

WILKES VILLAS SUBDIVISION

Being a Re-Subdivision of part of Beverly Gardens Allotment (Vol. 20 Pg. 4)

for

LORAIN METROPOLITAN HOUSING AUTHORITY (LMHA) WILKES VILLAS

Situated in the State of Ohio, Lorain County, and the City of Elyria, part of Original Carlisle Township Section Number 4, including all of sublots 17, 18, 19, 22, 23, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 44, 45, 46, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, and parts of sublots 20, 21, 39, 40, 41, 42, 43, 47, 48 of the Beverly Gardens Allotment as recorded by Plat Volume 20 Page 4 of the Lorain County Plat Records

AREA TABLE

PARCEL 1 = 8.4859 AC (369,645.35 SF)
PARCEL 2 = 9.2441 AC (402,671.83 SF)
TOTAL = 17.7300 AC (772,317.18 SF)

ACCEPTANCE

I/WE, THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, DO HEREBY ACCEPT THIS PLAT OF THE SAME:

BY Judith A. Caplin DATE 8-18-25
Judith A. Caplin, Executive Director
LORAIN METROPOLITAN HOUSING AUTHORITY dba Raise Up an Ohio public body corporate and political

COUNTY OF LORAIN
STATE OF OHIO
BEFORE ME, A NOTARY PUBLIC, DID PERSONALLY APPEAR

Judith A. Caplin
WHO ACKNOWLEDGED THAT HE/SHE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME WAS HIS/HER FREE
ACT AND DEED, IN WITNESS THEREOF I HAVE SET MY HAND AND OFFICIAL SEAL AT Lorain, OHIO THIS
19 DAY OF August, 2025.

Denetia J. Brown 5/31/2027
NOTARY PUBLIC MY COMMISSION EXPIRES

APPROVALS

THIS PLAT APPROVED BY THE LORAIN COUNTY ENGINEER:

BY N/A DATE _____
LORAIN COUNTY ENGINEER

Vs OR DATE 9-16-25
CHAIR OF PLANNING COMMISSION

D. Sel DATE 9/16/25
CITY ENGINEER

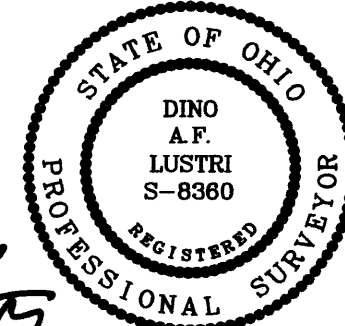
Mary Jomslu DATE 9/16/25
PLANNING COMMISSION SECRETARY

Denetia J. Brown
Notary Public, State of Ohio
My Commission Expires 5/31/2027

2025-0067846
PLAT Fee: \$176.80 Page 1 of 3
Recorded: 9/16/2025 at 02:26 PM
Receipt: T2025091348
Lorain County Recorder Mike Doran

TRANSFERRED
IN COMPLIANCE WITH SEC. 315-202
OHIO REV. CODE
SEP 16 2025
J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

Plat Vol. 118
Pages 51-52



Dino Lustri, P.E., P.S.

SURVEYOR'S RATIONALE:
THE INTENT OF THIS BOUNDARY SURVEY IS TO RETRACE THE LMHA OWNED PARCELS IN AND AROUND THE WILKES VILLAS SITE. SOME MONUMENTS FOUND APPEAR TO BE FROM THE ORIGINAL SUBDIVISION SURVEY. OTHERS ARE FROM RETRACEMENT SURVEYS AND AS SUCH DO NOT CARRY THE SAME WEIGHT OF EVIDENCE IN THE PRIORITY OF CALLS AS ORIGINAL MONUMENTS. THE ORIGINAL SURVEY WAS DONE AT A TIME WHERE LESS THAN HALF-MINUTE ANGULAR ACCURACY WAS NOT ACCURATELY REPRODUCIBLE, THUS ROUNDING IS PRESUMED. SIGNIFICANT DIGITS FOR DISTANCES WERE LEFT OFF IMPLYING ROUNDING AS WELL. MATHEMATICAL CLOSURE FROM ORIGINAL DIMENSIONS WAS NOT POSSIBLE IN MOST CASES. ANGLES WERE HELD OVER DISTANCES AND OCCUPATION PREVAILS.

