

356383

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CORNERSTONE PLACE SUB NO. 1

SITUATED IN ORIGINAL LOT 21 OF WELLINGTON TOWNSHIP, COUNTY OF LORAIN AND STATE OF OHIO AND CONTAINING WITHIN SAID BOUNDARIES 28.1121 ACRES OF LAND OF WHICH 1.7257 ACRES IS TO BE DEDICATED IN STREETS AND 5.4306 ACRES ARE WITHIN THE SUBDIVISION OF LOTS 1 TO 12, INCLUSIVE, AND 13.6615 ACRES IN BLOCK A AND 7.2943 ACRES IN BLOCK B AND BEING THE SAME TRACT AS CONVEYED TO DEVLAND, INCORPORATED AND DESCRIBED IN THE DEEDS RECORDED IN VOLUME 977, PAGE 854, VOLUME 1031, PAGE 277, AND VOLUME 1051, PAGE 141 OF THE LORAIN COUNTY DEED RECORDS.

THE UNDERSIGNED, MIKE YOUNG AND TED SMITH, GENERAL PARTNERS OF YOUNGSMITH, AN OHIO PARTNERSHIP, AND OWNERS OF DEVLAND, INCORPORATED, HEREBY CERTIFIES THAT THE ATTACHED PLAT CORRECTLY REPRESENTS CORNERSTONE PLACE SUBDIVISION NO. 1, A SUBDIVISION OF LOTS 1 TO 12 INCLUSIVE, AND BLOCKS A AND B, DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE AS SUCH ALL OF THE ROADS AND EASEMENTS, TEMPORARY AND/OR PERMANENT, SHOWN HEREIN AND NOT HERETOFORE DEDICATED.

