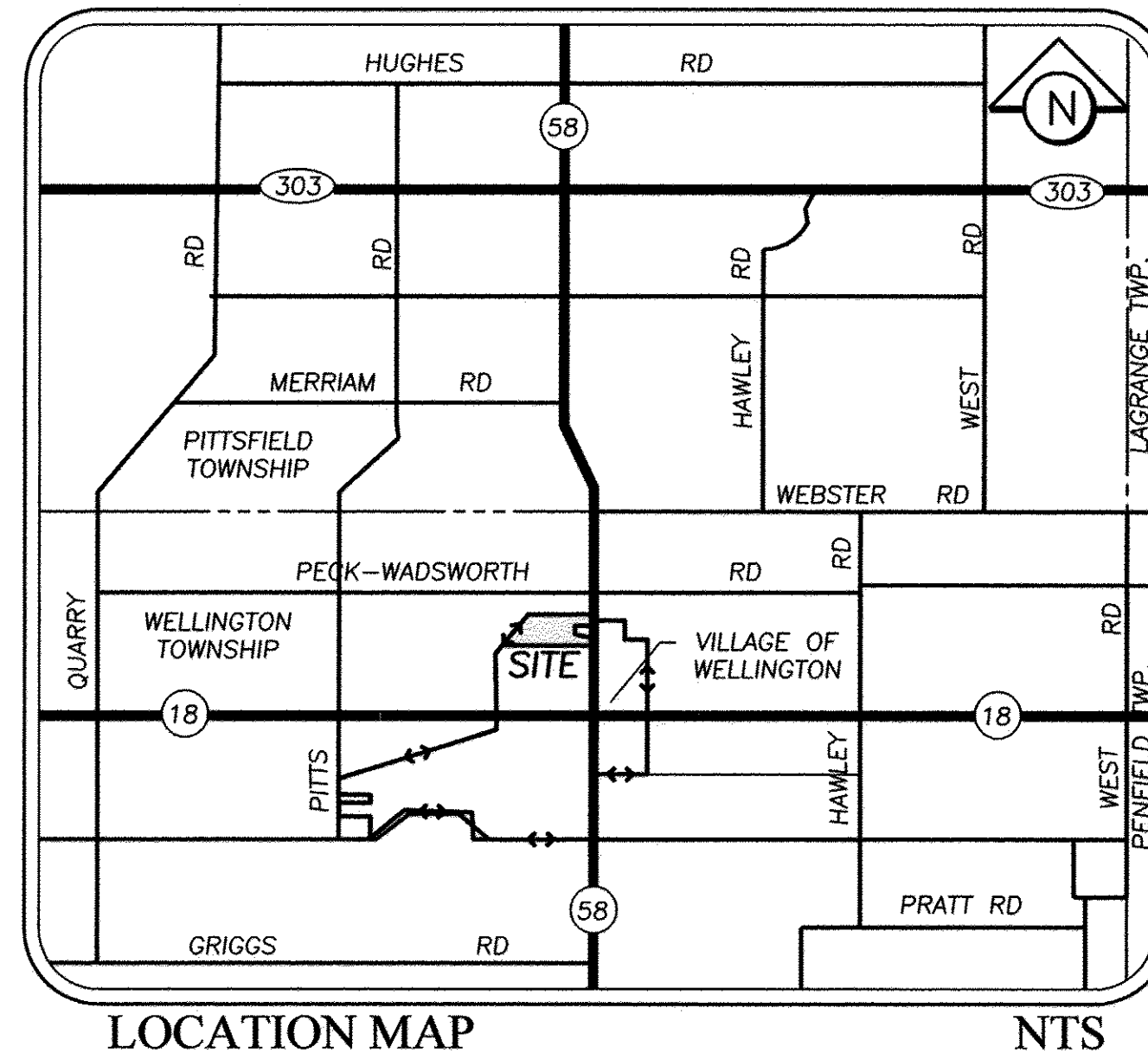


WINDEMERE AT WELLINGTON COMMONS SUBDIVISION NO. 1

SITUATED IN THE VILLAGE OF WELLINGTON, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL WELLINGTON TOWNSHIP LOT NUMBER 29



