OBERLIN CITY COUNCIL

CLERK OF COUNCIL

May 2, 2025

Ted Spillman, Tax Map
Lorain County Administration Bldg.
226 Middle Avenue, 1st Floor
Elyria, OH 44035

Re: Submission of Kendal at Oberlin Annexation Documents

Dear Mr. Spillman:

Enclosed with this correspondence, please find one (1) copy of the ordinance, to which the following documents have been attached:

1. A copy of the map accompanying the petition for annexation;
2. A copy of the transcript of proceedings of the Board of County Commissioners relating to the annexation; and
3. A certificate attesting to the correctness of these documents.

These documents have been prepared and are submitted to your office for your records and any further action required by law.

Should you require any further information or clarification, please do not hesitate to contact my office

Sincerely,

Belinda B. Anderson, MMC
Clerk of Oberlin City Council
85 South Main Street
(440) 775-7203
banderson@cityofoberlin.com

CERTIFIED COPY

I Belinda B. Anderson, the duly appointed, qualified and acting Clerk of Council, for the City of Oberlin, Lorain County, Ohio, do hereby certify that attached is a true and correct copy of **Ordinance No. 25-19 AC CMS**, its attachments including a map accompanying the Kendal at Oberlin petition for annexation, and a copy of the transcript of proceedings of the Board of County Commissioners.

IN WITNESS WHEREOF, I have set my hand and affixed the official seal of the City of Oberlin, Ohio this **2nd** day of **May 2025**.

(Seal)

Belinda B. Anderson

Clerk of Oberlin City Council

CITY OF OBERLIN, OHIO

ORDINANCE No. 25-19 AC CMS

AN ORDINANCE ACCEPTING THE ANNEXATION OF APPROXIMATELY 2.2561 ACRES OF REAL ESTATE FROM NEW RUSSIA TOWNSHIP TO THE CITY OF OBERLIN

WHEREAS, a Petition for the annexation of certain territory containing approximately 2.2561 acres of land within New Russia Township ("Territory"), was filed with the Board of Lorain County Commissioners by Kendal at Oberlin, and

WHEREAS, the Board of Commissioners duly considered the Petition on December 17, 2024; and

WHEREAS, said Board of Commissioners has approved the annexation of the Territory to the City of Oberlin, as hereinafter described; and

WHEREAS, the Board of Commissioners certified the transcript of the proceedings in connection with the annexation with the map and petition required in connection therewith which was received on January 29, 2025; and

WHEREAS, sixty (60) days from the date of receipt of the certification have now elapsed as is provided in the provisions of Section 709.04 of the Ohio Revised Code.

NOW, THEREFORE, BE IT ORDAINED BY the Council of the City of Oberlin, County of Lorain, State of Ohio:

SECTION 1. That the application for the annexation of the Territory described in Exhibit A and depicted on Exhibit B attached hereto and incorporated herein by reference, in the County of Lorain and located adjacent to the City of Oberlin, an accurate map of which territory together with the petition for its annexation and other papers relating thereto and a certified copy of the transcript of the proceedings of the Board of County Commissioners of Lorain County in relation thereto, are on file with the Clerk of Council of the City of Oberlin, be and the same is hereby accepted.

SECTION 2. That the Clerk of Council is hereby authorized and directed to make three (3) copies of this ordinance to each of which shall be attached a copy of the map accompanying the petition for annexation, a copy of the transcript of proceedings of the Board of County Commissioners relating thereto and a certificate as to the correctness thereof. The Clerk of Council shall then forthwith deliver one copy to the Lorain County Auditor, one copy to the Lorain County Recorder, and one copy to the Ohio Secretary of State, and shall file a notice of this annexation with the Lorain County Board of Elections within thirty (30) days after it becomes effective, and shall do all other things required by law therein.

SECTION 3. It is hereby found and determined that all formal actions of this Council concerning or relating to the adoption of this Ordinance were adopted in an open meeting of this Council and that all deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 4. That this Ordinance shall be effective upon the earliest date allowed by law.

PASSED: 1st Reading: April 7, 2025

2nd Reading:_____

3rd Reading:_____

ATTEST:

BELINDA B. ANDERSON, MMC
CLERK OF COUNCIL

EBONI A. JOHNSON
PRESIDENT OF COUNCIL

POSTED: 04/08/2025

EFFECTIVE DATE: 05/07/2025

THOMAS SIMON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

150 SOUTH OLIVE STREET
ELYRIA, OHIO 44035
(440) 327-2925
Tasimon@windstream.net

EXHIBIT "A"

August 14, 2024
Job No. 2024-073

Boundary Description
of Area to be Annexed
2.2561 Acres

Situated in the County of Lorain, in the State of Ohio and being known as part of New Russia Township Original Lot No. 66, and being further bounded and described as follows:

Beginning at the intersection of the centerlines of North Pleasant Street and Maple Street (49.50 feet wide);

Thence, North 89 degrees 52'27" West a distance of 67.38 feet along the centerline of Maple Street, to a point thereon being the Principal Place of Beginning;

Thence continuing North 89 degrees 52'27" West a distance of 199.83 feet along the centerline of said Maple Street, to a point thereon;

Thence, North 05 degrees 54'13" West passing through an iron pipe found set at 25.23 feet, a distance of 427.23 feet along the Easterly line of land conveyed to Marva L. Hill and Audrey Y. Kolb by deed recorded in document no. 20150563146 of Lorain County Recorder's Records on October 16, 2015; and the Northerly prolongation thereof, to an iron pin found set at a corner of land conveyed to Jerome Zbydnowski, Trustee by deed recorded in document no. 20070211817 of Lorain County Recorder's Records on July 5, 2007, and being a point on the Southerly line of land conveyed to Kendal at Oberlin by deed recorded in document no. 20070227481 of Lorain County Recorder's Records on October 22, 2007;

Thence, North 89 degrees 32'04" East a distance of 301.00 feet along the Southerly line of said land conveyed to Kendal at Oberlin, to an iron pipe found set at the Southeasterly corner thereof, being a point on the Westerly line of said land conveyed to Kendal at Oberlin, by deed recorded in Official Record Volume 562 Page 601 of Lorain County Recorder's Records on July 1, 1992;

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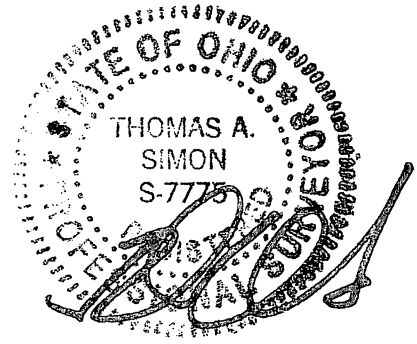
August 14, 2024
Job No. 2024-073

Boundary Description
of Area to be Annexed
2.2561 Acres

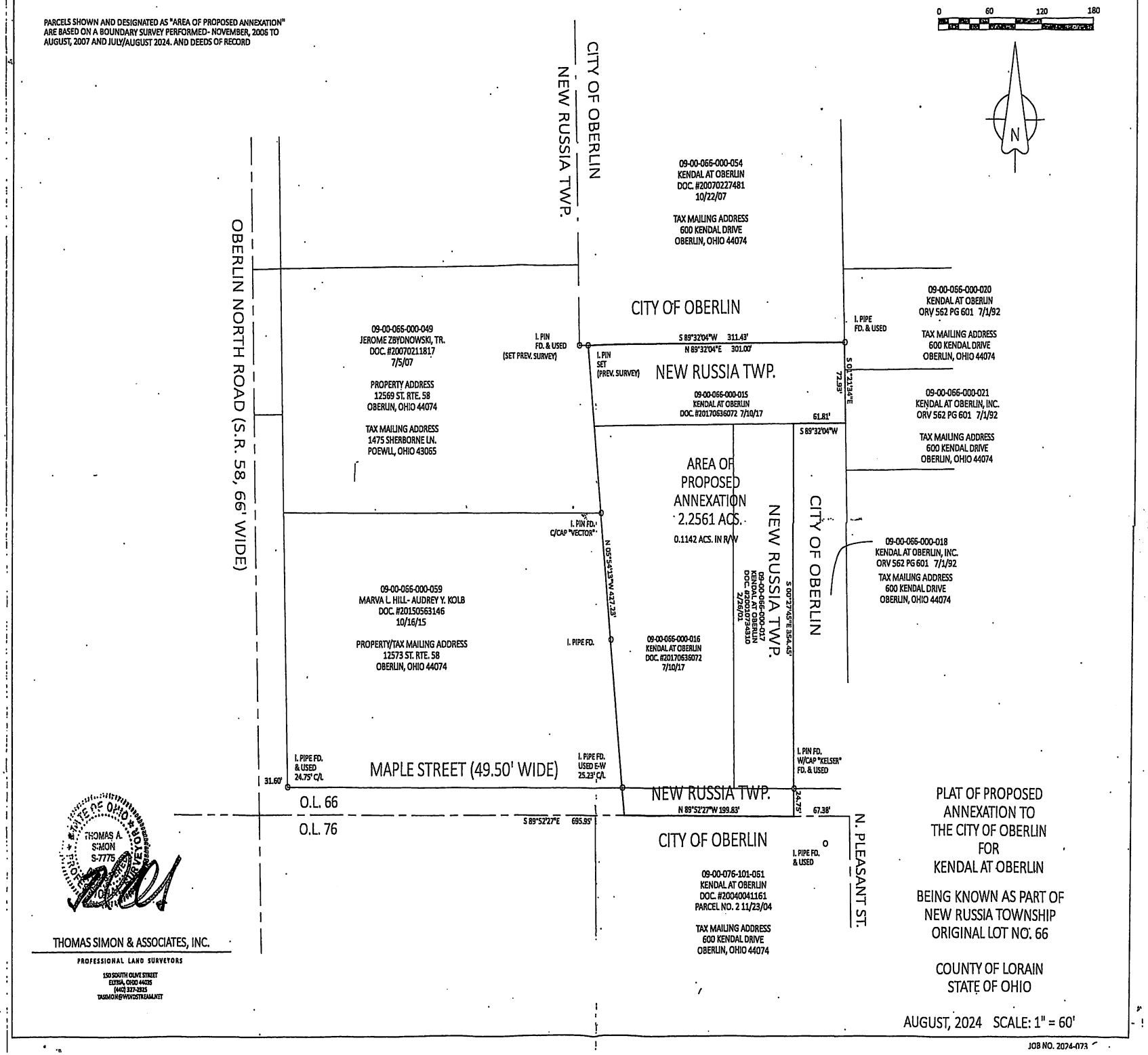
Thence, South 01 degrees 21'34" East a distance of 72.93 feet along the Westerly line of said land conveyed to Kendal at Oberlin, to a corner thereof;

Thence, South 89 degrees 32'04" West a distance of 61.81 feet along the Northerly line of said land conveyed to Kendal at Oberlin, to a corner thereof;

Thence, South 00 degrees 27'45" East a distance of 354.45 feet along the Westerly line of said land conveyed to Kendal at Oberlin, by deed recorded in Official Record Volume 562 Page 601 of Lorain County Recorder's Records on July 1, 1992, to the Principal Place of Beginning, and containing 2.2561 Acres of which 0.1142 acres lies within the Right-of-Way of Maple Street, as surveyed by Thomas A. Simon, Registered Professional Surveyor No. S-7775 in November, 2006, August, 2007 and July/August, 2024. Basis of bearings is the centerline of Maple Street (North 89 degrees 52'27" West).



PARCELS SHOWN AND DESIGNATED AS "AREA OF PROPOSED ANNEXATION" ARE BASED ON A BOUNDARY SURVEY PERFORMED- NOVEMBER, 2006 TO AUGUST, 2007 AND JULY/AUGUST 2024. AND DEEDS OF RECORD



STATE OF OHIO
THOMAS A. SIMON
S-7775
REGISTERED PROFESSIONAL SURVEYOR

THOMAS SIMON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
150 SOUTH OLIVE STREET
ELYRIA, OHIO 44035
(440) 327-3925
TASIMON@WINDSTREAM.NET

PLAT OF PROPOSED ANNEXATION TO THE CITY OF OBERLIN FOR KENDAL AT OBERLIN

BEING KNOWN AS PART OF NEW RUSSIA TOWNSHIP ORIGINAL LOT NO. 66

COUNTY OF LORAIN
STATE OF OHIO

AUGUST, 2024 SCALE: 1" = 60'

JOB NO. 2024-073

EXHIBIT "B"

LORAIN COUNTY COMMISSIONERS

Marty Gallagher **David J Moore** **Jeff Riddell**

'25 JAN 29 PM 3:22

January 17, 2025

Belinda Anderson, Clerk
City of Oberlin
85 S. Main Street
Oberlin, Ohio 44074

Dear Clerk Anderson:

Enclosed is a complete transcript of the regular Annexation from New Russia Township to the City of Oberlin, Ohio.

This annexation was granted by Resolution 24-755 on December 17, 2025 for 2.2561 acres from New Russia to the City of Oberlin, Ohio – Attorney Joshua E. Lamb, Agent for Petitioner; Kendal At Oberlin.

The time has lapsed on the appeal process, therefore this annexation is hereby granted.

Yours truly,

Theresa L. Upton
Clerk

tlu
Enclosure
Cc: Attorney Joshua E. Lamb, Agent
Lisa Gregory, Financial Officer – New Russia Township
Craig Snodgrass, LC Auditor
Kenneth P. Carney, LC Engineer
Ted Spillman, Tax Map
Paul Adams, Director, Board of Elections
Rob Berner, Director, 911
Leigh Prugh, LC APA / Attn: Kelly Laubenthal
File
Certified #9589 0710 5270 0069 6304 29

LORAIN COUNTY COMMISSIONERS

Michelle Hung **David J Moore** **Jeff Riddell**

December 19, 2024

Attorney Joshua Lamb
Trigilio, Stephenson & Dattilo, P.L.L.
5750 Cooper Foster Park Road, West, Suite 102
Lorain, Ohio 44053

Dear Attorney Lamb:

Lorain County Board of Commissioners approved Res#24-755 on December 17, 2024 granting the annexation of 2.2561 acres from New Russia Township to the City of Oberlin. You are the Agent for Kendal At Oberlin.

If there are no appeals within thirty (30) days a complete transcript will be submitted to the City of Oberlin.

Sincerely,

Theresa L. Upton
Clerk

tlu
Enclosure

Cc: Ken Carney, LC Engineer
New Russia Township
City of Oberlin
File

RESOLUTION NO. 24-755

In the matter of granting the annexation of)
2.2561 acres from New Russia Township to) December 17, 2024
the City of Oberlin. Attorney Joshua E. Lamb)
Agent for Kendal At Oberlin)

WHEREAS, the Lorain County Board of Commissioners meet on December 17, 2024 to conduct a public hearing on the proposed Annexation of 2.2561 acres from New Russia Township to the City of Oberlin. Attorney Joshua E. Lamb, Agent for Petitioner Kendal At Oberlin; and

WHEREAS, a petition and map for annexation were filed with the Clerk of the Board of Commissioners on October 11, 1024 for a proposed regular annexation and the same was set on for public hearing on October 22, 2024 by Resolution No. 24-643; and

WHEREAS, letters were issued to Craig Snodgrass, Lorain County Auditor and Ken Carney, Lorain County Engineer on October 16, 2024 for review and accuracy of said petition; and

WHEREAS, October 28, 2024 Certificate of Filing from County Auditor received on proposed annexation; and

WHEREAS, October 28, 2024, received proof of service was given to City of Oberlin, New Russia Township and property owners; and

WHEREAS, October 29, 2024 – Engineer issued letter stating that the legal description and map accurately describe perimeter of territory on proposed annexation; and

WHEREAS, November 22, 2024, received proof of publication notice to appear in Chronicle Telegram on November 14, 2024; and

WHEREAS, November 27, 2024, City of Oberlin Ordinance #24-67 AC CMS states services that City will provide; and

WHEREAS, Assistant County Prosecutor Petticord administered an oath to all persons testifying according to law and the evidence presented was tendered through stipulations of the Attorney for Petitioner; and

Commissioner Riddell asked Attorney's for comments.

Attorney Joshua E. Lamb, Agent for Kendal At Oberlin. Just a few preliminary things. The petition was filed and included all the requirements of the petition including the map, legal description, list of the owners and list of adjoining property owners. He did serve the township by certified mail and personal delivery by him. He also served neighboring property by regular mail per statute and filed all those documents with the Commissioners' office. Also filed proof of publication in the newspaper of today's hearing date and again filed that with the Commissioner's office too. These are just formalities with procedural things and wanted to state that since it is required for an annexation. He also will take testimony from a witness in regard to the hearing and would like to do that now.

Attorney Joshua E. Lamb said please state your name.
Seth Vilensky

Attorney Joshua E. Lamb asked what is your position with the petition for Kendal At Oberlin?
Seth Vilensky said he is the Chief Executive Officer for Kendal At Oberlin.

Attorney Joshua E. Lamb asked what the address is for Kendal At Oberlin?
Seth Vilensky said 600 Kendal Drive, Oberlin, Ohio

Attorney Joshua E. Lamb said the petitioner is the owner of the 3 parcels of property located in New Russia Township known as Parcel#09-00-066-000-015, #09-00-066-000-016 and 09-00-066-000-017, correct?
Seth Vilensky said correct

Attorney Joshua E. Lamb asked if Kendal At Oberlin was the owner of these 3 parcels?
Seth Vilensky said yes, it is

Attorney Joshua E. Lamb said these parcels consist of 2.2561 acres of property?
Seth Vilensky said that is correct

Attorney Joshua E. Lamb asked if they were all located within Lorain County?
Seth Vilensky said yes

Attorney Joshua E. Lamb said you are seeking to have these annexed from New Russia Township to the City of Oberlin, correct?
Seth Vilensky said yes

Attorney Joshua E. Lamb asked if these parcels are adjacent and contiguous to the City of Oberlin?
Seth Vilensky said yes

Attorney Joshua E. Lamb said you caused your Agent, Joshua Lamb to file a petition for annexation with the Lorain County Commissioners?
Seth Vilensky said yes

Attorney Joshua E. Lamb asked if he signed the petition?
Seth Vilensky said yes

Attorney Joshua E. Lamb asked if he was authorized to sign that petition on behalf of Kendal At Oberlin?
Seth Vilensky said yes

Attorney Joshua E. Lamb asked if he was authorized to file that petition on behalf of Kendal At Oberlin and see this annexation of this property?
Seth Vilensky said yes

Attorney Joshua E. Lamb said you signed this petition on October 2, 2024, correct?
Seth Vilensky said correct

Attorney Joshua E. Lamb said you signed within 180 days of filing the petition?
Seth Vilensky said yes

Attorney Joshua E. Lamb the petition contained legal description, correct?
Seth Vilensky said yes

Attorney Joshua E. Lamb asked if it contained a map of the property?
Seth Vilensky said yes

Attorney Joshua E. Lamb said you appointed him as your Agent, correct?
Seth Vilensky said correct

Attorney Joshua E. Lamb said it also contained a list of properties to be annexed and neighboring property.
Seth Vilensky said yes that is correct

Attorney Joshua E. Lamb said you then caused your agent to serve New Russia Township and the City of Oberlin notice of today's hearing.
Seth Vilensky said yes

Attorney Joshua E. Lamb asked if he was aware that his Agent filed proof of that with the City and Commissioners office?
Seth Vilensky said yes

Attorney Joshua E. Lamb and you also asked your Agent to serve by regular mail the abutting property owners of the property?
Seth Vilensky said yes

Attorney Joshua E. Lamb as far as you know that service was completed, and proof was filed with the Commissioners?
Seth Vilensky said yes

Attorney Joshua E. Lamb said you also cause your Agent to file notice of this hearing the newspaper of general circulation in Lorain County in the Chronicle Telegram
Seth Vilensky said yes

Attorney Joshua E. Lamb said that proof of service was filed with the Lorain County Commissioners best of your knowledge?
Seth Vilensky said yes it was.

Attorney Joshua E. Lamb said to the best of your knowledge that the City of Oberlin passed an Ordinance identifying what services would be provided to these properties in the event this annexation would be granted?
Seth Vilensky said yes

Attorney Joshua E. Lamb again, going back. This consist of 2.2561 acres of property.
Seth Vilensky said yes that is correct

Attorney Joshua E. Lamb asked if he believed this acreage is unreasonably large?
Seth Vilensky said no.

Attorney Joshua E. Lamb asked if he believed this would create an island of property in New Russia Township outside of the city?
Seth Vilensky said no, this will not create an island

Attorney Joshua E. Lamb are any of the parcels unusual shape or size?
Seth Vilensky said no.

Attorney Joshua E. Lamb asked if he believed this annexation will create a substantial benefit on Kendal At Oberlin for the property.

Seth Vilensky said yes, they believe it will and create a benefit to Kendal At Oberlin with this property.

Attorney Joshua E. Lamb asked how so?

Seth Vilensky said the Board of Directors has engaged on a strategic planning process to further the mission and growth of the organizing, which is a not for profit organization serving the senior community. They believe this annexation will make the land values more and increase the property values and allow them to engage in a development path to build on this land and access services through the City of Oberlin that cannot be received under the current New Russia Township ownership, such as; sewer water, electric, gas, police, fire and other city services.

Attorney Joshua E. Lamb said on balance. Do you believe that Kendal At Oberlin the general good of these properties in the surrounding area will be served and will outweigh any detriments to the property or any surrounding areas?

Seth Vilensky said yes, they will benefit their property and surrounding areas.

Attorney Joshua E. Lamb asked if he was aware of any detriments to the surrounding area or to the property if this annexation was granted?

Seth Vilensky said no, he is not aware of any detriments.

Attorney Joshua E. Lamb asked if any street or highway be segmented or have any issue with or create a road maintenance issue if this annexation were granted?

Seth Vilensky said not that he is aware of.

Attorney Joshua E. Lamb said on behalf of Kendal At Oberlin. You are requesting that the Commissioners approve the regular annexation of these properties from New Russia Township to the City of Oberlin?

Seth Vilensky said yes, they are making this request.

Attorney Joshua E. Lamb said he has no further questions.

Dan Petticord, Assistant County Prosecutor asked the Board if they had any questions of the witness. There were none.

Dan Petticord, Assistant County Prosecutor asked the Board if they had any questions of the witness. There were none.

Commissioner Riddell asked if there are any Township Trustees present who would like to make a statement. There was no one present.

Commissioner Riddell asked if there are any City Officials present who would like to make a statement. There was no one present.

Commissioner Riddell asked if there is anyone present in favor of this annexation wanting to make a statement. There were no statements made.

Commissioner Riddell asked if there is anyone present in opposition to this annexation wanting to make a statement. There were no statements made.

With no more comments, a motion and seconded were made to close the hearing.

NOW, THEREFORE BE IT RESOLVED, by the Lorain County Board of Commissioners of Lorain County, Ohio that;

I. The Board makes the following findings upon the resolutions of the City of Oberlin, report of the Lorain County Engineer and Agent Joshua E. Lamb for Petitioner Kendal At Oberlin that:

A. The petition meets all the requirements set forth in, and was filed in the manner provided in Section 709.02 of the Revised Code in that:
   1. The real estate is "contiguous" to the municipal corporation to which annexation is proposed.
   2. The petition contains:
      a. The name of the owners, their signatures, and date each signature was obtained.
      b. A legal description of the perimeter of the proposed territory to be annexed.
      c. A map or plat of the proposed territory to be annexed.
      d. The name and address of the agent for the petitioner.
      e. Lists of all the parcels and the name and mailing address of the owners of each parcel:
   3. Within the proposed territory to be annexed.
   4. That lie adjacent or directly across the street from the proposed territory to be annexed.
   5. That a majority of the territory proposed for annexation lies within the county.

B. The person who signed the petition is owner of real estate located in the territory proposed to be annexed in the petition, and, as of the time the petition was filed with The Board of County Commissioners the number of valid signatures on the petition constitute a majority of the owners of real estate in that territory. In order to be valid signatures:
   1. Signature is of "owner" of property.
   2. Were not obtained more than 180 days before the date the petition was filed.
   3. Constitute a majority of the owners of the territory proposed for annexation.

C. The City of Oberlin to which the territory is proposed to be annexed has complied with divisions (D) of section 709.03 of the Revised Code, the requirement to adopt by ordinance or resolution a statement indicating what services will be provided upon annexation and approximate date the services will be provided.

D. No street or highway will be divided or segmented by the boundary line between New Russia Township and the City of Oberlin as to create a road maintenance problem, or, if a street or highway be so divided or segmented, the City of Oberlin has agreed, as a condition of the annexation, that it will assume the maintenance of that street or highway. For the proposes of division, "street" or "highway" has the same meaning as in section 4511.01 of the Revised Code.

II. The Board further finds the territory to be annexed is not unreasonably large based upon stipulated testimony of Agent Joshua E. Lamb, Petitioner and that:

Said finding was supported by the evidence that:

The territory is not unreasonable large, and 2.2561 acres is not the largest territory this Board of Commissioners has permitted an annexation to occur. The municipality of Oberlin will be able to provide services to the territory, they are not undertaking something that is unreasonable large, the shape and geographic features of the territory proposed to be annexed are regular and not unusual and are not creating any islands or peninsulas. The removal of the territory from the Township will not create a situation that the tax base of the Township to be so eroded or depleted so as to not permit the Township to continue on and provide goods and services to the township residents.

III. The Board further finds that on balance, the general good of the territory proposed to be annexed will be served, benefits to the territory proposed to be annexed and the surrounding area will outweigh the detriments to the territory proposed to be amended and the surrounding area, if the annexation is granted. As used...here..."surrounding area" means the territory within the unincorporated area of any township located one-half mile or less from any of the territory proposed to be annexed.

Said finding was supported by the evidence that:

On balance, the general good of the territory proposed to be annexed, is served because of the available of certain city services to those areas, including sewers, fire, police and there is also benefits to the area to be annexed and the surrounding areas and those benefits out weight the determents due to the availability of utilities.

The annexation will provide benefit to the surrounding area through the enhancement of value of properties in the surrounding area. Final condition which we believe that has been met, is no street or highway will be divided between the Township and the municipality as to creating maintenance issues; and

Said Legal Description reads as follows:

THOMAS SIMON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

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RECEIVED
LORAIN COUNTY
2024 OCT 15 PM 2:08

EXHIBIT "A"

August 14, 2024
Job No. 2024-073

Boundary Description
of Area to be Annexed
2.2561 Acres

Situated in the County of Lorain, in the State of Ohio and being known as part of New Russia Township Original Lot No. 66, and being further bounded and described as follows:

Beginning at the intersection of the centerlines of North Pleasant Street and Maple Street (49.50 feet wide);

Thence, North 89 degrees 52'27" West a distance of 67.38 feet along the centerline of Maple Street, to a point thereon being the Principal Place of Beginning;

Thence continuing North 89 degrees 52'27" West a distance of 199.83 feet along the centerline of said Maple Street, to a point thereon;

Thence, North 05 degrees 54'13" West passing through an iron pipe found set at 25.23 feet, a distance of 427.23 feet along the Easterly line of land conveyed to Marva L. Hill and Audrey Y. Kolb by deed recorded in document no. 20150563146 of Lorain County Recorder's Records on October 16, 2015; and the Northerly prolongation thereof, to an iron pin found set at a corner of land conveyed to Jerome Zbydnowski, Trustee by deed recorded in document no. 20070211817 of Lorain County Recorder's Records on July 5, 2007, and being a point on the Southerly line of land conveyed to Kendal at Oberlin by deed recorded in document no. 20070227481 of Lorain County Recorder's Records on October 22, 2007;

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2024 OCT 15 PM 2:08

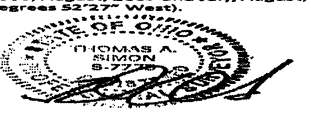
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Boundary Description
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2.2561 Acres

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Thence, South 89 degrees 32'04" West a distance of 61.81 feet along the Northerly line of said land conveyed to Kendal at Oberlin, to a corner thereof;

Thence, South 00 degrees 27'45" East a distance of 354.45 feet along the Westerly line of said land conveyed to Kendal at Oberlin, by deed recorded in Official Record Volume 562 Page 601 of Lorain County Recorder's Records on July 1, 1992, to the Principal Place of Beginning, and containing 2.2561 Acres of which 0.1142 acres lies within the Right-of-Way of Maple Street, as surveyed by Thomas A. Simon, Registered Professional Surveyor No. S-7775 in November, 2006, August, 2007 and July/August, 2024. Basis of bearings is the centerline of Maple Street (North 89 degrees 52'27" West).



BE IT FURTHER RESOLVED, that;

I. Based upon the findings of fact that all the conditions of annexation as contained in Revised Code 709.033 have been met the petition for annexation as presented is granted and incorporating the items of the annexation agreement between Township and the City of Oberlin.

II. The Clerk be directed to enter this resolution upon the journal of the Board and send a certified copy to Attorney Joshua E. Lamb, Agent for petitioner, Clerk of Oberlin City, and the Financial Officer of Township New Russia

III. The Clerk, if no appeal is filed within thirty days of journalization of this resolution, be directed to deliver a certified copy of the entire record to the Clerk to the City Oberlin

Motion by Riddell, seconded by Moore to adopt Resolution. Upon roll call of the vote thereon, resulted as: Ayes: All Riddell, Moore & Hung / Nays: None.

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. 24-755 is a true copy as it appears in Journal No. 24 on date of December 17, 2024.

_____
Theresa L. Upton, Clerk

2024 NOV 27 PM 3:31

CERTIFIED COPY

I Belinda B. Anderson, the duly appointed, qualified and acting Clerk of Council, for said City of Oberlin of Lorain County, Ohio, do hereby certify that attached is a true and correct copy of Ordinance No. 24-67 AC CMS and its attachments as adopted on November 18, 2024.

ORDINANCE NO. 24-67 AC CMS:

AN ORDINANCE STATING THE SERVICES THAT THE CITY OF OBERLIN WILL PROVIDE UPON THE ANNEXATION OF 2.2561 ACRES MORE OR LESS LOCATED IN NEW RUSSIA TOWNSHIP UPON THE PETITION OF KENDAL AT OBERLIN AS REQUIRED UNDER SECTION 709.03(D) OF THE OHIO REVISED CODE TO GO INTO IMMEDIATE EFFECT

Witness my hand and Official Seal at Oberlin, Ohio this 27th day of November 2024.

(Seal)

Belinda B. Anderson

Clerk of Oberlin City Council

CITY OF OBERLIN, OHIO

ORDINANCE No. 24-67 AC CMS

AN ORDINANCE STATING THE SERVICES THAT THE CITY OF OBERLIN WILL PROVIDE UPON THE ANNEXATION OF 2.2561 ACRES MORE OR LESS LOCATED IN NEW RUSSIA TOWNSHIP UPON THE PETITION OF KENDAL AT OBERLIN AS REQUIRED UNDER SECTION 709.03(D) OF THE OHIO REVISED CODE TO GO INTO IMMEDIATE EFFECT

WHEREAS, Joshua Lamb, as Agent for the Kendal at Oberlin, has petitioned the Board of Commissioners of Lorain County, Ohio, to annex to the City of Oberlin certain real property being 2.2561 acres more or less located in New Russia Township, Ohio ("Territory") as more fully described in the petition attached as Exhibit "A," (Petition") and,

WHEREAS, said Petition was filed with the Board of Commissioners of Lorain County on June 24, 2024; and

WHEREAS, the Board of Commissioners of Lorain County has scheduled a hearing on the Petition for December 17, 2024; and

WHEREAS, Ohio Revised Code Section 709.03(D) provides that at least twenty (20) days before the date of the hearing on the Petition, the legislative authority of the municipal corporation to which annexation is proposed shall adopt an ordinance or resolution stating what services the municipal corporation will provide, and an approximate date by which it will provide them, to the territory proposed for annexation, upon annexation.

THEREFORE, BE IT ORDAINED by the Council of the City of Oberlin, Ohio :

SECTION 1: That upon the annexation of the Territory pursuant to the Petition, the City of Oberlin will provide the same services that the City regularly and customarily provides to real property located within the City, upon such terms and conditions as established by this Council for such services, which services shall include, but not be limited to, police, fire, water, sanitary sewer, electrical and refuse and recycling collection, and the enforcement of applicable zoning and building code regulations, conditioned upon the payment of all required costs and fees.

SECTION 2: That the Clerk of Council shall file a certified copy of this Ordinance with the Board of Commissioners of Lorain County, Ohio, no later than November 27, 2024.

SECTION 3: It is hereby found and determined that all formal actions of this Council concerning or relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action, were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 4: To submit to the Board of Commissioners of Lorain County a statement of services that the City of Oberlin will provide to the Territory upon its annexation within the time required by law and provided that at least five (5) members of the Council determine by motion, this Ordinance shall go into full force and effect immediately after its passage; otherwise, it shall take effect on the earliest date allowed by law.

PASSED: 1st Reading :November 18, 2024

2nd Reading: _____

3rd Reading: _____

ATTEST:

Belinda B. Anderson

BELINDA B. ANDERSON, MMC
CLERK OF COUNCIL

eajohnson

EBONI A. JOHNSON
PRESIDENT OF COUNCIL

POSTED: 11/19/2024

EFFECTIVE DATE: 11/18/2024

Exhibit A

PETITION FOR REGULAR ANNEXATION OF LAND TO THE CITY OF OBERLIN FROM NEW RUSSIA TOWNSHIP

To: Board of Commissioners of Lorain County, Ohio
226 Middle Avenue, 4th Floor
Elyria, Ohio 44035

Pursuant to Section 709.02 of the Ohio Revised Code, the undersigned, being the sole legal owner of the properties described in Exhibit A attached hereto and further known as being Lorain County Permanent Parcel Nos. 09-00-066-000-015, 09-00-066-000-016 and 09-00-066-000-017, which are contiguous and adjacent to the City of Oberlin and consisting of 2.2561 acres, hereby petitions the Board of Commissioners for Lorain County for the regular annexation of the properties to the City of Oberlin, Ohio from New Russia Township, Ohio.

An accurate legal description of the perimeter of the properties to be annexed to the City of Oberlin is attached hereto as Exhibit A and is made a part hereof. An accurate map of the properties sought to be annexed is set forth in Exhibit B, which is attached hereto and made a part hereof.

Pursuant to O.R.C. §709.02(D), the list of the properties to be annexed to the City of Oberlin are set forth in Exhibit C, which is attached hereto and made a part hereof. The undersigned is the sole owner of the properties sought to be annexed. All the owners of the properties subject to this petition for annexation have consented to this petition and have executed the same.

Pursuant to O.R.C. §709.02(D), a list of all properties adjacent to and/or directly across the street from the properties sought to be annexed are contained in Exhibit C hereto (including but not limited to the name and mailing address of each owner and the permanent parcel number of the relevant properties).

The name of the person hereby appointed to act as agent for the undersigned petitioner is Joshua E. Lamb, Trigilio, Stephenson & Dattilo, PLL., 5750 Cooper Foster Park Road, Suite 102, Lorain, Ohio 44053, Telephone No. (440) 988-9500, Fax No. (440) 988-9511, who can be emailed at jlamb@tsohiolaw.com.

Date: 10/2/24

Kendal at Oberlin

By: _____
Seth Vilensky
Its: Chief Executive Officer

THOMAS SIMON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

150 SOUTH OLIVE STREET
ELYRIA, OHIO 44035
(440) 327-2925
Tasimon@windstream.net

EXHIBIT "A"

August 14, 2024
Job No. 2024-073

Boundary Description
of Area to be Annexed
2.2561 Acres

Situated in the County of Lorain, in the State of Ohio and being known as part of New Russia Township Original Lot No. 66, and being further bounded and described as follows:

Beginning at the intersection of the centerlines of North Pleasant Street and Maple Street (49.50 feet wide);

Thence, North 89 degrees 52'27" West a distance of 67.38 feet along the centerline of Maple Street, to a point thereon being the Principal Place of Beginning;

Thence continuing North 89 degrees 52'27" West a distance of 199.83 feet along the centerline of said Maple Street, to a point thereon;

Thence, North 05 degrees 54'13" West passing through an iron pipe found set at 25.23 feet, a distance of 427.23 feet along the Easterly line of land conveyed to Marva L. Hill and Audrey Y. Kolb by deed recorded in document no. 20150563146 of Lorain County Recorder's Records on October 16, 2015; and the Northerly prolongation thereof, to an iron pin found set at a corner of land conveyed to Jerome Zbydnowski, Trustee by deed recorded in document no. 20070211817 of Lorain County Recorder's Records on July 5, 2007, and being a point on the Southerly line of land conveyed to Kendal at Oberlin by deed recorded in document no. 20070227481 of Lorain County Recorder's Records on October 22, 2007;

Thence, North 89 degrees 32'04" East a distance of 301.00 feet along the Southerly line of said land conveyed to Kendal at Oberlin, to an iron pipe found set at the Southeasterly corner thereof, being a point on the Westerly line of said land conveyed to Kendal at Oberlin, by deed recorded in Official Record Volume 562 Page 601 of Lorain County Recorder's Records on July 1, 1992;

THOMAS SIMON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

150 SOUTH OLIVE STREET
ELYRIA, OHIO 44035
(440) 327-2925
Tasimon@windstream.net

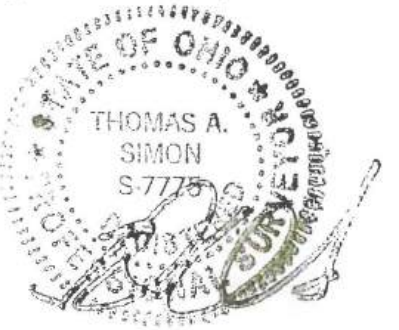
August 14, 2024
Job No. 2024-073

Boundary Description
of Area to be Annexed
2.2561 Acres

Thence, South 01 degrees 21'34" East a distance of 72.93 feet along the Westerly line of said land conveyed to Kendal at Oberlin, to a corner thereof;

Thence, South 89 degrees 32'04" West a distance of 61.81 feet along the Northerly line of said land conveyed to Kendal at Oberlin, to a corner thereof;

Thence, South 00 degrees 27'45" East a distance of 354.45 feet along the Westerly line of said land conveyed to Kendal at Oberlin, by deed recorded in Official Record Volume 562 Page 601 of Lorain County Recorder's Records on July 1, 1992, to the Principal Place of Beginning, and containing 2.2561 Acres of which 0.1142 acres lies within the Right-of-Way of Maple Street, as surveyed by Thomas A. Simon, Registered Professional Surveyor No. S-7775 in November, 2006, August, 2007 and July/August, 2024. Basis of bearings is the centerline of Maple Street (North 89 degrees 52'27" West).



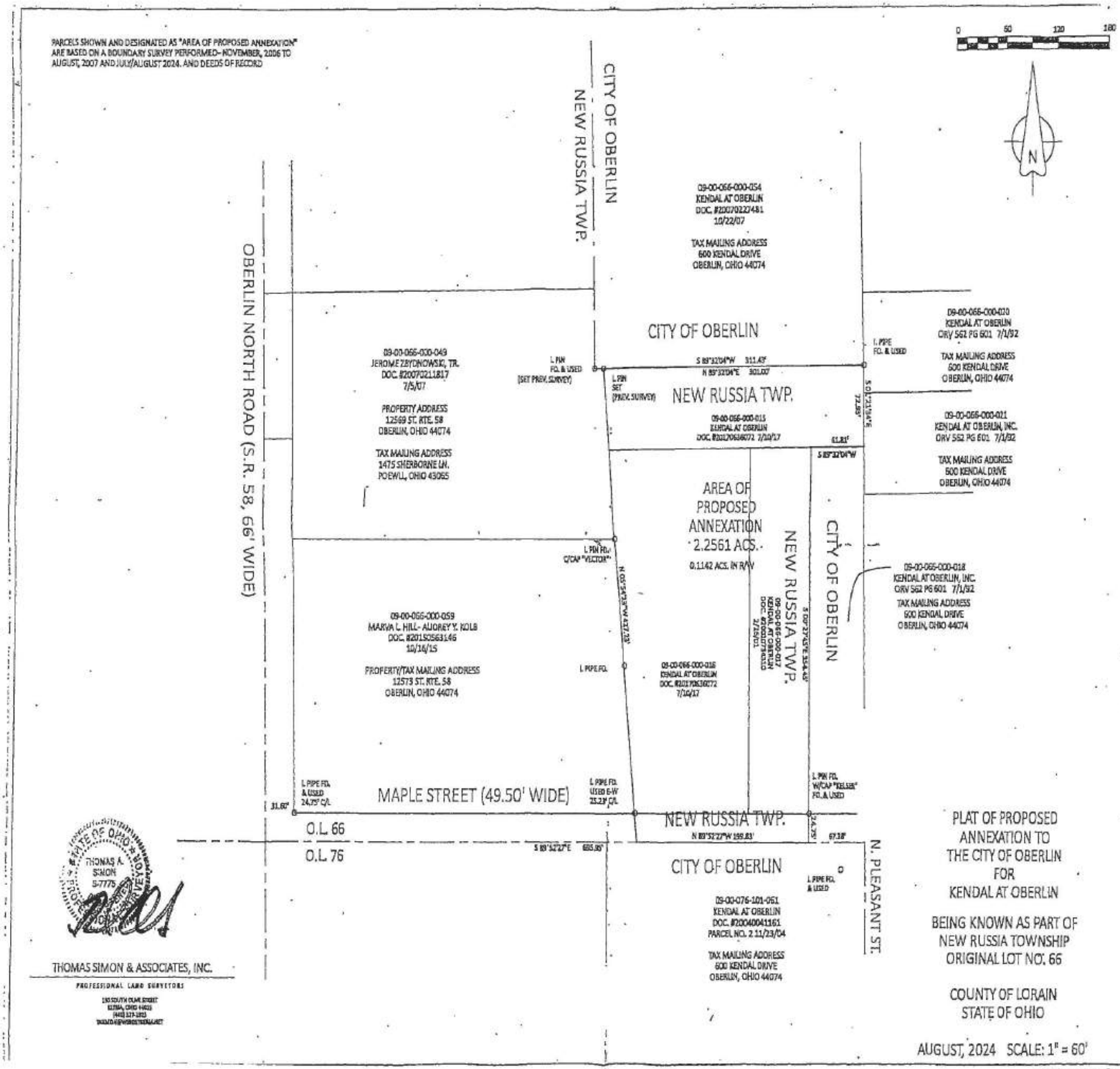

PARCELS SHOWN AND DESIGNATED AS "AREA OF PROPOSED ANNEXATION" ARE BASED ON A BOUNDARY SURVEY PERFORMED- NOVEMBER, 2006 TO AUGUST, 2007 AND JULY/AUGUST 2024, AND DEEDS OF RECORD
0 60 120 180
N
CITY OF OBERLIN
NEW RUSSIA TWP.
OBERLIN NORTH ROAD (S.R. 58, 66' WIDE)
09-00-066-000-054
KENDAL AT OBERLIN
DOC. #200702227481
10/22/07
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
09-00-066-000-049
JEROME ZBYDNOWSKI, TR.
DOC. #200702211817
7/5/07
PROPERTY ADDRESS
12569 ST. RTE. 58
OBERLIN, OHIO 44074
TAX MAILING ADDRESS
1475 SHERBORNE LN.
POWELL, OHIO 43065
L PIN FD. & USED (SET PREV. SURVEY)
L PIN SET (PREV. SURVEY)
S 89°32'04"W 311.43'
N 89°32'04"E 303.00'
NEW RUSSIA TWP.
09-00-066-000-015
KENDAL AT OBERLIN
DOC. #201706160272 7/10/17
61.81'
S 89°32'04"W
L PIPE FD. & USED
09-00-066-000-020
KENDAL AT OBERLIN
ORV 562 PG 601 7/1/92
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
09-00-066-000-021
KENDAL AT OBERLIN, INC.
ORV 562 PG 601 7/1/92
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
AREA OF PROPOSED ANNEXATION
2.2561 ACS.
0.1142 ACS. IN R/W
CITY OF OBERLIN
NEW RUSSIA TWP.
09-00-066-000-018
KENDAL AT OBERLIN, INC.
ORV 562 PG 601 7/1/92
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
L PIN FD. W/CAP "VECTOR"
09-00-066-000-059
MARVA L. HILL- AUDREY Y. KOLB
DOC. #201505631146
10/16/15
PROPERTY/TAX MAILING ADDRESS
12573 ST. RTE. 58
OBERLIN, OHIO 44074
L PIPE FD.
09-00-066-000-016
KENDAL AT OBERLIN
DOC. #201706160272
7/10/17
09-00-066-000-017
KENDAL AT OBERLIN
DOC. #201707190310
7/25/01
L PIPE FD. & USED 24.75' C/L
MAPLE STREET (49.50' WIDE)
L PIPE FD. USED E-W 25.23' C/L
L PIN FD. W/CAP "KELSER" FD. & USED
31.62'
O.L. 66
O.L. 76
S 89°52'27"E 665.86'
NEW RUSSIA TWP.
N 89°52'27"W 199.83'
24.75'
67.38'
CITY OF OBERLIN
L PIPE FD. & USED
09-00-076-101-051
KENDAL AT OBERLIN
DOC. #200400041161
PARCEL NO. 2 11/23/04
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
N. PLEASANT ST.
PLAT OF PROPOSED ANNEXATION TO THE CITY OF OBERLIN FOR KENDAL AT OBERLIN
BEING KNOWN AS PART OF NEW RUSSIA TOWNSHIP ORIGINAL LOT NO'. 66
COUNTY OF LORAIN
STATE OF OHIO
AUGUST, 2024 SCALE: 1" = 60'
STATE OF OHIO
THOMAS A. SIMON
S-7775
PROFESSIONAL SURVEYOR
THOMAS SIMON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
135 SOUTH ELM STREET
ELYRIA, OHIO 44035
(440) 323-1253
JOB NO. 2024-073

EXHIBIT "B"

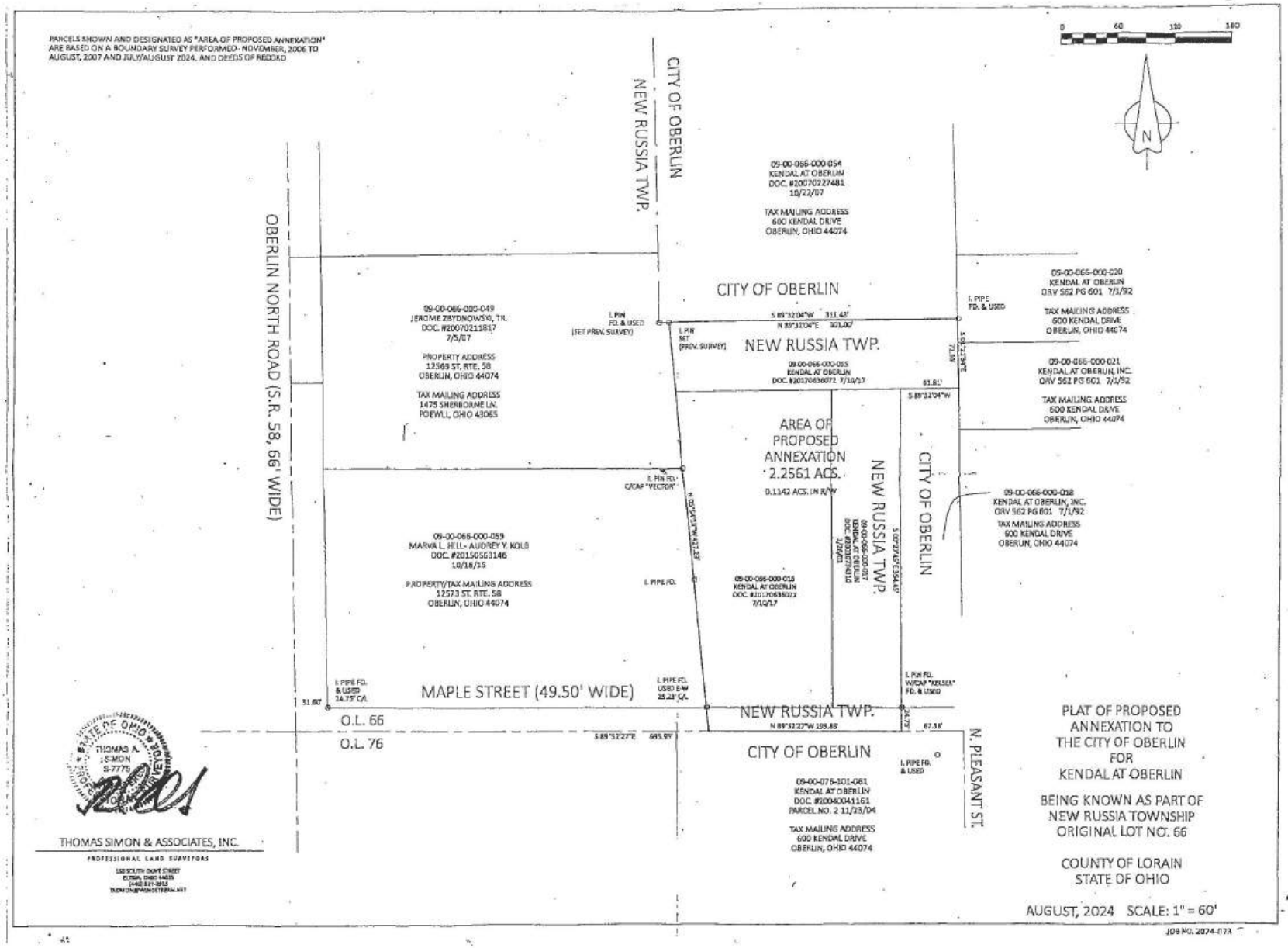
EXHIBIT "C"

INFORMATION RELATING TO OWNERS OF REAL PROPERTY SOUGHT TO BE ANNEXED

Owners' Name and Address	Permanent Parcel Number	Approximate Acreage of Each Parcel to be Annexed
Kendal at Oberlin 600 Kendal Drive Oberlin, Ohio 44074	09-00-066-000-016	1.1865
Kendal at Oberlin 600 Kendal Drive Oberlin, Ohio 44074	09-00-066-000-015	0.5705
Kendal at Oberlin 600 Kendal Drive Oberlin, Ohio 44074	09-00-066-000-017	0.4991

LIST OF OWNERS OF PROPERTY ADJACENT TO AND DIRECTLY ACROSS THE STREET

Owner's Name and Mailing Address	Permanent Parcel Number
Jerome Zbydnowski, Successor Trustee of the Irene Zbydniowski Intervivos Trust 12569 State Route 58 Oberlin, Ohio 44074 and 1475 Sherborne Lane Powell, Ohio 43065	09-00-066-000-049
Marva L. Hill & Audrey Y. Kolb 12573 State Route 58 Oberlin, Ohio 44074	09-00-066-000-059
Kendal at Oberlin 600 Kendal Drive Oberlin, Ohio 44074	09-00-066-000-054
Kendal at Oberlin Inc 600 Kendal Drive Oberlin, Ohio 44074	09-00-066-000-020
Kendal at Oberlin Inc 600 Kendal Drive Oberlin, Ohio 44074	09-00-066-000-021
Kendal at Oberlin Inc 600 Kendal Drive Oberlin, Ohio 44074	09-00-066-000-018
Kendal at Oberlin 600 Kendal Drive Oberlin, Ohio 44074	09-00-076-101-061


PARCELS SHOWN AND DESIGNATED AS "AREA OF PROPOSED ANNEXATION" ARE BASED ON A BOUNDARY SURVEY PERFORMED - NOVEMBER, 2006 TO AUGUST, 2007 AND JULY/AUGUST 2024, AND DEEDS OF RECORD
0 60 120 180
N
OBERLIN NORTH ROAD (S.R. 58, 66' WIDE)
CITY OF OBERLIN
NEW RUSSIA TWP.
09-00-066-000-054
KENDAL AT OBERLIN
DOC. #200702227481
10/22/07
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
CITY OF OBERLIN
09-00-066-000-049
JEROME ZBYDNOWSKI, TR.
DOC. #200702211837
7/5/07
PROPERTY ADDRESS
12569 ST. RTE. 58
OBERLIN, OHIO 44074
TAX MAILING ADDRESS
1475 SHERBORNE LN.
POEWLL, OHIO 43065
I. PIN FD. & USED (SET PREV. SURVEY)
I. PIN SET (PREV. SURVEY)
S 89°32'04"W 311.43'
N 89°32'04"E 303.00'
NEW RUSSIA TWP.
09-00-066-000-055
KENDAL AT OBERLIN
DOC. #201706336972 7/10/17
61.81'
S 89°32'04"W
I. PIPE FD. & USED
09-00-066-000-020
KENDAL AT OBERLIN
ORV 562 PG 601 7/1/92
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
09-00-066-000-021
KENDAL AT OBERLIN, INC.
ORV 562 PG 601 7/1/92
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
AREA OF PROPOSED ANNEXATION 2.2561 ACS.
0.1142 ACS. IN R/W
I. PIN FD. CAP "VECTOR"
N 00°54'51"W 421.33'
09-00-066-000-059
MARVA L. HILL- AUDREY Y. KOLB
DOC. #201505631146
10/16/15
PROPERTY/TAX MAILING ADDRESS
12573 ST. RTE. 58
OBERLIN, OHIO 44074
I. PIPE FD.
09-00-066-000-016
KENDAL AT OBERLIN
DOC. #201706336972
7/10/17
NEW RUSSIA TWP.
09-00-066-000-017
KENDAL AT OBERLIN
DOC. #200107040510
7/26/01
CITY OF OBERLIN
S 00°27'49"E 394.43'
09-00-066-000-018
KENDAL AT OBERLIN, INC.
ORV 562 PG 601 7/1/92
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
I. PIPE FD. & USED 24.75' C/L
MAPLE STREET (49.50' WIDE)
I. PIPE FD. USED E-W 25.23' C/L
I. PIN FD. W/CAP "KELSEY" FD. & USED
31.60'
O.L. 66
O.L. 76
S 89°52'27"E 665.95'
NEW RUSSIA TWP.
N 89°52'27"W 199.83'
24.75'
67.38'
CITY OF OBERLIN
I. PIPE FD. & USED
N. PLEASANT ST.
09-00-076-101-061
KENDAL AT OBERLIN
DOC. #200400041161
PARCEL NO. 2 11/23/04
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
THOMAS A. SIMON S-7775
REGISTERED OHIO SURVEYOR
8/13/2024
THOMAS SIMON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
150 SOUTH MAIN STREET
ELYRIA, OHIO 44035
(440) 321-2913
TSIMON@WINDSTREAM.NET
PLAT OF PROPOSED ANNEXATION TO THE CITY OF OBERLIN FOR KENDAL AT OBERLIN
BEING KNOWN AS PART OF NEW RUSSIA TOWNSHIP ORIGINAL LOT NO. 66
COUNTY OF LORAIN
STATE OF OHIO
AUGUST, 2024 SCALE: 1" = 60'
JOB NO. 2024-073

RECEIVED
LORAIN COUNTY
COMMISSIONERS
2024 NOV -1 PM 1:58
THERESA L. UPTON
CLERK

TRIGILIO, STEPHENSON & DATTILO, P.L.L.
ATTORNEYS AT LAW
5750 COOPER FOSTER PARK ROAD, W., SUITE 102
LORAIN, OHIO 44053-4132

BRIAN G. DATTILO
JOSHUA E. LAMB
CHRISTOPHER G. MULVANEY
MARK E. STEPHENSON
TIMOTHY S. TRIGILIO

TELEPHONE (440) 988-9500
FACSIMILE (440) 988-9511
JLamb@TSOhiolaw.com

November 1, 2024

VIA HAND DELIVERY
Lorain County Board of Commissioners
226 Middle Avenue, 4th Floor
Elyria, Ohio 44035

Re: Kendal at Oberlin, Petition for Regular Annexation of 2.2561 acres from New Russia Township, Ohio to the City of Oberlin, Ohio

To whom it may concern:

The undersigned is agent for Petitioner, Kendal at Oberlin. On October 15, 2024, Petitioner Kendal at Oberlin filed a Petition for Regular Annexation (the "Petition") with the Lorain County Board of Commissioners. In furtherance of the Petition, enclosed for filing is the following:

1) Proof of service by certified mail, return receipt requested, on New Russia Township, Ohio of the notice as required by O.R.C. §709.03(B)(1).

Please do not hesitate to contact me with any questions.

Very truly yours,

Joshua E. Lamb, Esq.

Enclosures

BEFORE THE BOARD OF COUNTY COMMISSIONERS
LORAIN COUNTY, OHIO

PETITION FOR ANNEXATION	)	**PROOF OF PUBLICATION OF**
BY KENDAL AT OBERLIN	)	**NOTICE**
OF 2.2561 ACRES OF LAND	)	
TO THE CITY OF OBERLIN	)	

To the Board of Commissioners of Lorain County, Ohio:

Pursuant to Section 709.03(B)(3) of the Ohio Revised Code, the undersigned, being the agent of Petitioner Kendal at Oberlin, hereby gives notice and proof that a Notice of Petition for Regular Annexation, containing the substance of the Petition for Regular Annexation and the date, time and place of the hearing of the Lorain County Commissioners on the Petition for Regular Annexation, was published in the Chronicle Telegram, a newspaper of general circulation in Lorain County, Ohio, on November 14, 2024. The Notice of Petition for Annexation was published more than seven (7) days prior to the date scheduled for the hearing.

An affidavit from a representative of the Chronicle Telegram concerning the publication and the text of the publication is attached hereto and made a part hereof.

DATED: November 22, 2024

Respectfully submitted,

Joshua E. Lamb, Esq.
Trigilio, Stephenson & Dattilo, P.L.L.
5750 Cooper Foster Park Road, Suite 102
Lorain, Ohio 44053
Telephone: (440) 988-9500
Fax: (440) 988-9511
Email: jlamb@tsohiolaw.com
Attorney and Agent for Petitioner

2024 NOV 22 AM 8:43

AFFIDAVIT

THE STATE OF OHIO
County of Lorain

I, the undersigned, being duly sworn, do upon my oath depose and say for the publishers of THE CHRONICLE TELEGRAM; that said newspaper is printed and published, and of general circulation in Lorain County; that said newspaper meets the requirements of Sections 7.12 and 5721.01 Ohio Revised Code as amended effective September 14, 1957, and that the notice, a copy of which is attached, was published in said newspaper on the 14th day of November, 2024 A.D.

Legal Clerk, THE CHRONICLE TELEGRAM

Sworn to and subscribed before me this 15th day of November, A.D. 2024.

Notary Public

NOTICE OF PETITION FOR REGULAR ANNEXATION

Notice is given that on October 15, 2024 at 2:08 p.m., Petitioner Kendal at Oberlin filed a Petition for Regular Annexation with the Board of Commissioners of Lorain County, Ohio to annex 2.2561 acres of land commonly known as Lorain County Permanent Parcel Nos. 09-00-066-000-015 09-00-066-000-016 & 09-00-066-000-017 from New Russia Township, Ohio to the City of Oberlin, Ohio. The aforementioned properties that are proposed for annexation are more fully described as follows:

Situated in the County of Lorain, in the State of Ohio and being known as part of New Russia Township Original Lot No. 66, and being further bounded and described as follows:

Beginning at the intersection of the centerlines of North Pleasant Street and Maple Street (49.50 feet wide);

Thence, North 89 degrees 52'27" West a distance of 67.38 feet along the centerline of Maple Street, to a point thereon being the Principal Place of Beginning;

Thence continuing North 89 degrees 52'27" West a distance of 199.83 feet along the centerline of said Maple Street, to a point thereon;

Thence, North 05 degrees 54'13" West passing through an iron pipe found set at 25.23 feet, a distance of 427.23 feet along the Easterly line of land conveyed to Marva L. Hill and Audrey Y. Kolb by deed recorded in document no. 20150563146 of Lorain County Recorder's Records on October 16, 2015; and the Northerly prolongation thereof, to an iron pin found set at a corner of land conveyed to Jerome Zbydnowski, Trustee by deed recorded in document no. 20070211817 of Lorain County Recorder's Records on July 5, 2007, and being a point on the Southerly line of land conveyed to Kendal at Oberlin by deed recorded in document no. 20070227481 of Lorain County Recorder's Records on October 22, 2007;

Thence, North 89 degrees 32'04" East a distance of 301.00 feet along the Southerly line of said land conveyed to Kendal at Oberlin, to an iron pipe found set at the Southeasterly corner thereof, being a point on the Westerly line of said land conveyed to Kendal at Oberlin, by deed recorded in Official Record Volume 562 Page 601 of Lorain County Recorder's Records on July 1, 1992;

Thence South 01 degrees 21'34" East a distance of 72.93 feet along the Westerly line of said land conveyed to Kendal at Oberlin, to a corner thereof;

Thence South 89 degrees 32'04" West a distance of 61.81 feet along the Northerly line of said land conveyed to Kendal at Oberlin, to a corner thereof;

Thence, South 00 degrees 27'45" East a distance of 354.45 feet along the Westerly line of said land conveyed to Kendal at Oberlin, by deed recorded in Official Record Volume 562 Page 601 of Lorain County Recorder's Records on July 1, 1992, to the Principal Place of Beginning, and containing 2.2561 Acres of which 0.1142 acres lies within the Right-of-Way of Maple Street, as surveyed by Thomas A. Simon, Registered Professional Surveyor No. S-7775 in November, 2006, August 2007 and July/August 2024. Basis of bearings is the centerline of Maple Street (North 89 degrees 52'27" West).

