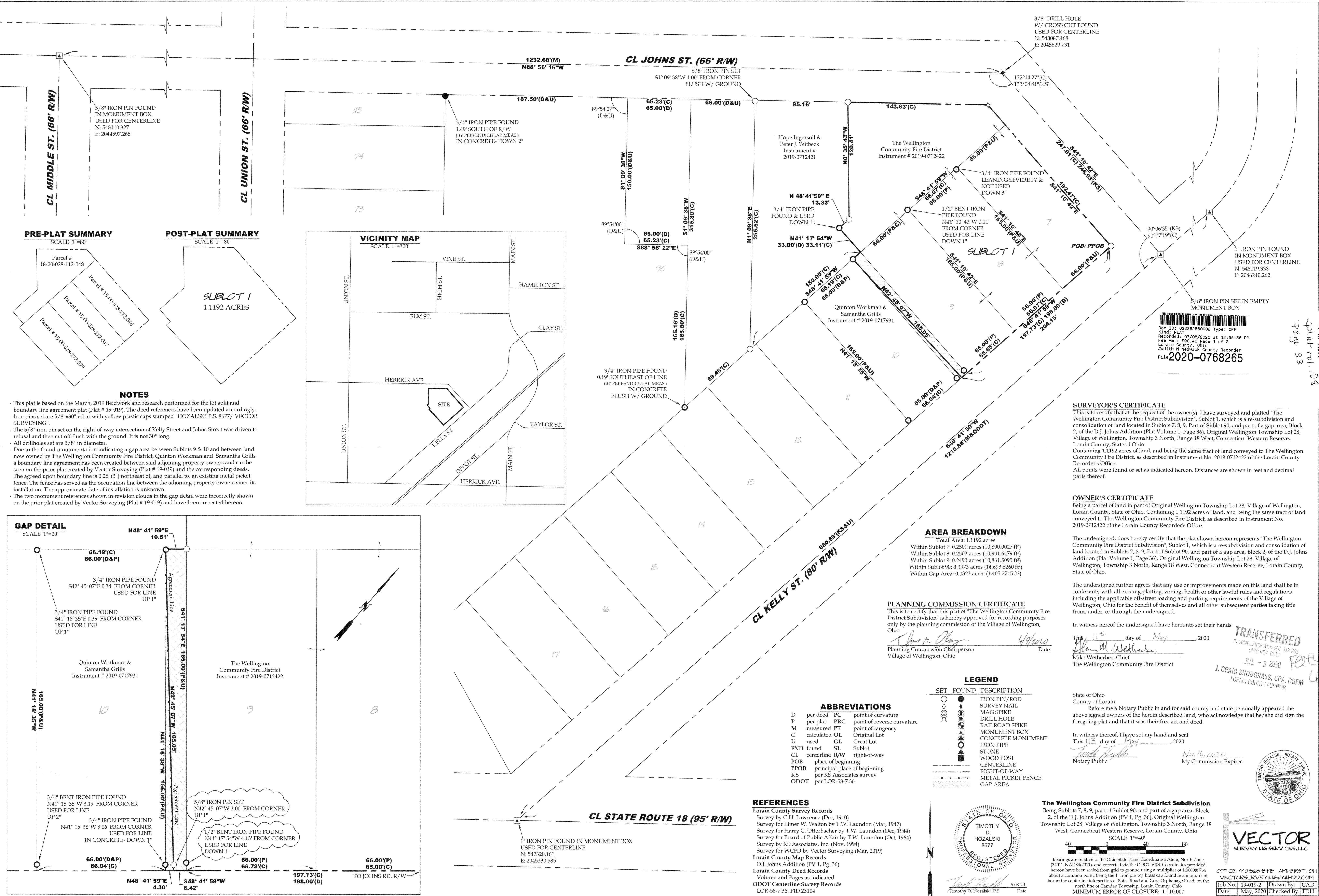
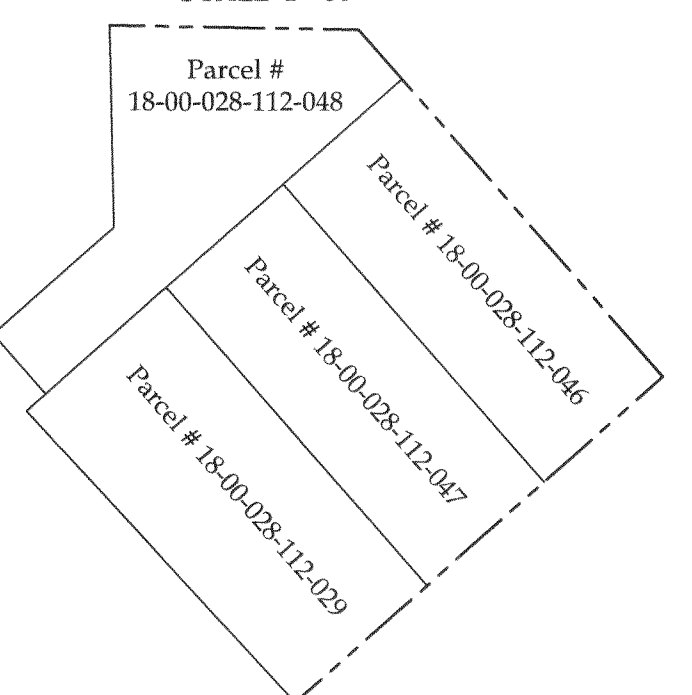


