

CORNERSTONE PLACE SUBDIVISION NO.2

A RESUBDIVISION OF BLOCK "B" OF CORNERSTONE PLACE SUBDIVISION NO.1 AS SHOWN BY THE PLAT RECORDED IN PLAT VOLUME 55, PAGES 17 & 18, AND PART OF ORIGINAL WELLINGTON TOWNSHIP LOT NUMBER 21 NOW IN THE VILLAGE OF WELLINGTON, COUNTY OF LORAIN, STATE OF OHIO

NOV 27 2002
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PAGES 30, Lorain County Recorder
31
Doc: Elyria Land Title (Joni)

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
NOV 27 2002
MARK R. STEWART
LORAIN COUNTY AUDITOR
#88.40
1 m/e
DST

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS, I HAVE SURVEYED AND PLATTED CORNERSTONE PLACE SUBDIVISION NO. 2 AS SHOWN HEREON AND CONTAINING 7.9514 ACRES OF LAND IN ORIGINAL WELLINGTON TOWNSHIP LOT NO. 21, NOW IN THE VILLAGE OF WELLINGTON, COUNTY OF LORAIN AND STATE OF OHIO. AT ALL POINTS INDICATED THIS —●— IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS THUSLY INDICATED —○— IRON PIN MONUMENTS WERE SET. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE TO AN ASSUMED MERIDIAN AND ARE FOR THE PURPOSES OF DESCRIBING 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 OHIO ADMINISTRATIVE CODE AND ADJACENT PROPERTY DESCRIPTIONS HAVE BEEN CONSIDERED IN PERFORMING THIS SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

AREA OF LOTS & BLOCKS= 6.6309 ACRES
AREA IN STREETS = 1.3205 ACRES
TOTAL AREA OF PLAT = 7.9514 ACRES

- IRON PIPE FOUND OR TYPE A MONUMENT
- IRON PIN SET
- IRON PIN SET (TYPE B MONUMENT)

Phil A. Rosebeck
PHIL A ROSEBECK, REGISTERED SURVEYOR NO. 6696
AUGUST 12, 2002



OWNER'S CERTIFICATE

SITUATED IN WELLINGTON TOWNSHIP ORIGINAL LOT NO. 21, LORAIN COUNTY, VILLAGE OF WELLINGTON, OHIO, CONTAINING 7.9514 ACRES AND BEING THE SAME TRACT AS CONVEYED TO DEVLAND INCORPORATED AND DESCRIBED IN DEED RECORDED IN VOLUME 977, PAGE 854, VOLUME 1031, PAGE 277 AND VOLUME 1051, PAGE 141 OF LORAIN COUNTY DEED RECORDS. THE UNDERSIGNED, JOHN O'NEILL AND TED SMITH, GENERAL PARTNERS OF YOUNGSMITH, AN OHIO PARTNERSHIP, AND OWNERS OF DEVLAND INCORPORATED, HEREBY CERTIFIES THAT THE ATTACHED PLAT CORRECTLY REPRESENTS CORNERSTONE PLACE SUBDIVISION NO. 2, A SUBDIVISION OF LOTS 13 THROUGH 26, INCLUSIVE, AND BLOCKS C AND D, DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATES TO PUBLIC USE AS SUCH ALL OF THE ROADS AND EASEMENTS, TEMPORARY AND/ OR PERMANENT, SHOWN HEREIN AND NOT HERETOFORE DEDICATED. THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE MADE 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 THE VILLAGE OF WELLINGTON, OHIO, FOR THE BENEFIT OF THEMSELVES AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED. IN WITNESS THEREOF ON THIS 10 DAY OF September, 2002.