The aforementioned properties are adjacent and contiguous to the City of Oberlin, Ohio. Petitioner Kendal at Oberlin is the sole owner of the properties proposed to be annexed to the City of Oberlin, Ohio.

The undersigned is named in the Petition for Regular Annexation as agent for Petitioner Kendal at Oberlin. The Petition for Regular Annexation contains the legal description of the perimeter and an accurate map of the properties proposed to be annexed and states that Petitioner Kendal at Oberlin is the sole legal owner of the properties sought to be annexed and that it has consented to and signed the Petition for Regular Annexation. A list of the properties proposed to be annexed and a list of all properties adjacent to and/or directly across the street from the properties proposed to be annexed is attached to the Petition for Regular Annexation.

The Lorain County Board of Commissioners has scheduled a hearing on the Petition for Regular Annexation for Tuesday, December 17, 2024 at 4:30 p.m. in the Lorain County Commissioners' Public Hearing Room, J. Grant Keys Administration Building, 226 Middle Avenue, 4th Floor, Meeting Room B, Elyria, Ohio 44035.

Joshua E. Lamb
5750 Cooper Foster Park Road, St. 102
Lorain, Ohio 44053
Phone: 440-988-9500
Fax: 440-988-9511
Email: jlamb@tsohiolaw.com

Printer's Fees		527.68
Notary Fees	$	1.50
TOTAL		529.18

AFFIDAVIT

THE STATE OF OHIO
County of Lorain

Attorney and Agent for
Petitioner Kendal
at Oberlin

C.T. 11/14/24
20742322

I, the undersigned, being duly sworn, do upon my oath depose and say for the publishers of THE CHRONICLE TELEGRAM; that said newspaper is printed and published, and of general circulation in Lorain County; that said newspaper meets the requirements of Sections 7.12 and 5721.01 Ohio Revised Code as amended effective September 14, 1957, and that the notice, a copy of which is attached, was published in said newspaper on the 14th day of November, 2024 A.D.

Legal Clerk, THE CHRONICLE TELEGRAM

Sworn to and subscribed before me this 15th day of November, A.D. 2024.

Notary Public

CAROLINE DIEM
Notary Public
State of Ohio
My Comm. Expires
March 21, 2029

Printer's Fees		527.68
Notary Fees	$	1.50
TOTAL		529.18

NOTICE OF FILING OF PETITION FOR REGULAR ANNEXATION

Date: October 24, 2024

RECEIVED
LORAIN COUNTY
COMMISSIONERS
2024 NOV -1 PM 1:58
THERESA L. UPTON
CLERK

VIA CERTIFIED MAIL;
RETURN RECEIPT REQUESTED
Clerk of New Russia Township Board of Trustees
46300 Butternut Ridge Road
Oberlin, Ohio 44074

Fiscal Officer of New Russia Township
c/o Lisa Akers
46300 Butternut Ridge Road
Oberlin, Ohio 44074

This notice is given to you in your respective capacity as Clerk of the Board of Trustees of New Russia Township, Ohio and as the Fiscal Officer of New Russia Township, Ohio.

You are hereby notified that a Petition for Regular Annexation was filed by Kendal at Oberlin in Lorain County, Ohio with the Board of Commissioners of Lorain County, Ohio on October 15, 2024 at 2:08 p.m., for the annexation of 2.2561 acres of property known as being Lorain County Permanent Parcel Nos. 09-00-066-000-015, 09-00-066-000-016 and 09-00-066-000-017 from New Russia Township, Ohio to the City of Oberlin, Ohio.

The Lorain County Board of Commissioners has scheduled the hearing on the Petition for Regular Annexation for Tuesday, December 17, 2024 at 4:30 p.m. in the Lorain County Commissioners' Public Hearing Room, J. Grant Keys Administration Building, 226 Middle Avenue, 4th Floor, Meeting Room B, Elyria, Ohio 44035.

A true and correct copy of the time-stamped Petition for Regular Annexation that was filed with the Lorain County Board of Commissioners, along with all attachments or documents accompanying the Petition for Regular Annexation, is attached hereto.

Joshua E. Lamb, Agent for Petitioner
Kendal at Oberlin
5750 Cooper Foster Park Road,
Suite 102
Lorain, Ohio 44053
Tel: (440) 988-9500
E-mail: jlamb@tsohiolaw.com

2024 OCT 15 PM 2:03

PETITION FOR REGULAR ANNEXATION OF LAND TO THE CITY OF OBERLIN FROM NEW RUSSIA TOWNSHIP

To: Board of Commissioners of Lorain County, Ohio
226 Middle Avenue, 4th Floor
Elyria, Ohio 44035

Pursuant to Section 709.02 of the Ohio Revised Code, the undersigned, being the sole legal owner of the properties described in Exhibit A attached hereto and further known as being Lorain County Permanent Parcel Nos. 09-00-066-000-015, 09-00-066-000-016 and 09-00-066-000-017, which are contiguous and adjacent to the City of Oberlin and consisting of 2.2561 acres, hereby petitions the Board of Commissioners for Lorain County for the regular annexation of the properties to the City of Oberlin, Ohio from New Russia Township, Ohio.

An accurate legal description of the perimeter of the properties to be annexed to the City of Oberlin is attached hereto as Exhibit A and is made a part hereof. An accurate map of the properties sought to be annexed is set forth in Exhibit B, which is attached hereto and made a part hereof.

Pursuant to O.R.C. §709.02(D), the list of the properties to be annexed to the City of Oberlin are set forth in Exhibit C, which is attached hereto and made a part hereof. The undersigned is the sole owner of the properties sought to be annexed. All the owners of the properties subject to this petition for annexation have consented to this petition and have executed the same.

Pursuant to O.R.C. §709.02(D), a list of all properties adjacent to and/or directly across the street from the properties sought to be annexed are contained in Exhibit C hereto (including but not limited to the name and mailing address of each owner and the permanent parcel number of the relevant properties).

The name of the person hereby appointed to act as agent for the undersigned petitioner is Joshua E. Lamb, Trigilio, Stephenson & Dattilo, PLL., 5750 Cooper Foster Park Road, Suite 102, Lorain, Ohio 44053, Telephone No. (440) 988-9500, Fax No. (440) 988-9511, who can be emailed at jlamb@tsohiolaw.com.

Date: 10/2/24

Kendal at Oberlin

By: _____
Seth Vilensky
Its: Chief Executive Officer

THOMAS SIMON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

150 SOUTH OLIVE STREET
ELYRIA, OHIO 44035
(440) 327-2925
Tasimon@windstream.net

2024 OCT 15 PM 2:03

EXHIBIT "A"

August 14, 2024
Job No. 2024-073

Boundary Description
of Area to be Annexed
2.2561 Acres

Situated in the County of Lorain, in the State of Ohio and being known as part of New Russia Township Original Lot No. 66, and being further bounded and described as follows:

Beginning at the intersection of the centerlines of North Pleasant Street and Maple Street (49.50 feet wide);

Thence, North 89 degrees 52'27" West a distance of 67.38 feet along the centerline of Maple Street, to a point thereon being the Principal Place of Beginning;

Thence continuing North 89 degrees 52'27" West a distance of 199.83 feet along the centerline of said Maple Street, to a point thereon;

Thence, North 05 degrees 54'13" West passing through an iron pipe found set at 25.23 feet, a distance of 427.23 feet along the Easterly line of land conveyed to Marva L. Hill and Audrey Y. Kolb by deed recorded in document no. 20150563146 of Lorain County Recorder's Records on October 16, 2015; and the Northerly prolongation thereof, to an iron pin found set at a corner of land conveyed to Jerome Zbydnowski, Trustee by deed recorded in document no. 20070211817 of Lorain County Recorder's Records on July 5, 2007, and being a point on the Southerly line of land conveyed to Kendal at Oberlin by deed recorded in document no. 20070227481 of Lorain County Recorder's Records on October 22, 2007;

Thence, North 89 degrees 32'04" East a distance of 301.00 feet along the Southerly line of said land conveyed to Kendal at Oberlin, to an iron pipe found set at the Southeasterly corner thereof, being a point on the Westerly line of said land conveyed to Kendal at Oberlin, by deed recorded in Official Record Volume 562 Page 601 of Lorain County Recorder's Records on July 1, 1992;

THOMAS SIMON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

150 SOUTH OLIVE STREET
ELYRIA, OHIO 44035
(440) 327-2925
Tasimon@windstream.net

2024 OCT 11 PM 2:09

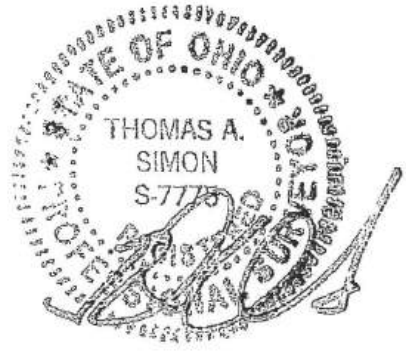
August 14, 2024
Job No. 2024-073

Boundary Description
of Area to be Annexed
2.2561 Acres

Thence, South 01 degrees 21'34" East a distance of 72.93 feet along the Westerly line of said land conveyed to Kendal at Oberlin, to a corner thereof;

Thence, South 89 degrees 32'04" West a distance of 61.81 feet along the Northerly line of said land conveyed to Kendal at Oberlin, to a corner thereof;

Thence, South 00 degrees 27'45" East a distance of 354.45 feet along the Westerly line of said land conveyed to Kendal at Oberlin, by deed recorded in Official Record Volume 562 Page 601 of Lorain County Recorder's Records on July 1, 1992, to the Principal Place of Beginning, and containing 2.2561 Acres of which 0.1142 acres lies within the Right-of-Way of Maple Street, as surveyed by Thomas A. Simon, Registered Professional Surveyor No. S-7775 in November, 2006, August, 2007 and July/August, 2024. Basis of bearings is the centerline of Maple Street (North 89 degrees 52'27" West).



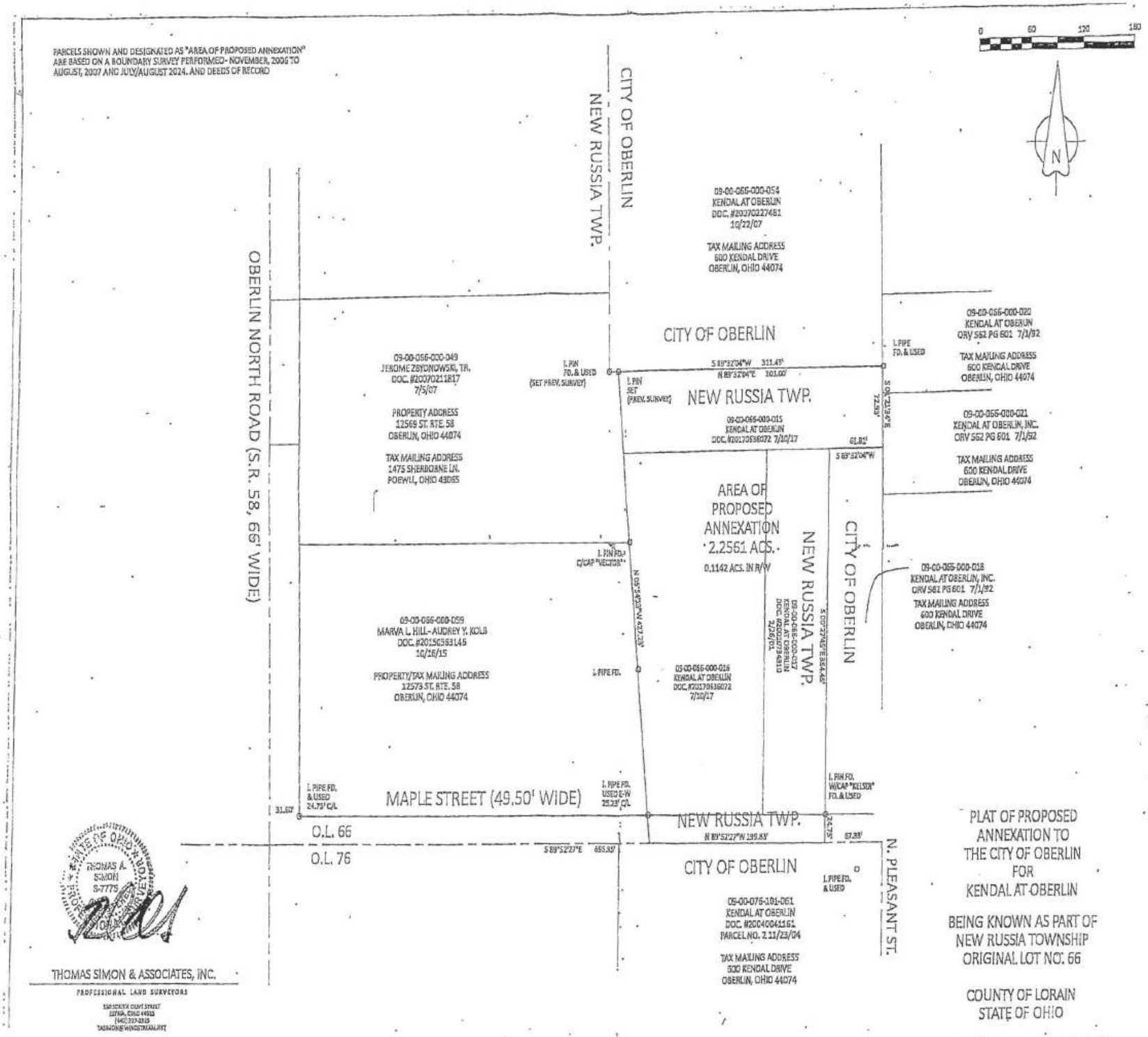

PARCELS SHOWN AND DESIGNATED AS "AREA OF PROPOSED ANNEXATION" ARE BASED ON A BOUNDARY SURVEY PERFORMED- NOVEMBER, 2006 TO AUGUST, 2007 AND JULY/AUGUST 2024. AND DEEDS OF RECORD
0 60 120 180
N
CITY OF OBERLIN
NEW RUSSIA TWP.
OBERLIN NORTH ROAD (S.R. 58, 66' WIDE)
09-00-066-000-054
KENDAL AT OBERLIN
DOC. #200702227481
10/22/07
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
09-00-066-000-020
KENDAL AT OBERLIN
ORV 562 PG 601 7/1/92
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
09-00-066-000-021
XENDAL AT OBERLIN, INC.
ORV 562 PG 601 7/1/92
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
09-00-066-000-049
JEROME ZBYDNOWSKI, TR.
DOC. #200702211817
7/5/07
PROPERTY ADDRESS
12569 ST. RTE. 58
OBERLIN, OHIO 44074
TAX MAILING ADDRESS
1475 SHERBORNE LN.
POWELL, OHIO 43065
09-00-066-000-015
KENDAL AT OBERLIN
DOC. #201706360072 7/10/17
AREA OF PROPOSED ANNEXATION
2.2561 ACS.
0.1142 ACS. IN R/W
09-00-066-000-018
KENDAL AT OBERLIN, INC.
ORV 562 PG 601 7/1/92
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
09-00-066-000-059
MARVA L. HILL- AUDREY Y. KOLB
DOC. #201506561145
10/16/15
PROPERTY/TAX MAILING ADDRESS
12573 ST. RTE. 58
OBERLIN, OHIO 44074
09-00-066-000-017
KENDAL AT OBERLIN
DOC. #200207734310
2/26/02
09-00-066-000-016
KENDAL AT OBERLIN
DOC. #201706360072
7/10/17
MAPLE STREET (49.50' WIDE)
O.L. 66
O.L. 76
N. PLEASANT ST.
09-00-076-101-061
KENDAL AT OBERLIN
DOC. #200400411G1
PARCEL NO. 2 11/23/04
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
S 89°32'04"W 311.43'
N 89°32'04"E 301.00'
S 89°32'04"W
61.81'
S 00°27'56"E 72.53'
N 00°54'52"W 427.23'
S 07°27'45"E 384.46'
N 89°52'27"W 195.83'
S 89°52'27"E 695.30'
I. PIN FD.
I. PIN SET (PREV. SURVEY)
I. PIPE FD. & USED
I. PIPE FD.
I. PIN FD. W/CAP "VECTOR"
I. PIN FD. W/CAP "KELSER" FD. & USED
I. PIPE FD. & USED 24.75' C/L
I. PIPE FD. USED E-W 25.25' C/L
31.69'
24.75'
57.39'
THOMAS A. SIMON S-7775 REGISTERED PROFESSIONAL SURVEYOR STATE OF OHIO
THOMAS SIMON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
330 SOUTH CLAY STREET
ELYRIA, OHIO 44035
(440) 327-2515
TASIMONE@WINDSTREAM.NET
PLAT OF PROPOSED ANNEXATION TO THE CITY OF OBERLIN FOR KENDAL AT OBERLIN
BEING KNOWN AS PART OF NEW RUSSIA TOWNSHIP ORIGINAL LOT NO. 66
COUNTY OF LORAIN STATE OF OHIO
AUGUST, 2024 SCALE: 1" = 60'

EXHIBIT "B"

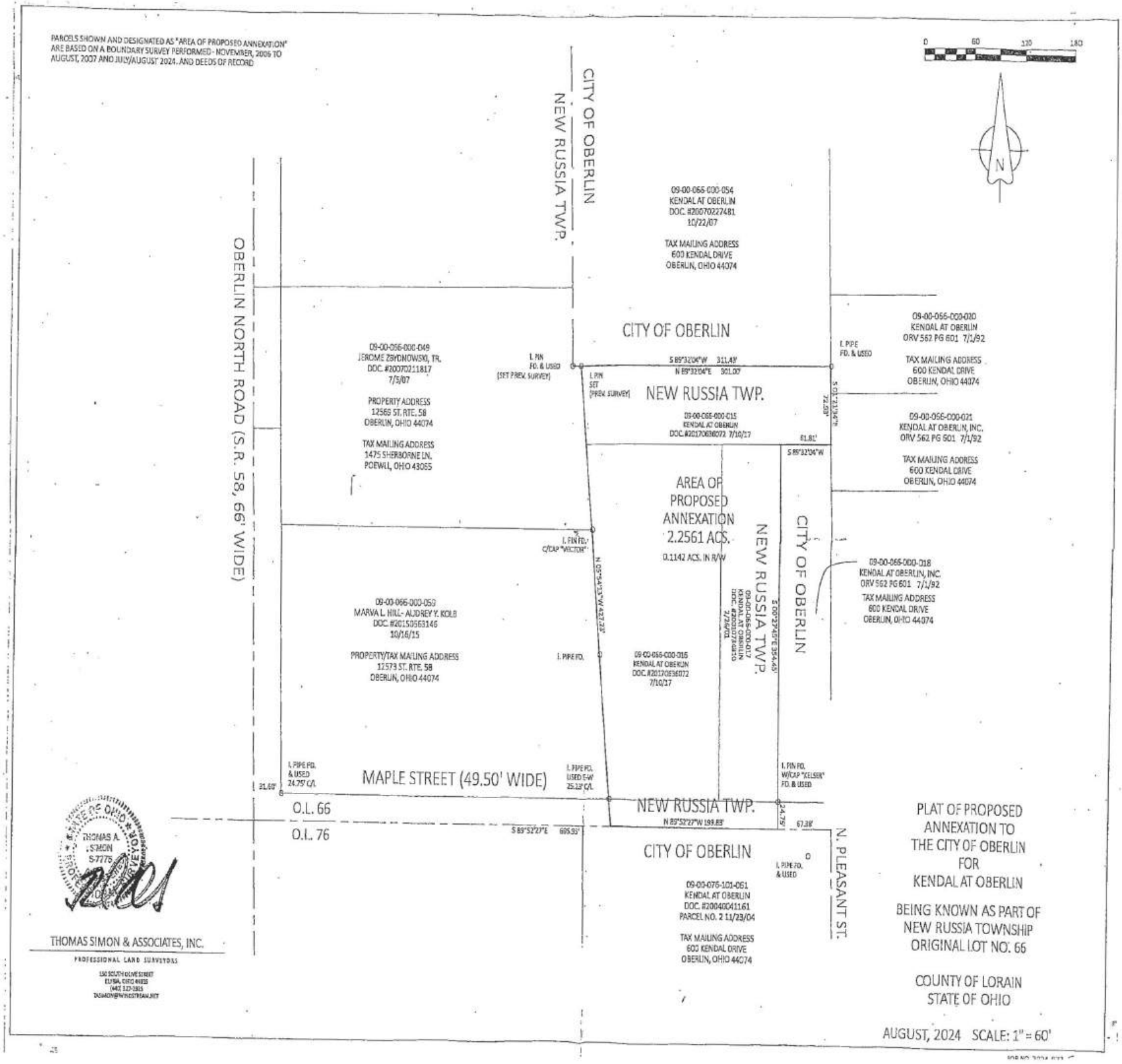
EXHIBIT "C"

INFORMATION RELATING TO OWNERS OF REAL PROPERTY SOUGHT TO BE ANNEXED

Owners' Name and Address	Permanent Parcel Number	Approximate Acreage of Each Parcel to be Annexed
Kendal at Oberlin 600 Kendal Drive Oberlin, Ohio 44074	09-00-066-000-016	1.1865
Kendal at Oberlin 600 Kendal Drive Oberlin, Ohio 44074	09-00-066-000-015	0.5705
Kendal at Oberlin 600 Kendal Drive Oberlin, Ohio 44074	09-00-066-000-017	0.4991

LIST OF OWNERS OF PROPERTY ADJACENT TO AND DIRECTLY ACROSS THE STREET

Owner's Name and Mailing Address	Permanent Parcel Number
Jerome Zbydnowski, Successor Trustee of the Irene Zbydniowski Intervivos Trust 12569 State Route 58 Oberlin, Ohio 44074 and 1475 Sherborne Lane Powell, Ohio 43065	09-00-066-000-049
Marva L. Hill & Audrey Y. Kolb 12573 State Route 58 Oberlin, Ohio 44074	09-00-066-000-059
Kendal at Oberlin 600 Kendal Drive Oberlin, Ohio 44074	09-00-066-000-054
Kendal at Oberlin Inc 600 Kendal Drive Oberlin, Ohio 44074	09-00-066-000-020
Kendal at Oberlin Inc 600 Kendal Drive Oberlin, Ohio 44074	09-00-066-000-021
Kendal at Oberlin Inc 600 Kendal Drive Oberlin, Ohio 44074	09-00-066-000-018
Kendal at Oberlin 600 Kendal Drive Oberlin, Ohio 44074	09-00-076-101-061


PARCELS SHOWN AND DESIGNATED AS "AREA OF PROPOSED ANNEXATION" ARE BASED ON A BOUNDARY SURVEY PERFORMED - NOVEMBER, 2006 TO AUGUST, 2007 AND JULY/AUGUST 2024, AND DEEDS OF RECORD
0 60 120 180
N
CITY OF OBERLIN
NEW RUSSIA TWP.
OBERLIN NORTH ROAD (S.R. 58, 66' WIDE)
09-00-066-000-054
KENDAL AT OBERLIN
DOC. #200702274B1
10/22/07
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
09-00-066-000-049
JEROME ZBYDNOWSKI, TR.
DOC. #200702111817
7/5/07
PROPERTY ADDRESS
12569 ST. RTE., 58
OBERLIN, OHIO 44074
TAX MAILING ADDRESS
1475 SHERBORNE LN.
POWELL, OHIO 43065
I. PIN FD. & USED (SET PREV. SURVEY)
I. PIN SET (PREV. SURVEY)
S 89°32'04"W 311.43'
N 89°32'04"E 301.00'
CITY OF OBERLIN
NEW RUSSIA TWP.
09-00-066-000-015
KENDAL AT OBERLIN
DOC.#201706360?2 7/10/17
09-00-066-000-010
KENDAL AT OBERLIN
ORV 562 PG 601 7/1/92
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
I. PIPE FD. & USED
09-00-066-000-021
KENDAL AT OBERLIN, INC.
ORV 562 PG 601 7/1/92
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
AREA OF PROPOSED ANNEXATION 2.2561 ACS.
0.1142 ACS. IN R/W
I. PIN FD. C/CAP "VICTOR"
09-00-066-000-059
MARVA L. HILL- AUDREY Y. KOLB
DOC. #201509563146
10/16/15
PROPERTY/TAX MAILING ADDRESS
12573 ST. RTE. 58
OBERLIN, OHIO 44074
I. PIPE FD.
09-00-066-000-017
KENDAL AT OBERLIN
DOC. #20031072?4810
7/30/03
09-00-066-000-018
KENDAL AT OBERLIN, INC.
ORV 562 PG 601 7/1/92
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
MAPLE STREET (49.50' WIDE)
I. PIPE FD. & USED 24.75' C/L
I. PIPE FD. USED E-W 25.13' C/L
I. PIN FD. W/CAP "KELSER" FD. & USED
O.L. 66
O.L. 76
S 89°52'27"E 699.93'
N 89°52'27"W 199.89'
CITY OF OBERLIN
I. PIPE FD. & USED
09-00-076-101-061
KENDAL AT OBERLIN
DOC. #200400411?61
PARCEL NO. 2 11/23/04
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
N. PLEASANT ST.
PLAT OF PROPOSED ANNEXATION TO THE CITY OF OBERLIN FOR KENDAL AT OBERLIN
BEING KNOWN AS PART OF NEW RUSSIA TOWNSHIP ORIGINAL LOT NO. 66
COUNTY OF LORAIN
STATE OF OHIO
AUGUST, 2024 SCALE: 1" = 60'
THOMAS A. SIMON S-7775
REGISTERED PROFESSIONAL SURVEYOR
THOMAS SIMON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
130 SOUTH OLIVE STREET
ELYRIA, OHIO 44035
(440) 327-2815
TSIMON@NEWSTREAM.NET

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FAQs >

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USPS Tracking Plus®

Delivered

Delivered, Left with Individual

OBERLIN, OH 44074
October 29, 2024, 11:44 am

Redelivery Scheduled for Next Business Day

OBERLIN, OH 44074
October 26, 2024, 12:35 pm

Arrived at USPS Regional Facility

CLEVELAND OH DISTRIBUTION CENTER
October 24, 2024, 7:53 pm

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Text & Email Updates

Feedback

USPS Tracking Plus®

Product Information

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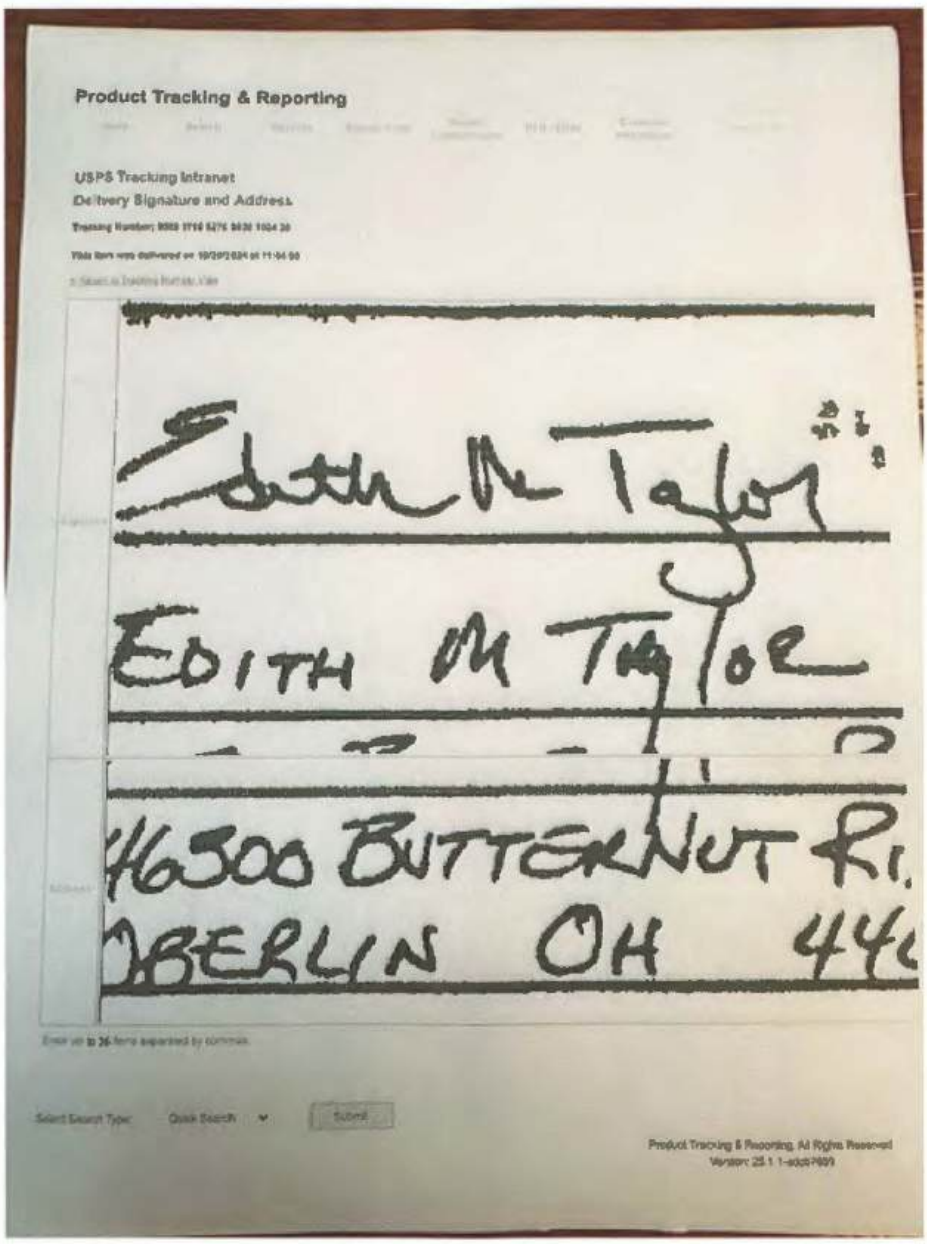
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Delivery Signature and Address

Tracking Number: 9505 5116 5276 5830 1104 30

This item was delivered on 10/29/2024 at 11:04:00

Edith M Taylor

EDITH M TAYLOR

46300 BUTTERNUT RI

OBERLIN OH 44

Enter up to 35 items separated by commas.

Select Search Type: Quick Search Submit

Product Tracking & Reporting, All Rights Reserved

Version: 25.1.1-add7469

NOTICE OF FILING OF PETITION FOR REGULAR ANNEXATION

Date: October 17, 2024

RECEIVED
LORAIN COUNTY
COMMISSIONERS
2024 NOV -1 PM 1:58
THERESA L. UPTON
CLERK

VIA CERTIFIED MAIL;
RETURN RECEIPT REQUESTED
Clerk of New Russia Township Board of Trustees
46300 Butternut Ridge Road
Oberlin, Ohio 44074

Fiscal Officer of New Russia Township
c/o Lisa Akers
46300 Butternut Ridge Road
Oberlin, Ohio 44074

This notice is given to you in your respective capacity as Clerk of the Board of Trustees of New Russia Township, Ohio and as the Fiscal Officer of New Russia Township, Ohio.

You are hereby notified that a Petition for Regular Annexation was filed by Kendal at Oberlin in Lorain County, Ohio with the Board of Commissioners of Lorain County, Ohio on October 15, 2024 at 2:08 p.m., for the annexation of 2.2561 acres of property known as being Lorain County Permanent Parcel Nos. 09-00-066-000-015, 09-00-066-000-016 and 09-00-066-000-017 from New Russia Township, Ohio to the City of Oberlin, Ohio.

The Lorain County Board of Commissioners has scheduled the hearing on the Petition for Regular Annexation for Tuesday, December 17, 2024 at 4:30 p.m. in the Lorain County Commissioners' Public Hearing Room, J. Grant Keys Administration Building, 226 Middle Avenue, 4th Floor, Meeting Room B, Elyria, Ohio 44035.

A true and correct copy of the time-stamped Petition for Regular Annexation that was filed with the Lorain County Board of Commissioners, along with all attachments or documents accompanying the Petition for Regular Annexation, is attached hereto.

Joshua E. Lamb, Agent for Petitioner
Kendal at Oberlin
5750 Cooper Foster Park Road,
Suite 102
Lorain, Ohio 44053
Tel: (440) 988-9500
E-mail: jlamb@tsohiolaw.com



PETITION FOR REGULAR ANNEXATION OF LAND TO THE CITY OF OBERLIN FROM NEW RUSSIA TOWNSHIP

To: Board of Commissioners of Lorain County, Ohio
226 Middle Avenue, 4th Floor
Elyria, Ohio 44035

Pursuant to Section 709.02 of the Ohio Revised Code, the undersigned, being the sole legal owner of the properties described in Exhibit A attached hereto and further known as being Lorain County Permanent Parcel Nos. 09-00-066-000-015, 09-00-066-000-016 and 09-00-066-000-017, which are contiguous and adjacent to the City of Oberlin and consisting of 2.2561 acres, hereby petitions the Board of Commissioners for Lorain County for the regular annexation of the properties to the City of Oberlin, Ohio from New Russia Township, Ohio.

An accurate legal description of the perimeter of the properties to be annexed to the City of Oberlin is attached hereto as Exhibit A and is made a part hereof. An accurate map of the properties sought to be annexed is set forth in Exhibit B, which is attached hereto and made a part hereof.

Pursuant to O.R.C. §709.02(D), the list of the properties to be annexed to the City of Oberlin are set forth in Exhibit C, which is attached hereto and made a part hereof. The undersigned is the sole owner of the properties sought to be annexed. All the owners of the properties subject to this petition for annexation have consented to this petition and have executed the same.

Pursuant to O.R.C. §709.02(D), a list of all properties adjacent to and/or directly across the street from the properties sought to be annexed are contained in Exhibit C hereto (including but not limited to the name and mailing address of each owner and the permanent parcel number of the relevant properties).

The name of the person hereby appointed to act as agent for the undersigned petitioner is Joshua E. Lamb, Trigilio, Stephenson & Dattilo, PLL., 5750 Cooper Foster Park Road, Suite 102, Lorain, Ohio 44053, Telephone No. (440) 988-9500, Fax No. (440) 988-9511, who can be emailed at jlamb@tsohiolaw.com.

Date: 10/2/24

Kendal at Oberlin

By: _____
Seth Vilensky
Its: Chief Executive Officer

THOMAS SIMON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

150 SOUTH OLIVE STREET
ELYRIA, OHIO 44035
(440) 327-2925
Tasimon@windstream.net

EXHIBIT "A"

August 14, 2024
Job No. 2024-073

Boundary Description
of Area to be Annexed
2.2561 Acres

Situated in the County of Lorain, in the State of Ohio and being known as part of New Russia Township Original Lot No. 66, and being further bounded and described as follows:

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Thence continuing North 89 degrees 52'27" West a distance of 199.83 feet along the centerline of said Maple Street, to a point thereon;

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THOMAS SIMON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

150 SOUTH OLIVE STREET
ELYRIA, OHIO 44035
(440) 327-2925
Tasimon@windstream.net

August 14, 2024
Job No. 2024-073

Boundary Description
of Area to be Annexed
2.2561 Acres

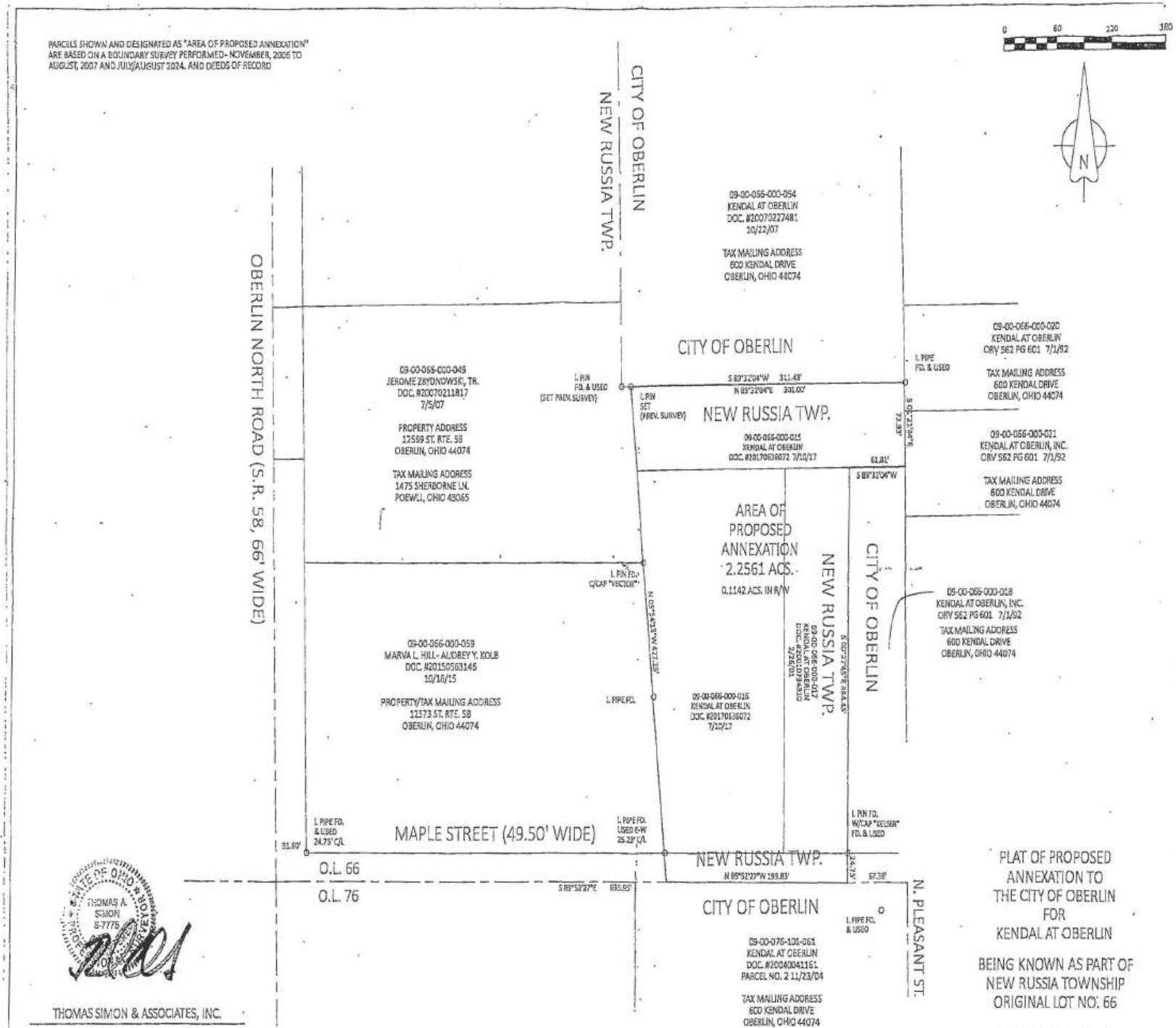
Thence, South 01 degrees 21'34" East a distance of 72.93 feet along the Westerly line of said land conveyed to Kendal at Oberlin, to a corner thereof;

Thence, South 89 degrees 32'04" West a distance of 61.81 feet along the Northerly line of said land conveyed to Kendal at Oberlin, to a corner thereof;

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PARCELS SHOWN AND DESIGNATED AS "AREA OF PROPOSED ANNEXATION" ARE BASED ON A BOUNDARY SURVEY PERFORMED- NOVEMBER, 2006 TO AUGUST, 2007 AND JULY/AUGUST 2024, AND DEEDS OF RECORD



STATE OF OHIO
THOMAS A. SIMON
S-7775
REGISTERED SURVEYOR

THOMAS SIMON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
1500 SOUTH CLEVE STREET
ELYRIA, OHIO 44035
(440) 327-1925
TASIMON@WINDSTREAM.NET

PLAT OF PROPOSED ANNEXATION TO THE CITY OF OBERLIN FOR KENDAL AT OBERLIN

BEING KNOWN AS PART OF NEW RUSSIA TOWNSHIP ORIGINAL LOT NO. 66

COUNTY OF LORAIN
STATE OF OHIO

AUGUST, 2024 SCALE: 1" = 60'

JOB NO. 2024-073

EXHIBIT "B"

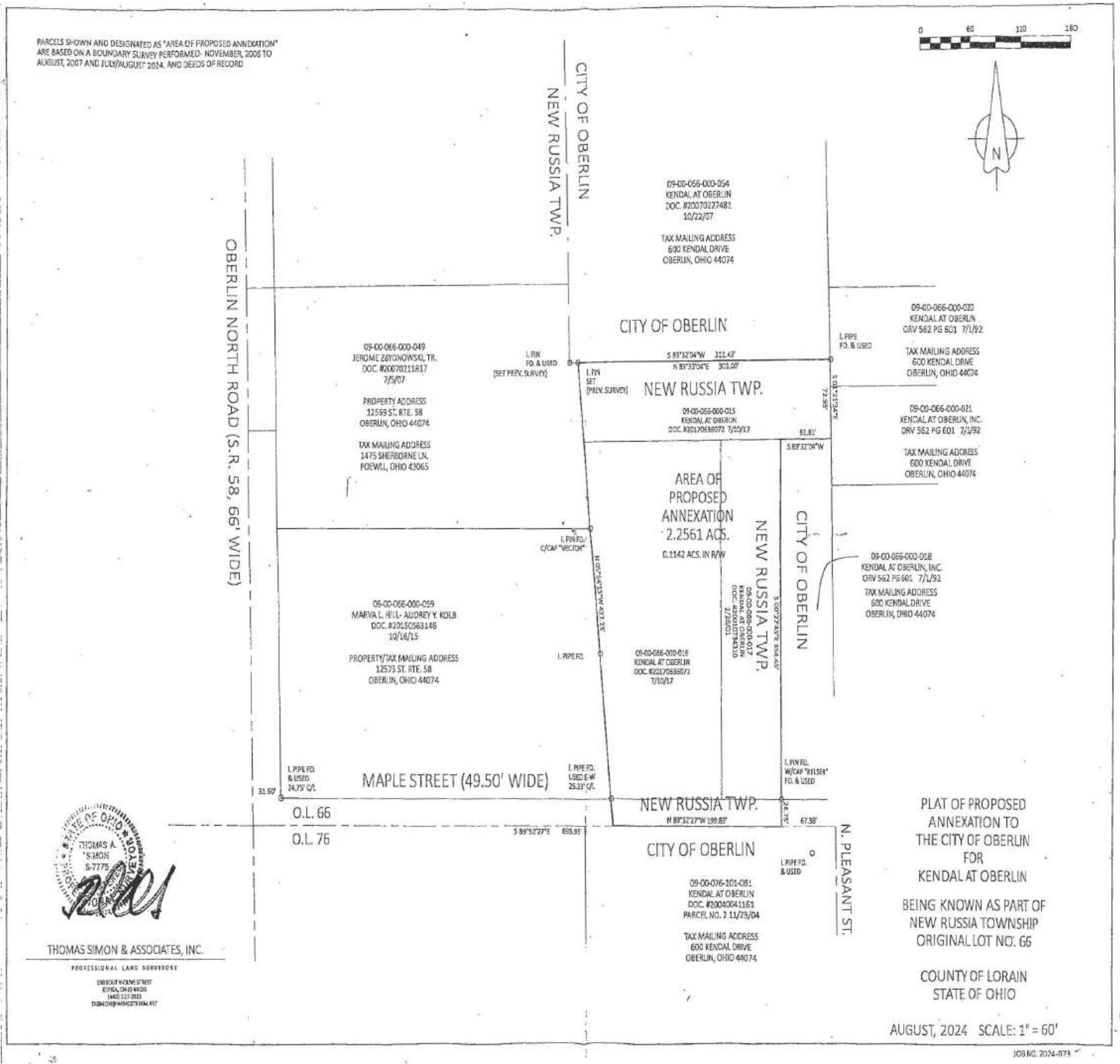
EXHIBIT "C"

INFORMATION RELATING TO OWNERS OF REAL PROPERTY SOUGHT TO BE ANNEXED

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Kendal at Oberlin 600 Kendal Drive Oberlin, Ohio 44074	09-00-066-000-016	1.1865
Kendal at Oberlin 600 Kendal Drive Oberlin, Ohio 44074	09-00-066-000-015	0.5705
Kendal at Oberlin 600 Kendal Drive Oberlin, Ohio 44074	09-00-066-000-017	0.4991

LIST OF OWNERS OF PROPERTY ADJACENT TO AND DIRECTLY ACROSS THE STREET

Owner's Name and Mailing Address	Permanent Parcel Number
Jerome Zbydnowski, Successor Trustee of the Irene Zbydniowski Intervivos Trust 12569 State Route 58 Oberlin, Ohio 44074 and 1475 Sherborne Lane Powell, Ohio 43065	09-00-066-000-049
Marva L. Hill & Audrey Y. Kolb 12573 State Route 58 Oberlin, Ohio 44074	09-00-066-000-059
Kendal at Oberlin 600 Kendal Drive Oberlin, Ohio 44074	09-00-066-000-054
Kendal at Oberlin Inc 600 Kendal Drive Oberlin, Ohio 44074	09-00-066-000-020
Kendal at Oberlin Inc 600 Kendal Drive Oberlin, Ohio 44074	09-00-066-000-021
Kendal at Oberlin Inc 600 Kendal Drive Oberlin, Ohio 44074	09-00-066-000-018
Kendal at Oberlin 600 Kendal Drive Oberlin, Ohio 44074	09-00-076-101-061


PARCELS SHOWN AND DESIGNATED AS "AREA OF PROPOSED ANNEXATION" ARE BASED ON A BOUNDARY SURVEY PERFORMED- NOVEMBER, 2006 TO AUGUST, 2007 AND JULY/AUGUST 2024, AND DEEDS OF RECORD
0 60 120 180
N
CITY OF OBERLIN
NEW RUSSIA TWP.
OBERLIN NORTH ROAD (S.R. 58, 66' WIDE)
09-00-066-000-054
KENDAL AT OBERLIN
DOC. #200702274811
10/22/07
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
09-00-066-000-049
JEROME ZBYONOWSKI, TR.
DOC. #200702118171
7/5/07
PROPERTY ADDRESS
12569 ST. RTE. 58
OBERLIN, OHIO 44074
TAX MAILING ADDRESS
1475 SHERBORNE LN.
POWELL, OHIO 43065
I. PIN FD. & USED (SET PREV. SURVEY)
I. PIN SET (PREV. SURVEY)
S 89°32'04"W 311.43'
N 89°32'04"E 301.00'
09-00-066-000-015
KENDAL AT OBERLIN
DOC. #201706380721 7/10/17
I. PIPE FD. & USED
09-00-066-000-020
KENDAL AT OBERLIN
ORV 562 PG 601 7/1/92
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
09-00-066-000-021
KENDAL AT OBERLIN, INC.
ORV 562 PG 601 7/1/92
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
72.38'
S 01°21'34"E
81.81'
S 89°32'04"W
AREA OF PROPOSED ANNEXATION
2.2561 ACS.
0.1142 ACS. IN R/W
I. PIN FD./ C/CAP "VECTOR"
N 05°54'43"W 427.23'
09-00-066-000-059
MARVA L. HILL- AUDREY Y. KOLB
DOC. #201505631461
10/16/15
PROPERTY/TAX MAILING ADDRESS
12573 ST. RTE. 58
OBERLIN, OHIO 44074
I. PIPE FD.
09-00-066-000-016
KENDAL AT OBERLIN
DOC. #201706380721
7/10/17
09-00-066-000-017
KENDAL AT OBERLIN
DOC. #201706380721
7/10/17
S 00°37'45"E 354.45'
09-00-066-000-018
KENDAL AT OBERLIN, INC.
ORV 562 PG 601 7/1/92
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
I. PIPE FD. & USED 24.75' C/L
MAPLE STREET (49.50' WIDE)
I. PIPE FD. USED E-W 25.23' C/L
I. PIN FD. W/CAP "KELSER" FD. & USED
31.69'
24.75'
67.38'
O.L. 66
O.L. 76
S 89°52'27"E 695.95'
N 89°52'27"W 199.83'
CITY OF OBERLIN
I. PIPE FD. & USED
N. PLEASANT ST.
09-00-076-101-061
KENDAL AT OBERLIN
DOC. #200404116161
PARCEL NO. 2 11/23/04
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
PLAT OF PROPOSED ANNEXATION TO THE CITY OF OBERLIN FOR KENDAL AT OBERLIN
BEING KNOWN AS PART OF NEW RUSSIA TOWNSHIP ORIGINAL LOT NO. 66
COUNTY OF LORAIN
STATE OF OHIO
AUGUST, 2024 SCALE: 1" = 60'
STATE OF OHIO
THOMAS A. SIMON
S-7775
REGISTERED
SURVEYOR
THOMAS SIMON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
150 SOUTH CLEVELAND STREET
ELYRIA, OH 44035
(440) 327-2021
JOB NO. 2024-073

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Tracking Number:

9589071052700830102971

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Latest Update

Your item was delivered to an individual at the address at 12:28 pm on October 24, 2024 in OBERLIN, OH 44074.

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USPS Tracking Plus®

Feedback

Delivered

Delivered, Left with Individual

OBERLIN, OH 44074
October 24, 2024, 12:28 pm

Reminder to Schedule Redelivery of your item

October 24, 2024

Notice Left (No Authorized Recipient Available)

OBERLIN, OH 44074
October 19, 2024, 12:28 pm

Arrived at USPS Regional Facility

CLEVELAND OH DISTRIBUTION CENTER
October 17, 2024, 8:29 pm

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What Do USPS Tracking Statuses Mean? (https://faq.usps.com/s/article/Where-is-my-package)

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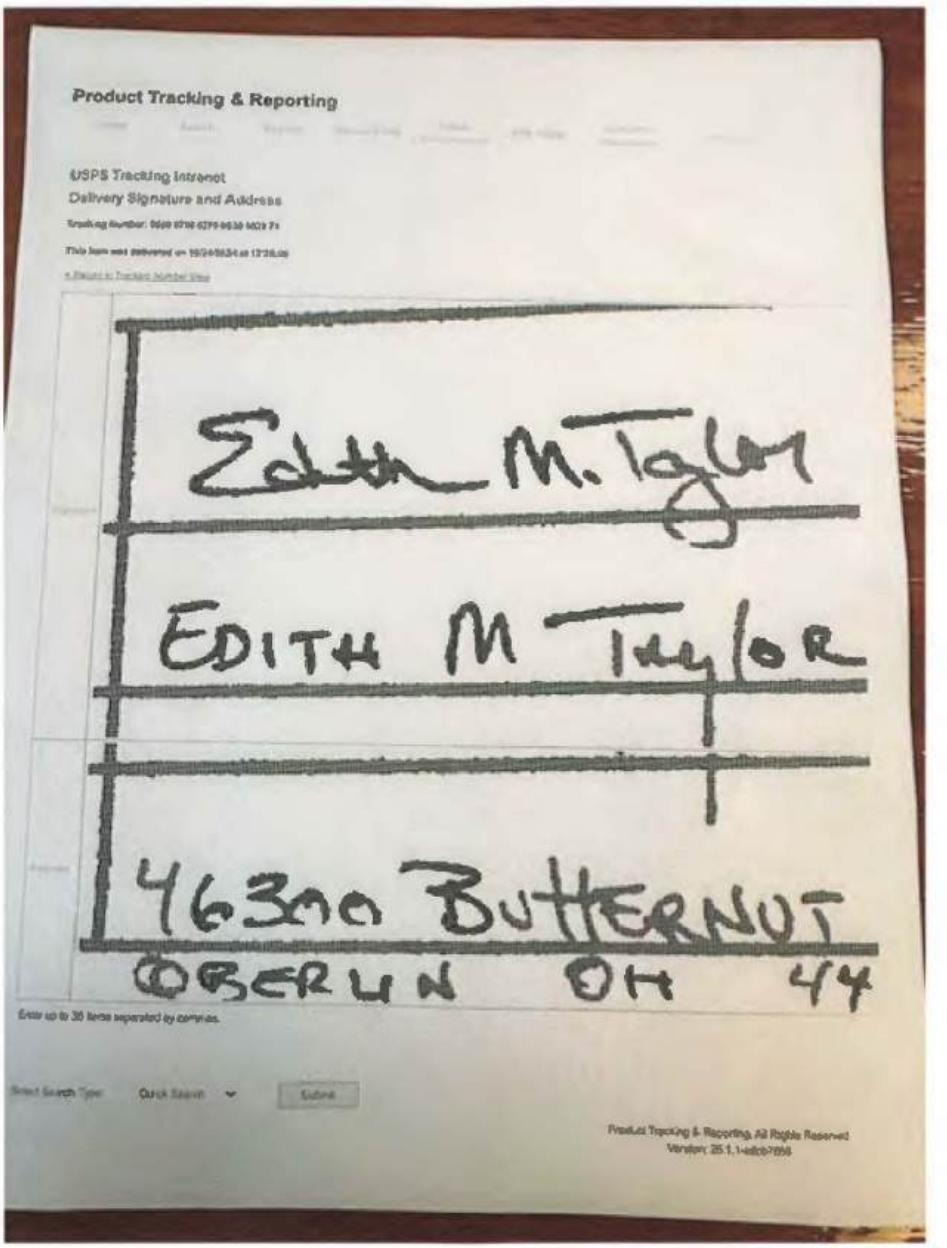
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USPS Tracking Intranet

Delivery Signature and Address

Edith M. Taylor

EDITH M TAYLOR

46300 BUTTERNUT

OBERLIN OH 44

Enter up to 35 items separated by commas.

Submit

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NOTICE OF FILING OF PETITION FOR REGULAR ANNEXATION

Date: October 17, 2024

RECEIVED
LORAIN COUNTY
COMMISSIONERS
2024 NOV -1 PM 1:58
THERESA L. UPTON
CLERK

VIA CERTIFIED MAIL;
RETURN RECEIPT REQUESTED
Clerk of New Russia Township Board of Trustees
46300 Butternut Ridge Road
Oberlin, Ohio 44074

Fiscal Officer of New Russia Township
c/o Lisa Akers
46300 Butternut Ridge Road
Oberlin, Ohio 44074

This notice is given to you in your respective capacity as Clerk of the Board of Trustees of New Russia Township, Ohio and as the Fiscal Officer of New Russia Township, Ohio.

You are hereby notified that a Petition for Regular Annexation was filed by Kendal at Oberlin in Lorain County, Ohio with the Board of Commissioners of Lorain County, Ohio on October 15, 2024 at 2:08 p.m., for the annexation of 2.2561 acres of property known as being Lorain County Permanent Parcel Nos. 09-00-066-000-015, 09-00-066-000-016 and 09-00-066-000-017 from New Russia Township, Ohio to the City of Oberlin, Ohio.

The Lorain County Board of Commissioners has scheduled the hearing on the Petition for Regular Annexation for Tuesday, December 17, 2024 at 4:30 p.m. in the Lorain County Commissioners' Public Hearing Room, J. Grant Keys Administration Building, 226 Middle Avenue, 4th Floor, Meeting Room B, Elyria, Ohio 44035.

A true and correct copy of the time-stamped Petition for Regular Annexation that was filed with the Lorain County Board of Commissioners, along with all attachments or documents accompanying the Petition for Regular Annexation, is attached hereto.



Joshua E. Lamb, Agent for Petitioner
Kendal at Oberlin
5750 Cooper Foster Park Road,
Suite 102
Lorain, Ohio 44053
Tel: (440) 988-9500
E-mail: jlamb@tsohiolaw.com

PETITION FOR REGULAR ANNEXATION OF LAND TO THE CITY OF OBERLIN FROM NEW RUSSIA TOWNSHIP

To: Board of Commissioners of Lorain County, Ohio
226 Middle Avenue, 4th Floor
Elyria, Ohio 44035

Pursuant to Section 709.02 of the Ohio Revised Code, the undersigned, being the sole legal owner of the properties described in Exhibit A attached hereto and further known as being Lorain County Permanent Parcel Nos. 09-00-066-000-015, 09-00-066-000-016 and 09-00-066-000-017, which are contiguous and adjacent to the City of Oberlin and consisting of 2.2561 acres, hereby petitions the Board of Commissioners for Lorain County for the regular annexation of the properties to the City of Oberlin, Ohio from New Russia Township, Ohio.

An accurate legal description of the perimeter of the properties to be annexed to the City of Oberlin is attached hereto as Exhibit A and is made a part hereof. An accurate map of the properties sought to be annexed is set forth in Exhibit B, which is attached hereto and made a part hereof.

Pursuant to O.R.C. §709.02(D), the list of the properties to be annexed to the City of Oberlin are set forth in Exhibit C, which is attached hereto and made a part hereof. The undersigned is the sole owner of the properties sought to be annexed. All the owners of the properties subject to this petition for annexation have consented to this petition and have executed the same.

Pursuant to O.R.C. §709.02(D), a list of all properties adjacent to and/or directly across the street from the properties sought to be annexed are contained in Exhibit C hereto (including but not limited to the name and mailing address of each owner and the permanent parcel number of the relevant properties).

The name of the person hereby appointed to act as agent for the undersigned petitioner is Joshua E. Lamb, Trigilio, Stephenson & Dattilo, PLL., 5750 Cooper Foster Park Road, Suite 102, Lorain, Ohio 44053, Telephone No. (440) 988-9500, Fax No. (440) 988-9511, who can be emailed at jlamb@tsohiolaw.com.

Date: 10/2/24

Kendal at Oberlin

By: _____
Seth Vilensky
Its: Chief Executive Officer

THOMAS SIMON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

150 SOUTH OLIVE STREET
ELYRIA, OHIO 44035
(440) 327-2925
Tasimon@windstream.net

EXHIBIT "A"

August 14, 2024
Job No. 2024-073

Boundary Description
of Area to be Annexed
2.2561 Acres

Situated in the County of Lorain, in the State of Ohio and being known as part of New Russia Township Original Lot No. 66, and being further bounded and described as follows:

Beginning at the intersection of the centerlines of North Pleasant Street and Maple Street (49.50 feet wide);

Thence, North 89 degrees 52'27" West a distance of 67.38 feet along the centerline of Maple Street, to a point thereon being the Principal Place of Beginning;

Thence continuing North 89 degrees 52'27" West a distance of 199.83 feet along the centerline of said Maple Street, to a point thereon;

Thence, North 05 degrees 54'13" West passing through an iron pipe found set at 25.23 feet, a distance of 427.23 feet along the Easterly line of land conveyed to Marva L. Hill and Audrey Y. Kolb by deed recorded in document no. 20150563146 of Lorain County Recorder's Records on October 16, 2015; and the Northerly prolongation thereof, to an iron pin found set at a corner of land conveyed to Jerome Zbydnowski, Trustee by deed recorded in document no. 20070211817 of Lorain County Recorder's Records on July 5, 2007, and being a point on the Southerly line of land conveyed to Kendal at Oberlin by deed recorded in document no. 20070227481 of Lorain County Recorder's Records on October 22, 2007;

Thence, North 89 degrees 32'04" East a distance of 301.00 feet along the Southerly line of said land conveyed to Kendal at Oberlin, to an iron pipe found set at the Southeasterly corner thereof, being a point on the Westerly line of said land conveyed to Kendal at Oberlin, by deed recorded in Official Record Volume 562 Page 601 of Lorain County Recorder's Records on July 1, 1992;

THOMAS SIMON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

150 SOUTH OLIVE STREET
ELYRIA, OHIO 44035
(440) 327-2925
Tasimon@windstream.net

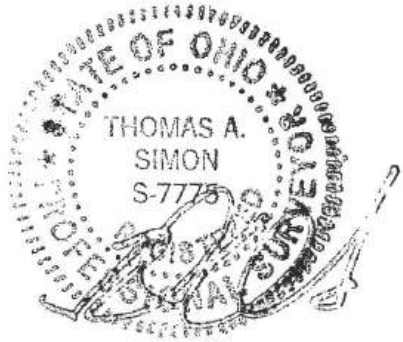
August 14, 2024
Job No. 2024-073

Boundary Description
of Area to be Annexed
2.2561 Acres

Thence, South 01 degrees 21'34" East a distance of 72.93 feet along the Westerly line of said land conveyed to Kendal at Oberlin, to a corner thereof;

Thence, South 89 degrees 32'04" West a distance of 61.81 feet along the Northerly line of said land conveyed to Kendal at Oberlin, to a corner thereof;

Thence, South 00 degrees 27'45" East a distance of 354.45 feet along the Westerly line of said land conveyed to Kendal at Oberlin, by deed recorded in Official Record Volume 562 Page 601 of Lorain County Recorder's Records on July 1, 1992, to the Principal Place of Beginning, and containing 2.2561 Acres of which 0.1142 acres lies within the Right-of-Way of Maple Street, as surveyed by Thomas A. Simon, Registered Professional Surveyor No. S-7775 in November, 2006, August, 2007 and July/August, 2024. Basis of bearings is the centerline of Maple Street (North 89 degrees 52'27" West).