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

IN WITNESS THEREOF ON THIS 22 DAY OF April 1995

WITNESS [Signature] SIGNED Michael W. Young
MIKE YOUNG, GENERAL PARTNER

WITNESS [Signature] SIGNED Ted Smith
TED SMITH, GENERAL PARTNER

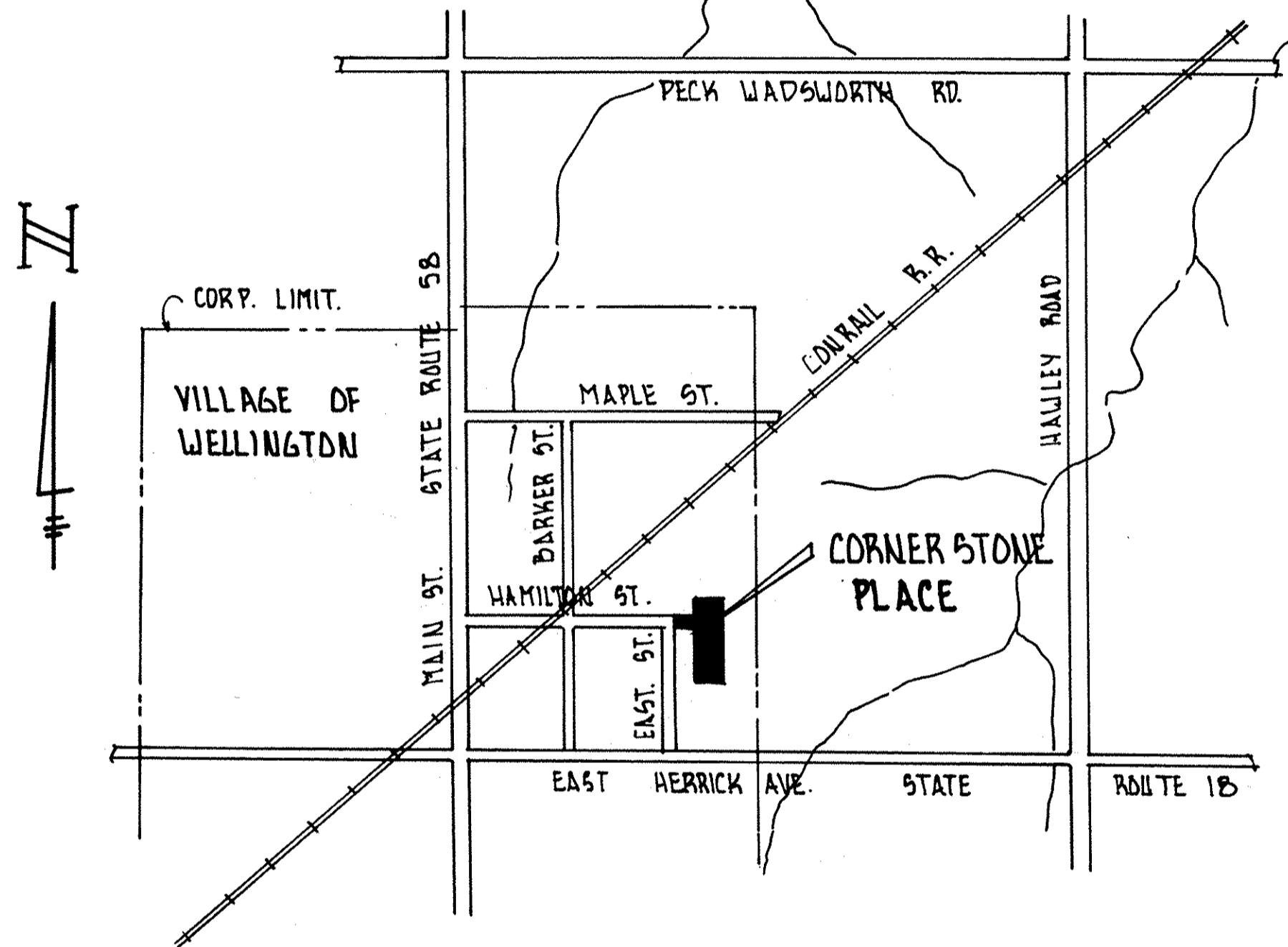
STATE OF OHIO
COUNTY OF LORAIN S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR MIKE YOUNG AND TED SMITH, GENERAL PARTNERS OF YOUNGSMITH, AN OHIO PARTNERSHIP WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 22 DAY OF April 1995.

[Signature]
NOTARY PUBLIC

ARLENE I. SMITH
Notary Public for the State of Ohio
My Commission Expires Dec. 4, 1996



VICINITY MAP
NO SCALE

SITUATED IN THE VILLAGE OF WELLINGTON, COUNTY OF LORAIN AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL LOT 21 OF WELLINGTON TOWNSHIP.

SHEET INDEX

- 1 TITLE AND CERTIFICATION SHEET
- 1 PLAT DIMENSIONAL DRAWING

Received for Record
at 2:52 P.M. JUL 21 1995
VOLUME 55 MARYANN JAMISON
PAGE 1778 Lorain County Recorder

Box: LCR (Linda M.)
#86.40

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED CORNERSTONE PLACE SUBDIVISION NO. 1 AS SHOWN HEREON AND CONTAINING 28.1121 ACRES OF LAND IN ORIGINAL LOT 21 OF WELLINGTON TOWNSHIP, LORAIN COUNTY, OHIO. IRON PIPES WERE FOUND AT ALL POINTS INDICATED THUSLY \ominus AND IRON PIPES WERE SET AT ALL POINTS INDICATED THUSLY \ominus OR \ominus . DISTANCES ARE SHOWN IN FEET & DECIMAL PARTS THEREOF. BEARINGS ARE BASED ON AN ASSUMED MERIDIAN & ARE USED TO DESCRIBE ANGLES ONLY. THE PLAN REPRESENTS A SURVEY IN WHICH THE TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT & OF EACH BLOCK WHEN COMPUTED FROM FIELD MEASUREMENTS OF 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. THE SURVEY MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS IN SECTION 4733-37 OF THE OHIO ADMINISTRATIVE CODE & ADJACENT PROPERTY DESCRIPTIONS HAVE BEEN CONSIDERED IN PERFORMING THIS SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT.

