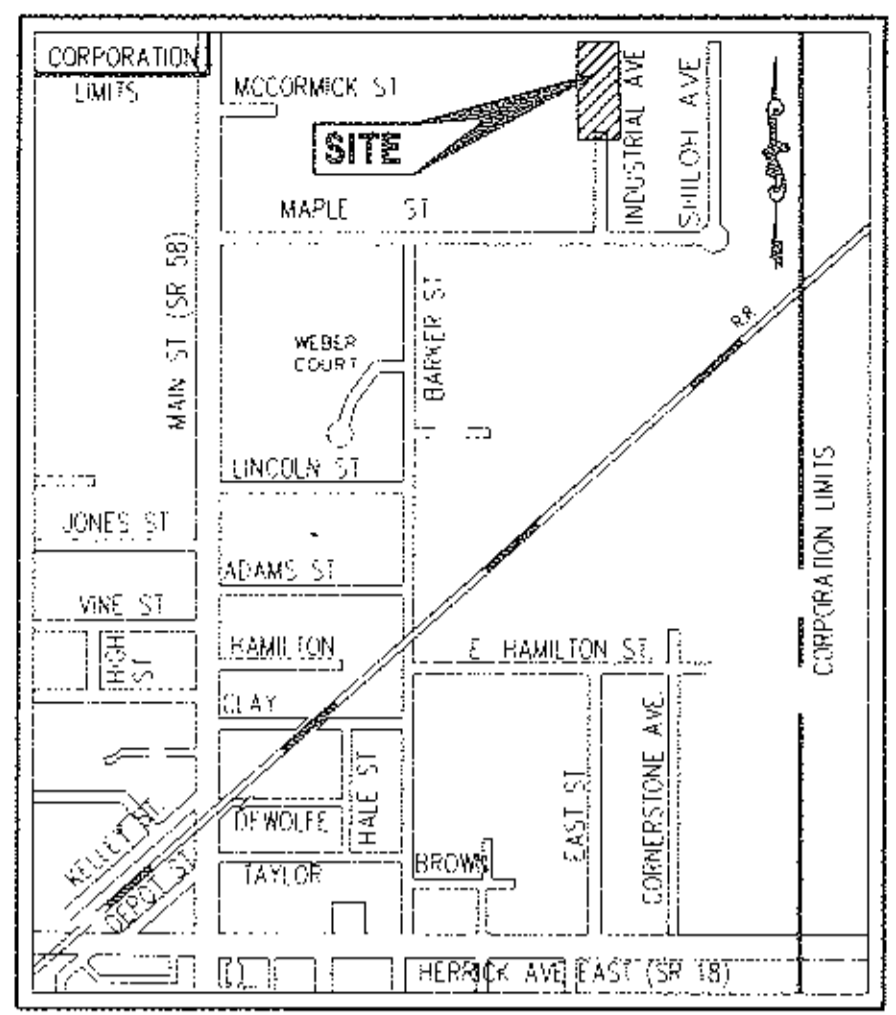
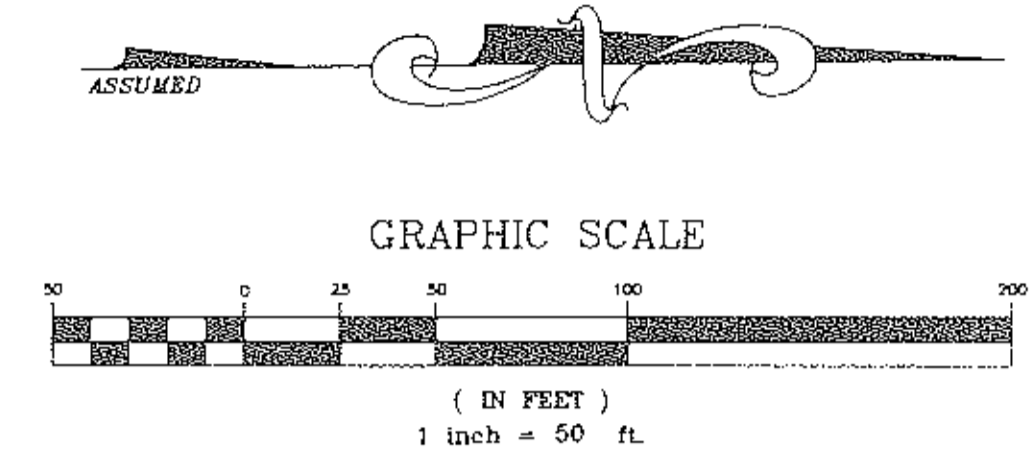