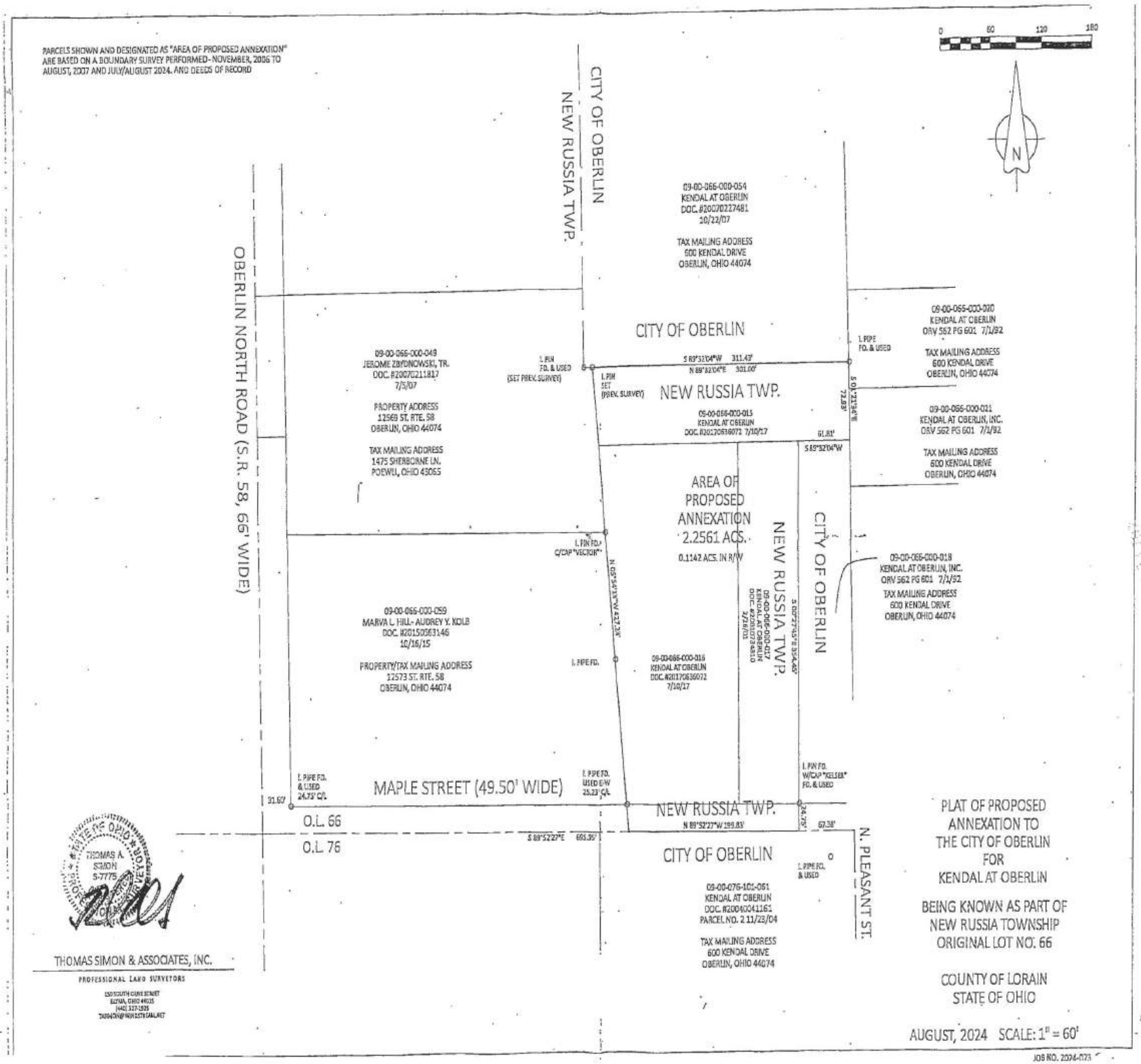

PARCELS SHOWN AND DESIGNATED AS "AREA OF PROPOSED ANNEXATION" ARE BASED ON A BOUNDARY SURVEY PERFORMED - NOVEMBER, 2006 TO AUGUST, 2007 AND JULY/AUGUST 2024. AND DEEDS OF RECORD
0 60 120 180
N
CITY OF OBERLIN
NEW RUSSIA TWP.
OBERLIN NORTH ROAD (S.R. 58, 66' WIDE)
09-00-066-000-054
KENDAL AT OBERLIN
DOC. #200702227481
10/22/07
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
CITY OF OBERLIN
09-00-066-000-049
JEROME ZBYDNOWSKI, TR.
DOC. #200702211817
7/5/07
PROPERTY ADDRESS
12569 ST. RTE. 58
OBERLIN, OHIO 44074
TAX MAILING ADDRESS
1475 SHERBORNE LN.
POWELL, OHIO 43065
I. PIN FD. & USED (SET PREV. SURVEY)
I. PIN SET (PREV. SURVEY)
S 89°32'04"W 311.43'
N 89°32'04"E 301.00'
NEW RUSSIA TWP.
09-00-066-000-015
KENDAL AT OBERLIN
DOC. #201706160072 7/10/17
I. PIPE FD. & USED
09-00-066-000-020
KENDAL AT OBERLIN
ORV 562 PG 601 7/1/92
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
S 01°21'26"E 72.83'
09-00-066-000-021
KENDAL AT OBERLIN, INC.
ORV 562 PG 601 7/1/92
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
61.81'
S 89°32'04"W
AREA OF PROPOSED ANNEXATION 2.2561 ACS.
0.1142 ACS. IN R/W
I. PIN FD. W/CAP "VECTOR"
N 05°54'19"W 427.23'
NEW RUSHIA TWP.
09-00-066-000-017
KENDAL AT OBERLIN
DOC. #201610734810
3/24/16
CITY OF OBERLIN
S 00°27'45"E 354.40'
09-00-066-000-018
KENDAL AT OBERLIN, INC.
ORV 562 PG 601 7/1/92
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
09-00-066-000-059
MARVA L. HILL - AUDREY Y. KOLB
DOC. #201505163146
10/16/15
PROPERTY/TAX MAILING ADDRESS
12573 ST. RTE. 58
OBERLIN, OHIO 44074
I. PIPE FD.
09-00-066-000-016
KENDAL AT OBERLIN
DOC. #201706160072
7/10/17
I. PIPE FD. & USED 24.75' C/L
MAPLE STREET (49.50' WIDE)
I. PIPE FD. USED E-W 25.23' C/L
I. PIN FD. W/CAP "KELSER" FD. & USED
31.60'
NEW RUSSIA TWP.
N 89°52'27"W 199.83'
24.75'
67.38'
O.L. 66
O.L. 76
S 89°52'27"E 665.39'
CITY OF OBERLIN
I. PIPE FD. & USED
N. PLEASANT ST.
09-00-076-101-051
KENDAL AT OBERLIN
DOC. #200400041161
PARCEL NO. 2 11/23/04
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
PLAT OF PROPOSED ANNEXATION TO THE CITY OF OBERLIN FOR KENDAL AT OBERLIN
BEING KNOWN AS PART OF NEW RUSSIA TOWNSHIP ORIGINAL LOT NO. 66
COUNTY OF LORAIN
STATE OF OHIO
AUGUST, 2024 SCALE: 1" = 60'
JOB NO. 2024-073
THOMAS A. SIMON S-7775
REGISTERED PROFESSIONAL SURVEYOR
STATE OF OHIO
THOMAS SIMON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
150 SOUTH MAIN STREET
ELYRIA, OHIO 44035
(440) 327-1525
TSIMON@HIGHSTREAM.NET

EXHIBIT "B"

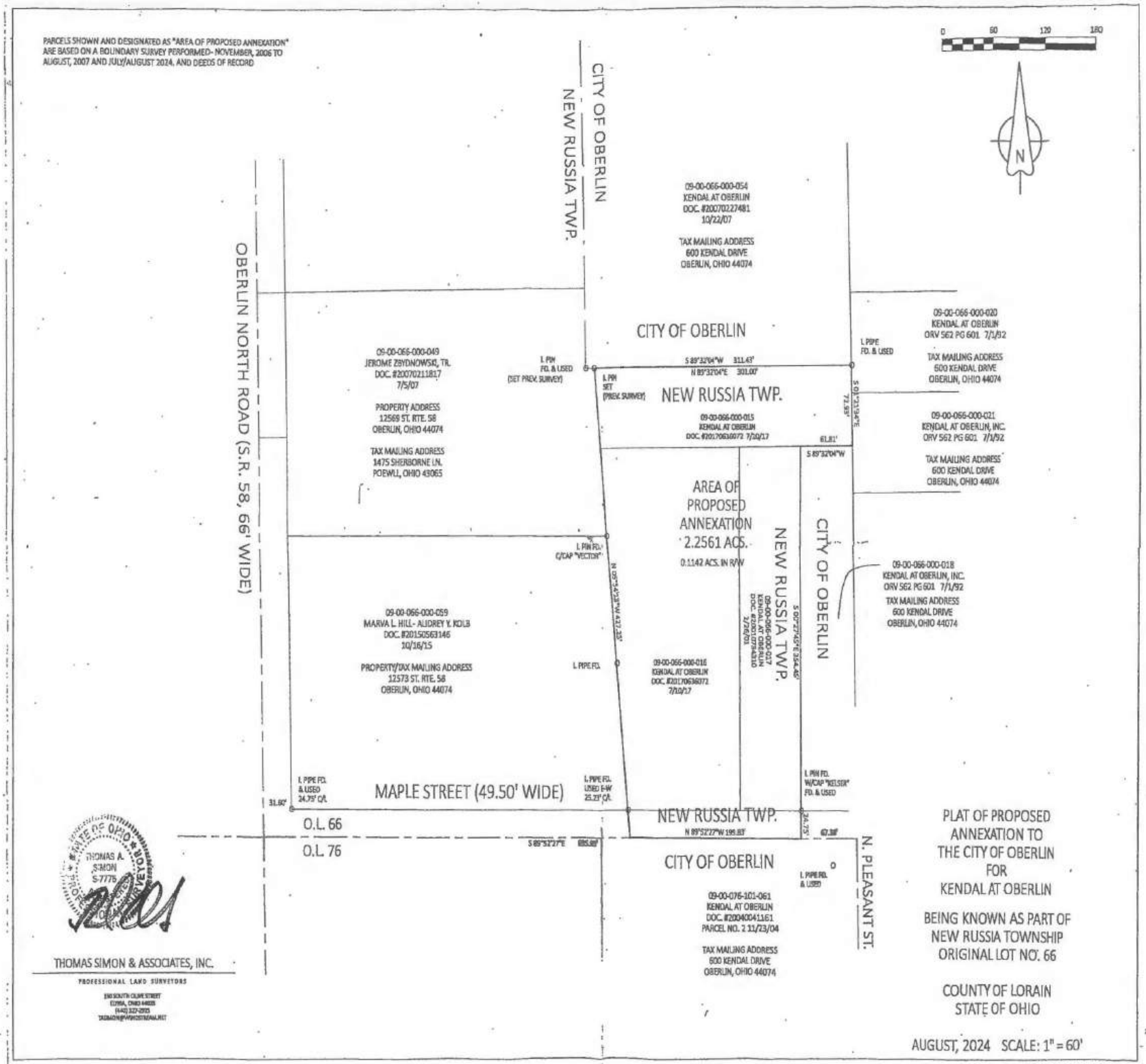
EXHIBIT "C"

INFORMATION RELATING TO OWNERS OF REAL PROPERTY SOUGHT TO BE ANNEXED

Owners' Name and Address	Permanent Parcel Number	Approximate Acreage of Each Parcel to be Annexed
Kendal at Oberlin 600 Kendal Drive Oberlin, Ohio 44074	09-00-066-000-016	1.1865
Kendal at Oberlin 600 Kendal Drive Oberlin, Ohio 44074	09-00-066-000-015	0.5705
Kendal at Oberlin 600 Kendal Drive Oberlin, Ohio 44074	09-00-066-000-017	0.4991

LIST OF OWNERS OF PROPERTY ADJACENT TO AND DIRECTLY ACROSS THE STREET

Owner's Name and Mailing Address	Permanent Parcel Number
Jerome Zbydnowski, Successor Trustee of the Irene Zbydniowski Intervivos Trust 12569 State Route 58 Oberlin, Ohio 44074 and 1475 Sherborne Lane Powell, Ohio 43065	09-00-066-000-049
Marva L. Hill & Audrey Y. Kolb 12573 State Route 58 Oberlin, Ohio 44074	09-00-066-000-059
Kendal at Oberlin 600 Kendal Drive Oberlin, Ohio 44074	09-00-066-000-054
Kendal at Oberlin Inc 600 Kendal Drive Oberlin, Ohio 44074	09-00-066-000-020
Kendal at Oberlin Inc 600 Kendal Drive Oberlin, Ohio 44074	09-00-066-000-021
Kendal at Oberlin Inc 600 Kendal Drive Oberlin, Ohio 44074	09-00-066-000-018
Kendal at Oberlin 600 Kendal Drive Oberlin, Ohio 44074	09-00-076-101-061


PARCELS SHOWN AND DESIGNATED AS "AREA OF PROPOSED ANNEXATION" ARE BASED ON A BOUNDARY SURVEY PERFORMED- NOVEMBER, 2006 TO AUGUST, 2007 AND JULY/AUGUST 2024, AND DEEDS OF RECORD
0 60 120 180
N
CITY OF OBERLIN
NEW RUSSIA TWP.
OBERLIN NORTH ROAD (S.R. 58, 66' WIDE)
09-00-066-000-054
KENDAL AT OBERLIN
DOC. #20070227481
10/22/07
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
09-00-066-000-020
KENDAL AT OBERLIN
ORV 562 PG 601 7/1/92
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
09-00-066-000-021
KENDAL AT OBERLIN, INC.
ORV 562 PG 601 7/1/92
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
09-00-066-000-018
KENDAL AT OBERLIN, INC.
ORV 562 PG 601 7/1/92
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
09-00-066-000-049
JEROME ZBYDNOWSKI, TR.
DOC. #200702111817
7/5/07
PROPERTY ADDRESS
12569 ST. RTE. 58
OBERLIN, OHIO 44074
TAX MAILING ADDRESS
1475 SHERBORNE LN.
POWELL, OHIO 43065
09-00-066-000-059
MARVA L. HILL- AUDREY Y. KOLB
DOC. #201505631146
10/16/15
PROPERTY/TAX MAILING ADDRESS
12573 ST. RTE. 58
OBERLIN, OHIO 44074
09-00-066-000-015
KENDAL AT OBERLIN
DOC. #201706310072 7/10/17
09-00-066-000-016
KENDAL AT OBERLIN
DOC. #201706310072
7/10/17
09-00-066-000-017
KENDAL AT OBERLIN
DOC. #200301070430
3/24/03
09-00-076-101-061
KENDAL AT OBERLIN
DOC. #200400411161
PARCEL NO. 2 11/23/04
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
I. PIN FD. & USED (SET PREV. SURVEY)
I. PIN SET (PREV. SURVEY)
I. PIPE FD. & USED
I. PIN FD./ C/CAP "VECTOR"
I. PIPE FD.
I. PIPE FD. & USED 24.75' O/L
I. PIPE FD. USED E-W 25.23' O/L
I. PIN FD. W/CAP "KELSER" FD. & USED
I. PIPE FD. & USED
S 89°32'04"W 311.43'
N 89°32'04"E 301.00'
S 01°25'54"E 72.93'
61.81'
S 89°32'04"W
N 00°54'53"W 427.25'
S 00°27'45"E 354.46'
31.92'
24.75'
62.38'
S 89°52'27"E 895.89'
N 89°52'27"W 195.83'
AREA OF PROPOSED ANNEXATION 2.2561 ACS.
0.1142 ACS. IN R/W
MAPLE STREET (49.50' WIDE)
O.L. 66
O.L. 76
N. PLEASANT ST.
THOMAS A. SIMON S-7775
PROFESSIONAL SURVEYOR
STATE OF OHIO
THOMAS SIMON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
150 SOUTH COLUMBIA STREET
ELYRIA, OHIO 44035
(440) 322-2925
PLAT OF PROPOSED ANNEXATION TO THE CITY OF OBERLIN FOR KENDAL AT OBERLIN
BEING KNOWN AS PART OF NEW RUSSIA TOWNSHIP ORIGINAL LOT NO. 66
COUNTY OF LORAIN
STATE OF OHIO
AUGUST, 2024 SCALE: 1" = 60'
JOB NO. 2024-073

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FAQs >

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Tracking Number:

9589071052700830102964

Copy Add to Informed Delivery (https://informeddelivery.usps.com/)

Latest Update

Your item was delivered to an individual at the address at 12:28 pm on October 24, 2024 in OBERLIN, OH 44074.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Left with Individual

OBERLIN, OH 44074
October 24, 2024, 12:28 pm

Notice Left (No Authorized Recipient Available)

OBERLIN, OH 44074
October 22, 2024, 11:39 am

In Transit to Next Facility

October 21, 2024

Arrived at USPS Regional Facility

CLEVELAND OH DISTRIBUTION CENTER
October 17, 2024, 8:28 pm

Hide Tracking History

What Do USPS Tracking Statuses Mean? (https://faq.usps.com/s/article/Where-is-my-package)

Feedback

Text & Email Updates

USPS Tracking Plus®

Product Information

See Less

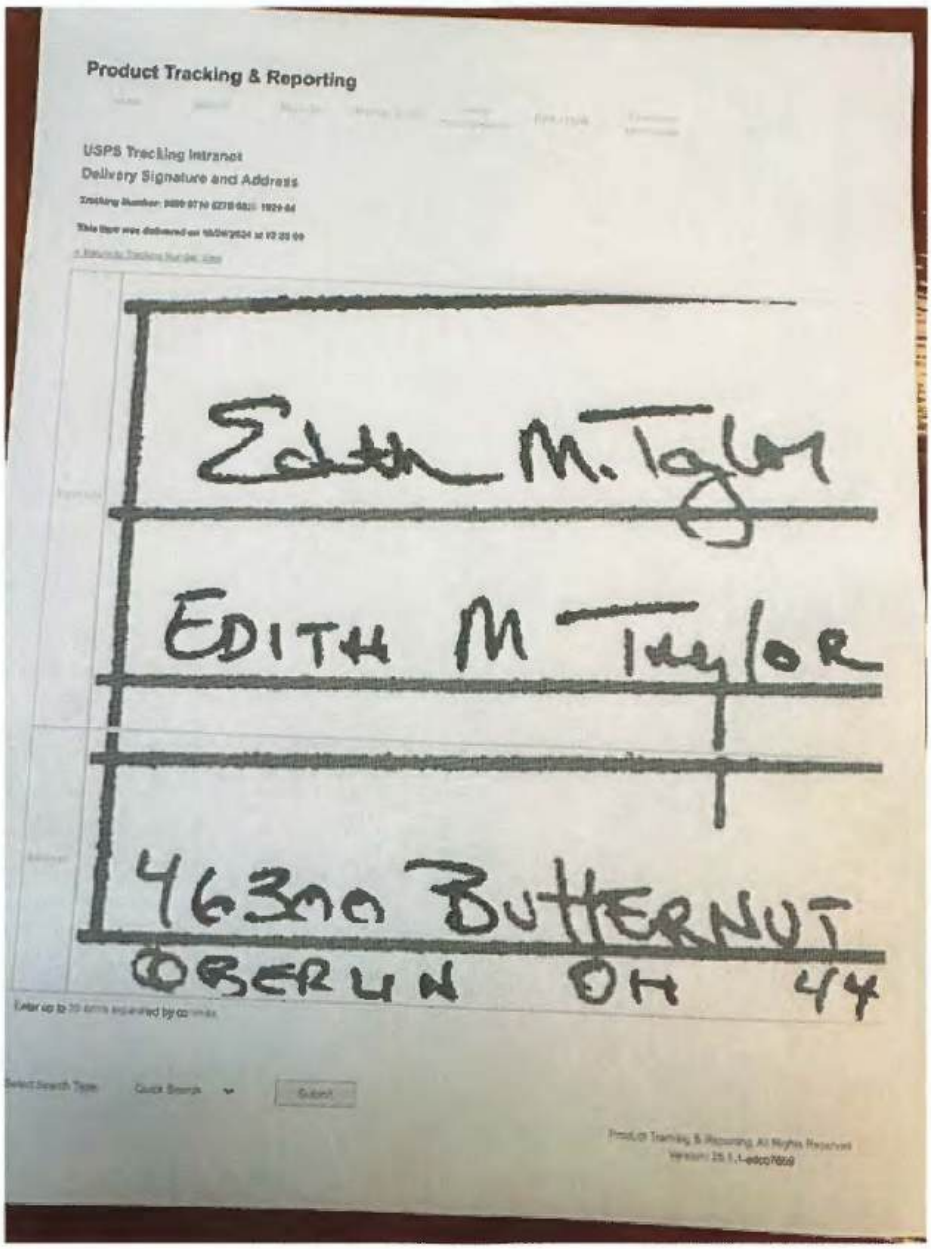
Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs



Product Tracking & Reporting

USPS Tracking Intranet
Delivery Signature and Address

Edith M. Taylor

EDITH M Taylor

46300 BUTTERNUT

OBERLIN OH 44

Submit

Product Tracking & Reporting. All Rights Reserved.

NOTICE OF FILING OF PETITION FOR REGULAR ANNEXATION

Date: October 24, 2024

VIA CERTIFIED MAIL:
RETURN RECEIPT REQUESTED
Clerk of New Russia Township Board of Trustees
46300 Butternut Ridge Road
Oberlin, Ohio 44074

Fiscal Officer of New Russia Township
c/o Lisa Akers
46300 Butternut Ridge Road
Oberlin, Ohio 44074

RECEIVED
LORAIN COUNTY
COMMISSIONERS
2024 NOV -1 PM 1:58
THERESA L. UPTON
CLERK

This notice is given to you in your respective capacity as Clerk of the Board of Trustees of New Russia Township, Ohio and as the Fiscal Officer of New Russia Township, Ohio.

You are hereby notified that a Petition for Regular Annexation was filed by Kendal at Oberlin in Lorain County, Ohio with the Board of Commissioners of Lorain County, Ohio on October 15, 2024 at 2:08 p.m., for the annexation of 2.2561 acres of property known as being Lorain County Permanent Parcel Nos. 09-00-066-000-015, 09-00-066-000-016 and 09-00-066-000-017 from New Russia Township, Ohio to the City of Oberlin, Ohio.

The Lorain County Board of Commissioners has scheduled the hearing on the Petition for Regular Annexation for Tuesday, December 17, 2024 at 4:30 p.m. in the Lorain County Commissioners' Public Hearing Room, J. Grant Keys Administration Building, 226 Middle Avenue, 4th Floor, Meeting Room B, Elyria, Ohio 44035.

A true and correct copy of the time-stamped Petition for Regular Annexation that was filed with the Lorain County Board of Commissioners, along with all attachments or documents accompanying the Petition for Regular Annexation, is attached hereto.

Joshua E. Lamb, Agent for Petitioner
Kendal at Oberlin
5750 Cooper Foster Park Road,
Suite 102
Lorain, Ohio 44053
Tel: (440) 988-9500
E-mail: jlamb@tsohiolaw.com

2024 OCT 15 PM 2:09

PETITION FOR REGULAR ANNEXATION OF LAND TO THE CITY OF OBERLIN FROM NEW RUSSIA TOWNSHIP

To: Board of Commissioners of Lorain County, Ohio
226 Middle Avenue, 4th Floor
Elyria, Ohio 44035

Pursuant to Section 709.02 of the Ohio Revised Code, the undersigned, being the sole legal owner of the properties described in Exhibit A attached hereto and further known as being Lorain County Permanent Parcel Nos. 09-00-066-000-015, 09-00-066-000-016 and 09-00-066-000-017, which are contiguous and adjacent to the City of Oberlin and consisting of 2.2561 acres, hereby petitions the Board of Commissioners for Lorain County for the regular annexation of the properties to the City of Oberlin, Ohio from New Russia Township, Ohio.

An accurate legal description of the perimeter of the properties to be annexed to the City of Oberlin is attached hereto as Exhibit A and is made a part hereof. An accurate map of the properties sought to be annexed is set forth in Exhibit B, which is attached hereto and made a part hereof.

Pursuant to O.R.C. §709.02(D), the list of the properties to be annexed to the City of Oberlin are set forth in Exhibit C, which is attached hereto and made a part hereof. The undersigned is the sole owner of the properties sought to be annexed. All the owners of the properties subject to this petition for annexation have consented to this petition and have executed the same.

Pursuant to O.R.C. §709.02(D), a list of all properties adjacent to and/or directly across the street from the properties sought to be annexed are contained in Exhibit C hereto (including but not limited to the name and mailing address of each owner and the permanent parcel number of the relevant properties).

The name of the person hereby appointed to act as agent for the undersigned petitioner is Joshua E. Lamb, Trigilio, Stephenson & Dattilo, PLL., 5750 Cooper Foster Park Road, Suite 102, Lorain, Ohio 44053, Telephone No. (440) 988-9500, Fax No. (440) 988-9511, who can be emailed at jlamb@tsohiolaw.com.

Date: 10/2/24

Kendal at Oberlin

By: _____
Seth Vilensky
Its: Chief Executive Officer

THOMAS SIMON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

150 SOUTH OLIVE STREET
ELYRIA, OHIO 44035
(440) 327-2925
Tasimon@windstream.net

2024 OCT 15 PM 2:03

EXHIBIT "A"

August 14, 2024
Job No. 2024-073

Boundary Description
of Area to be Annexed
2.2561 Acres

Situated in the County of Lorain, in the State of Ohio and being known as part of New Russia Township Original Lot No. 66, and being further bounded and described as follows:

Beginning at the intersection of the centerlines of North Pleasant Street and Maple Street (49.50 feet wide);

Thence, North 89 degrees 52'27" West a distance of 67.38 feet along the centerline of Maple Street, to a point thereon being the Principal Place of Beginning;

Thence continuing North 89 degrees 52'27" West a distance of 199.83 feet along the centerline of said Maple Street, to a point thereon;

Thence, North 05 degrees 54'13" West passing through an iron pipe found set at 25.23 feet, a distance of 427.23 feet along the Easterly line of land conveyed to Marva L. Hill and Audrey Y. Kolb by deed recorded in document no. 20150563146 of Lorain County Recorder's Records on October 16, 2015; and the Northerly prolongation thereof, to an iron pin found set at a corner of land conveyed to Jerome Zbydnowski, Trustee by deed recorded in document no. 20070211817 of Lorain County Recorder's Records on July 5, 2007, and being a point on the Southerly line of land conveyed to Kendal at Oberlin by deed recorded in document no. 20070227481 of Lorain County Recorder's Records on October 22, 2007;

Thence, North 89 degrees 32'04" East a distance of 301.00 feet along the Southerly line of said land conveyed to Kendal at Oberlin, to an iron pipe found set at the Southeasterly corner thereof, being a point on the Westerly line of said land conveyed to Kendal at Oberlin, by deed recorded in Official Record Volume 562 Page 601 of Lorain County Recorder's Records on July 1, 1992;

THOMAS SIMON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

150 SOUTH OLIVE STREET
ELYRIA, OHIO 44035
(440) 327-2925
Tasimon@windstream.net

2024 OCT 11 PM 2:09

August 14, 2024
Job No. 2024-073

Boundary Description
of Area to be Annexed
2.2561 Acres

Thence, South 01 degrees 21'34" East a distance of 72.93 feet along the Westerly line of said land conveyed to Kendal at Oberlin, to a corner thereof;

Thence, South 89 degrees 32'04" West a distance of 61.81 feet along the Northerly line of said land conveyed to Kendal at Oberlin, to a corner thereof;

Thence, South 00 degrees 27'45" East a distance of 354.45 feet along the Westerly line of said land conveyed to Kendal at Oberlin, by deed recorded in Official Record Volume 562 Page 601 of Lorain County Recorder's Records on July 1, 1992, to the Principal Place of Beginning, and containing 2.2561 Acres of which 0.1142 acres lies within the Right-of-Way of Maple Street, as surveyed by Thomas A. Simon, Registered Professional Surveyor No. S-7775 in November, 2006, August, 2007 and July/August, 2024. Basis of bearings is the centerline of Maple Street (North 89 degrees 52'27" West).



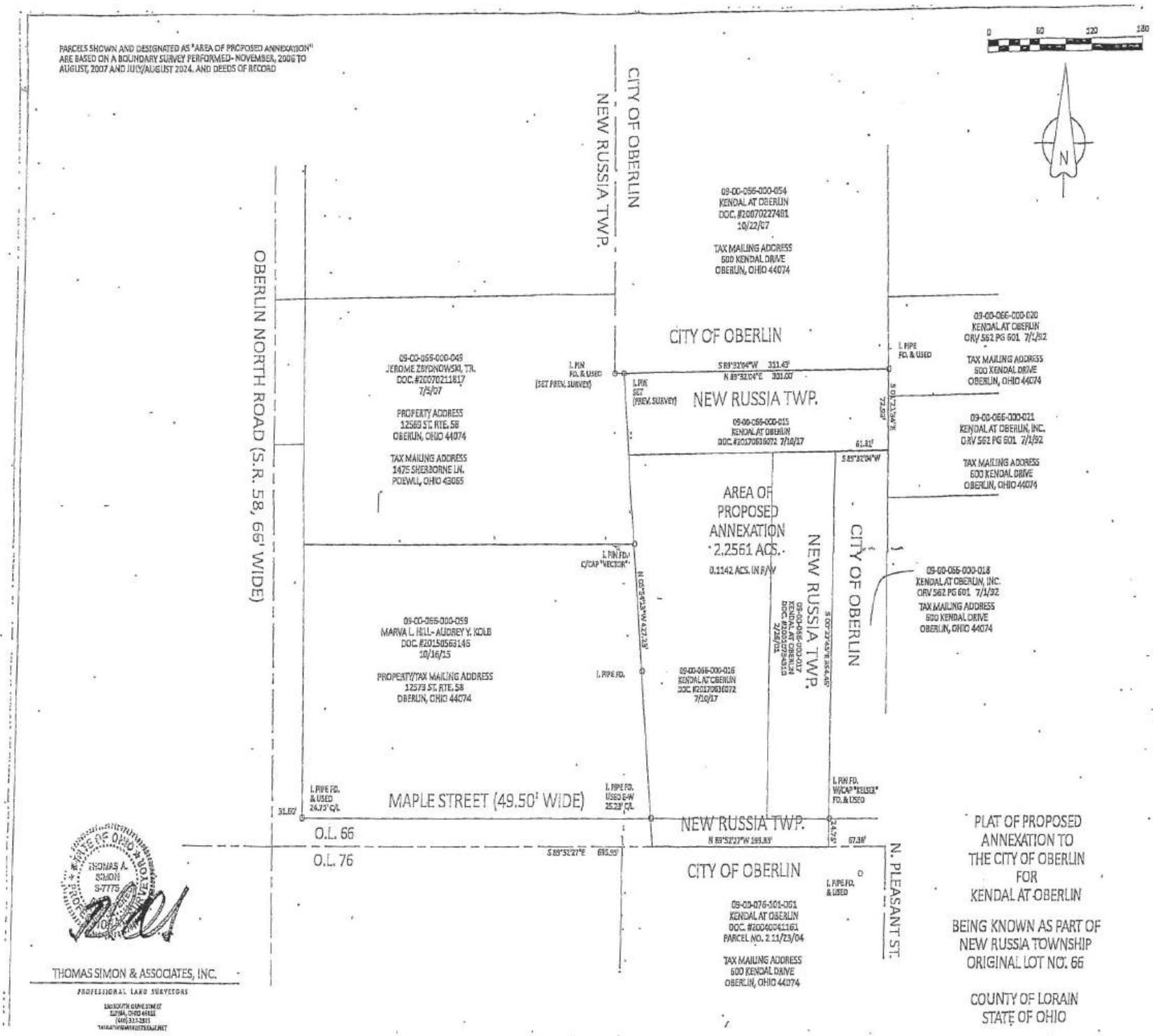

PARCELS SHOWN AND DESIGNATED AS "AREA OF PROPOSED ANNEXATION" ARE BASED ON A BOUNDARY SURVEY PERFORMED- NOVEMBER, 2006 TO AUGUST, 2007 AND JULY/AUGUST 2024. AND DEEDS OF RECORD
0 60 120 180
N
CITY OF OBERLIN
NEW RUSSIA TWP.
OBERLIN NORTH ROAD (S.R. 58, 66' WIDE)
09-00-056-000-054
KENDAL AT OBERLIN
DOC. #200702274O1
10/22/07
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
09-00-066-000-020
KENDAL AT OBERLIN
ORV 562 PG 601 7/1/92
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
09-00-066-000-021
KENDAL AT OBERLIN, INC.
ORV 562 PG 601 7/1/92
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
09-00-066-000-018
KENDAL AT OBERLIN, INC.
ORV 562 PG 601 7/1/92
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
09-00-066-000-045
JEROME ZBYDNOWSKI, TR.
DOC. #200702111817
7/5/07
PROPERTY ADDRESS
12569 ST. RTE. 58
OBERLIN, OHIO 44074
TAX MAILING ADDRESS
1475 SHERBORNE LN.
POWELL, OHIO 43065
09-00-066-000-059
MARVA L. HILL- AUDREY Y. KOLB
DOC. #201505631 45
10/16/15
PROPERTY/TAX MAILING ADDRESS
12573 ST. RTE. 58
OBERLIN, OHIO 44074
09-00-066-000-015
KENDAL AT OBERLIN
DOC. #201706306072 7/10/17
09-00-066-000-016
KENDAL AT OBERLIN
DOC. #201706306072
7/10/17
09-00-066-000-017
KENDAL AT OBERLIN
DOC. #200512280515
12/28/05
AREA OF PROPOSED ANNEXATION
2.2561 ACS.
0.1142 ACS. IN R/W
I. PIN FD./ C/CAP "VECTOR"
I. PIPE FD.
I. PIPE FD. & USED
I. PIN SET (PREV. SURVEY)
I. PIN FD. & USED (SET PREV. SURVEY)
I. PIPE FD. & USED
I. PIPE FD. USED E-W
I. PIN FD. W/CAP "KELSER" FD. & USED
I. PIPE FD. & USED
S 89°32'04"W 331.43'
N 89°32'04"E 331.00'
S 01°23'34"E 72.55'
61.81'
S 89°32'04"W
N 03°54'34"W 427.23'
S 00°27'57"E 854.46'
31.62'
24.75'
67.38'
MAPLE STREET (49.50' WIDE)
O.L. 66
O.L. 76
S 89°52'27"E 695.99'
N 89°52'27"W 199.83'
NEW RUSSIA TWP.
CITY OF OBERLIN
09-00-076-101-061
KENDAL AT OBERLIN
DOC. #200400411 61
PARCEL NO. 2 11/23/04
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
N. PLEASANT ST.
THOMAS A. SIMON S-7775 REGISTERED PROFESSIONAL SURVEYOR
THOMAS SIMON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
PLAT OF PROPOSED ANNEXATION TO THE CITY OF OBERLIN FOR KENDAL AT OBERLIN
BEING KNOWN AS PART OF NEW RUSSIA TOWNSHIP ORIGINAL LOT NO. 66
COUNTY OF LORAIN STATE OF OHIO
AUGUST 2024 SCALE: 1" = 60'

EXHIBIT "B"

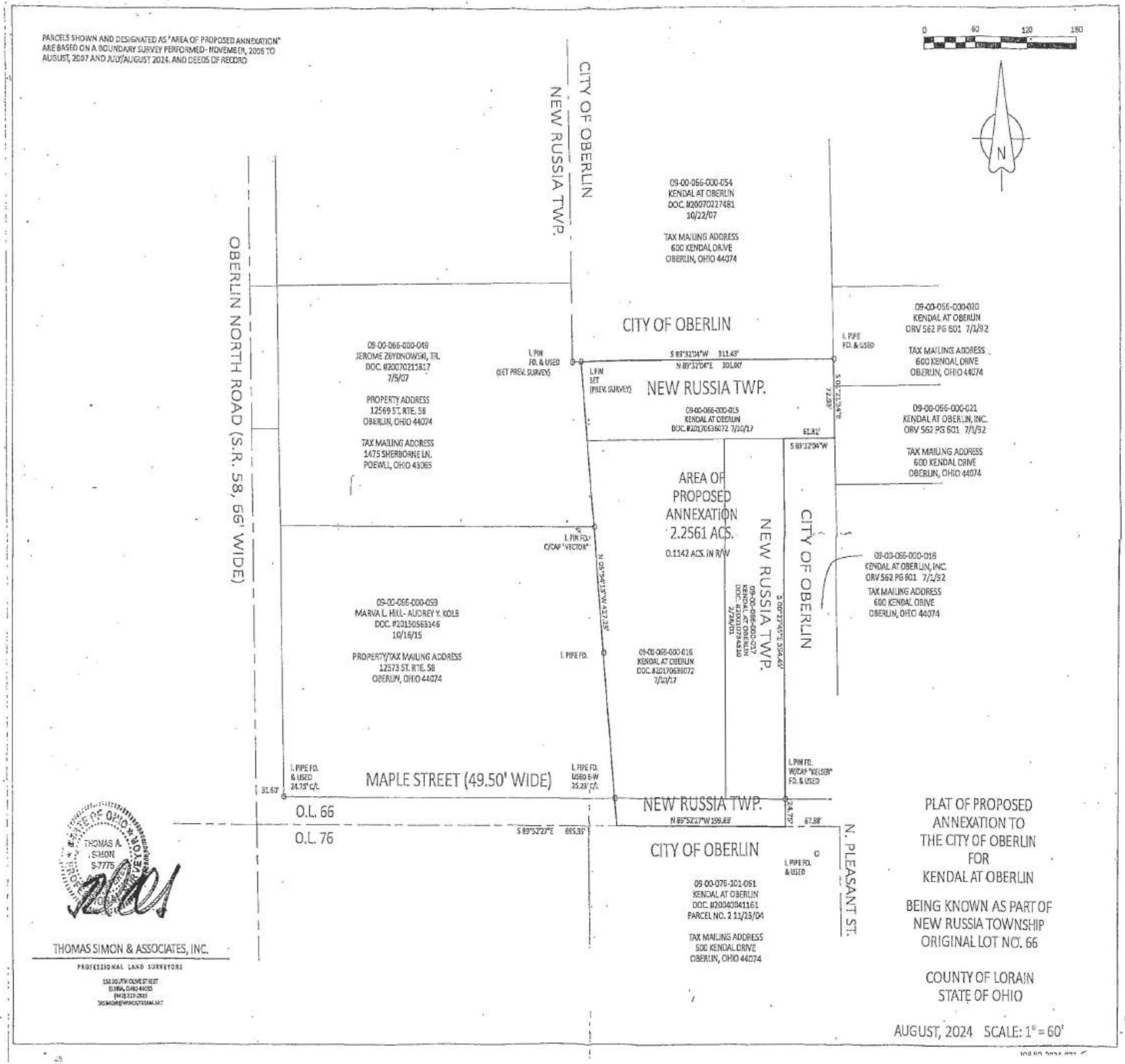
EXHIBIT C

INFORMATION RELATING TO OWNERS OF REAL PROPERTY SOUGHT TO BE ANNEXED

Owners' Name and Address	Permanent Parcel Number	Approximate Acreage of Each Parcel to be Annexed
Kendal at Oberlin 600 Kendal Drive Oberlin, Ohio 44074	09-00-066-000-016	1.1865
Kendal at Oberlin 600 Kendal Drive Oberlin, Ohio 44074	09-00-066-000-015	0.5705
Kendal at Oberlin 600 Kendal Drive Oberlin, Ohio 44074	09-00-066-000-017	0.4991

LIST OF OWNERS OF PROPERTY ADJACENT TO AND DIRECTLY ACROSS THE STREET

Owner's Name and Mailing Address	Permanent Parcel Number
Jerome Zbydnowski, Successor Trustee of the Irene Zbydniowski Intervivos Trust 12569 State Route 58 Oberlin, Ohio 44074 and 1475 Sherborne Lane Powell, Ohio 43065	09-00-066-000-049
Marva L. Hill & Audrey Y. Kolb 12573 State Route 58 Oberlin, Ohio 44074	09-00-066-000-059
Kendal at Oberlin 600 Kendal Drive Oberlin, Ohio 44074	09-00-066-000-054
Kendal at Oberlin Inc 600 Kendal Drive Oberlin, Ohio 44074	09-00-066-000-020
Kendal at Oberlin Inc 600 Kendal Drive Oberlin, Ohio 44074	09-00-066-000-021
Kendal at Oberlin Inc 600 Kendal Drive Oberlin, Ohio 44074	09-00-066-000-018
Kendal at Oberlin 600 Kendal Drive Oberlin, Ohio 44074	09-00-076-101-061


PARCELS SHOWN AND DESIGNATED AS "AREA OF PROPOSED ANNEXATION" ARE BASED ON A BOUNDARY SURVEY PERFORMED - NOVEMBER, 2005 TO AUGUST, 2007 AND JULY/AUGUST 2024, AND DEEDS OF RECORD
0 60 120 180
N
CITY OF OBERLIN
NEW RUSSIA TWP.
OBERLIN NORTH ROAD (S.R. 58, 66' WIDE)
09-00-066-000-054
KENDAL AT OBERLIN
DOC. #20070227481
10/22/07
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
CITY OF OBERLIN
09-00-066-000-049
JEROME ZEYDNOWSKI, TR.
DOC. #20070211817
7/5/07
PROPERTY ADDRESS
12569 ST. RTE. 58
OBERLIN, OHIO 44074
TAX MAILING ADDRESS
1475 SHERBORNE LN.
POWELL, OHIO 43065
I. PIN FD. & USED (SET PREV. SURVEY)
I. PIN SET (PREV. SURVEY)
S 89°32'04"W 311.43'
N 89°32'04"E 301.00'
NEW RUSSIA TWP.
09-00-066-000-015
KENDAL AT OBERLIN
DOC. #201706936072 7/10/17
I. PIPE FD. & USED
S 01°27'56"E 72.93'
61.81'
S 89°32'04"W
09-00-066-000-020
KENDAL AT OBERLIN
ORV 562 PG 601 7/1/92
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
09-00-066-000-021
KENDAL AT OBERLIN, INC.
ORV 562 PG 601 7/1/92
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
AREA OF PROPOSED ANNEXATION 2.2561 ACS.
0.1142 ACS. IN R/W
I. PIN FD. W/CAP "VECTOR"
N 05°56'13"W 427.35'
09-00-066-000-059
MARVA L. HILL - AUDREY Y. KOLB
DOC. #201305631 46
10/16/15
PROPERTY/TAX MAILING ADDRESS
12573 ST. RTE. 58
OBERLIN, OHIO 44074
I. PIPE FD.
09-00-066-000-016
KENDAL AT OBERLIN
DOC. #201706936072
7/10/17
NEW RUSSIA TWP.
09-00-066-000-017
KENDAL AT OBERLIN
DOC. #200107294330
2/26/01
S 00°27'45"E 354.45'
CITY OF OBERLIN
09-00-066-000-018
KENDAL AT OBERLIN, INC.
ORV 562 PG 601 7/1/92
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
I. PIPE FD. & USED 24.75' C/L.
MAPLE STREET (49.50' WIDE)
I. PIPE FD. USED E-W 25.23' C/L.
I. PIN FD. W/CAP "KEISER" FD. & USED
81.63'
O.L. 66
O.L. 76
S 89°52'27"E 695.35'
NEW RUSSIA TWP.
N 89°52'17"W 199.83'
24.75'
67.38'
N. PLEASANT ST.
CITY OF OBERLIN
I. PIPE FD. & USED
09-00-076-101-051
KENDAL AT OBERLIN
DOC. #20040041161
PARCEL NO. 2 11/23/04
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
THOMAS A. SIMON S-7775
STATE OF OHIO
REGISTERED SURVEYOR
THOMAS SIMON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
PLAT OF PROPOSED ANNEXATION TO THE CITY OF OBERLIN FOR KENDAL AT OBERLIN
BEING KNOWN AS PART OF NEW RUSSIA TOWNSHIP ORIGINAL LOT NO. 66
COUNTY OF LORAIN
STATE OF OHIO
AUGUST, 2024 SCALE: 1" = 60'

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FAQs >

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Tracking Number:

9589071052700830102445

Copy Add to Informed Delivery (https://informeddelivery.usps.com/)

Latest Update

Your item was delivered to an individual at the address at 11:44 am on October 29, 2024 in OBERLIN, OH 44074.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Left with Individual

OBERLIN, OH 44074
October 29, 2024, 11:44 am

Redelivery Scheduled for Next Business Day

OBERLIN, OH 44074
October 26, 2024, 12:35 pm

Arrived at USPS Regional Facility

CLEVELAND OH DISTRIBUTION CENTER
October 24, 2024, 7:54 pm

Hide Tracking History

What Do USPS Tracking Statuses Mean? (https://faq.usps.com/s/article/Where-is-my-package)

Text & Email Updates

Feedback

USPS Tracking Plus®

Product Information

See Less

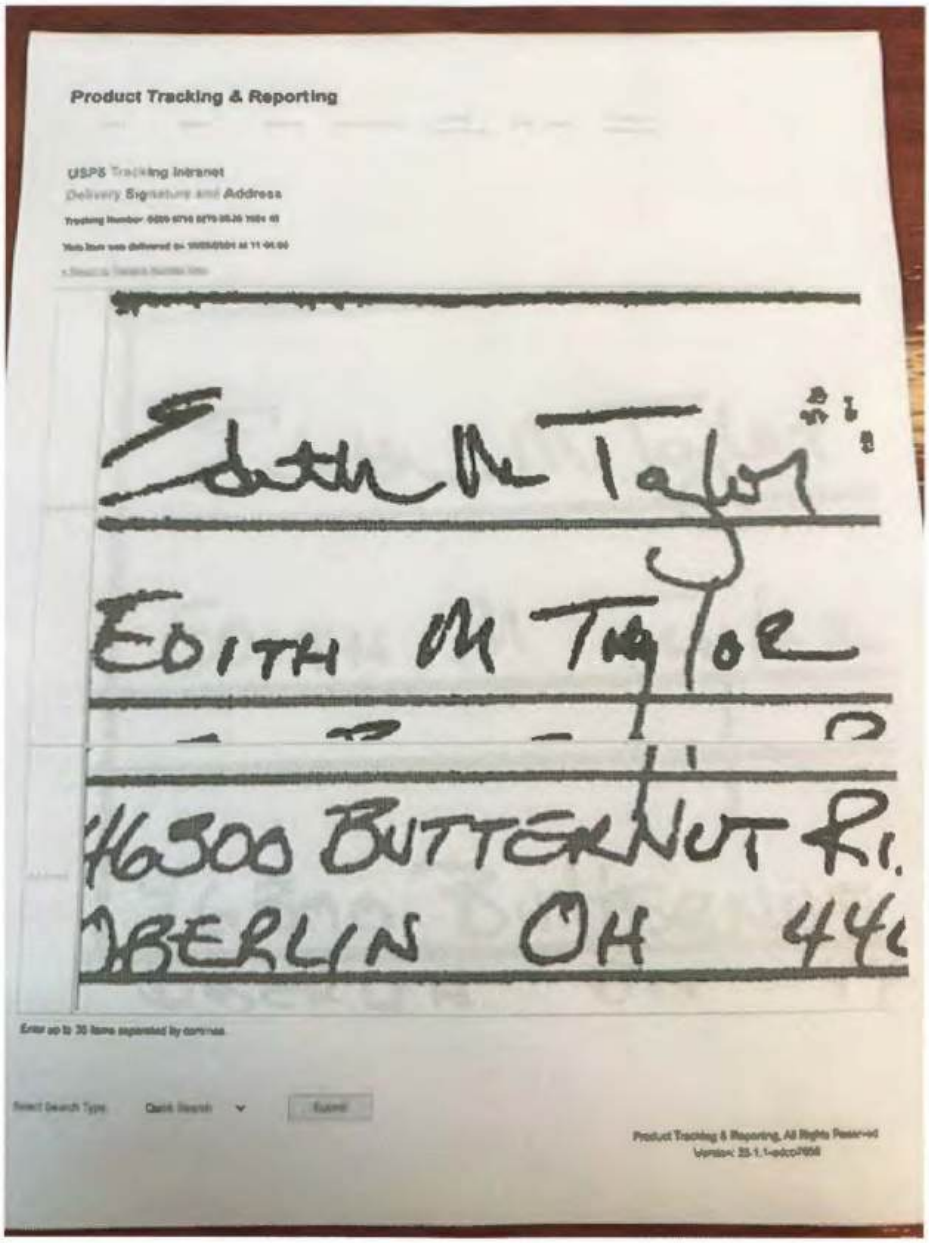
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FAQs



Product Tracking & Reporting

USPS Tracking Intranet

Delivery Signature and Address

Edith M Taylor

EDITH M TAYLOR

46300 BUTTERNUT R

OBERLIN OH 44

Enter up to 35 items separated by commas.

Select Search Type: Quick Search

Submit

Product Tracking & Reporting, All Rights Reserved

CERTIFICATE OF FILING

2024 OCT 30 PM 12:50

STATE OF OHIO

SS

LORAIN COUNTY

I, J. Craig Snodgrass, the duly elected, qualified and acting Auditor in and for the County and State aforesaid, do hereby certify that Theresa L. Upton, the duly elected/appointed Clerk for said Board of Commissioners, County of Lorain in Lorain County, Ohio has this day officially filed in the office of the Auditor of Lorain County **Resolution No. 24-643, In the matter of receiving and journalizing a Regular Annexation Petition of approximately 2.2561 acres from New Russia Township to the City of Oberlin, Ohio. Attorney Joshua E. Lamb, Agent for Petitioner Kendal at Oberlin**

Witness my hand and official Seal at Elyria, Ohio this 23rd day of October 2024.

(Seal)

J. Craig Snodgrass
County Auditor in and for Lorain County, Ohio

LORAIN COUNTY ENGINEER

KEN CARNEY, P.E., P.S.

2024 OCT 29 PM 3:10

October 29, 2024

Lorain County Commissioners
226 Middle Avenue
Elyria, Ohio 44035

Attn: Theresa Upton, Clerk tupton@loraincounty.us

Re: Annexation report for about 2.26 acres in New Russia Township, Original Lot No. 66
Auditor's Parcels 0900066000015, 0900066000016 & 0900066000017, Maple Street

Board of Commissioners:

We report that the petitioner's legal description and map of survey accurately describe the perimeter of the territory that he proposes to annex to the City of Oberlin.

Peter Zwick PE PS
Chief Deputy Engineer

cc: Ken Carney PE PS, Lorain County Engineer kcarney@loraincountyengineer.us
Ted Spillman PS, Tax Map Dept. tspillman@loraincounty.us

K:\Annexations\New Russia Twp\O.L. 66

247 HADAWAY STREET • ELYRIA, OHIO 44035 • PHONE: (440) 329-5586 • (440) 244-6261 • FAX: (440) 329-5587
email: kcarney@loraincountyengineer.com

CERTIFICATE OF FILING

LO

2024 OCT 22 1:27

STATE OF OHIO

SS

LORAIN COUNTY

I, J. Craig Snodgrass, the duly elected, qualified and acting Auditor in and for the County and State aforesaid, do hereby certify that Theresa L. Upton, the duly elected/appointed Clerk for said Board of Commissioners, County of Lorain in Lorain County, Ohio has this day officially filed in the office of the Auditor of Lorain County, **a Proposed Regular Annexation of approximately 2.2561 acres from New Russia Township to the City of Oberlin, a legal description (Exhibit A) a map (Exhibit B), and an owner's list (Exhibit C)**

Witness my hand and official Seal at Elyria, Ohio this 18th day of October 2024.

(Seal)

J. Craig Snodgrass
County Auditor in and for Lorain County, Ohio

NOTICE OF FILING OF PETITION FOR REGULAR ANNEXATION

Date: October 17, 2024

VIA CERTIFIED MAIL,
RETURN RECEIPT REQUESTED
Clerk of Oberlin City Council
c/o Belinda Anderson
85 South Main Street
Oberlin, Ohio 44074

This notice is given to you in your capacity as Clerk of City Council of Oberlin, Ohio.

You are hereby notified that a Petition for Regular Annexation was filed by Kendal at Oberlin in Lorain County, Ohio with the Board of Commissioners of Lorain County, Ohio on October 15, 2024 at 2:08 p.m., for the annexation of 2.2561 acres of property known as being Lorain County Permanent Parcel Nos. 09-00-066-000-015, 09-00-066-000-016 and 09-00-066-000-017 from New Russia Township, Ohio to the City of Oberlin, Ohio.

The Lorain County Board of Commissioners has scheduled the hearing on the Petition for Regular Annexation for Tuesday, December 17, 2024 at 4:30 p.m. in the Lorain County Commissioners' Public Hearing Room, J. Grant Keys Administration Building, 226 Middle Avenue, 4th Floor, Meeting Room B, Elyria, Ohio 44035.

A true and correct copy of the time-stamped Petition for Regular Annexation that was filed with the Lorain County Board of Commissioners, along with all attachments or documents accompanying the Petition for Regular Annexation, is attached hereto.

Joshua E. Lamb, Agent for Petitioner
Kendal at Oberlin
5750 Cooper Foster Park Road,
Suite 102
Lorain, Ohio 44053
Tel: (440) 988-9500
E-mail: jlamb@tsohiolaw.com

PETITION FOR REGULAR ANNEXATION OF LAND TO THE CITY OF OBERLIN FROM NEW RUSSIA TOWNSHIP

To: Board of Commissioners of Lorain County, Ohio
226 Middle Avenue, 4th Floor
Elyria, Ohio 44035

Pursuant to Section 709.02 of the Ohio Revised Code, the undersigned, being the sole legal owner of the properties described in Exhibit A attached hereto and further known as being Lorain County Permanent Parcel Nos. 09-00-066-000-015, 09-00-066-000-016 and 09-00-066-000-017, which are contiguous and adjacent to the City of Oberlin and consisting of 2.2561 acres, hereby petitions the Board of Commissioners for Lorain County for the regular annexation of the properties to the City of Oberlin, Ohio from New Russia Township, Ohio.

An accurate legal description of the perimeter of the properties to be annexed to the City of Oberlin is attached hereto as Exhibit A and is made a part hereof. An accurate map of the properties sought to be annexed is set forth in Exhibit B, which is attached hereto and made a part hereof.

Pursuant to O.R.C. §709.02(D), the list of the properties to be annexed to the City of Oberlin are set forth in Exhibit C, which is attached hereto and made a part hereof. The undersigned is the sole owner of the properties sought to be annexed. All the owners of the properties subject to this petition for annexation have consented to this petition and have executed the same.

Pursuant to O.R.C. §709.02(D), a list of all properties adjacent to and/or directly across the street from the properties sought to be annexed are contained in Exhibit C hereto (including but not limited to the name and mailing address of each owner and the permanent parcel number of the relevant properties).

The name of the person hereby appointed to act as agent for the undersigned petitioner is Joshua E. Lamb, Trigilio, Stephenson & Dattilo, PLL., 5750 Cooper Foster Park Road, Suite 102, Lorain, Ohio 44053, Telephone No. (440) 988-9500, Fax No. (440) 988-9511, who can be emailed at jlamb@tsohiolaw.com.

Date: 10/2/24

Kendal at Oberlin

By: Seth Vilensky

Seth Vilensky
Its: Chief Executive Officer

THOMAS SIMON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

150 SOUTH OLIVE STREET
ELYRIA, OHIO 44035
(440) 327-2925
Tasimon@windstream.net

EXHIBIT "A"

August 14, 2024
Job No. 2024-073

Boundary Description
of Area to be Annexed
2.2561 Acres

Situated in the County of Lorain, in the State of Ohio and being known as part of New Russia Township Original Lot No. 66, and being further bounded and described as follows:

Beginning at the intersection of the centerlines of North Pleasant Street and Maple Street (49.50 feet wide);

Thence, North 89 degrees 52'27" West a distance of 67.38 feet along the centerline of Maple Street, to a point thereon being the Principal Place of Beginning;

Thence continuing North 89 degrees 52'27" West a distance of 199.83 feet along the centerline of said Maple Street, to a point thereon;

Thence, North 05 degrees 54'13" West passing through an iron pipe found set at 25.23 feet, a distance of 427.23 feet along the Easterly line of land conveyed to Marva L. Hill and Audrey Y. Kolb by deed recorded in document no. 20150563146 of Lorain County Recorder's Records on October 16, 2015; and the Northerly prolongation thereof, to an iron pin found set at a corner of land conveyed to Jerome Zbydnowski, Trustee by deed recorded in document no. 20070211817 of Lorain County Recorder's Records on July 5, 2007, and being a point on the Southerly line of land conveyed to Kendal at Oberlin by deed recorded in document no. 20070227481 of Lorain County Recorder's Records on October 22, 2007;

Thence, North 89 degrees 32'04" East a distance of 301.00 feet along the Southerly line of said land conveyed to Kendal at Oberlin, to an iron pipe found set at the Southeasterly corner thereof, being a point on the Westerly line of said land conveyed to Kendal at Oberlin, by deed recorded in Official Record Volume 562 Page 601 of Lorain County Recorder's Records on July 1, 1992;

THOMAS SIMON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

150 SOUTH OLIVE STREET
ELYRIA, OHIO 44035
(440) 327-2925
Tasimon@windstream.net

August 14, 2024
Job No. 2024-073

Boundary Description
of Area to be Annexed
2.2561 Acres

Thence, South 01 degrees 21'34" East a distance of 72.93 feet along the Westerly line of said land conveyed to Kendal at Oberlin, to a corner thereof;

Thence, South 89 degrees 32'04" West a distance of 61.81 feet along the Northerly line of said land conveyed to Kendal at Oberlin, to a corner thereof;

Thence, South 00 degrees 27'45" East a distance of 354.45 feet along the Westerly line of said land conveyed to Kendal at Oberlin, by deed recorded in Official Record Volume 562 Page 601 of Lorain County Recorder's Records on July 1, 1992, to the Principal Place of Beginning, and containing 2.2561 Acres of which 0.1142 acres lies within the Right-of-Way of Maple Street, as surveyed by Thomas A. Simon, Registered Professional Surveyor No. S-7775 in November, 2006, August, 2007 and July/August, 2024. Basis of bearings is the centerline of Maple Street (North 89 degrees 52'27" West).