[Signature]
RICHARD ROSEBECK PE, PS
SURVEYOR NO. 7400



APPROVED THIS 15th DAY OF May 1995.

[Signature]
VILLAGE ENGINEER

APPROVED THIS 15th DAY OF May 1995.
APPROVAL OF THIS PLAT FOR RECORDING DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET, ROAD OR HIGHWAY DEDICATED ON SUCH PLAT, SECTIONS 711.04 AND 711.041, OHIO REVISED CODE.

[Signature]
VILLAGE PLANNING COMMISSION

TRANSFERRED THIS _____ DAY OF _____ 19____.

COUNTY AUDITOR

FILED FOR RECORD THIS _____ DAY OF _____ 19____.
AT _____ O'CLOCK _____ M.

RECORDED THIS _____ DAY OF _____ 19____ IN
PLAT BOOK _____ PAGE _____.

COUNTY RECORDER

TRANSFERRED
IN COMPLIANCE WITH SEC. 318-202
OHIO REV. CODE
JUL 21 1995

MARK R. STEWART
LORAIN COUNTY AUDITOR

THIS IS TO CERTIFY THAT THIS PLAT OF CORNERSTONE PLACE IS HEREBY APPROVED AND THE STREETS AS SHOWN HEREON ARE ACCEPTED BY RESOLUTION NO. _____ AND ORDINANCE NO. 1995-22