John O'Neill
WITNESS
Ted Smith
WITNESS

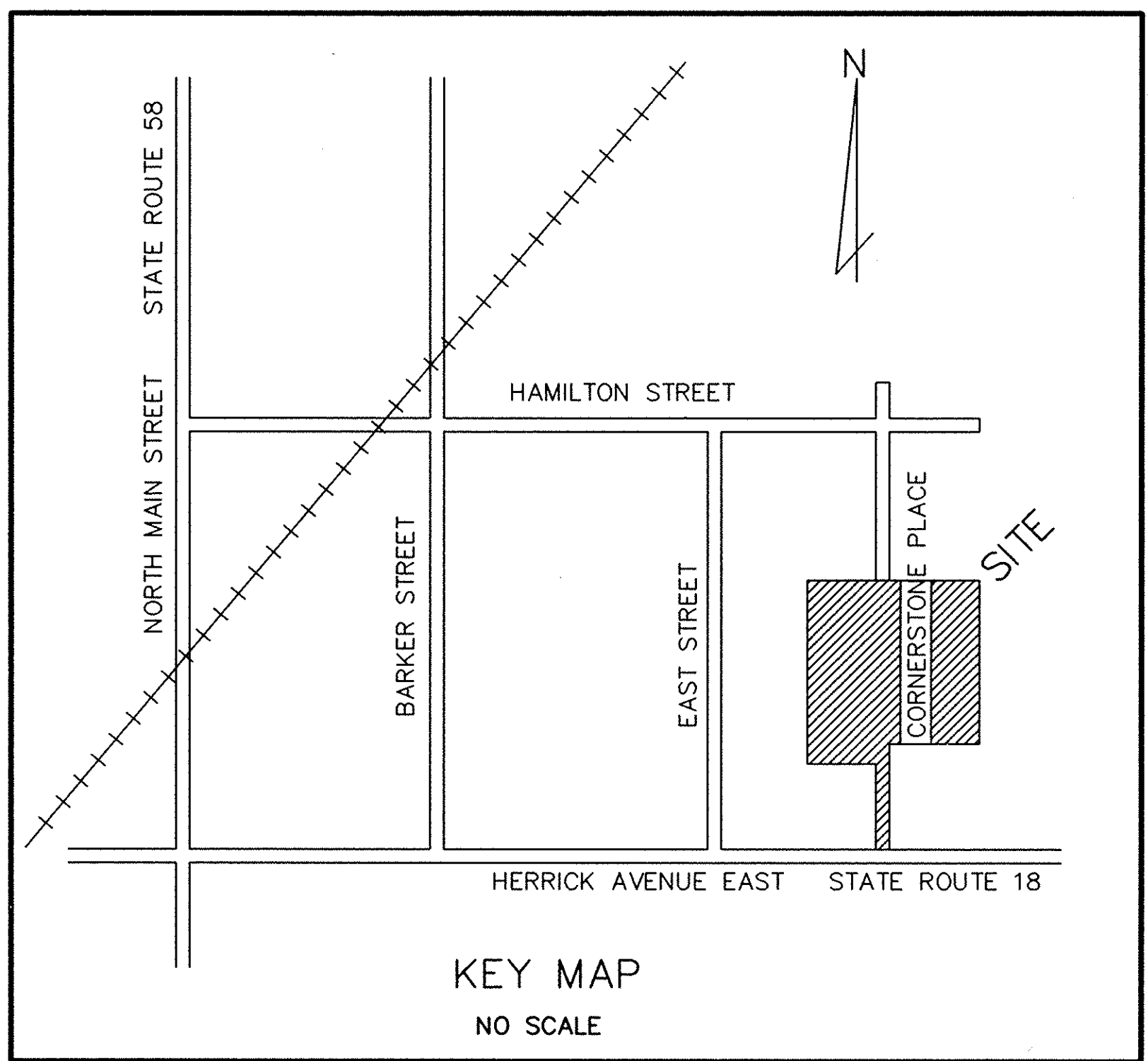
John O'Neill
JOHN O'NEILL, GENERAL PARTNER
Ted Smith
TED SMITH, GENERAL PARTNER

NOTARY PUBLIC
STATE OF OHIO SS
COUNTY OF LORAIN
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME JOHN O'NEILL AND TED SMITH, GENERAL PARTNERS OF YOUNGSMITH, AN OHIO PARTNERSHIP 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 10 DAY OF September, 2002.