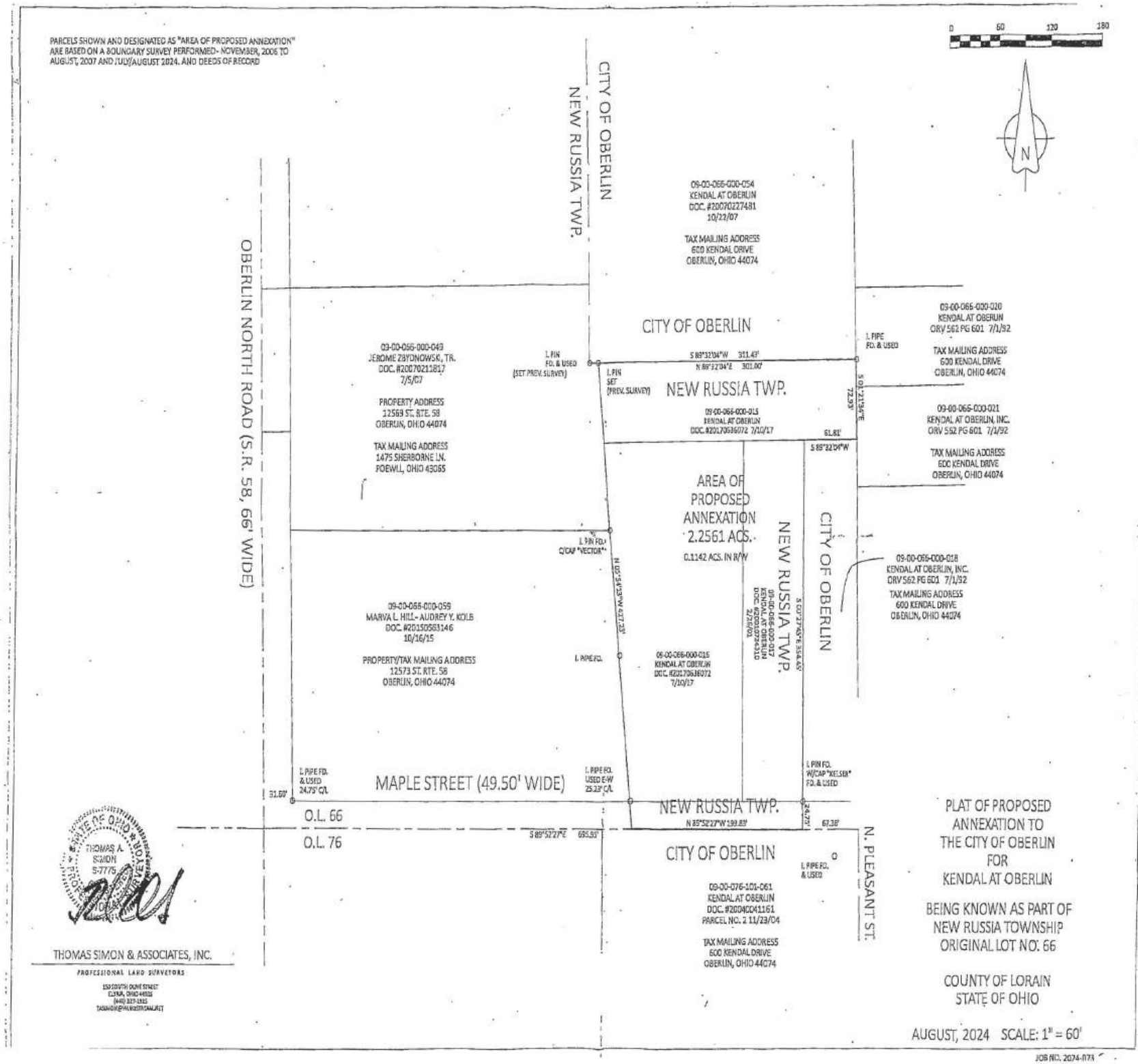

PARCELS SHOWN AND DESIGNATED AS "AREA OF PROPOSED ANNEXATION" ARE BASED ON A BOUNDARY SURVEY PERFORMED - NOVEMBER, 2006 TO AUGUST, 2007 AND JULY/AUGUST 2024. AND DEEDS OF RECORD
0 60 120 180
N
CITY OF OBERLIN
NEW RUSSIA TWP.
OBERLIN NORTH ROAD (S.R. 58, 66' WIDE)
09-00-066-000-054
KENDAL AT OBERLIN
DOC. #200702277481
10/22/07
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
CITY OF OBERLIN
09-00-066-000-020
KENDAL AT OBERLIN
ORV 562 PG 601 7/1/92
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
09-00-066-000-049
JEROME ZBYDNOWSK., TR.
DOC. #200702111817
7/5/07
PROPERTY ADDRESS
12569 ST. RTE. 58
OBERLIN, OHIO 44074
TAX MAILING ADDRESS
1475 SHERBORNE LN.
POWELL, OHIO 43065
I. PIN FD. & USED (SET PREV. SURVEY)
I. PIN SET (PREV. SURVEY)
S 89°32'04"W 311.43'
N 89°32'04"E 301.00'
I. PIPE FD. & USED
S 01°21'56"E 72.93'
NEW RUSSIA TWP.
09-00-066-000-015
KENDAL AT OBERLIN
DOC. #201709360721 7/10/17
61.81'
S 89°32'04"W
09-00-066-000-021
KENDAL AT OBERLIN, INC.
ORV 562 PG 601 7/1/92
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
AREA OF PROPOSED ANNEXATION 2.2561 ACS.
0.1142 ACS. IN R/W
I. PIN FD./ C/CAP "VECTOR"
N 04°55'40"W 427.25'
NEW RUSSIA TWP.
09-00-066-000-017
KENDAL AT OBERLIN
DOC. #200702043910
12/06/07
S 00°27'45"E 354.45'
CITY OF OBERLIN
09-00-066-000-018
KENDAL AT OBERLIN, INC.
ORV 562 PG 601 7/1/92
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
09-00-066-000-059
MARVA L. HILL - AUDREY Y. KOLB
DOC. #201505063146
10/16/15
PROPERTY/TAX MAILING ADDRESS
12573 ST. RTE. 58
OBERLIN, OHIO 44074
I. PIPE FD.
09-00-066-000-015
KENDAL AT OBERLIN
DOC. #201709360721
7/10/17
I. PIPE FD. & USED 24.75' C/L
MAPLE STREET (49.50' WIDE)
I. PIPE FD. USED E-W 25.23' C/L
I. PIN FD. W/CAP "VELSER" FD. & USED
31.07'
NEW RUSSIA TWP.
N 85°52'27"W 199.83'
24.72'
67.38'
O.L. 66
O.L. 76
S 89°52'27"E 695.55'
CITY OF OBERLIN
I. PIPE FD. & USED
N. PLEASANT ST.
09-00-076-101-061
KENDAL AT OBERLIN
DOC. #200402041161
PARCEL NO. 2 11/23/04
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
THOMAS A. SIMON S-7775 REGISTERED PROFESSIONAL SURVEYOR STATE OF OHIO
THOMAS SIMON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
150 SOUTH DUKE STREET
ELYRIA, OHIO 44035
(440) 323-1355
TASIMON@PALMOSTRO.MAIL.NET
PLAT OF PROPOSED ANNEXATION TO THE CITY OF OBERLIN FOR KENDAL AT OBERLIN
BEING KNOWN AS PART OF NEW RUSSIA TOWNSHIP ORIGINAL LOT NO. 66
COUNTY OF LORAIN STATE OF OHIO
AUGUST, 2024 SCALE: 1" = 60'
JOB NO. 2024-074

EXHIBIT "B"

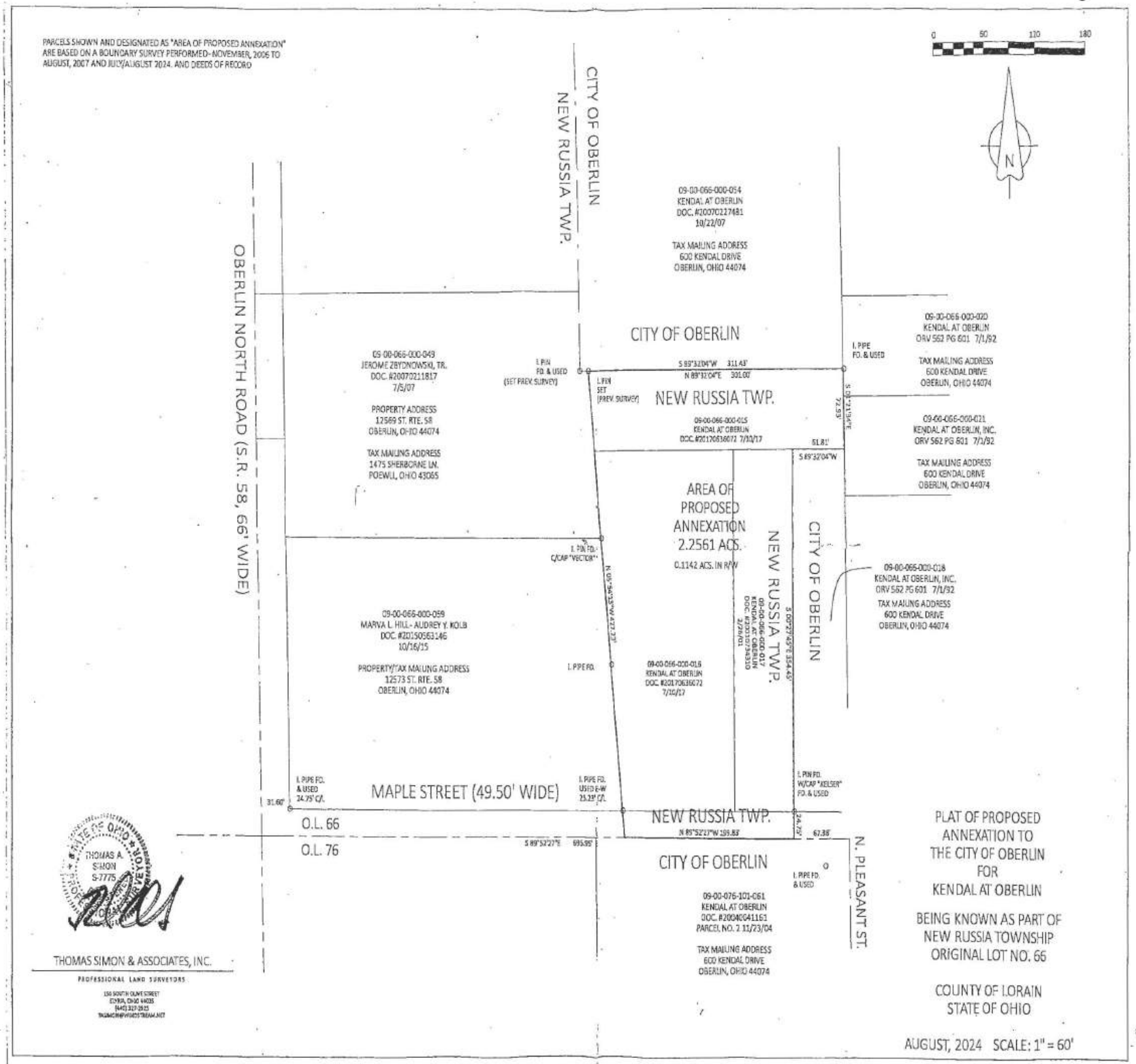
EXHIBIT "C"

INFORMATION RELATING TO OWNERS OF REAL PROPERTY SOUGHT TO BE ANNEXED

Owners' Name and Address	Permanent Parcel Number	Approximate Acreage of Each Parcel to be Annexed
Kendal at Oberlin 600 Kendal Drive Oberlin, Ohio 44074	09-00-066-000-016	1.1865
Kendal at Oberlin 600 Kendal Drive Oberlin, Ohio 44074	09-00-066-000-015	0.5705
Kendal at Oberlin 600 Kendal Drive Oberlin, Ohio 44074	09-00-066-000-017	0.4991

LIST OF OWNERS OF PROPERTY ADJACENT TO AND DIRECTLY ACROSS THE STREET

Owner's Name and Mailing Address	Permanent Parcel Number
Jerome Zbydnowski, Successor Trustee of the Irene Zbydniowski Intervivos Trust 12569 State Route 58 Oberlin, Ohio 44074 and 1475 Sherborne Lane Powell, Ohio 43065	09-00-066-000-049
Marva L. Hill & Audrey Y. Kolb 12573 State Route 58 Oberlin, Ohio 44074	09-00-066-000-059
Kendal at Oberlin 600 Kendal Drive Oberlin, Ohio 44074	09-00-066-000-054
Kendal at Oberlin Inc 600 Kendal Drive Oberlin, Ohio 44074	09-00-066-000-020
Kendal at Oberlin Inc 600 Kendal Drive Oberlin, Ohio 44074	09-00-066-000-021
Kendal at Oberlin Inc 600 Kendal Drive Oberlin, Ohio 44074	09-00-066-000-018
Kendal at Oberlin 600 Kendal Drive Oberlin, Ohio 44074	09-00-076-101-061


PARCELS SHOWN AND DESIGNATED AS "AREA OF PROPOSED ANNEXATION" ARE BASED ON A BOUNDARY SURVEY PERFORMED- NOVEMBER, 2006 TO AUGUST, 2007 AND JULY/AUGUST 2024. AND DEEDS OF RECORD
0
50
110
180
N
CITY OF OBERLIN
NEW RUSSIA TWP.
OBERLIN NORTH ROAD (S.R. 58, 66' WIDE)
09-00-066-000-054
KENDAL AT OBERLIN
DOC. #20070227481
10/22/07
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
CITY OF OBERLIN
09-00-066-000-020
KENDAL AT OBERLIN
ORV 562 PG 601 7/1/92
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
I. PIPE FD. & USED
09-00-066-000-049
JEROME ZBYDNOWSKI, TR.
DOC. #20070211817
7/5/07
PROPERTY ADDRESS
12569 ST. RTE. 58
OBERLIN, OHIO 44074
TAX MAILING ADDRESS
1475 SHERBORNE LN.
POEWLL, OHIO 43065
I. PIN FD. & USED (SET PREV. SURVEY)
I. PIN SET (PREV. SURVEY)
S 89°32'04"W 311.43'
N 89°32'04"E 301.00'
NEW RUSSIA TWP.
09-00-066-000-025
KENDAL AT OBERLIN
DOC.#20170636072 7/10/17
S 00°27'56"E 72.59'
51.81'
S 89°32'04"W
09-00-066-000-021
KENDAL AT OBERLIN, INC.
ORV 562 PG 601 7/1/92
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
AREA OF PROPOSED ANNEXATION 2.2561 ACS.
0.1142 ACS. IN R/W
I. PIN FD. W/CAP "VECTOR"
N 05°54'55"W 427.23'
09-00-066-000-059
MARVA L. HILL - AUDREY Y. KOLB
DOC. #201505631 46
10/16/15
PROPERTY/TAX MAILING ADDRESS
12573 ST. RTE. 58
OBERLIN, OHIO 44074
I. PIPE FD.
09-00-066-000-016
KENDAL AT OBERLIN
DOC. #20170636072
7/10/17
NEW RUSSIA TWP.
09-00-066-000-017
KENDAL AT OBERLIN
DOC. #20131219310
2/26/01
CITY OF OBERLIN
S 00°27'56"E 354.43'
09-00-066-000-018
KENDAL AT OBERLIN, INC.
ORV 562 PG 601 7/1/92
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
I. PIPE FD. & USED 24.75' C/L
MAPLE STREET (49.50' WIDE)
I. PIPE FD. USED E-W 25.25' C/L
31.60'
I. PIN FD. W/CAP "KELSER" FD. & USED
NEW RUSSIA TWP.
N 89°52'27"W 199.85'
24.75'
67.38'
O.L. 66
O.L. 76
S 89°52'27"E 695.95'
CITY OF OBERLIN
I. PIPE FD. & USED
N. PLEASANT ST.
09-00-076-101-061
KENDAL AT OBERLIN
DOC. #20040041161
PARCEL NO. 2 11/73/04
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
PLAT OF PROPOSED ANNEXATION TO THE CITY OF OBERLIN FOR KENDAL AT OBERLIN
BEING KNOWN AS PART OF NEW RUSSIA TOWNSHIP ORIGINAL LOT NO. 66
COUNTY OF LORAIN
STATE OF OHIO
AUGUST, 2024 SCALE: 1" = 60'
THOMAS A. SIMON S-7775
THOMAS SIMON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
150 SOUTH OLIVE STREET
ELYRIA, OHIO 44035
(440) 327-2525

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Clerk of Oberlin Council
c/o Belinda Anderson
85 South Main St.
Oberlin, OH 44074

9590 9402 8323 3094 3845 46

2. Article Number *(Transfer from service label)*

9589 0710 5270 0830 1029 88

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X S. Runals ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* S. Runals

C. Date of Delivery 10/21/2024

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

TRIGILIO, STEPHENSON & DATTILO, P.L.L.
ATTORNEYS AT LAW
5750 COOPER FOSTER PARK ROAD, W, SUITE 102
LORAIN, OHIO 44053-4132

BRIAN G. DATTILO
JOSHUA E. LAMB
CHRISTOPHER G. MULVANEY
MARK E. STEPHENSON
TIMOTHY S. TRIGILIO

TELEPHONE (440) 988-9500
FACSIMILE (440) 988-9511
JLamb@TSOhiolaw.com

October 25, 2024

VIA HAND DELIVERY
Lorain County Board of Commissioners
226 Middle Avenue, 4th Floor
Elyria, Ohio 44035

Re: Kendal at Oberlin, Petition for Regular Annexation of 2.2561 acres from New Russia Township, Ohio to the City of Oberlin, Ohio

To whom it may concern:

The undersigned is agent for Petitioner, Kendal at Oberlin. On October 15, 2024, Petitioner Kendal at Oberlin filed a Petition for Regular Annexation (the "Petition") with the Lorain County Board of Commissioners.

In furtherance of the Petition, enclosed for filing is the following:

1) Proof by affidavit of personal service on the Clerks of the City of Oberlin and New Russia Township of the notice required by O.R.C. §709.03(B)(1).

2) Affidavit evidencing notice by regular mail to all owners of the property proposed to be annexed and to all owners of the properties adjacent to and directly access the street from the property proposed to be annexed as required by O.R.C. §709.03(B)(2).

Please do not hesitate to contact me with any questions.

Very truly yours,

Joshua E. Lamb, Esq.

Enclosures

2024 OCT 9:29

AFFIDAVIT

STATE OF OHIO }
}
COUNTY OF LORAIN }

On this date, appeared Joshua E. Lamb, who after being duly sworn in accordance with law, did hereby swear, affirm and depose as follows:

1. I am above the age of eighteen (18) years, am competent to make this affidavit and have personal knowledge of the matters set forth herein.

2. I am the agent for Petitioner Kendal at Oberlin for the proposed annexation of approximately 2.2561 acres of property known as being Lorain County Permanent Parcel Nos. 09-00-066-000-015, 09-00-066-000-016 and 09-00-066-000-017 from of New Russia Township to the City of Oberlin, which Petition for Regular Annexation (the "Petition") was filed with the Lorain County Board of Commissioners on October 15, 2024 at 2:08 p.m.

3. Pursuant to O.R.C. §709.03(B)(2), notices were sent by regular mail on October 24, 2024 to (i) all owners of the property proposed to be annexed, (ii) all owners of the properties adjacent to the property proposed to be annexed and (iii) all owners adjacent to a road that is adjacent to the property proposed to be annexed and located directly across the road from the property proposed to be annexed, all whose names are set forth in Exhibit C of the Petition. Said notices included a copy of the notice sent to the undersigned by the Board of Lorain County Commissioners setting the date, time and place of hearing, a map of the property proposed to be annexed, a statement

indicating where the full Petition can be reviewed, a statement that any owner who signed the Petition may remove their signature from the Petition by filing with the Clerk of the Lorain County Commissioners a written notice of withdrawal within twenty-one (21) days from the date of the mailing of the notice by the undersigned, and a certification of the date of the mailing of the notices.

4. The names and addresses of the owners of property who were sent the notices by regular mail pursuant to O.R.C. §709.03(B)(2) are attached hereto as Exhibit A and are made a part hereof.

5. True and correct of the notices sent pursuant to O.R.C. §709.03(B)(2) are attached hereto as Exhibit B.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: October 24, 2024

Joshua E. Lamb

Sworn and subscribed before me this 24th day of October, 2024 by Joshua E. Lamb.

Notary Public

My commission expires: 7-18-2027

KRISTEN L. HARRIS
Notary Public, State of Ohio
My Commission Expires
7-18-2027

EXHIBIT "A"

INFORMATION RELATING TO OWNERS OF REAL PROPERTY SOUGHT TO BE ANNEXED

Owners' Name and Address	Permanent Parcel Number	Approximate Acreage of Each Parcel to be Annexed
Kendal at Oberlin 600 Kendal Drive Oberlin, Ohio 44074	09-00-066-000-016	1.1865
Kendal at Oberlin 600 Kendal Drive Oberlin, Ohio 44074	09-00-066-000-015	0.5705
Kendal at Oberlin 600 Kendal Drive Oberlin, Ohio 44074	09-00-066-000-017	0.4991

LIST OF OWNERS OF PROPERTY ADJACENT TO AND DIRECTLY ACROSS THE STREET

Owner's Name and Mailing Address	Permanent Parcel Number
Jerome Zbydnowski, Successor Trustee of the Irene Zbydniowski Intervivos Trust 12569 State Route 58 Oberlin, Ohio 44074 and 1475 Sherborne Lane Powell, Ohio 43065	09-00-066-000-049
Marva L. Hill & Audrey Y. Kolb 12573 State Route 58 Oberlin, Ohio 44074	09-00-066-000-059
Kendal at Oberlin 600 Kendal Drive Oberlin, Ohio 44074	09-00-066-000-054
Kendal at Oberlin Inc 600 Kendal Drive Oberlin, Ohio 44074	09-00-066-000-020
Kendal at Oberlin Inc 600 Kendal Drive Oberlin, Ohio 44074	09-00-066-000-021
Kendal at Oberlin Inc 600 Kendal Drive Oberlin, Ohio 44074	09-00-066-000-018
Kendal at Oberlin 600 Kendal Drive Oberlin, Ohio 44074	09-00-076-101-061

UNITED STATES POSTAL SERVICE®

Certificate Of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From:

Trigilio, Stephenson & Dattilo, P.L.L.
5750 Cooper Foster Park Road, W., Suite 102
Lorain, Ohio 44053

To:

Kendal at Oberlin
600 Kendal Drive
Oberlin, Ohio 44074

OCT 24 2024

PS Form **3817**, April 2007 PSN 7530-02-000-9065

US POSTAGE
$002.20º
CORRECTION
ZIP 44053
10/24/2024
036B 0011815381

UNITED STATES POSTAL SERVICE®

Certificate Of Mailing

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From:

Trigilio, Stephenson & Dattilo, P.L.L.
5750 Cooper Foster Park Road, W., Suite 102
Lorain, Ohio 44053

To:

Kendal at Oberlin
600 Kendal Drive
Oberlin, Ohio 44074

OCT 24 2024

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Trigilio, Stephenson & Dattilo, P.L.L.
5750 Cooper Foster Park Road, W., Suite 102
Lorain, Ohio 44053

To:

Kendal at Oberlin
600 Kendal Drive
Oberlin, Ohio 44074

OCT 24 2024

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Trigilio, Stephenson & Dattilo, P.L.L.
5750 Cooper Foster Park Road, W., Suite 102
Lorain, Ohio 44053

To:

Kendal at Oberlin
600 Kendal Drive
Oberlin, Ohio 44074

OCT 24 2024

PS Form **3817**, April 2007 PSN 7530-02-000-9065

US POSTAGE
$002.20º
CORRECTION
ZIP 44053
10/24/2024
036B 0011815381

EXHIBIT "B"

UNITED STATES POSTAL SERVICE®

Certificate Of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From:

Trigilio, Stephenson & Dattilo, P.L.L.
5750 Cooper Foster Park Road, W., Suite 102
Lorain, Ohio 44053

To:

Marva L. Hill and Audrey Y. Kolb
12573 State Route 58
Oberlin, Ohio 44074

OCT 24 2024

PS Form **3817**, April 2007 PSN 7530-02-000-9065

10/24/2024
036B 0011815381
US POSTAGE
$002.20⁰
CORRECTION
ZIP 44053

UNITED STATES POSTAL SERVICE®

Certificate Of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From:

Trigilio, Stephenson & Dattilo, P.L.L.
5750 Cooper Foster Park Road, W., Suite 102
Lorain, Ohio 44053

To:

Jerome Zbydnowski, Successor Trustee
of the Irene Zbydnowski Intervivos Trust
1475 Sherborne Lane
Powell, Ohio 43065

OCT 24 2024

PS Form **3817**, April 2007 PSN 7530-02-000-9065

10/24/2024
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Certificate Of Mailing

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From:

Trigilio, Stephenson & Dattilo, P.L.L.
5750 Cooper Foster Park Road, W., Suite 102
Lorain, Ohio 44053

To:

Kendal at Oberlin
600 Kendal Drive
Oberlin, Ohio 44074

OCT 24 2024

PS Form **3817**, April 2007 PSN 7530-02-000-9065

10/24/2024
036B 0011815381
US POSTAGE
$002.20⁰
CORRECTION
ZIP 44053

UNITED STATES POSTAL SERVICE®

Certificate Of Mailing

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From:

Trigilio, Stephenson & Dattilo, P.L.L.
5750 Cooper Foster Park Road, W., Suite 102
Lorain, Ohio 44053

To:

Jerome Zbydnowski, Successor Trustee
of the Irene Zbydnowski Intervivos Trust
12569 State Route 58
Oberlin, Ohio 44074

OCT 24 2024

PS Form **3817**, April 2007 PSN 7530-02-000-9065

10/24/2024
036B 0011815381
US POSTAGE
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CORRECTION
ZIP 44053

UNITED STATES POSTAL SERVICE®

Certificate Of Mailing

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From:

Trigilio, Stephenson & Dattilo, P.L.L.
5750 Cooper Foster Park Road, W., Suite 102
Lorain, Ohio 44053

To:

Kendal at Oberlin
600 Kendal Drive
Oberlin, Ohio 44074

OCT 24 2024

PS Form **3817**, April 2007 PSN 7530-02-000-9065

10/24/2024
036B 0011815381

US POSTAGE
$002.20⁰
CORRECTION
ZIP 44053

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Trigilio, Stephenson & Dattilo, P.L.L.
5750 Cooper Foster Park Road, W., Suite 102
Lorain, Ohio 44053

To:

Kendal at Oberlin
600 Kendal Drive
Oberlin, Ohio 44074

OCT 24 2024

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10/24/2024
036B 0011815381

US POSTAGE
$002.20⁰
CORRECTION
ZIP 44053

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From:

Trigilio, Stephenson & Dattilo, P.L.L.
5750 Cooper Foster Park Road, W., Suite 102
Lorain, Ohio 44053

To:

Kendal at Oberlin
600 Kendal Drive
Oberlin, Ohio 44074

OCT 2

PS Form **3817**, April 2007 PSN 7530-02-000-9065

10/24/2024
036B 0011815381

US POSTAGE
$002.20⁰
CORRECTION
ZIP 44053

TRIGILIO, STEPHENSON & DATTILO, P.L.L.
ATTORNEYS AT LAW
5750 COOPER FOSTER PARK ROAD, W, SUITE 102
LORAIN, OHIO 44053-4132

BRIAN G. DATTILO
JOSHUA E. LAMB
CHRISTOPHER G. MULVANEY
MARK E. STEPHENSON
TIMOTHY S. TRIGILIO

TELEPHONE: (440) 988-9500
FACSIMILE: (440) 988-9511
JLamb@TSOhiolaw.com

October 24, 2024

VIA U.S. MAIL
Jerome Zbydnowski, Successor Trustee
of the Irene Zbydniowski Intervivos Trust
1475 Sherborne Lane
Powell, Ohio 43065

Re: Notice of Petition for Regular Annexation of 2.2561 acres of property known as being Lorain County Permanent Parcel Nos. 09-00-066-000-015, 09-00-066-000-016 and 09-00-066-000-017 from New Russia Township, Ohio to the City of Oberlin, Ohio

Dear Mr. Zbydnowski:

The undersigned is agent for Petitioner, Kendal at Oberlin. A Petition for Regular Annexation was filed by Kendal at Oberlin with the Board of Commissioners of Lorain County, Ohio on October 15, 2024 at 2:08 p.m. for the annexation of 2.2561 acres of property known as being Lorain County Permanent Parcel Nos. 09-00-066-000-015, 09-00-066-000-016 and 09-00-066-000-017 from New Russia Township, Ohio to the City of Oberlin, Ohio.

The Lorain County Board of Commissioners has scheduled the hearing on the Petition for Regular Annexation for Tuesday, December 17, 2024 at 4:30 p.m. in the Lorain County Commissioners' Public Hearing Room, J. Grant Keys Administration Building, 226 Middle Avenue, 4th Floor, Meeting Room B, Elyria, Ohio 44035. A copy of the notice of the Lorain County Board of Commissioners of the hearing is enclosed. A copy of the map of the territory proposed for annexation is also enclosed.

The full Petition for Regular Annexation can be reviewed at the Lorain County Board of Commissioners' Office located at 226 Middle Avenue, 4th Floor, Elyria, Ohio 44035

Any owner who signed the Petition for Regular Annexation may remove his/her/its signature by filing a written notice of withdrawal with the Clerk of the Lorain County Board of Commissioners within twenty-one (21) days after the mailing of this notice.

If you have any questions, please do not hesitate to contact me.

Joshua E. Lamb, Agent for Petitioner Kendal at Oberlin
5750 Cooper Foster Park Road,
Suite 102
Lorain, Ohio 44053
(440) 988-9500
E-mail: jlamb@tsohiolaw.com

Enclosures

Certificate of Service

The undersigned certifies that this notice was sent by regular U.S. Mail on October 24, 2024.

Joshua E. Lamb

LORAIN COUNTY COMMISSIONERS

Michelle Hung David J Moore Jeff Riddell

October 23, 2024

Attorney Joshua E. Lamb
Trigilio, Stephenson Dattilo, PPL
5750 Cooper Foster Park Road, Suite 102
Lorain, Ohio 44053

Dear Attorney Lamb:

Lorain County Board of Commissioners adopted Res#24-643 on October 22, 2024 receiving and journalizing the proposed Annexation of 2.2561 acres from New Russia Township to the City of Oberlin, Ohio

You are said Agent for Petitioner Kendal At Oberlin, by Seth Vilensky, Chief Executive Officer

The Lorain County Board of Commissioners has scheduled a hearing on Tuesday, December 17, 2024 at 4:30 p.m.

Sincerely,

Theresa L. Upton
Clerk

tlu
Enclosure

cc. Ken Carney, LC Engineer
New Russia Township
City of Oberlin
Craig Snodgrass, LC Auditor
Ted Spillman, LC Tax Map
Dan Petticord, LC APA / Attn: Kelly Laubenthal
File

RESOLUTION NO. 24-643

In the matter of receiving and journalizing a regular Annexation Petition of approximately 2.2561 acres from New Russia Township to the City of Oberlin, Ohio. Attorney Joshua E. Lamb, Agent for Petitioner Kendal At Oberlin

October 22, 2024

WHEREAS, the Lorain County Board of Commissioners receives and journalizes a petition and map that was received in the Commissioner's Office on October 15, 2024 for the proposed regular annexation of approximately 2.2561 acres of land in the Township of New Russia to the City of Oberlin, Ohio; and

WHEREAS, Joshua E. Lamb is Agent for Petitioners – Kendal At Oberlin; and

WHEREAS, the Petition and legal description reads as follows:

PETITION FOR REGULAR ANNEXATION OF LAND TO THE CITY OF OBERLIN FROM NEW RUSSIA TOWNSHIP

To: Board of Commissioners of Lorain County, Ohio
226 Middle Avenue, 4th Floor
Elyria, Ohio 44035

Pursuant to Section 709.02 of the Ohio Revised Code, the undersigned, being the sole legal owner of the properties described in Exhibit A attached hereto and further known as being Lorain County Permanent Parcel Nos. 09-00-066-000-015, 09-00-066-000-016 and 09-00-066-000-017, which are contiguous and adjacent to the City of Oberlin and consisting of 2.2561 acres, hereby petitions the Board of Commissioners for Lorain County for the regular annexation of the properties to the City of Oberlin, Ohio from New Russia Township, Ohio.

An accurate legal description of the perimeter of the properties to be annexed to the City of Oberlin is attached hereto as Exhibit A and is made a part hereof. An accurate map of the properties sought to be annexed is set forth in Exhibit B, which is attached hereto and made a part hereof.

Pursuant to O.R.C. §709.02(D), the list of the properties to be annexed to the City of Oberlin are set forth in Exhibit C, which is attached hereto and made a part hereof. The undersigned is the sole owner of the properties sought to be annexed. All the owners of the properties subject to this petition for annexation have consented to this petition and have executed the same.

Pursuant to O.R.C. §709.02(D), a list of all properties adjacent to and/or directly across the street from the properties sought to be annexed are contained in Exhibit C hereto (including but not limited to the name and mailing address of each owner and the permanent parcel number of the relevant properties).

The name of the person hereby appointed to act as agent for the undersigned petitioner is Joshua E. Lamb, Trigilio, Stephenson & Dattilo, PLL., 5750 Cooper Foster Park Road, Suite 102, Lorain, Ohio 44053, Telephone No. (440) 988-9500, Fax No. (440) 988-9511, who can be emailed at jlamb@tsohiolaw.com.

Date: 10/2/24

Kendal at Oberlin

By: Seth Vilensky
Its: Chief Executive Officer

And;

THOMAS SIMON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

150 SOUTH OLIVE STREET
ELYRIA, OHIO 44035
(440) 327-2925
Tsimon@windstream.net

EXHIBIT "A"

August 14, 2024
Job No. 2024-073

Boundary Description
of Area to be Annexed
2.2561 Acres

Situated in the County of Lorain, in the State of Ohio and being known as part of New Russia Township Original Lot No. 66, and being further bounded and described as follows:

Beginning at the intersection of the centerlines of North Pleasant Street and Maple Street (49.50 feet wide);

Thence, North 89 degrees 52'27" West a distance of 67.38 feet along the centerline of Maple Street, to a point thereon being the Principal Place of Beginning;

Thence continuing North 89 degrees 52'27" West a distance of 199.83 feet along the centerline of said Maple Street, to a point thereon;

Thence, North 05 degrees 54'13" West passing through an iron pipe found set at 25.23 feet, a distance of 427.23 feet along the Easterly line of land conveyed to Marva L. Hill and Audrey Y. Kolb by deed recorded in document no. 20150563146 of Lorain County Recorder's Records on October 16, 2015; and the Northerly prolongation thereof, to an iron pin found set at a corner of land conveyed to Jerome Zbydnowski, Trustee by deed recorded in document no. 20070211817 of Lorain County Recorder's Records on July 5, 2007, and being a point on the Southerly line of land conveyed to Kendal at Oberlin by deed recorded in document no. 20070227481 of Lorain County Recorder's Records on October 22, 2007;

Thence, North 89 degrees 32'04" East a distance of 301.00 feet along the Southerly line of said land conveyed to Kendal at Oberlin, to an iron pipe found set at the Southeasterly corner thereof, being a point on the Westerly line of said land conveyed to Kendal at Oberlin, by deed recorded in Official Record Volume 562 Page 601 of Lorain County Recorder's Records on July 1, 1992;

THOMAS SIMON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

150 SOUTH OLIVE STREET
ELYRIA, OHIO 44035
(440) 327-2026
Tsimon@windstream.net

August 14, 2024
Job No. 2024-073

Boundary Description
of Area to be Annexed
2.2561 Acres

Thence, South 01 degrees 21'34" East a distance of 72.93 feet along the Westerly line of said land conveyed to Kendal at Oberlin, to a corner thereof;

Thence, South 89 degrees 32'04" West a distance of 61.81 feet along the Northerly line of said land conveyed to Kendal at Oberlin, to a corner thereof;

Thence, South 00 degrees 27'45" East a distance of 354.45 feet along the Westerly line of said land conveyed to Kendal at Oberlin, by deed recorded in Official Record Volume 562 Page 601 of Lorain County Recorder's Records on July 1, 1992, to the Principal Place of Beginning, and containing 2.2561 Acres of which 0.1142 acres lies within the Right-of-Way of Maple Street, as surveyed by Thomas A. Simon, Registered Professional Surveyor No. S-7775 in November, 2006, August, 2007 and July/August, 2024. Basis of bearings is the centerline of Maple Street (North 89 degrees 52'27" West).



And;

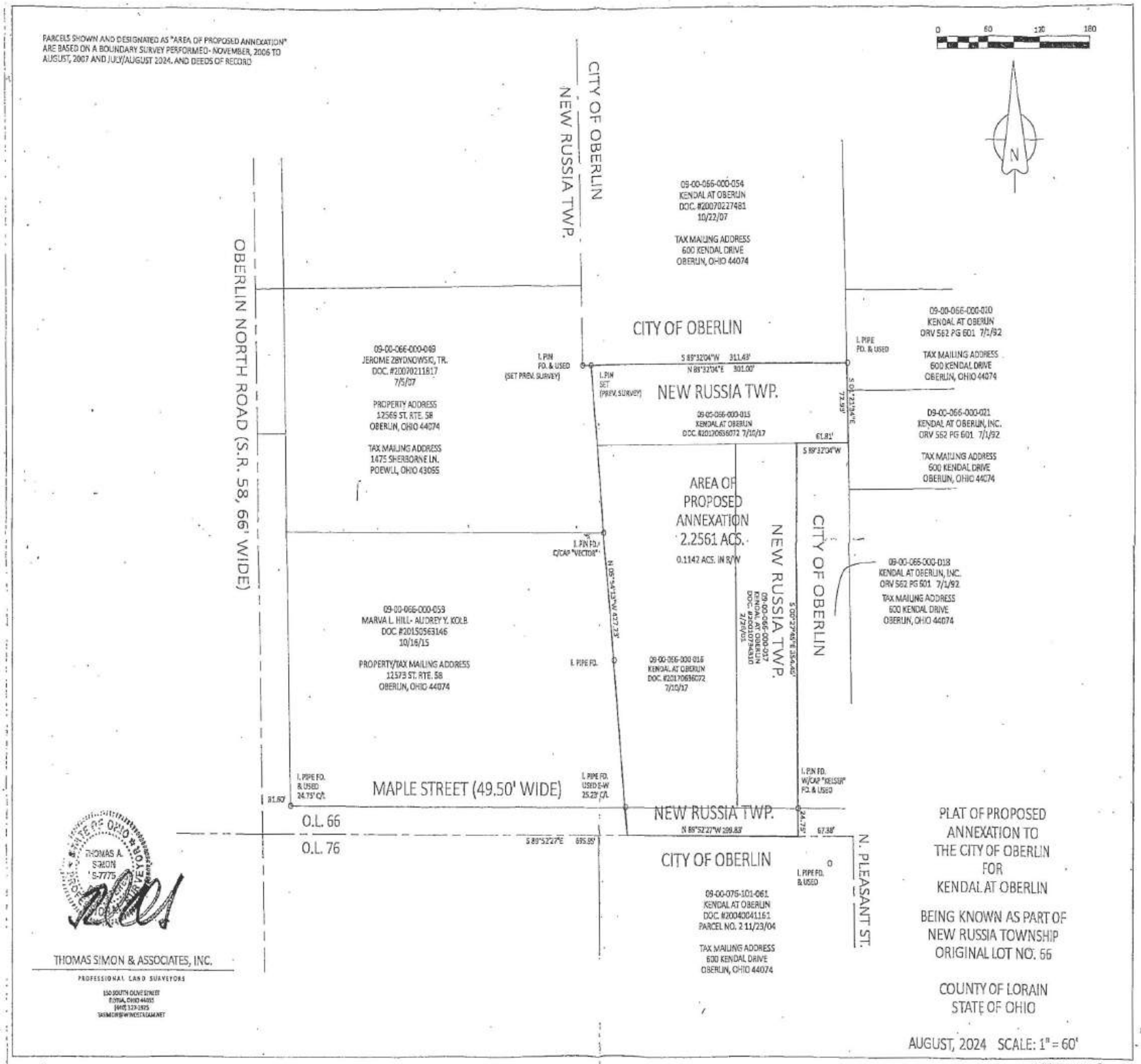
WHEREAS, the County Auditor and Engineer have been notified to review and advice on their findings as to the accuracy of said petition.

NOW, THEREFORE BE IT RESOLVED, the Lorain County Board of Commissioners has scheduled a public hearing on Tuesday, December 17, 2024, which is the 64th day at 4:30 p.m.

Motion by Moore, seconded by Riddell to adopt Resolution. Upon roll call the vote taken thereon, resulted as: Ayes; Moore, Riddell & Hung / Nays: None
Motion carried.

I, Theresa L. Upton, Clerk to the Lorain County Board of Commissioners do hereby certify that the above Resolution 24-643 is a true copy as it appears in Journal No. 24 on October 22, 2024.

Theresa L. Upton, Clerk


PARCELS SHOWN AND DESIGNATED AS "AREA OF PROPOSED ANNEXATION" ARE BASED ON A BOUNDARY SURVEY PERFORMED- NOVEMBER, 2006 TO AUGUST, 2007 AND JULY/AUGUST 2024. AND DEEDS OF RECORD
0 60 120 180
N
CITY OF OBERLIN
NEW RUSSIA TWP.
OBERLIN NORTH ROAD (S.R. 58, 66' WIDE)
09-00-066-000-054
KENDAL AT OBERLIN
DOC. #20070227481
10/22/07
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
CITY OF OBERLIN
09-00-066-000-049
JEROME ZBYDNOWSKI, TR.
DOC. #20070211817
7/5/07
PROPERTY ADDRESS
12569 ST. RTE. 58
OBERLIN, OHIO 44074
TAX MAILING ADDRESS
1475 SHERBORNE LN.
POWELL, OHIO 43065
I. PIN FD. & USED (SET PREV. SURVEY)
S 89°32'04"W 311.43'
N 89°32'04"E 301.00'
I. PIN SET (PREV. SURVEY)
NEW RUSSIA TWP.
09-00-066-000-015
KENDAL AT OBERLIN
DOC. #20170636072 7/10/17
61.81'
S 89°32'04"W
I. PIPE FD. & USED
09-00-066-000-010
KENDAL AT OBERLIN
ORV 562 PG 601 7/1/92
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
S 00°22'44"E 72.56'
09-00-066-000-021
KENDAL AT OBERLIN, INC.
ORV 562 PG 601 7/1/92
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
AREA OF PROPOSED ANNEXATION 2.2561 ACS.
0.1142 ACS. IN R/W
I. PIN FD./ C/CAP "VECTOR"
N 05°54'51"W 327.23'
NEW RUSSIA TWP.
09-00-066-000-017
KENDAL AT OBERLIN
DOC. #20170636072
7/10/17
S 00°27'49"E 354.45'
CITY OF OBERLIN
09-00-066-000-018
KENDAL AT OBERLIN, INC.
ORV 562 PG 601 7/1/92
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
09-00-066-000-053
MARVA L. HILL- AUDREY Y. KOLB
DOC. #201505631 46
10/16/15
PROPERTY/TAX MAILING ADDRESS
12573 ST. RTE. 58
OBERLIN, OHIO 44074
I. PIPE FD.
09-00-066-000-016
KENDAL AT OBERLIN
DOC. #20170636072
7/10/17
I. PIPE FD. & USED 24.75' C/L
MAPLE STREET (49.50' WIDE)
I. PIPE FD. USED E-W 25.23' C/L
I. PIN FD. W/CAP "KELSUR" FD. & USED
81.60'
O.L. 66
O.L. 76
S 89°52'27"E 695.95'
NEW RUSSIA TWP.
N 89°52'27"W 199.83'
24.75'
67.38'
CITY OF OBERLIN
I. PIPE FD. & USED
N. PLEASANT ST.
09-00-076-101-061
KENDAL AT OBERLIN
DOC. #20040041161
PARCEL NO. 2 11/23/04
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
STATE OF OHIO
THOMAS A. SIMON
S-7775
REGISTERED
SURVEYOR
THOMAS SIMON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
150 SOUTH OLIVE STREET
ELYRIA, OHIO 44035
(440) 329-2825
TASIMON@WINDSTREAM.NET
PLAT OF PROPOSED ANNEXATION TO THE CITY OF OBERLIN FOR KENDAL AT OBERLIN
BEING KNOWN AS PART OF NEW RUSSIA TOWNSHIP ORIGINAL LOT NO. 66
COUNTY OF LORAIN
STATE OF OHIO
AUGUST, 2024 SCALE: 1" = 60'
JOB NO. 2024-073

TRIGILIO, STEPHENSON & DATTILO, P.L.L.
ATTORNEYS AT LAW
5750 COOPER FOSTER PARK ROAD, W, SUITE 102
LORAIN, OHIO 44053-4132

BRIAN G. DATTILO
JOSHUA E. LAMB
CHRISTOPHER G. MULVANEY
MARK E. STEPHENSON
TIMOTHY S. TRIGILIO

TELEPHONE: (440) 988-9500
FACSIMILE: (440) 988-9511
JLamb@TSOhiolaw.com

October 24, 2024

VIA U.S. MAIL
Marva L. Hill and Audrey Y. Kolb
12573 State Route 58
Oberlin, Ohio 44074

Re: Notice of Petition for Regular Annexation of 2.2561 acres of property known as being Lorain County Permanent Parcel Nos. 09-00-066-000-015, 09-00-066-000-016 and 09-00-066-000-017 from New Russia Township, Ohio to the City of Oberlin, Ohio

Dear Marva and Audrey:

The undersigned is agent for Petitioner, Kendal at Oberlin. A Petition for Regular Annexation was filed by Kendal at Oberlin with the Board of Commissioners of Lorain County, Ohio on October 15, 2024 at 2:08 p.m. for the annexation of 2.2561 acres of property known as being Lorain County Permanent Parcel Nos. 09-00-066-000-015, 09-00-066-000-016 and 09-00-066-000-017 from New Russia Township, Ohio to the City of Oberlin, Ohio.

The Lorain County Board of Commissioners has scheduled the hearing on the Petition for Regular Annexation for Tuesday, December 17, 2024 at 4:30 p.m. in the Lorain County Commissioners' Public Hearing Room, J. Grant Keys Administration Building, 226 Middle Avenue, 4th Floor, Meeting Room B, Elyria, Ohio 44035. A copy of the notice of the Lorain County Board of Commissioners of the hearing is enclosed. A copy of the map of the territory proposed for annexation is also enclosed.

The full Petition for Regular Annexation can be reviewed at the Lorain County Board of Commissioners' Office located at 226 Middle Avenue, 4th Floor, Elyria, Ohio 44035

Any owner who signed the Petition for Regular Annexation may remove his/her/its signature by filing a written notice of withdrawal with the Clerk of the Lorain County Board of Commissioners within twenty-one (21) days after the mailing of this notice.

If you have any questions, please do not hesitate to contact me.

Joshua E. Lamb, Agent for Petitioner Kendal at Oberlin
5750 Cooper Foster Park Road,
Suite 102
Lorain, Ohio 44053
(440) 988-9500
E-mail: jlamb@tsohiolaw.com

Enclosures

Certificate of Service

The undersigned certifies that this notice was sent by regular U.S. Mail on October 24, 2024.

Joshua E. Lamb

LORAIN COUNTY COMMISSIONERS

Michelle Hung **David J Moore** **Jeff Riddell**

October 23, 2024

Attorney Joshua E. Lamb
Trigilio, Stephenson Dattilo, PPL
5750 Cooper Foster Park Road, Suite 102
Lorain, Ohio 44053

Dear Attorney Lamb:

Lorain County Board of Commissioners adopted Res#24-643 on October 22, 2024 receiving and journalizing the proposed Annexation of 2.2561 acres from New Russia Township to the City of Oberlin, Ohio

You are said Agent for Petitioner Kendal At Oberlin, by Seth Vilensky, Chief Executive Officer

The Lorain County Board of Commissioners has scheduled a hearing on Tuesday, December 17, 2024 at 4:30 p.m.

Sincerely,

Theresa L. Upton
Clerk

tlu
Enclosure

cc. Ken Carney, LC Engineer
New Russia Township
City of Oberlin
Craig Snodgrass, LC Auditor
Ted Spillman, LC Tax Map
Dan Petticord, LC APA / Attn: Kelly Laubenthal
File

g.10

RESOLUTION NO. 24-643

In the matter of receiving and journalizing a regular Annexation Petition of approximately 2.2561 acres from New Russia Township to the City of Oberlin, Ohio. Attorney Joshua E. Lamb, Agent for Petitioner Kendal At Oberlin

October 22, 2024

WHEREAS, the Lorain County Board of Commissioners receives and journalizes a petition and map that was received in the Commissioner's Office on October 15, 2024 for the proposed regular annexation of approximately 2.2561 acres of land in the Township of New Russia to the City of Oberlin, Ohio; and

WHEREAS, Joshua E. Lamb is Agent for Petitioners – Kendal At Oberlin; and

WHEREAS, the Petition and legal description reads as follows:

PETITION FOR REGULAR ANNEXATION OF LAND TO THE CITY OF OBERLIN FROM NEW RUSSIA TOWNSHIP

To: Board of Commissioners of Lorain County, Ohio
226 Middle Avenue, 4th Floor
Elyria, Ohio 44035

Pursuant to Section 709.02 of the Ohio Revised Code, the undersigned, being the sole legal owner of the properties described in Exhibit A attached hereto and further known as being Lorain County Permanent Parcel Nos. 09-00-066-000-015, 09-00-066-000-016 and 09-00-066-000-017, which are contiguous and adjacent to the City of Oberlin and consisting of 2.2561 acres, hereby petitions the Board of Commissioners for Lorain County for the regular annexation of the properties to the City of Oberlin, Ohio from New Russia Township, Ohio.

An accurate legal description of the perimeter of the properties to be annexed to the City of Oberlin is attached hereto as Exhibit A and is made a part hereof. An accurate map of the properties sought to be annexed is set forth in Exhibit B, which is attached hereto and made a part hereof.

Pursuant to O.R.C. §709.02(D), the list of the properties to be annexed to the City of Oberlin are set forth in Exhibit C, which is attached hereto and made a part hereof. The undersigned is the sole owner of the properties sought to be annexed. All the owners of the properties subject to this petition for annexation have consented to this petition and have executed the same.

Pursuant to O.R.C. §709.02(D), a list of all properties adjacent to and/or directly across the street from the properties sought to be annexed are contained in Exhibit C hereto (including but not limited to the name and mailing address of each owner and the permanent parcel number of the relevant properties).

The name of the person hereby appointed to act as agent for the undersigned petitioner is Joshua E. Lamb, Trigilio, Stephenson & Dattilo, PLL., 5750 Cooper Foster Park Road, Suite 102, Lorain, Ohio 44053, Telephone No. (440) 988-9500, Fax No. (440) 988-9511, who can be emailed at jlamb@tsohiolaw.com.

Date: 10/2/24

Kendal at Oberlin

By: Seth Vilensky
Its: Chief Executive Officer

And;

THOMAS SIMON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

150 SOUTH OLIVE STREET
ELYRIA, OHIO 44035
(440) 327-2925
Tasimon@windstream.net

EXHIBIT "A"

August 14, 2024
Job No. 2024-073

Boundary Description
of Area to be Annexed
2.2561 Acres

Situated in the County of Lorain, in the State of Ohio and being known as part of New Russia Township Original Lot No. 66, and being further bounded and described as follows:

Beginning at the intersection of the centerlines of North Pleasant Street and Maple Street (49.50 feet wide);

Thence, North 89 degrees 52'27" West a distance of 67.38 feet along the centerline of Maple Street, to a point thereon being the Principal Place of Beginning;

Thence continuing North 89 degrees 52'27" West a distance of 199.83 feet along the centerline of said Maple Street, to a point thereon;

Thence, North 05 degrees 54'13" West passing through an iron pipe found set at 25.23 feet, a distance of 427.23 feet along the Easterly line of land conveyed to Marva L. Hill and Audrey Y. Kolb by deed recorded in document no. 20150563146 of Lorain County Recorder's Records on October 16, 2015; and the Northerly prolongation thereof, to an iron pin found set at a corner of land conveyed to Jerome Zbydnowski, Trustee by deed recorded in document no. 20070211817 of Lorain County Recorder's Records on July 5, 2007, and being a point on the Southerly line of land conveyed to Kendal at Oberlin by deed recorded in document no. 20070227481 of Lorain County Recorder's Records on October 22, 2007;

Thence, North 89 degrees 32'04" East a distance of 301.00 feet along the Southerly line of said land conveyed to Kendal at Oberlin, to an iron pipe found set at the Southeasterly corner thereof, being a point on the Westerly line of said land conveyed to Kendal at Oberlin, by deed recorded in Official Record Volume 562 Page 601 of Lorain County Recorder's Records on July 1, 1992;

THOMAS SIMON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

150 SOUTH OLIVE STREET
ELYRIA, OHIO 44035
(440) 327-2925
Tasimon@windstream.net

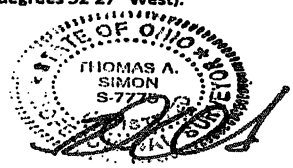
August 14, 2024
Job No. 2024-073

Boundary Description
of Area to be Annexed
2.2561 Acres

Thence, South 01 degrees 21'34" East a distance of 72.93 feet along the Westerly line of said land conveyed to Kendal at Oberlin, to a corner thereof;

Thence, South 89 degrees 32'04" West a distance of 61.81 feet along the Northerly line of said land conveyed to Kendal at Oberlin, to a corner thereof;

Thence, South 00 degrees 27'45" East a distance of 354.45 feet along the Westerly line of said land conveyed to Kendal at Oberlin, by deed recorded in Official Record Volume 562 Page 601 of Lorain County Recorder's Records on July 1, 1992, to the Principal Place of Beginning, and containing 2.2561 Acres of which 0.1142 acres lies within the Right-of-Way of Maple Street, as surveyed by Thomas A. Simon, Registered Professional Surveyor No. S-7775 in November, 2006, August, 2007 and July/August, 2024. Basis of bearings is the centerline of Maple Street (North 89 degrees 52'27" West).



And;

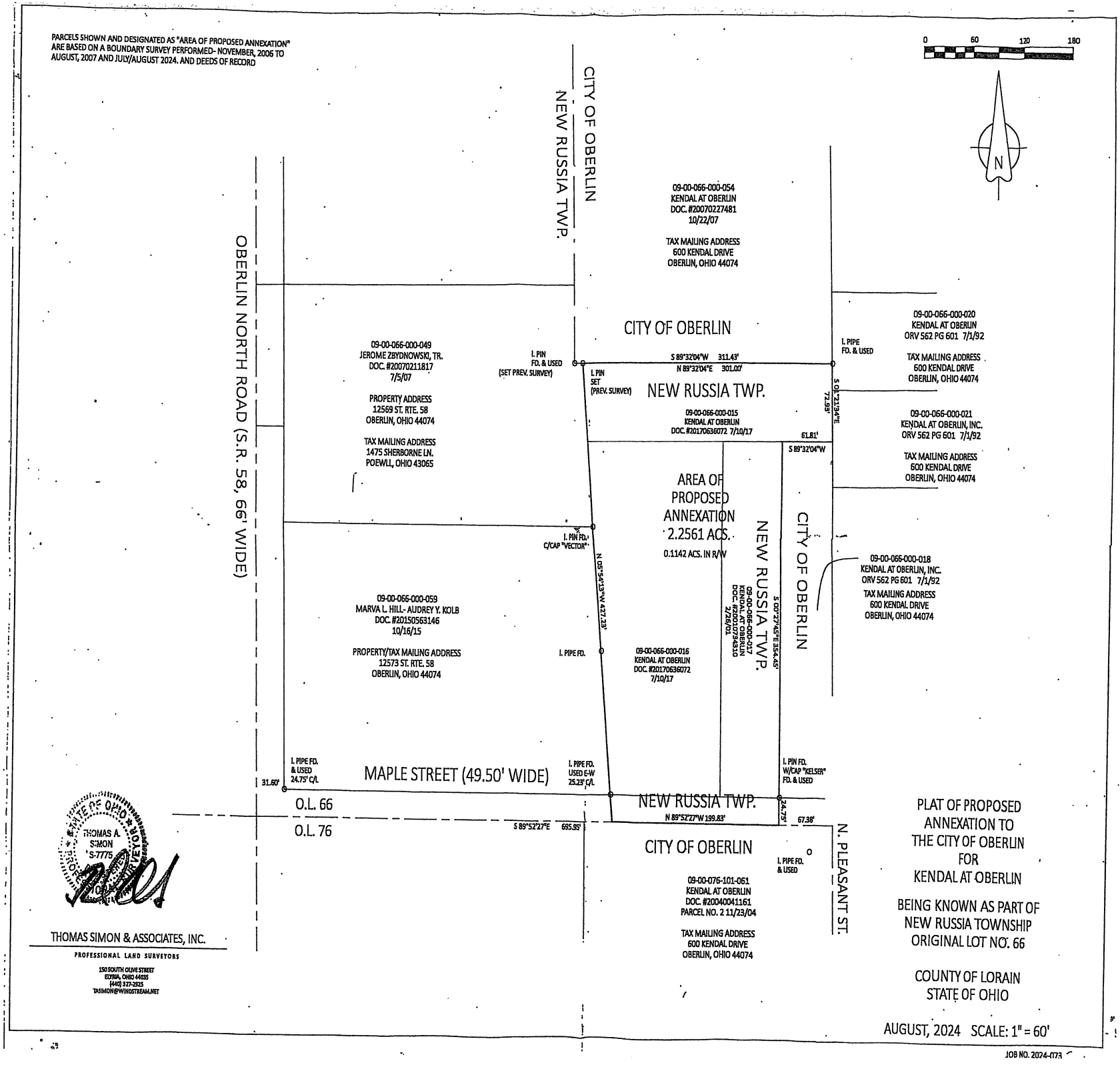
WHEREAS, the County Auditor and Engineer have been notified to review and advice on their findings as to the accuracy of said petition.

NOW, THEREFORE BE IT RESOLVED, the Lorain County Board of Commissioners has scheduled a public hearing on Tuesday, December 17, 2024, which is the 64th day at 4:30 p.m.

Motion by Moore, seconded by Riddell to adopt Resolution. Upon roll call the vote taken thereon, resulted as: Ayes; Moore, Riddell & Hung / Nays: None
Motion carried.

I, Theresa L. Upton, Clerk to the Lorain County Board of Commissioners do hereby certify that the above Resolution 24-643 is a true copy as it appears in Journal No. 24 on October 22, 2024.

