



Village of Wellington

115 Willard Memorial Square
Wellington, Ohio 44090-1342

Phone: 440-647-4626

Fax: 440-647-2220

www.villageofwellington.com

January 26, 2007

Lorain County Auditor
Mark Stewart
226 Middle Ave.
Elyria, Ohio 44035

RECEIVED
07 FEB - 2 AM 10:41
LORAIN COUNTY AUDITOR

Mayor:
Barbara O'Keefe

Village Administrator:
Steve Pyles

Clerk Treas.:
Karen Webb

Solicitor:
Steve Bond

Council:
Fred Alspach — Pres.
Helen Dronsfeld
Jeff Hyde
Hans Schneider
Harold Sumpter
Guy E. Wells

Dear Mr. Stewart:

Enclosed please find information concerning the annexation of 227.10 acres of land that was annexed into the Village of Wellington:

- (1) Petition for annexation of 227.10 acres
- (2) Map of annexed property: Parcel 1800037000019- 96.532 acres
Parcel 1800036000011-131.278 acres
- (3) Legal description
- (4) County Commissioner's transcript
- (5) Certified copies of ordinances
 - 2005-58-providing services
 - 2005-59-consenting proposed annexation
 - 2005-60-zoning buffer
 - 2006-08-accepting petition for annexation
- (6) Certificate of Filing 2006-08-accepting petition for annexation.

Sincerely,

Karen Webb
Karen Webb, CMC
Clerk-Treasurer
Village of Wellington, Ohio

Enclosures
Cc: Secretary of State
County Auditor

I, Karen Webb, Clerk-Treasurer of the Village of Wellington, do hereby certify that the above copies of the above annexation transcripts are true and accurate copies. *Karen Webb* 1-26-07

RECEIVED
LORAIN COUNTY
COMMISSIONERS

2005 NOV 15 A 11: 10

BEFORE THE BOARD OF COUNTY COMMISSIONERS
LORAIN COUNTY, OHIO

THERESA I. UPTON
CLERK

Petition for
Annexation of 227.810 Acres of Land to the
Village of Wellington, Ohio

}
}
}
}

PROOF OF SERVICE

State of Ohio }
County of Lorain } SS.

Stephen P. Bond, being first duly sworn, deposes and says as follows:

To the Board of Commissioners of Lorain County, Ohio:

Pursuant to Section 709.023(B), Ohio Revised Code, I wish to certify that copies of the attached Notice of Annexation Petition (including all of the attachments) were served upon the Clerks of the Village of Wellington and of Wellington Township, by certified U.S. mail, return receipt requested, and were received by them on November 10, 2005, as is shown on the original return receipts attached hereto.

In addition, I certify that copies of the attached Notice of Annexation Petition (together with the same attachments as served upon the Clerks of Wellington and Wellington Township), as is also attached hereto, were served by regular U.S. mail, postage prepaid, on the 9th day of November, 2005, upon each of the following owners of property adjacent to the land which is the subject of this annexation petition: Village of Wellington, 115 Willard Memorial Square, Wellington, Ohio 44090; Mark L. Zeigler, 47301 Jones Road, Wellington, Ohio 44090; David Graibus, 23950 Pitts Road, Wellington, Ohio 44090; Charles & Frances Zacharias, 47985 Jones Road, Wellington, Ohio 44090; Guy E Wells, Trustee, Mr. Harrison Comstock, 415 South Main Street, Wellington, Ohio 44090; Trustee of Wellington Boys Reserve, A.J. Dublo, 301 Herrick Avenue, East Wellington, Ohio 44090; Twining Land LLC, 47140 Griggs Road, Wellington, Ohio 44090; Roger J. Ferguson, Trustee, 46558 Griggs Road, Wellington, Ohio 44090.

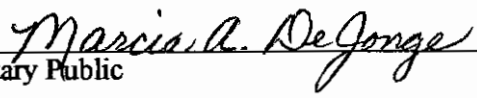
Respectfully submitted,

Baumgartner & O'Toole
A Legal Professional Association

By: 

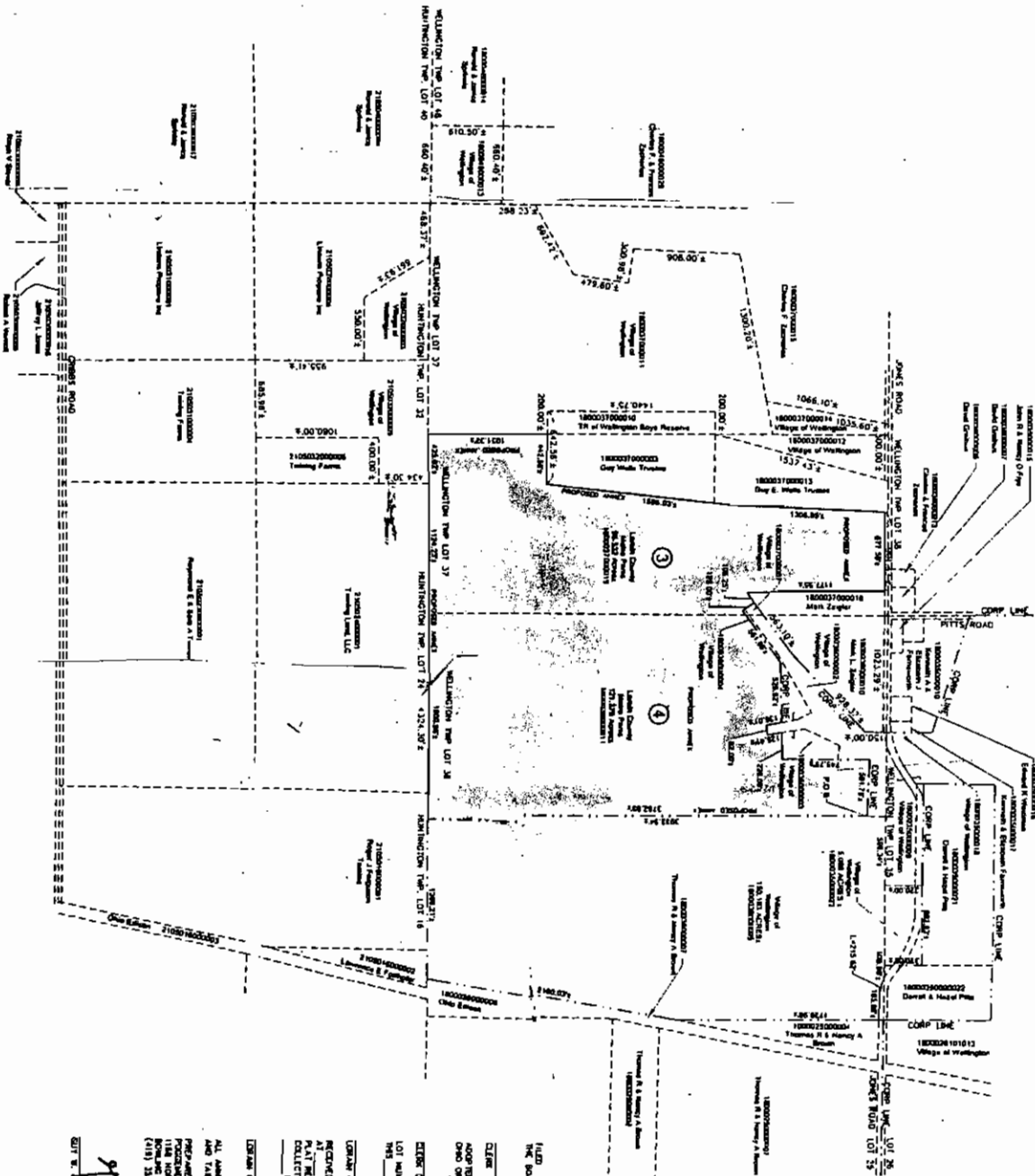
Stephen P. Bond (#0000344)
5455 Detroit Road
Sheffield, Ohio 44054
(440) 930-4001
Attorney and Agent for Petitioners

