

WINDEMERE AT WELLINGTON COMMONS SUBDIVISION NO. 2

A RE-SUBDIVISION OF BLOCK "A" IN WINDEMERE AT WELLINGTON COMMONS SUBDIVISION NO. 1
AS RECORDED IN PLAT VOLUME 100, PAGES 75-77 OF THE LORAIN COUNTY PLAT RECORDS
SITUATED IN THE VILLAGE OF WELLINGTON, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART
OF ORIGINAL WELLINGTON TOWNSHIP LOT NUMBER 29
BEING SUBLOTS 25 THROUGH 32 AND BLOCK "C" INCLUSIVE

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 12.8847 ACRES OF LAND AND PARCEL OF LAND OWNED BY WELLINGTON DEVELOPMENT, L.L.C. KNOWN AS BLOCK "A" IN WINDEMERE AT WELLINGTON COMMONS SUBDIVISION NO. 1 AS RECORDED IN PLAT VOLUME 100, PAGES 75-77 OF THE LORAIN COUNTY PLAT RECORDS.

THE UNDERSIGNED WELLINGTON DEVELOPMENT, L.L.C. HEREBY CERTIFIES THAT THE ATTACHED PLAT ACCURATELY REPRESENTS "WINDEMERE AT WELLINGTON COMMONS SUBDIVISION NO. 2 A RE-SUBDIVISION OF BLOCK "A" IN WINDEMERE AT WELLINGTON COMMONS SUBDIVISION NO. 1", A SUBDIVISION OF SUBLOTS 25 THRU 32 AND BLOCK "C", 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.

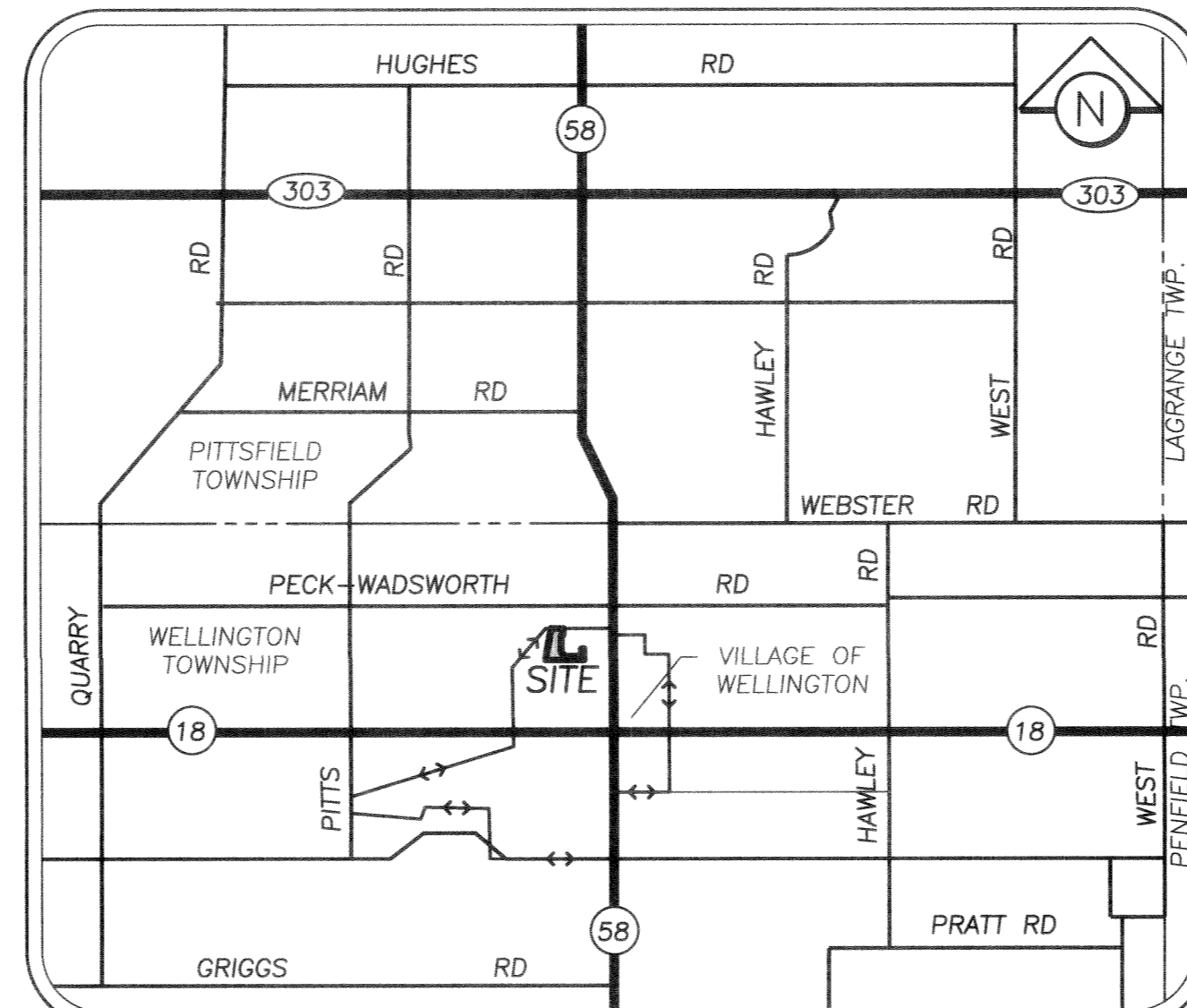
THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING VALID PLATTING, ZONING, HEALTH OR OTHER LAWFUL RULES OR REGULATIONS INCLUDING THE APPLICABLE OFF-STREET LOADING AND PARKING REQUIREMENTS OF THE VILLAGE OF WELLINGTON, OHIO FOR THE BENEFIT 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 HAS HEREUNTO SET HIS HANDS THIS 5th DAY OF October, 2020.

