

# WATERFORD AT WELLINGTON

## SUBDIVISION No. 1

### RECORD PLAT

Situated in Wellington Township, Original Lot No. 22, Lorain County, Ohio, containing 53.4606 acres and being the same tract as conveyed to Delind Development Ltd. and described in the deed recorded in Deed Book 1371 Page 634-636, Lorain County, Ohio.

The undersigned Delind Development Ltd. hereby certify that the attached plat correctly represents their Waterford At Wellington (phase 1), a subdivision of lots 1 to 2 and blocks "A" to "E" inclusive, do hereby accept this plat of same and dedicate to public use as such a 30.0' strip of land for Cemetery Road as shown herein and not heretofore dedicated.

The undersigned further agrees that any use of improvements made on this land shall be 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 Wellington, Ohio for the benefit of himself and all other subsequent owners or assigns taking title from, under, or through the undersigned.

In Witness thereof 25<sup>th</sup> day of February, 1999.

Witness \_\_\_\_\_ Signed Michael A. Straub

We do hereby certify that we have surveyed the premises and prepared the attached plat and that said plat is correct.

By Michael Straub Date 2-24-99  
 Michael A. Straub  
 Professional Surveyor No. 7055  
 R.E. Warner & Associates



STATE OF OHIO  
 LORAIN COUNTY,  
 Before me a Notary Public in and for said County, personally came DENNIS H. DEMARCO who acknowledged the signing of the foregoing instrument to be their voluntary act and deed for the purposes therein expressed.

In \_\_\_\_\_ whereof I have hereunto set my hand and affixed my official seal this \_\_\_\_\_ day of \_\_\_\_\_, 1999  
David A. Moes  
 Notary Public  
 DAVID A. MOES  
 NOTARY PUBLIC  
 STATE OF OHIO  
 COMMISSION EXPIRES DECEMBER 27, 2002

Approved this 25<sup>th</sup> day of February, 1999  
Mark J. Dowd  
 Village Engineer

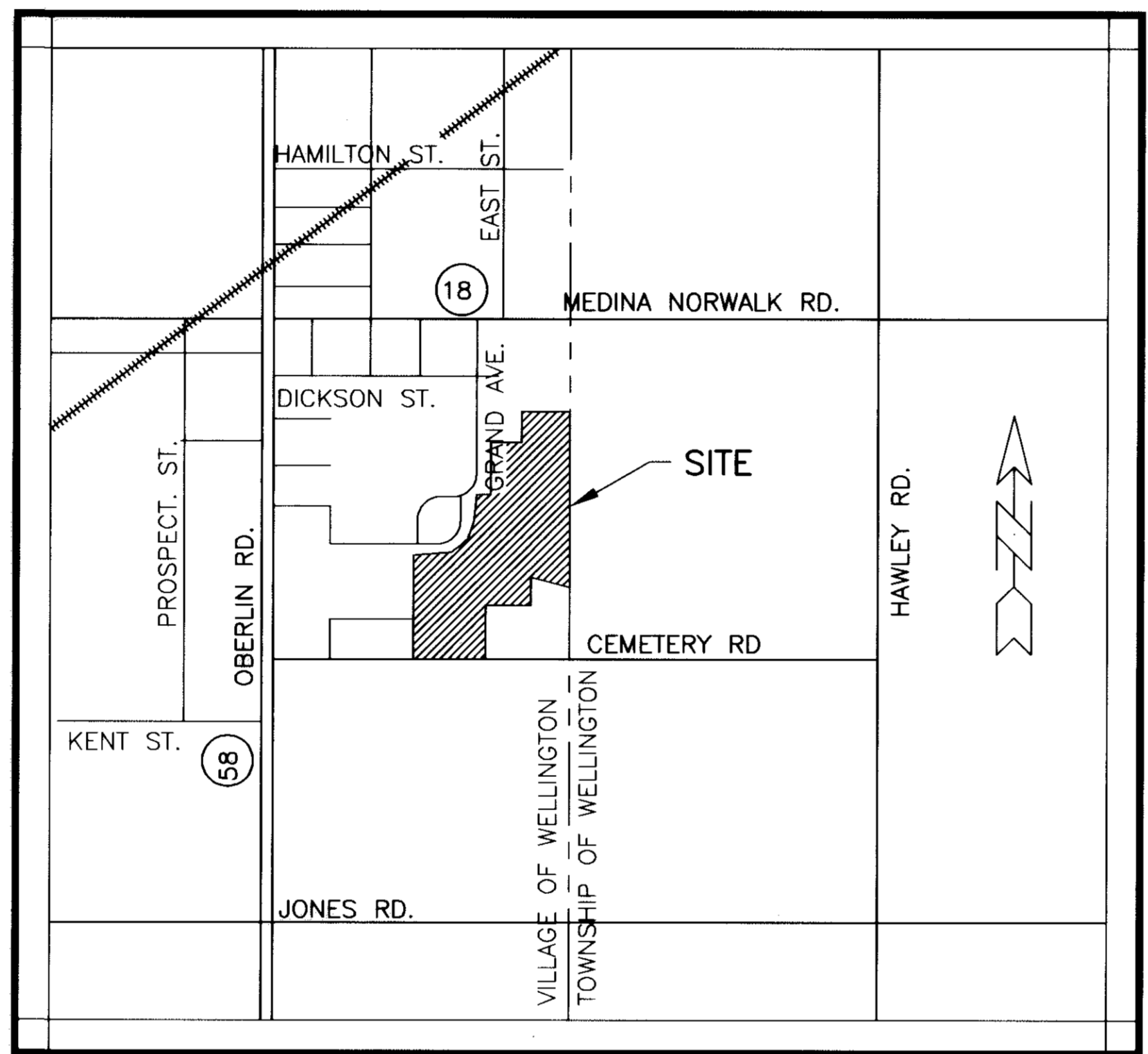
Approved this 10<sup>th</sup> day of March, 1999