Sworn to before me and subscribed in my presence this 15th day of November, 2005.


Notary Public

MARCIA A. DEJONGE
Notary Public, State of Ohio
My Commission Expires Dec. 1, 2006

PROPOSED PLAN FOR ANNEXATION OF
WELLINGTON TOWNSHIP LANDS
TO THE VILLAGE OF WELLINGTON
LORAIN COUNTY, OHIO
227.810 AC± IN WELLINGTON TWP.



RECEIVED
LORAIN COUNTY
COMMISSIONERS

2005 NOV 18 P 12:17

THE PEOPLE'S PLAN
URBAN

FILED
THE BOARD OF COUNTY COMMISSIONERS, LORAIN COUNTY
CLERK
ADOPTED BY THE COUNCIL OF THE VILLAGE OF WELLINGTON
ON ORDINANCE NO. _____ DATE _____
ORDER OF COUNCIL
LOT NUMBER APPROVED AS ADDED TO LORAIN COUNTY
DATE _____
LORAIN COUNTY AUDITOR
BY _____ DATE _____
RECORDED FOR RECORDING THIS _____ DAY OF _____ 2005
AT _____ P.M. IN LORAIN COUNTY
PLAT RECORD NUMBER _____ PAGE _____
COLLECTED RECORD OF INDEMNITIES RECORDED IN DEED CLERK
PAGE _____ AT _____ M. THIS _____ DAY OF _____ 2005
LORAIN COUNTY RECORDER
ALL INFORMATION NOT WITHSTANDING FROM DEEDS LOCAL DESCRIPTIONS
AND THE MAP THEREON.
PREPARED BY:
POGGEMEYER DESIGN GROUP, INC.
1168 NORTH MAIN STREET
BOWLING GREEN, OHIO 43402
(419) 352-7537
John P. Giddell
JOHN P. GIDDELL, P.E. REG. NO. 9279
DATE _____



PROPOSED
ANNEXATION
PLAT

PROPOSED ANNEXATION PLAT
TO THE VILLAGE OF WELLINGTON
LORAIN COUNTY, OHIO

POGGEMEYER DESIGN GROUP, INC.
ARCHITECTS ENGINEERS PLANNERS
1168 NORTH MAIN STREET (419) 352-7537 BOWLING GREEN, OHIO 43402



1970-231



POGGEMEYER DESIGN GROUP, INC.
1168 NORTH MAIN STREET
BOWLING GREEN, OHIO 43402
(419) 352-7537

LEGAL DESCRIPTION OF 227.810 ACRES
FOR THE VILLAGE OF WELLINGTON, OHIO

SITUATED IN PART OF GREAT LOTS 36 AND 37 IN WELLINGTON TOWNSHIP, LORAIN COUNTY, OHIO, ALSO KNOWN AS PARCEL 3 CONVEYED TO THE LORAIN COUNTY METRO PARKS, BEING TAX PARCEL 1800037000019 AND PARCEL 4 CONVEYED TO THE LORAIN COUNTY METRO PARKS, BEING TAX PARCEL 1800036000011 AS SHOWN ON A DRAWING ENTITLED "PROPOSED PLAT FOR ANNEXATION OF WELLINGTON TOWNSHIP LANDS TO THE VILLAGE OF WELLINGTON", LORAIN COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE NORTHEAST CORNER OF SAID PARCEL 4, BEING IN THE WEST LINE OF A PARCEL OF LAND AS CONVEYED TO THE VILLAGE OF WELLINGTON AND BEING TAX PARCEL 1800036000005, SAID POINT ALSO BEING IN THE CURRENT CORPORATION LINE;

THENCE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL 4, SAID LINE ALSO BEING THE WEST LINE OF SAID VILLAGE LANDS, 3762.55 FEET, MORE OR LESS, TO A POINT IN THE NORTH LINE OF A PARCEL OF LAND AS CONVEYED TO ROGER J. FERGUSON, TRUSTEE AND BEING TAX PARCEL 2105016000001;

THENCE WESTERLY ALONG THE NORTH LINE OF SAID FERGUSON LANDS AND THE NORTH LINE OF A PARCEL OF LAND AS CONVEYED TO TWINING LANDS, LLC AND BEING TAX PARCEL 2105024000001, BEING ALSO THE SOUTH LINE OF SAID PARCEL 4, 1800.86 FEET, MORE OR LESS, TO A POINT AT THE SOUTHWEST CORNER OF SAID PARCEL 4 AND THE SOUTHEAST CORNER OF SAID PARCEL 3;

THENCE CONTINUING WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL 3, SAID LINE ALSO BEING THE NORTH LINE OF SAID TWINING LANDS, 1124.23 FEET, MORE OR LESS, TO A POINT AT THE NORTHEAST CORNER OF A PARCEL AS CONVEYED TO THE VILLAGE OF WELLINGTON AND BEING TAX PARCEL 2105032000005, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID TWINING LANDS;