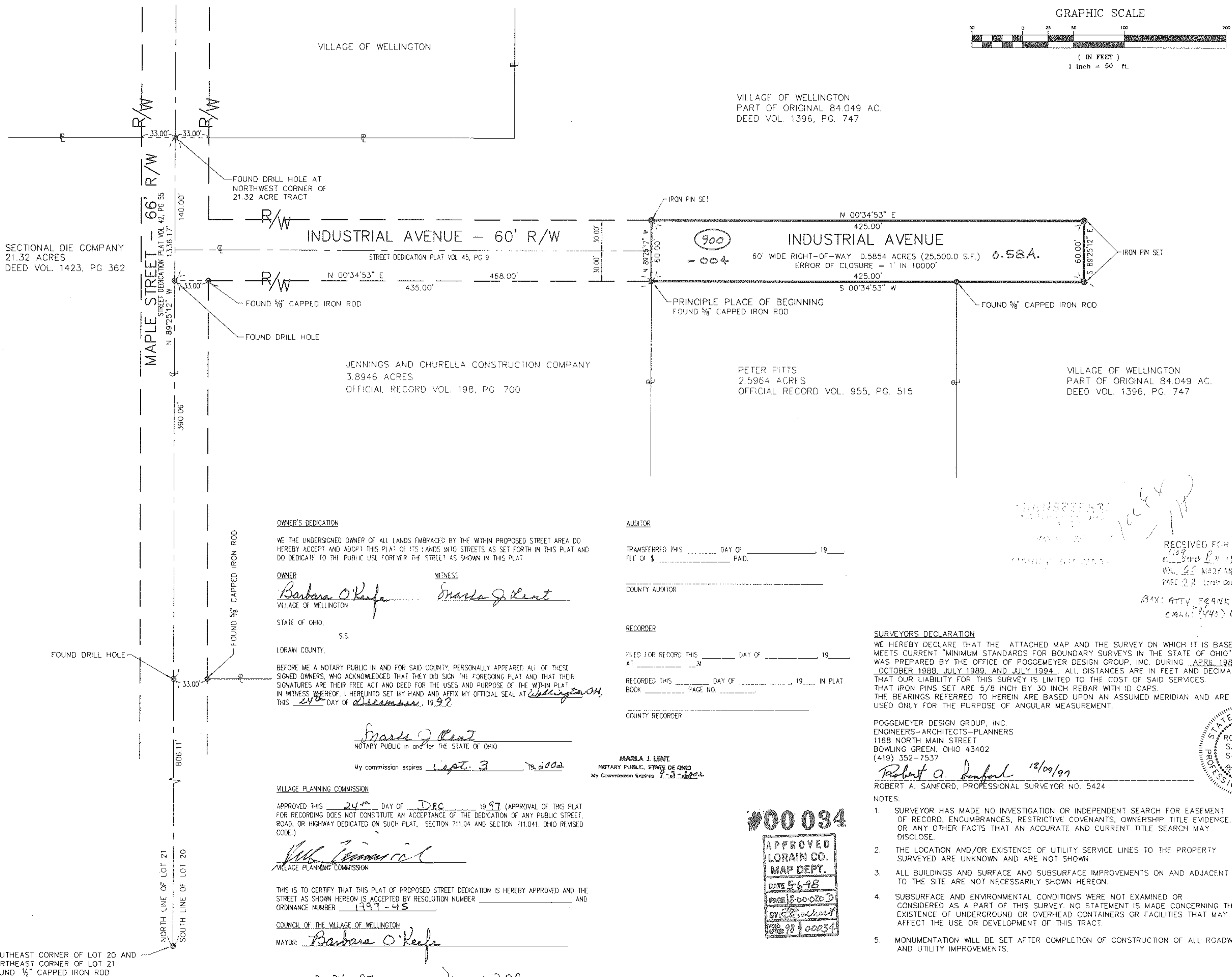


