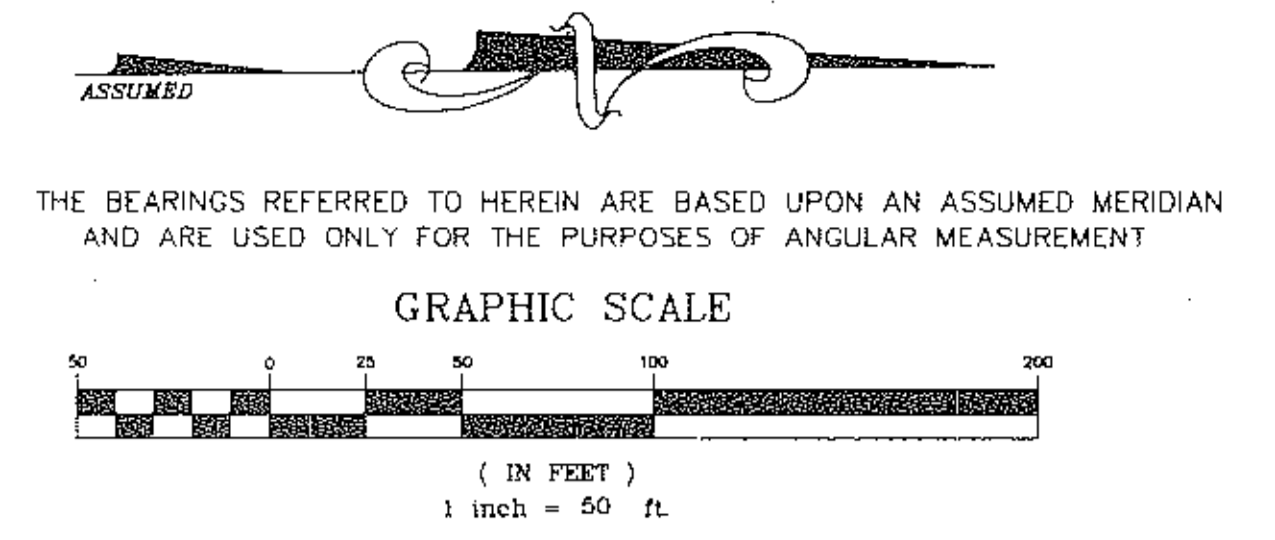


# MAPLE STREET AND SHILOH AVENUE STREET DEDICATION PLAT FOR THE VILLAGE OF WELLINGTON PART OF LOT 20 AND PART OF LOT 21, WELLINGTON TOWNSHIP VILLAGE OF WELLINGTON LORAIN COUNTY, OHIO



SITUATED IN WELLINGTON TOWNSHIP, ORIGINAL LOT NO TWENTY-SIX (26), LORAIN COUNTY, WELLINGTON TOWNSHIP, STATE OF OHIO, CONTAINING 1.7063 ACRES AND BEING A PART OF THE SAME TRACTS AS CONVEYED TO THE UNDERSIGNED AND DESCRIBED IN THE DEED RECORDED IN DEED VOLUME 1396, PAGE 747, (VILLAGE OF WELLINGTON) AND DESCRIBED IN THE DEED RECORDED IN DEED VOLUME 1423, PAGE 362, (SECTIONAL DIE CO.), LORAIN COUNTY, OHIO.

WE THE UNDERSIGNED OWNERS OF ALL LANDS EMBRACED BY THE WITHIN PROPOSED MAPLE STREET AND SHILOH AVENUE AREA DO HEREBY ACCEPT AND ADOPT THIS PLAT OF ITS LANDS INTO STREETS AS SET FORTH IN THIS PLAT AND DO DEDICATE TO PUBLIC USE FOREVER THE STREETS AS SHOWN IN THIS PLAT.

APPROVED THIS 24<sup>th</sup> DAY OF December, 1997.