SURVEYOR'S CERTIFICATION:
MONUMENTS WERE FOUND OR SET AS INDICATED HEREON. ALL DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE TO AN ASSUMED MERIDIAN CLOSELY MATCHING THE ESTABLISHED COORDINATE SYSTEM, OHIO STATE PLANES NORTH ZONE US FOOT (NAD83-NF), AT THE TIME OF THE SURVEY, AND ARE USED TO DESCRIBE THE RELATIVE ANGULAR VALUES BETWEEN LINES ONLY, ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF. I RESERVE THE RIGHT TO ALTER MY OPINION BASED ON THE INTRODUCTION OF NEW EVIDENCE.

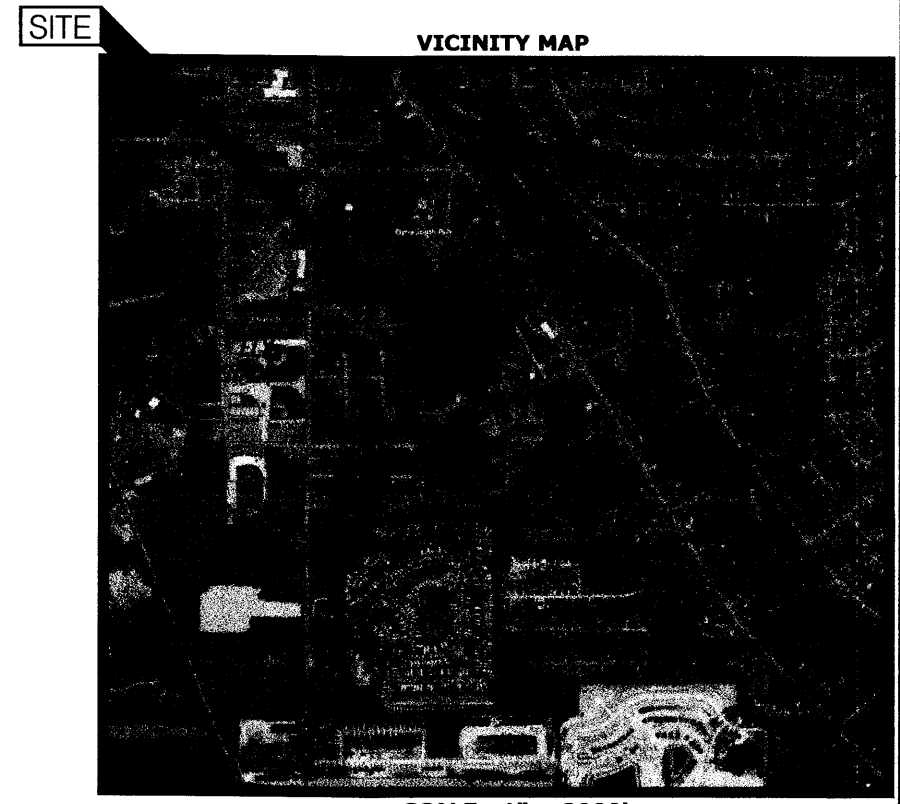
CERTIFICATION NOTES:
1) THE TERM "CERTIFICATION" AS USED ABOVE, IS THE PROFESSIONAL OPINION OF THE SURVEYOR FORMULATED ON THE EVIDENCE PROVIDED AND COLLECTED. AS SUCH, IT DOES NOT REPRESENT A GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED. THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY AND WILL NOT BE LIABLE FOR CLAIMS ARISING FROM ERRONEOUS OR INCORRECT INFORMATION PROVIDED BY THE OWNER, LENDER, OWNER'S AGENTS, OR OTHERS, WHICH IS USED TO FORMULATE THE SURVEYOR'S OPINION.
2) NOTHING IN THIS PRODUCT IMPLIES A LEGAL OPINION/ADVICE/DIRECTION BEYOND THAT WHICH IS AFFORDED A LICENSED PROFESSIONAL SURVEYOR AS DEFINED BY OHIO LAW.

ANY/ALL CONSUMERS OF THIS DOCUMENT AGREE TO THE LIMITATIONS DESCRIBED HEREON.

