" IRON PIPE FOUND & USED
P-10	3/4" IRON PIPE FOUND 0.06' (S), 0.20' (W)	P-21	1" IRON PIPE FOUND 0.27' (N), 0.27' (W)
P-11	STONE MONUMENT FOUND (DISTURBED)	P-22	1" IRON PIPE FOUND 0.11' (S), 0.63' (E)

TABLE OF OWNERSHIP			
Ⓐ	JUDITH A. KILINGSHRN P.P.N. 15-00-055-104-066 INSTRUMENT # 20050065786 0.72 OF AN ACRE (REC.)	Ⓔ	MICHAEL A. & ANGELA L. HARTLEY P.P.N. 15-00-055-104-049 O.R. VOLUME 781, PAGE 763 0.48 OF AN ACRE (REC.)
Ⓓ	DARLENE HOTTENROTT ET AL P.P.N. 15-00-054-000-031 INSTRUMENT # 2009029124 1.38 ACRES (T.M.) 1.3774 ACRES (DEED)	Ⓣ	KEYSTONE LOCAL SCHOOL DISTRICT BOARD OF EDUCATION P.P.N. 15-00-055-104-096 INSTRUMENT # 20060139600 1.2317 ACRES



DATE	BY	DESCRIPTION
11-03-05	CMH	ISSUE TO CLIENT FOR REVIEW
11-09-05	CMH	UPDATED PER COMMENTS
01-09-09	CMH	UPDATED PER COUNTY COMMENTS

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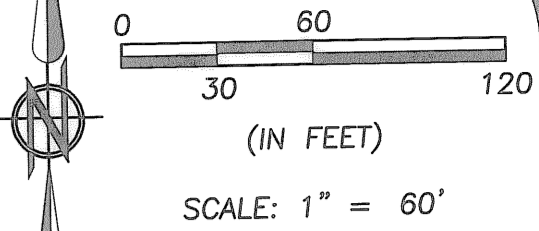
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OPPORTUNITY WAY DEDICATION PLAT
VILLAGE OF LAGRANGE, COUNTY OF LORAIN,
STATE OF OHIO

SHEET
3 OF 5
JOB NO.
03-1769-3B

J:\031769-3B\DRAWINGS\DWG\DEDICATION PLAT PAGE 03.DWG



BASIS OF BEARINGS:
 A PORTION OF THE CENTERLINE OF STATE ROUTE 301 (A.K.A. SOUTH CENTER STREET) (R/W VARIES) WHICH WAS ASSUMED TO BE NORTH 00°23'41" EAST, AS SURVEYED IN NOVEMBER OF 2005 AND APRIL OF 2009

LINE TABLE

LINE	LENGTH	BEARING
L1	44.63'	S81°21'05"W
L2	12.69'	N89°57'33"E
L3	30.72'	N89°57'33"E
L4	31.74'	N00°01'30"W
L5	31.16'	N00°01'30"W
L6	30.00'	S00°01'30"E
L7	20.00'	S89°58'30"W
L8	28.94'	N00°01'30"W
L9	10.79'	N00°01'30"W
L10	10.30'	N00°01'30"W
L11	20.00'	N43°26'22"W
L12	20.00'	N21°23'43"W
L24	4.24'	N89°57'33"E

TABLE OF OWNERSHIP

①	KEYSTONE LOCAL SCHOOL DISTRICT BOARD OF EDUCATION P.P.N. 15-00-055-104-096 INSTRUMENT #20060139600 1.2317 ACRES
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TABLE OF CURVATURE