St. J. Flanagan
WITNESS *St. J. Flanagan*

BY: *Kevin Flanagan*
KEVIN FLANIGAN
WELLINGTON DEVELOPMENT, L.L.C.

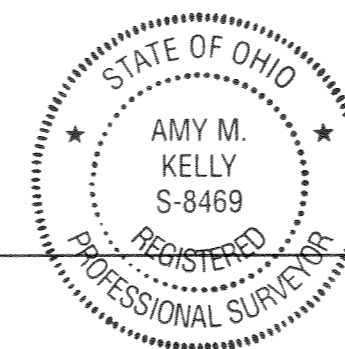


LOCATION MAP NOT TO SCALE

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNER, I HAVE PREPARED SURVEYED AND PLATTED WINDEMERE AT WELLINGTON COMMONS SUBDIVISION NO. 2 A RE-SUBDIVISION OF BLOCK "A" IN WINDEMERE AT WELLINGTON COMMONS SUBDIVISION NO. 1 AS SHOWN HEREON SITUATED IN THE VILLAGE OF WELLINGTON, COUNTY OF LORAIN, STATE OF OHIO, CONTAINING 12.8847 ACRES OF LAND IN ORIGINAL WELLINGTON TOWNSHIP LOT NUMBER 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 ● 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 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.

Amy M. Kelly
AMY M. KELLY, P.S.
REGISTERED SURVEYOR NO. 8469
DATE 10/2/2020

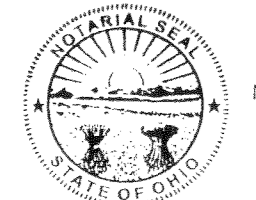


NOTARIAL SEAL:

STATE OF OHIO
S.S.
COUNTY OF
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR WELLINGTON DEVELOPMENT, L.L.C., BY KEVIN FLANIGAN, THE OWNER, WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS OWN FREE ACT AND DEED AND 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 5th DAY OF October, 2020.
BY: *Diane Schramm*, NOTARY PUBLIC



