

Situated in Wellington Township, Original Lot No. 22, Lorain County, Ohio, containing 40.2421 acres and being part of Block "A" of Waterford at Wellington Subdivision No. 1. Plat Volume 63, Page 1&2 of Lorain County Records.

WATERFORD AT WELLINGTON

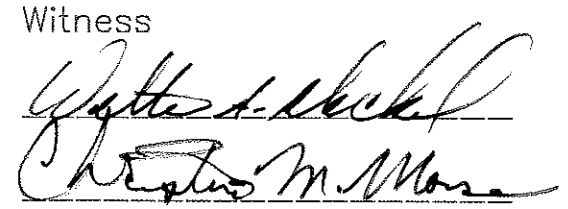
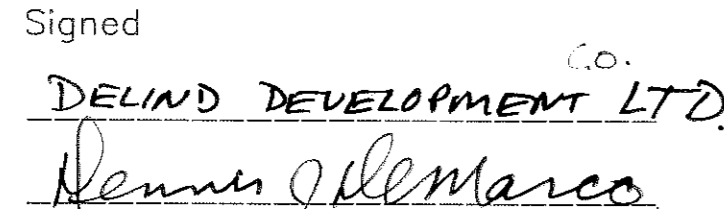
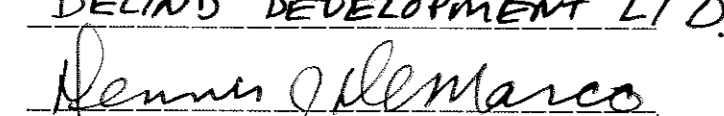
SUBDIVISION No. 2

RECORD PLAT

The undersigned Delind Development Ltd. hereby certify that the attached plat correctly represents their Waterford At Wellington Subdivision No. 2, do hereby accept this plat of same and dedicate to public use as such Waterford Way, 60 feet wide, 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 10th day of AUGUST, 1999.

Witness

 Signed
 DELIND DEVELOPMENT LTD.
 Co.
 Dennis J. DeMarco

A RESUBDIVISION OF BLOCK "A" OF WATERFORD AT WELLINGTON SUBDIVISION NO. 1 AS RECORDED IN VOLUME 63 OF MAPS, PAGE 1&2 OF LORAIN COUNTY RECORDS IN THE VILLAGE OF WELLINGTON, ORIGINAL TOWNSHIP LOT 22, ALL WITHIN THE COUNTY OF LORAIN, STATE OF OHIO

LEGAL DESCRIPTION

Situated in the Village of Wellington, County of Lorain and State of Ohio and known as being Block "A" in Waterford at Wellington Subdivision No. 1, as Recorded in plat Volume 63, Pg. 1 of Lorain County Records, also known as part of Original Wellington Township Lot No. 22, being further bounded and described as follows;

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

Thence North 00°26'59" West along the line in common between said Original Lot Nos. 15 and 22 a distance of 20.00 feet to an iron pin set on the northerly right of way line of Cemetery Road;

Thence continuing North 00°26'59" West along the said line in common between Original Lot Nos. 15 and 22 a distance of 944.75 feet to the northeasterly corner of land conveyed to George Turify and Shirley A. Repka by file number 464811 as recorded in Lorain County Records, where found a 5/8" rebar with yellow "R.E. Warner & Assoc." cap set in concrete, said point being the Principal Place of Beginning of the parcel of land herein described;

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

Thence South 00°26'59" East along the westerly line of said Repka and Turify's land, 466.77 feet to the northeasterly corner of land conveyed to Robert McCoy by file number 542504 as recorded in Lorain County Records, where found a 5/8" rebar with yellow "R.E. Warner & Assoc." cap set in concrete;

Thence South 89°29'20" West along the northerly line of said McCoy's land and the northerly line of land conveyed to Randy C. Helmick and Sharon K. Helmick by file number 536665 as recorded in Lorain County Records, 586.00 feet to the northwesterly corner of said Helmick's land and the northeasterly corner of Sublot 1 in Waterford at Wellington Subdivision No. 1 as aforementioned, where found a 5/8" rebar with yellow "R.E. Warner & Assoc." cap set in concrete;