THENCE CONTINUING WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL 3, SAID LINE ALSO BEING THE NORTH LINE OF SAID VILLAGE LANDS, 425.02 FEET, MORE OR LESS, TO A POINT AT THE SOUTHEAST CORNER OF A PARCEL OF LAND AS CONVEYED TO THE VILLAGE OF WELLINGTON AND BEING TAX PARCEL 1800037000011, BEING ALSO THE SOUTHWEST CORNER OF SAID PARCEL 3;

THENCE NORTHERLY ALONG THE EAST LINE OF SAID VILLAGE LANDS, BEING ALSO THE WEST LINE OF SAID PARCEL 3, 1031.32 FEET, MORE OR LESS, TO A POINT AT AN ANGLE IN SAID WEST LINE, BEING ALSO THE SOUTHWEST CORNER OF A PARCEL OF LAND AS CONVEYED TO GUY WELLS, TRUSTEE AND BEING TAX PARCEL 1800037000003;

THENCE EASTERLY ALONG THE WEST LINE OF SAID PARCEL 3, BEING ALSO THE SOUTH LINE OF SAID WELLS LANDS, 442.56 FEET, MORE OR LESS, TO A POINT AT AN ANGLE IN SAID WEST LINE AND AT THE SOUTHEAST CORNER OF SAID WELLS LANDS;

THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL 3, BEING ALSO THE EAST LINE OF SAID WELLS LANDS, 1598.03 FEET, MORE OR LESS, TO A POINT AT AN ANGLE IN SAID WEST LINE;

THENCE NORTHERLY CONTINUING ALONG THE WEST LINE OF SAID PARCEL 3, BEING THE EAST LINE OF A PARCEL OF LAND CONVEYED TO GUY E. WELLS, TRUSTEE AND BEING TAX PARCEL 1800037000013, 1308.85 FEET, MORE OR LESS, TO A POINT IN THE SOUTH RIGHT-OF-WAY LINE OF JONES ROAD;

THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE, 677.59 FEET, MORE OR LESS, TO A POINT IN THE WEST LINE OF A PARCEL OF LAND AS CONVEYED TO MARK ZEIGLER AND BEING TAX PARCEL 1800037000018;

THENCE SOUTHERLY ALONG THE WEST LINE OF SAID ZEIGLER LANDS, BEING ALSO THE EAST LINE OF SAID PARCEL 3, 1177.55 FEET, MORE OR LESS, TO A POINT AT THE SOUTHWEST CORNER OF SAID ZEIGLER LANDS AND AT AN ANGLE IN SAID EAST LINE;

THENCE NORTHEASTERLY ALONG THE SOUTH LINE OF SAID ZEIGLER LANDS, BEING ALSO THE EAST LINE OF SAID PARCEL 3, 106.25 FEET, MORE OR LESS, TO A POINT AT AN ANGLE IN SAID EAST LINE, BEING ALSO THE WESTERLY MOST CORNER OF A PARCEL OF LAND AS CONVEYED TO THE VILLAGE OF WELLINGTON AND BEING TAX PARCEL 1800037000007, SAID POINT BEING IN THE CURRENT CORPORATION LINE OF THE VILLAGE OF WELLINGTON;

THENCE SOUTHEASTERLY ALONG SAID CORPORATION LINE, BEING ALSO THE EAST LINE OF SAID PARCEL 3 AND THE SOUTHWESTERLY LINE OF SAID VILLAGE LANDS, 125.00 FEET, MORE OR LESS, TO A POINT AT AN ANGLE IN SAID EAST LINE, BEING ALSO THE SOUTHERLY MOST CORNER OF A PARCEL OF LAND CONVEYED TO THE VILLAGE OF WELLINGTON AND BEING TAX PARCEL 1800036000004;

THENCE WITH THE PERIMETER OF THE VILLAGE OF WELLINGTON LANDS, BEING TAX PARCELS 1800036000004, 1800036000003 AND 1800036000002, BEING ALSO THE CORPORATION LINE AND THE NORTH LINE OF SAID PARCEL 4, THE FOLLOWING COURSES AND DISTANCES:

NORTHEASTERLY, 561.86 FEET, MORE OR LESS, TO A POINT;

EASTERLY, 526.92 FEET, MORE OR LESS, TO A POINT;
SOUTHERLY, 136.01 FEET, MORE OR LESS, TO A POINT;
EASTERLY, 82.00 FEET, MORE OR LESS, TO A POINT;
NORTHERLY, 125.41 FEET, MORE OR LESS, TO A POINT;
EASTERLY, 226.06 FEET, MORE OR LESS, TO A POINT;
NORTHERLY, 745.75 FEET, MORE OR LESS, TO A POINT;

THENCE EASTERLY, 501.78 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING ENCLOSING AN APPROXIMATE AREA OF 227.810 ACRES OF LAND, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS, EASEMENTS AND RESTRICTIONS WRITTEN OR RECORDED.

PARCEL	TAX PARCEL NUMBER	ACRES
1	1800037000019	96.532
2	1800036000011	131.278
TOTAL		227.810

THE BEARINGS REFERRED TO HEREIN ARE BASED UPON AN ASSUMED MERIDIAN AND ARE USED ONLY FOR THE PURPOSES OF ANGULAR MEASUREMENT.

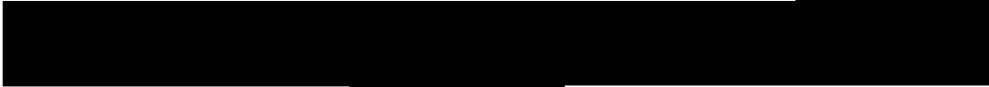
THIS LEGAL DESCRIPTION WAS PREPARED BY POGGEMEYER DESIGN GROUP, INC., 1168 NORTH MAIN STREET, BOWLING GREEN, OHIO 43402, (419) 352-7537.