DIANE SCHRAMM
Notary Public, State of Ohio
My Commission Expires
March 20, 2025
MY COMMISSION EXPIRES

LEGEND OF LINETYPES & SYMBOLS:

☐	MONUMENT BOX FOUND	(MEAS.) (M)	MEASURED
☐	MONUMENT BOX SET	(REC.) (R)	RECORD
○	IRON PIN FOUND	C/L	CENTERLINE
●	5/8" REBAR SET CAPPED WITH "BRAMHALL 8073"	BESC	BRAMHALL ENGINEERING & SURVEYING CO.
●	5/8" REBAR FOUND CAPPED WITH "BRAMHALL 8073"	RRS	RAILROAD SPIKE
●		FND.	FOUND
<i>Bw</i>	RIGHT-OF-WAY LINE		
---	PROPERTY LINE		
---	CENTERLINE		
---	ORIGINAL LOT LINE		

ACREAGE SUMMARY

0.7250 AC. IN PROPOSED RIGHT-OF-WAY
3.2330 AC. IN SUBLOTS 25-32
8.9267 AC. IN BLOCK "C"
12.8847 AC. TOTAL

VILLAGE ENGINEER:

APPROVED THIS 12th DAY OF November, 2020.

Jack A. Jones
JACK A. JONES, P.E.
POGGEMEYER DESIGN GROUP, INC.

VILLAGE COUNCIL:

THIS IS TO CERTIFY THAT THIS PLAT OF "WELLINGTON AT WINDEMERE COMMONS SUBDIVISION NO. 2" IS HEREBY APPROVED AND THE STREETS AS SHOWN HEREON ARE ACCEPTED BY RESOLUTION NO. _____ AND ORDINANCE NO. 2020-26

DATE 11-16-20
COUNCIL OF THE VILLAGE OF WELLINGTON
LORAIN COUNTY, OHIO

BY: *Hans Schneider*
HANS SCHNEIDER
VILLAGE OF WELLINGTON MAYOR

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

PLANNING COMMISSION:

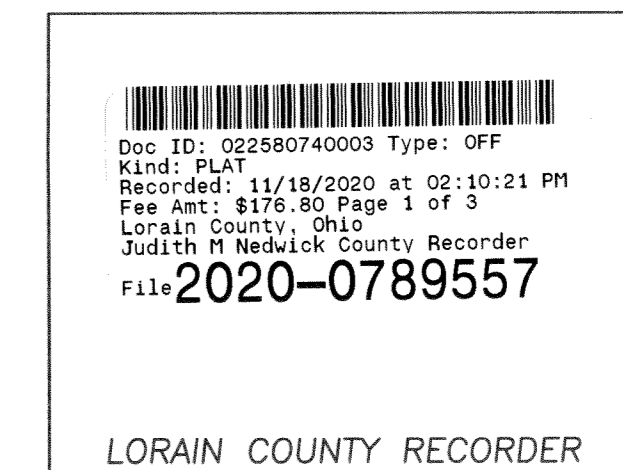
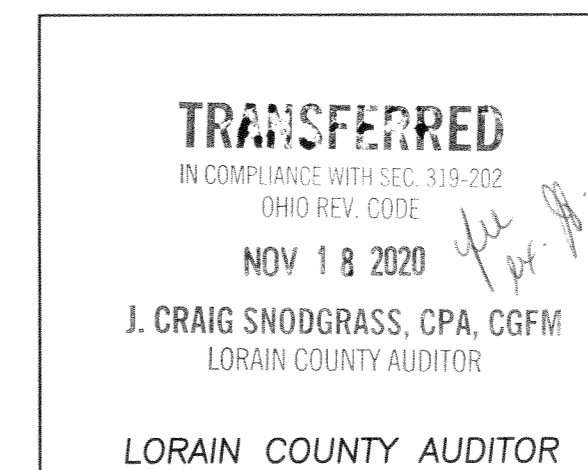
WE HEREBY APPROVE AND ACCEPT THIS PLAT ACCORDING TO THE SUBDIVISION REGULATIONS FOR THE VILLAGE OF WELLINGTON, OHIO THIS 16th DAY OF NOVEMBER 2020.