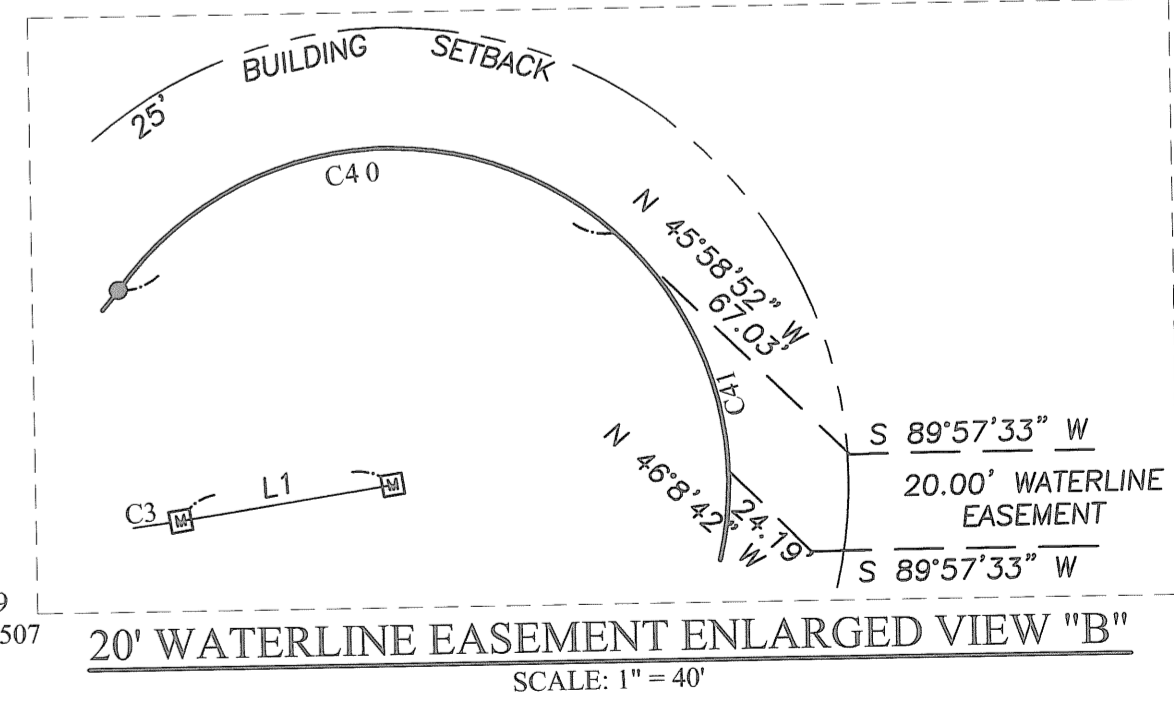
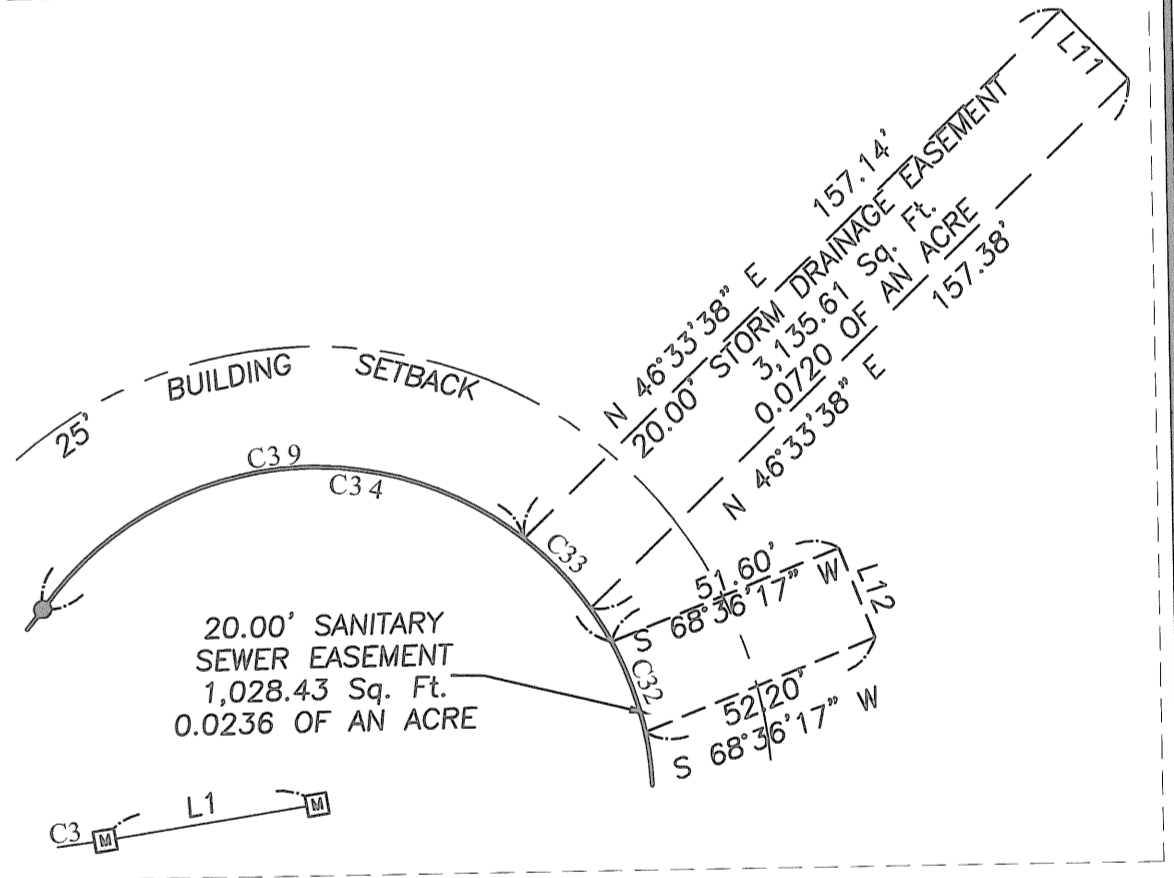
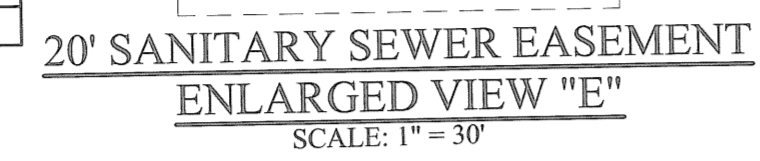
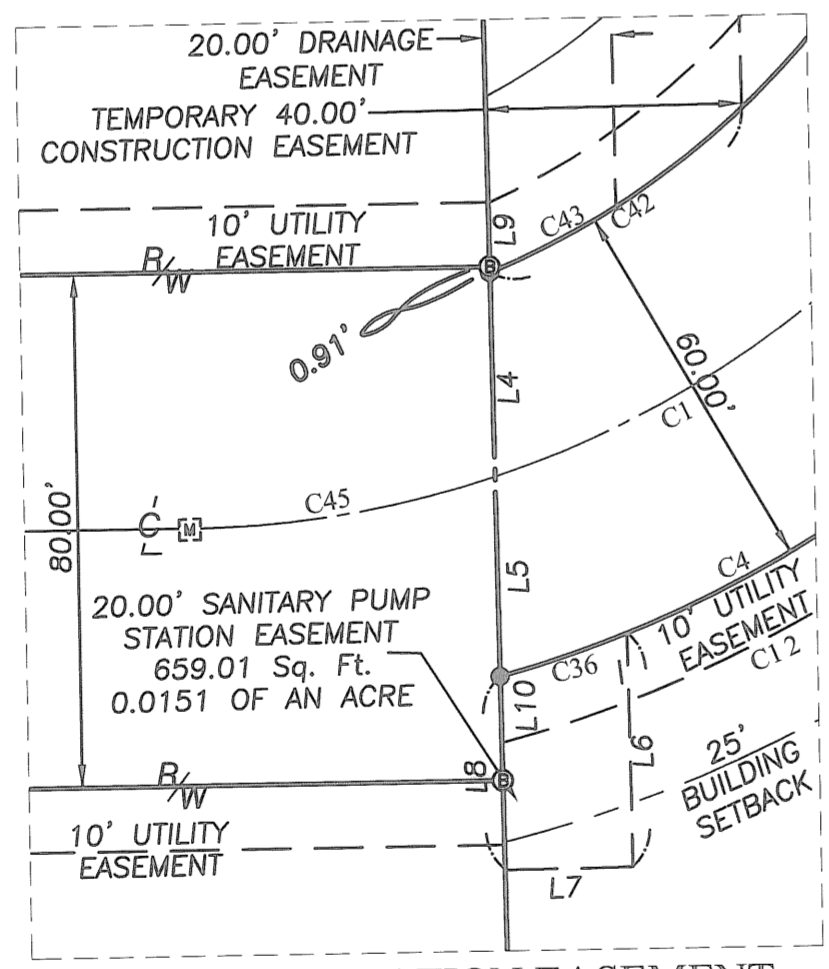
CURVE	LENGTH	RADIUS	CHORD	BEARING	TANGENT	DELTA
C1	185.27'	160.00'	175.10'	N 39°42'34" E	104.59'	66°20'47"
C2	233.54'	160.00'	213.35'	S 48°26'20" W	143.13'	83°37'44"
C3	30.05'	200.00'	30.02'	N 85°39'19" E	15.05'	08°36'28"
C4	229.17'	190.00'	215.53'	S 41°05'26" W	130.85'	69°06'32"
C5	189.84'	130.00'	173.41'	S 48°28'43" W	116.37'	83°40'04"
C6	36.01'	50.00'	35.24'	N 68°49'02" W	18.83'	41°16'03"
C7	337.34'	70.00'	93.57'	S 05°24'50" E	62.90'	27°6'50"
C8	46.86'	50.00'	45.16'	N 63°05'44" E	25.31'	53°41'39"
C9	277.32'	190.00'	253.35'	N 48°26'20" E	169.97'	83°37'44"
C10	141.25'	130.00'	134.40'	N 37°38'31" E	78.50'	62°15'07"