OWNER'S CERTIFICATE

SITUATED IN THE VILLAGE OF WELLINGTON, COUNTY OF LORAIN, STATE OF OHIO, KNOWN AS BEING A PART OF ORIGINAL WELLINGTON TOWNSHIP LOT NUMBER 29 CONTAINING 27.3251 ACRES OF LAND AND DESCRIBED IN DOCUMENT NUMBER 20030945979 TO WELLINGTON DEVELOPMENT, LLC AS RECORDED IN LORAIN COUNTY DEED RECORDS.

THE UNDERSIGNED WELLINGTON DEVELOPMENT, LLC HEREBY CERTIFIES THAT THE ATTACHED PLAT ACCURATELY REPRESENTS "WINDEMERE AT WELLINGTON COMMONS SUBDIVISION NO. 1", A SUBDIVISION OF LOTS 1 THRU 24 AND BLOCKS "A" & "B", INCLUSIVE; DOES HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE AS SUCH, ALL OR PARTS OF THE ROADS, BOULEVARDS, CUL-DE-SACS, PARKS OR RECREATION AREAS, PLANTING OR RESERVED STRIPS, ETC., SHOWN HEREIN AND HERETOFORE NOT DEDICATED.

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

THE DIMENSIONS OF THE LOTS AND STREETS ARE SHOWN ON THE PLAT IN FEET AND DECIMAL PARTS THEREOF. EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT 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.

IN WITNESS THEREOF THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS THIS 14th DAY OF January, 2015.

WELLINGTON DEVELOPMENT, LLC

LTC Fleming
WITNESS

BY: *K. J. Flanigan*
KEVIN FLANIGAN
(OWNER)

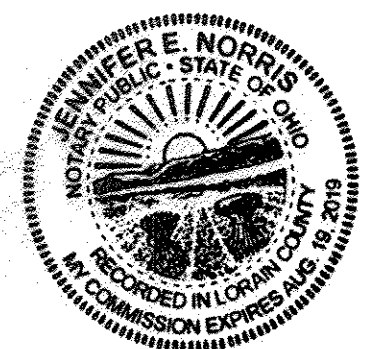
NOTARIAL SEAL

STATE OF OHIO
S.S.
COUNTY OF LORAIN
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR WELLINGTON DEVELOPMENT LLC, BY KEVIN FLANIGAN, THE OWNER, WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS OWN FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN EXPRESSED.

IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL

THIS 14th DAY OF January, 2015.

BY: *[Signature]*, NOTARY PUBLIC

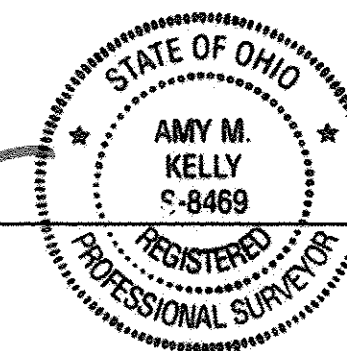


MY COMMISSION EXPIRES

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNER, I HAVE PREPARED THIS SUBDIVISION PLAT AS SHOWN HEREON SITUATED IN THE VILLAGE OF WELLINGTON, COUNTY OF LORAIN, STATE OF OHIO, CONTAINING 27.3251 ACRES OF LAND IN ORIGINAL WELLINGTON TOWNSHIP LOT NO. 29 BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS. 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 DESCRIBE ANGLES ONLY. THE PLAN REPRESENTS A SURVEY FOR WHICH A TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT AND EACH BLOCK COMPUTED FROM FIELD MEASUREMENTS ON THE GROUND CLOSED WITHIN A LIMIT OF ERROR OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET OF THE PERIMETER BEFORE BALANCING THE SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT.