Phil Klum
TOM CLEARY / PHIL KLUM
CHAIRMAN/VILLAGE OF WELLINGTON PLANNING COMMISSION
VICE-CHAIRMAN

WELLINGTON DEVELOPMENT
Plat vol. 108
Pgs. 86, 87

FLOOD PLAIN INFORMATION

WINDEMERE AT WELLINGTON COMMONS SUBDIVISION No. 2 IS LOCATED WITHIN FLOOD ZONE "X" PER FIRM MAPS 39093C0311D AND 39093C0312D EFFECTIVE AUGUST 19TH, 2008.



DATE	BY	DESCRIPTION
02/13/2020	CLH	ISSUED FOR REVIEW
06/01/2020	CLH	REVISED PER VILLAGE COMMENTS
08/24/2020	CLH	REVISED PER VILLAGE COMMENTS
10/02/2020	CLH	REVISED PER VILLAGE COMMENTS

DRAWN BY:
SJM
CHECKED BY:
AMK

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

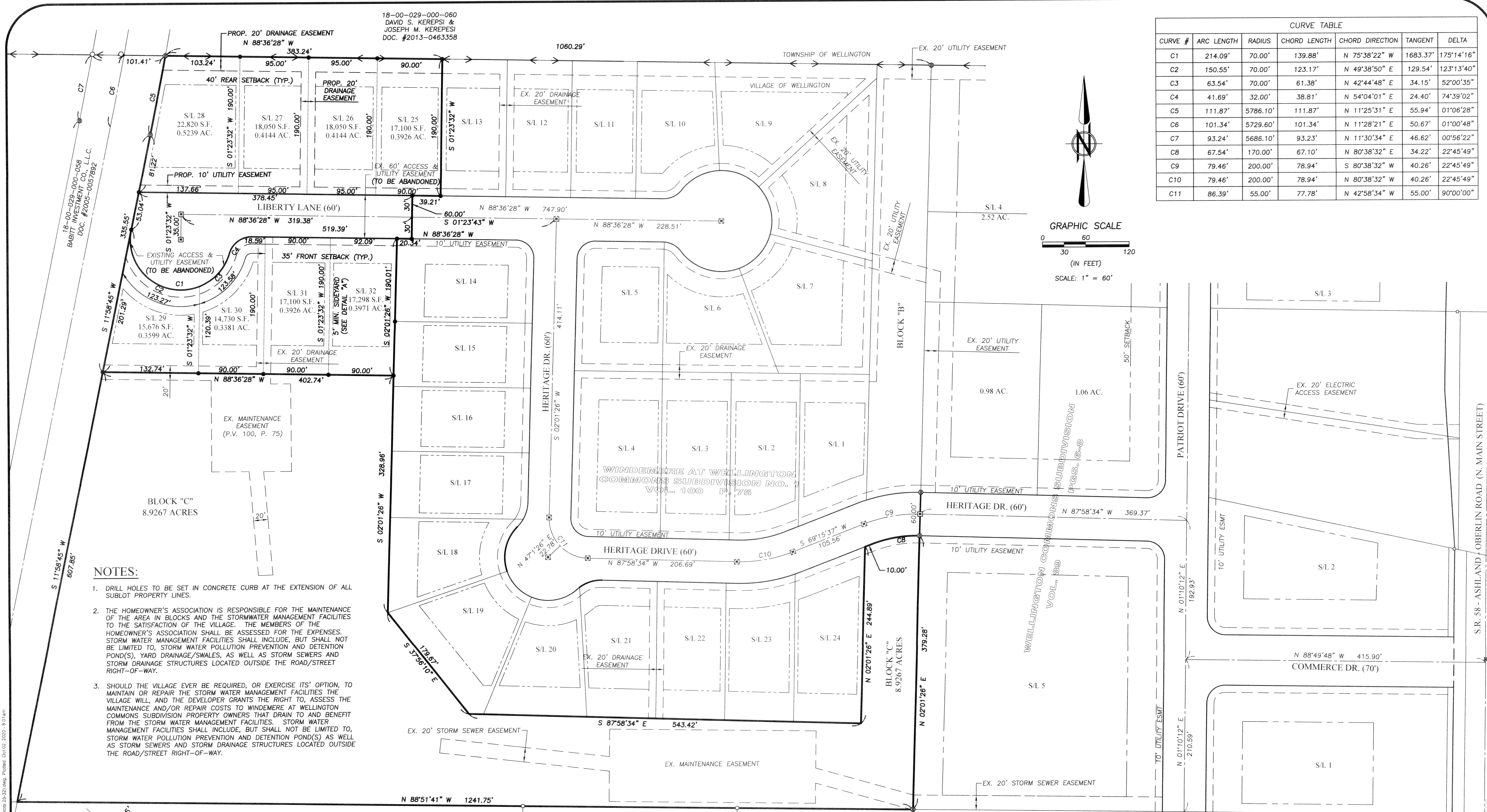
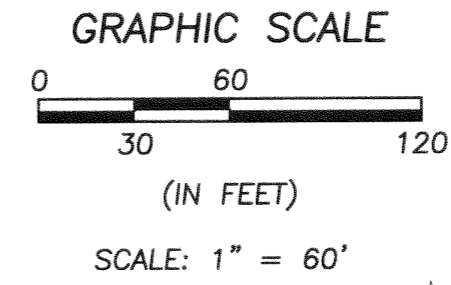
PREPARED FOR:
WELLINGTON DEVELOPMENT, L.L.C.,
AN OHIO LIMITED LIABILITY COMPANY
P.O. BOX 26
GRAFTON, OHIO 44044
(440) 926-3950