C11	175.25'	120.00'	160.09'	S 48°29'17" W	107.44'	83°40'40"
C12	243.78'	200.00'	228.96'	N 41°27'27" E	139.62'	69°50'12"
C13	128.48'	120.00'	120.71'	N 36°42'27" E	69.83'	60°23'30"
C14	291.90'	200.00'	266.68'	S 48°26'02" W	178.90'	83°37'28"
C15	152.02'	160.00'	146.36'	N 27°10'40" E	82.29'	54°26'13"
C16	157.72'	170.00'	152.12'	N 26°32'14" E	82.05'	53°09'22"
C17	224.43'	230.00'	215.63'	N 27°54'59" E	122.06'	55°54'29"
C18	242.07'	240.00'	231.94'	N 28°51'27" E	132.46'	57°47'26"
C27	94.46'	70.00'	87.45'	S 86°00'54" E	56.00'	77°18'58"
C28	20.08'	70.00'	20.01'	N 47°06'28" E	10.11'	16°26'17"
C30	10.67'	70.00'	10.66'	S 66°29'34" W	5.34'	08°43'56"
C31	12.65'	70.00'	12.63'	N 04°26'20" E	6.34'	10°21'07"
C32	20.08'	70.00'	20.01'	N 19°41'49" W	10.11'	16°26'01"
