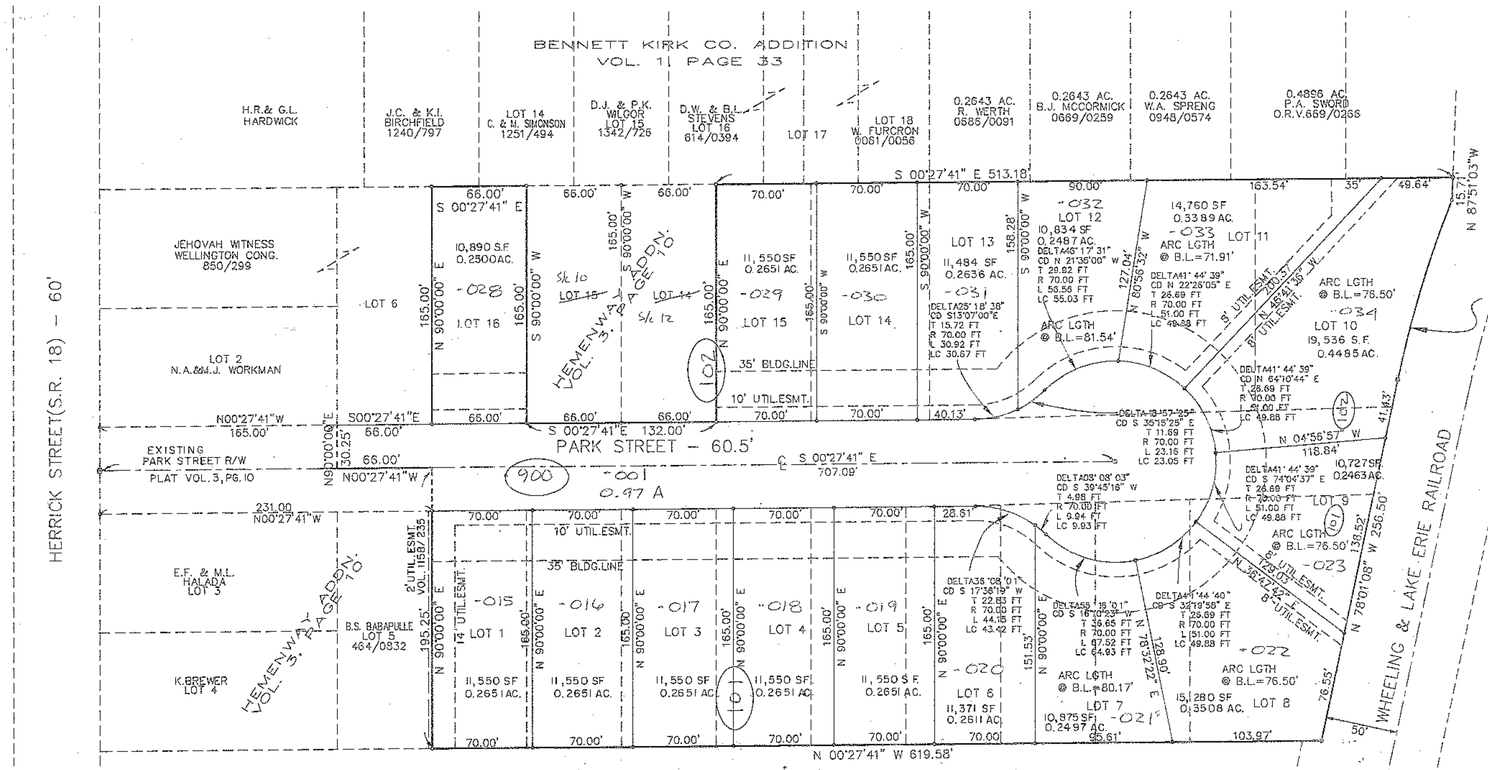
P.V. 56, P. 1

PARK STREET DEVELOPMENT

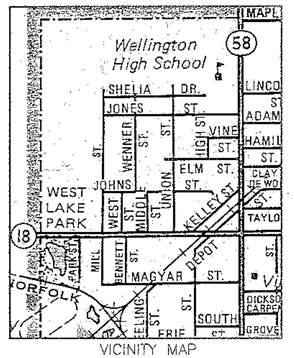
REPLAT OF PART OF HEMENWAYS ADDITION TO WELLINGTON VILLAGE PLAT VOLUME 3, PAGE 10

PART OF WELLINGTON TOWNSHIP ORIGINAL LOT NO. 27

VILLAGE OF WELLINGTON, LORAIN COUNTY, OHIO



OWNER: ROBERT L. KING
208 NORTH MAIN STREET
WELLINGTON, OHIO 44909
O.R. VOLUMES 460/15 AND 461/911
ENGINEER/SURVEYOR:
F.E. KROCKA & ASSOCIATES, INC.
102 WEST MAIN STREET
SHELBY, OHIO 44875