Guy W. Grisdale 4/20/06

GUY W. GRIDDALE P.S. NO. 7579
I:\1970\231\1\SURVEY\ANNEX2.wpd

DATE





Board Of Commissioners

Betty Blair

Ted Kalo

Lori Kokoski

Administrator

James R. Conles
440-329-5760

Clerk Of Board
Theresa Upton
440-329-5103

Ombudsman
Larry Allen
440-329-5488

Solid Waste Director
Daniel Billman
440-329-5442

Children & Family Council Director
Juan Molina Crespo
440-284-4467

Projects Manager
Karen Davis
440-329-5102

Human Resources Department
440-329-5150

Golden Acres Administrator
William Glowacki
440-988-7210

E-9-1-1 Director
Robin Jones
440-329-5444

Emergency Management
& Homeland Security Director
Thomas Kelley
440-329-5117

Office on Aging Director
Patricia Littleton
440-329-4818

Charles Berry Bridge Supervisor
Charles Mackin
440-244-2137

Animal Control Officer
J. A. Szlempa Sr.
440-326-5997

Purchasing Director
Yvonne Newton
440-329-5280

Workforce Development Director
Vivian Alexander
440-284-1830

Office Services Supervisor
Jennifer L. Demich
440-329-5115

Budget Director
Shelley Marrero
440-329-5201

IT Director
Ernie Smith
440-329-5786

Maintenance Director
Dennis Shawver
440-329-5326

Community Development Director
Ronald F. Twining
440-328-2523

Records Center Supervisor
Jynn Wallace-Smith
440-326-4866

Lorain County Transit Manager
Thomas Ferguson
40-329-5545

December 20, 2005

Wellington Village
c/o Karen Webb, Clerk
115 Willard Memorial Square
Wellington, Ohio 44090

Dear Ms. Webb:

Enclosed is a complete transcript of the granted Expedited Type 2 Annexation of 227.810 acres from Wellington Township to the Village of Wellington, Ohio.

This annexation was granted December 1, 2005 by Resolution No. 05-961, Attorney Stephen P. Bond, Agent.

Sincerely,


Theresa L. Upton
Clerk

tlv

Enclosure

Cc: Attorney Stephen P. Bond
Bernie Nirote, Clerk, Wellington Township
Mark Stewart, LC Auditor/Attn: Rosemary Wirth
Kenneth P. Carney, LC Engineer
Judy Nedwick, LC Recorder
Tom McNair, Tax Map
Greg Stempowski, Board of Elections
Robin Jones, Director 9-1-1
File

In the matter of granting the Expedited 2)
 annexation of approximately 227.810 acres) December 1, 2005
 from Wellington Township to the Village)
 of Wellington - Attorney Stephen Bond is)
 Agent for Petitioners)

WHEREAS, on November 8, 2005, Stephen Bond, as Agent for the Petitioners, filed with the Lorain County Board of Commissioners, a petition for the proposed annexation of approximately 227.810 acres of land in the Township of Wellington to the Village of Wellington; and

WHEREAS, said petition was submitted pursuant to Revised Code Section 709.023 as an Expedited Type 2 annexation; and

WHEREAS, letters were issued to Mark Stewart, Lorain County Auditor and Ken Carney, Lorain County Engineer asking for review and accuracy of the Petition and Map. (There is no requirement to send these documents, but did as an information status); and

WHEREAS, said petition was journalized November 17, 2005 by Resolution No. 05-934; and

WHEREAS, November 22, 2005 County Engineer reviewed the proposed Annexation and stated the map and legal description are the same as the original filing and were found to be accurate and the property contiguous with the Village of Wellington, Ohio. (attached letter of July 27) "Attorney Bond is acting Agent for Petitioners, the Lorain County Metro Parks are the only owners, 2 parcels are adjacent and contiguous to the Village of Wellington and the legal description does follow the Plat drawn by Poggemeyer Design Group and is correct"; and

WHEREAS, November 22, 2005 Village of Wellington passed the following ordinances by declaring an emergency;

- 1) Ordinance No. 2005-58 indicating what services the Village of Wellington will provide upon annexation into the Village of Wellington of certain lands owned by the Lorain County Metroparks.
- 2) Ordinance No. 2005-59 consenting to the proposed annexation of certain lands owed by the Lorain County Metroparks to the Village of Wellington
- 3) Ordinance No. 2005-60 Concerning incompatible land uses and zoning buffer relative to certain lands owned by the Lorain County Metroparks and proposed for annexation of the Village of Wellington

And;

WHEREAS, Assistant County Prosecutor Innes said the Board of Commissioners need to make a determination that all seven (7) conditions set forth in the statute are met 1) person(s) signing the petition are the owners of the property located within territory are owners, 2) territory does not exceed 500 acres, 3) territory is contiguous boundary to the Village, 4) 5% of the perimeter, 5) does not create an unincorporated area completely surrounded by the territory to be annexed, 6) the municipality submitted an ordinance to provide services and 6) no street/highway will be segmented to create a road maintenance item. The Clerk has indicated all technical requirements have been filed. Also there has been no objections to this annexation petition; and

WHEREAS, Attorney Bond, Agent for Petitioner said this type 2 annexation is procedural and the Clerk has indicated all technical requirements have been met. These 2 parcels are owned by the Metroparks and will remain woodland for the reservation; and

WHEREAS, Dan Martin, Director, Lorain County Metroparks said this is 250 acre restoration, one of the finest in the State of Ohio, the on going work with the Village of Wellington has been outstanding and the project is ready to be bids for the construction pending approval today and this project is good for everyone in the county and it will be a spectacular addition to the community and will benefit residents of the township and village and does not have any depreciable impact on anybody's tax base, this is green space; and

NOW THEREFORE, BE IT RESOLVED by the Board of Commissioners of Lorain County, Ohio, that upon review of the documents submitted and the seven conditions were met:

1. Agent for Petitioners has filed proof of service with the Board of Commissioners that, within five (5) days of filing the Petition, the Agent caused notification pursuant to ORC 790.023(B) to be made to the Clerk of Council of Wellington Village, the Clerk of Wellington Township and to the owners of property adjacent to the territory proposed for annexation or adjacent to the roads adjacent to that territory and located directly across the road from that territory.
2. That the petition meets all requirements set forth in, and was filed in the manner provided in ORC 709.021, including but not limited to an accurate legal description of the perimeter of the territory proposed to be annexed and an accurate map of the territory. 709.023(E)(1)
3. That the persons who signed the Petition are owners of the property located in the proposed territory to be annexed, and they constitute all the owners in the territory. 709.023(E)(2)
4. The territory proposed to be annexed does not exceed 500 acres. 709.023(E)(3)
5. The territory proposed to be annexed shares a contiguous boundary with the Village of Wellington for a continuous length of at least 5% of the perimeter of the territory proposed to be annexed. 709.023(E)(4)

6. The annexation will not create an unincorporated area of the Wellington Township that is completely surrounded by the territory proposed to be annexed. 709.023(E)(5)
7. The Village of Wellington has agreed to provide the territory to be annexed the municipal services specified in Ordinance No. 2005-58 709.023(E)(6)
8. The Village of Wellington has agreed as a condition of annexation to assume maintenance of all streets or highways divided or segmented by the boundary line between the Village and Township created by the annexation, pursuant to Ordinance No. 2005-59, said ordinance having been filed with the Board of Commissioners within twenty days after the Petition was filed. 709.023(E)(7)
9. The Village of Wellington filed with the Board of Commissioners within twenty days after the Petition was filed, Ordinance No. 2005-60 which requires the owners of the annexed territory to provide a buffer separating any uses in the annexed territory that are incompatible with uses under current township zoning in adjacent land remaining in Wellington Township. 709.023(C)

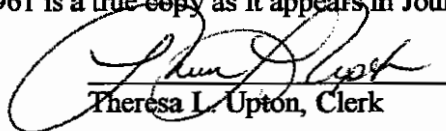
THEREFORE, BE IT RESOLVED by the Lorain County Board of Commissioners that the Petition, having met all the condition of ORC 709.023 for an Expedited Type 2 annexation, that the Petition is hereby granted.