(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 711.041, Ohio Revised code.)

Jeff Jaramila  
 Village Planning Commission

Transferred this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_  
 \_\_\_\_\_  
 County Auditor

OF PART OF  
 THE VILLAGE OF WELLINGTON ORIGINAL TOWNSHIP LOT 22  
 ALL WITHIN  
 THE COUNTY OF LORAIN, STATE OF OHIO



LOCATION MAP  
 NOT TO SCALE

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_. AT \_\_\_\_ M.  
 RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_ IN PLAT BOOK \_\_\_\_\_  
 PAGE NO. \_\_\_\_\_

\_\_\_\_\_  
 COUNTY RECORDER

THIS IS TO CERTIFY THAT THIS PLAT OF WATERFORD AT WELLINGTON SUBDIVISION NO. 1 IS HEREBY APPROVED AND THE STREETS AS SHOWN HEREON ARE ACCEPTED BY RESOLUTION NO. \_\_\_\_\_ AND ORDINANCE NO. 1998-42.

DATE JANUARY 19, 1999.

COUNCIL OF THE VILLAGE OF WELLINGTON  
 LORAIN COUNTY, OHIO

BY Barbara O'Keefe  
 MAYOR  
 BY Helen Webb  
 CLERK

MAR 23 1999  
 RECEIVED FOR RECORD  
 at 2:00 o'clock P.M. in PLAT RECORD  
 VOL. 63 MARY ANN JAMISON  
 PAGE 2 Lorain County Recorder  
Box LTC Linda  
\$86.40 sa

**LEGAL DESCRIPTION**

Situated in the Village of Wellington, County of Lorain and State of Ohio and known as being part of Original Wellington Township Lot No. 22, being further bounded and described as follows:

Beginning at a railroad spike found in the centerline of Cemetery Road (T-158), A.K.A. Woodland Road, 40 feet wide, at the corner in common for Original Lots No. 15 and 22 in said Township, said corner being South 89°30'51" West, 3325.34 feet measured along the centerline of Cemetery Road and along the southerly line of Original Lot No. 15 from a railroad spike found at their intersection with the centerline of Hawley Road (T-44);

Thence South 89°29'20" West along the centerline of Cemetery Road and along the southerly line of Original Lot No. 22, a distance of 1714.38 feet to the southeasterly corner of land described in the deed to the Village of Wellington dated October 8, 1918 and recorded in Volume 151, Page 435 of Lorain County Records, said point being the Principal Place of Beginning of the parcel of land herein described;