C33	20.07'	72.54'	20.00'	N 42°44'36" W	10.10'	15°50'59"
C34	141.18'	70.00'	118.44'	N 85°41'32" W	111.07'	115°33'25"
C35	35.87'	68.41'	35.26'	N 72°28'56" E	10.50'	06°19'33"
C36	20.98'	190.00'	20.97'	N 71°30'57" E	16.66'	36°51'12"
C37	32.16'	50.00'	31.81'	N 71°18'30" W	16.38'	36°17'06"
C38	31.66'	50.00'	31.14'	N 71°30'57" E	16.38'	36°17'06"
C39	113.03'	70.00'	101.14'	S 82°47'10" W	73.14'	92°30'49"
C40	117.34'	70.00'	104.08'	S 84°33'10" W	77.81'	96°02'50"
C41	56.22'	70.00'	54.72'	N 24°25'00" W	29.72'	46°00'49"
C42	47.23'	130.00'	46.97'	N 58°21'36" E	23.88'	20°48'58"
C43	22.30'	130.00'	22.28'	N 63°51'12" E	11.18'	08°49'46"
C44	23.86'	50.00'	23.63'	N 75°46'51" W	12.16'	27°20'25"
C45	48.90'	160.00'	48.71'	N 81°46'23" E	24.64'	17°30'44"