Amy M. Kelly
AMY M. KELLY, P.S.
REGISTERED OHIO SURVEYOR NO. 8469



1/6/2015
DATE

ACREAGE SUMMARY

2.2891 AC. IN PROPOSED RIGHT-OF-WAY
13.9117 AC. IN BLOCKS "A" & "B"
11.1243 AC. IN SUBLOTS 1-24
27.3251 AC. TOTAL

TRANSFERRED

IN COMPLIANCE WITH SEC. 319.202
OHIO REV. CODE

FEB 11 2015

J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

FEE EX
RR

VILLAGE ENGINEER

APPROVED THIS 21th DAY OF January, 2015.

[Signature]
JACK A. JONES, PE
POGGEMEYER DESIGN GROUP, INC.

VILLAGE COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF "WINDEMERE AT WELLINGTON COMMONS SUBDIVISION NO. 1" IS HEREBY APPROVED AND THE STREETS AS SHOWN HEREON ARE ACCEPTED BY RESOLUTION NO. 2015-1 AND ORDINANCE NO. 2015-1

DATE 1-20-15

COUNCIL OF THE VILLAGE OF WELLINGTON
LORAIN COUNTY, OHIO

BY: *Barbara O'Keefe*
BARBARA O'KEEFE
VILLAGE OF WELLINGTON MAYOR

BY: *Christa Brien*
CHRISTA BRIEN
VILLAGE OF WELLINGTON CLERK OF COUNCIL

PLANNING COMMISSION

WE HEREBY APPROVE AND ACCEPT THIS PLAT ACCORDING TO THE SUBDIVISION REGULATIONS FOR THE VILLAGE OF WELLINGTON, OHIO THIS 28th DAY OF January, 2015.

Phil Kunz
PHIL KUNZ
CHAIRMAN, VILLAGE OF WELLINGTON PLANNING COMMISSION

LEGEND OF LINETYPES & SYMBOLS

- ☐ MONUMENT BOX FOUND AS INDICATED
- ☐ MONUMENT BOX AND 5/8" IRON REBAR w/ CAP STAMPED "BRAMHALL 8073" SET
- IRON PIN OR PIPE FOUND AS INDICATED
- 5/8" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" SET
- ⊙ 5/8" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" FOUND
- B/W RIGHT-OF-WAY LINE
- _____ PROPERTY LINE
- CENTERLINE
- ORIGINAL LOT LINE

FIDELITY NATIONAL TITLE
COMPANY, LLC
5340 MEADOW LANE
SHEFFIELD VILLAGE, OH 44054

Plat Vol: 100

Page: 75-77

Doc ID: 0182490001 Type: OFF
Kind: PLAT
Recorded: 02/11/2015 at 11:05:54 AM
Lorain County, Ohio Page 1 of 1
Judith M. Newick County Recorder
File: 2015-0534212

LORAIN COUNTY AUDITOR

LORAIN COUNTY RECORDER

E:\02-1443-2\DRAWINGS\DWG\PRE2-PLAT.dwg [TITLE]

DATE	BY	DESCRIPTION
7/9/13	CLH	ISSUED FOR REVIEW
7/31/13	CLH	REVISED PER POGGEMEYER COMMENTS

DRAWN BY:
AMK

CHECKED BY:
CLH

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

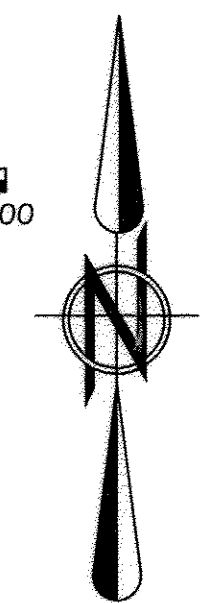
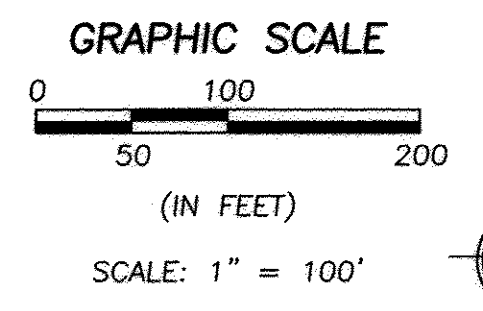
PREPARED FOR:
WELLINGTON DEVELOPMENT, INC.
P.O. BOX 26
GRAFTON, OHIO 44044
(440) 926-3950

