

Woodland Estates Subdivision Final Plat

R1-3 Single Family Subdivision
Sublots 1 - 24

PLANS PREPARED BY:

PLANS PREPARED FOR:

HAYWOOD
Civil Engineering & Land Surveying
"Committed to Service and Quality"
630 Cleveland Street Office: (440) 365-9831
Elyria, Ohio 44035 Fax: (440) 365-3426
www.haywoodcivilengineering.com

Woodland Prospect LLC
27201 Royalton Road 440-236-3975
Columbia Station, Ohio 44028 FAX 440-236-8153

Village of Wellington ~ Lorain County ~ State of Ohio
Part of Original Wellington Township Lots 26 & 27
And Being A Resubdivision of Part of Sublot 179 of Hamlin's Addition
Recorded in Plat Volume 1 Page 44

P.P.N. 18-00-027-112-031 ~ Doc. No. 2002-0841009 Pcl #1
P.P.N. 18-00-027-112-028 ~ Doc. No. 2002-0841009 Pcl #2
P.P.N. 18-00-026-101-166 (Pt.) ~ Doc. No. 2002-0841009 Pcl #3

APPROVAL AND ACCEPTANCE SIGNATURES

APPROVED THIS 27th DAY OF June, 2005

APPROVED THIS 22nd DAY OF JUNE, 2005
VILLAGE ENGINEER

(APPROVAL OF THIS PLAT FOR RECORDING DOES NOT CONSTITUTE AN ACCEPTANCE 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 _____

COUNTY AUDITOR

FILED FOR RECORD THIS _____ DAY OF _____ AT _____ M.

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

COUNTY RECORDER

THIS IS TO CERTIFY THAT THIS PLAT OF WOODLAND ESTATES

IS HEREBY APPROVED AND THE STREETS AS SHOWN HEREON ARE ACCEPTED
BY RESOLUTION NO. _____ AND ORDINANCE NO. 2005-32

DATE 7-13-05

COUNCIL OF THE VILLAGE OF WELLINGTON
LORAIN COUNTY, OHIO

BY Barbara O'Keefe
MAYOR

BY Dave Wells
CLERK

OWNER'S CERTIFICATE

SITUATED IN ORIGINAL WELLINGTON TOWNSHIP LOTS 26 AND 27, NOW IN THE VILLAGE OF WELLINGTON, LORAIN COUNTY, OHIO, CONTAINING 0.7446 ACRES IN ORIGINAL LOT 26 AND 10.9575 ACRES IN ORIGINAL LOT 27 AND BEING THE SAME TRACT AS CONVEYED TO BTG FAMILY, LLC AND DESCRIBED IN THE DEED RECORDED IN LORAIN COUNTY DOCUMENT NO. 2002-0841009, ALL OF PARCEL NO. 1 AND 2 AND PART OF PARCEL NO. 3.

THE UNDERSIGNED Ricardo Berni HEREBY CERTIFIES THAT THE ATTACHED PLAT CORRECTLY REPRESENTS WOODLAND ESTATES, A SUBDIVISION OF LOTS 1 TO 24 INCLUSIVE, DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE AS SUCH ALL OR PARTS OF THE ROADS, BOULEVARDS, CUL-DE-SACS, PARKS, PLANTING STRIPS, ETC., SHOWN HEREIN AND NOT HERETOFORE DEDICATED.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OR 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 6th DAY OF June, 2005.

SIGNED Ricardo Berni

NOTARIAL SEAL

STATE OF OHIO
S.S.

LORAIN COUNTY
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS OWN FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 6th DAY OF June, 2005.

BY: [Signature], NOTARY PUBLIC
MY COMMISSION EXPIRES 4/23/04

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT I, MORTGAGEE OF THE LANDS CONTAINED WITHIN THIS FOREGOING PLAT OF WOODLAND ESTATES SUBDIVISION, DO HEREBY ACCEPT THE SAME TO BE CORRECT AND DEDICATE TO PUBLIC USE THE DRIVES AND STREETS AS SHOWN HEREIN.

SIGNED _____

NOTARIAL SEAL

STATE OF OHIO
S.S.