Phil A. Rosebeck
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/14/07



PREPARED FOR
YOUNGSMITH DEVELOPMENT
183 DEPOT STREET
WELLINGTON, OHIO 44090
(440) 647-4888

ENGINEER'S CERTIFICATE

APPROVED THIS 26th DAY OF September, 2002.
Dave G. Dore
WELLINGTON VILLAGE ENGINEER

PLANNING COMMISSION

APPROVED THIS 24th DAY OF September, 2002.
Richard L. McHugh
CHAIRMAN - WELLINGTON VILLAGE PLANNING COMMISSION

AUDITOR'S CERTIFICATE

TRANSFERRED THIS _____ DAY OF _____, 2002.
LORAIN COUNTY AUDITOR

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 2002.
AT _____ M.
LORAIN COUNTY RECORDER

VILLAGE COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF CORNERSTONE PLACE SUBDIVISION NO. 2 IS HEREBY APPROVED AND THE STREETS AS SHOWN HEREON ARE ACCEPTED BY RESOLUTION NO. _____ AND ORDINANCE NO. 2002-35
COUNCIL OF THE VILLAGE OF WELLINGTON
LORAIN COUNTY, OHIO.
Barbara O'Keefe MAYOR
Dawn Webb CLERK OF COUNCIL

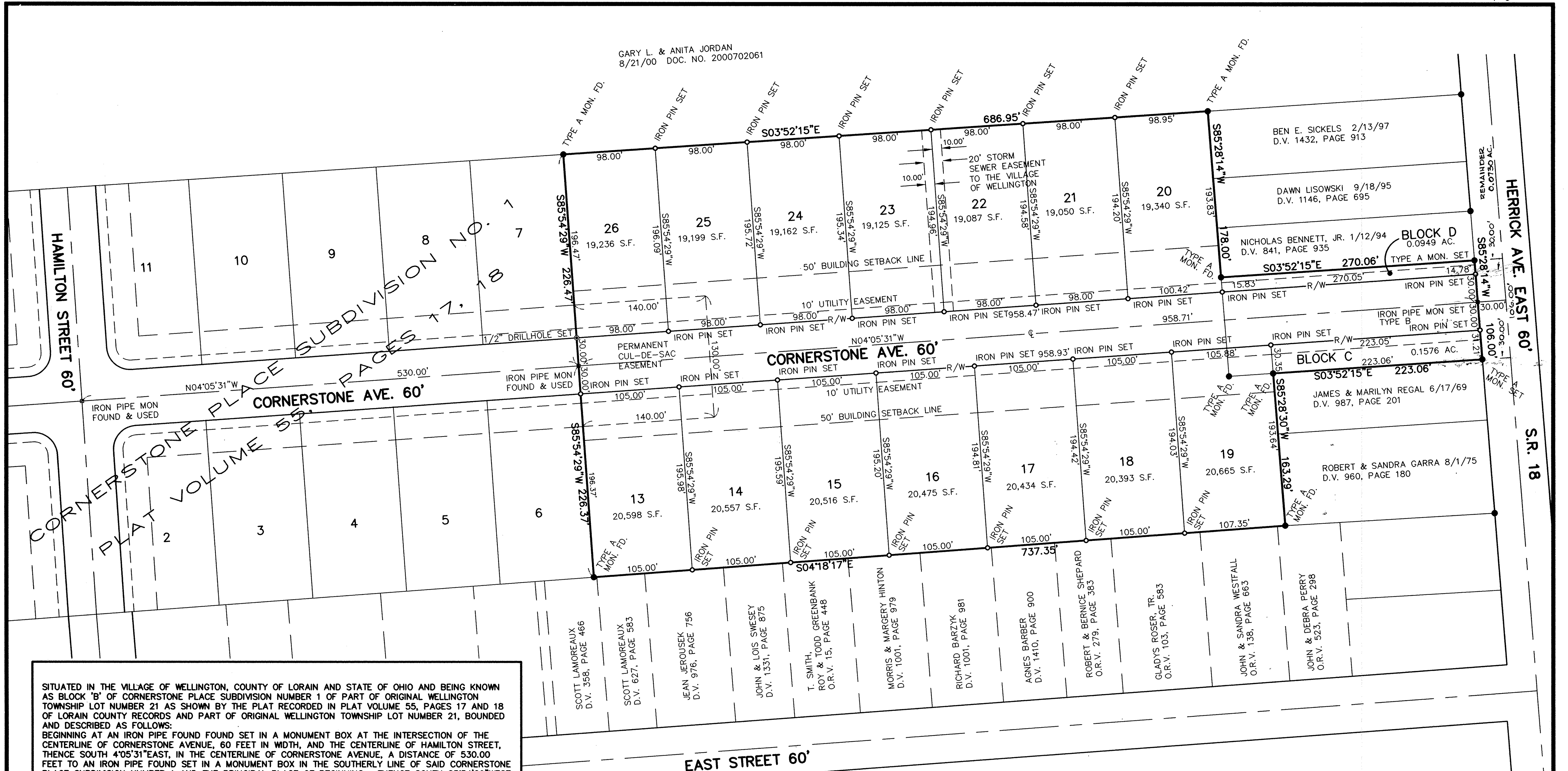
RECORD PLAT
CORNERSTONE PLACE SUBDMISION NO.2
PART OF ORIGINAL WELLINGTON TOWNSHIP LOT 21,
VILLAGE OF WELLINGTON, LORAIN COUNTY, STATE OF OHIO
MAY 2, 2001