The Clerk is directed to enter this resolution upon the journal of the Board and deliver a certified copy of the same to Stephen Bond, Agent for the Petitioners, Clerk of Wellington Township and a the entire records shall be delivered to the Clerk of Wellington Village.

Commissioner Kalo moved, seconded by Kokoski to adopt Resolution.
Ayes: All.

Motion carried. _____ (discussion was held on the above)

I, Theresa L. Upton, Clerk to the Lorain County Board of Commissioners do hereby certify that the above Resolution No. 05-961 is a true copy as it appears in Journal No. 05 on date of December 1, 2005.


Theresa L. Upton, Clerk

In the matter of receiving and journalizing an Expedited)
 2 Annexation for 227.810 acres of land in Wellington) November 17, 2005
 Township to the Village of Wellington, Lorain County,)
 Ohio - Attorney Stephen Bond - Agent)

WHEREAS, the Lorain County Board of Commissioners receives and journalizes a petition and map that was received in the Commissioners Office on November 8, 2005 for the proposed Expedited 2 Annexation of approximately 227.810 acres of land in the Township of Wellington to the Village of Wellington, Ohio; and

WHEREAS, Attorney Stephen Bond, is Agent for Petitioners; and

WHEREAS, the Petition and legal description reads as follows:

Pursuant to Section 709.023, Ohio Revised Code, the Board of Commissioners of Lorain County Metropolitan Park District, being Owner of certain real property, being known as permanent parcel no. 1800036000011, consisting of approximately 131.278 acres of land, and permanent parcel no. 1800037000019, consisting of approximately 96.352 acres of land, does hereby Petition for Annexation of the following described territory to the Village of Wellington, Lorain County, Ohio, which is contiguous to the Village of Wellington:

Legal Description for 227.810 acres for the Village of Wellington, Ohio is as follows:

SITUATED IN PART OF GREAT LOTS 36 AND 37 IN WELLINGTON TOWNSHIP, LORAIN COUNTY, OHIO, ALSO KNOWN AS PARCEL 3 CONVEYED TO THE LORAIN COUNTY METRO PARKS, BEING TAX PARCEL 1800037000019 AND PARCEL 4 CONVEYED TO THE LORAIN COUNTY METRO PARKS, BEING TAX PARCEL 1800036000011 AS SHOWN ON A DRAWING ENTITLED "PROPOSED PLAT FOR ANNEXATION OF WELLINGTON TOWNSHIP LANDS TO THE VILLAGE OF WELLINGTON", LORAIN COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE NORTHEAST CORNER OF SAID PARCEL 4, BEING IN THE WEST LINE OF A PARCEL OF LAND AS CONVEYED TO THE VILLAGE OF WELLINGTON AND BEING TAX PARCEL 1800036000005, SAID POINT ALSO BEING IN THE CURRENT CORPORATION LINE;

THENCE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL 4, SAID LINE ALSO BEING THE WEST LINE OF SAID VILLAGE LANDS, 3762.55 FEET, MORE OR LESS, TO A POINT IN THE NORTH LINE OF A PARCEL OF LAND AS CONVEYED TO ROGER J. FERGUSON, TRUSTEE AND BEING TAX PARCEL 2105016000001;

THENCE WESTERLY ALONG THE NORTH LINE OF SAID FERGUSON LANDS AND THE NORTH LINE OF A PARCEL OF LAND AS CONVEYED TO TWINING LANDS, LLC AND BEING TAX PARCEL 2105024000001, BEING ALSO THE SOUTH LINE OF SAID PARCEL 4, 1800.86 FEET, MORE OR LESS, TO A POINT AT THE SOUTHWEST CORNER OF SAID PARCEL 4 AND THE SOUTHEAST CORNER OF SAID PARCEL 3;

THENCE CONTINUING WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL 3, SAID LINE ALSO BEING THE NORTH LINE OF SAID TWINING LANDS, 1124.23 FEET, MORE OR LESS, TO A POINT AT THE NORTHEAST CORNER OF A PARCEL AS CONVEYED TO THE VILLAGE OF WELLINGTON AND BEING TAX PARCEL 2105032000005, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID TWINING LANDS;

THENCE CONTINUING WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL 3, SAID LINE ALSO BEING THE NORTH LINE OF SAID VILLAGE LANDS, 425.02 FEET, MORE OR LESS, TO A POINT AT THE SOUTHEAST CORNER OF A PARCEL OF LAND AS CONVEYED TO THE VILLAGE OF WELLINGTON AND BEING TAX PARCEL 1800037000011, BEING ALSO THE SOUTHWEST CORNER OF SAID PARCEL 3;

THENCE NORTHERLY ALONG THE EAST LINE OF SAID VILLAGE LANDS, BEING ALSO THE WEST LINE OF SAID PARCEL 3, 1031.32 FEET, MORE OR LESS, TO A POINT AT AN ANGLE IN SAID WEST LINE, BEING ALSO THE SOUTHWEST CORNER OF A PARCEL OF LAND AS CONVEYED TO GUYWELLS, TRUSTEE AND BEING TAX PARCEL 1800037000003;

THENCE EASTERLY ALONG THE WEST LINE OF SAID PARCEL 3, BEING ALSO THE SOUTH LINE OF SAID WELLS LANDS, 442.56 FEET, MORE OR LESS, TO A POINT AT AN ANGLE IN SAID WEST LINE AND AT THE SOUTHEAST CORNER OF SAID WELLS LANDS;

THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL 3, BEING ALSO THE EAST LINE OF SAID WELLS LANDS, 1598.03 FEET, MORE OR LESS, TO A POINT AT AN ANGLE IN SAID WEST LINE;