WINDEMERE AT WELLINGTON COMMONS
SUBDIVISION NO. 2
TITLE SHEET
VILLAGE OF WELLINGTON, COUNTY OF LORAIN, STATE OF OHIO

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

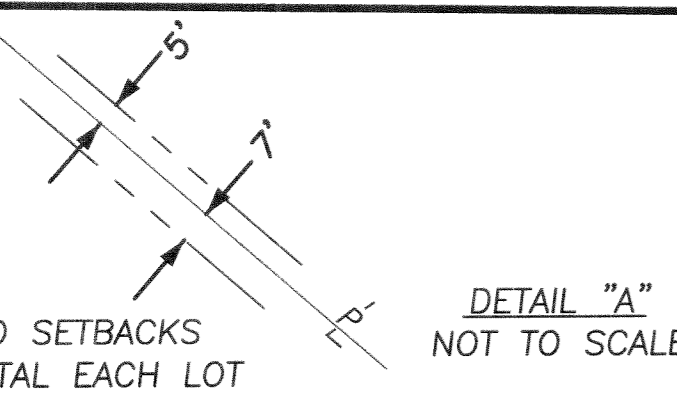
18-00-029-000-060
 DAVID S. KEREPSI &
 JOSEPH M. KEREPSI
 DOC. #2013-0463358