VICINITY MAP

SITE DATA

TOTAL AREA	5.4863 ACRES
NO. OF LOTS	16
AREA IN LOTS	4.5134 ACRES
AREA IN R/W	0.9729 ACRE
ZONING	R1-4

SET BACKS
FRONT: 35'
REAR 40'
SIDE 5' MIN./ 12' TOTAL OF TWO SIDE YARDS

LEGEND
- o IRON PIN FOUND
- • 5/8" IRON PIN SET WITH CAP STAMPED "KROCKA & ASSOC."
- ▫ CONCRETE MONUMENT SET
- ▫ IRON PIN IN MONUMENT BOX

BOUNDARY ERROR OF CLOSURE 1: 90,400

50 0 50 150
Scale 1" = 50 ft

APPROVED THIS 10 DAY OF October, 1995.

VILLAGE ENGINEER

STATE OF OHIO COUNTY OF LORAIN S.S.: BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE OWNER WHO THEN AND THERE ACKNOWLEDGED THE MAKING AND SIGNING OF THE ABOVE PLAT TO BE THEIR FREE ACT AND DEED AND FOR THE USES AND PURPOSES SHOWN THEREON IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THIS 17th DAY OF October 1995.
MY COMMISSION EXPIRES: March 6, 1997

NOTARY PUBLIC
LORAIN COUNTY, OHIO

VILLAGE PLANNING COMMISSION APPROVAL: I HEREBY CERTIFY THAT THE WELLINGTON VILLAGE PLANNING COMMISSION AT ITS REGULAR MEETING HELD ON THE 25 DAY OF Sept 1995, APPROVED THIS PLAT AND RECOMMENDED THE ACCEPTANCE OF THE DEDICATION OF STREET.

CHAIRMAN
PLANNING COMMISSION

VILLAGE COUNCIL ACCEPTANCE: I HEREBY CERTIFY THAT THE DEDICATION OF STREET AS SHOWN ON THIS PLAT WAS ACCEPTED BY WELLINGTON VILLAGE COUNCIL AT ITS REGULAR MEETING ON THE 2nd DAY OF Oct 1995, BY ORDINANCE NO. 1198-96 Barbara C Hoffe Mayor
MAYOR OF THE VILLAGE OF WELLINGTON

MAP OFFICE APPROVAL: I HEREBY CERTIFY THAT THIS PLAT HAS BEEN APPROVED.

DATE: _____
TAX MAP DEPARTMENT SUPERVISOR

AUDITOR'S TRANSFER: I HEREBY CERTIFY THAT THIS LAND WAS TRANSFERRED ON THIS _____ DAY OF _____, 1995.

LORAIN COUNTY AUDITOR

COUNTY RECORDER: FILED FOR RECORD THIS _____ DAY OF _____, 1995, AT _____ RECORDED THIS _____ DAY OF _____, 1995, IN VOLUME _____ PAGE _____.

LORAIN COUNTY RECORDER

#21545

APPROVED LORAIN CO. MAP DEPT.
DATE 11-8-95
BY 00027-A
BY TMMan
FILE 21545

DESCRIPTION: BEING PART OF WELLINGTON TOWNSHIP ORIGINAL LOT 27 AND ALSO PART OF HEMENWAY'S ADDITION TO WELLINGTON VILLAGE AS SHOWN ON PLAT VOLUME 3 PAGE 10, VILLAGE OF WELLINGTON, WELLINGTON TOWNSHIP, LORAIN COUNTY, OHIO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR THE SAME AT AN IRON PIN SET AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF HERRICK AVENUE (S.R.18-60 FEET IN WIDTH), AND THE EAST RIGHT-OF-WAY LINE OF PARK STREET (60.50 FEET IN WIDTH), SAID POINT BEING THE NORTHWEST CORNER OF LOT 2, HEMENWAY'S ADDITION; THENCE S00°27'41"E, A DISTANCE OF 165.00 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF PARK STREET TO AN IRON PIN SET AT THE SOUTHWEST CORNER OF SAID LOT 2 AND THE NORTHWEST CORNER OF LOT 6 AND THE REAL POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