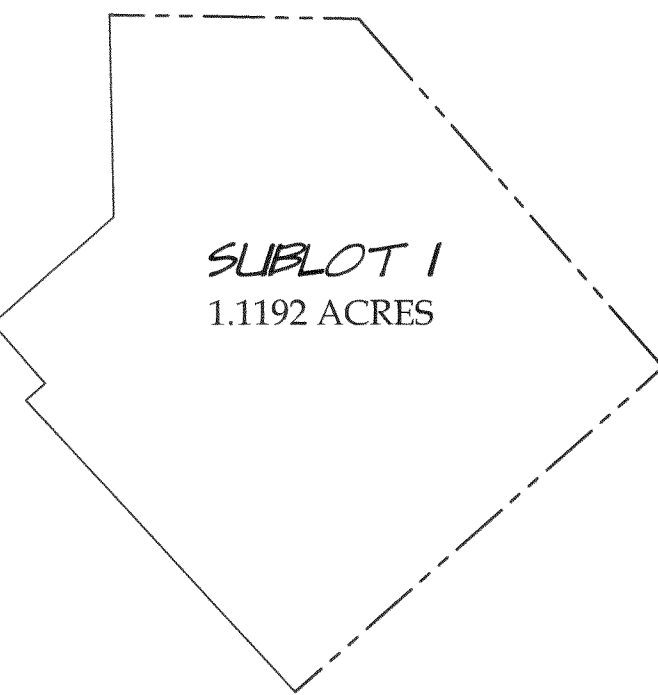
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