Theresa L. Upton, Clerk


PARCELS SHOWN AND DESIGNATED AS "AREA OF PROPOSED ANNEXATION" ARE BASED ON A BOUNDARY SURVEY PERFORMED- NOVEMBER, 2006 TO AUGUST, 2007 AND JULY/AUGUST 2024. AND DEEDS OF RECORD
0 60 120 180
N
CITY OF OBERLIN
NEW RUSSIA TWP.
OBERLIN NORTH ROAD (S.R. 58, 66' WIDE)
09-00-066-000-054
KENDAL AT OBERLIN
DOC. #20070227481
10/22/07
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
09-00-066-000-049
JEROME ZBYDNOWSKI, TR.
DOC. #20070211817
7/5/07
PROPERTY ADDRESS
12569 ST. RTE. 58
OBERLIN, OHIO 44074
TAX MAILING ADDRESS
1475 SHERBORNE LN.
POEWLL, OHIO 43065
I. PIN FD. & USED (SET PREV. SURVEY)
I. PIN SET (PREV. SURVEY)
S 89°32'04"W 311.43'
N 89°32'04"E 301.00'
CITY OF OBERLIN
NEW RUSSIA TWP.
I. PIPE FD. & USED
09-00-066-000-020
KENDAL AT OBERLIN
ORV 562 PG 601 7/1/92
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
09-00-066-000-015
KENDAL AT OBERLIN
DOC. #20170636072 7/10/17
S 00°27'45"E 72.65'
61.81'
S 89°32'04"W
09-00-066-000-021
KENDAL AT OBERLIN, INC.
ORV 562 PG 601 7/1/92
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
AREA OF PROPOSED ANNEXATION
2.2561 ACS.
0.1142 ACS. IN R/W
I. PIN FD. C/CAP "VECTOR"
N 05°54'13"W 427.23'
NEW RUSSIA TWP.
CITY OF OBERLIN
09-00-066-000-018
KENDAL AT OBERLIN, INC.
ORV 562 PG 601 7/1/92
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
09-00-066-000-059
MARVA L. HILL- AUDREY Y. KOLB
DOC. #20150563146
10/16/15
PROPERTY/TAX MAILING ADDRESS
12573 ST. RTE. 58
OBERLIN, OHIO 44074
I. PIPE FD.
09-00-066-000-016
KENDAL AT OBERLIN
DOC. #20170636072
7/10/17
09-00-066-000-017
KENDAL AT OBERLIN
DOC. #20140040510
2/26/01
S 00°27'45"E 354.45'
I. PIPE FD. & USED 24.75' C/L.
MAPLE STREET (49.50' WIDE)
I. PIPE FD. USED E-W 25.23' C/L.
I. PIN FD. W/CAP "KELSER" FD. & USED
31.60'
O.L. 66
O.L. 76
S 89°52'27"E 695.95'
NEW RUSSIA TWP.
N 89°52'27"W 199.83'
24.75'
67.38'
N. PLEASANT ST.
CITY OF OBERLIN
I. PIPE FD. & USED
09-00-076-101-061
KENDAL AT OBERLIN
DOC. #20040041161
PARCEL NO. 2 11/23/04
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
STATE OF OHIO
THOMAS A. SIMON
S-7775
REGISTERED SURVEYOR
PLAT OF PROPOSED ANNEXATION TO THE CITY OF OBERLIN FOR KENDAL AT OBERLIN
BEING KNOWN AS PART OF NEW RUSSIA TOWNSHIP ORIGINAL LOT NO. 66
COUNTY OF LORAIN
STATE OF OHIO
AUGUST, 2024 SCALE: 1" = 60'
THOMAS SIMON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
150 SOUTH OLIVE STREET
ELYRIA, OHIO 44035
(440) 327-2925
TASIMON@WINDSTREAM.NET
JOB NO. 2024-073

TRIGILIO, STEPHENSON & DATTILO, P.L.L.
ATTORNEYS AT LAW
5750 COOPER FOSTER PARK ROAD, W, SUITE 102
LORAIN, OHIO 44053-4132

BRIAN G. DATTILO
JOSHUA E. LAMB
CHRISTOPHER G. MULVANEY
MARK E. STEPHENSON
TIMOTHY S. TRIGILIO

TELEPHONE: (440) 988-9500
FACSIMILE: (440) 988-9511
JLamb@TSOhiolaw.com

October 24, 2024

VIA U.S. MAIL
Kendal at Oberlin
600 Kendal Drive
Oberlin, Ohio44074

Re: Notice of Petition for Regular Annexation of 2.2561 acres of property known as being Lorain County Permanent Parcel Nos. 09-00-066-000-015, 09-00-066-000-016 and 09-00-066-000-017 from New Russia Township, Ohio to the City of Oberlin, Ohio

To whom this concerns:

The undersigned is agent for Petitioner, Kendal at Oberlin. A Petition for Regular Annexation was filed by Kendal at Oberlin with the Board of Commissioners of Lorain County, Ohio on October 15, 2024 at 2:08 p.m. for the annexation of 2.2561 acres of property known as being Lorain County Permanent Parcel Nos. 09-00-066-000-015, 09-00-066-000-016 and 09-00-066-000-017 from New Russia Township, Ohio to the City of Oberlin, Ohio.

The Lorain County Board of Commissioners has scheduled the hearing on the Petition for Regular Annexation for Tuesday, December 17, 2024 at 4:30 p.m. in the Lorain County Commissioners' Public Hearing Room, J. Grant Keys Administration Building, 226 Middle Avenue, 4th Floor, Meeting Room B, Elyria, Ohio 44035. A copy of the notice of the Lorain County Board of Commissioners of the hearing is enclosed. A copy of the map of the territory proposed for annexation is also enclosed.

The full Petition for Regular Annexation can be reviewed at the Lorain County Board of Commissioners' Office located at 226 Middle Avenue, 4th Floor, Elyria, Ohio 44035

Any owner who signed the Petition for Regular Annexation may remove his/her/its signature by filing a written notice of withdrawal with the Clerk of the Lorain County Board of Commissioners within twenty-one (21) days after the mailing of this notice.

If you have any questions, please do not hesitate to contact me.

Joshua E. Lamb, Agent for Petitioner Kendal at Oberlin
5750 Cooper Foster Park Road,
Suite 102
Lorain, Ohio 44053
(440) 988-9500
E-mail: jlamb@tsohiolaw.com

Enclosures

Certificate of Service

The undersigned certifies that this notice was sent by regular U.S. Mail on October 24, 2024.

Joshua E. Lamb

LORAIN COUNTY COMMISSIONERS

Michelle Hung David J Moore Jeff Riddell

October 23, 2024

Attorney Joshua E. Lamb
Trigilio, Stephenson Dattilo, PPL
5750 Cooper Foster Park Road, Suite 102
Lorain, Ohio 44053

Dear Attorney Lamb:

Lorain County Board of Commissioners adopted Res#24-643 on October 22, 2024 receiving and journalizing the proposed Annexation of 2.2561 acres from New Russia Township to the City of Oberlin, Ohio

You are said Agent for Petitioner Kendal At Oberlin, by Seth Vilensky, Chief Executive Officer

The Lorain County Board of Commissioners has scheduled a hearing on Tuesday, December 17, 2024 at 4:30 p.m.

Sincerely,

Theresa L. Upton
Clerk

tlu
Enclosure

cc. Ken Carney, LC Engineer
New Russia Township
City of Oberlin
Craig Snodgrass, LC Auditor
Ted Spillman, LC Tax Map
Dan Petticord, LC APA / Attn: Kelly Laubenthal
File

g.10

RESOLUTION NO. 24-643

In the matter of receiving and journalizing a regular)
Annexation Petition of approximately 2.2561 acres)
from New Russia Township to the City of Oberlin,)
Ohio. Attorney Joshua E. Lamb, Agent for Petitioner)
Kendal At Oberlin)

October 22, 2024

WHEREAS, the Lorain County Board of Commissioners receives and journalizes a petition and map that was received in the Commissioner's Office on October 15, 2024 for the proposed regular annexation of approximately 2.2561 acres of land in the Township of New Russia to the City of Oberlin, Ohio; and

WHEREAS, Joshua E. Lamb is Agent for Petitioners – Kendal At Oberlin; and

WHEREAS, the Petition and legal description reads as follows:

PETITION FOR REGULAR ANNEXATION OF LAND TO THE CITY OF OBERLIN FROM NEW RUSSIA TOWNSHIP

To: Board of Commissioners of Lorain County, Ohio
226 Middle Avenue, 4th Floor
Elyria, Ohio 44035

Pursuant to Section 709.02 of the Ohio Revised Code, the undersigned, being the sole legal owner of the properties described in Exhibit A attached hereto and further known as being Lorain County Permanent Parcel Nos. 09-00-066-000-015, 09-00-066-000-016 and 09-00-066-000-017, which are contiguous and adjacent to the City of Oberlin and consisting of 2.2561 acres, hereby petitions the Board of Commissioners for Lorain County for the regular annexation of the properties to the City of Oberlin, Ohio from New Russia Township, Ohio.

An accurate legal description of the perimeter of the properties to be annexed to the City of Oberlin is attached hereto as Exhibit A and is made a part hereof. An accurate map of the properties sought to be annexed is set forth in Exhibit B, which is attached hereto and made a part hereof.

Pursuant to O.R.C. §709.02(D), the list of the properties to be annexed to the City of Oberlin are set forth in Exhibit C, which is attached hereto and made a part hereof. The undersigned is the sole owner of the properties sought to be annexed. All the owners of the properties subject to this petition for annexation have consented to this petition and have executed the same.

Pursuant to O.R.C. §709.02(D), a list of all properties adjacent to and/or directly across the street from the properties sought to be annexed are contained in Exhibit C hereto (including but not limited to the name and mailing address of each owner and the permanent parcel number of the relevant properties).

The name of the person hereby appointed to act as agent for the undersigned petitioner is Joshua E. Lamb, Trigilio, Stephenson & Dattilo, PLL., 5750 Cooper Foster Park Road, Suite 102, Lorain, Ohio 44053, Telephone No. (440) 988-9500, Fax No. (440) 988-9511, who can be emailed at jlamb@tsohiolaw.com.

Date: 10/2/24

Kendal at Oberlin

By: Seth Vilensky
Seth Vilensky
Its: Chief Executive Officer

And;

THOMAS SIMON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

150 SOUTH OLIVE STREET
ELYRIA, OHIO 44035
(440) 327-2925
Tasimon@windstream.net

EXHIBIT "A"

August 14, 2024
Job No. 2024-073

Boundary Description
of Area to be Annexed
2.2561 Acres

Situated in the County of Lorain, in the State of Ohio and being known as part of New Russia Township Original Lot No. 66, and being further bounded and described as follows:

Beginning at the intersection of the centerlines of North Pleasant Street and Maple Street (49.50 feet wide);

Thence, North 89 degrees 52'27" West a distance of 67.38 feet along the centerline of Maple Street, to a point thereon being the Principal Place of Beginning;

Thence continuing North 89 degrees 52'27" West a distance of 199.83 feet along the centerline of said Maple Street, to a point thereon;

Thence, North 05 degrees 54'13" West passing through an iron pipe found set at 25.23 feet, a distance of 427.23 feet along the Easterly line of land conveyed to Marva L. Hill and Audrey Y. Kolb by deed recorded in document no. 20150563146 of Lorain County Recorder's Records on October 16, 2015; and the Northerly prolongation thereof, to an iron pin found set at a corner of land conveyed to Jerome Zbydnowski, Trustee by deed recorded in document no. 20070211817 of Lorain County Recorder's Records on July 5, 2007, and being a point on the Southerly line of land conveyed to Kendal at Oberlin by deed recorded in document no. 20070227481 of Lorain County Recorder's Records on October 22, 2007;

Thence, North 89 degrees 32'04" East a distance of 301.00 feet along the Southerly line of said land conveyed to Kendal at Oberlin, to an iron pipe found set at the Southeasterly corner thereof, being a point on the Westerly line of said land conveyed to Kendal at Oberlin, by deed recorded in Official Record Volume 562 Page 601 of Lorain County Recorder's Records on July 1, 1992;

THOMAS SIMON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

150 SOUTH OLIVE STREET
ELYRIA, OHIO 44035
(440) 327-2025
Tsimon4@windstream.net

August 14, 2024
Job No. 2024-073

Boundary Description
of Area to be Annexed
2.2561 Acres

Thence, South 01 degrees 21'34" East a distance of 72.98 feet along the Westerly line of said land conveyed to Kendal at Oberlin, to a corner thereof;

Thence, South 89 degrees 32'04" West a distance of 61.81 feet along the Northerly line of said land conveyed to Kendal at Oberlin, to a corner thereof;

Thence, South 00 degrees 27'45" East a distance of 354.45 feet along the Westerly line of said land conveyed to Kendal at Oberlin, by deed recorded in Official Record Volume 562 Page 601 of Lorain County Recorder's Records on July 1, 1992, to the Principal Place of Beginning, and containing 2.2561 Acres of which 0.1142 acres lies within the Right-of-Way of Maple Street, as surveyed by Thomas A. Simon, Registered Professional Surveyor No. S-7775 in November, 2006, August, 2007 and July/August, 2024. Basis of bearings is the centerline of Maple Street (North 89 degrees 52'27" West).



And;

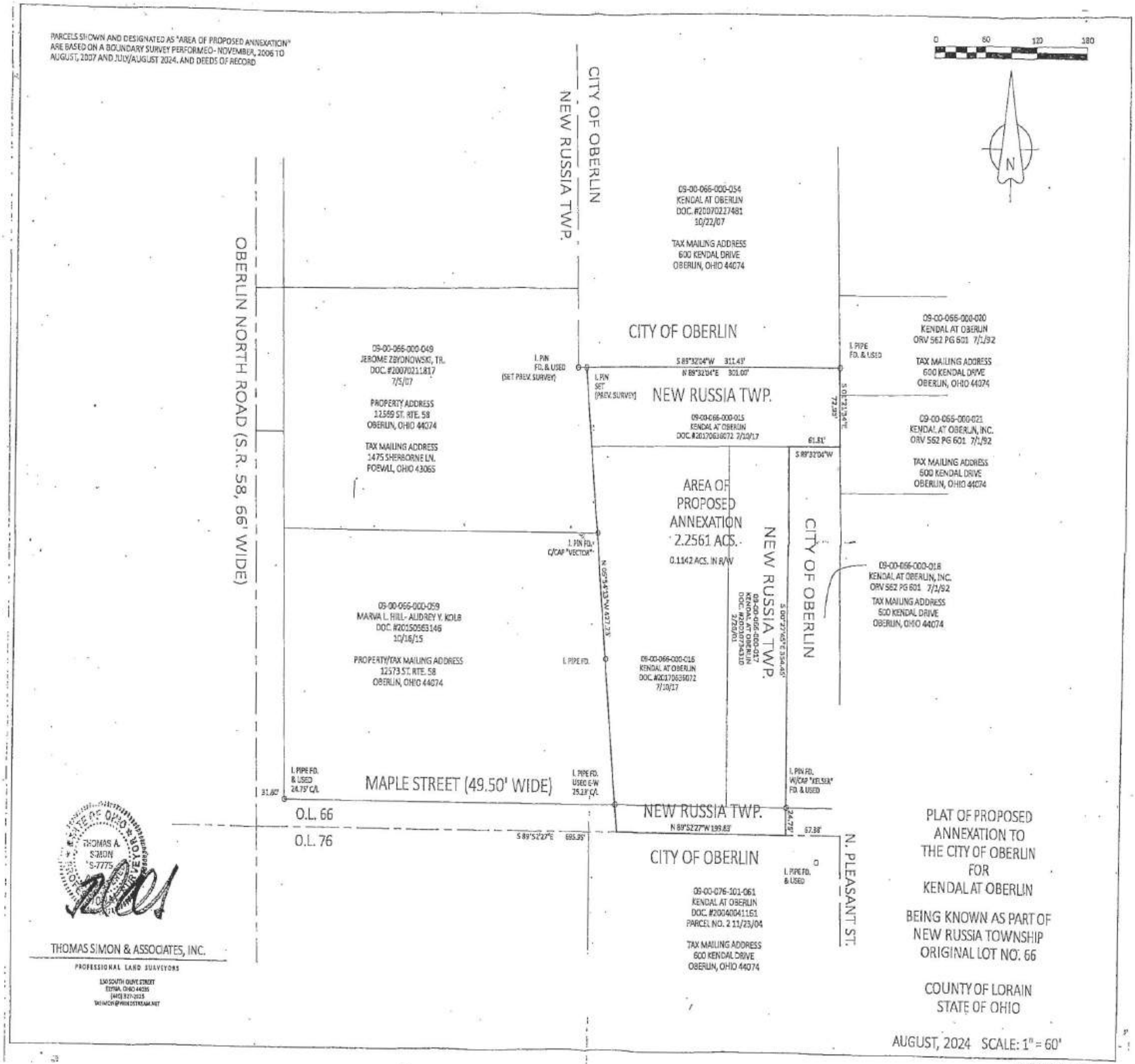
WHEREAS, the County Auditor and Engineer have been notified to review and advice on their findings as to the accuracy of said petition.

NOW, THEREFORE BE IT RESOLVED, the Lorain County Board of Commissioners has scheduled a public hearing on Tuesday, December 17, 2024, which is the 64th day at 4:30 p.m.

Motion by Moore, seconded by Riddell to adopt Resolution. Upon roll call the vote taken thereon, resulted as: Ayes; Moore, Riddell & Hung / Nays: None
Motion carried.

I, Theresa L. Upton, Clerk to the Lorain County Board of Commissioners do hereby certify that the above Resolution 24-643 is a true copy as it appears in Journal No. 24 on October 22, 2024.

Theresa L. Upton, Clerk


PARCELS SHOWN AND DESIGNATED AS "AREA OF PROPOSED ANNEXATION" ARE BASED ON A BOUNDARY SURVEY PERFORMED- NOVEMBER, 2006 TO AUGUST, 2007 AND JULY/AUGUST 2024, AND DEEDS OF RECORD
0 60 120 180
N
CITY OF OBERLIN
NEW RUSSIA TWP.
OBERLIN NORTH ROAD (S.R. 58, 66' WIDE)
09-00-066-000-054
KENDAL AT OBERLIN
DOC. #200702274B1
10/22/07
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
CITY OF OBERLIN
09-00-066-000-049
JEROME ZBYONOWSKI, TR.
DOC. #200702111817
7/5/07
PROPERTY ADDRESS
12569 ST. RTE. 58
OBERLIN, OHIO 44074
TAX MAILING ADDRESS
1475 SHERBORNE LN.
POWELL, OHIO 43065
I. PIN FD. & USED (SET PREV. SURVEY)
I. PIN SET (PREV. SURVEY)
S 89°32'04"W 311.43'
N 89°32'04"E 301.00'
NEW RUSSIA TWP.
09-00-066-000-015
KENDAL AT OBERLIN
DOC. #201706B6072 7/10/17
I. PIPE FD. & USED
09-00-066-000-020
KENDAL AT OBERLIN
ORV 562 PG 601 7/1/92
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
S 01°21'34"E 72.39'
09-00-066-000-021
KENDAL AT OBERLIN, INC.
ORV 562 PG 601 7/1/92
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
61.81'
S 89°32'04"W
AREA OF PROPOSED ANNEXATION 2.2561 ACS.
0.1142 ACS. IN R/W
I. PIN FD. W/CAP "VECTOR"
N 05°56'13"W 637.23'
NEW RUSSIA TWP.
09-00-066-000-017
KENDAL AT OBERLIN
DOC. #20030773431D
2/25/03
S 00°29'45" E 354.45'
CITY OF OBERLIN
09-00-066-000-018
KENDAL AT OBERLIN, INC.
ORV 562 PG 601 7/1/92
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
09-00-066-000-059
MARVA L. HILL - AUDREY Y. KOLB
DOC. #20150963146
10/16/15
PROPERTY/TAX MAILING ADDRESS
12573 ST. RTE. 58
OBERLIN, OHIO 44074
I. PIPE FD.
09-00-066-000-016
KENDAL AT OBERLIN
DOC. #201706B6072
7/10/17
I. PIPE FD. & USED 24.75' C/L
MAPLE STREET (49.50' WIDE)
I. PIPE FD. USED 6'W 25.13' C/L
I. PIN FD. W/CAP "KELSER" FD. & USED
31.80'
O.L. 66
O.L. 76
S 89°52'27"E 695.95'
NEW RUSSIA TWP.
N 89°52'27"W 199.83'
24.75'
67.38'
N. PLEASANT ST.
CITY OF OBERLIN
I. PIPE FD. & USED
09-00-076-101-061
KENDAL AT OBERLIN
DOC. #20040041161
PARCEL NO. 2 11/23/04
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
STATE OF OHIO
THOMAS A. SIMON
S-7775
REGISTERED SURVEYOR
THOMAS SIMON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
130 SOUTH OLIVE STREET
ELYRIA, OHIO 44035
(440) 327-2025
TASIMON@PRIDESTREAM.NET
PLAT OF PROPOSED ANNEXATION TO THE CITY OF OBERLIN FOR KENDAL AT OBERLIN
BEING KNOWN AS PART OF NEW RUSSIA TOWNSHIP ORIGINAL LOT NO. 66
COUNTY OF LORAIN
STATE OF OHIO
AUGUST, 2024 SCALE: 1" = 60'
JOB NO. 2024-073

TRIGILIO, STEPHENSON & DATTILO, P.L.L.
ATTORNEYS AT LAW
5750 COOPER FOSTER PARK ROAD, W, SUITE 102
LORAIN, OHIO 44053-4132

BRIAN G. DATTILO
JOSHUA E. LAMB
CHRISTOPHER G. MULVANEY
MARK E. STEPHENSON
TIMOTHY S. TRIGILIO

TELEPHONE: (440) 988-9500
FACSIMILE: (440) 988-9511
JLamb@TSOhiolaw.com

October 24, 2024

VIA U.S. MAIL
Kendal at Oberlin
600 Kendal Drive
Oberlin, Ohio44074

Re: Notice of Petition for Regular Annexation of 2.2561 acres of property known as being Lorain County Permanent Parcel Nos. 09-00-066-000-015, 09-00-066-000-016 and 09-00-066-000-017 from New Russia Township, Ohio to the City of Oberlin, Ohio

To whom this concerns:

The undersigned is agent for Petitioner, Kendal at Oberlin. A Petition for Regular Annexation was filed by Kendal at Oberlin with the Board of Commissioners of Lorain County, Ohio on October 15, 2024 at 2:08 p.m. for the annexation of 2.2561 acres of property known as being Lorain County Permanent Parcel Nos. 09-00-066-000-015, 09-00-066-000-016 and 09-00-066-000-017 from New Russia Township, Ohio to the City of Oberlin, Ohio.

The Lorain County Board of Commissioners has scheduled the hearing on the Petition for Regular Annexation for Tuesday, December 17, 2024 at 4:30 p.m. in the Lorain County Commissioners' Public Hearing Room, J. Grant Keys Administration Building, 226 Middle Avenue, 4th Floor, Meeting Room B, Elyria, Ohio 44035. A copy of the notice of the Lorain County Board of Commissioners of the hearing is enclosed. A copy of the map of the territory proposed for annexation is also enclosed.

The full Petition for Regular Annexation can be reviewed at the Lorain County Board of Commissioners' Office located at 226 Middle Avenue, 4th Floor, Elyria, Ohio 44035

Any owner who signed the Petition for Regular Annexation may remove his/her/its signature by filing a written notice of withdrawal with the Clerk of the Lorain County Board of Commissioners within twenty-one (21) days after the mailing of this notice.

If you have any questions, please do not hesitate to contact me.

Joshua E. Lamb, Agent for Petitioner Kendal at Oberlin
5750 Cooper Foster Park Road,
Suite 102
Lorain, Ohio 44053
(440) 988-9500
E-mail: jlamb@tsohiolaw.com

Enclosures

Certificate of Service

The undersigned certifies that this notice was sent by regular U.S. Mail on October 24, 2024.

Joshua E. Lamb

LORAIN COUNTY COMMISSIONERS

Michelle Hung David J Moore Jeff Riddell

October 23, 2024

Attorney Joshua E. Lamb
Trigilio, Stephenson Dattilo, PPL
5750 Cooper Foster Park Road, Suite 102
Lorain, Ohio 44053

Dear Attorney Lamb:

Lorain County Board of Commissioners adopted Res#24-643 on October 22, 2024 receiving and journalizing the proposed Annexation of 2.2561 acres from New Russia Township to the City of Oberlin, Ohio

You are said Agent for Petitioner Kendal At Oberlin, by Seth Vilensky, Chief Executive Officer

The Lorain County Board of Commissioners has scheduled a hearing on Tuesday, December 17, 2024 at 4:30 p.m.

Sincerely,

Theresa L. Upton
Clerk

tlu
Enclosure

cc. Ken Carney, LC Engineer
New Russia Township
City of Oberlin
Craig Snodgrass, LC Auditor
Ted Spillman, LC Tax Map
Dan Petticord, LC APA / Attn: Kelly Laubenthal
File

g.10

RESOLUTION NO. 24-643

In the matter of receiving and journalizing a regular)
Annexation Petition of approximately 2.2561 acres)
from New Russia Township to the City of Oberlin,)
Ohio. Attorney Joshua E. Lamb, Agent for Petitioner)
Kendal At Oberlin)

October 22, 2024

WHEREAS, the Lorain County Board of Commissioners receives and journalizes a petition and map that was received in the Commissioner's Office on October 15, 2024 for the proposed regular annexation of approximately 2.2561 acres of land in the Township of New Russia to the City of Oberlin, Ohio; and

WHEREAS, Joshua E. Lamb is Agent for Petitioners – Kendal At Oberlin; and

WHEREAS, the Petition and legal description reads as follows:

PETITION FOR REGULAR ANNEXATION OF LAND TO THE CITY OF OBERLIN FROM NEW RUSSIA TOWNSHIP

To: Board of Commissioners of Lorain County, Ohio
226 Middle Avenue, 4th Floor
Elyria, Ohio 44035

Pursuant to Section 709.02 of the Ohio Revised Code, the undersigned, being the sole legal owner of the properties described in Exhibit A attached hereto and further known as being Lorain County Permanent Parcel Nos. 09-00-066-000-015, 09-00-066-000-016 and 09-00-066-000-017, which are contiguous and adjacent to the City of Oberlin and consisting of 2.2561 acres, hereby petitions the Board of Commissioners for Lorain County for the regular annexation of the properties to the City of Oberlin, Ohio from New Russia Township, Ohio.

An accurate legal description of the perimeter of the properties to be annexed to the City of Oberlin is attached hereto as Exhibit A and is made a part hereof. An accurate map of the properties sought to be annexed is set forth in Exhibit B, which is attached hereto and made a part hereof.

Pursuant to O.R.C. §709.02(D), the list of the properties to be annexed to the City of Oberlin are set forth in Exhibit C, which is attached hereto and made a part hereof. The undersigned is the sole owner of the properties sought to be annexed. All the owners of the properties subject to this petition for annexation have consented to this petition and have executed the same.

Pursuant to O.R.C. §709.02(D), a list of all properties adjacent to and/or directly across the street from the properties sought to be annexed are contained in Exhibit C hereto (including but not limited to the name and mailing address of each owner and the permanent parcel number of the relevant properties).

The name of the person hereby appointed to act as agent for the undersigned petitioner is Joshua E. Lamb, Trigilio, Stephenson & Dattilo, PLL., 5750 Cooper Foster Park Road, Suite 102, Lorain, Ohio 44053, Telephone No. (440) 988-9500, Fax No. (440) 988-9511, who can be emailed at jlamb@tsohiolaw.com.

Date: 10/2/24

Kendal at Oberlin

By: Seth Vilensky
Seth Vilensky
Its: Chief Executive Officer

And;

THOMAS SIMON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

150 SOUTH OLIVE STREET
ELYRIA, OHIO 44035
(440) 327-2925
Tasimon@windstream.net

EXHIBIT "A"

August 14, 2024
Job No. 2024-073

Boundary Description
of Area to be Annexed
2.2561 Acres

Situated in the County of Lorain, in the State of Ohio and being known as part of New Russia Township Original Lot No. 66, and being further bounded and described as follows:

Beginning at the intersection of the centerlines of North Pleasant Street and Maple Street (49.50 feet wide);

Thence, North 89 degrees 52'27" West a distance of 67.38 feet along the centerline of Maple Street, to a point thereon being the Principal Place of Beginning;

Thence continuing North 89 degrees 52'27" West a distance of 199.83 feet along the centerline of said Maple Street, to a point thereon;

Thence, North 05 degrees 54'13" West passing through an iron pipe found set at 25.23 feet, a distance of 427.23 feet along the Easterly line of land conveyed to Marva L. Hill and Audrey Y. Kolb by deed recorded in document no. 20150563146 of Lorain County Recorder's Records on October 16, 2015; and the Northerly prolongation thereof, to an iron pin found set at a corner of land conveyed to Jerome Zbydnowski, Trustee by deed recorded in document no. 20070211817 of Lorain County Recorder's Records on July 5, 2007, and being a point on the Southerly line of land conveyed to Kendal at Oberlin by deed recorded in document no. 20070227481 of Lorain County Recorder's Records on October 22, 2007;

Thence, North 89 degrees 32'04" East a distance of 301.00 feet along the Southerly line of said land conveyed to Kendal at Oberlin, to an iron pipe found set at the Southeasterly corner thereof, being a point on the Westerly line of said land conveyed to Kendal at Oberlin, by deed recorded in Official Record Volume 562 Page 601 of Lorain County Recorder's Records on July 1, 1992;

THOMAS SIMON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

150 SOUTH OLIVE STREET
ELYRIA, OHIO 44035
(440) 327-2025
Tsimon@wildstream.net

August 14, 2024
Job No. 2024-073

Boundary Description
of Area to be Annexed
2.2561 Acres

Thence, South 01 degrees 21'34" East a distance of 72.93 feet along the Westerly line of said land conveyed to Kendal at Oberlin, to a corner thereof;

Thence, South 89 degrees 32'04" West a distance of 61.81 feet along the Northerly line of said land conveyed to Kendal at Oberlin, to a corner thereof;

Thence, South 00 degrees 27'45" East a distance of 354.45 feet along the Westerly line of said land conveyed to Kendal at Oberlin, by deed recorded in Official Record Volume 562 Page 601 of Lorain County Recorder's Records on July 1, 1992, to the Principal Place of Beginning, and containing 2.2561 Acres of which 0.1142 acres lies within the Right-of-Way of Maple Street, as surveyed by Thomas A. Simon, Registered Professional Surveyor No. S-7775 in November, 2006, August, 2007 and July/August, 2024. Basis of bearings is the centerline of Maple Street (North 89 degrees 52'27" West).



And;

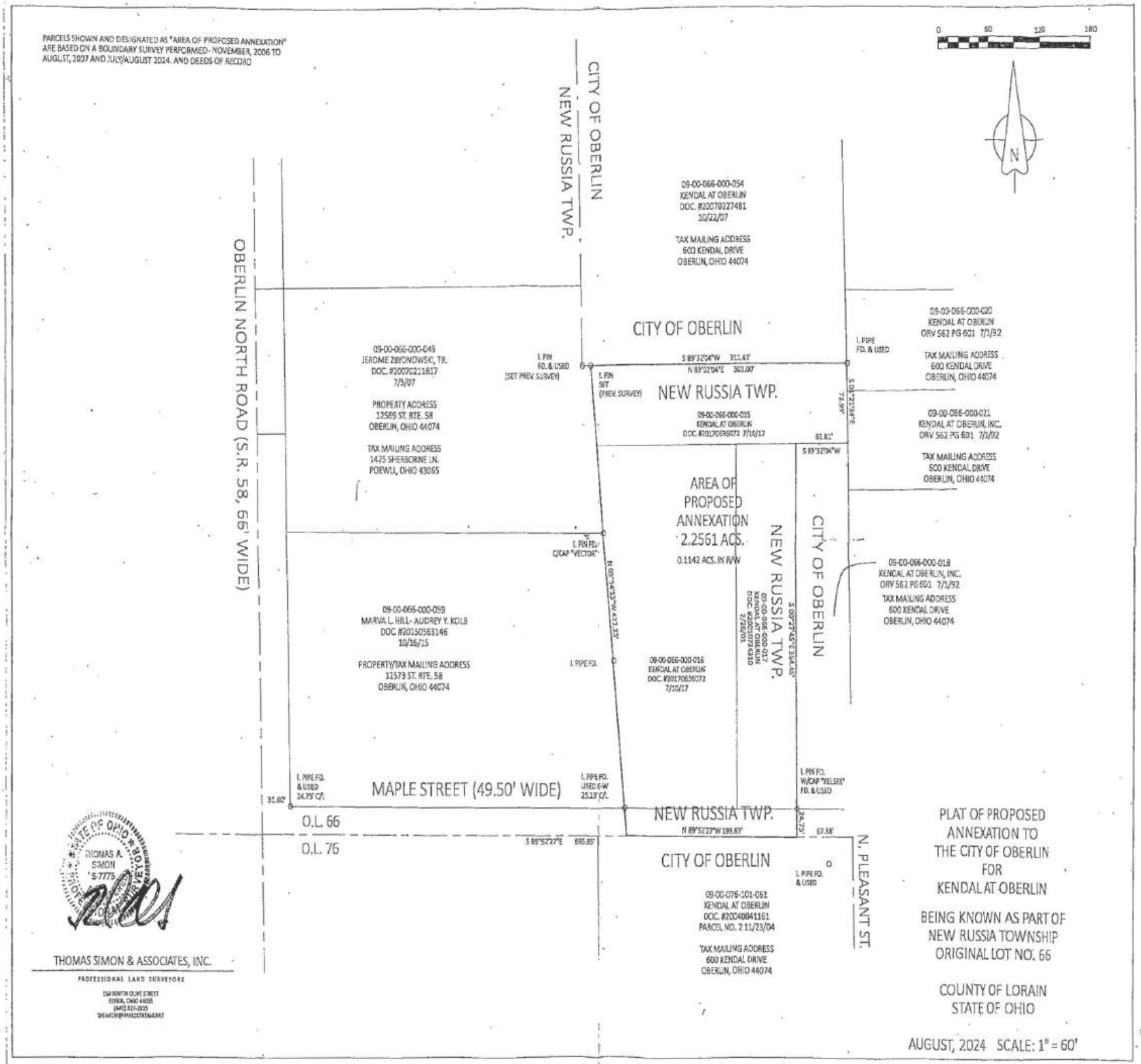
WHEREAS, the County Auditor and Engineer have been notified to review and advice on their findings as to the accuracy of said petition.

NOW, THEREFORE BE IT RESOLVED, the Lorain County Board of Commissioners has scheduled a public hearing on Tuesday, December 17, 2024, which is the 64th day at 4:30 p.m.

Motion by Moore, seconded by Riddell to adopt Resolution. Upon roll call the vote taken thereon, resulted as: Ayes; Moore, Riddell & Hung / Nays: None
Motion carried.

I, Theresa L. Upton, Clerk to the Lorain County Board of Commissioners do hereby certify that the above Resolution 24-643 is a true copy as it appears in Journal No. 24 on October 22, 2024.

Theresa L. Upton, Clerk


PARCELS SHOWN AND DESIGNATED AS "AREA OF PROPOSED ANNEXATION" ARE BASED ON A BOUNDARY SURVEY PERFORMED - NOVEMBER, 2006 TO AUGUST, 2007 AND JULY/AUGUST 2024, AND DEEDS OF RECORD
0 60 120 180
N
CITY OF OBERLIN
NEW RUSSIA TWP.
OBERLIN NORTH ROAD (S.R. 58, 66' WIDE)
09-00-066-000-054
KENDAL AT OBERLIN
DOC. #20070227481
10/22/07
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
09-00-066-000-049
JEROME ZBYDNOWSKI, TR.
DOC. #20070211817
7/5/07
PROPERTY ADDRESS
12569 ST. RTE. 58
OBERLIN, OHIO 44074
TAX MAILING ADDRESS
1475 SHERBORNE LN.
POWELL, OHIO 43065
I. PIN FD. & USED (SET PREV. SURVEY)
I. PIN SET (PREV. SURVEY)
S 89°32'04"W 311.43'
N 89°32'04"E 301.00'
CITY OF OBERLIN
NEW RUSSIA TWP.
09-00-066-000-020
KENDAL AT OBERLIN
ORV 562 PG 601 7/1/92
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
I. PIPE FD. & USED
09-00-066-000-015
KENDAL AT OBERLIN
DOC. #20170636072 7/10/17
61.81'
S 89°32'04"W
09-00-066-000-021
KENDAL AT OBERLIN, INC.
ORV 562 PG 601 7/1/92
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
AREA OF PROPOSED ANNEXATION 2.2561 ACS.
0.1142 ACS. IN R/W
I. PIN FD. W/CAP "VECTOR"
N 05°54'53"W 437.23'
09-00-066-000-059
MARVA L. HILL - AUDREY Y. KOLB
DOC. #20150563146
10/16/15
PROPERTY/TAX MAILING ADDRESS
11573 ST. RTE. 58
OBERLIN, OHIO 44074
I. PIPE FD.
09-00-066-000-016
KENDAL AT OBERLIN
DOC. #20170636072
7/10/17
09-00-066-000-017
KENDAL AT OBERLIN
DOC. #20051073310
2/26/01
NEW RUSSIA TWP.
CITY OF OBERLIN
S 00°27'45"E 354.45'
09-00-066-000-018
KENDAL AT OBERLIN, INC.
ORV 562 PG 601 7/1/92
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
I. PIPE FD. & USED 24.75' C/L
MAPLE STREET (49.50' WIDE)
I. PIPE FD. USED E-W 25.13' C/L
I. PIN FD. W/CAP "KELSER" FD. & USED
31.62'
O.L. 66
O.L. 76
S 89°52'27"E 655.85'
NEW RUSSIA TWP.
N 89°52'27"W 199.83'
24.75'
67.88'
CITY OF OBERLIN
N. PLEASANT ST.
I. PIPE FD. & USED
09-00-076-101-061
KENDAL AT OBERLIN
DOC. #20040041161
PARCEL NO. 2 11/23/04
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
STATE OF OHIO
THOMAS A. SIMON
S-7775
REGISTERED
PROFESSIONAL SURVEYOR
THOMAS SIMON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
150 SOUTH DUKE STREET
ELYRIA, OHIO 44035
(440) 323-2015
TAS.MICH@WINDSTREAM.NET
PLAT OF PROPOSED ANNEXATION TO THE CITY OF OBERLIN FOR KENDAL AT OBERLIN
BEING KNOWN AS PART OF NEW RUSSIA TOWNSHIP ORIGINAL LOT NO. 66
COUNTY OF LORAIN
STATE OF OHIO
AUGUST, 2024 SCALE: 1" = 60'
JOB NO. 2024-0174

TRIGILIO, STEPHENSON & DATTILO, P.L.L.
ATTORNEYS AT LAW
5750 COOPER FOSTER PARK ROAD, W, SUITE 102
LORAIN, OHIO 44053-4132

BRIAN G. DATTILO
JOSHUA E. LAMB
CHRISTOPHER G. MULVANEY
MARK E. STEPHENSON
TIMOTHY S. TRIGILIO

TELEPHONE: (440) 988-9500
FACSIMILE: (440) 988-9511
JLamb@TSOhiolaw.com

October 24, 2024

VIA U.S. MAIL
Kendal at Oberlin
600 Kendal Drive
Oberlin, Ohio44074

Re: Notice of Petition for Regular Annexation of 2.2561 acres of property known as being Lorain County Permanent Parcel Nos. 09-00-066-000-015, 09-00-066-000-016 and 09-00-066-000-017 from New Russia Township, Ohio to the City of Oberlin, Ohio

To whom this concerns:

The undersigned is agent for Petitioner, Kendal at Oberlin. A Petition for Regular Annexation was filed by Kendal at Oberlin with the Board of Commissioners of Lorain County, Ohio on October 15, 2024 at 2:08 p.m. for the annexation of 2.2561 acres of property known as being Lorain County Permanent Parcel Nos. 09-00-066-000-015, 09-00-066-000-016 and 09-00-066-000-017 from New Russia Township, Ohio to the City of Oberlin, Ohio.

The Lorain County Board of Commissioners has scheduled the hearing on the Petition for Regular Annexation for Tuesday, December 17, 2024 at 4:30 p.m. in the Lorain County Commissioners' Public Hearing Room, J. Grant Keys Administration Building, 226 Middle Avenue, 4th Floor, Meeting Room B, Elyria, Ohio 44035. A copy of the notice of the Lorain County Board of Commissioners of the hearing is enclosed. A copy of the map of the territory proposed for annexation is also enclosed.

The full Petition for Regular Annexation can be reviewed at the Lorain County Board of Commissioners' Office located at 226 Middle Avenue, 4th Floor, Elyria, Ohio 44035

Any owner who signed the Petition for Regular Annexation may remove his/her/its signature by filing a written notice of withdrawal with the Clerk of the Lorain County Board of Commissioners within twenty-one (21) days after the mailing of this notice.

If you have any questions, please do not hesitate to contact me.

Joshua E. Lamb, Agent for Petitioner Kendal at Oberlin
5750 Cooper Foster Park Road,
Suite 102
Lorain, Ohio 44053
(440) 988-9500
E-mail: jlamb@tsohiolaw.com

Enclosures

Certificate of Service

The undersigned certifies that this notice was sent by regular U.S. Mail on October 24, 2024.

Joshua E. Lamb

LORAIN COUNTY COMMISSIONERS

Michelle Hung David J Moore Jeff Riddell

October 23, 2024

Attorney Joshua E. Lamb
Trigilio, Stephenson Dattilo, PPL
5750 Cooper Foster Park Road, Suite 102
Lorain, Ohio 44053

Dear Attorney Lamb:

Lorain County Board of Commissioners adopted Res#24-643 on October 22, 2024 receiving and journalizing the proposed Annexation of 2.2561 acres from New Russia Township to the City of Oberlin, Ohio

You are said Agent for Petitioner Kendal At Oberlin, by Seth Vilensky, Chief Executive Officer

The Lorain County Board of Commissioners has scheduled a hearing on Tuesday, December 17, 2024 at 4:30 p.m.

Sincerely,

Theresa L. Upton
Clerk

tlu
Enclosure

cc. Ken Carney, LC Engineer
New Russia Township
City of Oberlin
Craig Snodgrass, LC Auditor
Ted Spillman, LC Tax Map
Dan Petticord, LC APA / Attn: Kelly Laubenthal
File

g.10

RESOLUTION NO. 24-643

In the matter of receiving and journalizing a regular)
Annexation Petition of approximately 2.2561 acres)
from New Russia Township to the City of Oberlin,)
Ohio. Attorney Joshua E. Lamb, Agent for Petitioner)
Kendal At Oberlin)

October 22, 2024

WHEREAS, the Lorain County Board of Commissioners receives and journalizes a petition and map that was received in the Commissioner's Office on October 15, 2024 for the proposed regular annexation of approximately 2.2561 acres of land in the Township of New Russia to the City of Oberlin, Ohio; and

WHEREAS, Joshua E. Lamb is Agent for Petitioners – Kendal At Oberlin; and

WHEREAS, the Petition and legal description reads as follows:

PETITION FOR REGULAR ANNEXATION OF LAND TO THE CITY OF OBERLIN FROM NEW RUSSIA TOWNSHIP

To: Board of Commissioners of Lorain County, Ohio
226 Middle Avenue, 4th Floor
Elyria, Ohio 44035

Pursuant to Section 709.02 of the Ohio Revised Code, the undersigned, being the sole legal owner of the properties described in Exhibit A attached hereto and further known as being Lorain County Permanent Parcel Nos. 09-00-066-000-015, 09-00-066-000-016 and 09-00-066-000-017, which are contiguous and adjacent to the City of Oberlin and consisting of 2.2561 acres, hereby petitions the Board of Commissioners for Lorain County for the regular annexation of the properties to the City of Oberlin, Ohio from New Russia Township, Ohio.

An accurate legal description of the perimeter of the properties to be annexed to the City of Oberlin is attached hereto as Exhibit A and is made a part hereof. An accurate map of the properties sought to be annexed is set forth in Exhibit B, which is attached hereto and made a part hereof.

Pursuant to O.R.C. §709.02(D), the list of the properties to be annexed to the City of Oberlin are set forth in Exhibit C, which is attached hereto and made a part hereof. The undersigned is the sole owner of the properties sought to be annexed. All the owners of the properties subject to this petition for annexation have consented to this petition and have executed the same.

Pursuant to O.R.C. §709.02(D), a list of all properties adjacent to and/or directly across the street from the properties sought to be annexed are contained in Exhibit C hereto (including but not limited to the name and mailing address of each owner and the permanent parcel number of the relevant properties).

The name of the person hereby appointed to act as agent for the undersigned petitioner is Joshua E. Lamb, Trigilio, Stephenson & Dattilo, PLL., 5750 Cooper Foster Park Road, Suite 102, Lorain, Ohio 44053, Telephone No. (440) 988-9500, Fax No. (440) 988-9511, who can be emailed at jlamb@tsohiolaw.com.

Date: 10/2/24

Kendal at Oberlin

By: Seth Vilensky
Its: Chief Executive Officer

And;

THOMAS SIMON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

150 SOUTH OLIVE STREET
ELYRIA, OHIO 44035
(440) 327-2925
tasimon@windstream.net

EXHIBIT "A"

August 14, 2024
Job No. 2024-073

Boundary Description
of Area to be Annexed
2.2561 Acres

Situated in the County of Lorain, in the State of Ohio and being known as part of New Russia Township Original Lot No. 66, and being further bounded and described as follows:

Beginning at the intersection of the centerlines of North Pleasant Street and Maple Street (49.50 feet wide);

Thence, North 89 degrees 52'27" West a distance of 67.38 feet along the centerline of Maple Street, to a point thereon being the Principal Place of Beginning;

Thence continuing North 89 degrees 52'27" West a distance of 199.83 feet along the centerline of said Maple Street, to a point thereon;

Thence, North 05 degrees 54'13" West passing through an iron pipe found set at 25.23 feet, a distance of 427.23 feet along the Easterly line of land conveyed to Marva L. Hill and Audrey Y. Kolb by deed recorded in document no. 20150563146 of Lorain County Recorder's Records on October 16, 2015; and the Northerly prolongation thereof, to an iron pin found set at a corner of land conveyed to Jerome Zbydnowski, Trustee by deed recorded in document no. 20070211817 of Lorain County Recorder's Records on July 5, 2007, and being a point on the Southerly line of land conveyed to Kendal at Oberlin by deed recorded in document no. 20070227481 of Lorain County Recorder's Records on October 22, 2007;

Thence, North 89 degrees 32'04" East a distance of 301.00 feet along the Southerly line of said land conveyed to Kendal at Oberlin, to an iron pipe found set at the Southeasterly corner thereof, being a point on the Westerly line of said land conveyed to Kendal at Oberlin, by deed recorded in Official Record Volume 562 Page 601 of Lorain County Recorder's Records on July 1, 1992;

THOMAS SIMON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

150 SOUTH OLIVE STREET
ELYRIA, OHIO 44035
(440) 327-2926
Tsimon@wildstream.net

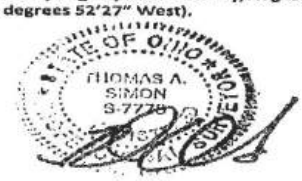
August 14, 2024
Job No. 2024-073

Boundary Description
of Area to be Annexed
2.2561 Acres

Thence, South 01 degrees 21'34" East a distance of 72.93 feet along the Westerly line of said land conveyed to Kendal at Oberlin, to a corner thereof;

Thence, South 89 degrees 32'04" West a distance of 61.81 feet along the Northerly line of said land conveyed to Kendal at Oberlin, to a corner thereof;

Thence, South 00 degrees 27'45" East a distance of 354.45 feet along the Westerly line of said land conveyed to Kendal at Oberlin, by deed recorded in Official Record Volume 562 Page 601 of Lorain County Recorder's Records on July 1, 1992, to the Principal Place of Beginning, and containing 2.2561 Acres of which 0.1142 acres lies within the Right-of-Way of Maple Street, as surveyed by Thomas A. Simon, Registered Professional Surveyor No. S-7775 in November, 2006, August, 2007 and July/August, 2024. Basis of bearings is the centerline of Maple Street (North 89 degrees 52'27" West).



And;

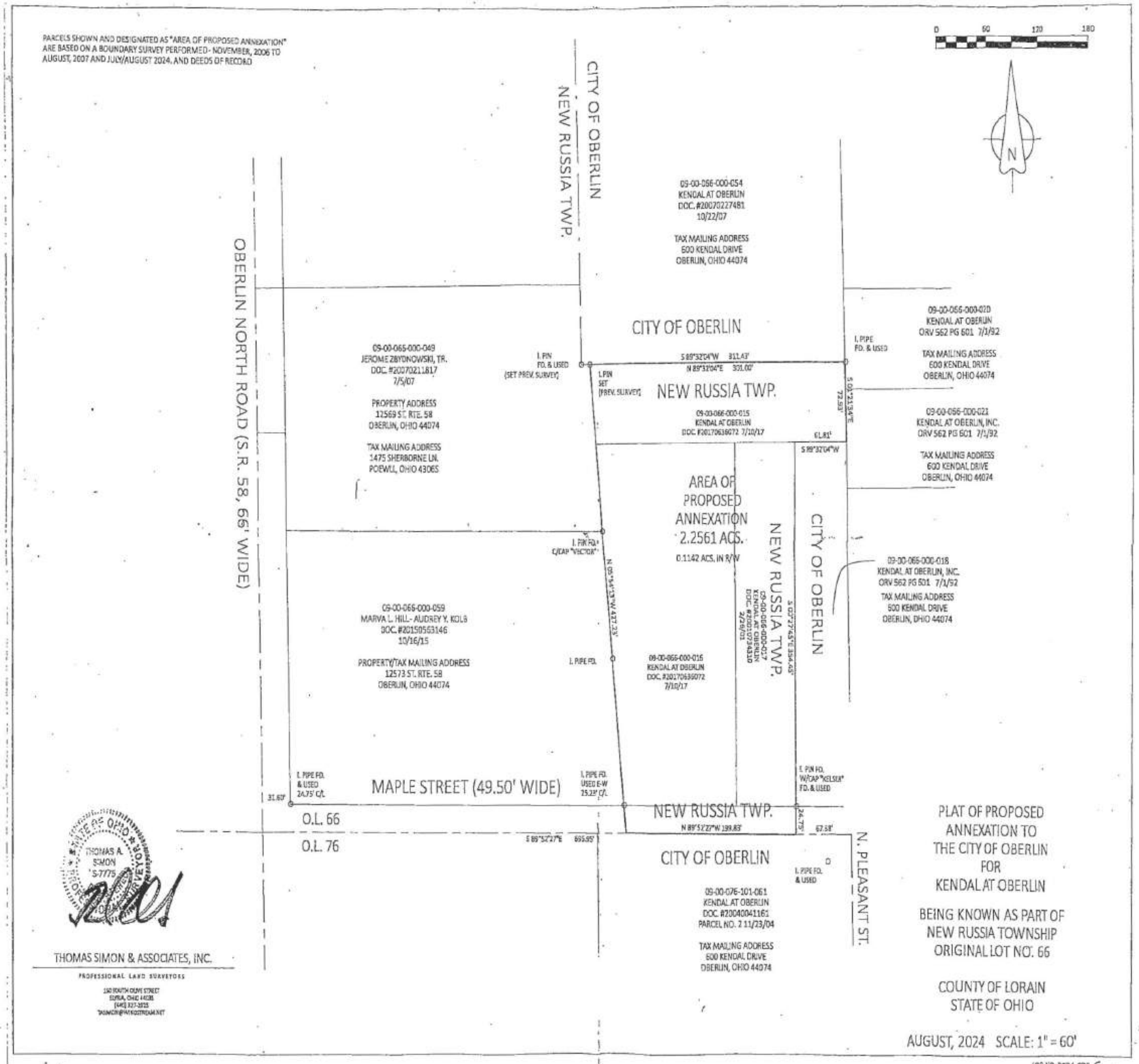
WHEREAS, the County Auditor and Engineer have been notified to review and advice on their findings as to the accuracy of said petition.

NOW, THEREFORE BE IT RESOLVED, the Lorain County Board of Commissioners has scheduled a public hearing on Tuesday, December 17, 2024, which is the 64th day at 4:30 p.m.

Motion by Moore, seconded by Riddell to adopt Resolution. Upon roll call the vote taken thereon, resulted as: Ayes; Moore, Riddell & Hung / Nays: None
Motion carried.

I, Theresa L. Upton, Clerk to the Lorain County Board of Commissioners do hereby certify that the above Resolution 24-643 is a true copy as it appears in Journal No. 24 on October 22, 2024.

Theresa L. Upton, Clerk


PARCELS SHOWN AND DESIGNATED AS "AREA OF PROPOSED ANNEXATION" ARE BASED ON A BOUNDARY SURVEY PERFORMED - NOVEMBER, 2006 TO AUGUST, 2007 AND JULY/AUGUST 2024, AND DEEDS OF RECORD
0 60 120 180
N
CITY OF OBERLIN
NEW RUSSIA TWP.
OBERLIN NORTH ROAD (S.R. 58, 66' WIDE)
09-00-056-000-054
KENDAL AT OBERLIN
DOC. #20070227481
10/22/07
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
09-00-056-000-020
KENDAL AT OBERLIN
ORV 562 PG 601 7/1/92
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
09-00-056-000-021
KENDAL AT OBERLIN, INC.
ORV 562 PG 601 7/1/92
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
09-00-065-000-049
JEROME ZBYDNOWSKI, TR.
DOC. #20070211817
7/5/07
PROPERTY ADDRESS
12569 ST. RTE. 58
OBERLIN, OHIO 44074
TAX MAILING ADDRESS
1475 SHERBORNE LN.
POWELL, OHIO 43065
I. PIN FD. & USED (SET PREV. SURVEY)
I. PIN SET (PREV. SURVEY)
I. PIPE FD. & USED
S 89°32'04"W 311.43'
N 89°32'04"E 301.00'
S 00°21'56"E 72.53'
61.81'
S 89°32'04"W
09-00-066-000-015
KENDAL AT OBERLIN
DOC. #20170636072 7/10/17
AREA OF PROPOSED ANNEXATION 2.2561 ACS.
0.1142 ACS. IN R/W
I. PIN FD. W/CAP "VECTOR"
N 05°54'13"W 437.23'
09-00-065-000-018
KENDAL AT OBERLIN, INC.
ORV 562 PG 601 7/1/92
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
09-00-066-000-059
MARVA L. HILL - AUDREY Y. KOLB
DOC. #20150563146
10/16/15
PROPERTY/TAX MAILING ADDRESS
12573 ST. RTE. 58
OBERLIN, OHIO 44074
I. PIPE FD.
09-00-066-000-016
KENDAL AT OBERLIN
DOC. #20170636072
7/10/17
09-00-066-000-017
KENDAL AT OBERLIN
DOC. #20011073431O
2/26/01
S 02°27'45"E 354.45'
I. PIPE FD. & USED 24.75' C/L.
31.60'
MAPLE STREET (49.50' WIDE)
I. PIPE FD. USED 6-W 25.23' C/L.
I. PIN FD. W/CAP "KELSEY" FD. & USED
O.L. 66
O.L. 76
S 89°57'27"E 695.95'
N 89°57'27"W 199.83'
24.75'
67.58'
N. PLEASANT ST.
09-00-076-101-061
KENDAL AT OBERLIN
DOC. #20040041161
PARCEL NO. 2 11/23/04
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
I. PIPE FD. & USED
THOMAS A. SIMON S-7775
THOMAS SIMON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
150 SOUTH OLIVE STREET
SURIA, OHIO 44281
(440) 327-3525
PLAT OF PROPOSED ANNEXATION TO THE CITY OF OBERLIN FOR KENDAL AT OBERLIN
BEING KNOWN AS PART OF NEW RUSSIA TOWNSHIP ORIGINAL LOT NO. 66
COUNTY OF LORAIN
STATE OF OHIO
AUGUST, 2024 SCALE: 1" = 60'
JOB NO. 2024-0173

TRIGILIO, STEPHENSON & DATTILO, P.L.L.
ATTORNEYS AT LAW
5750 COOPER FOSTER PARK ROAD, W, SUITE 102
LORAIN, OHIO 44053-4132

BRIAN G. DATTILO
JOSHUA E. LAMB
CHRISTOPHER G. MULVANEY
MARK E. STEPHENSON
TIMOTHY S. TRIGILIO

TELEPHONE: (440) 988-9500
FACSIMILE: (440) 988-9511
JLamb@TSOhiolaw.com

October 24, 2024

VIA U.S. MAIL
Kendal at Oberlin
600 Kendal Drive
Oberlin, Ohio44074

Re: Notice of Petition for Regular Annexation of 2.2561 acres of property known as being Lorain County Permanent Parcel Nos. 09-00-066-000-015, 09-00-066-000-016 and 09-00-066-000-017 from New Russia Township, Ohio to the City of Oberlin, Ohio

To whom this concerns:

The undersigned is agent for Petitioner, Kendal at Oberlin. A Petition for Regular Annexation was filed by Kendal at Oberlin with the Board of Commissioners of Lorain County, Ohio on October 15, 2024 at 2:08 p.m. for the annexation of 2.2561 acres of property known as being Lorain County Permanent Parcel Nos. 09-00-066-000-015, 09-00-066-000-016 and 09-00-066-000-017 from New Russia Township, Ohio to the City of Oberlin, Ohio.

The Lorain County Board of Commissioners has scheduled the hearing on the Petition for Regular Annexation for Tuesday, December 17, 2024 at 4:30 p.m. in the Lorain County Commissioners' Public Hearing Room, J. Grant Keys Administration Building, 226 Middle Avenue, 4th Floor, Meeting Room B, Elyria, Ohio 44035. A copy of the notice of the Lorain County Board of Commissioners of the hearing is enclosed. A copy of the map of the territory proposed for annexation is also enclosed.

The full Petition for Regular Annexation can be reviewed at the Lorain County Board of Commissioners' Office located at 226 Middle Avenue, 4th Floor, Elyria, Ohio 44035

Any owner who signed the Petition for Regular Annexation may remove his/her/its signature by filing a written notice of withdrawal with the Clerk of the Lorain County Board of Commissioners within twenty-one (21) days after the mailing of this notice.

If you have any questions, please do not hesitate to contact me.

Joshua E. Lamb, Agent for Petitioner Kendal at Oberlin
5750 Cooper Foster Park Road,
Suite 102
Lorain, Ohio 44053
(440) 988-9500
E-mail: jlamb@tsohiolaw.com

Enclosures

Certificate of Service

The undersigned certifies that this notice was sent by regular U.S. Mail on October 24, 2024.

Joshua E. Lamb

LORAIN COUNTY COMMISSIONERS

Michelle Hung David J Moore Jeff Riddell

October 23, 2024

Attorney Joshua E. Lamb
Trigilio, Stephenson Dattilo, PPL
5750 Cooper Foster Park Road, Suite 102
Lorain, Ohio 44053

Dear Attorney Lamb:

Lorain County Board of Commissioners adopted Res#24-643 on October 22, 2024 receiving and journalizing the proposed Annexation of 2.2561 acres from New Russia Township to the City of Oberlin, Ohio

You are said Agent for Petitioner Kendal At Oberlin, by Seth Vilensky, Chief Executive Officer

The Lorain County Board of Commissioners has scheduled a hearing on Tuesday, December 17, 2024 at 4:30 p.m.

Sincerely,

Theresa L. Upton
Clerk

tlu
Enclosure

cc. Ken Carney, LC Engineer
New Russia Township
City of Oberlin
Craig Snodgrass, LC Auditor
Ted Spillman, LC Tax Map
Dan Petticord, LC APA / Attn: Kelly Laubenthal
File

RESOLUTION NO. 24-643

In the matter of receiving and journalizing a regular)
Annexation Petition of approximately 2.2561 acres) October 22, 2024
from New Russia Township to the City of Oberlin,)
Ohio. Attorney Joshua E. Lamb, Agent for Petitioner)
Kendal At Oberlin)

WHEREAS, the Lorain County Board of Commissioners receives and journalizes a petition and map that was received in the Commissioner's Office on October 15, 2024 for the proposed regular annexation of approximately 2.2561 acres of land in the Township of New Russia to the City of Oberlin, Ohio; and

WHEREAS, Joshua E. Lamb is Agent for Petitioners – Kendal At Oberlin; and

WHEREAS, the Petition and legal description reads as follows:

PETITION FOR REGULAR ANNEXATION OF LAND TO THE CITY OF OBERLIN FROM NEW RUSSIA TOWNSHIP

To: Board of Commissioners of Lorain County, Ohio
226 Middle Avenue, 4th Floor
Elyria, Ohio 44035

Pursuant to Section 709.02 of the Ohio Revised Code, the undersigned, being the sole legal owner of the properties described in Exhibit A attached hereto and further known as being Lorain County Permanent Parcel Nos. 09-00-066-000-015, 09-00-066-000-016 and 09-00-066-000-017, which are contiguous and adjacent to the City of Oberlin and consisting of 2.2561 acres, hereby petitions the Board of Commissioners for Lorain County for the regular annexation of the properties to the City of Oberlin, Ohio from New Russia Township, Ohio.

An accurate legal description of the perimeter of the properties to be annexed to the City of Oberlin is attached hereto as Exhibit A and is made a part hereof. An accurate map of the properties sought to be annexed is set forth in Exhibit B, which is attached hereto and made a part hereof.

Pursuant to O.R.C. §709.02(D), the list of the properties to be annexed to the City of Oberlin are set forth in Exhibit C, which is attached hereto and made a part hereof. The undersigned is the sole owner of the properties sought to be annexed. All the owners of the properties subject to this petition for annexation have consented to this petition and have executed the same.

Pursuant to O.R.C. §709.02(D), a list of all properties adjacent to and/or directly across the street from the properties sought to be annexed are contained in Exhibit C hereto (including but not limited to the name and mailing address of each owner and the permanent parcel number of the relevant properties).