1. THENCE S00°27'41"E, A DISTANCE OF 66.00 FEET, ALONG THE WEST LINE OF SAID LOT 6 TO AN IRON PIPE FOUND AT THE SOUTHWEST CORNER OF LOT 6 OF HEMENWAY'S ADDITION;
2. THENCE N90°00'00"E, A DISTANCE OF 165.00 FEET, TO AN IRON PIPE FOUND AT THE SOUTHEAST CORNER OF SAID LOT 6 AND ON THE WEST LINE OF THE BENNETT KIRK CO. ADDITION, PLAT VOLUME 1, PAGE 33;
3. THENCE S00°27'41"E, A DISTANCE OF 66.00 FEET, ALONG THE WEST LINE OF BENNETT KIRK ADDITION, TO AN IRON PIPE FOUND AT THE NORTHEAST CORNER OF LOT 15 OF HEMENWAY'S ADDITION;
4. THENCE S90°00'00"W, A DISTANCE OF 165.00 FEET, ALONG THE NORTH LINE OF SAID LOT 15 OF HEMENWAY'S ADDITION, TO AN IRON PIPE FOUND AT THE NORTHEAST CORNER OF SAID LOT 15;
5. THENCE S00°27'41"E, A DISTANCE OF 132.00 FEET, ALONG THE WEST LINE OF LOTS 15 AND 14 OF HEMENWAY'S ADDITION TO AN IRON PIPE FOUND AT THE SOUTHWEST CORNER OF SAID LOT 14;
6. THENCE N90°00'00"E, A DISTANCE OF 165.00 FEET, ALONG THE SOUTH LINE OF SAID LOT 14, TO AN IRON PIPE FOUND AT THE SOUTHEAST CORNER OF SAID LOT 14 AND ON THE WEST LINE OF THE BENNETT KIRK CO. ADDITION;
7. THENCE S00°27'41"E, A DISTANCE OF 513.18 FEET, ALONG THE WEST LINE OF BENNETT KIRK ADDITION, TO A CONCRETE MONUMENT SET ON THE NORTH LINE OF THE WHEELING AND LAKE ERIE RAILROAD RIGHT-OF-WAY;
8. THENCE N87°51'03"W, A DISTANCE OF 15.71 FEET, ALONG SAID RAILROAD RIGHT-OF-WAY TO AN IRON PIPE FOUND;
9. THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 766.20 FEET ON AN ARC LENGTH OF 130.38 FEET, A CHORD BEARING N73°08'39"W, 130.22 FEET, CONTINUING ALONG SAID RAILROAD RIGHT-OF-WAY TO A CONCRETE MONUMENT SET;
10. THENCE N78°01'08"W, A DISTANCE OF 256.50 FEET, CONTINUING ALONG SAID RAILROAD RIGHT-OF-WAY, TO A CONCRETE MONUMENT SET;
11. THENCE N00°27'41"W, A DISTANCE OF 619.58 FEET, ALONG THE EAST LINE OF A 9.83 ACRE PARCEL OWNED BY THE VILLAGE OF WELLINGTON, TO AN IRON PIPE FOUND AT THE SOUTHWEST CORNER OF LOT 5 OF HEMENWAY'S ADDITION;
12. THENCE S90°00'00"E, A DISTANCE OF 195.25 FEET, ALONG THE SOUTH LINE OF SAID LOT 5, TO THE CENTERLINE OF PARK STREET;
13. THENCE N00°27'41"W, A DISTANCE OF 66.00 FEET, ALONG THE CENTERLINE OF PARK STREET;
14. THENCE S90°00'00"E, A DISTANCE OF 30.25 FEET, TO THE REAL POINT OF BEGINNING,

AND CONTAINING 5.4863 ACRES, MORE OR LESS BUT SUBJECT TO ALL LEGAL EASEMENTS AND PUBLIC RIGHTS-OF-WAY NOW ON RECORD.

SURVEYOR'S CERTIFICATE: THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER I HAVE SURVEYED AND PLATTED "PARK STREET DEVELOPMENT" AS SHOWN HEREON AND CONTAINING 5.4863 ACRES OF LAND IN ORIGINAL LOT 27 OF WELLINGTON TOWNSHIP, LORAIN COUNTY, OHIO. AT ALL POINTS THUSLY INDICATED o , IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS THUSLY INDICATED • , IRON PIN MONUMENTS WERE SET. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND USED TO DESCRIBED ANGLES ONLY. THE PLAN REPRESENTS A SURVEY IN WHICH THE TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT AND 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 AND ADJACENT PROPERTY DESCRIPTIONS HAVE BEEN CONSIDERED IN PERFORMING THIS SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT.

DATE: June 9, 1995

Raymond G. Lenczowski
RAYMOND G. LENCZOWSKI
OHIO REGISTERED SURVEYOR NO.6687

STATE OF OHIO RAYMOND G. LENCZOWSKI S-6687 REGISTERED SURVEYOR

OWNER'S ACCEPTANCE AND DEDICATION: WE, THE UNDERSIGNED OWNERS OF THE LAND EMBRACED BY THE ABOVE DESCRIBED PLAT, DO HEREBY ACKNOWLEDGE THE MAKING OF SAID PLAT TO BE OUR FREE ACT AND DEED AND DO HEREBY ACCEPT SAID PLAT AND DEDICATE THE STREET AS SHOWN TO PUBLIC USE FOREVER. IN WITNESS WHEREOF WE HAVE SET OUR HAND AND SEAL THIS 10 DAY OF Oct, 1995.

OWNER _____ WITNESS _____

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