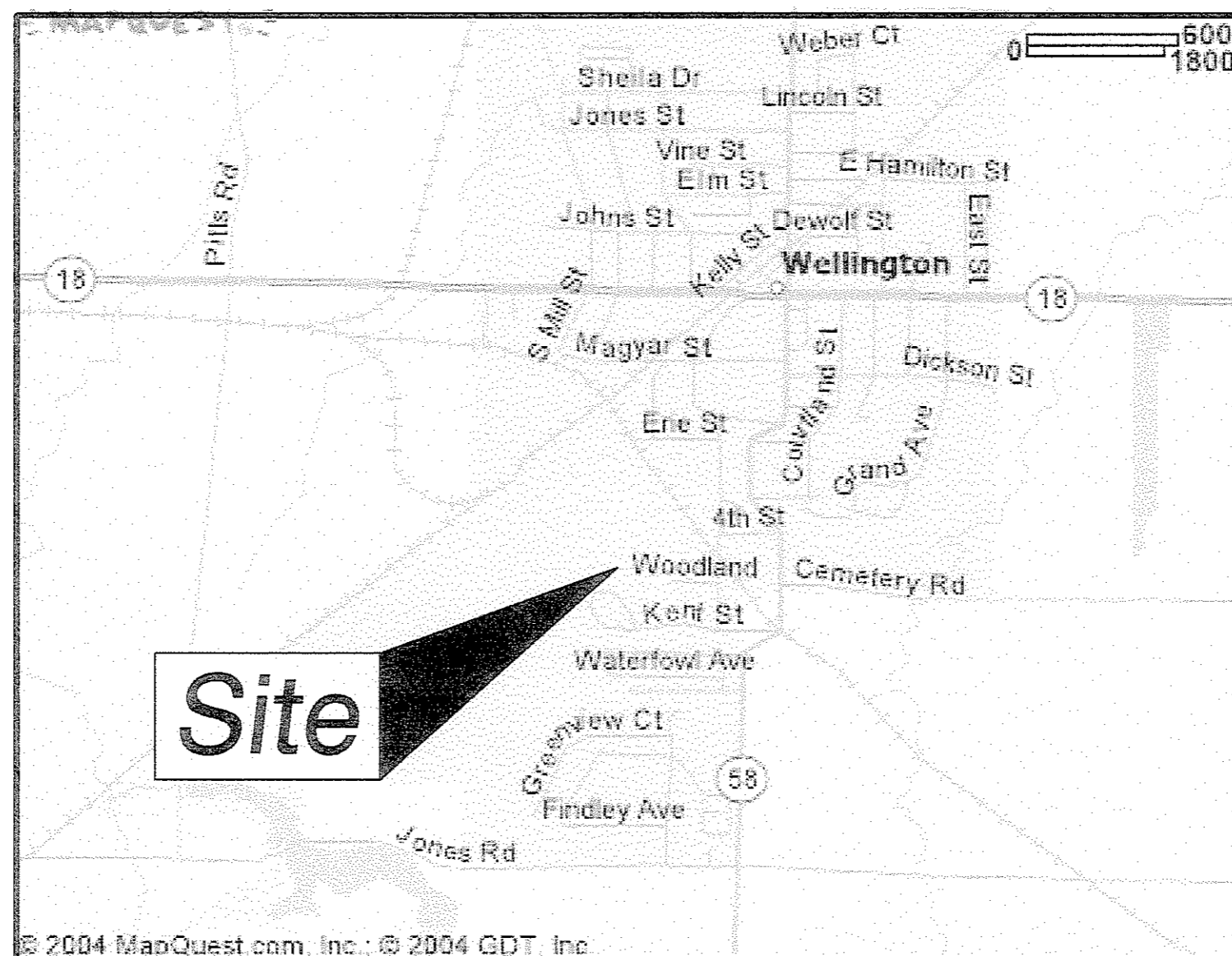
LORAIN COUNTY
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS OWN FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS _____ DAY OF _____, 20____.

BY: _____, NOTARY PUBLIC
MY COMMISSION EXPIRES _____

AREA MAP

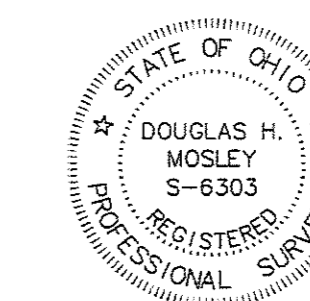
NO SCALE



SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "WOODLAND ESTATES" AS SHOWN HEREON AND SITUATED IN ORIGINAL WELLINGTON TOWNSHIP LOTS 26 AND 27, NOW IN THE VILLAGE OF WELLINGTON, LORAIN COUNTY, OHIO, CONTAINING 0.7446 ACRES IN ORIGINAL LOT 26 AND 10.9575 ACRES IN ORIGINAL LOT 27 AND BEING THE SAME TRACT AS CONVEYED TO BTG FAMILY, LLC AND DESCRIBED IN THE DEED RECORDED IN LORAIN COUNTY DOCUMENT NO. 2002-0841009, ALL OF PARCEL NO. 1 AND 2 AND PART OF PARCEL NO. 3.

PERMANENT MONUMENTS WERE FOUND OR SET AT ALL POINTS AS INDICATED HEREIN. 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.



Doug Mosley

11/19/04