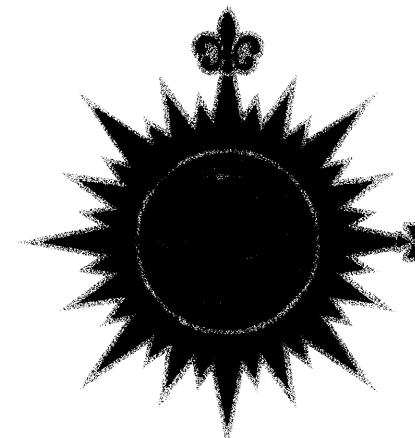
BOUNDARY SURVEY NOTES:
1. THE CENTERLINE OF THE VACATED WILLOW DRIVE (60') IS 2.01'(CALC) 2.00'(REC) EAST OF A PORTION OF THE CENTERLINE OF THE DEDICATED PRATT BOULEVARD (60').
2. RECORD 'A' CALLS 'DUE EAST/WEST' FOR WOOD STREET AND SEVERAL PROPERTY LINES. FIELD OBSERVATIONS AND CALCULATIONS OF BEARINGS FROM FOUND MONUMENTS ARE DEPICTED HEREON. DISCREPANCIES CAN BE ATTRIBUTED TO THE ANGULAR ACCURACY AND INTERPRETATION OF EQUIPMENT USED AT THE TIME OF THE ORIGINAL SURVEY.

OWNERSHIP TABLE:			
PARCEL NUMBER	OWNER	RECORD REFERENCE	ADDRESS
10-00-004-121-007	Robert H. Wehrenberg III	Instrument #20190722127	300 Edward Avenue
10-00-004-121-009	Original Church of God Elyria Inc.	Instrument #19980580243	S/L 4 Edward Avenue
10-00-004-121-023	Original Church of God Elyria Inc.	Instrument #19990625229	312 Edward Avenue
10-00-004-121-025	Michael D. Ruck	Instrument #20170629525 - REC L	110 Edward Avenue
10-00-004-121-027	Michael D. Ruck	Instrument #20170629525 - REC L	402 Fuller Road
10-00-004-121-030	Unity Missionary Baptist Church of Elyria	Instrument #20120416128 - REC M	Fuller Road
10-00-004-121-032	Unity Missionary Baptist Church of Elyria	Instrument #20120416128 - REC M	326 Fuller Road
10-00-004-121-033	Matthew D. and Michelle L. Pierce	Instrument #20110379100	208 Edward Avenue
10-00-004-121-034	Matthew D. and Michelle L. Pierce	Instrument #20110379100	Edward Avenue
10-00-004-121-035	Vonya E. and Joseph Harris Jr.	Instrument #19990626776	120 Edward Avenue
10-00-004-121-036	Vonya E. and Joseph Harris Jr.	Instrument #19990626776	Edward Avenue
10-00-004-122-001	Lorain Metropolitan Housing Authority	Instrument #20090319579 - REC I	Ebony Drive
10-00-004-122-006	Lorain Metropolitan Housing Authority	Instrument #20090319580 - REC I	Ebony Drive
10-00-004-122-007	Lorain Metropolitan Housing Authority	Instrument #20090319581 - REC I	Ebony Drive
10-00-004-122-010	Lorain Metropolitan Housing Authority	Instrument #20090319582 - REC I	Ebony Drive
10-00-004-122-011	Lorain Metropolitan Housing Authority	Instrument #20090319583 - REC I	Ebony Drive
10-00-004-122-012	Lorain Metropolitan Housing Authority	Instrument #20090319584 - REC I	Ebony Drive
10-00-004-122-023	Lorain Metropolitan Housing Authority	Instrument #20090319585 - REC I	Ebony Drive
10-00-004-122-034	Lorain Metropolitan Housing Authority	Instrument #20250045092 - REC N	Ebony Drive (Previously City of Elyria Parcel)
10-00-004-122-035	Lorain Metropolitan Housing Authority	Instrument #20120399897 - REC I	102, 104, 106, 108, 110, 112, 114, 116 White Court, 104, 105, 109 Loudon Court, 304, 306, 308, 310, 312, 314, 316, 318 Fuller Road, 161, 163, 165, 167, 169, 171, 173, 175 Pratt Boulevard, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 136, 138, 140, 142, 144, 146, 148, 150 Portia Court
10-00-004-123-001	Lorain Metropolitan Housing Authority	Instrument #20100350537	226 Fuller Road
10-00-004-123-020	Jesus Ark of Truth	Instrument #20200768050	Fuller Road
10-00-004-123-067	Jesus Ark of Truth	Instrument #20200768050	Fuller Road
10-00-004-123-068	Jesus Ark of Truth	Instrument #20200768050	Fuller Road
10-00-004-123-069	Jesus Ark of Truth	Instrument #20200768050	Fuller Road
10-00-004-123-091	Lorain Metropolitan Housing Authority	Instrument #20120399897 - REC I	101, 103, 105, 107, 109, 111, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 142, 144 Tedman Court, 102, 104, 106, 108, 110, 112, 142, 144, 146, 148, 150, 152, 154, 156 Pratt Boulevard, 103, 105, 107, 109, 111, 113, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 137, 139, 141, 143, 144, 145, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166 Bohannon Court, 103, 105, 107, 109, 111, 113, 115, 117, 119, 120, 121, 122, 123, 124, 125, 126 Hodge Court
10-00-004-123-097	Lorain Metropolitan Housing Authority	Volume 1015 Page 799 - REC I	Fuller Road

