N 88'30'00" W

S.S. WARNER & USED

WOODLAND STREET 60'

S.S. WARNER SUBDIVISION
LOT 9
PLAT VOL. 3, PG. 19
LORAIN COUNTY
RCEL IDENTIFICATION NUMBE
18-00-026-102-014

SEELEY, CHARLES D. ! SABINA A.

S.S. WARNER SUBDIVISION

PLAT VOL. 3, PG. 19

LORAIN COUNTY

PARCEL IDENTIFICATION NUMBER

18-00-026-102-008

YEAGER, VERNA M.

S.S. WARNER SUBDIVISION

PLAT VOL. 3, PG. 19

LORAIN COUNTY

PARCEL IDENTIFICATION NUMBER

18-00-026-102-009

VOL. 1380 PG. 456

60,

TREE

S

PROSPEC1

SOU

OWNERS CERTIFICATE AND DEDICATION

Situated in the Village of Wellington, County of Lorain, State of Ohio and being part of original Wellington Township Lot No. 26, containing 2.0512 acres of land and being part of lands conveyed to Bradley Development Co., Inc., by Instrument No. 2000-0681985 parcels 1 & 2, Bradley Development Co., Inc. by deed volume 1425, page 498, Bradley Development Co., Inc. by Instrument No. 1998-0515628, Terrance F. & Pamela J. Mazzone by deed volume 1340, page 491 and Thomas A. & Mary E. McCourt by deed volume 1074, page 240 of the Lorain County deed records.

The undersigned hereby certifies that the plat shown hereon correctly represents the "Kent Street Extension", a street dedication and does hereby acknowledge this plat of same and dedicate to public use as such, all or part of the road shown hereon and not heretofore dedicated.

The undersigned further agrees that any use of improvements made on this land shall be in conformity with all existing zoning, platting, health or other lawful rules and regulations of Wellington, Ohio. For the benefit of themselves and all other subsequent owners or assigns taking title from, under or through the undersigned.

The dimensions shown on this plat are in feet and decimal parts thereof. Easements are reserved where indicated on the plat for public utility purposes above and beneath the surface of the ground.

We the undersigned owners of all lands embraced by the within proposed Kent Street 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 street as shown in this plat.

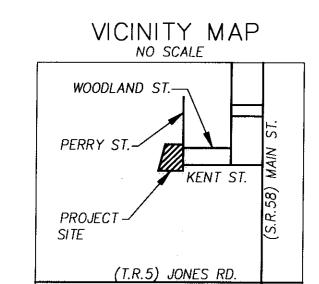
 $\frac{3T^{\mu}}{2}$ day of $\frac{3T^{\mu}}{2}$, 2000.

Bradley_Development Co.

2 Terrance & Masson mary E. mª Court 2 Pamela J. Marzone Thomas andrew M. F. Court

3 Thomas Andrew McCourt | Emance S. Mazzise

3 Mary Elizabeth McCourt Pamela J. Maryme



NOTARY

County of Lorain State of Ohio

Before me, a Notary Public in and for said County and State, did personally appear the aforesaid signed landowners who acknowledged that they did sign this plat and that their signature is their voluntary act and deed for the uses and purposes herein expressed, in witness whereof I have hereunto set my hand and official seal this ______ Day of

Sally Smith Communion Expers 4/11/2004

Transferred this _____ day of _____,

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. GODE Lorain County Auditor

R=95.00 —

Delta=43'40'19"

Chord=70.67'

Bearing=N20*20'09"W

40' BUILDING

R=95.00 —/

Delta=46'19'41"

Chord=74.74'

Bearing=N65*20'09"W

SEP 0 6 2000

RECEIVED FOR RECORD

at 10:00'clock A M. In Plat RECORD

VOL. Lolo MARY ANN JAMISON PAGE 38 Lorain County Recorder

Box midland

43 39 DRW

L=76.82

T = 40.65'

L=72.41'

T = 38.07'

Filed for Record this _____ day of _____,

2000. At _____ AM / PM.

Recorded this _____, 2000, in Plat Book _____ Page No. _____.

STREET DEDICATION PLAT FOR THE

KENT STREET EXTENSION PART OF ORIGINAL LOT 26, WELLINGTON TOWNSHIP, LOCATED IN THE VILLAGE OF WELLINGTON COUNTY OF LORAIN, STATE OF OHIO

This plat is approved by the Engineer of the Village of Wellington this ________, 2000.