NO.	DATE	REVISION	BY
1	8/12/02	ENGINEERING COMMENTS	PAR
	5/2/01	ORIGINAL ISSUE	PAR

P.A. ROSEBECK & ASSOCIATES
REGISTERED SURVEYOR
705 WILLOW CREEK DRIVE, AMHERST, OHIO 44001
PHONE: (440) 988-4657

SHEET
1
OF
2

GARY L. & ANITA JORDAN
8/21/00 DOC. NO. 2000702061

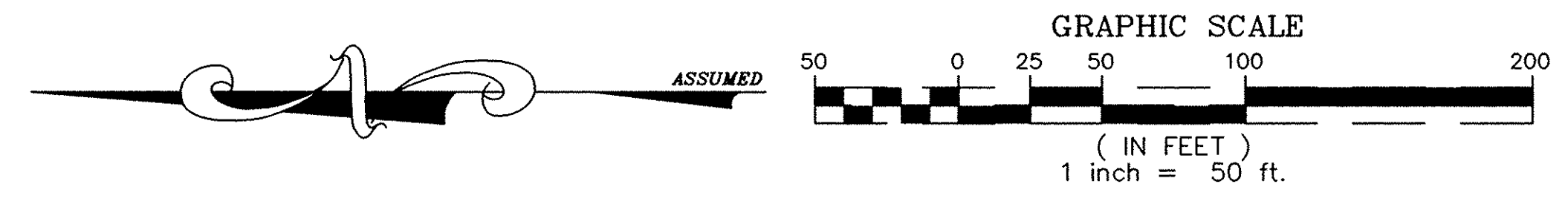


SITUATED IN THE VILLAGE OF WELLINGTON, COUNTY OF LORAIN AND STATE OF OHIO AND BEING KNOWN AS BLOCK 'B' OF CORNERSTONE PLACE SUBDIVISION NUMBER 1 OF PART OF ORIGINAL WELLINGTON TOWNSHIP LOT NUMBER 21 AS SHOWN BY THE PLAT RECORDED IN PLAT VOLUME 55, PAGES 17 AND 18 OF LORAIN COUNTY RECORDS AND PART OF ORIGINAL WELLINGTON TOWNSHIP LOT NUMBER 21, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIPE FOUND SET IN A MONUMENT BOX AT THE INTERSECTION OF THE CENTERLINE OF CORNERSTONE AVENUE, 60 FEET IN WIDTH, AND THE CENTERLINE OF HAMILTON STREET, THENCE SOUTH 4°05'31"EAST, IN THE CENTERLINE OF CORNERSTONE AVENUE, A DISTANCE OF 530.00 FEET TO AN IRON PIPE FOUND SET IN A MONUMENT BOX IN THE SOUTHERLY LINE OF SAID CORNERSTONE PLACE SUBDIVISION NUMBER 1 AND THE PRINCIPAL PLACE OF BEGINNING; THENCE SOUTH 85°54'29"WEST, IN THE SOUTHERLY LINE OF SAID CORNERSTONE PLACE SUBDIVISION NUMBER 1, A DISTANCE OF 226.37 FEET TO AN IRON PIPE FOUND SET IN THE NORTHWESTERLY CORNER OF BLOCK 'B' OF SAID CORNERSTONE PLACE SUBDIVISION NUMBER 1; THENCE SOUTH 4°18'17"EAST, IN THE WESTERLY LINE OF SAID BLOCK 'B', A DISTANCE OF 737.35 FEET TO AN IRON PIPE FOUND SET IN THE SOUTHWESTERLY CORNER THEREOF; THENCE NORTH 85°28'30"EAST, IN A SOUTHERLY LINE OF SAID BLOCK 'B', A DISTANCE OF 163.29 FEET TO AN IRON PIPE FOUND SET IN