THENCE NORTHERLY CONTINUING ALONG THE WEST LINE OF SAID PARCEL 3, BEING THE EAST LINE OF A PARCEL OF LAND CONVEYED TO GUY E. WELLS, TRUSTEE AND BEING TAX PARCEL 1800037000013, 1308.85 FEET, MORE OR LESS, TO A POINT IN THE SOUTH RIGHT -OF-WAY LINE OF JONES ROAD;

THENCE EASTERLY ALONG SAID SOUTH RIGHT -OF-WAY LINE, 677.59 FEET, MORE OR LESS, TO A POINT IN THE WEST LINE OF A PARCEL OF LAND AS CONVEYED TO MARK ZEIGLER AND BEING TAX PARCEL 1800037000018;

THENCE SOUTHERLY ALONG THE WEST LINE OF SAID ZEIGLER LANDS, BEING ALSO THE EAST LINE OF SAID PARCEL 3, 1177.55 FEET, MORE OR LESS, TO A POINT AT THE SOUTHWEST CORNER OF SAID ZEIGLER LANDS AND AT AN ANGLE IN SAID EAST LINE;

THENCE NORTHEASTERLY ALONG THE SOUTH LINE OF SAID ZEIGLER LANDS, BEING ALSO THE EAST LINE OF SAID PARCEL 3, 106.25 FEET, MORE OR LESS, TO A POINT AT AN ANGLE IN SAID EAST LINE, BEING ALSO THE WESTERLY MOST CORNER OF A PARCEL OF LAND AS CONVEYED TO THE VILLAGE OF WELLINGTON AND BEING TAX PARCEL 1800037000007, SAID POINT BEING IN THE CURRENT CORPORATION LINE OF THE VILLAGE OF WELLINGTON;

THENCE SOUTHEASTERLY ALONG SAID CORPORATION LINE, BEING ALSO THE EAST LINE OF SAID PARCEL 3 AND THE SOUTHWESTERLY LINE OF SAID VILLAGE LANDS, 125.00 FEET, MORE OR LESS, TO A POINT AT AN ANGLE IN SAID EAST LINE, BEING ALSO THE SOUTHERLY MOST CORNER OF A PARCEL OF LAND CONVEYED TO THE VILLAGE OF WELLINGTON AND BEING TAX PARCEL 1800036000004;

THENCE WITH THE PERIMETER OF THE VILLAGE OF WELLINGTON LANDS, BEING TAX PARCELS 1800036000004, 1800036000003 AND 1800036000002, BEING ALSO THE CORPORATION LINE AND THE NORTH LINE OF SAID PARCEL 4, THE FOLLOWING COURSES AND DISTANCES:

NORTHEASTERLY, 561.86 FEET, MORE OR LESS, TO A POINT;

EASTERLY, 526.92 FEET, MORE OR LESS, TO A POINT;

SOUTHERLY, 136.01 FEET, MORE OR LESS, TO A POINT;

EASTERLY, 82.00 FEET, MORE OR LESS TO A POINT;

NORTHERLY, 125.41 FEET, MOR OR LESS, TO A POINT;

EASTERLY, 226.06 FEET, MORE OR LESS, TO A POINT;

NORTHERLY, 745.75 FEET, MORE OR LESS, TO A POINT;

THENCE EASTERLY, 501.78 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING ENCLOSING AN APPROXIMATE AREA OF 227.810 ACRES OF LAND, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS, EASEMENTS AND RESTRICTIONS WRITTEN OR RECORDED.

PARCEL	TAX NUMBER	ACRES
1	1800037000019	96.532
2	1800036000011	131.278
TOTAL		227.810

THE BEARINGS REFERRED TO HEREIN ARE BASED UPON AN ASSUMED MERIDIAN AND ARE USED ONLY FOR THE PURPOSES OF ANGULAR MEASUREMENT.

THIS LEGAL DESCRIPTION WAS PREPARED BY POGGEMEYER DESIGN GROUP, INC., 1168 NORTH MAIN STREET, BOWLING GREEN, OHIO 43402, (419) 352-7537.

S/GUY W. GRISDALE, P.S. NO. 7579 - DATED 4/28/05

Petitioner requests that the Board follow Section 709.023 of the Ohio Revised Code in connection with this Petition.

Petitioner has attached hereto and made a part of this Petition a map showing the accurate boundaries of the territory sought to be annexed and marked "Proposed Plat for Annexation of Wellington Township Lands to the Village of Wellington, Lorain County, Ohio."

Petitioner states that is the owner of the real estate in the territory sought to be annexed, as is evidenced by the photocopies of deeds to said premises attached hereto and incorporated herein as if fully rewritten.

Stephen P. Bond, Attorney, 5455 Detroit Road, Sheffield, Ohio 44054, Solicitor for the Village of Wellington, Ohio, is hereby appointed as the agent for the undersigned petitioner as required by Section 709.02 of the Revised Code, with full power and authority hereby granted to said agent to amend, alter, change, correct, withdraw, refile, compromise, increase, or delete the area, to do any and all things essential thereto, and to take any action necessary for obtaining the granting of this petition, without the further expressed consent of the petitioners.

WHOEVER SIGNS THIS PETITION EXPRESSLY WAIVES THEIR RIGHT TO APPEAL IN LAW OR EQUITY FROM THE BOARD OF COMMISSIONERS' ENTRY OF ANY RESOLUTION PERTAINING TO THIS SPECIAL ANNEXATION PROCEDURE, ALTHOUGH A WRIT OF MANDAMUS MAY BE SOUGHT TO COMPEL THE BOARD TO PERFORM ITS DUTIES REQUIRED BY LAW FOR THIS SPECIAL ANNEXATION PROCEDURE.