Thence North 00°30'45" West along the easterly line of land of said Village of Wellington, 786.10 feet to the southerly line of Sublot No. 43 in the Overlook Addition No. 2 as recorded in Volume 19 of Maps, Page 8 of Lorain County Records, and a 5/8" rebar with yellow "R. E. Warner & Assoc." cap found, and passing through a 5/8" rebar with yellow "R. E. Warner & Assoc." cap set in concrete 30.00 feet northerly along said line from the centerline of Cemetery Road;

Thence North 89°29'21" East along the southerly line of Sublots No. 43 and 42 in said Overlook Addition No. 2, a distance of 121.00 feet to a 1" iron pipe found bent;

Thence North 84°38'11" East along the southerly line of Sublot No. 41 in said Overlook Addition No. 2, a distance of 151.42 feet to the southeasterly corner thereof and a 5/8" rebar with yellow "R. E. Warner & Assoc." cap found;

Thence North 57°42'55" East along the southeasterly line of Sublot No. 40 in said Overlook Addition No. 2, a distance of 153.57 feet to the easterly corner thereof and a 5/8" rebar with yellow "R. E. Warner & Assoc." cap found;

Thence North 37°08'31" East along the southeasterly line of Sublot No. 39 in said Overlook Addition No. 2, a distance of 153.57 feet to the northeasterly corner thereof and a 5/8" rebar with yellow "R. E. Warner & Assoc." cap found;

Thence North 18°54'31" East along the easterly line of Sublot No. 38 in said Overlook Addition No. 2, a distance of 138.75 feet to the northeasterly corner thereof and a 5/8" rebar with yellow "R. E. Warner & Assoc." cap found;

Thence North 11°44'21" East along the easterly line of Sublot No. 37 in said Overlook Addition No. 2, a distance of 100.00 feet to a corner in common of said Sublot No. 37 and of Sublot No. 48 in Overlook Addition No. 3 as recorded in Volume 21 of Maps, Page 44 of Lorain County Records, and a 5/8" rebar with yellow "R. E. Warner & Assoc." cap found;

Thence North 11°44'21" East along the easterly line of said Sublot No. 48; a distance of 100.00 feet to the northeasterly corner thereof, and a 5/8" rebar with yellow "R. E. Warner & Assoc." cap found;

Thence North 00°32'39" West along the easterly line of Sublot No. 49 in said Overlook Addition No. 3; a distance of 136.84 feet to the southerly line of Montrose Way, as vacated by Ordinance No. 1978-34, and of land described in the deed to Delind Development Ltd. of deed recorded in Volume 1371, Page 634-636 of Lorain County Records, and a 5/8" rebar with yellow "R. E. Warner & Assoc." cap found;

Thence South 89°27'21" West along the southerly line of said vacated Montrose Way and of said Delind's land, 140.31 feet to a point of curvature, and a 5/8" rebar with yellow "R. E. Warner & Assoc." cap set in concrete;

Thence continuing in said southerly line of Delind's lands in a curve being concave to the southeast and having a radius of 34.94 feet, a central angle of 61°31'56" and a chord of 35.75 feet bearing South 58°41'23" West, an arc distance of 37.52 feet to the cusp of a curve in the easterly line of Montrose Way, and a 5/8" rebar with yellow "R. E. Warner & Assoc." cap set in concrete;

Thence northerly in the easterly line of said Montrose Way in a curve to the right having a radius of 192.87 feet, a central angle of 20°43'56", a chord of 69.41 feet bearing North 38°17'23" East, an arc distance of 69.79 feet to a point of reverse curvature;

Thence continuing in said easterly line of said Montrose Way in a curve to the left having a radius of 140.00 feet, a central angle of 36°35'27", a chord of 87.90 feet bearing North 30°21'38" East, an arc distance of 89.41 feet to a southwesterly corner of Sublot No. 50 in said Overlook Addition No. 3, and a 5/8" rebar with yellow "R. E. Warner & Assoc." cap set in concrete, said curve being non tangent to the next described course;

Thence along the northerly line of said Delind's lands and the southerly line of Sublot No. 50 in said Overlook Addition No. 3 in a curve to the left, having a radius of 52.88 feet, a central angle of 88°10'44", and a chord of 73.59 feet, bearing South 46° 27'16" East, an arc distance of 81.38 feet, to a 5/8" rebar with yellow "R. E. Warner & Assoc." cap set in concrete;

Thence North 89°27'21" East in the northerly line of said Delind's land 76.00 feet to a 5/8" rebar with yellow "R. E. Warner & Assoc." cap found;