Thence North 50°20'58" West along a northeasterly line of said Sublot No. 1, a distance of 403.56 feet to 5/8" rebar with yellow "R.E. Warner & Assoc." cap set;

Thence North 47°17'34" West a distance of 38.69 feet to the easterly corner of Sublot No. 40 in Overlook Addition No. 2 as recorded in Volume 19 of Maps, Page 8 of Lorain County Records, where found a 5/8" rebar with yellow "R.E. Warner & Assoc." cap set in concrete;

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 where found a 5/8" rebar with yellow "R.E. Warner & Assoc." cap;

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 where found a 5/8" rebar with yellow "R.E. Warner & Assoc." cap;

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, where found a 5/8" rebar with yellow "R.E. Warner & Assoc." cap;

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

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 northeasterly corner thereof, where found a 5/8" rebar with yellow "R.E. Warner & Assoc." cap set in concrete;

Thence South 89°27'21" West along the northerly line of said Sublot No. 49 a distance of 140.31 feet to a point of curvature, where found a 5/8" rebar with yellow "R.E. Warner & Assoc." cap set in concrete;

Thence along the arc of a curve which bears to the left, a distance of 37.52 feet to the cusp of a curve in the easterly Right of Way line of Grand Avenue, 60.00 feet wide, where found a 5/8" rebar with yellow "R.E. Warner & Assoc." cap set in concrete; said curve having a radius of 34.94 feet, a central angle of 61°31'56" and a chord which bears South 58°41'23" West and measures 35.75 feet;

Thence along the easterly line of said Grand Avenue and along the arc of a curve which bears to the right; a distance of 69.79 feet to a point of reverse curvature; said curve having a radius of 192.87 feet, a central angle of 20°43'56" and a chord which bears North 38°17'23" East and measures 69.41 feet;

Thence continuing along the easterly line of said Grand Avenue and along the arc of a curve which bears to the left, a distance of 89.41 feet to a point at the southwesterly corner of Sublot No. 50 in Eastern Heights Subdivision as recorded in Volume 24 of Maps, Page 25 of Lorain County Records, where found a 5/8" rebar with yellow R.E. Warner & Assoc. cap set in concrete; said curve having a radius of 140.00 feet, a central angle of 36°35'27" and a chord which bears North 30°21'38" East and measures 87.90 feet;

Thence along the southerly line of said Sublot No. 50 and along the arc of a curve which bears to the left a distance of 81.38 feet; said curve having a radius of 52.88 feet, a central angle of 88°10'45" and a chord which bears South 46°27'17" East and measures 73.59 feet;

Thence North 89°27'21" East continuing along the southerly line of said Sublot No. 50, a distance of 76.00 feet to a point of curvature where found a 5/8" rebar with yellow R.E. Warner & Assoc. cap set in concrete;

Thence continuing along the southerly line of said Sublot No. 50, and along the arc of a curve which bears to the right, a distance of 25.13 feet, to the southeasterly corner thereof where found a 5/8" rebar with yellow "R.E. Warner & Assoc." cap; said curve having a radius of 150.00 feet, a central angle of 09°35'53" and a chord which bears South 85°44'43" East and measures 25.10 feet;

Thence North 00°52'39" West along the easterly line of said Sublot No. 50, 172.07 feet to the northeasterly corner thereof, where found a 5/8" rebar with yellow "R.E. Warner & Assoc." cap;

Thence North 89°27'21" East along the southerly line of Sublot No. 12 in Eastern Heights Subdivision as recorded in Volume 24 of Maps, Page 25 of Lorain County Records, 71.00 feet to the southeasterly corner thereof, where found a 5/8" rebar with yellow "R.E. Warner & Assoc." cap set in concrete;