PETITIONER:
LORAIN COUNTY METRO PARKS
S/Dan Martin, Director, 10/12/05

LOTS ADJACENT TO THE PROPOSED ANNEXATION TERRITORY;

Parcel	Permanent Parcel No.	Owner	Mailing Address
1	1800036000005	Village of Wellington	115 Willard Memorial Square Wellington, Ohio 44090
2	1800036000002	Village of Wellington	115 Willard Memorial Square Wellington, Ohio 44090
3	1800036000003	Village of Wellington	115 Willard Memorial Square Wellington, Ohio 44090
4	1800036000004	Village of Wellington	115 Willard Memorial Square Wellington, Ohio 44090
5	1800037000007	Village of Wellington	115 Willard Memorial Square Wellington, Ohio 44090
6	1800037000018	Mark L. Zeigler	47301 Jones Road Wellington, Ohio 44090
7	1800038000007	David Graibus	23950 Pitts Road Wellington, Ohio 44090
8	1800038000006	David Graibus	23950 Pitts Road Wellington, Ohio 44090
9	1800038000013	Charles & Frances Zacharias	47985 Jones Road Wellington, Ohio 44090
10	1800037000013	Guy E. Wells, Trustee	Mr. Harrison Comstock 415 South Main Street Wellington, Ohio 44090
11	1800037000003	Guy E. Wells, Trustee	Mr. Harrison Comstock 415 South Main Street Wellington, Ohio 44090
12	1800037000010	Trustee of Wellington Boys Reserve	Mr. Harrison Comstock 415 South Main Street Wellington, Ohio 44090
13	1800037000011	Village of Wellington	115 Willard Memorial Square Wellington, Ohio 44090
14	2105032000005	Village of Wellington	115 Willard Memorial Square Wellington, Ohio 44090
15	2105024000001	Twinings Land LLC	47140 Griggs Road Wellington, Ohio 44090
16	2105016000001	Roger J. Ferguson, Trustee	46558 Griggs Road Wellington, Ohio 44090

LOTS WITHIN THE PROPOSED ANNEXATION TERRITORY

Permanent Parcel No.	Owner	Mailing Address
1800036000011	Lorain County Metro Parks	12882 Diagonal Road LaGrange, Ohio 44050
1800037000019	Lorain County Metro Parks	12882 Diagonal Road LaGrange, Ohio 44050

WHEREAS, the County Auditor and Engineer have been notified to review and advise on their findings as to the accuracy of said petition; and

WHEREAS, this Type 2 Expedited Annexation requires the following within 20 days after the petition is filed;

- a. The municipality to which annexation is proposed must adopt an ordinance or resolution relating to municipal services.
- b. The municipality to which annexation is proposed must adopt an ordinance or resolution relating to land uses and zoning buffers, if the territory proposed to be annexed is currently subject to either county or township zoning; and

WHEREAS, this Type 2 Expedited Annexation requires the following within 25 days after the petition is filed;

- a. Within 25 days after the date that the petition is filed, the municipality to which annexation is proposed and each township with land included in the proposed annexation may adopt an ordinance or resolution consenting or objecting to the proposed annexation

NOW, THEREFORE BE IT RESOLVED, the Lorain County Board of Commissioners has scheduled a decision on the proposed Annexation if all conditions are met to be placed on the agenda for Thursday, December 1, 2005.

Motion by Blair, seconded by Kalo to adopt Resolution. Ayes: Blair & Kalo / Nays: Kokoski

Motion carried. _____ (discussion was held on the above)

I, Theresa L. Upton, Clerk to the Lorain County Board of Commissioners do hereby certify that the above Resolution No. 05-934 is a true copy as it appears in Journal No. 05 on date of November 17, 2005.



Theresa L. Upton, Clerk

VILLAGE OF WELLINGTON

ORDINANCE NO. 2005 - 58

AN ORDINANCE

INDICATING WHAT SERVICES THE VILLAGE OF WELLINGTON WILL PROVIDE
UPON THE ANNEXATION INTO THE VILLAGE OF WELLINGTON OF
CERTAIN LANDS OWNED BY THE LORAIN COUNTY METROPARKS
AND DECLARING AN EMERGENCY

Whereas, the Board of Commissioners of the Lorain County Metroparks has petitioned the Board of Commissioners of Lorain County, Ohio to annex to the Village of Wellington certain territory containing 227.810 acres of land, specifically, permanent parcel nos. 1800036000011 and 1800037000019, hereinafter referred to as the "Territory"; and

Whereas, the Village of Wellington is desirous of having the Territory annexed to the Village of Wellington; and

Whereas, the Revised Code requires that this Council file a statement with the Board of County Commissioners no later than 20 days after the annexation petition has been filed a statement of what services the Village of Wellington would be willing to provide to the Territory upon its annexation to the Village; Now, Therefore,

BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF WELLINGTON, LORAIN COUNTY, OHIO:

Section 1. That the Village of Wellington will provide or make available to the Territory, within thirty days after its annexation to the Village of Wellington, at the same rates, fees, and conditions as established by this Council for such services, at least the following services: police, water (to the extent the same is currently available in that area), sanitation, and garbage collection.

Section 2. That the Clerk shall forthwith provide a certified copy of this Ordinance to the Board of Commissioners of Lorain County, Ohio.

Section 3. The Council finds and determines that all formal actions relating to the adoption of this Ordinance have been taken at open meetings of this Council; that the deliberations of this Council and its Committees, resulting in such formal action, took place in meetings open to the public in compliance with all statutory requirements, including the requirements of Section 121.22 of the Ohio Revised Code.

Section 4. That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, or safety, and for the welfare of the citizens of the Village, and for the further reason that it is necessary that this measure become effective immediately in order to satisfy the statutory deadline for responding to the Board of County Commissioners, and that, provided it receives the majority vote of two-thirds or more of those elected to Council, this Ordinance shall therefore take effect and be in force immediately from and after its passage and approval by the Mayor, and otherwise it shall take effect at the earliest period allowed by law.

VILLAGE OF WELLINGTON

ORDINANCE NO. 2005 - 59

AN ORDINANCE
CONSENTING TO THE PROPOSED ANNEXATION OF
CERTAIN LANDS OWNED BY THE LORAIN COUNTY METROPARKS
TO THE VILLAGE OF WELLINGTON
AND DECLARING AN EMERGENCY

Whereas, the Board of Commissioners of the Lorain County Metroparks has petitioned the Board of Commissioners of Lorain County, Ohio to annex to the Village of Wellington certain territory containing 227.810 acres of land, specifically, permanent parcel nos. 1800036000011 and 1800037000019, hereinafter referred to as the "Territory"; and

Whereas, the Village of Wellington is desirous of having the Territory annexed to the Village of Wellington; and

Whereas, the Revised Code requires that this Council file a statement with the Board of County Commissioners no later than 25 days after the annexation petition has been filed an ordinance expressing its consent to the proposed annexation; Now, Therefore,

BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF WELLINGTON, LORAIN COUNTY, OHIO:

Section 1. That, to the fullest extent legally necessary, this Council hereby formally Consents and Approves the proposed petition for annexation that is currently pending before the Lorain County Board of Commissioners for the proposed annexation of 227.810 acres of land owned by the Board of Commissioners of the Lorain County Metroparks.