(APPROVAL OF THIS PLAT FOR RECORDING DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET, ROAD OR HIGHWAY DEDICATED BY SUCH PLAT SECTION 711.04 AND 711.041, OHIO REVISED CODE.)

THIS IS TO CERTIFY THAT THIS PLAT OF MAPLE STREET AND SHILOH AVENUE RIGHT-OF-WAY DEDICATION IS HEREBY APPROVED AND THE STREETS SHOWN HEREON ARE ACCEPTED BY RESOLUTION NO. 1997-28 AND ORDINANCE NO. \_\_\_\_\_

DATE: Dec 24, 1997

COUNCIL OF THE VILLAGE OF WELLINGTON  
LORAIN COUNTY, OHIO

BY: Barbara O'Keefe  
MAYOR

BY: Ram Will  
CLERK

TRANSFERRED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 19\_\_\_\_

FEE OF \$ \_\_\_\_\_ PAID.

COUNTY AUDITOR

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 19\_\_\_\_ AT \_\_\_\_\_

RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 19\_\_\_\_

IN PLAT BOOK \_\_\_\_\_ PAGE NO \_\_\_\_\_

FEE OF \$ \_\_\_\_\_ PAID.

COUNTY RECORDER

NOTARY PUBLIC: Barbara O'Keefe  
MAYOR

NOTARY PUBLIC: Ram Will  
CLERK

IN WITNESS WHEREOF THIS 24<sup>th</sup> DAY OF Dec, 1997

OWNERS  
VILLAGE OF WELLINGTON

BY: Barbara O'Keefe  
BARBARA O'KEEFE  
MAYOR - VILLAGE OF WELLINGTON

TITLE

BY: Ram Will  
JAMES FANELLO  
PRESIDENT - SECTIONAL DIE COMPANY

TITLE

STATE OF OHIO

LORAIN COUNTY,

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME THE AFORESAID SIGNED LANDOWNERS WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING PLAT AND THAT THEIR SIGNATURES ARE THEIR VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED BY OFFICIAL SEAL THIS 24<sup>th</sup> DAY OF Dec, 1997