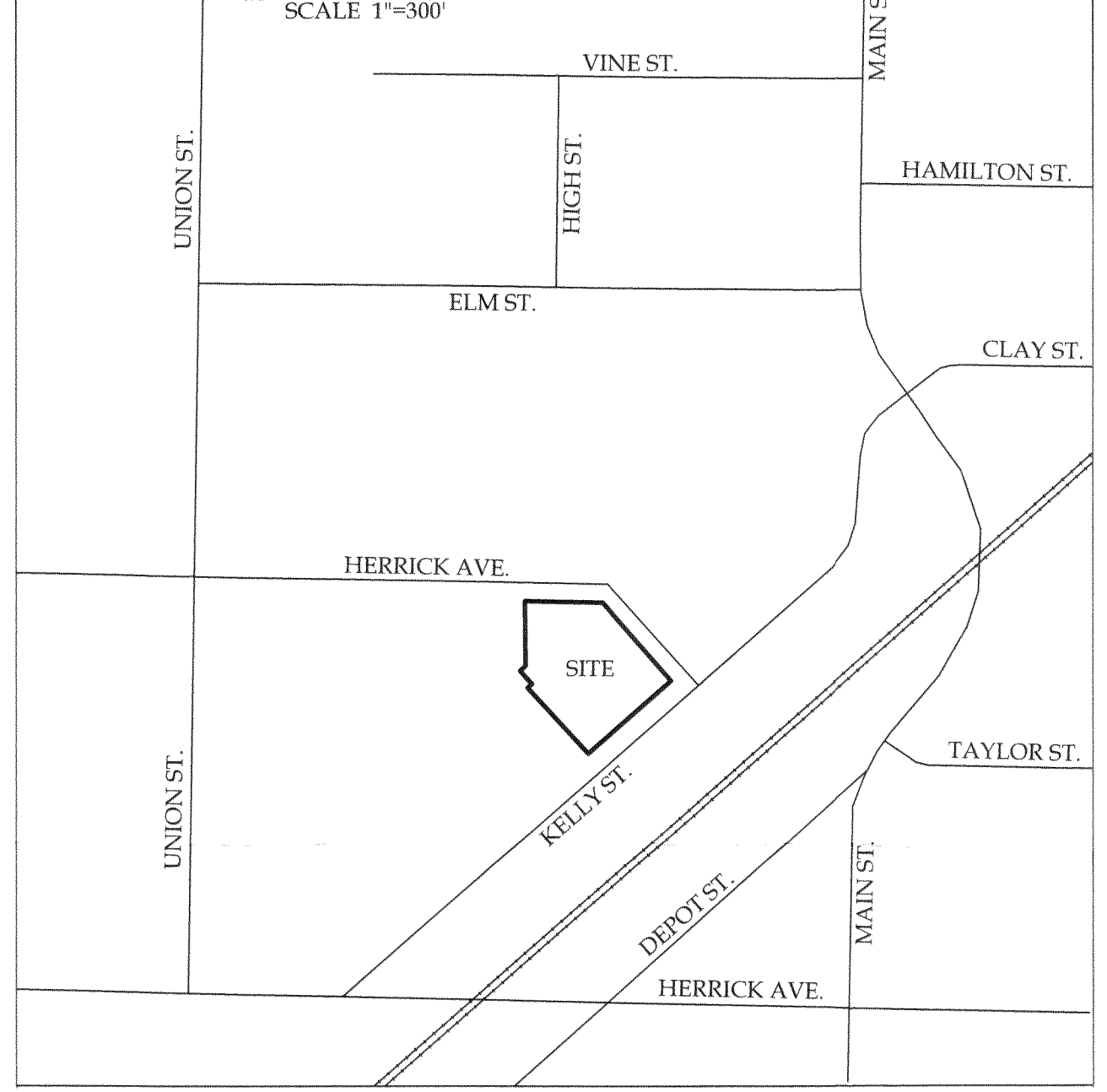
PRE-PLAT SUMMARY
SCALE 1"=80'