DEDICATION PARCEL 2
1.4208 ACRES

DEDICATION PARCEL 1
1.2317 ACRES

KEYSTONE LOCAL SCHOOL DISTRICT
BOARD OF EDUCATION
P.P.N. 15-00-054-000-029
INSTRUMENT #20010799244
60.0 ACRES (T.M.)
60.0078 ACRES (DEED)
60.0023 ACRES (DEED)
60.0563 ACRES (CALC.)

REMAINDER PARCEL
58.6355 ACRES (CALC.)



- LEGEND:**
- IRON PIN/PIPE FOUND AS INDICATED
 - 5/8" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" SET
 - 5/8" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" FOUND
 - MONUMENT BOX FOUND AS INDICATED
 - MONUMENT BOX WITH 5/8" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" SET

TEMPORARY 40.00' CONSTRUCTION EASEMENT
46,351.72 Sq. Ft.
1.064 ACRES

20.00' DRAINAGE EASEMENT
23,297.65 Sq. Ft.
0.5348 OF AN ACRE

DAVID ROBERT PELTON
P.P.N. 15-00-055-104-095
INSTRUMENT # 20060139599
11.2441 ACRES (REC. & CALC.)

DAVID ROBERT PELTON
P.P.N. 15-00-055-104-094
INSTRUMENT # 20060139599
3.3649 ACRES (REC. & CALC.)

DAVID ROBERT PELTON
P.P.N. 15-00-055-104-094
INSTRUMENT # 20060139599
3.3649 ACRES (REC. & CALC.)

JAMES T. & JOAN B. CAMP
P.P.N. 15-00-067-000-003
VOLUME 1195, PG 601
43.44 ACRES (REC.)

TED H. & NANCY A. SMITH & JUNE PALM
P.P.N. 15-00-067-000-022
INSTRUMENT # 20070235238
31.04 ACRES (REC.)

SUSAN L. RACEY
P.P.N. 15-00-067-000-009
INSTRUMENT # 20010742507
32.96 ACRES (REC.)

O.L. 55
STONE MONUMENT FOUND (DISTURBED)

O.L. 54

1-1/2" IRON PIPE FOUND 1.67' (N)

(S/L 7)
VARBROS L.L.C.
P.P.N. 15-00-066-000-028
INSTRUMENT # 20020858532
13.6163 ACRES

O.L. 66

3/4" IRON PIPE FOUND 0.06' (S) 0.20' (W)

O.L. 67

REVISION

DATE	BY	DESCRIPTION
11-03-05	CMH	ISSUE TO CLIENT FOR REVIEW
11-13-05	CMH	UPDATED PER COUNTY COMMENTS
04-27-09	CMH	UPDATED PER NEW ROADWAY ALIGNMENT