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

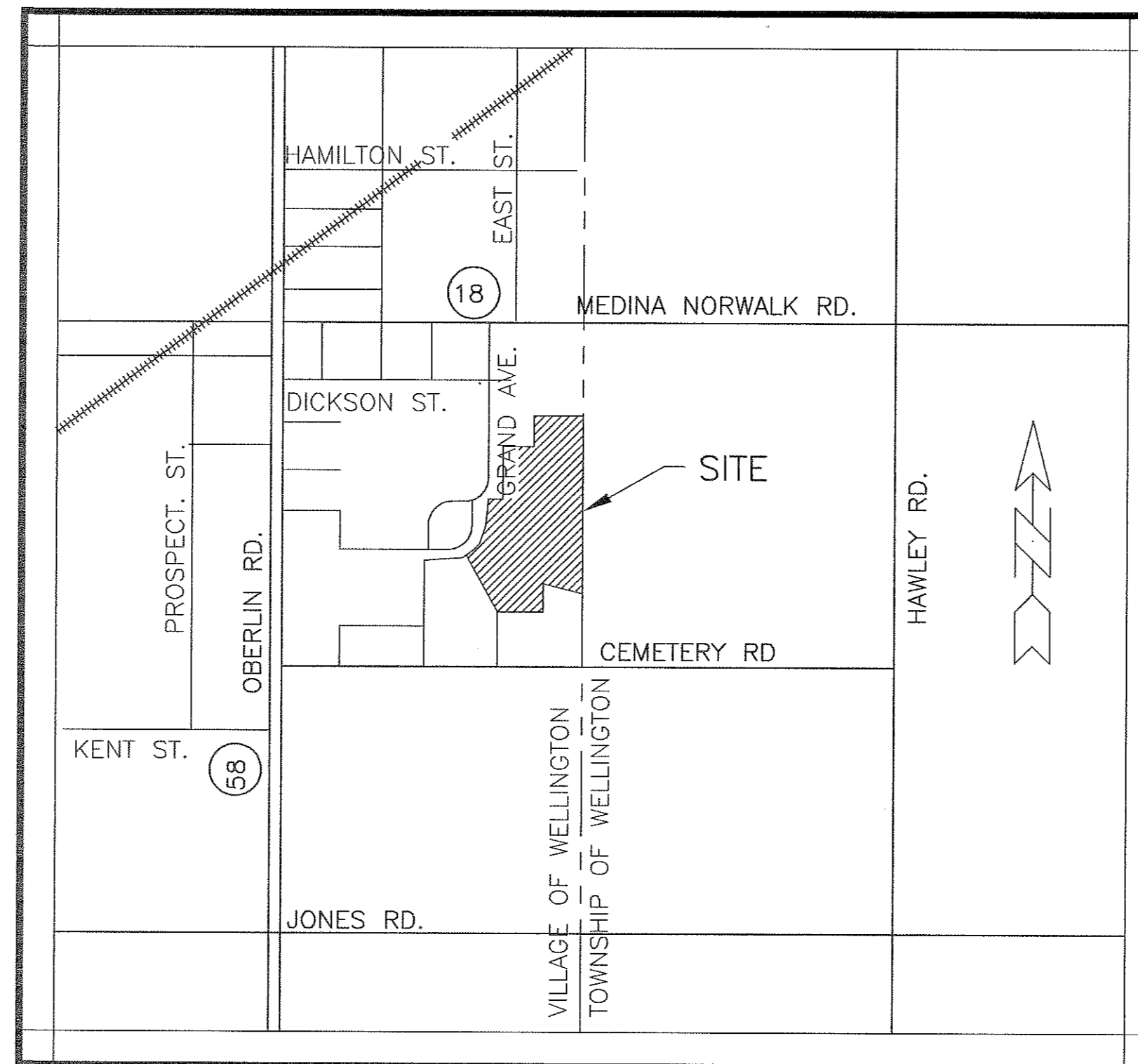
Thence North 89°27'31" East along the southerly line of said Southern Lorain County Hospital Association's land, 400.00 feet to the southeasterly corner thereof, where found a 5/8" rebar with yellow "R.E. Warner & Assoc." cap set in concrete;

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

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

Thence South 00°26'59" East along the easterly line of Original Lot No. 22 and of the Village of Wellington, 1496.73 feet the Principal Place of Beginning and containing 40.2421 acres of land, according to a survey by Michael A. Straub, Registered Surveyor No. 7055 of R.E. Warner & Associates, dated October, 1996, be the same more or less, but subject to all legal highways and easements of record.

Bearings are referenced to the centerline of Cemetery Road as aforementioned.