WINDEMERE AT WELLINGTON COMMONS
SUBDIVISION NO. 1
TITLE SHEET
VILLAGE OF WELLINGTON, COUNTY OF LORAIN,
STATE OF OHIO

SHEET
1 OF 3
JOB NO.
02-1443-2

TITLE DEED
 18-00-029-000-066 & -067
 WELLINGTON DEVELOPMENT, L.L.C.
 INST. #2003-0945979

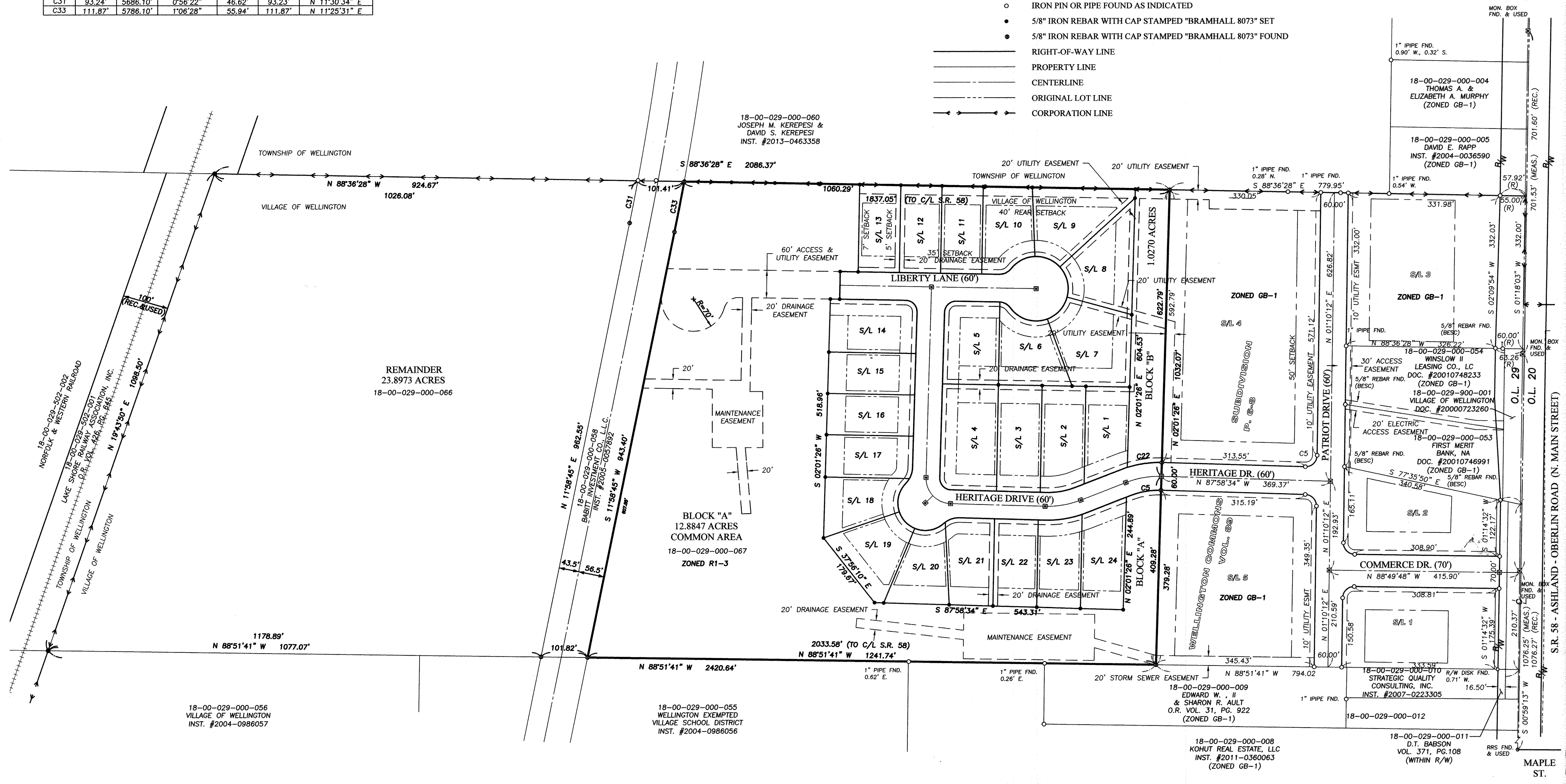
BASIS OF BEARINGS
 CENTERLINE OF S.R. 58 (ASHLAND - OBERLIN ROAD)
 WHICH WAS ASSUMED TO BE SOUTH 01°18'03" WEST
 AS SURVEYED IN OCTOBER OF 2005



