

WELLINGTON COMMONS SUBDIVISION

SITUATED IN THE VILLAGE OF WELLINGTON, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL WELLINGTON TOWNSHIP LOT NUMBER 29 BEING SUBLOTS 1 THRU 5 INCLUSIVE

OWNER'S CERTIFICATE:

SITUATED IN THE VILLAGE OF WELLINGTON, COUNTY OF LORAIN, STATE OF OHIO, KNOWN AS BEING A PART OF ORIGINAL WELLINGTON TOWNSHIP LOT NUMBER 29 CONTAINING 15.7897 ACRES OF LAND AND DESCRIBED IN DOCUMENT NUMBER 20030945979 TO WELLINGTON DEVELOPMENT, L.L.C. AS RECORDED IN LORAIN COUNTY RECORDS.

THE UNDERSIGNED WELLINGTON DEVELOPMENT, L.L.C. HEREBY CERTIFIES THAT THE ATTACHED PLAT ACCURATELY REPRESENTS "WELLINGTON COMMONS SUBDIVISION", A SUBDIVISION OF SUBLOTS 1 THRU 5, INCLUSIVE; DOES HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE AS SUCH, ALL OR PARTS OF THE ROADS, BOULEVARDS, CUL-DE-SACS, PARKS OR RECREATION AREAS, PLANTING OR RESERVED STRIPS, ETC., SHOWN HEREIN AND HERETOFORE NOT DEDICATED.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING VALID PLATTING, ZONING, HEALTH OR OTHER LAWFUL RULES OR REGULATIONS INCLUDING THE APPLICABLE OFF-STREET LOADING AND PARKING REQUIREMENTS OF THE VILLAGE OF WELLINGTON, OHIO FOR THE BENEFIT OF HIMSELF AND ALL OTHER SUBSEQUENT PARTIES TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED.

THE DIMENSIONS OF THE LOTS AND STREETS ARE SHOWN ON THE PLAT IN FEET AND DECIMAL PARTS THEREOF. EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT 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.

IN WITNESS THEREOF THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS THIS 10th DAY OF December, 2005.

WELLINGTON DEVELOPMENT, L.L.C.
BY: Kevin Flanigan
KEVIN FLANIGAN
(PARTNER)

WITNESS
George Poulos
GEORGE POULOS
(PARTNER)

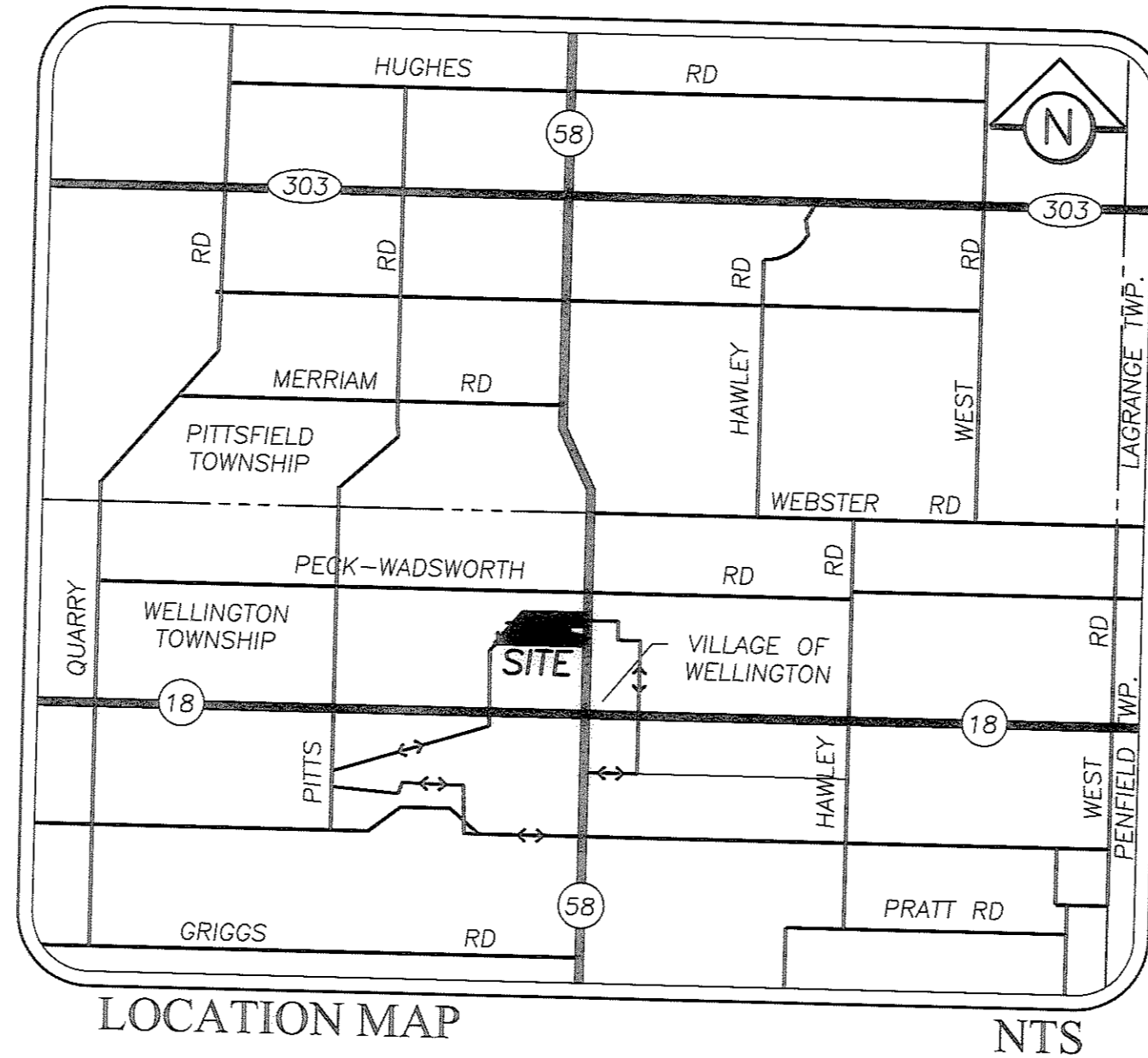
NOTARIAL SEAL:

STATE OF OHIO
S.S.
COUNTY OF
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR WELLINGTON DEVELOPMENT, L.L.C., BY KEVIN FLANIGAN AND GEORGE POULOS, THE OWNERS, WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR OWN FREE ACT AND DEED AND FREE ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN EXPRESSED.

IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL

THIS 10th DAY OF December, 2005.
BY: Veronica S. Denny
VERONICA S. DENNY, NOTARY PUBLIC

MY COMMISSION EXPIRES 8/8/2009



LOCATION MAP

NTS

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNERS, I HAVE PREPARED SURVEYED AND PLATTED WELLINGTON COMMONS SUBDIVISION AS SHOWN HEREON SITUATED IN THE VILLAGE OF WELLINGTON, COUNTY OF LORAIN, STATE OF OHIO, CONTAINING 15.7897 ACRES OF LAND IN ORIGINAL WELLINGTON TOWNSHIP LOT NUMBER 29 BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS. AT ALL POINTS THUSLY INDICATED ○ IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS THUSLY INDICATED ● MONUMENTS WERE SET. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND USED TO DESCRIBE ANGLES ONLY. THE PLAN REPRESENTS A SURVEY FOR WHICH A TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT AND EACH BLOCK COMPUTED FROM FIELD MEASUREMENTS OF 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.

Christopher M. Hirzel
CHRISTOPHER M. HIRZEL, P.S.
REGISTERED SURVEYOR NO. 8081
DATE 12/29/2005



ACREAGE SUMMARY	
2.5034 AC. IN PROPOSED RIGHT-OF-WAY	
0.7146 ACRES IN EXISTING RIGHT-OF-WAY	
12.5717 AC. IN SUBLOTS 1-5	
15.7897 AC. TOTAL	

VILLAGE ENGINEER:

APPROVED THIS 9th DAY OF MARCH, 2005.

Jack A. Jones
JACK A. JONES, P.E.
VILLAGE OF WELLINGTON ENGINEER

VILLAGE COUNCIL:

THIS IS TO CERTIFY THAT THIS PLAT OF "WELLINGTON COMMONS SUBDIVISION" IS HEREBY APPROVED AND THE STREETS AS SHOWN HEREON ARE ACCEPTED BY RESOLUTION NO. _____ AND ORDINANCE NO. 2005-66