DATE 5-15-95

COUNCIL OF VILLAGE OF WELLINGTON
LORAIN COUNTY, OHIO

BY [Signature] Mayor
MAYOR

BY [Signature] Clerk-Treas
CLERK

PREPARED FOR: YOUNGSMITH, AN OHIO PARTNERSHIP
189 DEPOT STREET
WELLINGTON, OHIO 44090

PREPARED BY: RICHARD ROSEBECK PE PS
4511 OAKHILL BLVD.
LORAIN, OHIO 44053

LORAIN COUNTY TAX
MAP DEPARTMENT COPY

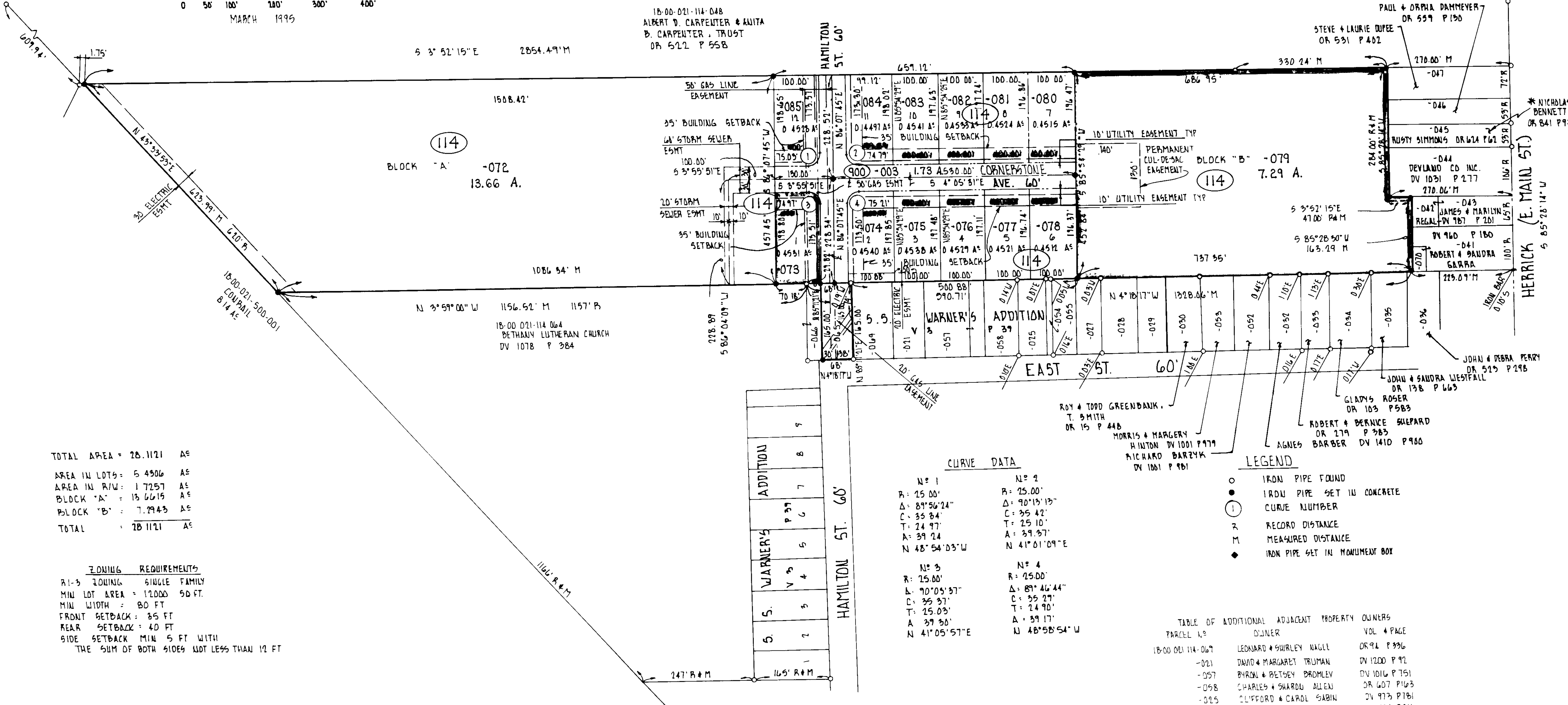
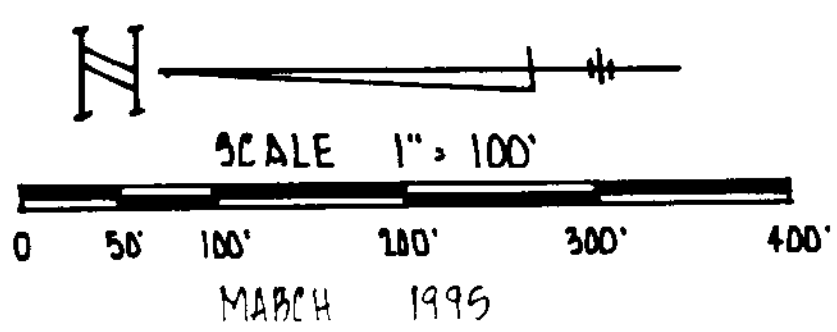
SHEET 1 OF 2

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TOTAL AREA = 28.1121 A^c
 AREA IN LOTS = 5.4306 A^c
 AREA IN R/W = 1.7257 A^c
 BLOCK "A" = 13.6615 A^c
 BLOCK "B" = 7.7943 A^c
 TOTAL = 28.1121 A^c

ZONING REQUIREMENTS
 R1-3 ZONING SINGLE FAMILY
 MIN LOT AREA = 12,000 SQ. FT.
 MIN WIDTH = 80 FT
 FRONT SETBACK = 35 FT
 REAR SETBACK = 40 FT
 SIDE SETBACK MIN 5 FT WITH
 THE SUM OF BOTH SIDES NOT LESS THAN 12 FT

CURVE DATA

N° 1 R: 25.00' Δ: 89°56'24" C: 35.84' T: 24.97' A: 39.24' N 48°54'03"W	N° 2 R: 25.00' Δ: 90°13'13" C: 35.42' T: 25.10' A: 39.37' N 41°01'09"E	N° 3 R: 25.00' Δ: 90°05'37" C: 35.37' T: 25.03' A: 39.36' N 41°05'57"E	N° 4 R: 25.00' Δ: 89°46'44" C: 35.27' T: 24.90' A: 39.17' N 48°58'54"W
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- LEGEND**
- IRON PIPE FOUND
 - IRON PIPE SET IN CONCRETE
 - ① CURVE NUMBER
 - 2 RECORD DISTANCE
 - M MEASURED DISTANCE
 - ◆ IRON PIPE SET IN MONUMENT BOX