POST-PLAT SUMMARY
SCALE 1"=80'



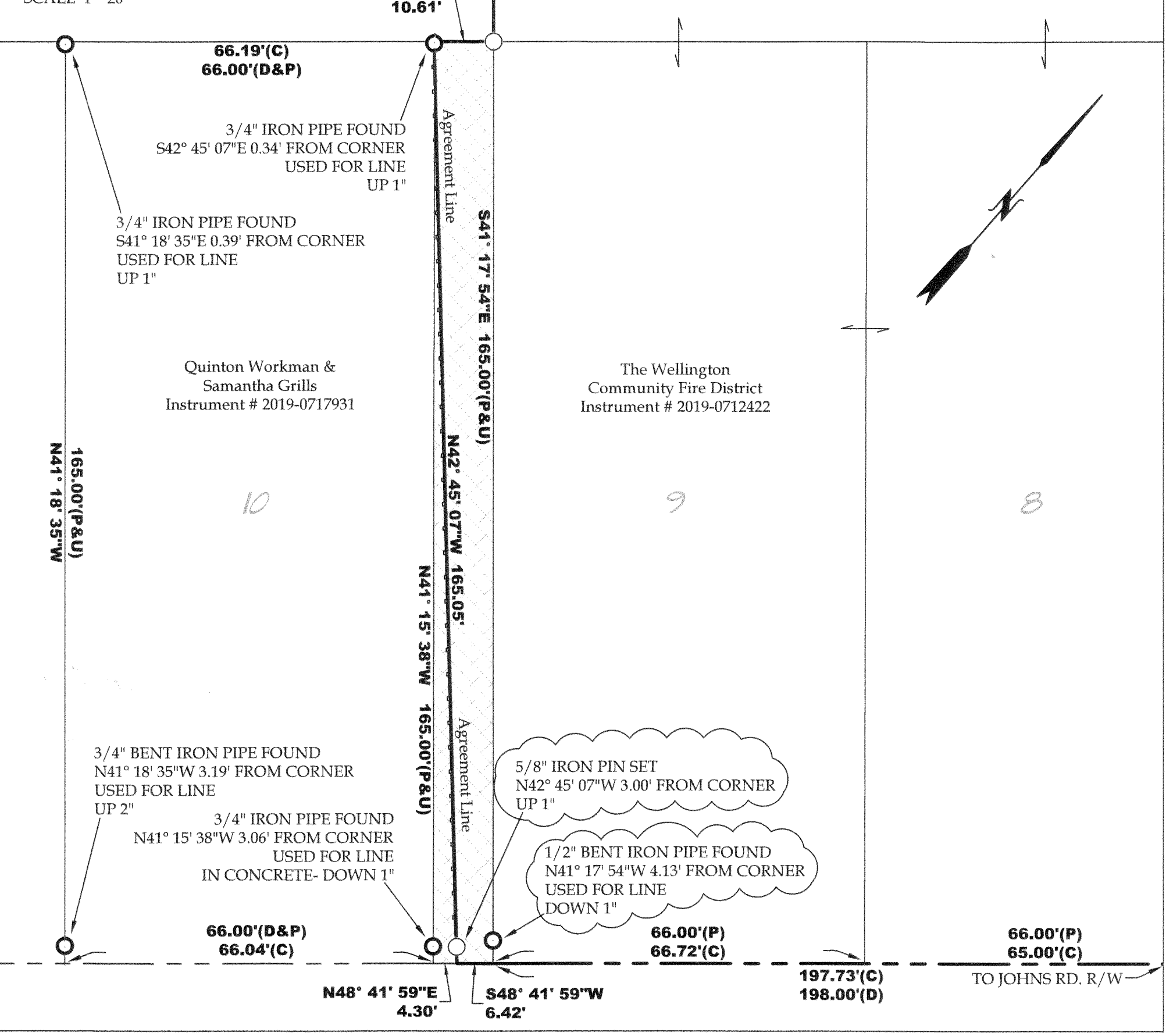
VICINITY MAP
SCALE 1"=500'



NOTES

- This plat is based on the March, 2019 fieldwork and research performed for the lot split and boundary line agreement plat (Plat # 19-019). The deed references have been updated accordingly.
- Iron pins set are 5/8"x30" rebar with yellow plastic caps stamped "HOZALSKI P.S. 8677/ VECTOR SURVEYING".
- The 5/8" iron pin set on the right-of-way intersection of Kelly Street and Johns Street was driven to refusal and then cut off flush with the ground. It is not 30" long.
- All drillholes set are 5/8" in diameter.
- Due to the found monumentation indicating a gap area between Sublots 9 & 10 and between land now owned by The Wellington Community Fire District, Quinton Workman and Samantha Grills a boundary line agreement has been created between said adjoining property owners and can be seen on the prior plat created by Vector Surveying (Plat # 19-019) and the corresponding deeds. The agreed upon boundary line is 0.25' (3") northeast of, and parallel to, an existing metal picket fence. The fence has served as the occupation line between the adjoining property owners since its installation. The approximate date of installation is unknown.
- The two monument references shown in revision clouds in the gap detail were incorrectly shown on the prior plat created by Vector Surveying (Plat # 19-019) and have been corrected hereon.