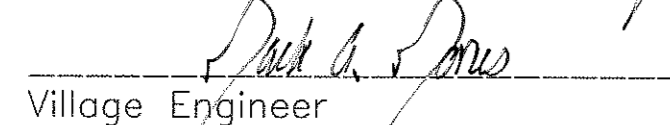
LOCATION MAP
NOT TO SCALE

Before me a Notary Public in and for said County, personally came DENNIS J. DEMARCO 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 AUGUST 10, 1999.


 Notary Public
 DAVID A. MOES
 NOTARY PUBLIC
 STATE OF OHIO
 COMMISSION EXPIRES DECEMBER 27, 2002

Approved this 16th day of August, 1999.


 Village Engineer

Approved this 18th day of August, 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.)


 Village Planning Commission

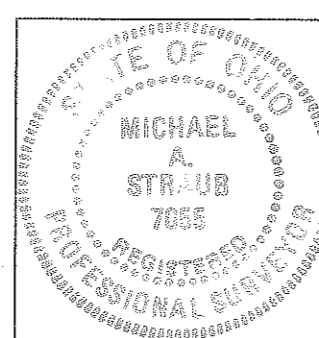
Transferred this _____ day of _____, 19____.

County Auditor

SURVEYORS CERTIFICATE

This is to certify that at the request of the owners I have surveyed and platted "Waterford at Wellington" Subdivision No. 2 as shown hereon and containing 40.2421 acres of land in Original Lot 22 of Wellington Township, Lorain County, Ohio. At all points thusly indicated \odot , \odot , \odot , iron pin monuments/concrete monuments were found and at all points thusly indicated \bullet , iron pin monuments were set. See Legend. Distances are shown in feet and decimal parts thereof. Bearings shown are assumed and used to describe 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.

By Michael A. Straub
 Michael A. Straub
 Professional Surveyor No. 7055
 R.E. Warner & Associates, Inc.



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. 2 is hereby approved and the streets as shown hereon are accepted by resolution no. _____ and Ordinance no. 1999-30.

Date 8-16-99.

Council of the Village of Wellington
 Lorain County, Ohio

By: Barbara O'Keefe
 Mayor

By: Ram Webb
 Clerk

TRANSFERRED
 IN COMPLIANCE WITH SEC. 319.202
 OHIO REV. CODE
 SEP 0 1 1999

MARK R. STEWART
 LORAIN COUNTY AUDITOR

ACREAGE

SUBLOT 3	2.1920 Ac.		
SUBLOT 4	1.8615 Ac.		
SUBLOT 5	3.0553 Ac.		
SUBLOT 6	0.3839 Ac.	BLOCK "F"	4.6032 Ac.
SUBLOT 7	0.4541 Ac.	BLOCK "G"	5.9208 Ac.
SUBLOT 8	0.7752 Ac.	BLOCK "H"	4.5130 Ac.
SUBLOT 9	0.4188 Ac.	BLOCK "I"	3.3214 Ac.
SUBLOT 10	0.3233 Ac.	BLOCK "J"	4.0799 Ac.
SUBLOT 11	0.4280 Ac.	BLOCK "K"	2.4497 Ac.
SUBLOT 12	0.5413 Ac.	BLOCK "L"	1.5485 Ac.
SUBLOT 13	1.3476 Ac.	BLOCK "M"	0.7482 Ac.

ACREAGE IN BLOCKS "F"- "M" 27.1847 Ac.
 ACREAGE IN SUBLOTS 3-13 11.7800 Ac.
 ACREAGE IN PROP. R/W 1.2774 Ac.

TOTAL ACREAGE 40.2421 Ac.
 ERROR OF CLOSURE: 0.015' RATIO: 1:435,369

INDEX
 PAGE 1 - TITLE SHEET
 PAGE 2 - PLAT DRAWING

NO.	DATE	DESCRIPTION	BY
4	8/10/99	REVISED PER VILLAGE ENGINEERS COMMENTS	CMM
3	7/24/99	REVISED PER LORAIN COUNTY TAX MAP OFFICE COMMENTS	CMM
2	7/23/99	REVISED PER VILLAGE ENGINEERS COMMENTS	CMM
1	6/1/99	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