DRAWN BY:
BDA/BAJ

CHECKED BY:
CMH

BRAMHALL
ENGINEERING AND SURVEYING CO., INC.
801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

PREPARED FOR:
KEYSTONE LOCAL SCHOOLS
301 LIBERTY STREET, P.O. BOX 65
LAGRANGE, OHIO 44050

OPPORTUNITY WAY DEDICATION PLAT
VILLAGE OF LAGRANGE, COUNTY OF LORAIN,
STATE OF OHIO

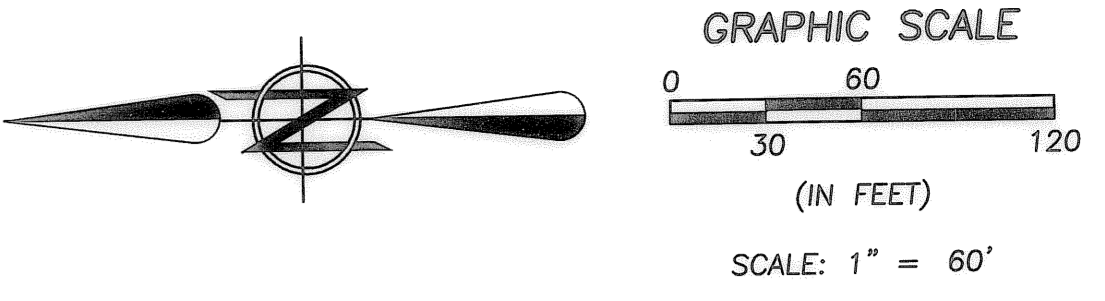
SHEET
4 OF 5

JOB NO.
03-1769-3B

WHEELER ROAD

DAVID ROBERT PELTON
P.P.N. 15-00-054-000-004
VOLUME 1391, PAGE 389
1.95 ACRES (REC.)

DAVID ROBERT PELTON
P.P.N. 15-00-054-000-003
VOLUME 1391, PAGE 389
6.08 ACRES (REC.)



BASIS OF BEARINGS:
A PORTION OF THE CENTERLINE OF STATE ROUTE 301 (a.k.a. SOUTH CENTER STREET) (R/W VARIES) WHICH WAS ASSUMED TO BE NORTH 00°23'41" EAST.
AS SURVEYED IN NOVEMBER OF 2005 AND APRIL OF 2009

STATE ROUTE 303 (a.k.a. WAKEMAN - LAGRANGE - RICHLAND ROAD) (60')