GAP DETAIL
SCALE 1"=20'



AREA BREAKDOWN

Total Area: 1.1192 acres
Within Sublot 7: 0.2500 acres (10,890.0027 sq ft)
Within Sublot 8: 0.2503 acres (10,901.6479 sq ft)
Within Sublot 9: 0.2493 acres (10,861.5095 sq ft)
Within Sublot 10: 0.3373 acres (14,693.5260 sq ft)
Within Gap Area: 0.0323 acres (1,405.2715 sq ft)

PLANNING COMMISSION CERTIFICATE

This is to certify that this plat of "The Wellington Community Fire District Subdivision" is hereby approved for recording purposes only by the planning commission of the Village of Wellington, Ohio.
[Signature] Date: 4/9/2020
Planning Commission Chairperson
Village of Wellington, Ohio

ABBREVIATIONS

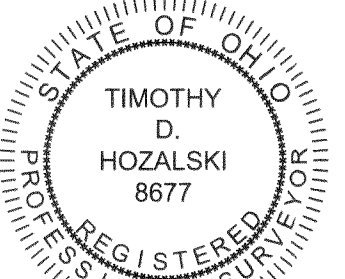
D	per deed	PC	point of curvature
P	per plat	PRC	point of reverse curvature
M	measured	PT	point of tangency
C	calculated	OL	Original Lot
U	used	GL	Great Lot
FND	found	SL	Sublot
CL	centerline	R/W	right-of-way
POB	place of beginning		
PPOB	principal place of beginning		
KS	per KS Associates survey		
ODOT	per LOR-58-7.36		

LEGEND

SET	FOUND	DESCRIPTION
○	●	IRON PIN/ROD SURVEY NAIL
○	●	MAG SPIKE
○	●	DRILL HOLE
○	●	RAILROAD SPIKE
○	●	MONUMENT BOX
○	●	CONCRETE MONUMENT
○	●	IRON PIPE
○	●	STONE
○	●	WOOD POST
○	●	CENTERLINE
○	●	RIGHT-OF-WAY
○	●	METAL PICKET FENCE
○	●	GAP AREA

REFERENCES

- Lorain County Survey Records
Survey by C.H. Lawrence (Dec, 1910)
Survey for Elmer W. Walton by T.W. Laundon (Mar, 1947)
Survey for Harry C. Otterbacher by T.W. Laundon (Dec, 1944)
Survey for Board of Public Affairs by T.W. Laundon (Oct, 1964)
Survey by KS Associates, Inc. (Nov, 1994)
Survey for WCFD by Vector Surveying (Mar, 2019)
- Lorain County Map Records
D.J. Johns Addition (PV 1, Pg. 36)
Lorain County Deed Records
Volume and Pages as indicated
ODOT Centerline Survey Records
LOR-58-7.36, PID 23104



[Signature] Date: 5/08/20
Timothy D. Hozalski, P.S.

SURVEYOR'S CERTIFICATE

This is to certify that at the request of the owner(s), I have surveyed and platted "The Wellington Community Fire District Subdivision", Sublot 1, which is a re-subdivision and consolidation of land located in Sublots 7, 8, 9, Part of Sublot 90, and part of a gap area, Block 2, of the D.J. Johns Addition (Plat Volume 1, Page 36), Original Wellington Township Lot 28, Village of Wellington, Township 3 North, Range 18 West, Connecticut Western Reserve, Lorain County, State of Ohio. Containing 1.1192 acres of land, and being the same tract of land conveyed to The Wellington Community Fire District, as described in Instrument No. 2019-0712422 of the Lorain County Recorder's Office. All points were found or set as indicated hereon. Distances are shown in feet and decimal parts thereof.