TABLE OF ADDITIONAL ADJACENT PROPERTY OWNERS

PARCEL NO.	OWNER	VOL & PAGE
18-00-021-114-067	LEONARD & SHIRLEY NAGLE	OR 94 P 396
-021	DAVID & MARGARET TRUMAN	DV 1200 P 92
-057	BYRON & BETSEY BROMLEY	DV 1016 P 751
-058	CHARLES & SHARON ALLEN	OR 607 P 163
-025	CLIFFORD & CAROL SABIN	DV 973 P 161
-054	CLIFFORD & CAROL SABIN	DV 1005 P 811
055	ROBERT LAMOREAUX	DV 358 P 466
-027	ROBERT LAMOREAUX	DV 627 P 583
028	JEAN JEROMEK	DV 976 P 756
-029	JOHN & LOIS SUESSEV	DV 1331 P 875

OUT OF:	18-00-021-114-039	25.30 A.
	" " " -065	68 x 165
	071	1.96 A.
INTO PLAT		ALL
REMAINDER	NONE	⊕

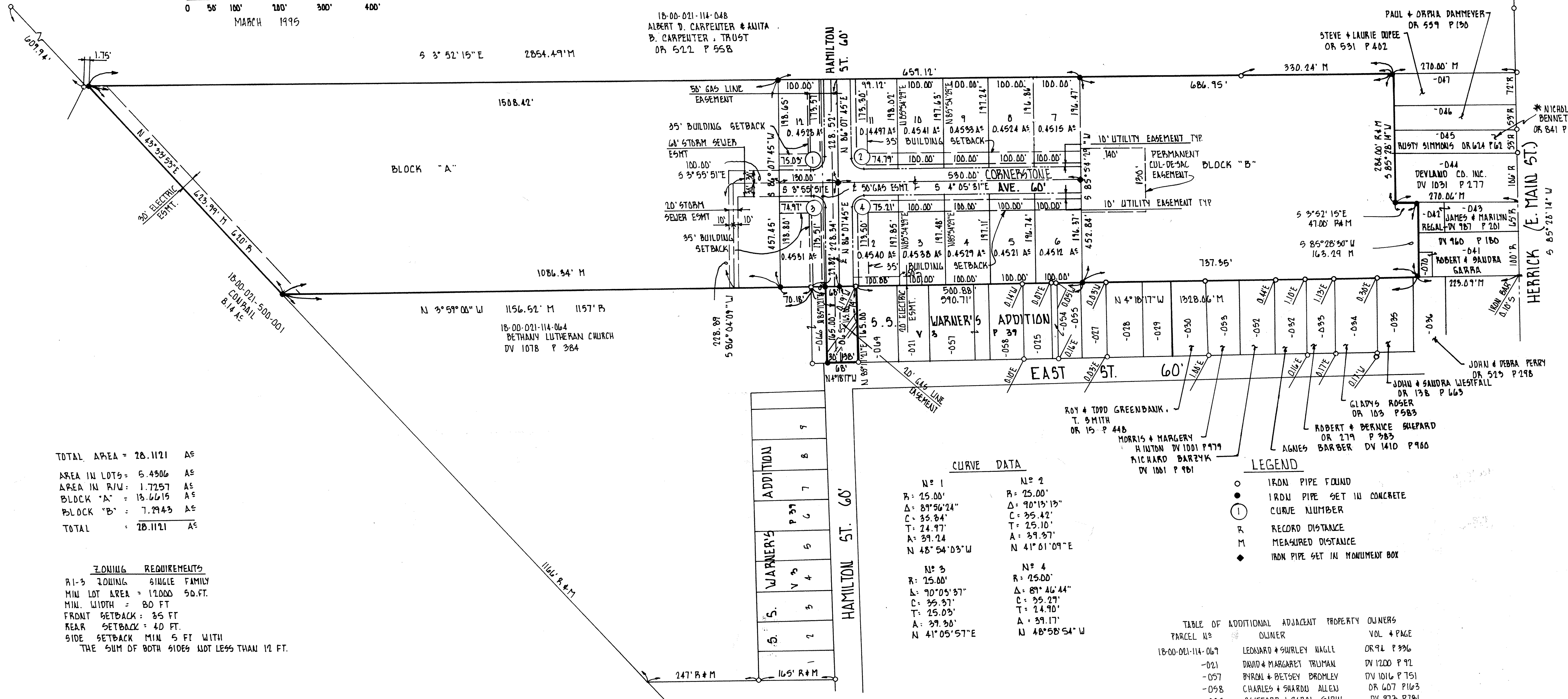
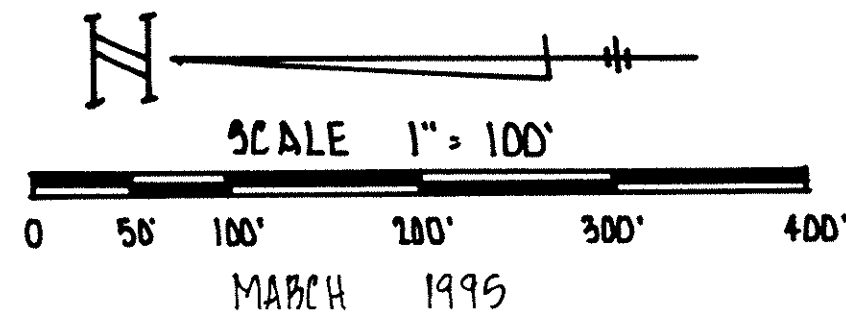
NOTE: PROPERTY OWNERS SHOWN ARE THE OWNERS OF RECORD AT THE TIME OF SURVEY. AT THE TIME OF RECORDING, CURRENT OWNERS NAMES HAVE ALSO BEEN ADDED & ARE NOTED WITH AN ASTERISK BY REQUEST OF THE COUNTY RECORDER.