DATE 3-06-2006
COUNCIL OF THE VILLAGE OF WELLINGTON
LORAIN COUNTY, OHIO

BY: Barbara O'Keefe
BARBARA O'KEEFE
VILLAGE OF WELLINGTON MAYOR

BY: Karen Webb
KAREN WEBB
VILLAGE OF WELLINGTON CLERK

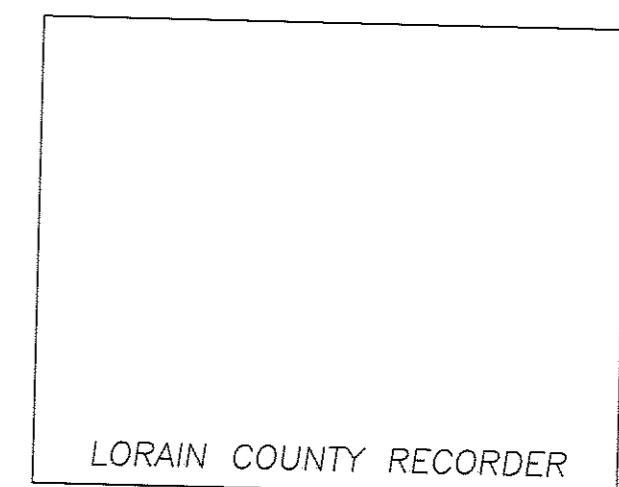
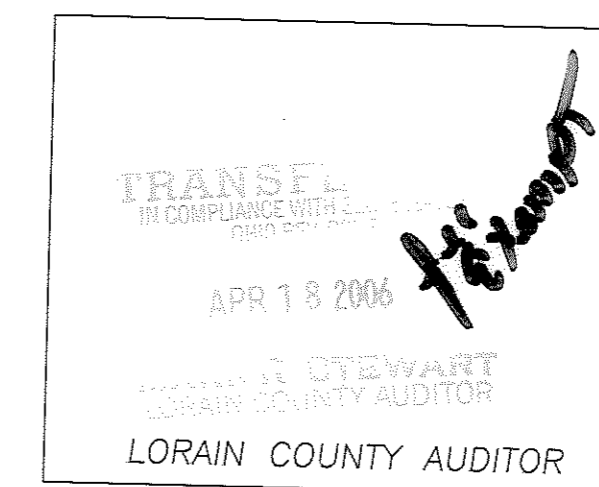
PLANNING COMMISSION:

WE HEREBY APPROVE AND ACCEPT THIS PLAT ACCORDING TO THE SUBDIVISION REGULATIONS FOR THE VILLAGE OF WELLINGTON, OHIO THIS 30th DAY OF November, 2005.

Rich McHugh
RICH McHUGH
CHAIRMAN, VILLAGE OF WELLINGTON PLANNING COMMISSION

LEGEND OF LINETYPES & SYMBOLS:

	MONUMENT BOX FOUND	(MEAS.) (M)	MEASURED
	MONUMENT BOX SET	(REC.) (R)	RECORD
	IRON PIN FOUND	C/L	CENTERLINE
	5/8" REBAR SET CAPPED WITH "BRAMHALL 8073"	BESC	BRAMHALL ENGINEERING & SURVEYING CO., INC.
	RIGHT-OF-WAY LINE	RRS	RAILROAD SPIKE
	PROPERTY LINE	FND.	FOUND
	CENTERLINE		
	ORIGINAL LOT LINE		