Section 2. That the Clerk shall forthwith provide a certified copy of this Resolution to the Board of Commissioners of Lorain County, Ohio.

Section 3. The Council finds and determines that all formal actions relating to the adoption of this Ordinance have been taken at open meetings of this Council; that the deliberations of this Council and its Committees, resulting in such formal action, took place in meetings open to the public in compliance with all statutory requirements, including the requirements of Section 121.22 of the Ohio Revised Code.

Section 4. That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, or safety, and for the welfare of the citizens of the Village, and for the further reason that it is necessary that this measure become effective immediately in order to satisfy the statutory deadline for responding to the Board of County Commissioners, and that, provided it receives the majority vote of two-thirds or more of those elected to Council, this Ordinance shall therefore take effect and be in force immediately from and after its passage and approval by the Mayor, and otherwise it shall take effect at the earliest period allowed by law.

PASSED:

VILLAGE OF WELLINGTON

ORDINANCE NO. 2005 - 60

AN ORDINANCE
CONCERNING INCOMPATIBLE LAND USES AND ZONING BUFFER
RELATIVE TO CERTAIN LANDS OWNED BY THE LORAIN COUNTY METROPARKS
AND PROPOSED FOR ANNEXATION TO THE VILLAGE OF WELLINGTON
AND DECLARING AN EMERGENCY

Whereas, the Board of Commissioners of the Lorain County Metroparks has petitioned the Board of Commissioners of Lorain County, Ohio to annex to the Village of Wellington certain territory containing 227.810 acres of land, specifically, permanent parcel nos. 1800036000011 and 1800037000019, hereinafter referred to as the "Territory"; and

Whereas, the Village of Wellington is desirous of having the Territory annexed to the Village of Wellington; and

Whereas, the Revised Code requires that this Council file an Ordinance with the Board of County Commissioners no later than 20 days after the annexation petition has been filed relating to land uses and zoning buffers; Now, Therefore,

BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF WELLINGTON, LORAIN COUNTY, OHIO:

Section 1. That, in the event that the subject Territory is currently subject to either County or Township zoning, and, in the event the annexation petition is ultimately approved, and in the event that the Village of Wellington's zoning ordinance permits uses in the annexed Territory which the Village of Wellington determines are clearly incompatible with the uses under current County or Township zoning in the adjacent land remaining in the Township, from which the Territory was annexed, then the Village of Wellington will require, in the zoning ordinance permitting the incompatible uses, the owner of the annexed Territory to provide a buffer separating the use of the annexed Territory and the adjacent land remaining in the Township.

Section 2. That the Clerk shall forthwith provide a certified copy of this Resolution to the Board of Commissioners of Lorain County, Ohio.

Section 3. The Council finds and determines that all formal actions relating to the adoption of this Ordinance have been taken at open meetings of this Council; that the deliberations of this Council and its Committees, resulting in such formal action, took place in meetings open to the public in compliance with all statutory requirements, including the requirements of Section 121.22 of the Ohio Revised Code.

Section 4. That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, or safety, and for the welfare of the citizens of the Village, and for the further reason that it is necessary that this measure become effective immediately in order to satisfy the statutory deadline for responding to the Board of County Commissioners, and that, provided it receives the majority vote of two-thirds or more of those elected to Council, this Ordinance shall therefore take effect and be in force immediately from and after its passage and approval by the Mayor, and otherwise it shall

ORDINANCE NO. 2006 - 08
AN ORDINANCE
ACCEPTING THE PETITION FOR ANNEXATION OF
CERTAIN REAL PROPERTY OWNED BY THE LORAIN COUNTY METROPARKS
AND DECLARING AN EMERGENCY

Whereas, the Board of Commissioners of the Lorain County Metroparks has petitioned the Board of Commissioners of Lorain County, Ohio to annex to the Village of Wellington certain territory containing 227.810 acres of land, specifically, permanent parcel nos. 1800036000011 and 1800037000019, hereinafter referred to as the "Territory"; and

Whereas, said petition was duly approved by said Board of Commissioners; and

Whereas, the Village of Wellington is desirous of having the Territory annexed to the Village of Wellington; Now, Therefore,
BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF WELLINGTON, LORAIN COUNTY, OHIO:

Section 1. That, to the fullest extent legally necessary, this Council hereby formally accepts, approves, ratifies, and confirms the petition for annexation, and the approval thereof by the Board of Commissioners of Lorain County, Ohio, relative to permanent parcel nos. 1800036000011 and 1800037000019, consisting of approximately 227.810 acres of land. The Clerk-Treasurer is hereby authorized and directed to notify the Lorain County Auditor, the Lorain County Recorder, and the Ohio Secretary of State of this action to the extent required by law.

Section 2. The Council finds and determines that all formal actions relating to the adoption of this Ordinance have been taken at open meetings of this Council; that the deliberations of this Council and its Committees, resulting in such formal action, took place in meetings open to the public in compliance with all statutory requirements, including the requirements of Section 121.22 of the Ohio Revised Code.

Section 3. That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, or safety, and for the welfare of the citizens of the Village, and for the further reason that it is necessary that this measure become effective immediately in order to conclude this annexation process at the earliest possible time, and that, provided it receives the majority vote of two-thirds or more of those elected to Council, this Ordinance shall therefore take effect and be in force immediately from and after its passage and approval by the Mayor, and otherwise it shall take effect at the earliest period allowed by law.

PASSED:

March 6, 2006

ATTEST:

Karen Webb
Clerk-Treasurer

Barbara O'Keefe
Mayor

I, Karen Webb, Clerk-Treasurer of the Village of Wellington, do hereby certify that the above copy of that the above copy of Ordinance No. 2005-31 is a true and accurate copy of that Ordinance as passed by the Council of the Village of Wellington, Ohio, on the 6th day of March 2006. Karen Webb

CERTIFICATE OF FILING

State of Ohio)
)ss
Lorain County)

I, Mark R. Stewart, the duly elected, qualified and acting Auditor in and for the
County and State Aforesaid, do hereby certify that Karen Webb
the duly elected/appointed, qualified and acting Clerk-Treasurer
in and for said Village of Wellington of Lorain County, Ohio and ex-officio
Fiscal Officer for said District, has this day officially filed in the office of the Auditor of
Lorain County a certified copy of Ordinance 2006-08
Providing for accepting the petition for annexation of certain real property owned by the
Lorain County Metroparks and declaring an emergency.

WITNESS my hand and Official Seal at Elyria, Ohio, this 31st day of
March, 2006



County Auditor in and for Lorain County, Ohio