THE WESTERLY LINE OF LAND CONVEYED TO DEVLAND CO., INC. BY DEED RECORDED IN DEED VOLUME 1031, PAGE 277 OF LORAIN COUNTY RECORDS; THENCE SOUTH 3°52'15"EAST, IN THE WESTERLY LINE OF SAID DEVLAND CO., INC. LAND, A DISTANCE OF 223.06 FEET TO AN IRON PIPE FOUND SET IN THE SOUTHWESTERLY CORNER THEREOF; THENCE NORTH 85°28'14"EAST, IN THE SOUTHERLY LINE OF SAID DEVLAND CO., INC. LAND, A DISTANCE OF 106.00 FEET TO AN IRON PIPE FOUND SET IN THE SOUTHEASTERLY CORNER THEREOF; THENCE NORTH 3°52'15"WEST IN THE WESTERLY LINE OF SAID DEVLAND CO., INC. LAND, A DISTANCE OF 270.06 FEET TO AN IRON PIPE FOUND SET IN THE NORTHEASTERLY CORNER THEREOF; SAID POINT ALSO BEING IN A SOUTHERLY LINE OF BLOCK 'B' OF SAID CORNERSTONE PLACE SUBDIVISION NUMBER 1; THENCE NORTH 85°28'14"EAST, IN A SOUTHERLY LINE OF SAID BLOCK 'B', A DISTANCE OF 178.00 FEET TO AN IRON PIPE FOUND SET IN THE SOUTHEASTERLY CORNER THEREOF; THENCE NORTH 3°52'15"WEST, IN THE EASTERLY LINE OF SAID BLOCK 'B', A DISTANCE OF 686.95 FEET TO AN IRON PIPE FOUND SET IN THE NORTHEASTERLY CORNER THEREOF; THENCE SOUTH 85°54'29" WEST, IN THE NORTHERLY LINE OF SAID BLOCK 'B', A DISTANCE OF 226.47 FEET TO THE PRINCIPAL PLACE OF BEGINNING AND CONTAINING 7.9514 ACRES OF LAND, BE THE SAME, MORE OR LESS, BUT BEING SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD AS SURVEYED BY PHIL A. ROSEBECK, REGISTERED SURVEYOR NUMBER 6696 IN MARCH, 2001.

EAST STREET 60'

NOTE: PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN.



PREPARED FOR
YOUNGSMITH DEVELOPMENT
183 DEPOT STREET
WELLINGTON, OHIO 44090
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SHEET	2
OF	2