1:031769-3B DRAWINGS/DWG/DEDICATION PLAT PAGE 05.DWG

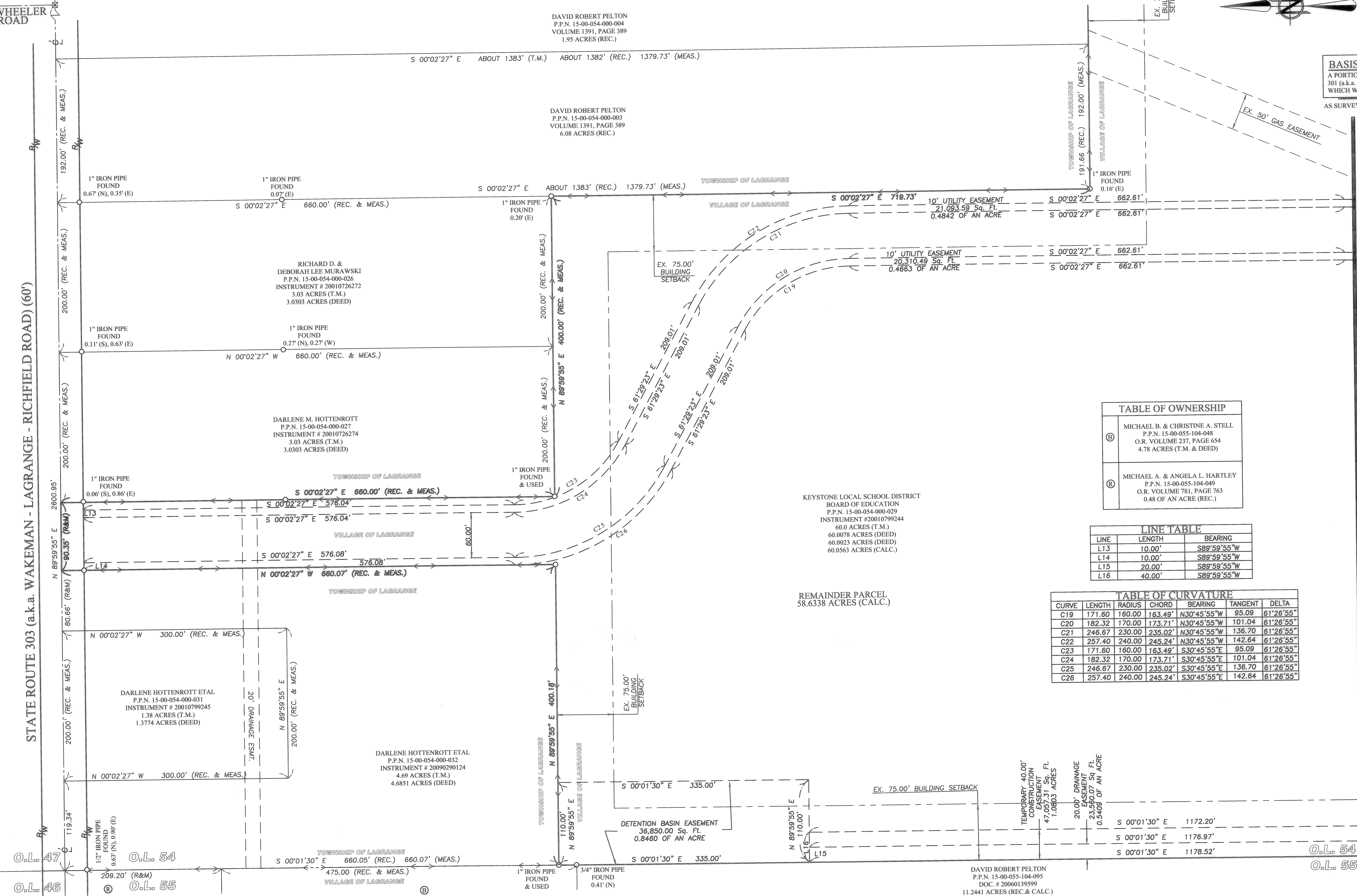


TABLE OF OWNERSHIP

①	MICHAEL B. & CHRISTINE A. STELL P.P.N. 15-00-055-104-048 O.R. VOLUME 237, PAGE 654 4.78 ACRES (T.M. & DEED)
②	MICHAEL A. & ANGELA L. HARTLEY P.P.N. 15-00-055-104-049 O.R. VOLUME 781, PAGE 763 0.48 ACRES (REC.)

LINE TABLE

LINE	LENGTH	BEARING
L13	10.00'	S89°59'55"W
L14	10.00'	S89°59'55"W
L15	20.00'	S89°59'55"W
L16	40.00'	S89°59'55"W

TABLE OF CURVATURE

CURVE	LENGTH	RADIUS	CHORD	BEARING	TANGENT	DELTA
C19	171.60	160.00	163.49'	N30°45'55"W	95.09	61°26'55"
C20	182.32	170.00	173.71'	N30°45'55"W	101.04	61°26'55"
C21	246.67	230.00	235.02'	N30°45'55"W	136.70	61°26'55"
C22	257.40	240.00	245.24'	N30°45'55"W	142.64	61°26'55"
C23	171.60	160.00	163.49'	S30°45'55"E	95.09	61°26'55"
C24	182.32	170.00	173.71'	S30°45'55"E	101.04	61°26'55"
C25	246.67	230.00	235.02'	S30°45'55"E	136.70	61°26'55"
C26	257.40	240.00	245.24'	S30°45'55"E	142.64	61°26'55"

KEYSTONE LOCAL SCHOOL DISTRICT
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60.0023 ACRES (DEED)
60.0563 ACRES (CALC.)

REMAINDER PARCEL
58.6338 ACRES (CALC.)

FOR CONTINUATION SEE PAGE 04 OF 05

- LEGEND:**
- IRON PIN/PIPE FOUND AS INDICATED
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DOC. # 20060139599
11.2441 ACRES (REC. & CALC.)

OPPORTUNITY WAY DEDICATION PLAT
VILLAGE OF LAGRANGE, COUNTY OF LORAIN,
STATE OF OHIO

SHEET
5 OF 5
JOB NO.
03-1769-3B