CURVE TABLE						
CURVE #	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD DIRECTION	TANGENT	DELTA
C1	214.09'	70.00'	139.88'	N 75°38'22" W	1683.37'	175°14'16"
C2	150.55'	70.00'	123.17'	N 49°38'50" E	129.54'	123°13'40"
C3	63.54'	70.00'	61.38'	N 42°44'48" E	34.15'	52°00'35"
C4	41.69'	32.00'	38.81'	N 54°04'01" E	24.40'	74°39'02"
C5	111.87'	5786.10'	111.87'	N 11°25'31" E	55.94'	01°06'28"
C6	101.34'	5729.60'	101.34'	N 11°28'21" E	50.67'	01°00'48"
C7	93.24'	5686.10'	93.23'	N 11°30'34" E	46.62'	00°56'22"
C8	67.54'	170.00'	67.10'	N 80°38'32" E	34.22'	22°45'49"
C9	79.46'	200.00'	78.94'	S 80°38'32" W	40.26'	22°45'49"
C10	79.46'	200.00'	78.94'	N 80°38'32" W	40.26'	22°45'49"
C11	86.39'	55.00'	77.78'	N 42°58'34" W	55.00'	90°00'00"



NOTES:

1. DRILL HOLES TO BE SET IN CONCRETE CURB AT THE EXTENSION OF ALL SUBLT PROPERTY LINES.
2. 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. STORM WATER MANAGEMENT FACILITIES SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO, STORM WATER POLLUTION PREVENTION AND DETENTION POND(S), YARD DRAINAGE/SWALES, AS WELL AS STORM SEWERS AND STORM DRAINAGE STRUCTURES LOCATED OUTSIDE THE ROAD/STREET RIGHT-OF-WAY.
3. SHOULD THE VILLAGE EVER BE REQUIRED, OR EXERCISE ITS' OPTION, TO MAINTAIN OR REPAIR THE STORM WATER MANAGEMENT FACILITIES THE VILLAGE WILL, AND THE DEVELOPER GRANTS THE RIGHT TO, ASSESS THE MAINTENANCE AND/OR REPAIR COSTS TO WINDEMERE AT WELLINGTON COMMONS SUBDIVISION PROPERTY OWNERS THAT DRAIN TO AND BENEFIT FROM THE STORM WATER MANAGEMENT FACILITIES. STORM WATER MANAGEMENT FACILITIES SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO, STORM WATER POLLUTION PREVENTION AND DETENTION POND(S) AS WELL AS STORM SEWERS AND STORM DRAINAGE STRUCTURES LOCATED OUTSIDE THE ROAD/STREET RIGHT-OF-WAY.



18-00-029-000-055
 VILLAGE OF WELLINGTON
 DOC. #2019-0736232

18-00-029-000-108
 PULHUK REAL ESTATE LLC
 DOC. #2017-0615112

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

18-00-029-000-010
 STRATEGIC QUALITY
 CONSULTING, INC.
 INST. #2007-0223305

J:\021443-2\DRAWINGS\Part\WinDemere Subdivision Plat 2 (Sublot 25-32).dwg, Plotted: Oct 02, 2020, 8:01 am

DATE	BY	DESCRIPTION
02/13/2020	CLH	ISSUED FOR REVIEW
06/01/2020	CLH	REVISED PER VILLAGE COMMENTS
08/24/2020	CLH	REVISED PER VILLAGE COMMENTS
10/02/2020	CLH	REVISED PER VILLAGE COMMENTS

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WINDEMERE AT WELLINGTON COMMONS
SUBDIVISION NO. 2
PLAT
 VILLAGE OF WELLINGTON, COUNTY OF LORAIN, STATE OF OHIO

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

Plat Sheet

Instrument # 2020-0789557 Film # _____

Name of Plat: Windemere at Wellington Commons Subdivision No. 2

Owner: Wellington Development LLC

Description: Situated in the State of Ohio, County of Lorain Village of Wellington being part of Wellington Township 29 12.8847 Acre being a resubdivision of Windemere at Wellington Commons Subdivision No. 1 Block A creating Sublots 25 thru 32 and Block C

Floor Plans: _____

Related/Margin: Plat vol. 100 pgs. 75-77

Comments: _____

Vol. 108

Receiving Stamp

Pg. 86, 87

WELLINGTON DEVELOPMENT

Amount: 176.80

Initials: IM