OWNER'S CERTIFICATE

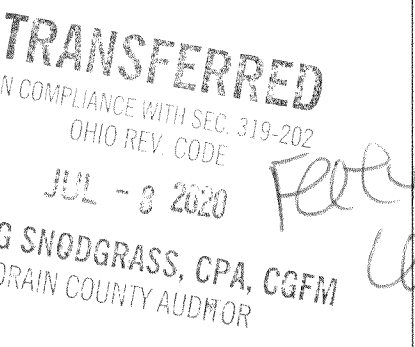
Being a parcel of land in part of Original Wellington Township Lot 28, Village of Wellington, Lorain County, State of Ohio, Containing 1.1192 acres of land, and being the same tract of land conveyed to The Wellington Community Fire District, as described in Instrument No. 2019-0712422 of the Lorain County Recorder's Office.
The undersigned, does hereby certify that the plat shown hereon represents "The Wellington Community Fire District Subdivision", Sublot 1, which is a re-subdivision and consolidation of land located in Sublots 7, 8, 9, Part of Sublot 90, and part of a gap area, Block 2, of the D.J. Johns Addition (Plat Volume 1, Page 36), Original Wellington Township Lot 28, Village of Wellington, Township 3 North, Range 18 West, Connecticut Western Reserve, Lorain County, State of Ohio.
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 and regulations including the applicable off-street loading and parking requirements of the Village of Wellington, Ohio for the benefit of themselves and all other subsequent parties taking title from, under, or through the undersigned.

In witness hereof the undersigned have hereunto set their hands
This 11th day of May, 2020

[Signature]
Mike Wetherbee, Chief
The Wellington Community Fire District

State of Ohio
County of Lorain
Before me a Notary Public in and for said county and state personally appeared the above signed owners of the herein described land, who acknowledge that he/she did sign the foregoing plat and that it was their free act and deed.

In witness thereof, I have set my hand and seal
This 11th day of May, 2020.
[Signature]
Notary Public
My Commission Expires: May 16, 2024



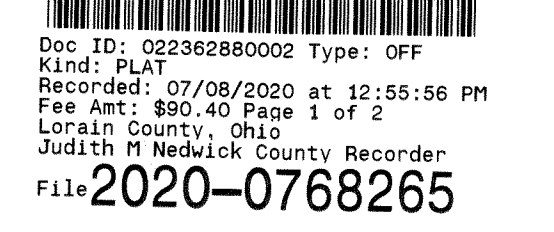
The Wellington Community Fire District Subdivision
Being Sublots 7, 8, 9, and part of Sublot 90, and part of a gap area, Block 2, of the D.J. Johns Addition (PV 1, Pg. 36), Original Wellington Township Lot 28, Village of Wellington, Township 3 North, Range 18 West, Connecticut Western Reserve, Lorain County, Ohio
SCALE 1"=40'

Bearings are relative to the Ohio State Plane Coordinate System, North Zone (3401), NAD83(2011), and corrected via the ODOT VRS. Coordinates provided hereon have been scaled from grid to ground using a multiplier of 1.00088764 about a common point, being the 1" iron pin w/ brass cap found in a monument box at the centerline intersection of Bates Road and Gore Orphanage Road, on the north line of Camden Township, Lorain County, Ohio
MINIMUM ERROR OF CLOSURE: 1: 10,000



OFFICE: 440.865.8445 AMHERST, OH
VECTORSURVEYING@YAHOO.COM
Job No. 19-019-2 | Drawn By: CAD
Date: May, 2020 | Checked By: TDH

ORIGINAL INSTRUMENT
8677
PLAT VOL. 108
PAGE 33



Plat Sheet

Instrument # 2020-0768265 Film # _____

Name of Plat: Wellington Community Fire District Subdivision

Owner: Wellington Community Fire District:

Description: Situated in the State of Ohio
County of Lorain Village of Wellington
Being part of original Wellington Township
lot 28 - 1.1192 Acre creating Sublot 1
being a resubdivision of D.J. Johns addition
lots 78, 9, and 90 Block 2 in plat vol. 1
Page 36

Floor Plans: _____

Related/Margin: Plat vol. 1 Pages 36.

Comments: _____

Vol. 108

Receiving Stamp

Pg. 33.

CARDINAL HOPE EXAM
36040 CARONIA CIRCLE
AVON, OH 44011

Amount: \$ 90.40 incl

Initials: Tm.