#21316

APPROVED
LORAIN CO.
MAP DEPT.
DATE 7-21-95
PAGE 18-00-0216
BY T. HOLLIS
7/27/95 121316

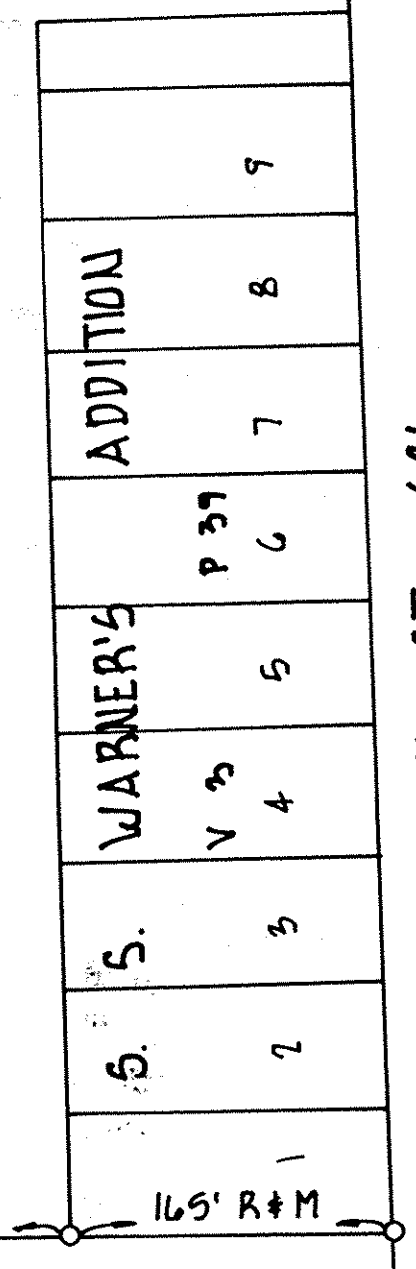
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