INDUSTRIAL AVENUE

STREET DEDICATION PLAT FOR THE VILLAGE OF WELLINGTON

PART OF LOT 20, WELLINGTON TOWNSHIP
VILLAGE OF WELLINGTON, OHIO
LORAIN COUNTY, OHIO



SECTIONAL DE COMPANY
21.32 ACRES
DEED VOL. 1423, PG 362

MAPLE STREET - 66' R/W
STREET DEDICATION PLAT VOL. 41, PG. 55
N 89°25'12" W 1335.17'
N 89°25'12" W 1335.17'

FOUND DRILL HOLE AT
NORTHWEST CORNER OF
21.32 ACRE TRACT

FOUND 5/8" CAPPED IRON ROD
FOUND DRILL HOLE

JENNINGS AND CHURELLA CONSTRUCTION COMPANY
3.8946 ACRES
OFFICIAL RECORD VOL. 198, PG. 700

PETER PITTS
2.5964 ACRES
OFFICIAL RECORD VOL. 955, PG. 515

VILLAGE OF WELLINGTON
PART OF ORIGINAL 84.049 AC.
DEED VOL. 1396, PG. 747

OWNER'S DEDICATION

WE THE UNDERSIGNED OWNER OF ALL LANDS EMBRACED BY THE WITHIN PROPOSED STREET AREA DO HEREBY ACCEPT AND ADOPT THIS PLAT OF LANDS INTO STREETS AS SET FORTH IN THIS PLAT AND DO DEDICATE TO THE PUBLIC USE FOREVER THE STREET AS SHOWN IN THIS PLAT:

OWNER: Barbara O'Keefe
WITNESS: Marla J. Lent
VILLAGE OF WELLINGTON

STATE OF OHIO,
S.S.
LORAIN COUNTY,

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY APPEARED ALL OF THESE SIGNED OWNERS, WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING PLAT AND THAT THEIR SIGNATURES ARE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES OF THE WITHIN PLAT. IN WITNESS WHEREOF, I HERETO SET MY HAND AND AFFIX MY OFFICIAL SEAL AT Wellington, OH, THIS 24th DAY OF December, 1997.

Marla J. Lent
NOTARY PUBLIC IN AND FOR THE STATE OF OHIO

My commission expires Sept. 3 192002

VILLAGE PLANNING COMMISSION

APPROVED THIS 24th DAY OF Dec 1997 (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, SECTION 711.04 AND SECTION 711.041, OHIO REVISED CODE.)

William J. Jaramila
VILLAGE PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF PROPOSED STREET DEDICATION IS HEREBY APPROVED AND THE STREET AS SHOWN HEREON IS ACCEPTED BY RESOLUTION NUMBER 1997-45 AND ORDINANCE NUMBER 1997-45

COUNCIL OF THE VILLAGE OF WELLINGTON
MAYOR: Barbara O'Keefe

DATE: 2-24-97 CLERK: Dawn Webb

AUDITOR

TRANSFERRED THIS _____ DAY OF _____ 19____
FILE OF \$ _____ PAID.

COUNTY AUDITOR

RECORDER

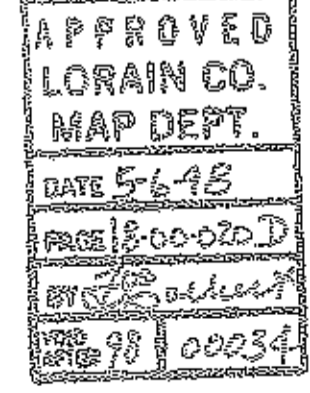
FILED FOR RECORD THIS _____ DAY OF _____ 19____
AT _____ M

RECORDED THIS _____ DAY OF _____ 19____ IN PLAT
BOOK _____ PAGE NO. _____

COUNTY RECORDER

Marla J. Lent
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires 7-3-2002

#00034



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 APRIL 1986, OCTOBER 1988, JULY 1989, AND JULY 1994. 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.

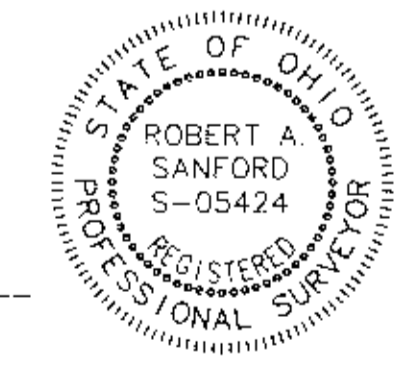
POGEMEYER DESIGN GROUP, INC.
ENGINEERS-ARCHITECTS-PLANNERS
1168 NORTH MAIN STREET
BOWLING GREEN, OHIO 43402
(419) 352-7537

Robert A. Sanford 12/09/97
ROBERT A. SANFORD, PROFESSIONAL SURVEYOR NO. 5424

- NOTES:
- 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.
 - THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE UNKNOWN AND ARE NOT SHOWN.
 - ALL BUILDINGS AND SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN HEREON.
 - 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.
 - MONUMENTATION WILL BE SET AFTER COMPLETION OF CONSTRUCTION OF ALL ROADWAY AND UTILITY IMPROVEMENTS.

