

SITE LOCATION MAP N.T.S.

DOCTOR PALL SUBDIVISION CREATING SUBLOT # 1

SITUATED IN THE VILLAGE OF WELLINGTON, COUNTY OF LORAIN AND STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL WELLINGTON TOWNSHIP LOT 28 AND FURTHER BEING A RESUBDIVISION OF ALL OF ORIGINAL SUBLOT 29 AND 30 AND THE SOUTHERLY 85 FEET OF ORIGINAL SUBLOT 28 OF BLOCK 2 OF THE D.J. JOHNS ADDITION SUBDIVISION AS RECORDED IN PLAT VOLUME 1, PAGE 36 OF THE LORAIN COUNTY RECORDER'S OFFICE

Parcel Information & Notes
The Intent of this plat is to consolidate all of the following parcels into a single parcel.

- P.P. No. 18-00-028-110-025
Laura Pall DeVengencie & James DeVengencie
Instrument #2000-0695790
- P.P. No. 18-00-028-110-026
Laura Pall DeVengencie
Instrument #2017-0620064
- P.P. No. 18-00-028-110-027
Pall Properties, LLC
Instrument #2015-0546218

ACCEPTANCE
I, Laura Pall DeVengencie owner and representative of Pall Properties, LLC and the property shown and described hereon, do hereby assent to and adopt this re-subdivision of sublots 29, 30 and part of 28 in Block 2, D.J. Johns Addition and acknowledge that the same was made at my request and authorize the recording thereof.

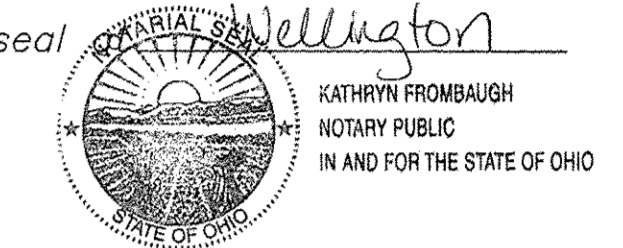
Laura Pall DeVengencie
Laura Pall DeVengencie
Representative
Pall Properties, LLC

County of Lorain
State of Ohio

Before me a notary public in and for said county and state, did personally appear Laura Pall DeVengencie who acknowledge that she did sign the foregoing instrument and that the same was her free act and deed.

In witness whereof I have set my hand and official seal
Ohio, this 14th Day of February, 2018

Notary Public *Kathryn Frombaugh*
My Commission Expires: NONE



APPROVALS
This plat approved by the planning commission of the Village of Wellington, Ohio for recording purposes on this 26th day of February, 2018

Chris A. Clary
Planning Commission Chairman
Village of Wellington, Ohio

CURRENT ZONING
Zoning is R1-5 Single Family Low Density Residential
Setbacks:
35' Front Setback
40' Rear Setback
Side Yards a total of 12' but not less than 5'

Note:
The existing structure on P.P. No. 18-00-028-110-025 is to be razed.

I certify that this plat was prepared from an actual field survey performed under my supervision in November of 2017. Survey and plat are accurate and correct to the best of my knowledge and belief. Distances are expressed in feet and decimal parts thereof, Angles are expressed in Degrees Minutes and Seconds.

James A. Cottrell
James A. Cottrell, P.S.
Registered Surveyor No. 8679
January 10, 2018

Transit And Chain, LLC
24011 Quarry Road
Wellington, Ohio 44090
Phone: 614-440-0032
Email: TransitAndChain@gmail.com

ADJOINER INFORMATION

Denoted: P.P. No. - (XXX)
P.P. No. 18-00-028-110-022
J Brill Land Company LLC
Instrument #2006-0143614

P.P. No. 18-00-028-110-026
Dr. Laura J. Pall DeVengencie
Dr. James A. DeVengencie
Instrument #1999-0645689

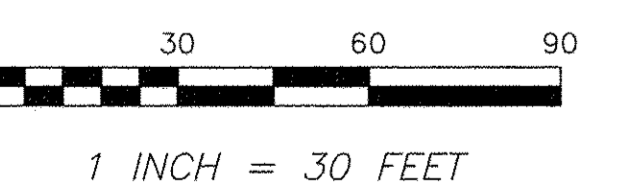
REFERENCES

All deed references, noted on survey, are recorded in the Lorain County Recorders Office.
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Plat Volume 1 Page 36
SUBLOTS 28 TO 33 Record Dimensions
1 CHAIN (66.00') X 2.5 CHAINS (165.00')

All surveys referenced are filed in the Lorain County Tax Map Office.
Survey 37792 By Scott Casey
Survey 47572 By William R. Wallace
Survey 48394 By Laundon, Simon & Cahl