Thence North 00°52'39" West 170.00 feet to a point in the southerly line of Sublot No. 12 in the Eastern Heights subdivision as recorded in Volume 14 of Maps, Page 25 of Lorain County Records, and a 5/8" rebar with yellow "R. E. Warner & Assoc." cap found;

Thence North 89°27'21" East along the southerly line of said Sublot No 12 a distance of 96.00 feet to the southeasterly corner thereof, and a 5/8" rebar with yellow "R. E. Warner & Assoc." cap found;

Thence North 00°32'29" West along the easterly line of said Eastern Heights Subdivision, 465.25 feet to the southwesterly corner of land described in the deed to the Southern Lorain County Hospital Association recorded in Volume 761, Page 553 of Lorain County Records, and a 5/8" rebar with yellow "R. E. Warner & Assoc." cap found;

Thence North 89°27'31" East along the southerly line of said Southern Lorain County Hospital Association's land, 400.00 feet to the southeasterly corner thereof, and a 5/8" rebar with yellow "R. E. Warner & Assoc." cap found;

Thence North 00°32'29" West along the easterly line of said Southern Lorain County Hospital Association's land, 304.44 feet to the southeasterly corner of land described in the deed to James M. Lawson recorded in Volume 1377, Page 641 of Lorain County Records, and a 5/8" rebar with yellow "R. E. Warner & Assoc." cap found;

Thence North 89°46'48" East along said southerly line of Lawson's land, 591.34 feet to the easterly line of said Original Lot No. 22, and a 5/8" rebar with yellow "R. E. Warner & Assoc." cap found;

Thence South 00°26'59" East along said easterly line of Original Lot No. 22 a distance of 1496.73 feet, to the northeasterly corner of land described in the deed to George Turfy and Shirley A. Repka as recorded in file number 464811, of Lorain County Records, wherefound a 5/8" rebar with yellow "R.E.Warner & Assoc." cap;

Thence North 76°48'56" West along the northerly line of said Turfy and Repka's lands, 401.31 feet to the northwesterly corner thereof, wherefound a 5/8" rebar with yellow "R.E.Warner & Assoc." cap;

Thence South 00°26'59" East along the westerly line of said Turfy and Repka's lands, 466.77 feet to the northwesterly corner of lands described in the deed to Robert McCoy as recorded in file number 542504, of Lorain County Records, wherefound a 5/8" rebar with yellow "R.E.Warner & Assoc." cap;

Thence South 89°29'20" West along the northerly line of said McCoy's land and the northerly line of land described in the deed to Randy C. Helmick and Sharon K. Helmick as recorded in file number 536665, of Lorain County Records, 586.00 feet to the northwesterly corner thereof, wherefound a 5/8" rebar with yellow "R.E.Warner & Assoc." cap and passing through a 5/8" rebar with yellow "R.E.Warner & Assoc." cap found 191.00 feet westerly from the beginning of this course;

Thence South 00°26'59" East along the westerly line of said Helmick's lands and passing through a 5/8" rebar with yellow "R. E. Warner & Assoc." cap set in concrete 30.00 feet northerly along said line from the centerline of said Cemetery road, 593.00 feet the southwesterly corner thereof and the centerline of said Cemetery and the southerly line of Original Lot No. 22;

Thence South 89°29'20" West along the centerline of said Cemetery road and along the southerly line of Original Lot No 22, 738.39 feet to the Principal Place of Beginning and containing 53.4606 acres of land, according to a survey by R.E. Warner & Associates, dated October, 1996. Bearings are to an assumed meridian and are used to describe angles only.

**ACREAGE**

SUBLOT 1	9.1258 AC.
SUBLOT 2	2.4102 AC.
BLOCK "A"	40.2421 AC.
BLOCK "B"	0.4134 AC.
BLOCK "C"	0.3800 AC.
BLOCK "D"	0.2826 AC.
BLOCK "E"	0.0980 AC.
PROPOSED R/W	0.5085 AC.
<b>TOTAL AC.</b>	<b>53.4606 AC.</b>
<b>ERROR OF CLOSURE :</b>	<b>0.015'</b>
<b>RATIO : 1 :</b>	<b>583.549</b>