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E - Map of Survey of Wilkes Villa parcels #10-00-004-122-035 and 10-00-004-123-019 by James H. Schmidt #4846 on or about March 3, 1971.
F - Map of Survey of Patouhas parcel #10-00-004-123-023 by Sean A. Boland #7699 recorded on April 18, 2013.
G - Map of Survey of Elyria Properties, Inc. parcels #10-00-004-123-069, -020, -067, and -068 by Thomas A. Simon #7775 recorded on October 9, 2012.
H - Map of Survey of Wilkes Villa parcels #10-00-004-122-038, & -034 and 10-00-004-123-091 by James A. Schmidt #4846 as surveyed on or about November 5, 1970.
I - Map of Survey of LMHA Wilkes Villa Redevelopment Phase 1 by Matthew C. Neff #7315 on or about October 4, 2013.
J - Parcels #10-00-004-123-091 & -097, 10-00-004-122-035, -001, -006, -007, -010, -011, -012, and -023
K - Deed Volume 1015 Page 799 for the Dedication of Pratt Boulevard & Bohannon Court by Foundation Housing, Inc. to the City of Elyria on December 15, 1970.
L - Deed Volume Off 966 Page 743 ODR Volume 1239 Page 412 Inst#19940309288 Parcel#10-00-004-121-036
M - Deed Inst#20170629525 Parcel#10-00-004-121-027 Schneider to Ruck (OVERLAP-SURVEY BEFORE NEXT TRANSFER)
N - Deed Inst#20120416128 Parcel#10-00-004-121-030
O - Deed Inst#20250045092 Parcel#10-00-004-122-034 previously Deed Volume 1118 Page 517 LMHA to City of Elyria now back to LMHA
O - Ordinance 70-39 Vacation of Willow Drive and Parkwood Court in REC A, April 6, 1970



SCALE - 1" = 2000'



SCALE: 1" = 70'
0 35 70
FEET

BASE OF BEARINGS:
OHIO STATE PLANE NORTH ZONE US FOOT (NAD83-NF)
ANGLES BETWEEN LINES FROM RECORDS USED OR REFERENCED AS INDICATED HEREON.
COORDINATE SYSTEM:
OHIO STATE PLANE NORTH ZONE US FOOT (NAD83-NF)
ESTABLISHED BY A GPS BEARING ON 11/15/2024. GPS WAS ONLY USED FOR ESTABLISHING SITE HORIZONTAL AND VERTICAL COORDINATE CONTROL. NON-GPS EQUIPMENT WAS USED TO COLLECT ALL FIELD EVIDENCE.

- LEGEND**
- 5/8" BY 30" IRON REBAR SET
 - CAPPED "LUSTRI #8360"
 - IRON REBAR FOUND
 - IRON PIPE FOUND (OUTSIDE DIAMETER)
 - ✦ DRILL HOLE FOUND/SET
 - ✦ PK FOUND/SET
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INST INSTRUMENT NUMBER
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R/W RIGHT-OF-WAY
P/L PROPERTY LINE
VOL VOLUME
PG PAGE
PPN PERMANENT PARCEL NUMBER
SF SQUARE FEET
CY CUBIC YARDS
AC ACRES
OH OVERHANG/OVERHEAD
I. IRON (REBAR/PIPE)

PREPARED BY:

D.L. ENGINEERING, LLC dba
D.L. ENGINEERING & SURVEYING
DINO LUSTRI, P.E., P.S.
(216) 387-3781
dino@deslco