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C5	67.54'	170.00'	22°45'49"	34.22'	67.10'	S 80°38'32" W
C30	76.40'	230.00'	19°01'53"	38.55'	76.05'	S 82°30'30" W
C31	93.24'	5686.10'	0°56'22"	46.62'	93.23'	N 11°30'34" E
C33	111.87'	5786.10'	1°06'28"	55.94'	111.87'	N 11°25'31" E

LEGEND OF LINETYPES & SYMBOLS

- ☒ MONUMENT BOX FOUND AS INDICATED
- ☒ MONUMENT BOX AND 5/8" IRON REBAR w/ CAP STAMPED "BRAMHALL 8073" SET
- IRON PIN OR PIPE FOUND AS INDICATED
- 5/8" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" SET
- 5/8" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" FOUND
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- CENTERLINE
- - - ORIGINAL LOT LINE
- ↔ CORPORATION LINE



J:\021443-2\DRAWINGS\DWG\PLAT.dwg

DATE	BY	DESCRIPTION
7/9/13	CLH	ISSUED FOR REVIEW
7/31/13	CLH	REVISED PER POGGEMEYER COMMENTS

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

DRAWN BY: AMK
 CHECKED BY: CLH

PREPARED FOR:
 WELLINGTON DEVELOPMENT LLC.
 P.O. BOX 26
 GRAFTON, OHIO 44044
 (440) 926-2411

WINDEMERE AT WELLINGTON COMMONS
 SUBDIVISION NO. 1
 RECORD PLAT
 VILLAGE OF WELLINGTON, COUNTY OF LORAIN, STATE OF OHIO

SHEET
 2 OF 3
 JOB NO.
 02-1443-2

LEGEND OF LINETYPES & SYMBOLS

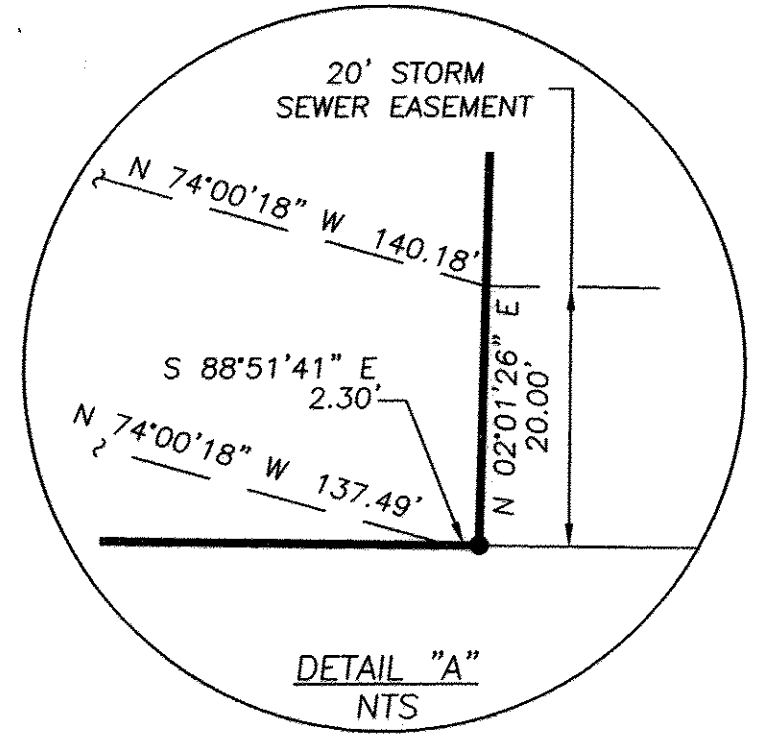
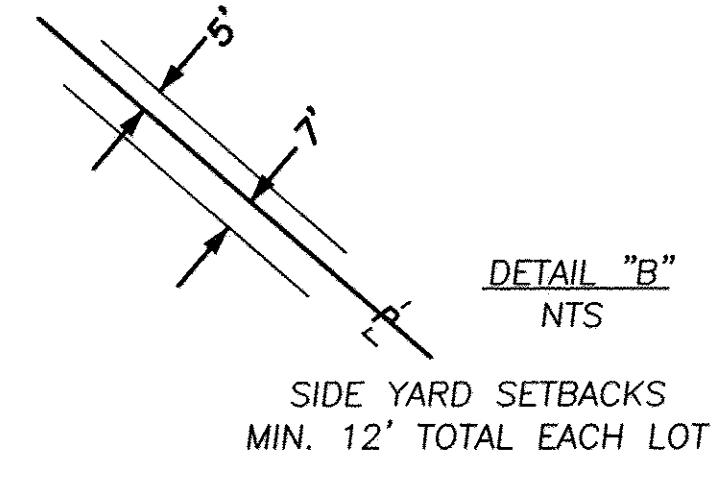
- ☐ MONUMENT BOX FOUND AS INDICATED
- ☐ MONUMENT BOX AND 5/8" IRON REBAR w/ CAP STAMPED "BRAMHALL 8073" SET
- IRON PIN OR PIPE FOUND AS INDICATED
- 5/8" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" SET
- ⊙ 5/8" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" FOUND
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- CENTERLINE
- ORIGINAL LOT LINE
- CORPORATION LINE