**INDEX**

PAGE 1	TITLE SHEET
PAGE 2	PLAT DRAWING

NO.	DATE	DESCRIPTION	BY
5	2/24/99	REVISED PER LORAIN COUNTY TAX MAP OFFICE COMMENTS	CMM
4	12/10/98	SUBMITTED FOR PLANNING COMMISSION REVIEW	CMM
3	12/10/98	REVISED PER PLANNING COMMISSION COMMENTS	CMM
2	11/13/98	SUBMITTED FOR PLANNING COMMISSION REVIEW	CMM
1	10/13/98	SUBMITTED FOR REVIEW	CMM
NO.	DATE	DESCRIPTION	BY
REVISIONS			

**REW R.E. WARNER & ASSOCIATES, INC.**  
 CONSULTING ENGINEERS  
 THREE KING JAMES PARK - SUITE 300  
 24600 CENTER RIDGE ROAD  
 WESTLAKE, OHIO 44145  
 TELEPHONE (440) 835-9400

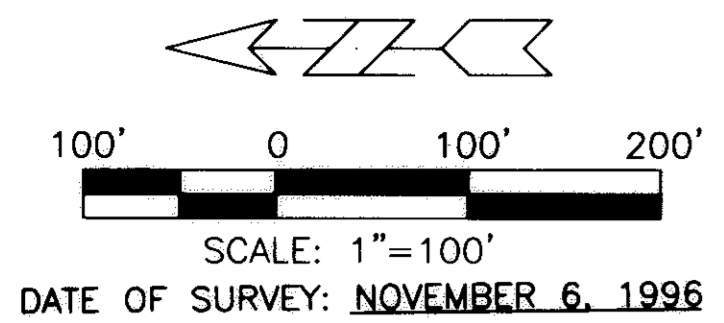
JOB No. 86496 [ 0:\86496\DWGS\PLAT] CMM  
 10-13-98 9:00AM

**TRANSFERRED**  
 IN CONFORMANCE WITH SEC. 319-222  
 OHIO REV. CODE  
 MAR 23 1999  
 MARK R. STEWART  
 LORAIN COUNTY AUDITOR

DR. BY \_\_\_\_\_ CMM  
 CHK. BY \_\_\_\_\_ MS  
 APR. BY \_\_\_\_\_ MS  
 DATE \_\_\_\_\_ 10-13-98  
 SCALE \_\_\_\_\_ NO SCALE

PREPARED FOR  
**DELIND DEVELOPMENT LTD.**  
 15758 INDIAN HOLLOW ROAD  
 GRAFTON, OHIO 44044  
 (216) 926-2949

1	2
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WILLIAM BOTSFORD AND MARIE BOTSFORD  
VOL. 1371, PG. 263  
18-00-015-000-013  
P.O. BOX 25 45181 Rt. 18-E,  
WELLINGTON, OH 44090

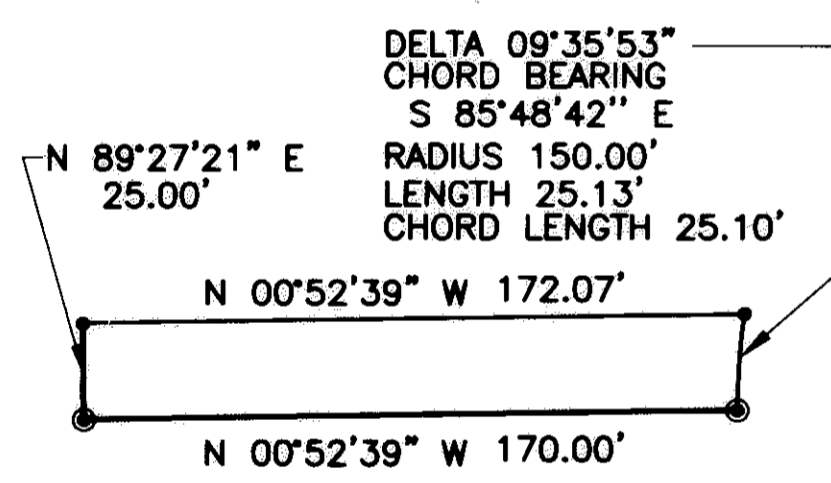
NUMBER	DIRECTION	DISTANCE
L1	S 09°02'59" W	142.61'
L2	S 14°44'03" E	115.19'
L3	S 03°16'05" W	157.45'
L4	S 77°04'47" W	136.76'
L5	N 02°24'18" W	81.79'
L6	S 56°26'09" W	59.98'
L7	S 45°45'21" W	86.28'
L8	S 14°41'06" W	52.10'
L9	N 69°27'48" W	59.14'
L10	S 26°28'24" W	33.00'
L11	S 09°22'01" W	34.94'
L12	S 05°44'05" E	62.34'
L13	S 23°56'57" E	36.25'
L14	S 79°35'33" E	159.81'
L15	S 08°35'33" E	165.72'
L16	N 47°17'34" W	38.69'