[D:\86496\DWGS\PLAT] CMM
 5/24/99 9:00AM

DR. BY _____ CMM
 CHK. BY _____ MS
 APR. BY _____ WAN
 DATE _____ 5/24/99
 SCALE _____ NO SCALE

PREPARED FOR
 DELIND DEVELOPMENT LTD.
 15758 INDIAN HOLLOW ROAD
 GRAFTON, OHIO 44044
 (440) 926-2949

SEP 1 1999

RECEIVED FOR RECORD
 at 2:20 clock P. M. in PLAT RECORD
 VOL. 63 MARY ANN JAMISON
 PAGES 23-24 Lorain County Recorder
 Box: LCTC/LM 8/28/99

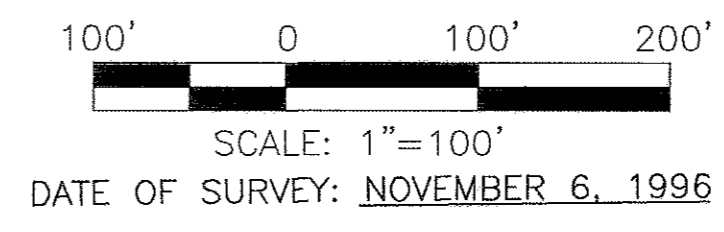
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63/73

WATERFORD AT WELLINGTON

SUBDIVISION No. 2

HAWLEY RD. T-44 (60')