TITLE 1/2

JULY 29, 2025

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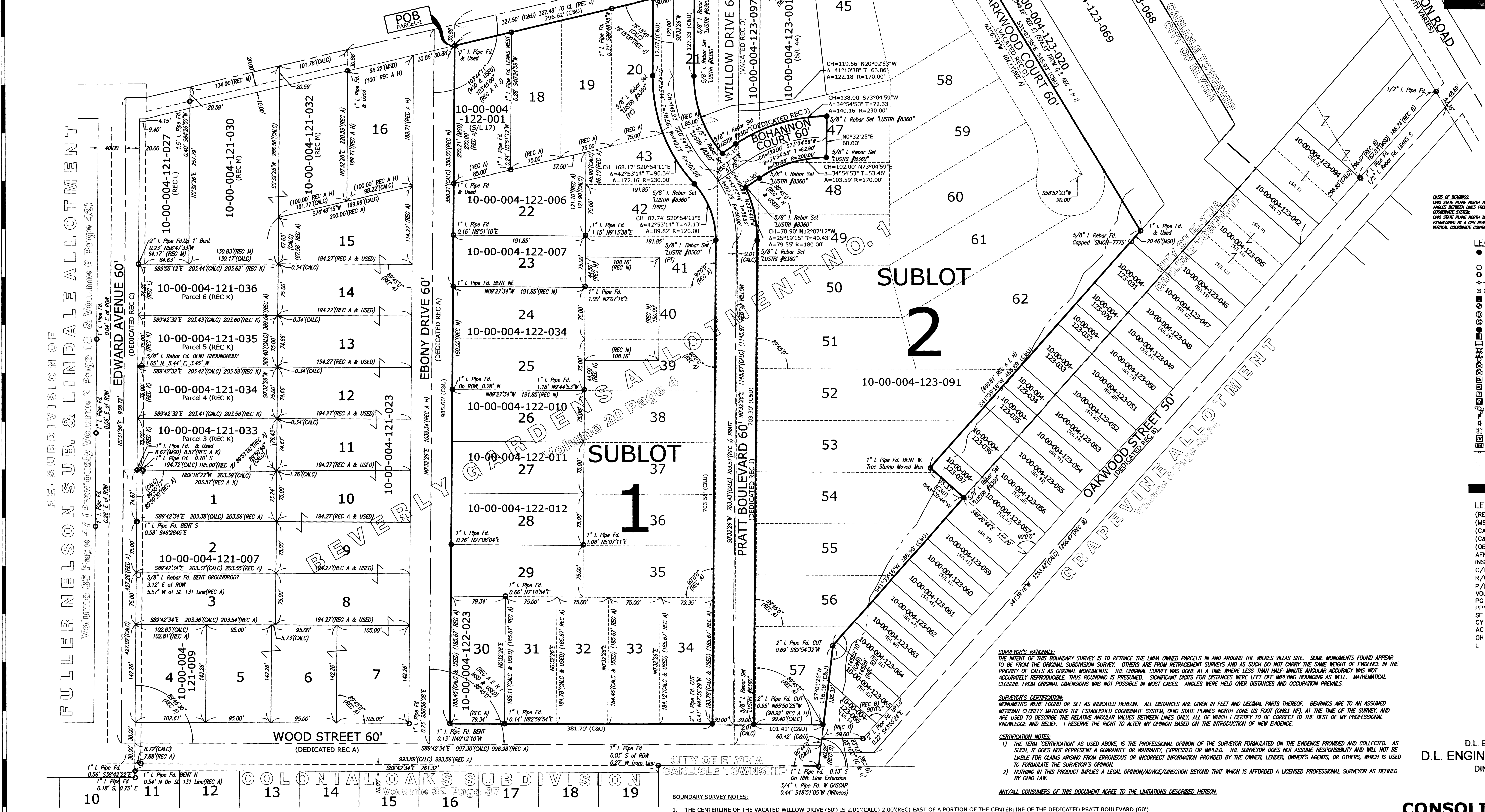
10-00-004-123-097 Lorain Metropolitan Housing Authority