JAMES M. LAWSON  
550 HERRICK AVE.,  
WELLINGTON, OH 44090  
VOL. 1377, PG. 641  
18-00-022-115-015

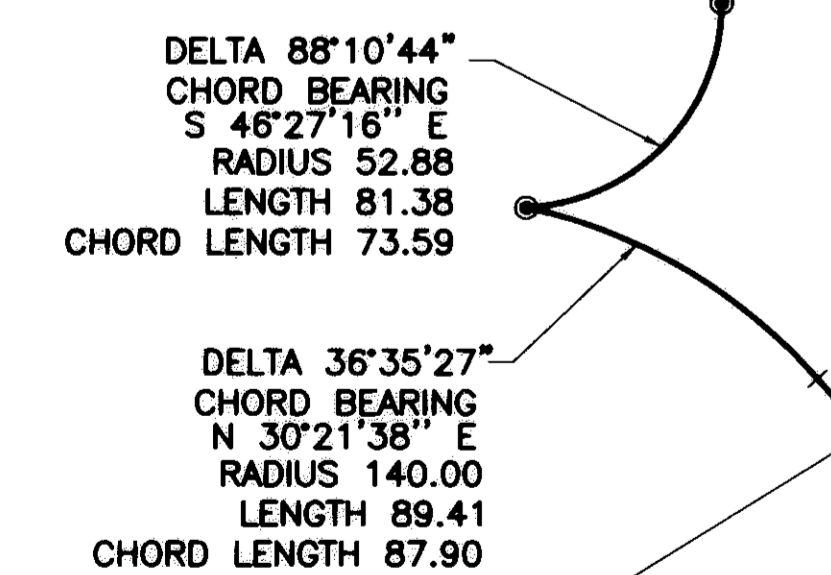
EXIST. 15.00' WIDE STM.  
ESMT. (V.429 P.383)

CARL S. VINEYARD  
510 DICKSON ST.,  
WELLINGTON, OH 44090  
VOL. 474, PG. 201  
18-00-022-115-017

ALLEN MEMORIAL HOSPITAL  
200 W. LORAIN ST.,  
OBERLIN, OH 44074  
VOL. 761, PG. 553  
18-00-022-115-018



DETAIL "A"  
SCALE: 1"=50'



DETAIL "B"  
SCALE: 1"=50'

- LEGEND**
- 5/8" REBAR WITH YELLOW "R.E. WARNER & ASSOC." CAP FOUND
  - EXIST. IRON PIPE, IRON PIN OR REBAR FND.
  - 5/8" REBAR WITH YELLOW "R.E. WARNER & ASSOC." CAP SET IN CONCRETE
  - 5/8" REBAR WITH YELLOW "R.E. WARNER & ASSOC." CAP SET
  - EXISTING ZONING
  - - - EXISTING TOP OF BANK
  - - - 100 YEAR FLOOD LIMIT
  - ▨ DRAINAGE EASEMENT

**NOTE:**  
ALL LAND AREAS WITHIN THE FP-1 ZONING DISTRICT ARE NON-BUILDABLE AREAS

**REW R.E. WARNER & ASSOCIATES, INC.**  
CONSULTING ENGINEERS  
THREE KING JAMES PARK - SUITE 300  
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TELEPHONE (440) 835-9400

DR. BY: CMM  
CHK. BY: MS  
APR. BY: MS  
DATE: 10-13-98  
SCALE: 1"=100'

PREPARED FOR  
**DELIND DEVELOPMENT LTD.**  
15758 INDIAN HOLLOW ROAD  
GRAFTON, OHIO 44044  
(216) 926-2949

JOB No. 86496 [0:\86496\DWGS\PLAT] CMM 10-13-98 9:00AM