The name of the person hereby appointed to act as agent for the undersigned petitioner is Joshua E. Lamb, Trigilio, Stephenson & Dattilo, PLL., 5750 Cooper Foster Park Road, Suite 102, Lorain, Ohio 44053, Telephone No. (440) 988-9500, Fax No. (440) 988-9511, who can be emailed at jlamb@tsohiolaw.com.

Date: 10/2/24

Kendal at Oberlin

By: Seth Vilensky
Seth Vilensky
Its: Chief Executive Officer

And;

THOMAS SIMON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

150 SOUTH OLIVE STREET
ELYRIA, OHIO 44035
(440) 327-2925
Tasimon@windstream.net

EXHIBIT "A"

August 14, 2024
Job No. 2024-073

Boundary Description
of Area to be Annexed
2.2561 Acres

Situated in the County of Lorain, in the State of Ohio and being known as part of New Russia Township Original Lot No. 66, and being further bounded and described as follows:

Beginning at the intersection of the centerlines of North Pleasant Street and Maple Street (49.50 feet wide);

Thence, North 89 degrees 52'27" West a distance of 67.38 feet along the centerline of Maple Street, to a point thereon being the Principal Place of Beginning;

Thence continuing North 89 degrees 52'27" West a distance of 199.83 feet along the centerline of said Maple Street, to a point thereon;

Thence, North 05 degrees 54'13" West passing through an iron pipe found set at 25.23 feet, a distance of 427.23 feet along the Easterly line of land conveyed to Marva L. Hill and Audrey Y. Kolb by deed recorded in document no. 20150563146 of Lorain County Recorder's Records on October 16, 2015; and the Northerly prolongation thereof, to an iron pin found set at a corner of land conveyed to Jerome Zbydnowski, Trustee by deed recorded in document no. 20070211817 of Lorain County Recorder's Records on July 5, 2007, and being a point on the Southerly line of land conveyed to Kendal at Oberlin by deed recorded in document no. 20070227481 of Lorain County Recorder's Records on October 22, 2007;

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THOMAS SIMON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

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August 14, 2024
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And;

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

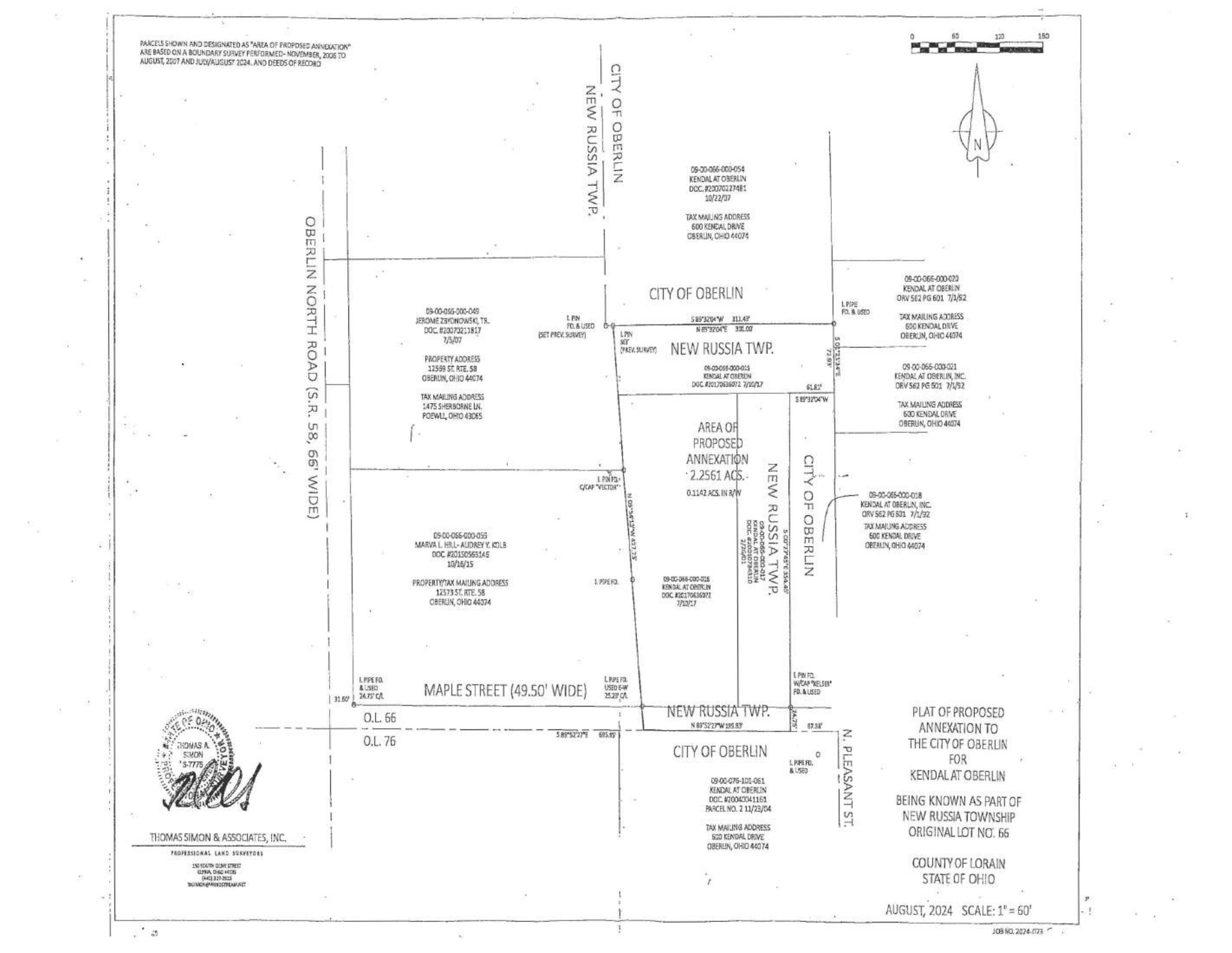
NOW, THEREFORE BE IT RESOLVED, the Lorain County Board of Commissioners has scheduled a public hearing on Tuesday, December 17, 2024, which is the 64th day at 4:30 p.m.

Motion by Moore, seconded by Riddell to adopt Resolution. Upon roll call the vote taken thereon, resulted as: Ayes; Moore, Riddell & Hung / Nays: None
Motion carried.

I, Theresa L. Upton, Clerk to the Lorain County Board of Commissioners do hereby certify that the above Resolution 24-643 is a true copy as it appears in Journal No. 24 on October 22, 2024.

Theresa L. Upton, Clerk

PARCELS SHOWN AND DESIGNATED AS "AREA OF PROPOSED ANNEXATION" ARE BASED ON A BOUNDARY SURVEY PERFORMED- NOVEMBER, 2006 TO AUGUST, 2007 AND JULY/AUGUST 2024, AND DEEDS OF RECORD



THOMAS A. SIMON S-7775 STATE OF OHIO PROFESSIONAL SURVEYOR

THOMAS SIMON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
150 SOUTH DUKE STREET
ELYRIA, OHIO 44035
(440) 327-2010
TASIMON@WIDESTREAM.NET

PLAT OF PROPOSED ANNEXATION TO THE CITY OF OBERLIN FOR KENDAL AT OBERLIN

BEING KNOWN AS PART OF NEW RUSSIA TOWNSHIP ORIGINAL LOT NO. 66

COUNTY OF LORAIN
STATE OF OHIO

AUGUST, 2024 SCALE: 1" = 60'

JOB NO. 2024-073

TRIGILIO, STEPHENSON & DATTILO, P.L.L.
ATTORNEYS AT LAW
5750 COOPER FOSTER PARK ROAD, W, SUITE 102
LORAIN, OHIO 44053-4132

BRIAN G. DATTILO
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TELEPHONE: (440) 988-9500
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October 24, 2024

VIA U.S. MAIL
Kendal at Oberlin
600 Kendal Drive
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The full Petition for Regular Annexation can be reviewed at the Lorain County Board of Commissioners' Office located at 226 Middle Avenue, 4th Floor, Elyria, Ohio 44035

Any owner who signed the Petition for Regular Annexation may remove his/her/its signature by filing a written notice of withdrawal with the Clerk of the Lorain County Board of Commissioners within twenty-one (21) days after the mailing of this notice.

If you have any questions, please do not hesitate to contact me.

Joshua E. Lamb, Agent for Petitioner Kendal at Oberlin
5750 Cooper Foster Park Road,
Suite 102
Lorain, Ohio 44053
(440) 988-9500
E-mail: jlamb@tsohiolaw.com

Enclosures

Certificate of Service

The undersigned certifies that this notice was sent by regular U.S. Mail on October 24, 2024.

Joshua E. Lamb

LORAIN COUNTY COMMISSIONERS

Michelle Hung **David J Moore** **Jeff Riddell**

October 23, 2024

Attorney Joshua E. Lamb
Trigilio, Stephenson Dattilo, PPL
5750 Cooper Foster Park Road, Suite 102
Lorain, Ohio 44053

Dear Attorney Lamb:

Lorain County Board of Commissioners adopted Res#24-643 on October 22, 2024 receiving and journalizing the proposed Annexation of 2.2561 acres from New Russia Township to the City of Oberlin, Ohio

You are said Agent for Petitioner Kendal At Oberlin, by Seth Vilensky, Chief Executive Officer

The Lorain County Board of Commissioners has scheduled a hearing on Tuesday, December 17, 2024 at 4:30 p.m.

Sincerely,

Theresa L. Upton
Clerk

tlu
Enclosure

cc. Ken Carney, LC Engineer
New Russia Township
City of Oberlin
Craig Snodgrass, LC Auditor
Ted Spillman, LC Tax Map
Dan Petticord, LC APA / Attn: Kelly Laubenthal
File

RESOLUTION NO. 24-643

In the matter of receiving and journalizing a regular)
Annexation Petition of approximately 2.2561 acres) October 22, 2024
from New Russia Township to the City of Oberlin,)
Ohio. Attorney Joshua E. Lamb, Agent for Petitioner)
Kendal At Oberlin)

WHEREAS, the Lorain County Board of Commissioners receives and journalizes a petition and map that was received in the Commissioner's Office on October 15, 2024 for the proposed regular annexation of approximately 2.2561 acres of land in the Township of New Russia to the City of Oberlin, Ohio; and

WHEREAS, Joshua E. Lamb is Agent for Petitioners – Kendal At Oberlin; and

WHEREAS, the Petition and legal description reads as follows:

PETITION FOR REGULAR ANNEXATION OF LAND TO THE CITY OF OBERLIN FROM NEW RUSSIA TOWNSHIP

To: Board of Commissioners of Lorain County, Ohio
226 Middle Avenue, 4th Floor
Elyria, Ohio 44035

Pursuant to Section 709.02 of the Ohio Revised Code, the undersigned, being the sole legal owner of the properties described in Exhibit A attached hereto and further known as being Lorain County Permanent Parcel Nos. 09-00-066-000-015, 09-00-066-000-016 and 09-00-066-000-017, which are contiguous and adjacent to the City of Oberlin and consisting of 2.2561 acres, hereby petitions the Board of Commissioners for Lorain County for the regular annexation of the properties to the City of Oberlin, Ohio from New Russia Township, Ohio.

An accurate legal description of the perimeter of the properties to be annexed to the City of Oberlin is attached hereto as Exhibit A and is made a part hereof. An accurate map of the properties sought to be annexed is set forth in Exhibit B, which is attached hereto and made a part hereof.

Pursuant to O.R.C. §709.02(D), the list of the properties to be annexed to the City of Oberlin are set forth in Exhibit C, which is attached hereto and made a part hereof. The undersigned is the sole owner of the properties sought to be annexed. All the owners of the properties subject to this petition for annexation have consented to this petition and have executed the same.

Pursuant to O.R.C. §709.02(D), a list of all properties adjacent to and/or directly across the street from the properties sought to be annexed are contained in Exhibit C hereto (including but not limited to the name and mailing address of each owner and the permanent parcel number of the relevant properties).

The name of the person hereby appointed to act as agent for the undersigned petitioner is Joshua E. Lamb, Trigilio, Stephenson & Dattilo, PLL., 5750 Cooper Foster Park Road, Suite 102, Lorain, Ohio 44053, Telephone No. (440) 988-9500, Fax No. (440) 988-9511, who can be emailed at jlamb@tsohiolaw.com.

Date: 10/2/24

Kendal at Oberlin

By: Seth Vilensky
Seth Vilensky
Its: Chief Executive Officer

And;

THOMAS SIMON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

150 SOUTH OLIVE STREET
ELYRIA, OHIO 44035
(440) 327-2925
Tasimon@windstream.net

EXHIBIT "A"

August 14, 2024
Job No. 2024-073

Boundary Description
of Area to be Annexed
2.2561 Acres

Situated in the County of Lorain, in the State of Ohio and being known as part of New Russia Township Original Lot No. 66, and being further bounded and described as follows:

Beginning at the intersection of the centerlines of North Pleasant Street and Maple Street (49.50 feet wide);

Thence, North 89 degrees 52'27" West a distance of 67.38 feet along the centerline of Maple Street, to a point thereon being the Principal Place of Beginning;

Thence continuing North 89 degrees 52'27" West a distance of 199.83 feet along the centerline of said Maple Street, to a point thereon;

Thence, North 05 degrees 54'13" West passing through an iron pipe found set at 25.23 feet, a distance of 427.23 feet along the Easterly line of land conveyed to Marva L. Hill and Audrey Y. Kolb by deed recorded in document no. 20150563146 of Lorain County Recorder's Records on October 16, 2015; and the Northerly prolongation thereof, to an iron pin found set at a corner of land conveyed to Jerome Zbydnowski, Trustee by deed recorded in document no. 20070211817 of Lorain County Recorder's Records on July 5, 2007, and being a point on the Southerly line of land conveyed to Kendal at Oberlin by deed recorded in document no. 20070227481 of Lorain County Recorder's Records on October 22, 2007;

Thence, North 89 degrees 32'04" East a distance of 301.00 feet along the Southerly line of said land conveyed to Kendal at Oberlin, to an iron pipe found set at the Southeasterly corner thereof, being a point on the Westerly line of said land conveyed to Kendal at Oberlin, by deed recorded in Official Record Volume 562 Page 601 of Lorain County Recorder's Records on July 1, 1992;

THOMAS SIMON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

150 SOUTH OLIVE STREET
ELYRIA, OHIO 44035
(440) 327-2925
Tsimon@windstream.net

August 14, 2024
Job No. 2024-073

Boundary Description
of Area to be Annexed
2.2561 Acres

Thence, South 01 degrees 21'34" East a distance of 72.93 feet along the Westerly line of said land conveyed to Kendal at Oberlin, to a corner thereof;

Thence, South 89 degrees 32'04" West a distance of 61.81 feet along the Northerly line of said land conveyed to Kendal at Oberlin, to a corner thereof;

Thence, South 00 degrees 27'45" East a distance of 354.45 feet along the Westerly line of said land conveyed to Kendal at Oberlin, by deed recorded in Official Record Volume 562 Page 601 of Lorain County Recorder's Records on July 1, 1992, to the Principal Place of Beginning, and containing 2.2561 Acres of which 0.1142 acres lies within the Right-of-Way of Maple Street, as surveyed by Thomas A. Simon, Registered Professional Surveyor No. S-7775 in November, 2006, August, 2007 and July/August, 2024. Basis of bearings is the centerline of Maple Street (North 89 degrees 52'27" West).



And;

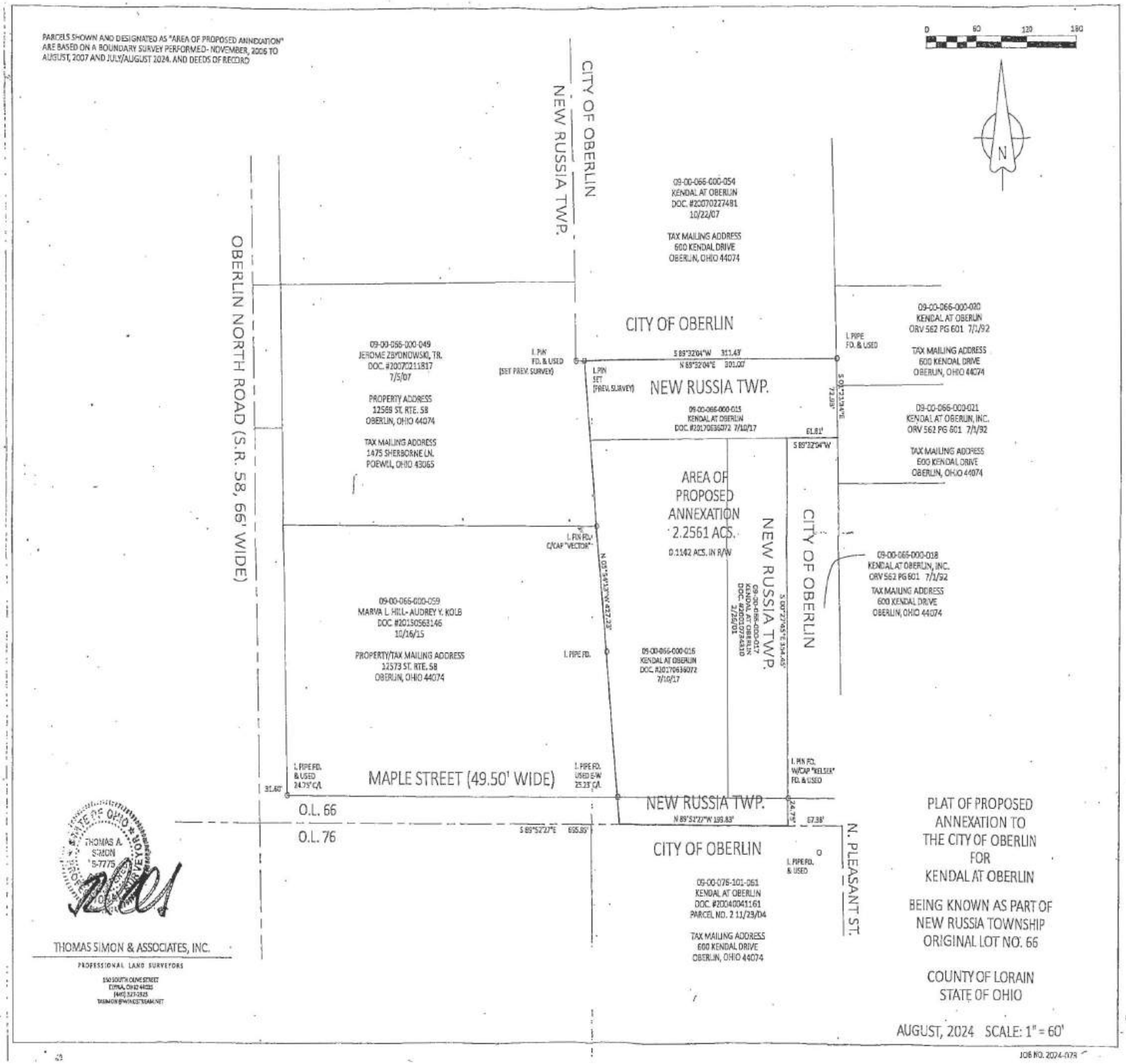
WHEREAS, the County Auditor and Engineer have been notified to review and advice on their findings as to the accuracy of said petition.

NOW, THEREFORE BE IT RESOLVED, the Lorain County Board of Commissioners has scheduled a public hearing on Tuesday, December 17, 2024, which is the 64th day at 4:30 p.m.

Motion by Moore, seconded by Riddell to adopt Resolution. Upon roll call the vote taken thereon, resulted as: Ayes; Moore, Riddell & Hung / Nays: None
Motion carried.

I, Theresa L. Upton, Clerk to the Lorain County Board of Commissioners do hereby certify that the above Resolution 24-643 is a true copy as it appears in Journal No. 24 on October 22, 2024.

Theresa L. Upton, Clerk


PARCELS SHOWN AND DESIGNATED AS "AREA OF PROPOSED ANNEXATION" ARE BASED ON A BOUNDARY SURVEY PERFORMED- NOVEMBER, 2006 TO AUGUST, 2007 AND JULY/AUGUST 2024. AND DEEDS OF RECORD
0 60 120 180
N
CITY OF OBERLIN
NEW RUSSIA TWP.
OBERLIN NORTH ROAD (S.R. 58, 66' WIDE)
09-00-066-000-054
KENDAL AT OBERLIN
DOC. #200702274B1
10/22/07
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
09-00-066-000-049
JEROME ZBYDNOWSKI, TR.
DOC. #200702111817
7/5/07
PROPERTY ADDRESS
12568 ST. RTE. 58
OBERLIN, OHIO 44074
TAX MAILING ADDRESS
1475 SHERBORNE LN.
POWELL, OHIO 43065
I. PIN FD. & USED (SET PREV. SURVEY)
I. PIN SET (PREV. SURVEY)
S 89°32'04"W 311.43'
N 89°52'04"E 301.00'
09-00-066-000-015
KENDAL AT OBERLIN
DOC. #201706360372 7/10/17
I. PIPE FD. & USED
09-00-066-000-020
KENDAL AT OBERLIN
ORV 562 PG 601 7/1/92
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
09-00-066-000-021
KENDAL AT OBERLIN, INC.
ORV 562 PG 601 7/1/92
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
61.81'
S 89°32'04"W
AREA OF PROPOSED ANNEXATION
2.2561 ACS.
0.1142 ACS. IN R/W
I. PIN FD./ C/CAP "VECTOR"
N 00°56'13"W 482.23'
09-00-066-000-059
MARVA L. HILL- AUDREY Y. KOLB
DOC. #201305631 46
10/16/15
PROPERTY/TAX MAILING ADDRESS
12573 ST. RTE. 58
OBERLIN, OHIO 44074
I. PIPE FD.
09-00-066-000-016
KENDAL AT OBERLIN
DOC. #201706360372
7/10/17
09-00-066-000-017
KENDAL AT OBERLIN
DOC. #201107294310
2/26/01
S 00°27'05"E 394.65'
09-00-066-000-018
KENDAL AT OBERLIN, INC.
ORV 562 PG 601 7/1/92
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
I. PIPE FD. & USED 24.75' C/L
MAPLE STREET (49.50' WIDE)
I. PIPE FD. USED E/W 25.25' C/L
I. PIN FD. W/CAP "KELSER" FD. & USED
31.60'
O.L. 66
O.L. 76
S 89°52'27"E 655.95'
NEW RUSSIA TWP.
N 89°51'27"W 199.83'
24.75'
67.38'
N. PLEASANT ST.
CITY OF OBERLIN
I. PIPE FD. & USED
09-00-076-101-061
KENDAL AT OBERLIN
DOC. #200404116 1
PARCEL NO. 2 11/23/04
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
THOMAS A. SIMON S-7775
THOMAS SIMON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
PLAT OF PROPOSED ANNEXATION TO THE CITY OF OBERLIN FOR KENDAL AT OBERLIN
BEING KNOWN AS PART OF NEW RUSSIA TOWNSHIP ORIGINAL LOT NO. 66
COUNTY OF LORAIN
STATE OF OHIO
AUGUST, 2024 SCALE: 1" = 60'
JOB NO. 2024-073

TRIGILIO, STEPHENSON & DATTILO, P.L.L.
ATTORNEYS AT LAW
5750 COOPER FOSTER PARK ROAD, W, SUITE 102
LORAIN, OHIO 44053-4132

BRIAN G. DATTILO
JOSHUA E. LAMB
CHRISTOPHER G. MULVANEY
MARK E. STEPHENSON
TIMOTHY S. TRIGILIO

TELEPHONE: (440) 988-9500
FACSIMILE: (440) 988-9511
JLamb@TSOhiolaw.com

October 24, 2024

VIA U.S. MAIL
Kendal at Oberlin
600 Kendal Drive
Oberlin, Ohio44074

Re: Notice of Petition for Regular Annexation of 2.2561 acres of property known as being Lorain County Permanent Parcel Nos. 09-00-066-000-015, 09-00-066-000-016 and 09-00-066-000-017 from New Russia Township, Ohio to the City of Oberlin, Ohio

To whom this concerns:

The undersigned is agent for Petitioner, Kendal at Oberlin. A Petition for Regular Annexation was filed by Kendal at Oberlin with the Board of Commissioners of Lorain County, Ohio on October 15, 2024 at 2:08 p.m. for the annexation of 2.2561 acres of property known as being Lorain County Permanent Parcel Nos. 09-00-066-000-015, 09-00-066-000-016 and 09-00-066-000-017 from New Russia Township, Ohio to the City of Oberlin, Ohio.

The Lorain County Board of Commissioners has scheduled the hearing on the Petition for Regular Annexation for Tuesday, December 17, 2024 at 4:30 p.m. in the Lorain County Commissioners' Public Hearing Room, J. Grant Keys Administration Building, 226 Middle Avenue, 4th Floor, Meeting Room B, Elyria, Ohio 44035. A copy of the notice of the Lorain County Board of Commissioners of the hearing is enclosed. A copy of the map of the territory proposed for annexation is also enclosed.

The full Petition for Regular Annexation can be reviewed at the Lorain County Board of Commissioners' Office located at 226 Middle Avenue, 4th Floor, Elyria, Ohio 44035

Any owner who signed the Petition for Regular Annexation may remove his/her/its signature by filing a written notice of withdrawal with the Clerk of the Lorain County Board of Commissioners within twenty-one (21) days after the mailing of this notice.

If you have any questions, please do not hesitate to contact me.

Joshua E. Lamb, Agent for Petitioner Kendal at Oberlin
5750 Cooper Foster Park Road,
Suite 102
Lorain, Ohio 44053
(440) 988-9500
E-mail: jlamb@tsohiolaw.com

Enclosures

Certificate of Service

The undersigned certifies that this notice was sent by regular U.S. Mail on October 24, 2024.

Joshua E. Lamb

LORAIN COUNTY COMMISSIONERS

Michelle Hung **David J Moore** **Jeff Riddell**

October 23, 2024

Attorney Joshua E. Lamb
Trigilio, Stephenson Dattilo, PPL
5750 Cooper Foster Park Road, Suite 102
Lorain, Ohio 44053

Dear Attorney Lamb:

Lorain County Board of Commissioners adopted Res#24-643 on October 22, 2024 receiving and journalizing the proposed Annexation of 2.2561 acres from New Russia Township to the City of Oberlin, Ohio

You are said Agent for Petitioner Kendal At Oberlin, by Seth Vilensky, Chief Executive Officer

The Lorain County Board of Commissioners has scheduled a hearing on Tuesday, December 17, 2024 at 4:30 p.m.

Sincerely,

Theresa L. Upton
Clerk

tlu
Enclosure

cc. Ken Carney, LC Engineer
New Russia Township
City of Oberlin
Craig Snodgrass, LC Auditor
Ted Spillman, LC Tax Map
Dan Petticord, LC APA / Attn: Kelly Laubenthal
File

In the matter of receiving and journalizing a regular)
Annexation Petition of approximately 2.2561 acres) October 22, 2024
from New Russia Township to the City of Oberlin,)
Ohio. Attorney Joshua E. Lamb, Agent for Petitioner)
Kendal At Oberlin)

WHEREAS, the Lorain County Board of Commissioners receives and journalizes a petition and map that was received in the Commissioner's Office on October 15, 2024 for the proposed regular annexation of approximately 2.2561 acres of land in the Township of New Russia to the City of Oberlin, Ohio; and

WHEREAS, Joshua E. Lamb is Agent for Petitioners – Kendal At Oberlin; and

WHEREAS, the Petition and legal description reads as follows:

PETITION FOR REGULAR ANNEXATION OF LAND TO THE CITY OF OBERLIN FROM NEW RUSSIA TOWNSHIP

To: Board of Commissioners of Lorain County, Ohio
226 Middle Avenue, 4th Floor
Elyria, Ohio 44035

Pursuant to Section 709.02 of the Ohio Revised Code, the undersigned, being the sole legal owner of the properties described in Exhibit A attached hereto and further known as being Lorain County Permanent Parcel Nos. 09-00-066-000-015, 09-00-066-000-016 and 09-00-066-000-017, which are contiguous and adjacent to the City of Oberlin and consisting of 2.2561 acres, hereby petitions the Board of Commissioners for Lorain County for the regular annexation of the properties to the City of Oberlin, Ohio from New Russia Township, Ohio.

An accurate legal description of the perimeter of the properties to be annexed to the City of Oberlin is attached hereto as Exhibit A and is made a part hereof. An accurate map of the properties sought to be annexed is set forth in Exhibit B, which is attached hereto and made a part hereof.

Pursuant to O.R.C. §709.02(D), the list of the properties to be annexed to the City of Oberlin are set forth in Exhibit C, which is attached hereto and made a part hereof. The undersigned is the sole owner of the properties sought to be annexed. All the owners of the properties subject to this petition for annexation have consented to this petition and have executed the same.

Pursuant to O.R.C. §709.02(D), a list of all properties adjacent to and/or directly across the street from the properties sought to be annexed are contained in Exhibit C hereto (including but not limited to the name and mailing address of each owner and the permanent parcel number of the relevant properties).

The name of the person hereby appointed to act as agent for the undersigned petitioner is Joshua E. Lamb, Trigilio, Stephenson & Dattilo, PLL., 5750 Cooper Foster Park Road, Suite 102, Lorain, Ohio 44053, Telephone No. (440) 988-9500, Fax No. (440) 988-9511, who can be emailed at jlamb@tsohiolaw.com.

Date: 10/2/24

Kendal at Oberlin

By: Seth Vilensky
Seth Vilensky
Its: Chief Executive Officer

And;

THOMAS SIMON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

150 SOUTH OLIVE STREET
ELYRIA, OHIO 44035
(440) 327-2925
Tasimon@windstream.net

EXHIBIT "A"

August 14, 2024
Job No. 2024-073

Boundary Description
of Area to be Annexed
2.2561 Acres

Situated in the County of Lorain, in the State of Ohio and being known as part of New Russia Township Original Lot No. 66, and being further bounded and described as follows:

Beginning at the intersection of the centerlines of North Pleasant Street and Maple Street (49.50 feet wide);

Thence, North 89 degrees 52'27" West a distance of 67.38 feet along the centerline of Maple Street, to a point thereon being the Principal Place of Beginning;

Thence continuing North 89 degrees 52'27" West a distance of 199.83 feet along the centerline of said Maple Street, to a point thereon;

Thence, North 05 degrees 54'13" West passing through an iron pipe found set at 25.23 feet, a distance of 427.23 feet along the Easterly line of land conveyed to Marva L. Hill and Audrey Y. Kolb by deed recorded in document no. 20150563146 of Lorain County Recorder's Records on October 16, 2015; and the Northerly prolongation thereof, to an iron pin found set at a corner of land conveyed to Jerome Zbydnowski, Trustee by deed recorded in document no. 20070211817 of Lorain County Recorder's Records on July 5, 2007, and being a point on the Southerly line of land conveyed to Kendal at Oberlin by deed recorded in document no. 20070227481 of Lorain County Recorder's Records on October 22, 2007;

Thence, North 89 degrees 32'04" East a distance of 301.00 feet along the Southerly line of said land conveyed to Kendal at Oberlin, to an iron pipe found set at the Southeasterly corner thereof, being a point on the Westerly line of said land conveyed to Kendal at Oberlin, by deed recorded in Official Record Volume 562 Page 601 of Lorain County Recorder's Records on July 1, 1992;

THOMAS SIMON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

150 SOUTH OLIVE STREET
ELYRIA, OHIO 44035
(440) 327-2925
Tasimon@windstream.net

August 14, 2024
Job No. 2024-073

Boundary Description
of Area to be Annexed
2.2561 Acres

Thence, South 01 degrees 21'34" East a distance of 72.93 feet along the Westerly line of said land conveyed to Kendal at Oberlin, to a corner thereof;

Thence, South 89 degrees 32'04" West a distance of 61.81 feet along the Northerly line of said land conveyed to Kendal at Oberlin, to a corner thereof;

Thence, South 00 degrees 27'45" East a distance of 354.45 feet along the Westerly line of said land conveyed to Kendal at Oberlin, by deed recorded in Official Record Volume 562 Page 601 of Lorain County Recorder's Records on July 1, 1992, to the Principal Place of Beginning, and containing 2.2561 Acres of which 0.1142 acres lies within the Right-of-Way of Maple Street, as surveyed by Thomas A. Simon, Registered Professional Surveyor No. S-7775 in November, 2006, August, 2007 and July/August, 2024. Basis of bearings is the centerline of Maple Street (North 89 degrees 52'27" West).



And;

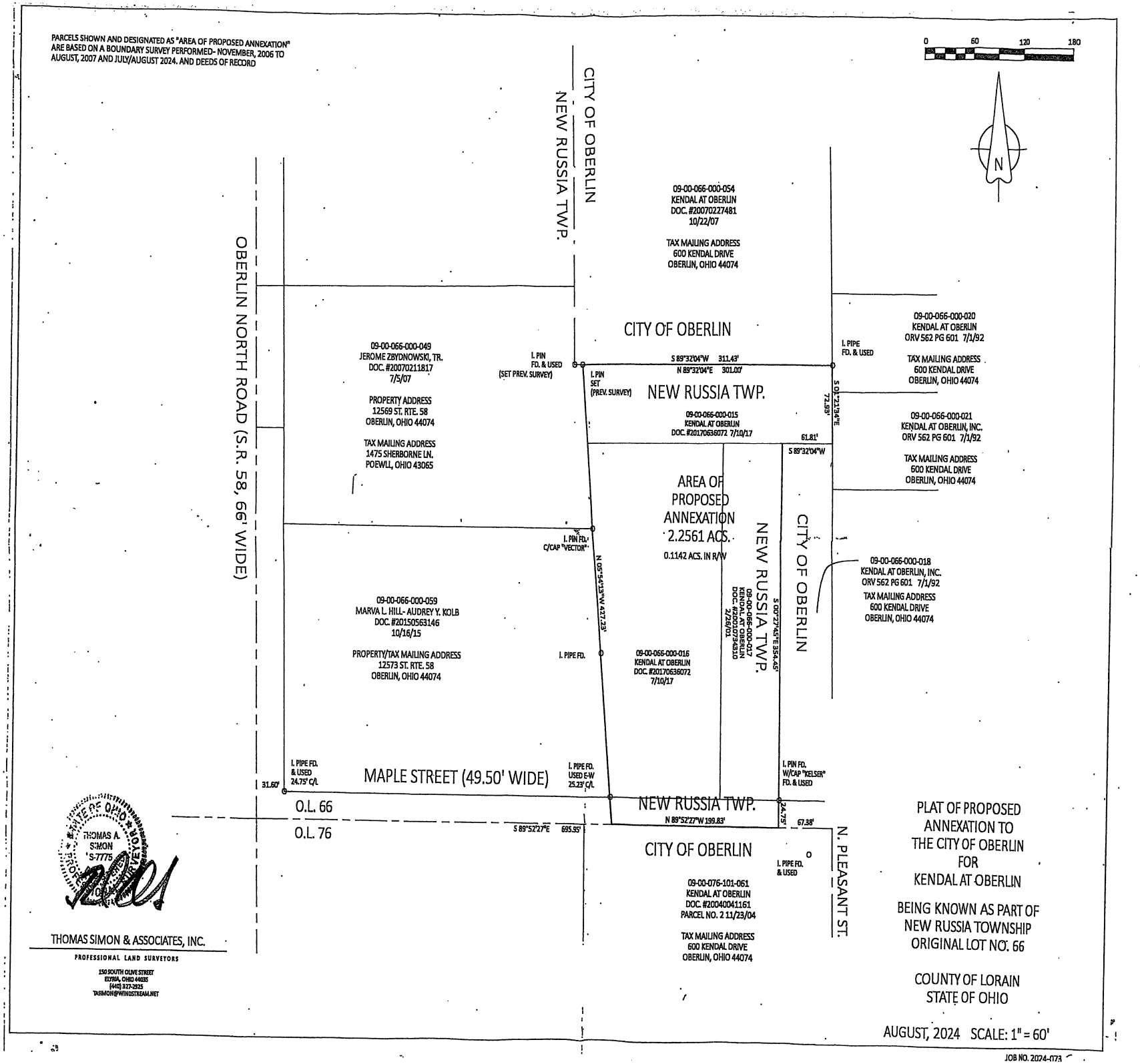
WHEREAS, the County Auditor and Engineer have been notified to review and advice on their findings as to the accuracy of said petition.

NOW, THEREFORE BE IT RESOLVED, the Lorain County Board of Commissioners has scheduled a public hearing on Tuesday, December 17, 2024, which is the 64th day at 4:30 p.m.

Motion by Moore, seconded by Riddell to adopt Resolution. Upon roll call the vote taken thereon, resulted as: Ayes; Moore, Riddell & Hung / Nays: None
Motion carried.

I, Theresa L. Upton, Clerk to the Lorain County Board of Commissioners do hereby certify that the above Resolution 24-643 is a true copy as it appears in Journal No. 24 on October 22, 2024.

Theresa L. Upton, Clerk


PARCELS SHOWN AND DESIGNATED AS "AREA OF PROPOSED ANNEXATION" ARE BASED ON A BOUNDARY SURVEY PERFORMED- NOVEMBER, 2006 TO AUGUST, 2007 AND JULY/AUGUST 2024. AND DEEDS OF RECORD
0 60 120 180
N
CITY OF OBERLIN
NEW RUSSIA TWP.
OBERLIN NORTH ROAD (S.R. 58, 66' WIDE)
09-00-066-000-054
KENDAL AT OBERLIN
DOC. #20070227481
10/22/07
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
09-00-066-000-049
JEROME ZBYDNOWSKI, TR.
DOC. #20070211817
7/5/07
PROPERTY ADDRESS
12569 ST. RTE. 58
OBERLIN, OHIO 44074
TAX MAILING ADDRESS
1475 SHERBORNE LN.
POEWLL, OHIO 43065
I. PIN FD. & USED (SET PREV. SURVEY)
I. PIN SET (PREV. SURVEY)
S 89°32'04"W 311.43'
N 89°32'04"E 301.00'
I. PIPE FD. & USED
09-00-066-000-020
KENDAL AT OBERLIN
ORV 562 PG 601 7/1/92
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
09-00-066-000-015
KENDAL AT OBERLIN
DOC. #20170636072 7/10/17
S 01°23'54"E 72.69'
61.81'
S 89°32'04"W
09-00-066-000-021
KENDAL AT OBERLIN, INC.
ORV 562 PG 601 7/1/92
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
AREA OF PROPOSED ANNEXATION
2.2561 ACS.
0.1142 ACS. IN R/W
I. PIN FD. C/CAP "VECTOR"
N 05°54'51"W 427.23'
09-00-066-000-059
MARVA L. HILL- AUDREY Y. KOLB
DOC. #20150563146
10/16/15
PROPERTY/TAX MAILING ADDRESS
12573 ST. RTE. 58
OBERLIN, OHIO 44074
I. PIPE FD.
09-00-066-000-016
KENDAL AT OBERLIN
DOC. #20170636072
7/10/17
09-00-066-000-017
KENDAL AT OBERLIN
DOC. #20180130130
2/26/101
S 00°27'45"E 354.45'
09-00-066-000-018
KENDAL AT OBERLIN, INC.
ORV 562 PG 601 7/1/92
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
I. PIPE FD. & USED 24.75' C/L
31.60'
MAPLE STREET (49.50' WIDE)
I. PIPE FD. USED E-W 25.23' C/L.
I. PIN FD. W/CAP "KELSER" FD. & USED
O.L. 66
O.L. 76
S 89°52'27"E 695.95'
N 89°52'27"W 199.83'
24.75'
67.38'
N. PLEASANT ST.
CITY OF OBERLIN
I. PIPE FD. & USED
09-00-076-101-061
KENDAL AT OBERLIN
DOC. #20040041161
PARCEL NO. 2 11/23/04
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
STATE OF OHIO
THOMAS A. SIMON
S-7775
PROFESSIONAL SURVEYOR
THOMAS SIMON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
150 SOUTH OLIVE STREET
ELYRIA, OHIO 44035
(440) 327-2925
TASIMON@WINDSTREAM.NET
PLAT OF PROPOSED ANNEXATION TO THE CITY OF OBERLIN FOR KENDAL AT OBERLIN
BEING KNOWN AS PART OF NEW RUSSIA TOWNSHIP ORIGINAL LOT NO. 66
COUNTY OF LORAIN
STATE OF OHIO
AUGUST, 2024 SCALE: 1" = 60'
JOB NO. 2024-073

AFFIDAVIT OF PERSONAL SERVICE

STATE OF OHIO }
}
COUNTY OF LORAIN }

On this date, appeared Joshua E. Lamb, who after being duly sworn in accordance with law, did hereby swear, affirm and depose as follows:

1. I am above the age of eighteen (18) years, am competent to make this affidavit and have personal knowledge of the matters set forth herein.

2. I am the agent for Petitioner Kendal at Oberlin for the proposed annexation of approximately 2.2561 acres of property known as being Lorain County Permanent Parcel Nos. 09-00-066-000-015, 09-00-066-000-016 and 09-00-066-000-017 from of New Russia Township to the City of Oberlin, which Petition for Regular Annexation (the "Petition") was filed with the Lorain County Board of Commissioners on October 15, 2024 at 2:08 p.m.

3. On October 18, 2024 and on October 24, 2024, I personally served on Belinda Anderson, the Clerk of the City Council of Oberlin, Ohio, the notice required by O.R.C. §709.03(B)(1). True and correct copies of the notices served on the Clerk of the City Council of Oberlin, Ohio on October 18, 2024 and on October 24, 2024, along with all attachments thereto, are attached hereto as Exhibit A and made a part hereof.

4. On October 18, 2024, I personally served the Fiscal Officer and the Clerk of the Board of Trustees of New Russia Township, the notice required by O.R.C. §709.03(B)(1), by hand delivering the same to Lisa Akers, Fiscal Officer, at the offices of the Fiscal Officer and the Clerk of the Board of Trustees of New Russia Township. On October 24, 2024, I personally served the Fiscal Officer and the Clerk of the Board of Trustees of New Russia Township, the notice required by O.R.C. §709.03(B)(1), by hand delivering the same to Edith Taylor at the offices of the Fiscal Officer and the Clerk of the Board of Trustees of New Russia Township. True and correct copies of the notices served on the Clerk of New Russia Township Board of Trustees and the Fiscal Officer of New Russia Township, along with all attachments thereto, are attached hereto as Exhibit B and made a part hereof.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: October 24, 2024

Joshua E. Lamb

Sworn and subscribed before me this 24th day of October, 2024 by Joshua E. Lamb.

Hannah Hall

Notary Public

My commission expires: 4-14-2029

HANNAH HALL
Notary Public, State of Ohio
My Commission Expires
4-14-2029

EXHIBIT "A"

NOTICE OF FILING OF PETITION FOR REGULAR ANNEXATION

Date: October 18, 2024

VIA PERSONAL DELIVERY
Clerk of Oberlin City Council
c/o Belinda Anderson
85 South Main Street
Oberlin, Ohio 44074

This notice is given to you in your capacity as Clerk of City Council of Oberlin, Ohio.

You are hereby notified that a Petition for Regular Annexation was filed by Kendal at Oberlin in Lorain County, Ohio with the Board of Commissioners of Lorain County, Ohio on October 15, 2024 at 2:08 p.m., for the annexation of 2.2561 acres of property known as being Lorain County Permanent Parcel Nos. 09-00-066-000-015, 09-00-066-000-016 and 09-00-066-000-017 from New Russia Township, Ohio to the City of Oberlin, Ohio.

The Lorain County Board of Commissioners has scheduled the hearing on the Petition for Regular Annexation for Tuesday, December 17, 2024 at 4:30 p.m. in the Lorain County Commissioners' Public Hearing Room, J. Grant Keys Administration Building, 226 Middle Avenue, 4th Floor, Meeting Room B, Elyria, Ohio 44035.

A true and correct copy of the time-stamped Petition for Regular Annexation that was filed with the Lorain County Board of Commissioners, along with all attachments or documents accompanying the Petition for Regular Annexation, is attached hereto.

Joshua E. Lamb, Agent for Petitioner
Kendal at Oberlin
5750 Cooper Foster Park Road,
Suite 102
Lorain, Ohio 44053
Tel: (440) 988-9500
E-mail: jlamb@tsohiolaw.com

PETITION FOR REGULAR ANNEXATION OF LAND TO THE CITY OF OBERLIN FROM NEW RUSSIA TOWNSHIP

To: Board of Commissioners of Lorain County, Ohio
226 Middle Avenue, 4th Floor
Elyria, Ohio 44035

Pursuant to Section 709.02 of the Ohio Revised Code, the undersigned, being the sole legal owner of the properties described in Exhibit A attached hereto and further known as being Lorain County Permanent Parcel Nos. 09-00-066-000-015, 09-00-066-000-016 and 09-00-066-000-017, which are contiguous and adjacent to the City of Oberlin and consisting of 2.2561 acres, hereby petitions the Board of Commissioners for Lorain County for the regular annexation of the properties to the City of Oberlin, Ohio from New Russia Township, Ohio.

An accurate legal description of the perimeter of the properties to be annexed to the City of Oberlin is attached hereto as Exhibit A and is made a part hereof. An accurate map of the properties sought to be annexed is set forth in Exhibit B, which is attached hereto and made a part hereof.

Pursuant to O.R.C. §709.02(D), the list of the properties to be annexed to the City of Oberlin are set forth in Exhibit C, which is attached hereto and made a part hereof. The undersigned is the sole owner of the properties sought to be annexed. All the owners of the properties subject to this petition for annexation have consented to this petition and have executed the same.

Pursuant to O.R.C. §709.02(D), a list of all properties adjacent to and/or directly across the street from the properties sought to be annexed are contained in Exhibit C hereto (including but not limited to the name and mailing address of each owner and the permanent parcel number of the relevant properties).

The name of the person hereby appointed to act as agent for the undersigned petitioner is Joshua E. Lamb, Trigilio, Stephenson & Dattilo, PLL., 5750 Cooper Foster Park Road, Suite 102, Lorain, Ohio 44053, Telephone No. (440) 988-9500, Fax No. (440) 988-9511, who can be emailed at jlamb@tsohiolaw.com.

Date: 10/2/24

Kendal at Oberlin

By: _____
Seth Vilensky
Its: Chief Executive Officer

THOMAS SIMON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

150 SOUTH OLIVE STREET
ELYRIA, OHIO 44035
(440) 327-2925
Tasimon@windstream.net

EXHIBIT "A"

August 14, 2024
Job No. 2024-073

Boundary Description
of Area to be Annexed
2.2561 Acres

Situated in the County of Lorain, in the State of Ohio and being known as part of New Russia Township Original Lot No. 66, and being further bounded and described as follows:

Beginning at the intersection of the centerlines of North Pleasant Street and Maple Street (49.50 feet wide);

Thence, North 89 degrees 52'27" West a distance of 67.38 feet along the centerline of Maple Street, to a point thereon being the Principal Place of Beginning;

Thence continuing North 89 degrees 52'27" West a distance of 199.83 feet along the centerline of said Maple Street, to a point thereon;

Thence, North 05 degrees 54'13" West passing through an iron pipe found set at 25.23 feet, a distance of 427.23 feet along the Easterly line of land conveyed to Marva L. Hill and Audrey Y. Kolb by deed recorded in document no. 20150563146 of Lorain County Recorder's Records on October 16, 2015; and the Northerly prolongation thereof, to an iron pin found set at a corner of land conveyed to Jerome Zbydnowski, Trustee by deed recorded in document no. 20070211817 of Lorain County Recorder's Records on July 5, 2007, and being a point on the Southerly line of land conveyed to Kendal at Oberlin by deed recorded in document no. 20070227481 of Lorain County Recorder's Records on October 22, 2007;

Thence, North 89 degrees 32'04" East a distance of 301.00 feet along the Southerly line of said land conveyed to Kendal at Oberlin, to an iron pipe found set at the Southeasterly corner thereof, being a point on the Westerly line of said land conveyed to Kendal at Oberlin, by deed recorded in Official Record Volume 562 Page 601 of Lorain County Recorder's Records on July 1, 1992;

THOMAS SIMON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

150 SOUTH OLIVE STREET
ELYRIA, OHIO 44035
(440) 327-2925
Tasimon@windstream.net

August 14, 2024
Job No. 2024-073

Boundary Description
of Area to be Annexed
2.2561 Acres

Thence, South 01 degrees 21'34" East a distance of 72.93 feet along the Westerly line of said land conveyed to Kendal at Oberlin, to a corner thereof;

Thence, South 89 degrees 32'04" West a distance of 61.81 feet along the Northerly line of said land conveyed to Kendal at Oberlin, to a corner thereof;

Thence, South 00 degrees 27'45" East a distance of 354.45 feet along the Westerly line of said land conveyed to Kendal at Oberlin, by deed recorded in Official Record Volume 562 Page 601 of Lorain County Recorder's Records on July 1, 1992, to the Principal Place of Beginning, and containing 2.2561 Acres of which 0.1142 acres lies within the Right-of-Way of Maple Street, as surveyed by Thomas A. Simon, Registered Professional Surveyor No. S-7775 in November, 2006, August, 2007 and July/August, 2024. Basis of bearings is the centerline of Maple Street (North 89 degrees 52'27" West).



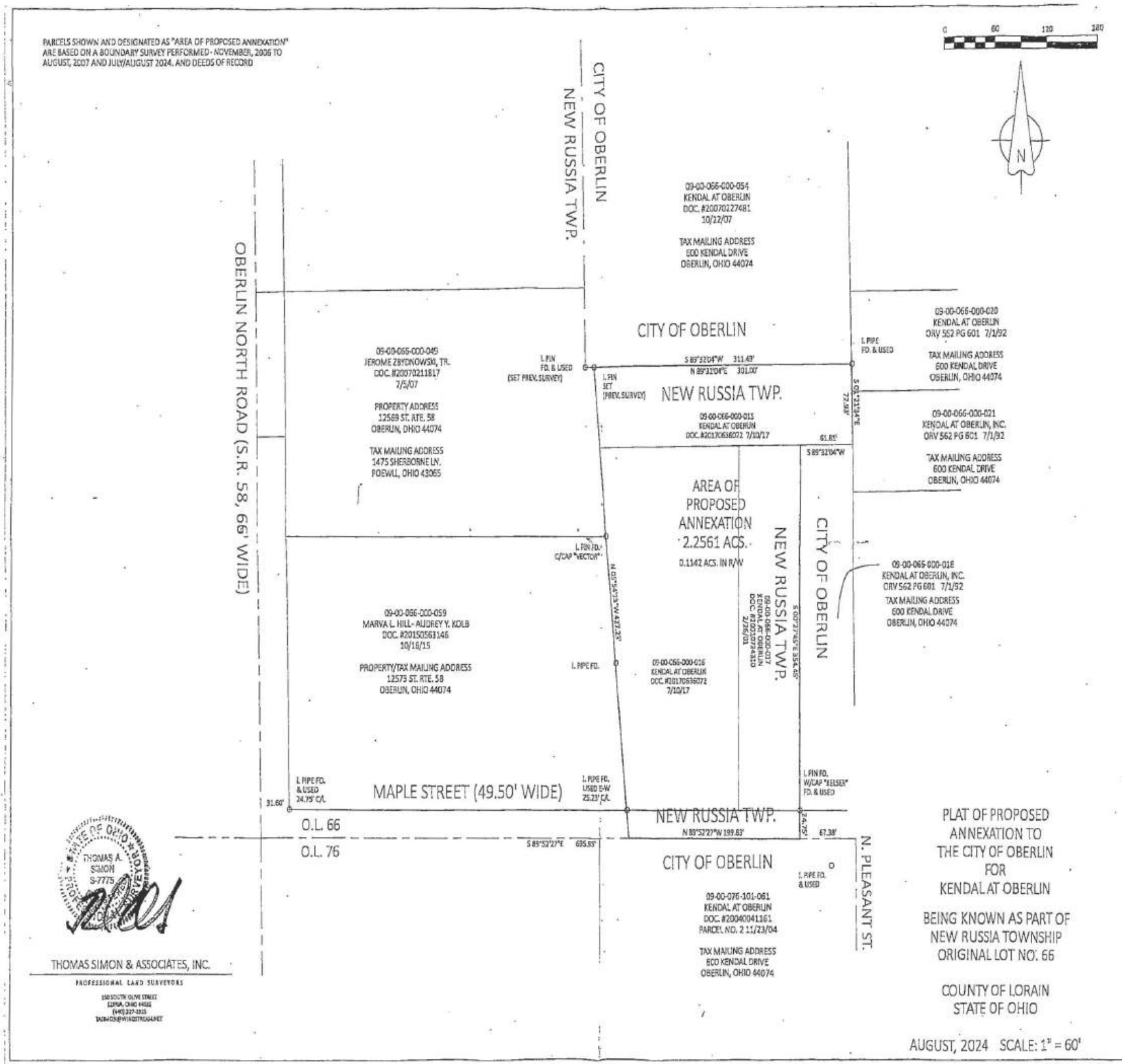

PARCELS SHOWN AND DESIGNATED AS "AREA OF PROPOSED ANNEXATION" ARE BASED ON A BOUNDARY SURVEY PERFORMED - NOVEMBER, 2006 TO AUGUST, 2007 AND JULY/AUGUST 2024, AND DEEDS OF RECORD
0 60 120 180
N
CITY OF OBERLIN
NEW RUSSIA TWP.
OBERLIN NORTH ROAD (S.R. 58, 66' WIDE)
09-00-066-000-054
KENDAL AT OBERLIN
DOC. #20070227681
10/22/07
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
CITY OF OBERLIN
09-00-066-000-049
JEROME ZBYDNOWSKI, TR.
DOC. #20070211817
7/5/07
PROPERTY ADDRESS
12569 ST. RTE. 58
OBERLIN, OHIO 44074
TAX MAILING ADDRESS
1475 SHERBORNE LN.
POWELL, OHIO 43065
I. PIN FD. & USED (SET PREV. SURVEY)
I. PIN SET (PREV. SURVEY)
S 89°32'04"W 311.43'
N 89°32'04"E 301.00'
NEW RUSSIA TWP.
09-00-066-000-015
KENDAL AT OBERLIN
DOC. #201706360721 7/10/17
S 01°21'14"E 72.89'
61.81'
S 89°32'04"W
I. PIPE FD. & USED
09-00-066-000-020
KENDAL AT OBERLIN
ORV 562 PG 601 7/1/92
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
09-00-066-000-021
KENDAL AT OBERLIN, INC.
ORV 562 PG 601 7/1/92
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
AREA OF PROPOSED ANNEXATION
2.2561 ACS.
0.1142 ACS. IN R/W
I. PIN FD. W/CAP "VECTOR"
N 01°54'13"W 427.23'
09-00-066-000-059
MARVA L. HILL- AUDREY Y. KOLB
DOC. #201505631 46
10/16/15
PROPERTY/TAX MAILING ADDRESS
12575 ST. RTE. 58
OBERLIN, OHIO 44074
I. PIPE FD.
09-00-066-000-016
KENDAL AT OBERLIN
DOC. #201706360721
7/10/17
09-00-066-000-017
KENDAL AT OBERLIN
DOC. #200307240 10
7/25/03
NEW RUSSIA TWP.
CITY OF OBERLIN
S 01°37'45"E 354.45'
09-00-065-000-018
KENDAL AT OBERLIN, INC.
ORV 562 PG 601 7/1/92
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
I. PIPE FD. & USED 24.75' C/L
MAPLE STREET (49.50' WIDE)
I. PIPE FD. USED E-W 25.23' C/L
I. PIN FD. W/CAP "KELSER" FD. & USED
31.60'
NEW RUSSIA TWP.
N 89°52'27"W 199.63'
24.75'
67.38'
O.L. 66
O.L. 76
S 89°52'27"E 695.95'
CITY OF OBERLIN
I. PIPE FD. & USED
N. PLEASANT ST.
09-00-076-101-061
KENDAL AT OBERLIN
DOC. #20040041161
PARCEL NO. 2 11/23/04
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
STATE OF OHIO
THOMAS A. SIMON
S-7775
REGISTERED
SURVEYOR
THOMAS SIMON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
150 SOUTH OLIVE STREET
ELYRIA, OHIO 44035
(440) 327-1515
TASIMON@WINDSTREAM.NET
PLAT OF PROPOSED ANNEXATION TO THE CITY OF OBERLIN FOR KENDAL AT OBERLIN
BEING KNOWN AS PART OF NEW RUSSIA TOWNSHIP ORIGINAL LOT NO. 66
COUNTY OF LORAIN
STATE OF OHIO
AUGUST, 2024 SCALE: 1" = 60'
JOB NO. 2024-075

EXHIBIT "B"

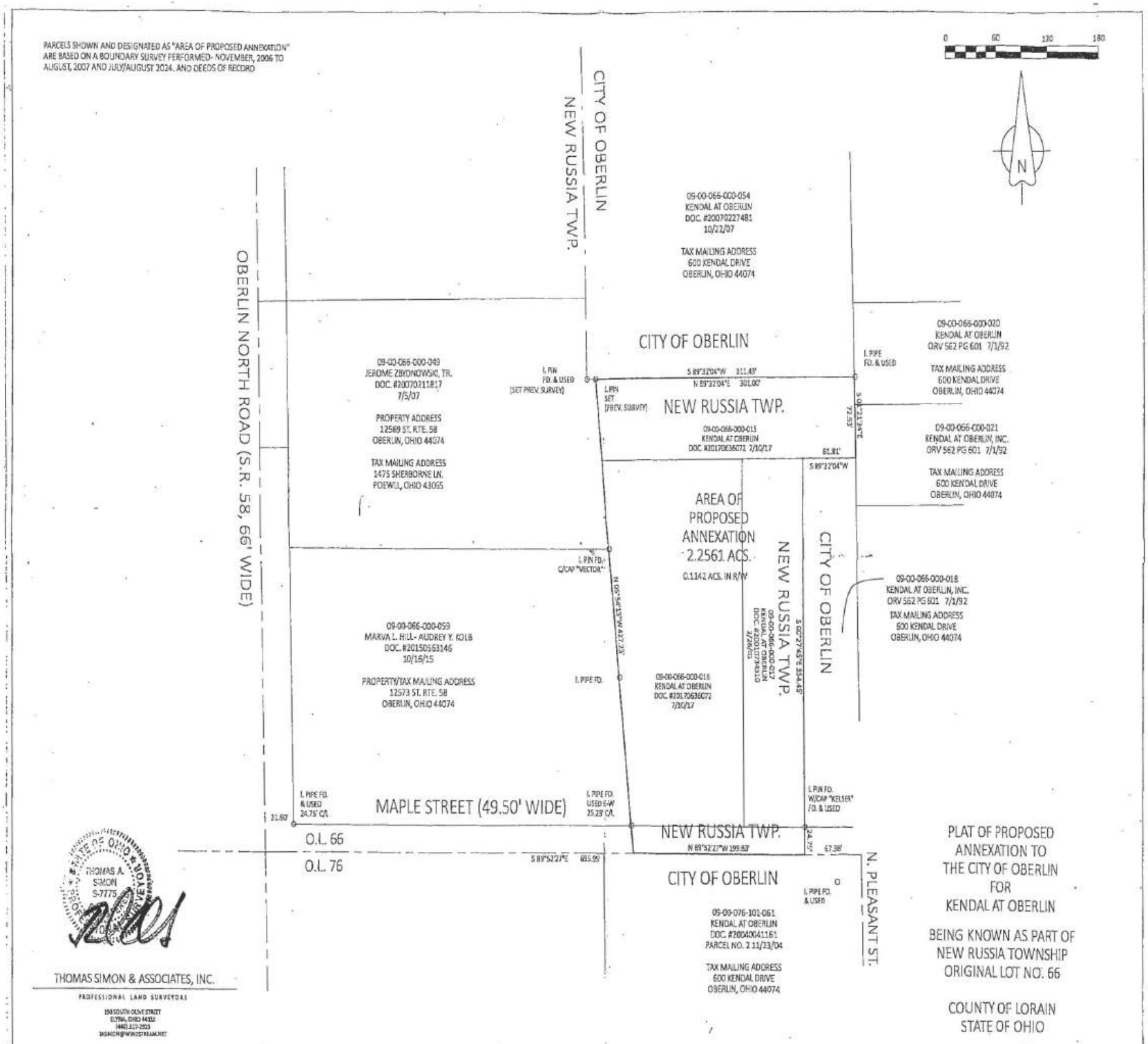
EXHIBIT "C"

INFORMATION RELATING TO OWNERS OF REAL PROPERTY SOUGHT TO BE ANNEXED

Owners' Name and Address	Permanent Parcel Number	Approximate Acreage of Each Parcel to be Annexed
Kendal at Oberlin 600 Kendal Drive Oberlin, Ohio 44074	09-00-066-000-016	1.1865
Kendal at Oberlin 600 Kendal Drive Oberlin, Ohio 44074	09-00-066-000-015	0.5705
Kendal at Oberlin 600 Kendal Drive Oberlin, Ohio 44074	09-00-066-000-017	0.4991

LIST OF OWNERS OF PROPERTY ADJACENT TO AND DIRECTLY ACROSS THE STREET

Owner's Name and Mailing Address	Permanent Parcel Number
Jerome Zbydnowski, Successor Trustee of the Irene Zbydniowski Intervivos Trust 12569 State Route 58 Oberlin, Ohio 44074 and 1475 Sherborne Lane Powell, Ohio 43065	09-00-066-000-049
Marva L. Hill & Audrey Y. Kolb 12573 State Route 58 Oberlin, Ohio 44074	09-00-066-000-059
Kendal at Oberlin 600 Kendal Drive Oberlin, Ohio 44074	09-00-066-000-054
Kendal at Oberlin Inc 600 Kendal Drive Oberlin, Ohio 44074	09-00-066-000-020
Kendal at Oberlin Inc 600 Kendal Drive Oberlin, Ohio 44074	09-00-066-000-021
Kendal at Oberlin Inc 600 Kendal Drive Oberlin, Ohio 44074	09-00-066-000-018
Kendal at Oberlin 600 Kendal Drive Oberlin, Ohio 44074	09-00-076-101-061


PARCELS SHOWN AND DESIGNATED AS "AREA OF PROPOSED ANNEXATION" ARE BASED ON A BOUNDARY SURVEY PERFORMED- NOVEMBER, 2006 TO AUGUST, 2007 AND JULY/AUGUST 2024. AND DEEDS OF RECORD
0 60 120 180
N
CITY OF OBERLIN
NEW RUSSIA TWP.
OBERLIN NORTH ROAD (S.R. 58, 66' WIDE)
09-00-066-000-054
KENDAL AT OBERLIN
DOC. #20070227481
10/22/07
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
09-00-066-000-049
JEROME ZBYDNOWSKI, TR.
DOC. #200702111817
7/5/07
PROPERTY ADDRESS
12569 ST. RTE. 58
OBERLIN, OHIO 44074
TAX MAILING ADDRESS
1475 SHERBORNE LN.
POWELL, OHIO 43065
I. PIN FD. & USED (SET PREV. SURVEY)
I. PIN SET (PREV. SURVEY)
S 89°32'04"W 311.43'
N 89°32'04"E 301.00'
NEW RUSSIA TWP.
09-00-066-000-015
KENDAL AT OBERLIN
DOC. #201706036072 7/10/17
I. PIPE FD. & USED
09-00-066-000-020
KENDAL AT OBERLIN
ORV 562 PG 601 7/1/92
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
S 01°21'34"E 72.93'
09-00-066-000-021
KENDAL AT OBERLIN, INC.
ORV 562 PG 601 7/1/92
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
61.81'
S 89°32'04"W
AREA OF PROPOSED ANNEXATION
2.2561 ACS.
0.1142 ACS. IN R/W
I. PIN FD. C/CAP "VECTOR"
N 05°54'15"W 427.73'
09-00-066-000-059
MARVA L. HILL- AUDREY Y. KOLB
DOC. #201505 03146
10/16/15
PROPERTY/TAX MAILING ADDRESS
12573 ST. RTE. 58
OBERLIN, OHIO 44074
I. PIPE FD.
09-00-066-000-016
KENDAL AT OBERLIN
DOC. #201706036072
7/10/17
09-00-066-000-017
KENDAL AT OBERLIN
DOC. #200707 03430
9/24/07
NEW RUSSIA TWP.
S 00°27'45"E 354.48'
CITY OF OBERLIN
09-00-066-000-018
KENDAL AT OBERLIN, INC.
ORV 562 PG 601 7/1/92
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
I. PIPE FD. & USED 24.75' O/L
MAPLE STREET (49.50' WIDE)
I. PIPE FD. USED E-W 25.23' O/L
I. PIN FD. W/CAP "KELSEY" FD. & USED
31.60'
O.L. 66
O.L. 76
NEW RUSSIA TWP.
N 89°52'27"W 199.83'
24.75'
67.38'
S 89°52'27"E 635.99'
CITY OF OBERLIN
I. PIPE FD. & USED
09-00-076-101-061
KENDAL AT OBERLIN
DOC. #200400411 61
PARCEL NO. 2 11/23/04
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
N. PLEASANT ST.
THOMAS A. SIMON S-7775
THOMAS SIMON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
150 SOUTH OLIVE STREET
ELYRIA, OHIO 44035
(440) 323-2933
TASIMON@WILDSTREAM.NET
PLAT OF PROPOSED ANNEXATION TO THE CITY OF OBERLIN FOR KENDAL AT OBERLIN
BEING KNOWN AS PART OF NEW RUSSIA TOWNSHIP ORIGINAL LOT NO. 66
COUNTY OF LORAIN
STATE OF OHIO
AUGUST, 2024 SCALE: 1" = 60'

NOTICE OF FILING OF PETITION FOR REGULAR ANNEXATION

Date: October 24, 2024

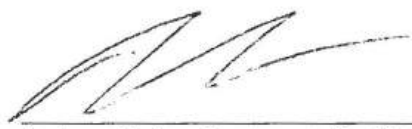
VIA PERSONAL DELIVERY
Clerk of Oberlin City Council
c/o Belinda Anderson
85 South Main Street
Oberlin, Ohio 44074

This notice is given to you in your capacity as Clerk of City Council of Oberlin, Ohio.