NOTARY PUBLIC: Barbara O'Keefe  
MAYOR

NOTARY PUBLIC: Ram Will  
CLERK

VILLAGE OF WELLINGTON  
PART OF ORIGINAL 84,049 AC.  
DEED VOL. 1396, PG. 747

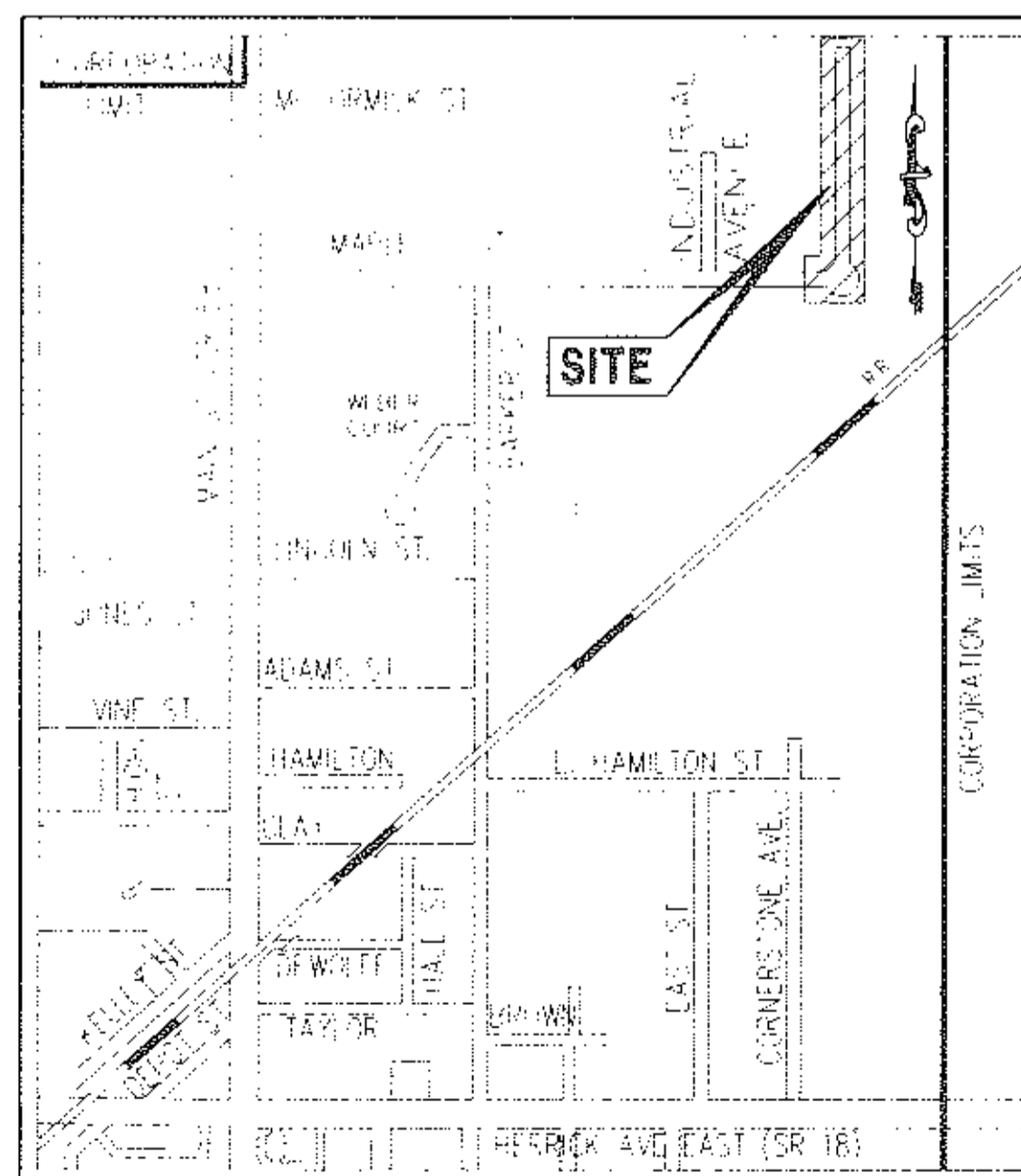
SECTIONAL DIE COMPANY  
DEED VOL. 1423, PG. 362

SECTIONAL DIE COMPANY, INC.  
7.6801 ACRES  
OFFICIAL RECORD VOL 1463, PG. 373

SHILOH AVENUE  
(60' WIDE RIGHT-OF-WAY)

TOTAL AREA IN STREETS (PARCEL 1 & PARCEL 2) = 1.9110 ACRES (83,244.40 S.F.)  
ERROR OF CLOSURE = 1" IN 10,000'

SECTIONAL DIE COMPANY, INC.  
7.6801 ACRES  
OFFICIAL RECORD VOL 1463, PG. 373



VICINITY MAP

**SURVEYORS DECLARATION**

WE HEREBY DECLARE THAT THE ATTACHED MAP AND THE SURVEY ON WHICH IT IS BASED MEETS CURRENT "MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO" AND WAS PREPARED BY THE OFFICE OF POGGEMEYER DESIGN GROUP, INC. DURING NOVEMBER, 1996. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF. THAT OUR LIABILITY FOR THIS SURVEY IS LIMITED TO THE COST OF SAID SERVICES. THAT IRON PINS SET ARE 5/8 INCH BY 30 INCH REBAR WITH ID CAPS. THE BEARINGS REFERRED TO HEREIN ARE BASED UPON AN ASSUMED MERIDIAN AND ARE USED ONLY FOR THE PURPOSE OF ANGULAR MEASUREMENT.