Village Engineer / Jack A. Jones P.E.

Approved this _______ day of ______, 2000 (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)

Planning Commission, Village of Wellington, Lorain County Ohio.

By Barbara O'Keele By Daren Well

This is to certify that this dedication plat of the Kent Street Extension is hereby approved and the street as shown hereon are accepted by Resolution No. ____ and Ordinance No. 200 - 36; Date 9014 5, 2000.

Council of Village of Wellington Lorain County, Ohio

– R=95.00[°] L=298.45 Delta=180°00'00" Bearing=\$88'30'00"E Chord=190.00' BRADLEY DEVELOPMENT CO. T = InfiniteLORAIN COUNTY / 12' UTILITY PARCEL IDENTIFICATION NUMBER 18-00-026-101-015 **EASEMENT** INST. NO. 2000-681985 - 35' BUILDING **SETBACK** 40' BUILDING-SETBACK 0.8575 ACRES (37,353 SF) 12' UTILITY **EASEMENT** RAYMOND GOSSMAN LORAN COUNTY R = 45.00'L=70.69'PARCEL IDENTIFICATION NUMBER \$01.30,00,M ≈ 88 50.00, CALC 509 -Delta=90°00'00" VOL.950 PG.679 50. VLC Bearing=\$43'30'00"E 1 & USED Chord=63.64' T=45.00'

S 01°30'00" W

BRADLEY DEVELOPMENT CO.

LORAIN COUNTY

Parcel identification number

18-00-026-101-015

INST. CO. 2000-681985

65.00' CALC

1& USED

✓IRON PIN FOUND

244.79

IRON PIN FOUND

EXISTING SURVEY MARKER FOUND

- PROPOSED IRON PIN MONUMENT BOX

N 88'30'00" W 913.79' CALC. & USED

PROPOSED KENT STREET EXTENSION 60' INST: No. 980515628

913.79

395.08'

BRADLEY DEVELOPMENT CO. LORAIN COUNTY

PARCEL IDENTIFICATION NUMBER

18-00-026-101-021

VOL. 1425 PG. 498

0.16' SOUTH

0.09' EAST

∠ 12' UTILITY

35' BUILDING

SETBACK

EASEMENT

218.51

This is to certify that at the request of the owners I have surveyed and platted the "Kent Street Extension" as shown hereon and containing 2.0512 acres of land in Original Lot 26 of Wellington Township, Lorain County, Ohio. At all points thusly indicated o, iron pin monuments/concrete

SURVEYOR'S CERTIFICATE

monuments were found and at all points thusly indicated M , iron pin monuments/concrete monuments were set. Distances shown in feet and decimal parts therof. 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.

Donald F. Sheehy, Date Ohio Professional Surveyor No. 7849

DONALD SHEEHY S-7849

LORAIN COUNTY

18-00-026-102-018

PARCEL IDENTIFICATION NUMBER 1

ROYMONG GOSSMAN LORAIN COUNTY PARCEL IDENTIFICATION NUMBER 18-00-026-102-016 VOL. 1044 PG. 630

773.79 364.00

(11,853 SF)

0.20' NORTH

0.14' WEST

IRON PIPE FOUND

2.0512 ACRES (89,352 SF)

GRAPHIC SCALE

(IN FEET)

1 inch = 50 ft

0.5881 ACRES (25,620 SF) 0.2721 ACRES 0.0964 ACRES 0.0551 ACRES

(4200 SF) (2400 SF) ∽IRON PIPE FD

June 6, 2000

66.00'

CHAGRIN VALLEY ENGINEERING, LTD.

IRON PIPE IN CONC.

FOUND & USED

N 88'30'00" W

S.S. WARNER & USED

0.27' NORTH

SKENT STREET 60'

14.20'
DOWDELL, MICHAEL P. ! FELDKAMP, SARA M.
S.S. WARNER SUBDIVISION

PLAT VOL. 3, PG. 19

PARCEL IDENTIFICATION NUMBER

18-00-026-105-002

, FOUND & USED LOT 27

FOUND & USED ON LINE

LOT 26

002.87 TAX MAP DEPT. COPY

66/38

24850 AURORA ROAD, UNIT A PHN: (440) 439-1999 FAX: (440) 439-1969