You are hereby notified that a Petition for Regular Annexation was filed by Kendal at Oberlin in Lorain County, Ohio with the Board of Commissioners of Lorain County, Ohio on October 15, 2024 at 2:08 p.m., for the annexation of 2.2561 acres of property known as being Lorain County Permanent Parcel Nos. 09-00-066-000-015, 09-00-066-000-016 and 09-00-066-000-017 from New Russia Township, Ohio to the City of Oberlin, Ohio.

The Lorain County Board of Commissioners has scheduled the hearing on the Petition for Regular Annexation for Tuesday, December 17, 2024 at 4:30 p.m. in the Lorain County Commissioners' Public Hearing Room, J. Grant Keys Administration Building, 226 Middle Avenue, 4th Floor, Meeting Room B, Elyria, Ohio 44035.

A true and correct copy of the time-stamped Petition for Regular Annexation that was filed with the Lorain County Board of Commissioners, along with all attachments or documents accompanying the Petition for Regular Annexation, is attached hereto.



Joshua E. Lamb, Agent for Petitioner
Kendal at Oberlin
5750 Cooper Foster Park Road,
Suite 102
Lorain, Ohio 44053
Tel: (440) 988-9500
E-mail: jlamb@tsohiolaw.com

PETITION FOR REGULAR ANNEXATION OF LAND TO THE CITY OF OBERLIN FROM NEW RUSSIA TOWNSHIP

To: Board of Commissioners of Lorain County, Ohio
226 Middle Avenue, 4th Floor
Elyria, Ohio 44035

Pursuant to Section 709.02 of the Ohio Revised Code, the undersigned, being the sole legal owner of the properties described in Exhibit A attached hereto and further known as being Lorain County Permanent Parcel Nos. 09-00-066-000-015, 09-00-066-000-016 and 09-00-066-000-017, which are contiguous and adjacent to the City of Oberlin and consisting of 2.2561 acres, hereby petitions the Board of Commissioners for Lorain County for the regular annexation of the properties to the City of Oberlin, Ohio from New Russia Township, Ohio.

An accurate legal description of the perimeter of the properties to be annexed to the City of Oberlin is attached hereto as Exhibit A and is made a part hereof. An accurate map of the properties sought to be annexed is set forth in Exhibit B, which is attached hereto and made a part hereof.

Pursuant to O.R.C. §709.02(D), the list of the properties to be annexed to the City of Oberlin are set forth in Exhibit C, which is attached hereto and made a part hereof. The undersigned is the sole owner of the properties sought to be annexed. All the owners of the properties subject to this petition for annexation have consented to this petition and have executed the same.

Pursuant to O.R.C. §709.02(D), a list of all properties adjacent to and/or directly across the street from the properties sought to be annexed are contained in Exhibit C hereto (including but not limited to the name and mailing address of each owner and the permanent parcel number of the relevant properties).

The name of the person hereby appointed to act as agent for the undersigned petitioner is Joshua E. Lamb, Trigilio, Stephenson & Dattilo, PLL., 5750 Cooper Foster Park Road, Suite 102, Lorain, Ohio 44053, Telephone No. (440) 988-9500, Fax No. (440) 988-9511, who can be emailed at jlamb@tsohiolaw.com.

Date: 10/2/24

Kendal at Oberlin

By: _____
Seth Vilensky
Its: Chief Executive Officer

THOMAS SIMON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

150 SOUTH OLIVE STREET
ELYRIA, OHIO 44035
(440) 327-2925
Tasimon@windstream.net

EXHIBIT "A"

August 14, 2024
Job No. 2024-073

Boundary Description
of Area to be Annexed
2.2561 Acres

Situated in the County of Lorain, in the State of Ohio and being known as part of New Russia Township Original Lot No. 66, and being further bounded and described as follows:

Beginning at the intersection of the centerlines of North Pleasant Street and Maple Street (49.50 feet wide);

Thence, North 89 degrees 52'27" West a distance of 67.38 feet along the centerline of Maple Street, to a point thereon being the Principal Place of Beginning;

Thence continuing North 89 degrees 52'27" West a distance of 199.83 feet along the centerline of said Maple Street, to a point thereon;

Thence, North 05 degrees 54'13" West passing through an iron pipe found set at 25.23 feet, a distance of 427.23 feet along the Easterly line of land conveyed to Marva L. Hill and Audrey Y. Kolb by deed recorded in document no. 20150563146 of Lorain County Recorder's Records on October 16, 2015; and the Northerly prolongation thereof, to an iron pin found set at a corner of land conveyed to Jerome Zbydnowski, Trustee by deed recorded in document no. 20070211817 of Lorain County Recorder's Records on July 5, 2007, and being a point on the Southerly line of land conveyed to Kendal at Oberlin by deed recorded in document no. 20070227481 of Lorain County Recorder's Records on October 22, 2007;

Thence, North 89 degrees 32'04" East a distance of 301.00 feet along the Southerly line of said land conveyed to Kendal at Oberlin, to an iron pipe found set at the Southeasterly corner thereof, being a point on the Westerly line of said land conveyed to Kendal at Oberlin, by deed recorded in Official Record Volume 562 Page 601 of Lorain County Recorder's Records on July 1, 1992;

THOMAS SIMON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

150 SOUTH OLIVE STREET
ELYRIA, OHIO 44035
(440) 327-2925
Tasimon@windstream.net

August 14, 2024
Job No. 2024-073

Boundary Description
of Area to be Annexed
2.2561 Acres

Thence, South 01 degrees 21'34" East a distance of 72.93 feet along the Westerly line of said land conveyed to Kendal at Oberlin, to a corner thereof;

Thence, South 89 degrees 32'04" West a distance of 61.81 feet along the Northerly line of said land conveyed to Kendal at Oberlin, to a corner thereof;

Thence, South 00 degrees 27'45" East a distance of 354.45 feet along the Westerly line of said land conveyed to Kendal at Oberlin, by deed recorded in Official Record Volume 562 Page 601 of Lorain County Recorder's Records on July 1, 1992, to the Principal Place of Beginning, and containing 2.2561 Acres of which 0.1142 acres lies within the Right-of-Way of Maple Street, as surveyed by Thomas A. Simon, Registered Professional Surveyor No. S-7775 in November, 2006, August, 2007 and July/August, 2024. Basis of bearings is the centerline of Maple Street (North 89 degrees 52'27" West).



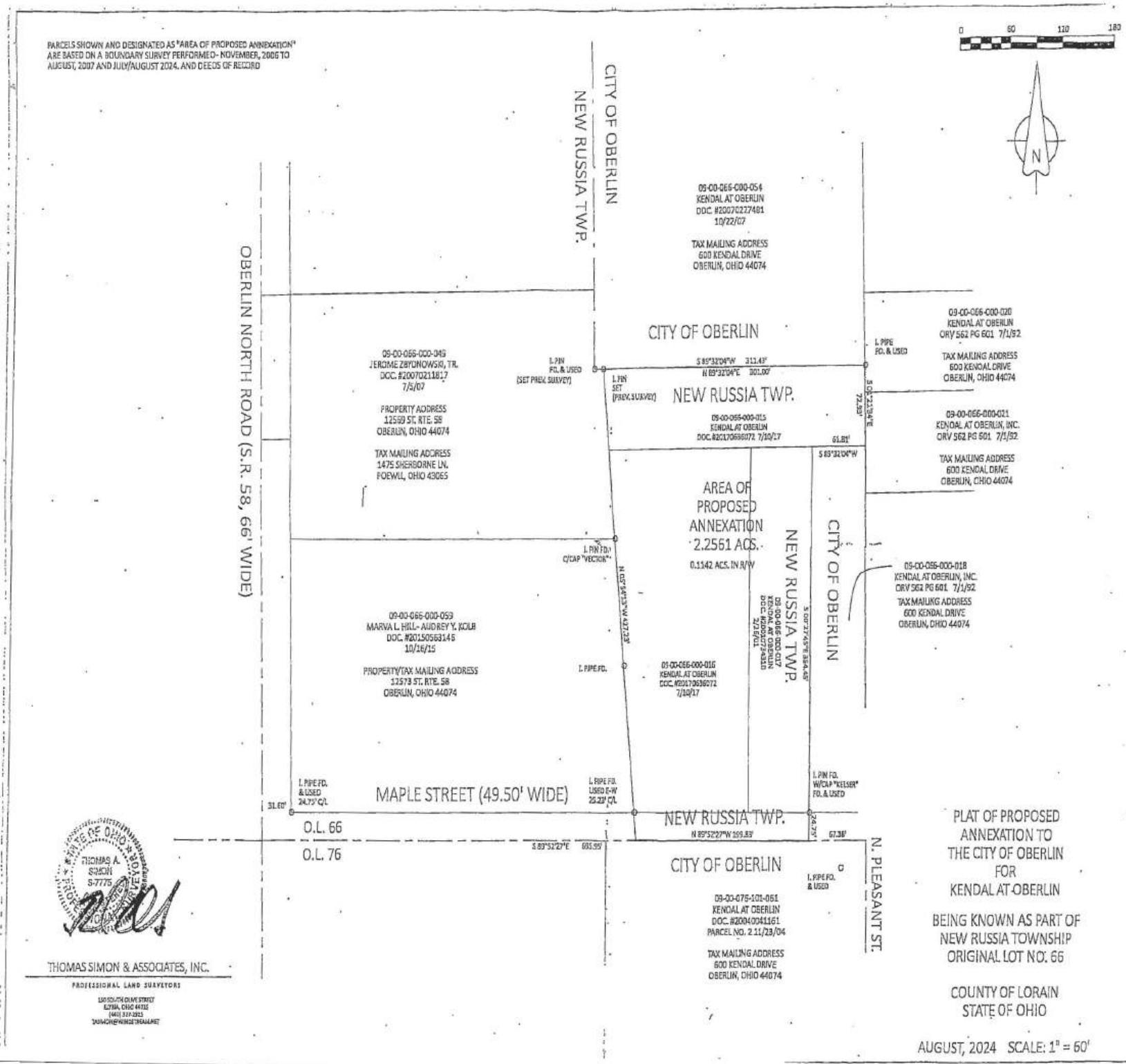

PARCELS SHOWN AND DESIGNATED AS "AREA OF PROPOSED ANNEXATION" ARE BASED ON A BOUNDARY SURVEY PERFORMED- NOVEMBER, 2006 TO AUGUST, 2007 AND JULY/AUGUST 2024, AND DEEDS OF RECORD
0 60 120 180
N
CITY OF OBERLIN
NEW RUSSIA TWP.
OBERLIN NORTH ROAD (S.R. 58, 66' WIDE)
09-00-066-000-054
KENDAL AT OBERLIN
DOC. #200702274B1
10/22/07
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
09-00-066-000-020
KENDAL AT OBERLIN
ORV 562 PG 601 7/1/92
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
09-00-066-000-021
KENDAL AT OBERLIN, INC.
ORV 562 PG 601 7/1/92
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
09-00-066-000-018
KENDAL AT OBERLIN, INC.
ORV 562 PG 601 7/1/92
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
09-00-066-000-049
JEROME ZBYDNOWSKI, TR.
DOC. #200702118I7
7/5/07
PROPERTY ADDRESS
12569 ST. RTE. 58
OBERLIN, OHIO 44074
TAX MAILING ADDRESS
1475 SHERBORNE LN.
FOEWLL, OHIO 43065
09-00-066-000-015
KENDAL AT OBERLIN
DOC.#201706B6072 7/10/17
09-00-066-000-059
MARVA L. HILL- AUDREY Y. KOLB
DOC. #20150563145
10/16/15
PROPERTY/TAX MAILING ADDRESS
12573 ST. RTE. 58
OBERLIN, OHIO 44074
09-00-066-000-016
KENDAL AT OBERLIN
DOC.#201706B6072
7/10/17
09-00-066-000-017
KENDAL AT OBERLIN
DOC. #200507274310
2/16/01
AREA OF PROPOSED ANNEXATION
2.2561 ACS.
0.1142 ACS. IN R/W
I. PIN FD./ C/CAP "VECTOR"
I. PIPE FD.
I. PIN SET (PREV. SURVEY)
I. PIN FD. & USED (SET PREV. SURVEY)
I. PIPE FD. & USED
S 89°32'04"W 311.43'
N 89°32'04"E 301.00'
S 00°21'56"E 72.93'
61.81'
S 89°32'04"W
N 00°56'53"W 427.23'
S 00°27'45"E 854.43'
MAPLE STREET (49.50' WIDE)
I. PIPE FD. & USED 24.75' C/L
I. PIPE FD. USED E-W 25.23' C/L
I. PIN FD. W/CAP "KEISER" FD. & USED
31.60'
24.75'
67.38'
O.L. 66
O.L. 76
S 89°52'27"E 695.99'
N 89°52'27"W 359.83'
N. PLEASANT ST.
09-00-075-101-061
KENDAL AT OBERLIN
DOC. #200403041161
PARCEL NO. 2 11/23/04
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
THOMAS A. SIMON S-7775
PROFESSIONAL SURVEYOR
THOMAS SIMON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
130 SOUTH OLIVE STREET
ELYRIA, OHIO 44035
(440) 327-2823
TASIMON@WINDSTREAM.NET
PLAT OF PROPOSED ANNEXATION TO THE CITY OF OBERLIN FOR KENDAL AT OBERLIN
BEING KNOWN AS PART OF NEW RUSSIA TOWNSHIP ORIGINAL LOT NO. 66
COUNTY OF LORAIN
STATE OF OHIO
AUGUST, 2024 SCALE: 1" = 60'

EXHIBIT "B"

EXHIBIT "C"

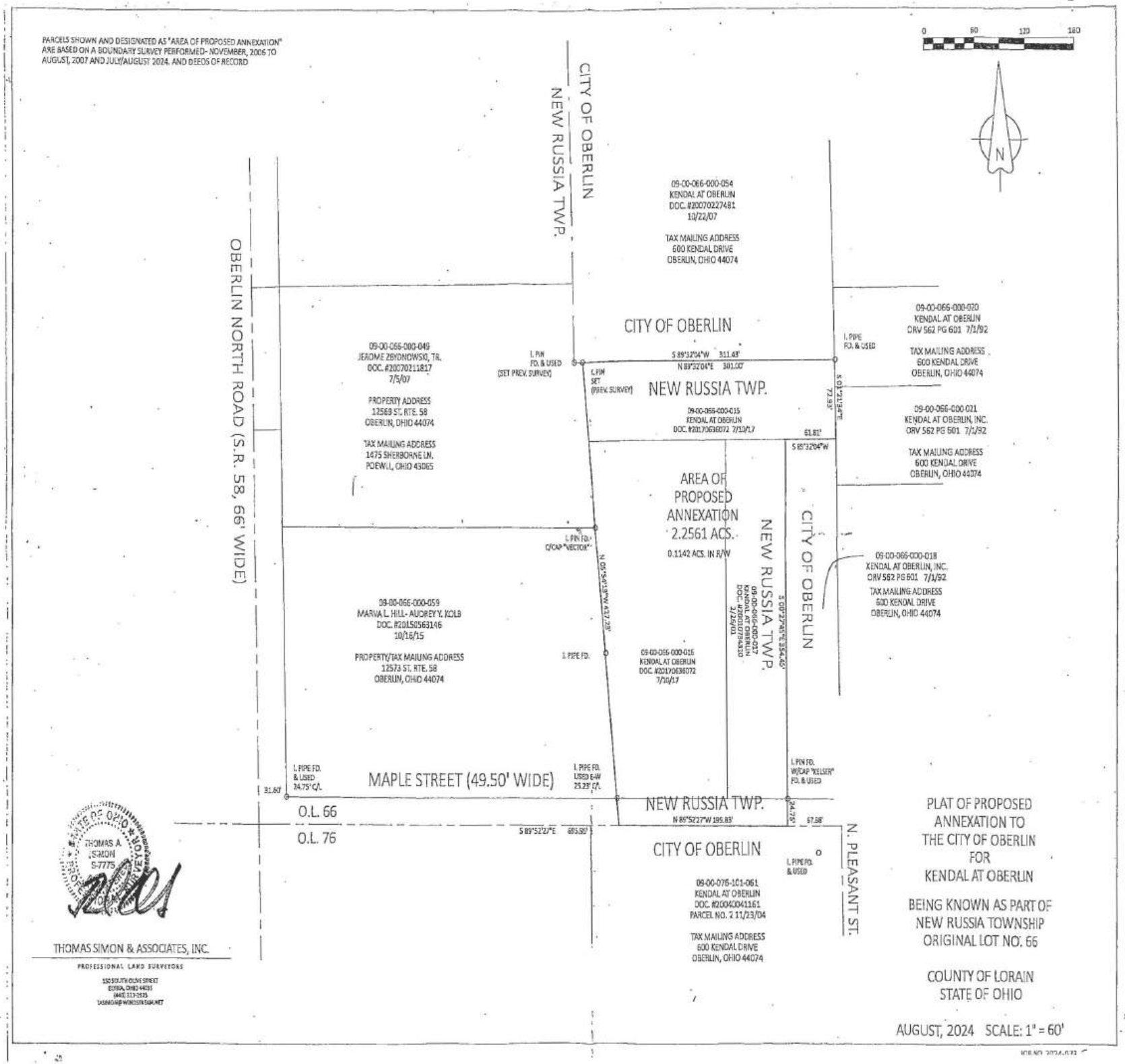
INFORMATION RELATING TO OWNERS OF REAL PROPERTY SOUGHT TO BE ANNEXED

Owners' Name and Address	Permanent Parcel Number	Approximate Acreage of Each Parcel to be Annexed
Kendal at Oberlin 600 Kendal Drive Oberlin, Ohio 44074	09-00-066-000-016	1.1865
Kendal at Oberlin 600 Kendal Drive Oberlin, Ohio 44074	09-00-066-000-015	0.5705
Kendal at Oberlin 600 Kendal Drive Oberlin, Ohio 44074	09-00-066-000-017	0.4991

LIST OF OWNERS OF PROPERTY ADJACENT TO AND DIRECTLY ACROSS THE STREET

Owner's Name and Mailing Address	Permanent Parcel Number
Jerome Zbydnowski, Successor Trustee of the Irene Zbydniowski Intervivos Trust 12569 State Route 58 Oberlin, Ohio 44074 and 1475 Sherborne Lane Powell, Ohio 43065	09-00-066-000-049
Marva L. Hill & Audrey Y. Kolb 12573 State Route 58 Oberlin, Ohio 44074	09-00-066-000-059
Kendal at Oberlin 600 Kendal Drive Oberlin, Ohio 44074	09-00-066-000-054
Kendal at Oberlin Inc 600 Kendal Drive Oberlin, Ohio 44074	09-00-066-000-020
Kendal at Oberlin Inc 600 Kendal Drive Oberlin, Ohio 44074	09-00-066-000-021
Kendal at Oberlin Inc 600 Kendal Drive Oberlin, Ohio 44074	09-00-066-000-018
Kendal at Oberlin 600 Kendal Drive Oberlin, Ohio 44074	09-00-076-101-061

PARCELS SHOWN AND DESIGNATED AS "AREA OF PROPOSED ANNEXATION" ARE BASED ON A BOUNDARY SURVEY PERFORMED- NOVEMBER, 2006 TO AUGUST, 2007 AND JULY/AUGUST 2024. AND DEEDS OF RECORD



THOMAS A. SIMON S-7775 STATE OF OHIO REGISTERED SURVEYOR

THOMAS SIMON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
550 SOUTH HOWE STREET
ELYRIA, OHIO 44035
(440) 333-2525
TASIMON@WINDSTREAM.NET

PLAT OF PROPOSED ANNEXATION TO THE CITY OF OBERLIN FOR KENDAL AT OBERLIN

BEING KNOWN AS PART OF NEW RUSSIA TOWNSHIP ORIGINAL LOT NO. 66

COUNTY OF LORAIN
STATE OF OHIO

AUGUST, 2024 SCALE: 1" = 60'

JOB NO. 2024-073

NOTICE OF FILING OF PETITION FOR REGULAR ANNEXATION

Date: October 18, 2024

VIA PERSONAL DELIVERY
Clerk of New Russia Township Board of Trustees
46300 Butternut Ridge Road
Oberlin, Ohio 44074

EXHIBIT "B"

Fiscal Officer of New Russia Township
c/o Lisa Akers
46300 Butternut Ridge Road
Oberlin, Ohio 44074

This notice is given to you in your respective capacity as Clerk of the Board of Trustees of New Russia Township, Ohio and as the Fiscal Officer of New Russia Township, Ohio.

You are hereby notified that a Petition for Regular Annexation was filed by Kendal at Oberlin in Lorain County, Ohio with the Board of Commissioners of Lorain County, Ohio on October 15, 2024 at 2:08 p.m., for the annexation of 2.2561 acres of property known as being Lorain County Permanent Parcel Nos. 09-00-066-000-015, 09-00-066-000-016 and 09-00-066-000-017 from New Russia Township, Ohio to the City of Oberlin, Ohio.

The Lorain County Board of Commissioners has scheduled the hearing on the Petition for Regular Annexation for Tuesday, December 17, 2024 at 4:30 p.m. in the Lorain County Commissioners' Public Hearing Room, J. Grant Keys Administration Building, 226 Middle Avenue, 4th Floor, Meeting Room B, Elyria, Ohio 44035.

A true and correct copy of the time-stamped Petition for Regular Annexation that was filed with the Lorain County Board of Commissioners, along with all attachments or documents accompanying the Petition for Regular Annexation, is attached hereto.

Joshua E. Lamb, Agent for Petitioner
Kendal at Oberlin
5750 Cooper Foster Park Road,
Suite 102
Lorain, Ohio 44053
Tel: (440) 988-9500
E-mail: jlamb@tsohiolaw.com

PETITION FOR REGULAR ANNEXATION OF LAND TO THE CITY OF OBERLIN FROM NEW RUSSIA TOWNSHIP

To: Board of Commissioners of Lorain County, Ohio
226 Middle Avenue, 4th Floor
Elyria, Ohio 44035

Pursuant to Section 709.02 of the Ohio Revised Code, the undersigned, being the sole legal owner of the properties described in Exhibit A attached hereto and further known as being Lorain County Permanent Parcel Nos. 09-00-066-000-015, 09-00-066-000-016 and 09-00-066-000-017, which are contiguous and adjacent to the City of Oberlin and consisting of 2.2561 acres, hereby petitions the Board of Commissioners for Lorain County for the regular annexation of the properties to the City of Oberlin, Ohio from New Russia Township, Ohio.

An accurate legal description of the perimeter of the properties to be annexed to the City of Oberlin is attached hereto as Exhibit A and is made a part hereof. An accurate map of the properties sought to be annexed is set forth in Exhibit B, which is attached hereto and made a part hereof.

Pursuant to O.R.C. §709.02(D), the list of the properties to be annexed to the City of Oberlin are set forth in Exhibit C, which is attached hereto and made a part hereof. The undersigned is the sole owner of the properties sought to be annexed. All the owners of the properties subject to this petition for annexation have consented to this petition and have executed the same.

Pursuant to O.R.C. §709.02(D), a list of all properties adjacent to and/or directly across the street from the properties sought to be annexed are contained in Exhibit C hereto (including but not limited to the name and mailing address of each owner and the permanent parcel number of the relevant properties).

The name of the person hereby appointed to act as agent for the undersigned petitioner is Joshua E. Lamb, Trigilio, Stephenson & Dattilo, PLL., 5750 Cooper Foster Park Road, Suite 102, Lorain, Ohio 44053, Telephone No. (440) 988-9500, Fax No. (440) 988-9511, who can be emailed at jlamb@tsohiolaw.com.

Date: 10/2/24

Kendal at Oberlin

By: _____
Seth Vilensky
Its: Chief Executive Officer

THOMAS SIMON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

150 SOUTH OLIVE STREET
ELYRIA, OHIO 44035
(440) 327-2925
Tasimon@windstream.net

EXHIBIT "A"

August 14, 2024
Job No. 2024-073

Boundary Description
of Area to be Annexed
2.2561 Acres

Situated in the County of Lorain, in the State of Ohio and being known as part of New Russia Township Original Lot No. 66, and being further bounded and described as follows:

Beginning at the intersection of the centerlines of North Pleasant Street and Maple Street (49.50 feet wide);

Thence, North 89 degrees 52'27" West a distance of 67.38 feet along the centerline of Maple Street, to a point thereon being the Principal Place of Beginning;

Thence continuing North 89 degrees 52'27" West a distance of 199.83 feet along the centerline of said Maple Street, to a point thereon;

Thence, North 05 degrees 54'13" West passing through an iron pipe found set at 25.23 feet, a distance of 427.23 feet along the Easterly line of land conveyed to Marva L. Hill and Audrey Y. Kolb by deed recorded in document no. 20150563146 of Lorain County Recorder's Records on October 16, 2015; and the Northerly prolongation thereof, to an iron pin found set at a corner of land conveyed to Jerome Zbydnowski, Trustee by deed recorded in document no. 20070211817 of Lorain County Recorder's Records on July 5, 2007, and being a point on the Southerly line of land conveyed to Kendal at Oberlin by deed recorded in document no. 20070227481 of Lorain County Recorder's Records on October 22, 2007;

Thence, North 89 degrees 32'04" East a distance of 301.00 feet along the Southerly line of said land conveyed to Kendal at Oberlin, to an iron pipe found set at the Southeasterly corner thereof, being a point on the Westerly line of said land conveyed to Kendal at Oberlin, by deed recorded in Official Record Volume 562 Page 601 of Lorain County Recorder's Records on July 1, 1992;

THOMAS SIMON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

150 SOUTH OLIVE STREET
ELYRIA, OHIO 44035
(440) 327-2925
Tasimon@windstream.net

August 14, 2024
Job No. 2024-073

Boundary Description
of Area to be Annexed
2.2561 Acres

Thence, South 01 degrees 21'34" East a distance of 72.93 feet along the Westerly line of said land conveyed to Kendal at Oberlin, to a corner thereof;

Thence, South 89 degrees 32'04" West a distance of 61.81 feet along the Northerly line of said land conveyed to Kendal at Oberlin, to a corner thereof;

Thence, South 00 degrees 27'45" East a distance of 354.45 feet along the Westerly line of said land conveyed to Kendal at Oberlin, by deed recorded in Official Record Volume 562 Page 601 of Lorain County Recorder's Records on July 1, 1992, to the Principal Place of Beginning, and containing 2.2561 Acres of which 0.1142 acres lies within the Right-of-Way of Maple Street, as surveyed by Thomas A. Simon, Registered Professional Surveyor No. S-7775 in November, 2006, August, 2007 and July/August, 2024. Basis of bearings is the centerline of Maple Street (North 89 degrees 52'27" West).



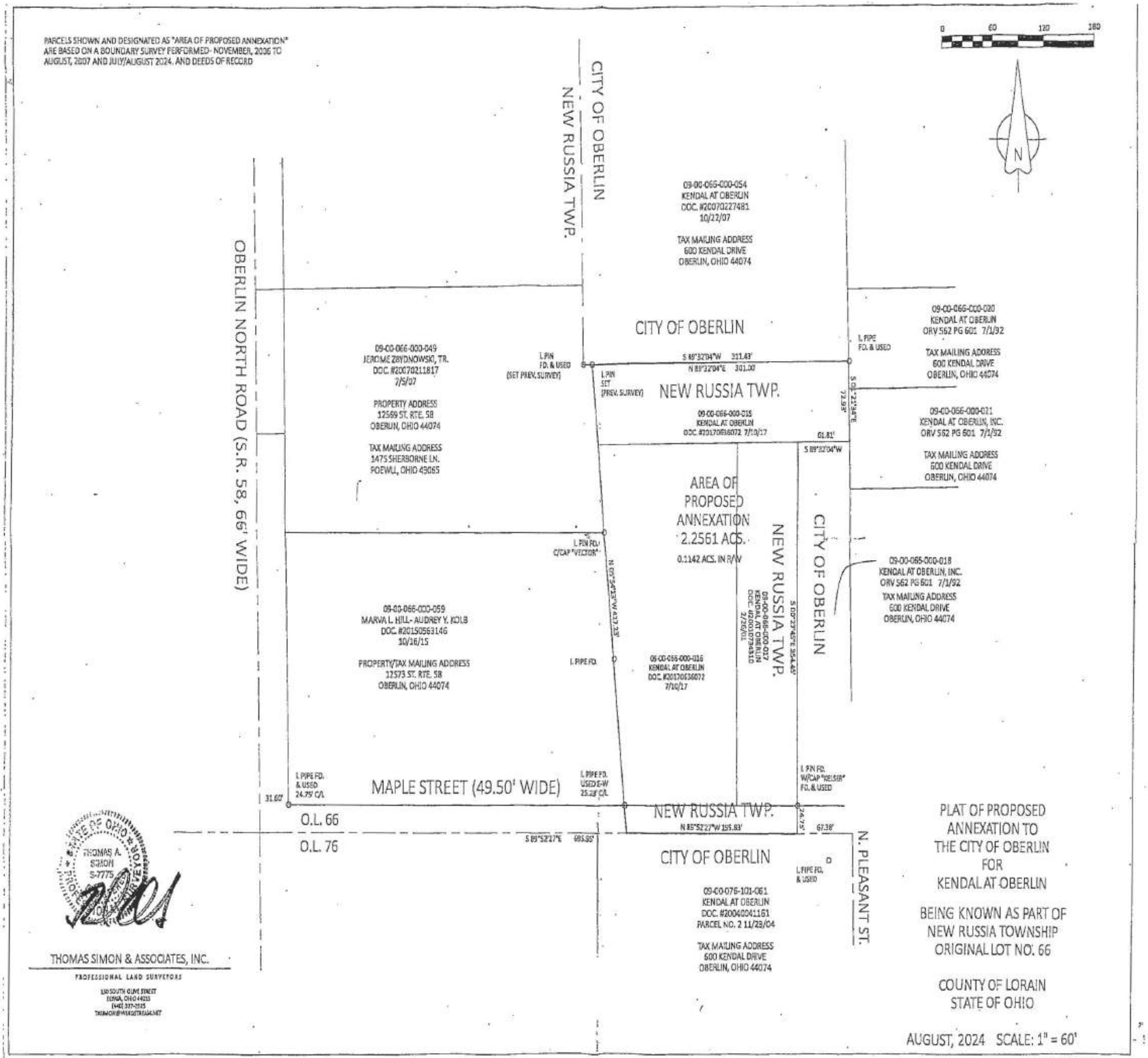

PARCELS SHOWN AND DESIGNATED AS "AREA OF PROPOSED ANNEXATION" ARE BASED ON A BOUNDARY SURVEY PERFORMED- NOVEMBER, 2006 TO AUGUST, 2007 AND JULY/AUGUST 2024. AND DEEDS OF RECORD
0 60 120 180
N
CITY OF OBERLIN
NEW RUSSIA TWP.
OBERLIN NORTH ROAD (S.R. 58, 66' WIDE)
09-00-066-000-054
KENDAL AT OBERLIN
DOC. #200702274B1
10/22/07
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
CITY OF OBERLIN
09-00-066-000-049
JEROME ZBYDNOWSKI, TR.
DOC. #200702111817
7/5/07
PROPERTY ADDRESS
12569 ST. RTE. 58
OBERLIN, OHIO 44074
TAX MAILING ADDRESS
1475 SHERBORNE LN.
POEWL, OHIO 43065
I. PIN FD. & USED (SET PREV. SURVEY)
I. PIN SET (PREV. SURVEY)
S 89°32'04"W 311.43'
N 89°32'04"E 301.00'
NEW RUSSIA TWP.
09-00-066-000-015
KENDAL AT OBERLIN
DOC. #201706160?2 7/10/17
01.81'
S 89°32'04"W
AREA OF PROPOSED ANNEXATION 2.2561 ACS.
0.1142 ACS. IN R/W
I. PIPE FD.
09-00-066-000-059
MARVA L. HILL- AUDREY Y. KOLB
DOC. #20150563146
10/16/15
PROPERTY/TAX MAILING ADDRESS
12573 ST. RTE. 58
OBERLIN, OHIO 44074
I. PIN FD. C/CAP "VECTOR"
N 05°54'13"W 417.23'
I. PIPE FD.
09-00-066-000-016
KENDAL AT OBERLIN
DOC. #201706160?2
7/10/17
NEW RUSSIA TWP.
09-00-066-000-017
KENDAL AT OBERLIN
DOC. #200310079831
2/25/03
S 05°27'42"E 354.45'
CITY OF OBERLIN
09-00-066-000-020
KENDAL AT OBERLIN
ORV 562 PG 601 7/1/92
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
I. PIPE FD. & USED
S 05°27'42"E 72.69'
09-00-066-000-021
KENDAL AT OBERLIN, INC.
ORV 562 PG 601 7/1/92
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
09-00-066-000-018
KENDAL AT OBERLIN, INC.
ORV 562 PG 601 7/1/92
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
I. PIPE FD. & USED 24.75' C/L
MAPLE STREET (49.50' WIDE)
I. PIPE FD. USED E-W 25.23' C/L
I. PIN FD. W/CAP "KELSER" FD. & USED
31.60'
O.L. 66
O.L. 76
NEW RUSSIA TWP.
N 85°52'27"W 195.83'
24.75'
67.38'
S 89°52'27"E 695.95'
CITY OF OBERLIN
I. PIPE FD. & USED
N. PLEASANT ST.
09-00-076-101-061
KENDAL AT OBERLIN
DOC. #20040041161
PARCEL NO. 2 11/23/04
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
THOMAS A. SIMON S-7775
PROFESSIONAL SURVEYOR
STATE OF OHIO
THOMAS SIMON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
130 SOUTH OLIVE STREET
ELYRIA, OHIO 44035
(440) 327-2525
PLAT OF PROPOSED ANNEXATION TO THE CITY OF OBERLIN FOR KENDAL AT OBERLIN
BEING KNOWN AS PART OF NEW RUSSIA TOWNSHIP ORIGINAL LOT NO. 66
COUNTY OF LORAIN STATE OF OHIO
AUGUST, 2024 SCALE: 1" = 60'
JOB NO. 2024-073

EXHIBIT "B"

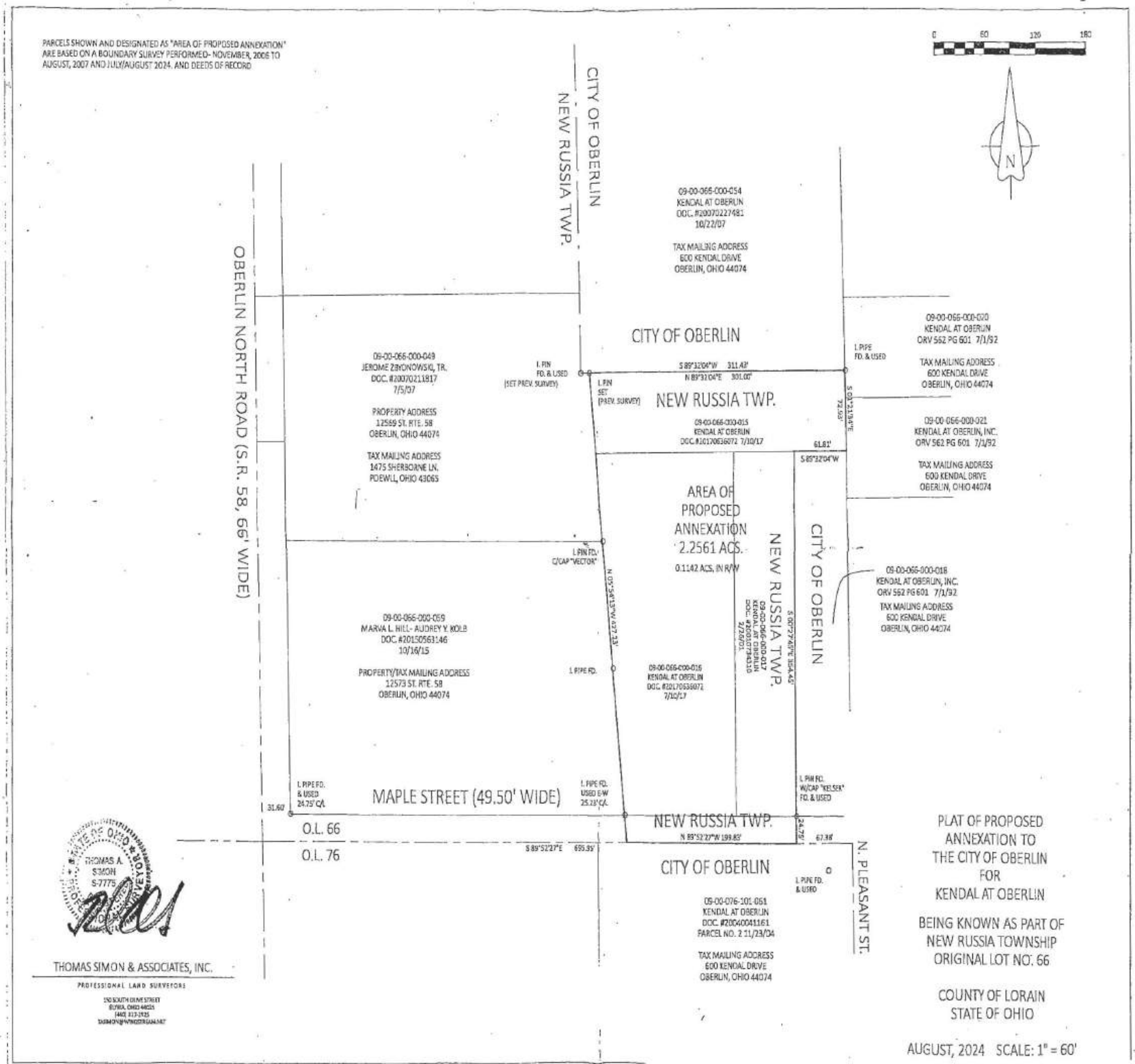
EXHIBIT "C"

INFORMATION RELATING TO OWNERS OF REAL PROPERTY SOUGHT TO BE ANNEXED

Owners' Name and Address	Permanent Parcel Number	Approximate Acreage of Each Parcel to be Annexed
Kendal at Oberlin 600 Kendal Drive Oberlin, Ohio 44074	09-00-066-000-016	1.1865
Kendal at Oberlin 600 Kendal Drive Oberlin, Ohio 44074	09-00-066-000-015	0.5705
Kendal at Oberlin 600 Kendal Drive Oberlin, Ohio 44074	09-00-066-000-017	0.4991

LIST OF OWNERS OF PROPERTY ADJACENT TO AND DIRECTLY ACROSS THE STREET

Owner's Name and Mailing Address	Permanent Parcel Number
Jerome Zbydnowski, Successor Trustee of the Irene Zbydniowski Intervivos Trust 12569 State Route 58 Oberlin, Ohio 44074 and 1475 Sherborne Lane Powell, Ohio 43065	09-00-066-000-049
Marva L. Hill & Audrey Y. Kolb 12573 State Route 58 Oberlin, Ohio 44074	09-00-066-000-059
Kendal at Oberlin 600 Kendal Drive Oberlin, Ohio 44074	09-00-066-000-054
Kendal at Oberlin Inc 600 Kendal Drive Oberlin, Ohio 44074	09-00-066-000-020
Kendal at Oberlin Inc 600 Kendal Drive Oberlin, Ohio 44074	09-00-066-000-021
Kendal at Oberlin Inc 600 Kendal Drive Oberlin, Ohio 44074	09-00-066-000-018
Kendal at Oberlin 600 Kendal Drive Oberlin, Ohio 44074	09-00-076-101-061


PARCELS SHOWN AND DESIGNATED AS "AREA OF PROPOSED ANNEXATION" ARE BASED ON A BOUNDARY SURVEY PERFORMED- NOVEMBER, 2006 TO AUGUST, 2007 AND JULY/AUGUST 2024, AND DEEDS OF RECORD
0 60 120 180
N
CITY OF OBERLIN
NEW RUSSIA TWP.
OBERLIN NORTH ROAD (S.R. 58, 66' WIDE)
09-00-066-000-054
KENDAL AT OBERLIN
DOC. #20070227481
10/22/07
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
09-00-066-000-049
JEROME ZBYDNOWSKI, TR.
DOC. #200702111917
7/5/07
PROPERTY ADDRESS
12589 ST. RTE. 58
OBERLIN, OHIO 44074
TAX MAILING ADDRESS
1475 SHERBORNE LN.
POWELL, OHIO 43065
I. PIN FD. & USED (SET PREV. SURVEY)
I. PIN SET (PREV. SURVEY)
S 89°32'04"W 311.42'
N 89°32'04"E 301.00'
I. PIPE FD. & USED
09-00-066-000-020
KENDAL AT OBERLIN
ORV 562 PG 601 7/1/92
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
S 01°21'04"E 72.50'
09-00-066-000-021
KENDAL AT OBERLIN, INC.
ORV 562 PG 601 7/1/92
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
09-00-066-000-015
KENDAL AT OBERLIN
DOC. #201706160072 7/10/17
61.81'
S 89°32'04"W
AREA OF PROPOSED ANNEXATION 2.2561 ACS.
0.1142 ACS. IN R/W
I. PIN FD. W/CAP "VECTOR"
N 01°51'51"W 627.33'
09-00-066-000-059
MARVA L. HILL- AUDREY Y. KOLB
DOC. #201505631146
10/16/15
PROPERTY/TAX MAILING ADDRESS
12573 ST. RTE. 58
OBERLIN, OHIO 44074
I. PIPE FD.
09-00-066-000-016
KENDAL AT OBERLIN
DOC. #201706160072
7/10/17
09-00-066-000-017
KENDAL AT OBERLIN
DOC. #200707194310
7/20/07
S 00°27'40"E 164.45'
09-00-066-000-018
KENDAL AT OBERLIN, INC.
ORV 562 PG 601 7/1/92
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
I. PIPE FD. & USED 24.75' C/L
MAPLE STREET (49.50' WIDE)
I. PIPE FD. USED E-W 25.23' C/L
I. PIN FD. W/CAP "KELSER" FD. & USED
31.60'
O.L. 66
O.L. 76
S 89°52'27"E 695.35'
N 89°52'27"W 199.83'
24.75'
67.98'
NEW RUSSIA TWP.
CITY OF OBERLIN
N. PLEASANT ST.
I. PIPE FD. & USED
09-00-076-101-051
KENDAL AT OBERLIN
DOC. #200400411161
PARCEL NO. 2 11/23/04
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
THOMAS A. SIMON S-7775
THOMAS SIMON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
150 SOUTH DUNE STREET
ELYRIA, OHIO 44035
(440) 323-2525
TSIMON@WINDSTREAM.NET
PLAT OF PROPOSED ANNEXATION TO THE CITY OF OBERLIN FOR KENDAL AT OBERLIN
BEING KNOWN AS PART OF NEW RUSSIA TOWNSHIP ORIGINAL LOT NO. 66
COUNTY OF LORAIN
STATE OF OHIO
AUGUST, 2024 SCALE: 1" = 60'

NOTICE OF FILING OF PETITION FOR REGULAR ANNEXATION

Date: October 18, 2024

VIA PERSONAL DELIVERY
Clerk of New Russia Township Board of Trustees
46300 Butternut Ridge Road
Oberlin, Ohio 44074

Fiscal Officer of New Russia Township
c/o Lisa Akers
46300 Butternut Ridge Road
Oberlin, Ohio 44074

This notice is given to you in your respective capacity as Clerk of the Board of Trustees of New Russia Township, Ohio and as the Fiscal Officer of New Russia Township, Ohio.

You are hereby notified that a Petition for Regular Annexation was filed by Kendal at Oberlin in Lorain County, Ohio with the Board of Commissioners of Lorain County, Ohio on October 15, 2024 at 2:08 p.m., for the annexation of 2.2561 acres of property known as being Lorain County Permanent Parcel Nos. 09-00-066-000-015, 09-00-066-000-016 and 09-00-066-000-017 from New Russia Township, Ohio to the City of Oberlin, Ohio.

The Lorain County Board of Commissioners has scheduled the hearing on the Petition for Regular Annexation for Tuesday, December 17, 2024 at 4:30 p.m. in the Lorain County Commissioners' Public Hearing Room, J. Grant Keys Administration Building, 226 Middle Avenue, 4th Floor, Meeting Room B, Elyria, Ohio 44035.

A true and correct copy of the time-stamped Petition for Regular Annexation that was filed with the Lorain County Board of Commissioners, along with all attachments or documents accompanying the Petition for Regular Annexation, is attached hereto.

Joshua E. Lamb, Agent for Petitioner
Kendal at Oberlin
5750 Cooper Foster Park Road,
Suite 102
Lorain, Ohio 44053
Tel: (440) 988-9500
E-mail: jlamb@tsohiolaw.com

PETITION FOR REGULAR ANNEXATION OF LAND TO THE CITY OF OBERLIN FROM NEW RUSSIA TOWNSHIP

To: Board of Commissioners of Lorain County, Ohio
226 Middle Avenue, 4th Floor
Elyria, Ohio 44035

Pursuant to Section 709.02 of the Ohio Revised Code, the undersigned, being the sole legal owner of the properties described in Exhibit A attached hereto and further known as being Lorain County Permanent Parcel Nos. 09-00-066-000-015, 09-00-066-000-016 and 09-00-066-000-017, which are contiguous and adjacent to the City of Oberlin and consisting of 2.2561 acres, hereby petitions the Board of Commissioners for Lorain County for the regular annexation of the properties to the City of Oberlin, Ohio from New Russia Township, Ohio.

An accurate legal description of the perimeter of the properties to be annexed to the City of Oberlin is attached hereto as Exhibit A and is made a part hereof. An accurate map of the properties sought to be annexed is set forth in Exhibit B, which is attached hereto and made a part hereof.

Pursuant to O.R.C. §709.02(D), the list of the properties to be annexed to the City of Oberlin are set forth in Exhibit C, which is attached hereto and made a part hereof. The undersigned is the sole owner of the properties sought to be annexed. All the owners of the properties subject to this petition for annexation have consented to this petition and have executed the same.

Pursuant to O.R.C. §709.02(D), a list of all properties adjacent to and/or directly across the street from the properties sought to be annexed are contained in Exhibit C hereto (including but not limited to the name and mailing address of each owner and the permanent parcel number of the relevant properties).

The name of the person hereby appointed to act as agent for the undersigned petitioner is Joshua E. Lamb, Trigilio, Stephenson & Dattilo, PLL., 5750 Cooper Foster Park Road, Suite 102, Lorain, Ohio 44053, Telephone No. (440) 988-9500, Fax No. (440) 988-9511, who can be emailed at jlamb@tsohiolaw.com.

Date: 10/2/24

Kendal at Oberlin

By: _____
Seth Vilensky
Its: Chief Executive Officer

THOMAS SIMON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

150 SOUTH OLIVE STREET
ELYRIA, OHIO 44035
(440) 327-2925
Tasimon@windstream.net

EXHIBIT "A"

August 14, 2024
Job No. 2024-073

Boundary Description
of Area to be Annexed
2.2561 Acres

Situated in the County of Lorain, in the State of Ohio and being known as part of New Russia Township Original Lot No. 66, and being further bounded and described as follows:

Beginning at the intersection of the centerlines of North Pleasant Street and Maple Street (49.50 feet wide);

Thence, North 89 degrees 52'27" West a distance of 67.38 feet along the centerline of Maple Street, to a point thereon being the Principal Place of Beginning;

Thence continuing North 89 degrees 52'27" West a distance of 199.83 feet along the centerline of said Maple Street, to a point thereon;

Thence, North 05 degrees 54'13" West passing through an iron pipe found set at 25.23 feet, a distance of 427.23 feet along the Easterly line of land conveyed to Marva L. Hill and Audrey Y. Kolb by deed recorded in document no. 20150563146 of Lorain County Recorder's Records on October 16, 2015; and the Northerly prolongation thereof, to an iron pin found set at a corner of land conveyed to Jerome Zbydnowski, Trustee by deed recorded in document no. 20070211817 of Lorain County Recorder's Records on July 5, 2007, and being a point on the Southerly line of land conveyed to Kendal at Oberlin by deed recorded in document no. 20070227481 of Lorain County Recorder's Records on October 22, 2007;

Thence, North 89 degrees 32'04" East a distance of 301.00 feet along the Southerly line of said land conveyed to Kendal at Oberlin, to an iron pipe found set at the Southeasterly corner thereof, being a point on the Westerly line of said land conveyed to Kendal at Oberlin, by deed recorded in Official Record Volume 562 Page 601 of Lorain County Recorder's Records on July 1, 1992;

THOMAS SIMON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

150 SOUTH OLIVE STREET
ELYRIA, OHIO 44035
(440) 327-2925
Tasimon@windstream.net

August 14, 2024
Job No. 2024-073

Boundary Description
of Area to be Annexed
2.2561 Acres

Thence, South 01 degrees 21'34" East a distance of 72.93 feet along the Westerly line of said land conveyed to Kendal at Oberlin, to a corner thereof;

Thence, South 89 degrees 32'04" West a distance of 61.81 feet along the Northerly line of said land conveyed to Kendal at Oberlin, to a corner thereof;

Thence, South 00 degrees 27'45" East a distance of 354.45 feet along the Westerly line of said land conveyed to Kendal at Oberlin, by deed recorded in Official Record Volume 562 Page 601 of Lorain County Recorder's Records on July 1, 1992, to the Principal Place of Beginning, and containing 2.2561 Acres of which 0.1142 acres lies within the Right-of-Way of Maple Street, as surveyed by Thomas A. Simon, Registered Professional Surveyor No. S-7775 in November, 2006, August, 2007 and July/August, 2024. Basis of bearings is the centerline of Maple Street (North 89 degrees 52'27" West).