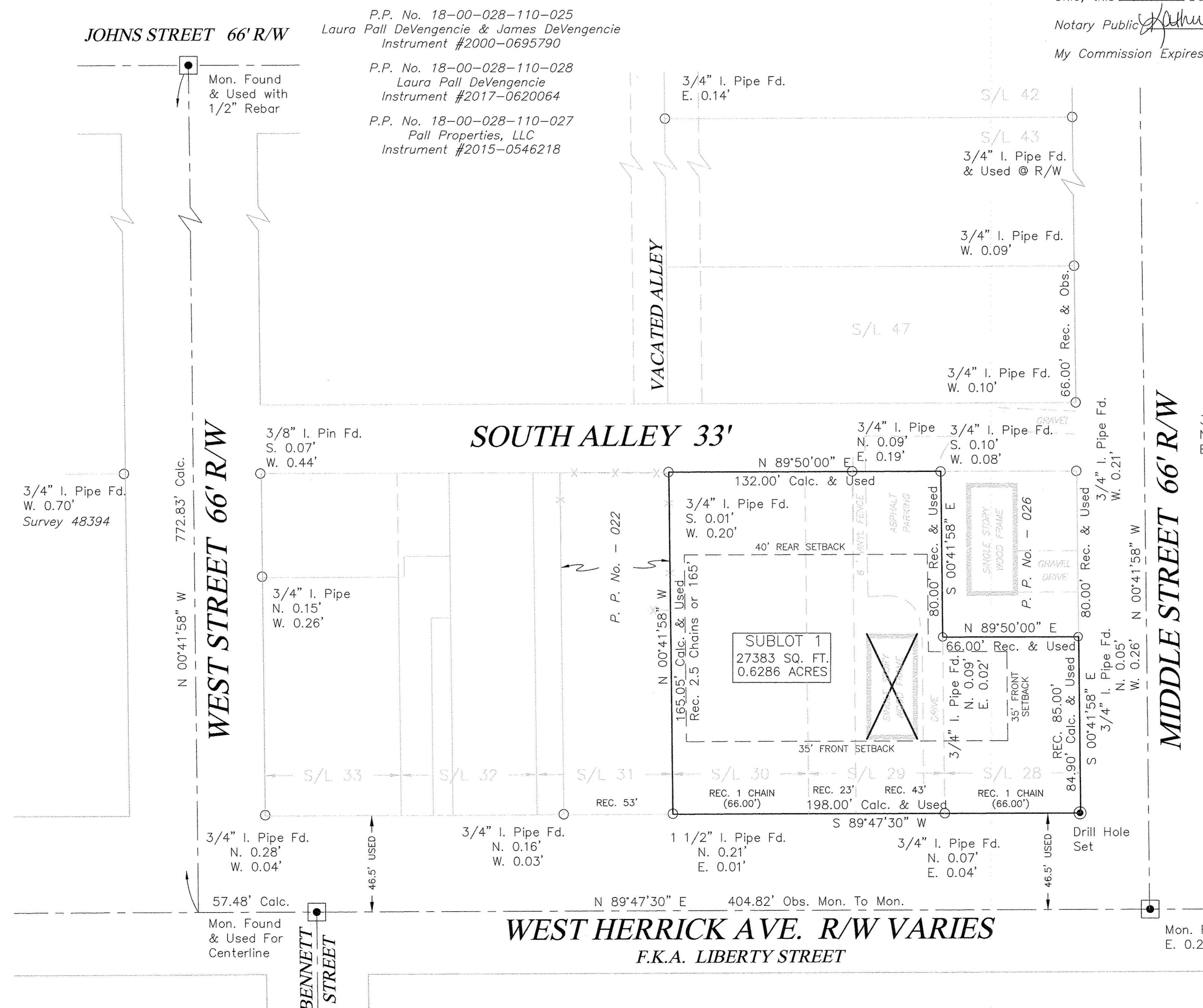
BASIS OF BEARINGS

The centerline of West Herrick Ave. bearing N89°47'30"E as shown on a survey by Scott Casey on file with the Lorain County Tax Map Department, Reference Survey #37792



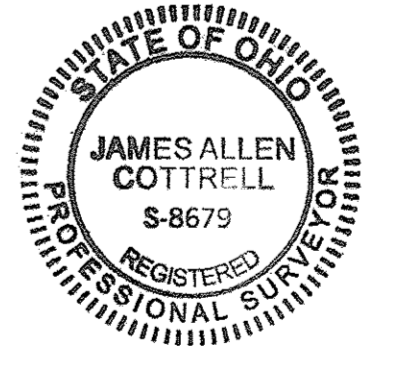
LEGEND

- Monument Box Found w/ 3/4" Pin (U.N.O.)
- 3/4" Iron Pipe Found (U.N.O.)
- Drill Hole Set On Concrete Walk
- Rec. Record Distance or Angle
- Calc. Calculated Distance or Angle
- Obs. Observed distance or Angle
- Fd. Found Survey Monument



Doc ID: 02038440001 Type: OFF
Kind: PLAT
Recorded: 03/12/2018 at 10:22:27 AM
Fee Amt: \$80.40 Page 1 of 1
Lorain County, Ohio
Judith M. Newland County Recorder
File # 2018-0664269

KATHRYN FROMBAUGH
33 E. MAIN STREET
NEW LONDON, OH 44851
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VOID TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
MAR 12 2018
J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

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