POGGEMEYER DESIGN GROUP, INC.  
ENGINEERS-ARCHITECTS-PLANNERS  
1168 NORTH MAIN STREET  
BOWLING GREEN, OHIO 43402  
(419) 352-7537

Robert A. Sanford  
12/16/97  
ROBERT A. SANFORD, PROFESSIONAL SURVEYOR NO. 5424

NOTES:

1. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENT OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
2. THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE UNKNOWN AND ARE NOT SHOWN.
3. ALL BUILDINGS AND SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN HEREON.
4. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
5. MONUMENTATION WILL BE SET AFTER COMPLETION OF CONSTRUCTION OF ALL ROADWAY AND UTILITY IMPROVEMENTS.

THE BEARINGS REFERRED TO HEREIN ARE BASED UPON AN ASSUMED MERIDIAN AND ARE USED ONLY FOR THE PURPOSES OF ANGULAR MEASUREMENT. THE BASIS OF BEARING ONLY N 89°25'12" W ALONG THE SOUTH LINE OF LOT 20.

THIS LEGAL DESCRIPTION IS BASED UPON A LAND SURVEY PERFORMED DURING APRIL 1986, OCTOBER 1988, JULY 1989, JULY 1994 AND NOVEMBER, 1997 BY POGGEMEYER DESIGN GROUP, INC. AND WAS PREPARED BY ROBERT A. SANFORD, PROFESSIONAL SURVEYOR NO. 5424.

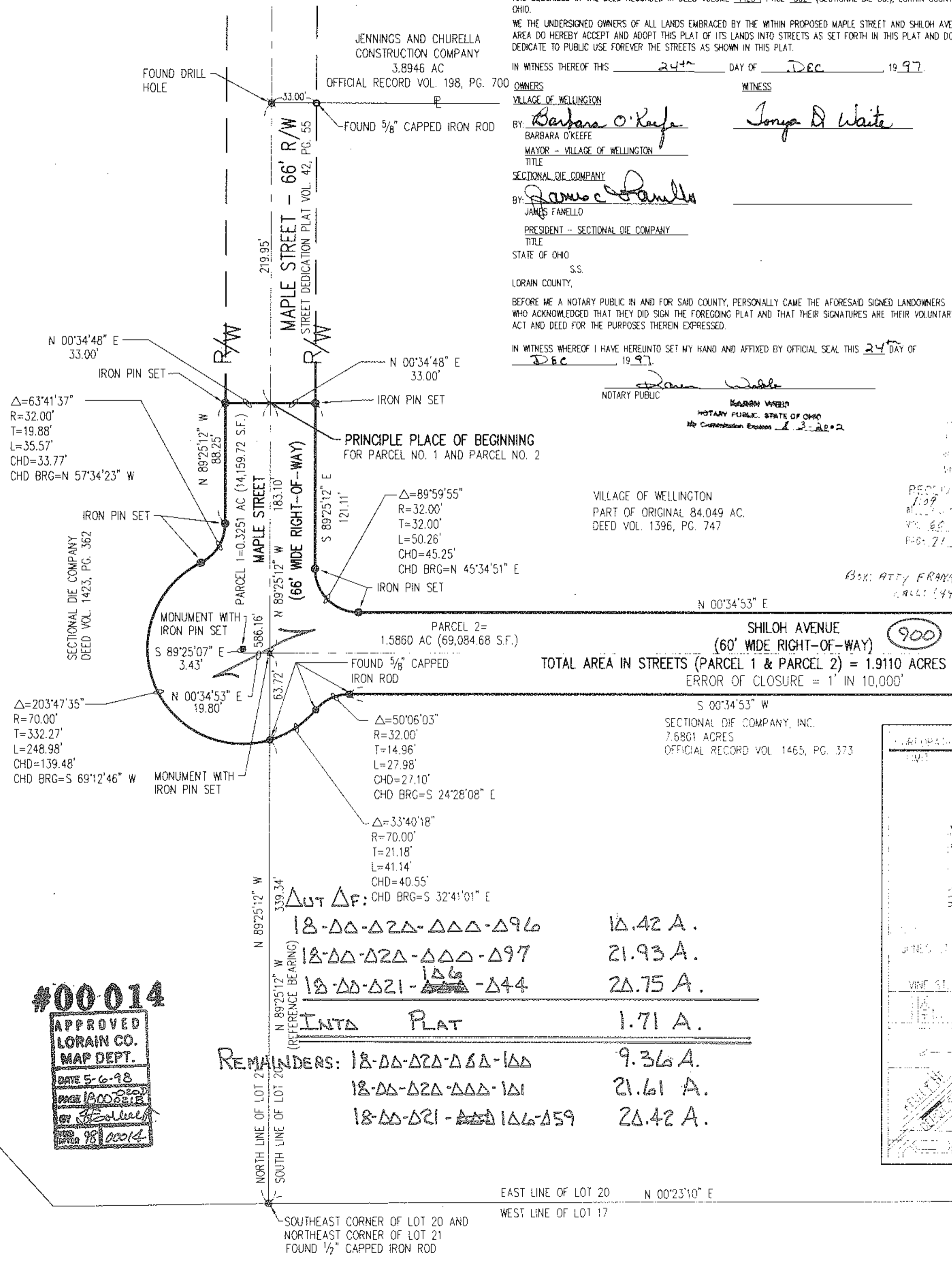
PRIOR SURVEY REFERENCE (SURVEYS BY PDG):