REMAINDER
23.8973 ACRES

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C1	235.02'	500.00'	26°55'53"	119.72'	232.86'	S 77°55'36" W
C2	86.39'	55.00'	90°00'00"	55.00'	77.78'	S 42°58'34" E
C3	79.46'	200.00'	22°45'49"	40.26'	78.94'	N 80°38'32" E
C4	79.46'	200.00'	22°45'49"	40.26'	78.94'	S 80°38'32" W
C5	67.54'	170.00'	22°45'49"	34.22'	67.10'	S 80°38'32" W
C6	8.27'	230.00'	2°03'38"	4.14'	8.27'	N 70°17'26" E
C7	83.11'	230.00'	20°42'12"	42.01'	82.66'	N 81°40'20" E
C8	33.15'	50.00'	37°59'05"	17.21'	32.54'	S 73°01'54" W
C9	4.67'	50.00'	5°21'25"	2.34'	4.67'	S 51°21'38" W
C10	185.02'	60.00'	176°41'01"	2072.55'	119.95'	S 42°58'34" E
C11	13.01'	50.00'	14°54'28"	6.54'	12.97'	N 37°54'43" E
C12	24.81'	50.00'	28°26'02"	12.67'	24.56'	N 16°14'27" E
C13	39.55'	25.00'	90°37'54"	25.28'	35.55'	N 43°17'31" W
C14	29.36'	32.00'	52°33'59"	15.80'	28.34'	N 65°06'33" E
C15	348.36'	70.00'	285°07'57"	53.58'	85.10'	N 01°23'32" E
C16	27.08'	32.00'	48°28'44"	14.41'	26.28'	N 60°16'51" W
C17	2.28'	32.00'	4°05'15"	1.14'	2.28'	N 86°33'51" W
C18	38.99'	25.00'	89°22'06"	24.73'	35.16'	S 46°42'29" W
C19	39.27'	25.00'	90°00'00"	25.00'	35.36'	S 42°58'34" E
C20	67.54'	170.00'	22°45'49"	34.22'	67.10'	N 80°38'32" E
C21	14.98'	230.00'	3°43'56"	7.49'	14.98'	S 71°07'35" W
C22	76.40'	230.00'	19°01'53"	38.55'	76.05'	S 82°30'30" W
C23	67.41'	60.00'	64°22'32"	37.77'	63.92'	N 80°52'12" E
C24	50.75'	60.00'	48°27'33"	27.00'	49.25'	S 42°42'45" E
C25	66.86'	60.00'	63°50'55"	37.38'	63.46'	S 13°26'29" W
C26	60.35'	70.00'	49°23'42"	32.19'	58.50'	S 63°31'24" W
C27	60.84'	70.00'	49°48'08"	32.49'	58.95'	N 66°52'41" W
C28	70.24'	70.00'	57°29'43"	38.40'	67.33'	N 13°13'46" W
C29	66.56'	70.00'	54°29'02"	36.04'	64.08'	N 42°45'37" E
C30	90.35'	70.00'	73°57'23"	52.71'	84.21'	S 73°01'11" E
C31	93.24'	5686.10'	0°56'22"	46.62'	93.23'	N 11°30'34" E
C32	101.34'	5729.60'	1°00'48"	50.67'	101.34'	N 11°28'21" E
C33	111.87'	5786.10'	1°06'28"	55.94'	111.87'	N 11°25'31" E
C34	83.16'	60.00'	79°24'47"	49.82'	76.66'	S 51°41'09" W

NOTES:

- DRILL HOLES TO BE SET IN CONCRETE CURB AT THE EXTENSION OF ALL SUBLOT PROPERTY LINES.
- THE HOMEOWNER'S ASSOCIATION IS RESPONSIBLE FOR THE MAINTENANCE OF THE AREA IN BLOCKS AND THE STORMWATER MANAGEMENT FACILITIES TO THE SATISFACTION OF THE VILLAGE. THE MEMBERS OF THE HOMEOWNER'S ASSOCIATION SHALL BE ASSESSED FOR THE EXPENSES.
- SHOULD THE VILLAGE EVER BE REQUIRED TO MAINTAIN THE RETENTION POND, DEVELOPER GRANTS THE RIGHT TO THE VILLAGE TO ASSESS THE COSTS AGAINST THE MEMBERS OF THE HOMEOWNER'S ASSOCIATION.



ACREAGE SUMMARY	
AREA IN SUBLOTS 1-24	11.1243 AC.
AREA IN BLOCKS	13.9117 AC.
AREA IN RIGHT-OF-WAY	2.2891 AC.
TOTAL AREA	27.3251 AC.

18-00-029-000-056
VILLAGE OF WELLINGTON
INST. #2004-0986057

18-00-029-000-055
WELLINGTON EXEMPTED
VILLAGE SCHOOL DISTRICT
INST. #2004-0986056

18-00-029-000-108
KOHUT REAL ESTATE, LLC
INST. #2011-0360063
(ZONED GB-1)

18-00-029-000-009
EDWARD W. II
& SHARON R. AULT
O.R. VOL. 31, PG. 922
(ZONED GB-1)