RECEIVED FOR RECORD
1997
VOL. 45
PAGE 22

BY: ATTY FRANK ASHBAUGH - SELF
CALL: (440) 647-4219



LEGAL DESCRIPTION OF 0.5854 ACRES OF LAND FOR THE VILLAGE OF WELLINGTON OF AREA TO BE DEDICATED AS A STREET EXTENSION

THE FOLLOWING REAL ESTATE BEING A PARCEL OF LAND SITUATED IN PART OF LOT NUMBER 20, WELLINGTON TOWNSHIP, VILLAGE OF WELLINGTON, LORAIN COUNTY, OHIO AND BEING A PART OF AN ORIGINAL 84.049 ACRE TRACT OF LAND AS CONVEYED TO THE VILLAGE OF WELLINGTON BY INSTRUMENT RECORDED IN VOLUME 1396 OF DEEDS, PAGE 747, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING, FOR REFERENCE, AT A FOUND 1/2 INCH CAPPED IRON ROD AT THE SOUTHEAST CORNER OF SAID LOT 20; THENCE N 89-25-12 W 1336.17 FEET ON AND ALONG THE SOUTH LINE OF LOT 20 AND THE NORTH LINE OF A 21.32 ACRE TRACT OF LAND AS CONVEYED TO SECTIONAL DE COMPANY BY INSTRUMENT RECORDED IN VOLUME 1423 OF DEEDS, PAGE 362; TO A FOUND DRILL HOLE AT THE NORTHWEST CORNER OF SAID 21.32 ACRE TRACT, BEING ALSO IN THE CENTERLINE OF MAPLE STREET (66 FOOT RIGHT-OF-WAY); THENCE S 89-25-12 E 140.00 FEET ON AND ALONG THE SOUTH LINE OF LOT 20 TO A FOUND DRILL HOLE; THENCE N 00-34-53 E 468.00 FEET, PASSING AT 33.00 FEET A FOUND 5/8 INCH CAPPED IRON ROD ON THE NORTHERLY RIGHT-OF-WAY LINE OF MAPLE STREET AND EASTERLY RIGHT-OF-WAY LINE OF INDUSTRIAL AVENUE ALSO MARKING THE SOUTHWEST CORNER OF A 3.8946 ACRE TRACT OF LAND AS CONVEYED TO JENNINGS AND CHURELLA CONSTRUCTION COMPANY AND RECORDED IN OFFICIAL RECORD VOLUME 198, PAGE 700 TO A FOUND 5/8 INCH CAPPED IRON ROD ON THE EASTERLY RIGHT-OF-WAY LINE OF INDUSTRIAL AVENUE ALSO MARKING THE NORTHWEST CORNER OF SAID 3.8946 ACRE TRACT AND MARKING THE SOUTHWEST CORNER OF A 2.5964 ACRE TRACT OF LAND AS CONVEYED TO PETER PITTS AND RECORDED IN OFFICIAL RECORD VOLUME 955, PAGE 515 OF THE LORAIN COUNTY RECORDS, SAID IRON ROD ALSO BEING THE PRINCIPLE PLACE OF BEGINNING FOR THE TRACT HEREIN DESCRIBED;

THENCE N 89-25-12 W 60.00 FEET TO A POINT;
THENCE N 00-34-53 E 425.00 FEET TO A POINT;
THENCE S 89-25-12 E 60.00 FEET TO A POINT;

THENCE S 00-34-53 W 425.00 FEET TO THE PLACE OF BEGINNING ENCLOSING AN AREA OF 0.5854 ACRES (25,500 S.F.) OF LAND, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS, EASEMENTS AND RESTRICTIONS WRITTEN OR RECORDED.

THE BEARINGS REFERRED TO HEREIN ARE BASED UPON A PREVIOUS SURVEY WITH THE REFERENCE LINE BEING THE CENTERLINE OF MAPLE STREET WITH BEARING OF S 89-25-12 E AND ARE USED ONLY FOR THE PURPOSES OF ANGULAR MEASUREMENT.

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

DECEMBER 1, 1997

OUT ΔF:	18-ΔΔ-Δ2Δ-ΔΔΔ-1ΔΔ	9.36 A.
	18-ΔΔ-Δ2Δ-ΔΔΔ-1Δ1	21.61 A.
INTA PLAT		Δ.58 A.
REMAINDERS	18-ΔΔ-Δ2Δ-ΔΔΔ-1Δ2	9.11 A.
	18-ΔΔ-Δ2Δ-ΔΔΔ-1Δ3	21.28 A.

POGEMEYER DESIGN GROUP, INC.
ARCHITECTS & ENGINEERS
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BOWLING GREEN, OHIO 43402
(419) 352-7537

INDUSTRIAL AVENUE EXTENSION
VILLAGE OF WELLINGTON, OHIO

INDUSTRIAL AVENUE STREET DEDICATION PLAT

DRAWN BY: DAN CHECKED BY: RAS

REVISION

1 OF 1

JOB NUMBER
1970-062