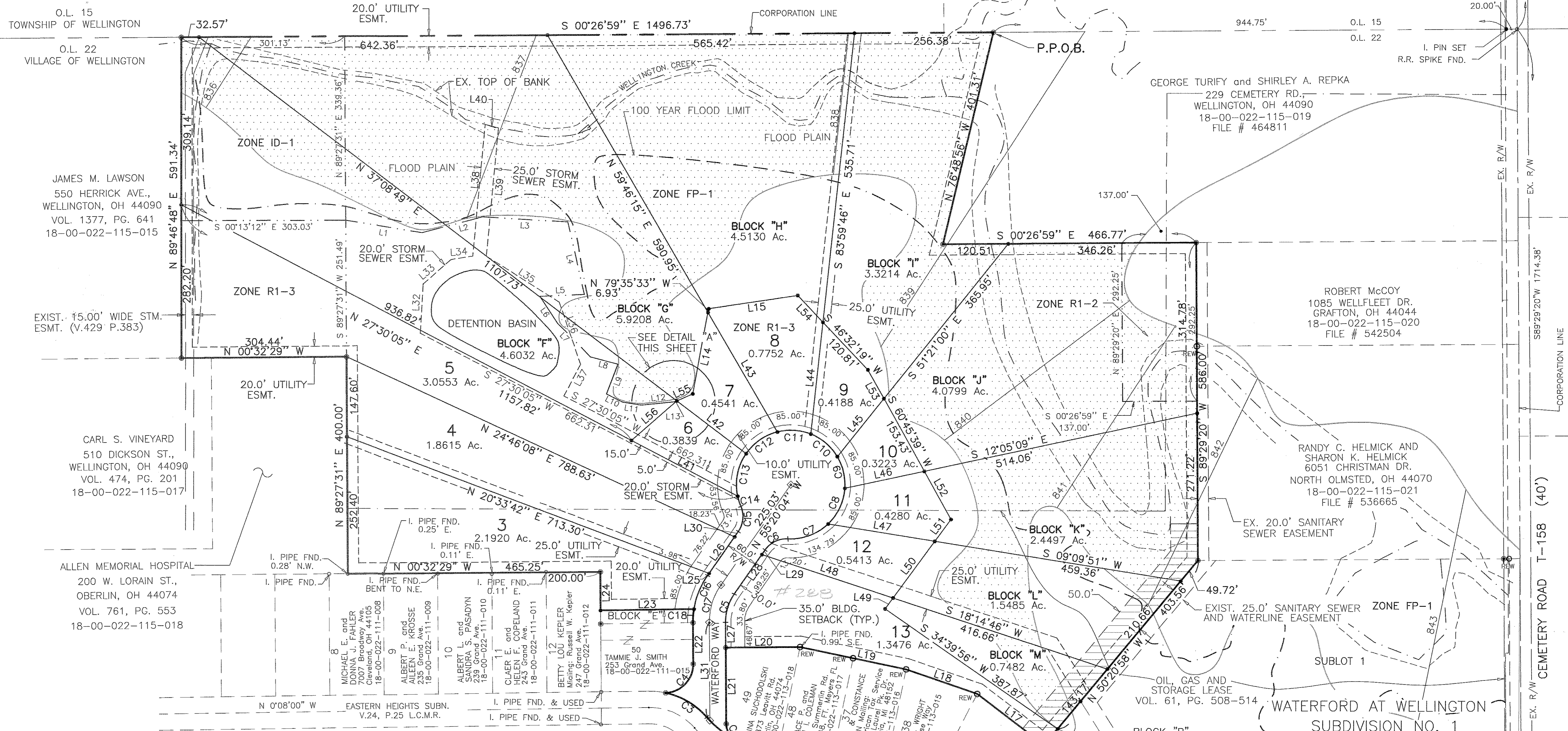


LINE TABLE

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	4.22'
L14	S 79°35'33" E	152.88'
L15	S 08°35'33" E	165.72'
L16	N 47°17'34" W	38.69'
L17	N 37°08'31" E	153.57'
L18	N 18°54'31" E	138.75'
L19	N 11°44'21" E	200.00'
L20	N 00°32'39" W	136.84'
L21	S 89°27'21" W	140.31'
L22	N 89°27'21" E	76.00'
L23	N 00°52'39" W	172.07'
L24	N 89°27'21" E	71.00'
L25	S 55°20'04" E	4.80'
L26	N 55°20'04" W	82.32'
L27	N 89°27'21" E	46.67'
L28	S 55°20'04" E	88.94'
L29	N 55°20'04" W	10.31'
L30	S 55°20'04" E	12.12'
L31	N 89°27'21" E	180.58'
L32	N 86°50'30" W	90.88'
L33	S 41°26'23" E	68.02'
L34	S 09°02'32" E	40.81'
L35	S 32°07'50" W	159.00'
L36	S 71°03'58" W	121.39'
L37	S 62°22'52" E	65.77'
L38	S 84°49'08" E	243.99'
L39	N 84°49'08" W	237.48'
L40	S 14°36'55" W	25.34'
L41	S 27°30'05" W	221.00'
L42	S 37°08'49" W	160.68'
L43	N 59°46'15" E	255.09'
L44	S 83°59'46" E	207.58'
L45	N 51°21'00" W	137.04'
L46	N 12°05'09" W	149.69'
L47	N 09°09'51" E	199.33'
L48	N 18°14'46" W	254.93'
L49	N 53°50'59" W	24.87'
L50	N 53°50'59" W	129.92'
L51	S 53°50'59" E	50.09'
L52	N 60°45'39" E	101.15'
L53	N 60°45'39" E	60.86'
L54	S 46°32'19" W	67.95'
L55	N 23°56'57" W	32.03'
L56	N 41°14'03" W	110.87'