J:\021443-2\DRAWINGS\DWG\PH2 PLAT.DWG

DATE	BY	DESCRIPTION
7/9/13	CLH	ISSUED FOR REVIEW
7/31/13	CLH	REVISED PER POGGEMEYER COMMENTS

DRAWN BY:
AMK

CHECKED BY:
CLH

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

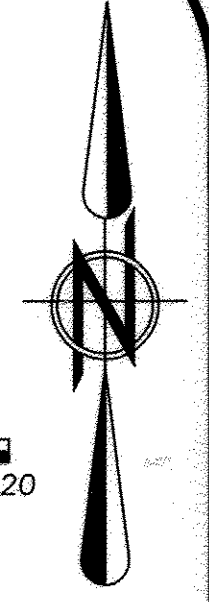
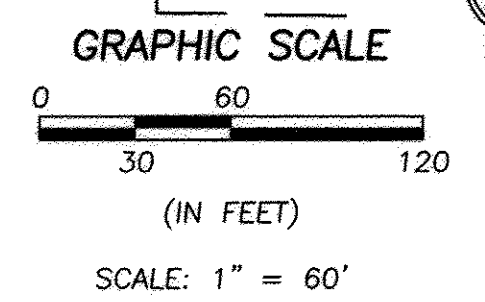
PREPARED FOR:
WELLINGTON DEVELOPMENT LLC.
P.O. BOX 26
GRAFTON, OHIO 44044
(440) 926-2411

WIDEMERE AT WELLINGTON COMMONS
SUBDIVISION NO. 1
RECORD PLAT
VILLAGE OF WELLINGTON, COUNTY OF LORAIN, STATE OF OHIO

SHEET
3 OF 3
JOB NO.
02-1443-2

WELLINGTON COMMONS SUBDIVISION
P. 6-8
VOL. 88

BASIS OF BEARINGS
CENTERLINE OF S.R. 58 (ASHLAND - OBERLIN ROAD)
WHICH WAS ASSUMED TO BE SOUTH 01°18'03" WEST
AS SURVEYED IN OCTOBER OF 2005



18-00-029-000-060
JOSEPH M. KEREPESI
& DAVID S. KEREPESI
INST. #2013-0463358

1" GALVANIZED
PIPE FND.
3.26" E.,
0.87" N.

2" I. PIPE
FND. 1.78" W.,
1.62" N.

TOWNSHIP OF WELLINGTON

VILLAGE OF WELLINGTON

LIBERTY LANE (60')

HERITAGE DRIVE (60')

HERITAGE DR. (60')

HERITAGE DR. (60')

BLOCK "A"
12.8847 ACRES

BLOCK "B"
1.0270 ACRES

BLOCK "A"
12.8847 ACRES

BLOCK "A"
12.8847 ACRES

S/L 13
17,100 S.F.
0.3926 AC.

S/L 12
17,100 S.F.
0.3926 AC.

S/L 11
17,100 S.F.
0.3926 AC.

S/L 9
24,636 S.F.
0.5656 AC.

S/L 8
24,203 S.F.
0.5556 AC.

S/L 4
198,751.09 S.F.
4.5627 AC.

S/L 7
27,405 S.F.
0.6291 AC.

S/L 6
20,032 S.F.
0.4599 AC.

S/L 5
21,671 S.F.
0.4975 AC.

S/L 3
20,098 S.F.
0.5073 AC.

S/L 2
21,603 S.F.
0.4960 AC.

S/L 1
18,262 S.F.
0.4192 AC.

S/L 14
21,712 S.F.
0.4984 AC.

S/L 15
17,102 S.F.
0.3926 AC.

S/L 16
17,101 S.F.
0.3926 AC.

S/L 17
17,435 S.F.
0.4003 AC.

S/L 18
16,918 S.F.
0.3884 AC.

S/L 19
20,575 S.F.
0.4724 AC.

S/L 20
17,325 S.F.
0.3977 AC.

S/L 21
19,257 S.F.
0.4421 AC.

S/L 22
18,142 S.F.
0.4165 AC.

S/L 23
18,551 S.F.
0.4259 AC.

S/L 24
21,304 S.F.
0.4891 AC.