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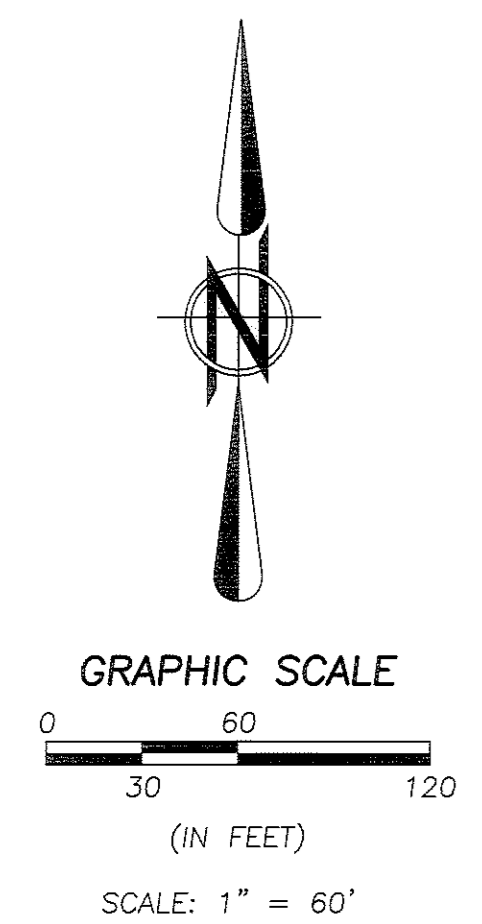
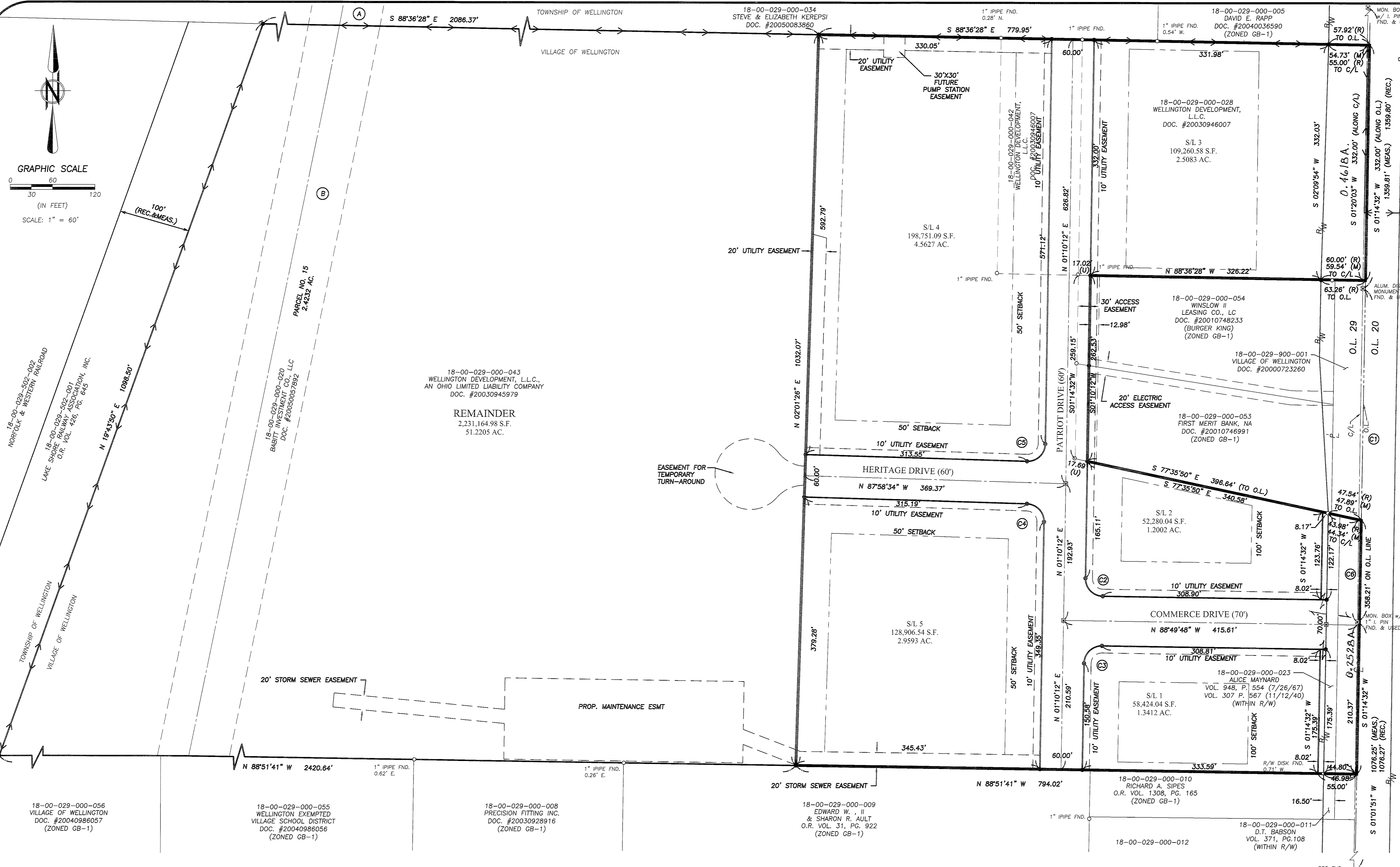
DATE	BY	DESCRIPTION
8/29/05	CMH	ISSUED FOR REVIEW
11/29/05	CMH	UPDATED PER BABBIT SURVEY

DRAWN BY: BMM
CHECKED BY: CMH
BRAMHALL
ENGINEERING AND SURVEYING CO., INC.
37307 HARVEST DRIVE AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

PREPARED FOR:
WELLINGTON DEVELOPMENT, L.L.C.,
AN OHIO LIMITED LIABILITY COMPANY
P.O. BOX 26
GRAFTON, OHIO 44044
(440) 926-3950

WELLINGTON COMMONS SUBDIVISION
TITLE SHEET
VILLAGE OF WELLINGTON, COUNTY OF LORAIN,
STATE OF OHIO

SHEET
1 OF 3
JOB NO.
02-1443



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DATE	BY	DESCRIPTION
8/29/05	CMH	ISSUED FOR REVIEW
11/29/05	CMH	UPDATED PER BABITT SURVEY

DRAWN BY: BMM

CHECKED BY: CLH

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PREPARED FOR:
WELLINGTON DEVELOPMENT, L.L.C.,
AN OHIO LIMITED LIABILITY COMPANY
P.O. BOX 26
GRAFTON, OHIO 44044
(440) 926-2411

WELLINGTON COMMONS SUBDIVISION
RECORD PLAT
VILLAGE OF WELLINGTON, COUNTY OF LORAIN, STATE OF OHIO

SHEET
3 OF 3
JOB NO.
02-1443