SURVEY No. 1971-002, DATED 4/15/86  
SURVEY No. 1970-009, DATED 3/23/87  
SURVEY No. 1970-024, DATED 6/30/88  
SURVEY No. 1970-025, DATED 11/21/89  
SURVEY No. 1970-052, DATED 6/28/94 (STREET EXTENSION)  
SURVEY No. 1970-052, DATED 6/28/94 (BOUNDARY SURVEY)  
SURVEY No. 7332-002, DATED 11/96 (BOUNDARY SURVEY)

THE BEARINGS REFERRED TO HEREIN ARE BASED UPON AN ASSUMED MERIDIAN AND ARE USED ONLY FOR THE PURPOSES OF ANGULAR MEASUREMENT. THE BASIS OF BEARING ONLY N 89°25'12" W ALONG THE SOUTH LINE OF LOT 20.

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NORTHEAST CORNER OF ORIGINAL 84,049 AC. PARCEL FOUND SQUARE IRON POST FOUND 1/2"x30" REBAR w/D CAP ON EAST SIDE



#00014  
APPROVED  
LORAIN CO.  
MAP DEPT.  
DATE 5-6-98  
BY [Signature]

18-ΔΔ-Δ2Δ-ΔΔΔ-Δ96	1Δ.42 A.
18-ΔΔ-Δ2Δ-ΔΔΔ-Δ97	21.93 A.
18-ΔΔ-Δ21-ΔΔΔ-Δ44	2Δ.75 A.
INTA PLAT	1.71 A.
REMAINDERS: 18-ΔΔ-Δ2Δ-ΔΔΔ-1ΔΔ	9.36 A.
18-ΔΔ-Δ2Δ-ΔΔΔ-1Δ1	21.61 A.
18-ΔΔ-Δ21-ΔΔΔ-Δ59	2Δ.42 A.

PRINTED: 12/11/97 JOB FILE: I:\1970\111\SURVEY\INDRPR.DWG

**POGEMEYER DESIGN GROUP, INC.**  
 ARCHITECTS-ENGINEERS-PLANNERS  
 1168 NORTH MAIN STREET  
 BOWLING GREEN, OHIO 43402  
 (419) 352-7537

**MAPLE STREET EXTENSION/  
SHILOH AVENUE IMPROVEMENTS  
STREET DEDICATION PLAT**

DRAWN BY: DAN RAS  
 CHECKED BY: [Signature]  
 REVISION:

1 OF 4  
 JOB NUMBER: 1970-111