Volume 1015 Page 799

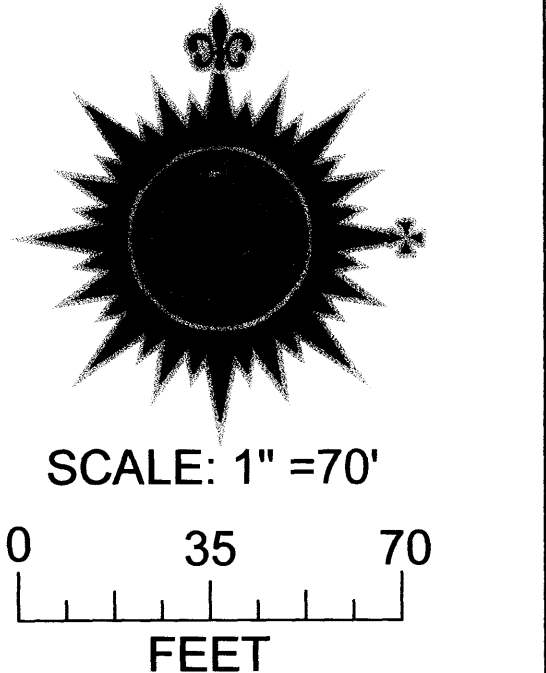
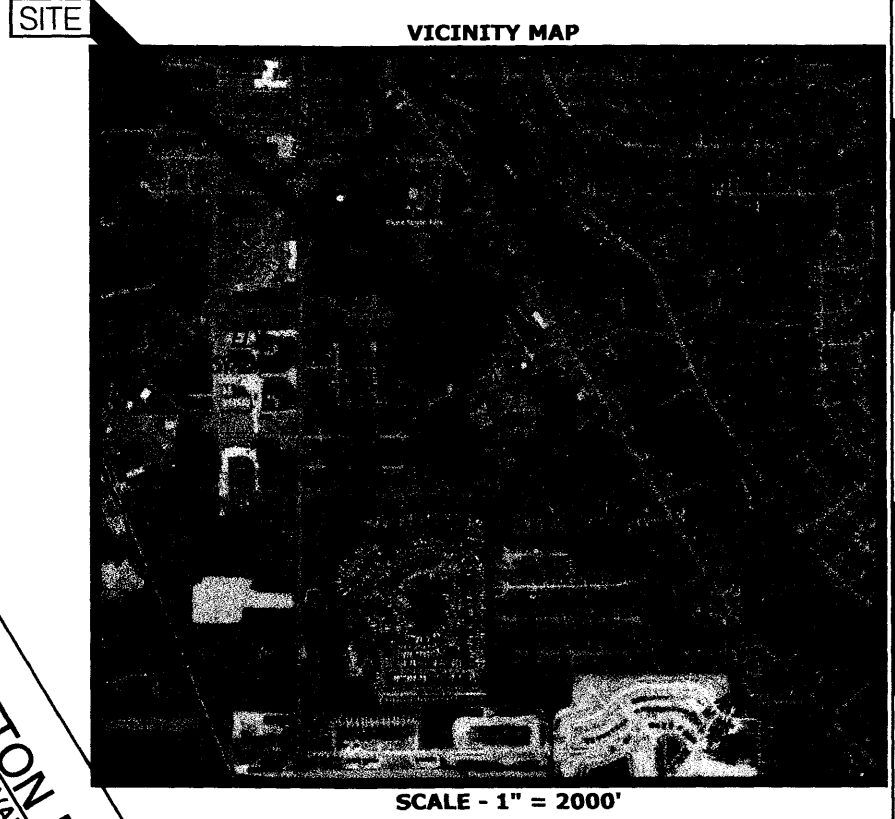
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 - PG PAGE
 - PPN PERMANENT PARCEL NUMBER
 - SF SQUARE FEET
 - CY CUBIC YARDS
 - AC ACRES
 - OH OVERHANG/OVERHEAD
 - I IRON (REBAR/PIPE)

PREPARED BY:
D.L. ENGINEERING, LLC dba
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DINO LUSTRI, P.E., P.S.
(216) 387-3781
dino@dles.com

Plat SheetInstrument # 2025-0067846

Film # _____

Name of Plat Wilkes Villas SubdivisionOwner: Lorain Metropolitan Housing Authority
DBA Raise UPDescription: Situated in the City of Elyria, County
of Lorain, and State of Ohio; Being a Re-Sub.
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47, 48 -Being a part of Original Carlisle Township Section 4 = 17.7300 Acres
Easements also✓ Creating Sublots 1 and 2 -Floor Plans: Related/Margin: Plat Vol. 20 Pg. 4Comments: Vol 118Receiving StampPg. 51-52Amount \$ 176.80
Initials: SC