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

MARK S. AND STEPHANIE L. SAUNDERS
124 MEADOW LANE,
WELLINGTON, OH 44090
18-00-015-000-052



CURVE TABLE

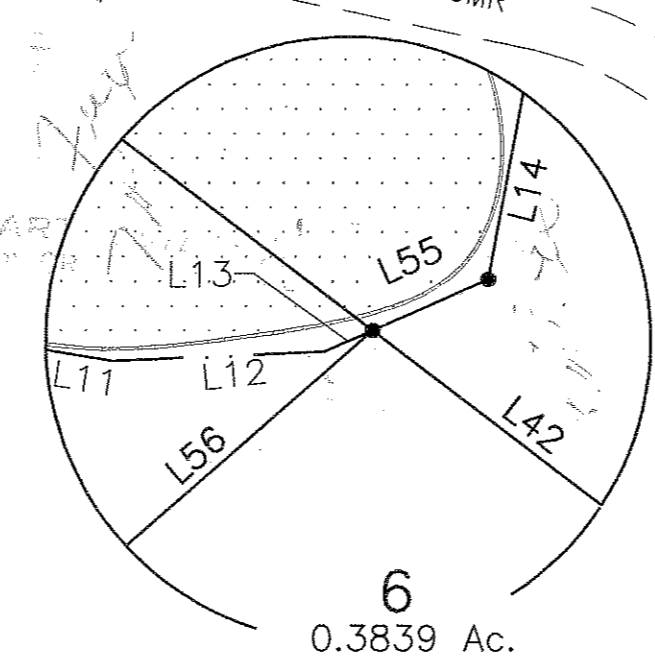
NUMBER	RADIUS	DELTA	LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	34.94	61°31'56"	37.52	20.80	35.75	S 58°41'23" W
C2	192.87	20°43'56"	69.79	35.28	69.41	N 38°17'23" E
C3	140.00	36°35'27"	89.41	46.29	87.90	N 30°21'38" E
C4	52.88	88°10'45"	81.38	51.23	73.59	S 46°27'17" E
C5	90.00	35°12'35"	55.31	28.56	54.44	S 72°56'22" E
C6	48.00	58°11'42"	48.75	26.71	46.68	N 26°14'13" W
C7	100.00	46°40'16"	81.46	43.14	79.22	N 20°28'30" W
C8	100.00	42°26'05"	74.06	38.82	72.38	S 65°01'40" E
C9	100.00	34°51'23"	60.84	31.39	59.90	S 76°19'36" W
C10	100.00	37°23'00"	65.25	33.83	64.10	N 40°12'24" E
C11	100.00	36°00'58"	62.86	32.51	61.83	N 03°30'25" E
C12	100.00	40°52'26"	71.34	37.26	69.84	N 34°56'17" W
C13	100.00	46°54'47"	81.88	43.39	79.61	N 78°49'54" W
C14	100.00	11°14'30"	19.62	9.84	19.59	N 72°05'28" E
C15	48.00	58°11'43"	48.75	26.71	46.68	S 84°25'56" E
C16	150.00	25°36'42"	67.05	34.10	66.49	S 68°08'25" E
C17	120.00	35°12'35"	73.74	38.08	72.59	N 72°56'22" W
C18	150.00	09°35'53"	25.13	12.59	25.10	S 85°44'43" E

SITE DATA

AREA IN RIGHT-OF-WAY	1.2774 Ac.
AREA IN SUBLOTS	11.7800 Ac.
AREA IN BLOCKS	27.1847 Ac.
TOTAL AREA IN SUBDIVISION No. 2	40.2421 Ac.

LEGEND

- TYPE "B" MONUMENT SET
- 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 FOUND IN CONCRETE
- 5/8" REBAR WITH YELLOW "R.E. WARNER & ASSOC." CAP SET
- EXISTING ZONING
- EXISTING TOP OF BANK
- 100 YEAR FLOOD LIMIT
- EXISTING DRAINAGE EASEMENT
- FLOODPLAIN (NON-BUILDABLE AREA)



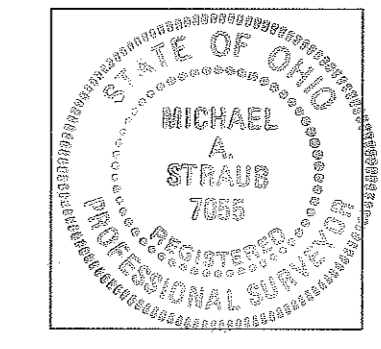
REW R.E. WARNER & ASSOCIATES, INC.
CONSULTING ENGINEERS
THREE KING JAMES PARK - SUITE 300
24600 CENTER RIDGE ROAD
WESTLAKE, OHIO 44145
TELEPHONE (440) 835-9400

DR. BY: CMM
CHK. BY: MS
APR. BY: WAN
DATE: 5/26/99
SCALE: 1"=100'

PREPARED FOR
DELIND DEVELOPMENT LTD.
15758 INDIAN HOLLOW ROAD
GRAFTON, OHIO 44044
(440) 926-2949

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

By: *Michael A. Straub*
Michael A. Straub
Professional Surveyor No. 7055
R.E. Warner & Associates, Inc.



JOB No. 86496 [0:\86496\DWGS\PH2-PLAT] CMM
5-26-99 9:00AM