EXHIBIT "B"

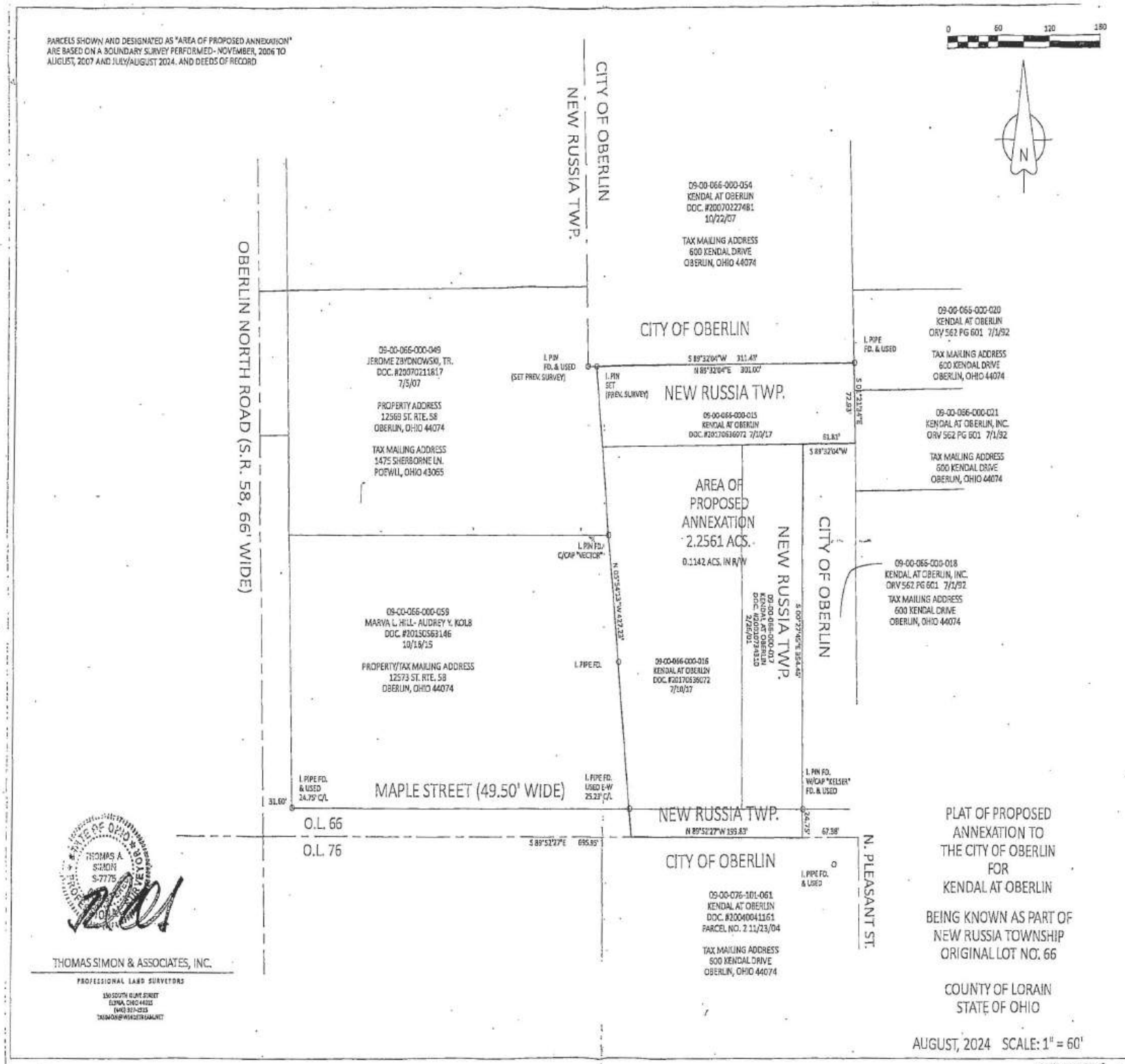

PARCELS SHOWN AND DESIGNATED AS "AREA OF PROPOSED ANNEXATION" ARE BASED ON A BOUNDARY SURVEY PERFORMED- NOVEMBER, 2006 TO AUGUST, 2007 AND JULY/AUGUST 2024. AND DEEDS OF RECORD
0 60 120 180
N
CITY OF OBERLIN
NEW RUSSIA TWP.
OBERLIN NORTH ROAD (S.R. 58, 66' WIDE)
09-00-066-000-054
KENDAL AT OBERLIN
DOC. #200702274B1
10/22/07
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
CITY OF OBERLIN
09-00-066-000-049
JEROME ZBYDNOWSKI, TR.
DOC. #200702111B17
7/5/07
PROPERTY ADDRESS
12569 ST. RTE. 58
OBERLIN, OHIO 44074
TAX MAILING ADDRESS
1475 SHERBORNE LN.
POWELL, OHIO 43065
I. PIN FD. & USED (SET PREV. SURVEY)
I. PIN SET (PREV. SURVEY)
S 89°32'04"W 311.43'
N 89°32'04"E 301.00'
NEW RUSSIA TWP.
09-00-066-000-015
KENDAL AT OBERLIN
DOC. #201706B6972 7/10/17
72.83'
S 01°21'24"E
61.83'
S 89°32'04"W
I. PIPE FD. & USED
09-00-065-000-020
KENDAL AT OBERLIN
ORV 562 PG 601 7/1/92
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
09-00-066-000-021
KENDAL AT OBERLIN, INC.
ORV 562 PG 601 7/1/92
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
AREA OF PROPOSED ANNEXATION 2.2561 ACS.
0.1142 ACS. IN R/W
I. PIN FD./ C/CAP "VECTOR"
N 00°54'13"W 432.23'
09-00-066-000-059
MARVA L. HILL- AUDREY Y. KOLB
DOC. #201505B3146
10/16/15
PROPERTY/TAX MAILING ADDRESS
12573 ST. RTE. 58
OBERLIN, OHIO 44074
I. PIPE FD.
09-00-066-000-016
KENDAL AT OBERLIN
DOC. #201706B6972
7/10/17
09-00-066-000-017
KENDAL AT OBERLIN
DOC. #200107004310
7/26/01
NEW RUSSIA TWP.
S 00°27'45"E 354.45'
CITY OF OBERLIN
09-00-065-000-018
KENDAL AT OBERLIN, INC.
ORV 562 PG 601 7/1/92
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
I. PIPE FD. & USED 24.79' C/L
MAPLE STREET (49.50' WIDE)
I. PIPE FD. USED E-W 25.23' C/L
I. PIN FD. W/CAP "KEELER" FD. & USED
31.60'
O.L. 66
O.L. 76
NEW RUSSIA TWP.
N 89°52'27"W 395.83'
24.75'
67.98'
S 89°52'27"E 695.95'
CITY OF OBERLIN
I. PIPE FD. & USED
N. PLEASANT ST.
09-00-076-101-061
KENDAL AT OBERLIN
DOC. #200400411161
PARCEL NO. 2 11/23/04
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
THOMAS A. SIMON S-7775
PROFESSIONAL SURVEYOR
THOMAS SIMON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
150 SOUTH ELYRIA STREET
ELYRIA, OHIO 44035
(440) 321-2215
TASIMON@WINDSTREAM.NET
PLAT OF PROPOSED ANNEXATION TO THE CITY OF OBERLIN FOR KENDAL AT OBERLIN
BEING KNOWN AS PART OF NEW RUSSIA TOWNSHIP ORIGINAL LOT NO. 66
COUNTY OF LORAIN
STATE OF OHIO
AUGUST, 2024 SCALE: 1" = 60'
JOB NO. 2024-073

EXHIBIT "C"

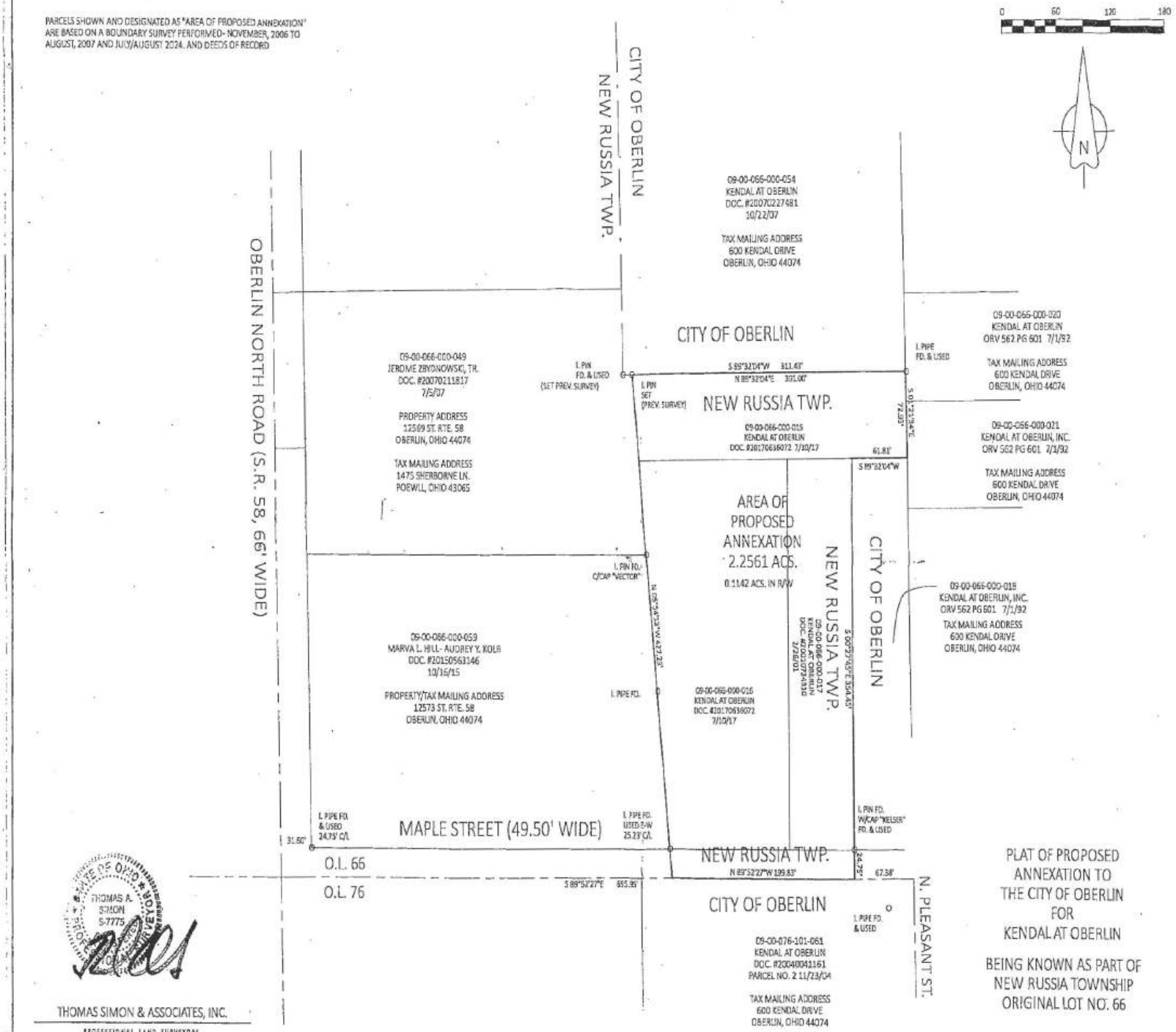
INFORMATION RELATING TO OWNERS OF REAL PROPERTY SOUGHT TO BE ANNEXED

Owners' Name and Address	Permanent Parcel Number	Approximate Acreage of Each Parcel to be Annexed
Kendal at Oberlin 600 Kendal Drive Oberlin, Ohio 44074	09-00-066-000-016	1.1865
Kendal at Oberlin 600 Kendal Drive Oberlin, Ohio 44074	09-00-066-000-015	0.5705
Kendal at Oberlin 600 Kendal Drive Oberlin, Ohio 44074	09-00-066-000-017	0.4991

LIST OF OWNERS OF PROPERTY ADJACENT TO AND DIRECTLY ACROSS THE STREET

Owner's Name and Mailing Address	Permanent Parcel Number
Jerome Zbydnowski, Successor Trustee of the Irene Zbydniowski Intervivos Trust 12569 State Route 58 Oberlin, Ohio 44074 and 1475 Sherborne Lane Powell, Ohio 43065	09-00-066-000-049
Marva L. Hill & Audrey Y. Kolb 12573 State Route 58 Oberlin, Ohio 44074	09-00-066-000-059
Kendal at Oberlin 600 Kendal Drive Oberlin, Ohio 44074	09-00-066-000-054
Kendal at Oberlin Inc 600 Kendal Drive Oberlin, Ohio 44074	09-00-066-000-020
Kendal at Oberlin Inc 600 Kendal Drive Oberlin, Ohio 44074	09-00-066-000-021
Kendal at Oberlin Inc 600 Kendal Drive Oberlin, Ohio 44074	09-00-066-000-018
Kendal at Oberlin 600 Kendal Drive Oberlin, Ohio 44074	09-00-076-101-061

PARCELS SHOWN AND DESIGNATED AS "AREA OF PROPOSED ANNEXATION" ARE BASED ON A BOUNDARY SURVEY PERFORMED- NOVEMBER, 2006 TO AUGUST, 2007 AND JULY/AUGUST 2024. AND DEEDS OF RECORD



STATE OF OHIO
THOMAS A. SIMON
S-7775
REGISTERED
SURVEYOR
2021

THOMAS SIMON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
156 SOUTH CLIVE STREET
ELYRIA, OHIO 44035
(440) 327-2915
TASIMON@WINDSTREAM.NET

PLAT OF PROPOSED ANNEXATION TO THE CITY OF OBERLIN FOR KENDAL AT OBERLIN

BEING KNOWN AS PART OF NEW RUSSIA TOWNSHIP ORIGINAL LOT NO. 66

COUNTY OF LORAIN
STATE OF OHIO

AUGUST, 2024 SCALE: 1" = 60'

NOTICE OF FILING OF PETITION FOR REGULAR ANNEXATION

Date: October 24, 2024

VIA PERSONAL DELIVERY
Clerk of New Russia Township Board of Trustees
46300 Butternut Ridge Road
Oberlin, Ohio 44074

Fiscal Officer of New Russia Township
c/o Lisa Akers
46300 Butternut Ridge Road
Oberlin, Ohio 44074

This notice is given to you in your respective capacity as Clerk of the Board of Trustees of New Russia Township, Ohio and as the Fiscal Officer of New Russia Township, Ohio.

You are hereby notified that a Petition for Regular Annexation was filed by Kendal at Oberlin in Lorain County, Ohio with the Board of Commissioners of Lorain County, Ohio on October 15, 2024 at 2:08 p.m., for the annexation of 2.2561 acres of property known as being Lorain County Permanent Parcel Nos. 09-00-066-000-015, 09-00-066-000-016 and 09-00-066-000-017 from New Russia Township, Ohio to the City of Oberlin, Ohio.

The Lorain County Board of Commissioners has scheduled the hearing on the Petition for Regular Annexation for Tuesday, December 17, 2024 at 4:30 p.m. in the Lorain County Commissioners' Public Hearing Room, J. Grant Keys Administration Building, 226 Middle Avenue, 4th Floor, Meeting Room B, Elyria, Ohio 44035.

A true and correct copy of the time-stamped Petition for Regular Annexation that was filed with the Lorain County Board of Commissioners, along with all attachments or documents accompanying the Petition for Regular Annexation, is attached hereto.

Joshua E. Lamb, Agent for Petitioner
Kendal at Oberlin
5750 Cooper Foster Park Road,
Suite 102
Lorain, Ohio 44053
Tel: (440) 988-9500
E-mail: jlamb@tsohiolaw.com

PETITION FOR REGULAR ANNEXATION OF LAND TO THE CITY OF OBERLIN FROM NEW RUSSIA TOWNSHIP

To: Board of Commissioners of Lorain County, Ohio
226 Middle Avenue, 4th Floor
Elyria, Ohio 44035

Pursuant to Section 709.02 of the Ohio Revised Code, the undersigned, being the sole legal owner of the properties described in Exhibit A attached hereto and further known as being Lorain County Permanent Parcel Nos. 09-00-066-000-015, 09-00-066-000-016 and 09-00-066-000-017, which are contiguous and adjacent to the City of Oberlin and consisting of 2.2561 acres, hereby petitions the Board of Commissioners for Lorain County for the regular annexation of the properties to the City of Oberlin, Ohio from New Russia Township, Ohio.

An accurate legal description of the perimeter of the properties to be annexed to the City of Oberlin is attached hereto as Exhibit A and is made a part hereof. An accurate map of the properties sought to be annexed is set forth in Exhibit B, which is attached hereto and made a part hereof.

Pursuant to O.R.C. §709.02(D), the list of the properties to be annexed to the City of Oberlin are set forth in Exhibit C, which is attached hereto and made a part hereof. The undersigned is the sole owner of the properties sought to be annexed. All the owners of the properties subject to this petition for annexation have consented to this petition and have executed the same.

Pursuant to O.R.C. §709.02(D), a list of all properties adjacent to and/or directly across the street from the properties sought to be annexed are contained in Exhibit C hereto (including but not limited to the name and mailing address of each owner and the permanent parcel number of the relevant properties).

The name of the person hereby appointed to act as agent for the undersigned petitioner is Joshua E. Lamb, Trigilio, Stephenson & Dattilo, PLL., 5750 Cooper Foster Park Road, Suite 102, Lorain, Ohio 44053, Telephone No. (440) 988-9500, Fax No. (440) 988-9511, who can be emailed at jlamb@tsohiolaw.com.

Date: 10/2/24

Kendal at Oberlin

By: _____
Seth Vilensky
Its: Chief Executive Officer

THOMAS SIMON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

150 SOUTH OLIVE STREET
ELYRIA, OHIO 44035
(440) 327-2925
Tasimon@windstream.net

EXHIBIT "A"

August 14, 2024
Job No. 2024-073

Boundary Description
of Area to be Annexed
2.2561 Acres

Situated in the County of Lorain, in the State of Ohio and being known as part of New Russia Township Original Lot No. 66, and being further bounded and described as follows:

Beginning at the intersection of the centerlines of North Pleasant Street and Maple Street (49.50 feet wide);

Thence, North 89 degrees 52'27" West a distance of 67.38 feet along the centerline of Maple Street, to a point thereon being the Principal Place of Beginning;

Thence continuing North 89 degrees 52'27" West a distance of 199.83 feet along the centerline of said Maple Street, to a point thereon;

Thence, North 05 degrees 54'13" West passing through an iron pipe found set at 25.23 feet, a distance of 427.23 feet along the Easterly line of land conveyed to Marva L. Hill and Audrey Y. Kolb by deed recorded in document no. 20150563146 of Lorain County Recorder's Records on October 16, 2015; and the Northerly prolongation thereof, to an iron pin found set at a corner of land conveyed to Jerome Zbydnowski, Trustee by deed recorded in document no. 20070211817 of Lorain County Recorder's Records on July 5, 2007, and being a point on the Southerly line of land conveyed to Kendal at Oberlin by deed recorded in document no. 20070227481 of Lorain County Recorder's Records on October 22, 2007;

Thence, North 89 degrees 32'04" East a distance of 301.00 feet along the Southerly line of said land conveyed to Kendal at Oberlin, to an iron pipe found set at the Southeasterly corner thereof, being a point on the Westerly line of said land conveyed to Kendal at Oberlin, by deed recorded in Official Record Volume 562 Page 601 of Lorain County Recorder's Records on July 1, 1992;

THOMAS SIMON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

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ELYRIA, OHIO 44035
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August 14, 2024
Job No. 2024-073

Boundary Description
of Area to be Annexed
2.2561 Acres

Thence, South 01 degrees 21'34" East a distance of 72.93 feet along the Westerly line of said land conveyed to Kendal at Oberlin, to a corner thereof;

Thence, South 89 degrees 32'04" West a distance of 61.81 feet along the Northerly line of said land conveyed to Kendal at Oberlin, to a corner thereof;

Thence, South 00 degrees 27'45" East a distance of 354.45 feet along the Westerly line of said land conveyed to Kendal at Oberlin, by deed recorded in Official Record Volume 562 Page 601 of Lorain County Recorder's Records on July 1, 1992, to the Principal Place of Beginning, and containing 2.2561 Acres of which 0.1142 acres lies within the Right-of-Way of Maple Street, as surveyed by Thomas A. Simon, Registered Professional Surveyor No. S-7775 in November, 2006, August, 2007 and July/August, 2024. Basis of bearings is the centerline of Maple Street (North 89 degrees 52'27" West).



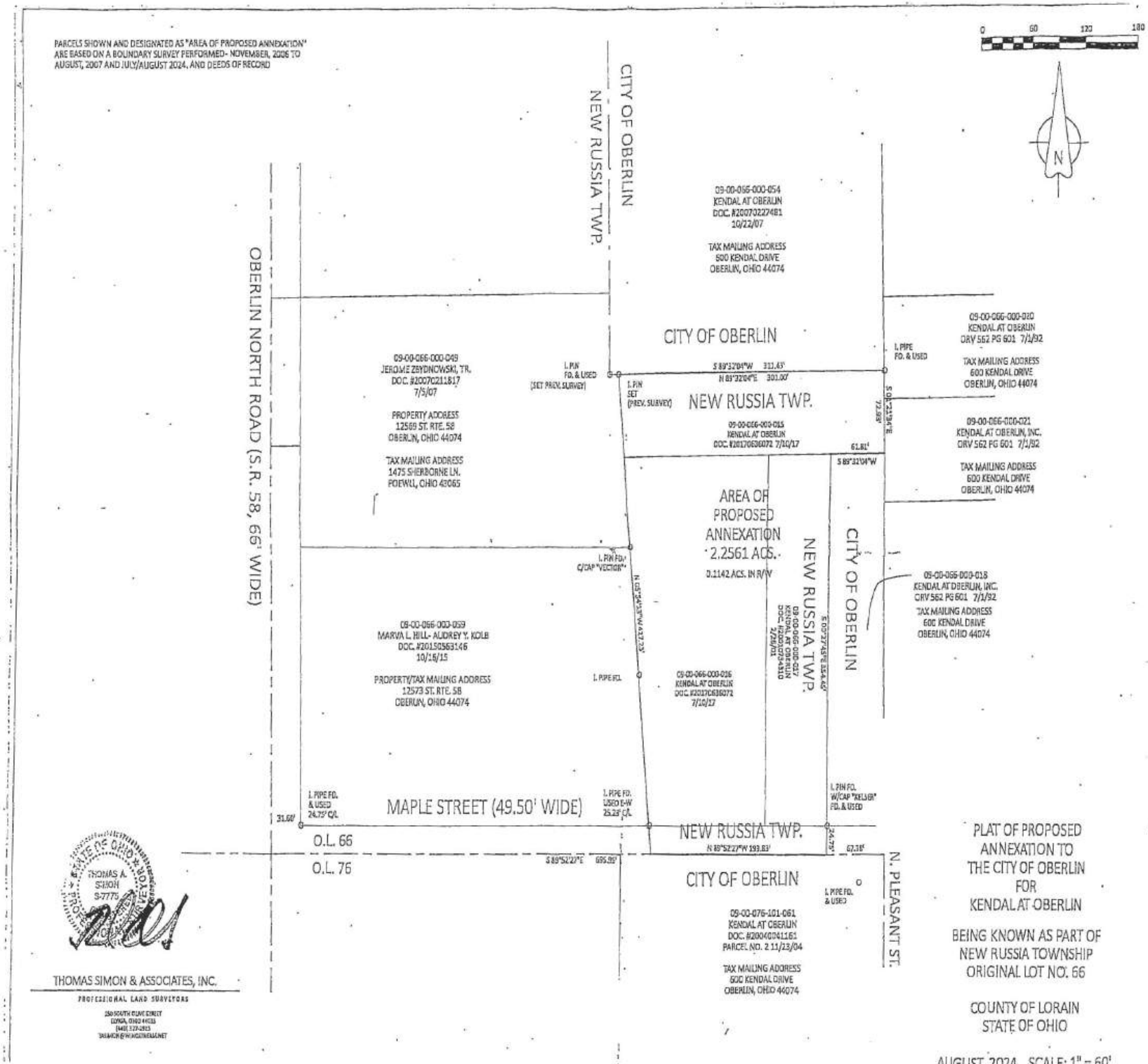

PARCELS SHOWN AND DESIGNATED AS "AREA OF PROPOSED ANNEXATION" ARE BASED ON A BOUNDARY SURVEY PERFORMED- NOVEMBER, 2006 TO AUGUST, 2007 AND JULY/AUGUST 2024, AND DEEDS OF RECORD
0 60 120 180
N
CITY OF OBERLIN
NEW RUSSIA TWP.
OBERLIN NORTH ROAD (S.R. 58, 66' WIDE)
09-00-066-000-054
KENDAL AT OBERLIN
DOC. #200702274B1
10/22/07
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
CITY OF OBERLIN
09-00-066-000-049
JEROME ZEYDNOWSKI, TR.
DOC. #200702211817
7/5/07
PROPERTY ADDRESS
12569 ST. RTE. 58
OBERLIN, OHIO 44074
TAX MAILING ADDRESS
1475 SHERBORNE LN.
POEWLL, OHIO 43065
I. PIN FD. & USED (SET PREV. SURVEY)
I. PIN SET (PREV. SURVEY)
S 89°32'04"W 311.63'
N 89°32'04"E 301.00'
NEW RUSSIA TWP.
09-00-066-000-015
KENDAL AT OBERLIN
DOC. #201706B6072 7/10/17
61.81'
S 89°32'04"W
I. PIPE FD. & USED
09-00-066-000-020
KENDAL AT OBERLIN
ORV 562 PG 601 7/1/92
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
09-00-066-000-021
KENDAL AT OBERLIN, INC.
ORV 562 PG 601 7/1/92
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
AREA OF PROPOSED ANNEXATION
2.2561 ACS.
0.2142 ACS. IN R/W
I. PIN FD W/CAP "VECTOR"
N 05°54'37"W 437.73'
09-00-066-000-039
MARVA L. HILL- AUDREY Y. KOLB
DOC. #201505631 46
10/16/15
PROPERTY/TAX MAILING ADDRESS
12573 ST. RTE. 58
OBERLIN, OHIO 44074
I. PIPE FD.
09-00-066-000-016
KENDAL AT OBERLIN
DOC. #201706B072
7/10/17
NEW RUSSIA TWP.
09-00-066-000-017
KENDAL AT OBERLIN
DOC. #200107041310
2/26/01
S 05°27'45"E 354.46'
CITY OF OBERLIN
09-00-066-000-018
KENDAL AT OBERLIN, INC.
ORV 562 PG 601 7/1/92
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
I. PIPE FD. & USED 24.75' O/L
MAPLE STREET (49.50' WIDE)
I. PIPE FD. USED E-W 25.23' O/L
I. PIN FD. W/CAP "KELGER" FD. & USED
31.60'
O.L. 66
O.L. 76
S 89°52'22"E 695.99'
NEW RUSSIA TWP.
N 89°52'27"W 193.83'
24.75'
67.38'
N. PLEASANT ST.
CITY OF OBERLIN
I. PIPE FD. & USED
09-00-076-101-061
KENDAL AT OBERLIN
DOC. #200400411 61
PARCEL NO. 2 11/23/04
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
STATE OF OHIO
THOMAS A. SIMON
S-7775
PROFESSIONAL SURVEYOR
THOMAS SIMON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
150 SOUTH ELYRIA STREET
ELYRIA, OHIO 44035
(440) 329-2825
TASIMON@WADDELL.NET
PLAT OF PROPOSED ANNEXATION TO THE CITY OF OBERLIN FOR KENDAL AT OBERLIN
BEING KNOWN AS PART OF NEW RUSSIA TOWNSHIP ORIGINAL LOT NO. 66
COUNTY OF LORAIN
STATE OF OHIO
AUGUST, 2024 SCALE: 1" = 60'

EXHIBIT "B"

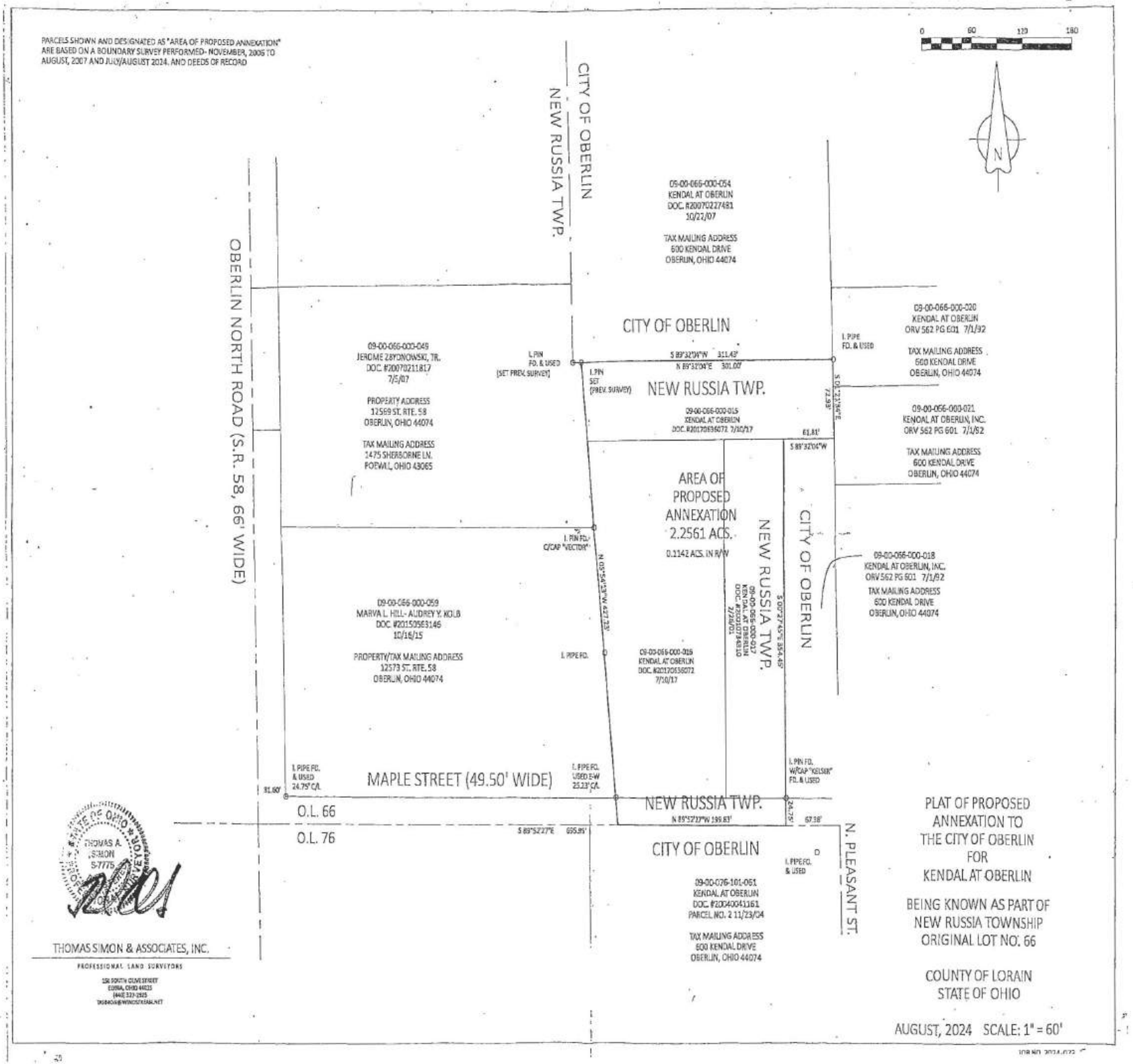
EXHIBIT "C"

INFORMATION RELATING TO OWNERS OF REAL PROPERTY SOUGHT TO BE ANNEXED

Owners' Name and Address	Permanent Parcel Number	Approximate Acreage of Each Parcel to be Annexed
Kendal at Oberlin 600 Kendal Drive Oberlin, Ohio 44074	09-00-066-000-016	1.1865
Kendal at Oberlin 600 Kendal Drive Oberlin, Ohio 44074	09-00-066-000-015	0.5705
Kendal at Oberlin 600 Kendal Drive Oberlin, Ohio 44074	09-00-066-000-017	0.4991

LIST OF OWNERS OF PROPERTY ADJACENT TO AND DIRECTLY ACROSS THE STREET

Owner's Name and Mailing Address	Permanent Parcel Number
Jerome Zbydnowski, Successor Trustee of the Irene Zbydniowski Intervivos Trust 12569 State Route 58 Oberlin, Ohio 44074 and 1475 Sherborne Lane Powell, Ohio 43065	09-00-066-000-049
Marva L. Hill & Audrey Y. Kolb 12573 State Route 58 Oberlin, Ohio 44074	09-00-066-000-059
Kendal at Oberlin 600 Kendal Drive Oberlin, Ohio 44074	09-00-066-000-054
Kendal at Oberlin Inc 600 Kendal Drive Oberlin, Ohio 44074	09-00-066-000-020
Kendal at Oberlin Inc 600 Kendal Drive Oberlin, Ohio 44074	09-00-066-000-021
Kendal at Oberlin Inc 600 Kendal Drive Oberlin, Ohio 44074	09-00-066-000-018
Kendal at Oberlin 600 Kendal Drive Oberlin, Ohio 44074	09-00-076-101-061


PARCELS SHOWN AND DESIGNATED AS "AREA OF PROPOSED ANNEXATION" ARE BASED ON A BOUNDARY SURVEY PERFORMED- NOVEMBER, 2005 TO AUGUST, 2007 AND JULY/AUGUST 2024, AND DEEDS OF RECORD
0 60 120 180
N
CITY OF OBERLIN
NEW RUSSIA TWP.
OBERLIN NORTH ROAD (S.R. 58, 66' WIDE)
09-00-066-000-054
KENDAL AT OBERLIN
DOC. #20070227481
10/22/07
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
09-00-066-000-049
JEROME ZBYDNOWSKI, TR.
DOC. #20070211817
7/5/07
PROPERTY ADDRESS
12569 ST. RTE. 58
OBERLIN, OHIO 44074
TAX MAILING ADDRESS
1475 SHERBORNE LN.
POWELL, OHIO 43065
I. PIN
FD. & USED
[SET PREV. SURVEY]
I. PIN
SET
(PREV. SURVEY)
S 89°32'04"W 311.43'
N 89°32'04"E 301.00'
CITY OF OBERLIN
NEW RUSSIA TWP.
09-00-066-000-015
KENDAL AT OBERLIN
DOC. #20170036072 7/10/17
I. PIPE
FD. & USED
09-00-066-000-020
KENDAL AT OBERLIN
ORV 562 PG 601 7/1/92
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
S 01°21'56"E 72.93'
09-00-066-000-021
KENDAL AT OBERLIN, INC.
ORV 562 PG 601 7/1/92
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
61.81'
S 89°32'04"W
AREA OF
PROPOSED
ANNEXATION
2.2561 ACS.
0.1142 ACS. IN R/W
I. PIN FD./
C/CAP "VECTOR"
N 05°54'23"W 427.73'
NEW RUSSIA TWP.
09-00-066-000-017
KENDAL AT OBERLIN
DOC. #20070734310
7/24/07
S 00°23'45"E 854.45'
CITY OF OBERLIN
09-00-066-000-018
KENDAL AT OBERLIN, INC.
ORV 562 PG 601 7/1/92
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
09-00-066-000-059
MARVA L. HILL- AUDREY Y. KOLB
DOC. #201505631 46
10/16/15
PROPERTY/TAX MAILING ADDRESS
12573 ST. RTE. 58
OBERLIN, OHIO 44074
I. PIPE FD.
09-00-066-000-016
KENDAL AT OBERLIN
DOC. #20170036072
7/10/17
I. PIPE FD.
& USED
24.79' C/L
MAPLE STREET (49.50' WIDE)
I. PIPE FD.
USED E-W
25.23' C/L
I. PIN FD.
W/CAP "KELSER"
FD. & USED
31.60'
O.L. 66
O.L. 76
NEW RUSSIA TWP.
N 89°52'37"W 199.83'
24.75'
67.38'
S 89°52'27"E 695.95'
N. PLEASANT ST.
CITY OF OBERLIN
I. PIPE FD.
& USED
09-00-076-101-051
KENDAL AT OBERLIN
DOC. #20040041161
PARCEL NO. 2 11/23/04
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
THOMAS A. SIMON
S-7775
REGISTERED
PROFESSIONAL
SURVEYOR
STATE OF OHIO
THOMAS SIMON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
530 SOUTH CLEVELAND STREET
ELYRIA, OHIO 44035
(440) 323-2505
TSIMON@WINDSTREAM.NET
PLAT OF PROPOSED
ANNEXATION TO
THE CITY OF OBERLIN
FOR
KENDAL AT OBERLIN
BEING KNOWN AS PART OF
NEW RUSSIA TOWNSHIP
ORIGINAL LOT NO. 66
COUNTY OF LORAIN
STATE OF OHIO
AUGUST, 2024 SCALE: 1" = 60'

NOTICE OF FILING OF PETITION FOR REGULAR ANNEXATION

Date: October 24, 2024

VIA PERSONAL DELIVERY
Clerk of New Russia Township Board of Trustees
46300 Butternut Ridge Road
Oberlin, Ohio 44074

Fiscal Officer of New Russia Township
c/o Lisa Akers
46300 Butternut Ridge Road
Oberlin, Ohio 44074

This notice is given to you in your respective capacity as Clerk of the Board of Trustees of New Russia Township, Ohio and as the Fiscal Officer of New Russia Township, Ohio.

You are hereby notified that a Petition for Regular Annexation was filed by Kendal at Oberlin in Lorain County, Ohio with the Board of Commissioners of Lorain County, Ohio on October 15, 2024 at 2:08 p.m., for the annexation of 2.2561 acres of property known as being Lorain County Permanent Parcel Nos. 09-00-066-000-015, 09-00-066-000-016 and 09-00-066-000-017 from New Russia Township, Ohio to the City of Oberlin, Ohio.

The Lorain County Board of Commissioners has scheduled the hearing on the Petition for Regular Annexation for Tuesday, December 17, 2024 at 4:30 p.m. in the Lorain County Commissioners' Public Hearing Room, J. Grant Keys Administration Building, 226 Middle Avenue, 4th Floor, Meeting Room B, Elyria, Ohio 44035.

A true and correct copy of the time-stamped Petition for Regular Annexation that was filed with the Lorain County Board of Commissioners, along with all attachments or documents accompanying the Petition for Regular Annexation, is attached hereto.

Joshua E. Lamb, Agent for Petitioner
Kendal at Oberlin
5750 Cooper Foster Park Road,
Suite 102
Lorain, Ohio 44053
Tel: (440) 988-9500
E-mail: jlamb@tsohiolaw.com

PETITION FOR REGULAR ANNEXATION OF LAND TO THE CITY OF OBERLIN FROM NEW RUSSIA TOWNSHIP

To: Board of Commissioners of Lorain County, Ohio
226 Middle Avenue, 4th Floor
Elyria, Ohio 44035

Pursuant to Section 709.02 of the Ohio Revised Code, the undersigned, being the sole legal owner of the properties described in Exhibit A attached hereto and further known as being Lorain County Permanent Parcel Nos. 09-00-066-000-015, 09-00-066-000-016 and 09-00-066-000-017, which are contiguous and adjacent to the City of Oberlin and consisting of 2.2561 acres, hereby petitions the Board of Commissioners for Lorain County for the regular annexation of the properties to the City of Oberlin, Ohio from New Russia Township, Ohio.

An accurate legal description of the perimeter of the properties to be annexed to the City of Oberlin is attached hereto as Exhibit A and is made a part hereof. An accurate map of the properties sought to be annexed is set forth in Exhibit B, which is attached hereto and made a part hereof.

Pursuant to O.R.C. §709.02(D), the list of the properties to be annexed to the City of Oberlin are set forth in Exhibit C, which is attached hereto and made a part hereof. The undersigned is the sole owner of the properties sought to be annexed. All the owners of the properties subject to this petition for annexation have consented to this petition and have executed the same.

Pursuant to O.R.C. §709.02(D), a list of all properties adjacent to and/or directly across the street from the properties sought to be annexed are contained in Exhibit C hereto (including but not limited to the name and mailing address of each owner and the permanent parcel number of the relevant properties).

The name of the person hereby appointed to act as agent for the undersigned petitioner is Joshua E. Lamb, Trigilio, Stephenson & Dattilo, PLL., 5750 Cooper Foster Park Road, Suite 102, Lorain, Ohio 44053, Telephone No. (440) 988-9500, Fax No. (440) 988-9511, who can be emailed at jlamb@tsohiolaw.com.

Date: 10/2/24

Kendal at Oberlin

By: _____
Seth Vilensky
Its: Chief Executive Officer

THOMAS SIMON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

150 SOUTH OLIVE STREET
ELYRIA, OHIO 44035
(440) 327-2925
Tasimon@windstream.net

EXHIBIT "A"

August 14, 2024
Job No. 2024-073

Boundary Description
of Area to be Annexed
2.2561 Acres

Situated in the County of Lorain, in the State of Ohio and being known as part of New Russia Township Original Lot No. 66, and being further bounded and described as follows:

Beginning at the intersection of the centerlines of North Pleasant Street and Maple Street (49.50 feet wide);

Thence, North 89 degrees 52'27" West a distance of 67.38 feet along the centerline of Maple Street, to a point thereon being the Principal Place of Beginning;

Thence continuing North 89 degrees 52'27" West a distance of 199.83 feet along the centerline of said Maple Street, to a point thereon;

Thence, North 05 degrees 54'13" West passing through an iron pipe found set at 25.23 feet, a distance of 427.23 feet along the Easterly line of land conveyed to Marva L. Hill and Audrey Y. Kolb by deed recorded in document no. 20150563146 of Lorain County Recorder's Records on October 16, 2015; and the Northerly prolongation thereof, to an iron pin found set at a corner of land conveyed to Jerome Zbydnowski, Trustee by deed recorded in document no. 20070211817 of Lorain County Recorder's Records on July 5, 2007, and being a point on the Southerly line of land conveyed to Kendal at Oberlin by deed recorded in document no. 20070227481 of Lorain County Recorder's Records on October 22, 2007;

Thence, North 89 degrees 32'04" East a distance of 301.00 feet along the Southerly line of said land conveyed to Kendal at Oberlin, to an iron pipe found set at the Southeasterly corner thereof, being a point on the Westerly line of said land conveyed to Kendal at Oberlin, by deed recorded in Official Record Volume 562 Page 601 of Lorain County Recorder's Records on July 1, 1992;

THOMAS SIMON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

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ELYRIA, OHIO 44035
(440) 327-2925
Tasimon@windstream.net

August 14, 2024
Job No. 2024-073

Boundary Description
of Area to be Annexed
2.2561 Acres

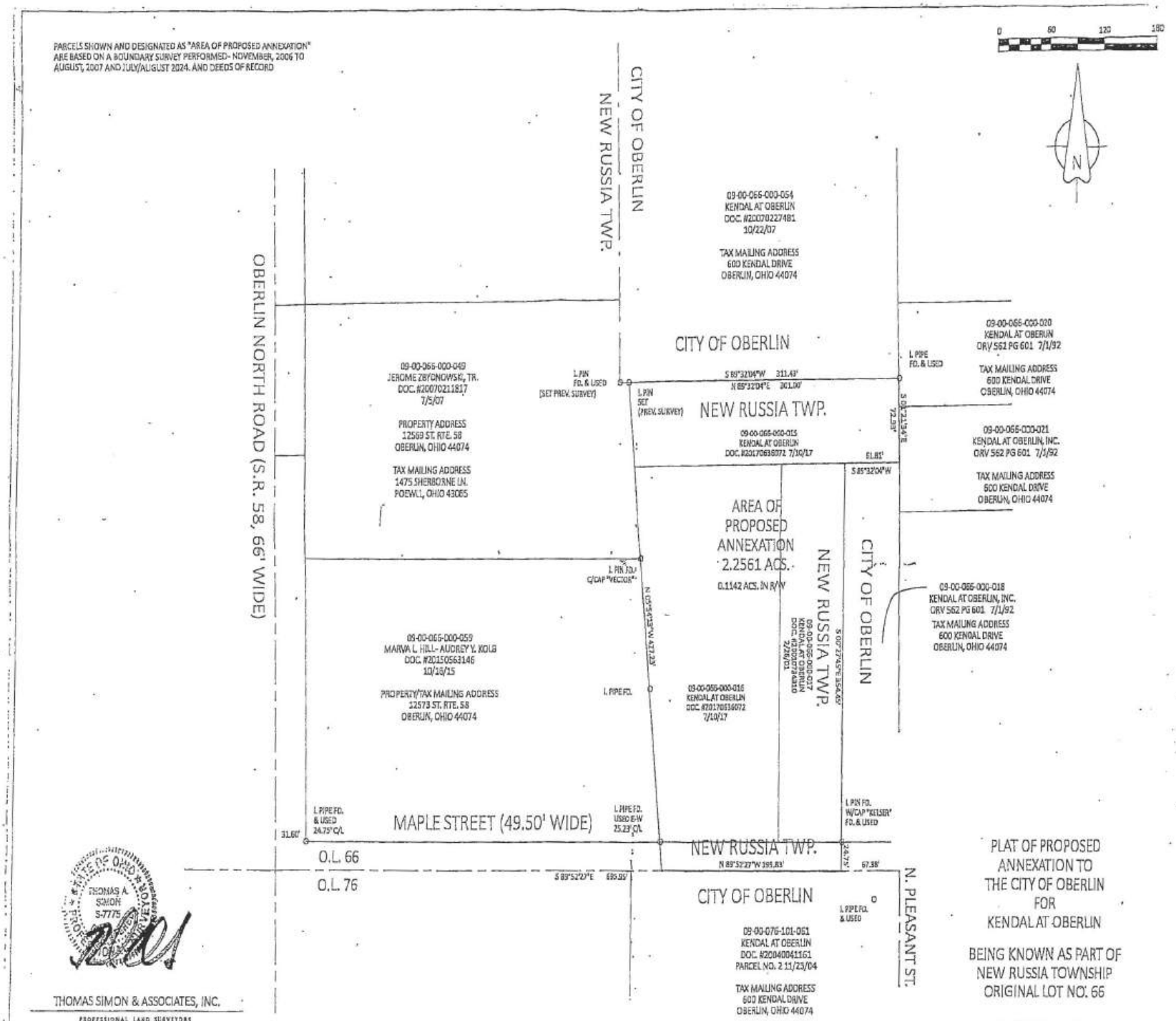
Thence, South 01 degrees 21'34" East a distance of 72.93 feet along the Westerly line of said land conveyed to Kendal at Oberlin, to a corner thereof;

Thence, South 89 degrees 32'04" West a distance of 61.81 feet along the Northerly line of said land conveyed to Kendal at Oberlin, to a corner thereof;

Thence, South 00 degrees 27'45" East a distance of 354.45 feet along the Westerly line of said land conveyed to Kendal at Oberlin, by deed recorded in Official Record Volume 562 Page 601 of Lorain County Recorder's Records on July 1, 1992, to the Principal Place of Beginning, and containing 2.2561 Acres of which 0.1142 acres lies within the Right-of-Way of Maple Street, as surveyed by Thomas A. Simon, Registered Professional Surveyor No. S-7775 in November, 2006, August, 2007 and July/August, 2024. Basis of bearings is the centerline of Maple Street (North 89 degrees 52'27" West).



PARCELS SHOWN AND DESIGNATED AS "AREA OF PROPOSED ANNEXATION" ARE BASED ON A BOUNDARY SURVEY PERFORMED- NOVEMBER, 2006 TO AUGUST, 2007 AND JULY/AUGUST 2024. AND DEEDS OF RECORD



THOMAS A. SIMON S-7775 REGISTERED PROFESSIONAL SURVEYOR

THOMAS SIMON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
150 SOUTH MAIN STREET
ELYRIA, OHIO 44035
(440) 327-0305
TASIMON@HUNTSMAN.NET

PLAT OF PROPOSED ANNEXATION TO THE CITY OF OBERLIN FOR KENDAL AT OBERLIN

BEING KNOWN AS PART OF NEW RUSSIA TOWNSHIP ORIGINAL LOT NO. 66

COUNTY OF LORAIN
STATE OF OHIO

AUGUST, 2024 SCALE: 1" = 60'

EXHIBIT "B"

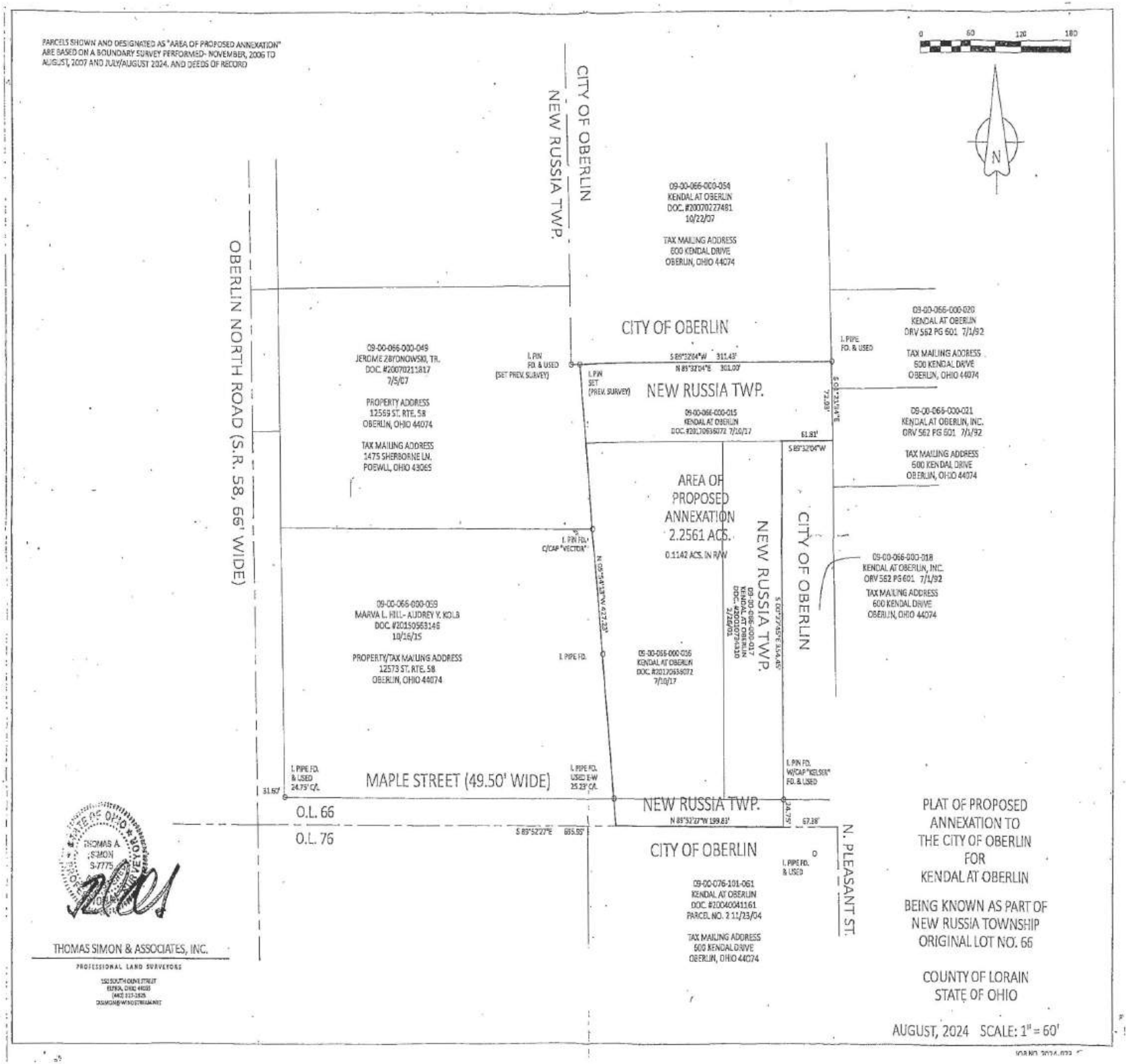
EXHIBIT "C"

INFORMATION RELATING TO OWNERS OF REAL PROPERTY SOUGHT TO BE ANNEXED

Owners' Name and Address	Permanent Parcel Number	Approximate Acreage of Each Parcel to be Annexed
Kendal at Oberlin 600 Kendal Drive Oberlin, Ohio 44074	09-00-066-000-016	1.1865
Kendal at Oberlin 600 Kendal Drive Oberlin, Ohio 44074	09-00-066-000-015	0.5705
Kendal at Oberlin 600 Kendal Drive Oberlin, Ohio 44074	09-00-066-000-017	0.4991

LIST OF OWNERS OF PROPERTY ADJACENT TO AND DIRECTLY ACROSS THE STREET

Owner's Name and Mailing Address	Permanent Parcel Number
Jerome Zbydnowski, Successor Trustee of the Irene Zbydniowski Intervivos Trust 12569 State Route 58 Oberlin, Ohio 44074 and 1475 Sherborne Lane Powell, Ohio 43065	09-00-066-000-049
Marva L. Hill & Audrey Y. Kolb 12573 State Route 58 Oberlin, Ohio 44074	09-00-066-000-059
Kendal at Oberlin 600 Kendal Drive Oberlin, Ohio 44074	09-00-066-000-054
Kendal at Oberlin Inc 600 Kendal Drive Oberlin, Ohio 44074	09-00-066-000-020
Kendal at Oberlin Inc 600 Kendal Drive Oberlin, Ohio 44074	09-00-066-000-021
Kendal at Oberlin Inc 600 Kendal Drive Oberlin, Ohio 44074	09-00-066-000-018
Kendal at Oberlin 600 Kendal Drive Oberlin, Ohio 44074	09-00-076-101-061


PARCELS SHOWN AND DESIGNATED AS "AREA OF PROPOSED ANNEXATION" ARE BASED ON A BOUNDARY SURVEY PERFORMED- NOVEMBER, 2006 TO AUGUST, 2007 AND JULY/AUGUST 2024, AND DEEDS OF RECORD
0 60 120 180
N
CITY OF OBERLIN
NEW RUSSIA TWP.
OBERLIN NORTH ROAD (S.R. 58, 66' WIDE)
09-00-066-000-054
KENDAL AT OBERLIN
DOC. #200702274B1
10/22/07
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
09-00-066-000-049
JEROME ZBYDNOWSKI, TR.
DOC. #200702111817
7/5/07
PROPERTY ADDRESS
12569 ST. RTE. 58
OBERLIN, OHIO 44074
TAX MAILING ADDRESS
1475 SHERBORNE LN.
POWELL, OHIO 43065
I. PIN
FD. & USED
(SET PREV. SURVEY)
I. PIN
SET
(PREV. SURVEY)
S 89°32'04"W 311.43'
N 89°32'04"E 301.00'
I. PIPE
FD. & USED
09-00-066-000-020
KENDAL AT OBERLIN
DRV 562 PG 601 7/1/92
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
09-00-066-000-015
KENDAL AT OBERLIN
DOC. #201706360?2 7/10/17
61.81'
S 89°32'04"W
09-00-066-000-021
KENDAL AT OBERLIN, INC.
DRV 562 PG 601 7/1/92
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
AREA OF
PROPOSED
ANNEXATION
2.2561 ACS.
0.1142 ACS. IN R/W
I. PIN FD.
C/CAP "VECTOR"
09-00-066-000-018
KENDAL AT OBERLIN, INC.
DRV 562 PG 601 7/1/92
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
09-00-066-000-069
MARVA L. HILL- AUDREY Y. KOLB
DOC. #201509563146
10/16/15
PROPERTY/TAX MAILING ADDRESS
12573 ST. RTE. 58
OBERLIN, OHIO 44074
I. PIPE FD.
09-00-066-000-036
KENDAL AT OBERLIN
DOC. #201706360?2
7/10/17
09-00-066-000-017
KENDAL AT OBERLIN
DOC. #200702141330
7/25/07
I. PIN FD.
W/CAP "KELSER"
FD. & USED
I. PIPE FD.
& USED
24.75' C/L
MAPLE STREET (49.50' WIDE)
I. PIPE FD.
USED E-W
25.23' C/L
31.50'
O.L. 66
O.L. 76
S 89°52'27"E 695.95'
N 89°52'27"W 199.83'
24.75'
67.38'
N. PLEASANT ST.
09-00-076-101-061
KENDAL AT OBERLIN
DOC. #200400411B1
PARCEL NO. 3 11/23/04
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
THOMAS A. SIMON
S-7775
REGISTERED
PROFESSIONAL
SURVEYOR
STATE OF OHIO
THOMAS SIMON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
150 SOUTH CLEVELAND STREET
ELYRIA, OHIO 44035
(440) 323-1525
PLAT OF PROPOSED
ANNEXATION TO
THE CITY OF OBERLIN
FOR
KENDAL AT OBERLIN
BEING KNOWN AS PART OF
NEW RUSSIA TOWNSHIP
ORIGINAL LOT NO. 66
COUNTY OF LORAIN
STATE OF OHIO
AUGUST, 2024 SCALE: 1" = 60'

LORAIN COUNTY COMMISSIONERS

Michelle Hung David J Moore Jeff Riddell

October 23, 2024

Attorney Joshua E. Lamb
Trigilio, Stephenson Dattilo, PPL
5750 Cooper Foster Park Road, Suite 102
Lorain, Ohio 44053

Dear Attorney Lamb:

Lorain County Board of Commissioners adopted Res#24-643 on October 22, 2024 receiving and journalizing the proposed Annexation of 2.2561 acres from New Russia Township to the City of Oberlin, Ohio

You are said Agent for Petitioner Kendal At Oberlin, by Seth Vilensky, Chief Executive Officer

The Lorain County Board of Commissioners has scheduled a hearing on Tuesday, December 17, 2024 at 4:30 p.m.

Sincerely,

Theresa L. Upton
Clerk

tlu
Enclosure

cc. Ken Carney, LC Engineer
New Russia Township
City of Oberlin
Craig Snodgrass, LC Auditor
Ted Spillman, LC Tax Map
Dan Petticord, LC APA / Attn: Kelly Laubenthal
File

g.10 RESOLUTION NO. 24-643

In the matter of receiving and journalizing a regular)
Annexation Petition of approximately 2.2561 acres) October 22, 2024
from New Russia Township to the City of Oberlin,)
Ohio. Attorney Joshua E. Lamb, Agent for Petitioner)
Kendal At Oberlin)

WHEREAS, the Lorain County Board of Commissioners receives and journalizes a petition and map that was received in the Commissioner's Office on October 15, 2024 for the proposed regular annexation of approximately 2.2561 acres of land in the Township of New Russia to the City of Oberlin, Ohio; and

WHEREAS, Joshua E. Lamb is Agent for Petitioners – Kendal At Oberlin; and

WHEREAS, the Petition and legal description reads as follows:

LORAIN COUNTY

2024 OCT 15 PM 2:08

PETITION FOR REGULAR ANNEXATION OF LAND TO THE CITY OF OBERLIN FROM NEW RUSSIA TOWNSHIP

To: Board of Commissioners of Lorain County, Ohio
226 Middle Avenue, 4th Floor
Elyria, Ohio 44035

Pursuant to Section 709.02 of the Ohio Revised Code, the undersigned, being the sole legal owner of the properties described in Exhibit A attached hereto and further known as being Lorain County Permanent Parcel Nos. 09-00-066-000-015, 09-00-066-000-016 and 09-00-066-000-017, which are contiguous and adjacent to the City of Oberlin and consisting of 2.2561 acres, hereby petitions the Board of Commissioners for Lorain County for the regular annexation of the properties to the City of Oberlin, Ohio from New Russia Township, Ohio.

An accurate legal description of the perimeter of the properties to be annexed to the City of Oberlin is attached hereto as Exhibit A and is made a part hereof. An accurate map of the properties sought to be annexed is set forth in Exhibit B, which is attached hereto and made a part hereof.

Pursuant to O.R.C. §709.02(D), the list of the properties to be annexed to the City of Oberlin are set forth in Exhibit C, which is attached hereto and made a part hereof. The undersigned is the sole owner of the properties sought to be annexed. All the owners of the properties subject to this petition for annexation have consented to this petition and have executed the same.

Pursuant to O.R.C. §709.02(D), a list of all properties adjacent to and/or directly across the street from the properties sought to be annexed are contained in Exhibit C hereto (including but not limited to the name and mailing address of each owner and the permanent parcel number of the relevant properties).

The name of the person hereby appointed to act as agent for the undersigned petitioner is Joshua E. Lamb, Trigilio, Stephenson & Dattilo, PLL., 5750 Cooper Foster Park Road, Suite 102, Lorain, Ohio 44053, Telephone No. (440) 988-9500, Fax No. (440) 988-9511, who can be emailed at jlamb@tsohiolaw.com.

Date: 10/2/24

Kendal at Oberlin

By: Seth Vilensky
Seth Vilensky
Its: Chief Executive Officer

And;

LORAIN COUNTY
2024 OCT 15 PM 3:00

THOMAS SIMON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

150 SOUTH OLIVE STREET
ELYRIA, OHIO 44035
(440) 327-2925
Tasimon@windstream.net

EXHIBIT "A"

August 14, 2024
Job No. 2024-073

Boundary Description
of Area to be Annexed
2.2561 Acres

Situated in the County of Lorain, in the State of Ohio and being known as part of New Russia Township Original Lot No. 66, and being further bounded and described as follows:

Beginning at the intersection of the centerlines of North Pleasant Street and Maple Street (49.50 feet wide);

Thence, North 89 degrees 52'27" West a distance of 67.38 feet along the centerline of Maple Street, to a point thereon being the Principal Place of Beginning;

Thence continuing North 89 degrees 52'27" West a distance of 199.83 feet along the centerline of said Maple Street, to a point thereon;

Thence, North 05 degrees 54'13" West passing through an iron pipe found set at 25.23 feet, a distance of 427.23 feet along the Easterly line of land conveyed to Marva L. Hill and Audrey Y. Kolb by deed recorded in document no. 20150563146 of Lorain County Recorder's Records on October 16, 2015; and the Northerly prolongation thereof, to an iron pin found set at a corner of land conveyed to Jerome Zbydnowski, Trustee by deed recorded in document no. 20070211817 of Lorain County Recorder's Records on July 5, 2007, and being a point on the Southerly line of land conveyed to Kendal at Oberlin by deed recorded in document no. 20070227481 of Lorain County Recorder's Records on October 22, 2007;

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PROFESSIONAL LAND SURVEYORS

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ELYRIA, OHIO 44035
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August 14, 2024
Job No. 2024-073

Boundary Description
of Area to be Annexed
2.2561 Acres

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And;

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

NOW, THEREFORE BE IT RESOLVED, the Lorain County Board of Commissioners has scheduled a public hearing on Tuesday, December 17, 2024, which is the 64th day at 4:30 p.m.

Motion by Moore, seconded by Riddell to adopt Resolution. Upon roll call the vote taken thereon, resulted as: Ayes; Moore, Riddell & Hung / Nays: None
Motion carried.

I, Theresa L. Upton, Clerk to the Lorain County Board of Commissioners do hereby certify that the above Resolution 24-643 is a true copy as it appears in Journal No. 24 on October 22, 2024.

Theresa L. Upton, Clerk

LORAIN COUNTY COMMISSIONERS

Michelle Hung **David J Moore** **Jeff Riddell**

October 16, 2024

Ken Carney
LC Engineer
247 Hadaway Street
Elyria, Ohio 44035

Dear Mr. Carney:

Enclosed are the following documents that were filed October 15, 2024, for the Proposed Regular Annexation of approximately 2.2561 acres from New Russia Township to the City of Oberlin.

1) Petition
2) Legal Description (Exhibit "A")
3) Map (Exhibit "B")
4) Owner List (Exhibit "C")

Attorney Joshua E. Lamb, Trigilio, Stephenson & Dattilo, PLL is Agent for Petitioner Kendal at Oberlin by; Seth Vilensky, Chief Executive Officer.

This will be received and journalized at the next regular meeting of the Board of Commissioners on October 22, 2024, and hearing will be set for Tuesday, December 17, 2024 at 4:30 p.m.

Please review and advise your findings as to the accuracy.

Sincerely,

Theresa L. Upton
Clerk

tlu
Enclosure

Cc: Craig Snodgrass, LC Auditor
Ted Spillman, Tax Map
Attorney Lamb
File

L

2024 OC 5 2:08

PETITION FOR REGULAR ANNEXATION OF LAND TO THE CITY OF OBERLIN FROM NEW RUSSIA TOWNSHIP

To: Board of Commissioners of Lorain County, Ohio
226 Middle Avenue, 4th Floor
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Date: 10/2/24

Kendal at Oberlin

By: _____
Seth Vilensky
Its: Chief Executive Officer

THOMAS SIMON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

150 SOUTH OLIVE STREET
ELYRIA, OHIO 44035
(440) 327-2925
Tasimon@windstream.net

20 5 2:0

EXHIBIT "A"

August 14, 2024
Job No. 2024-073

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of Area to be Annexed
2.2561 Acres

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THOMAS SIMON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

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August 14, 2024
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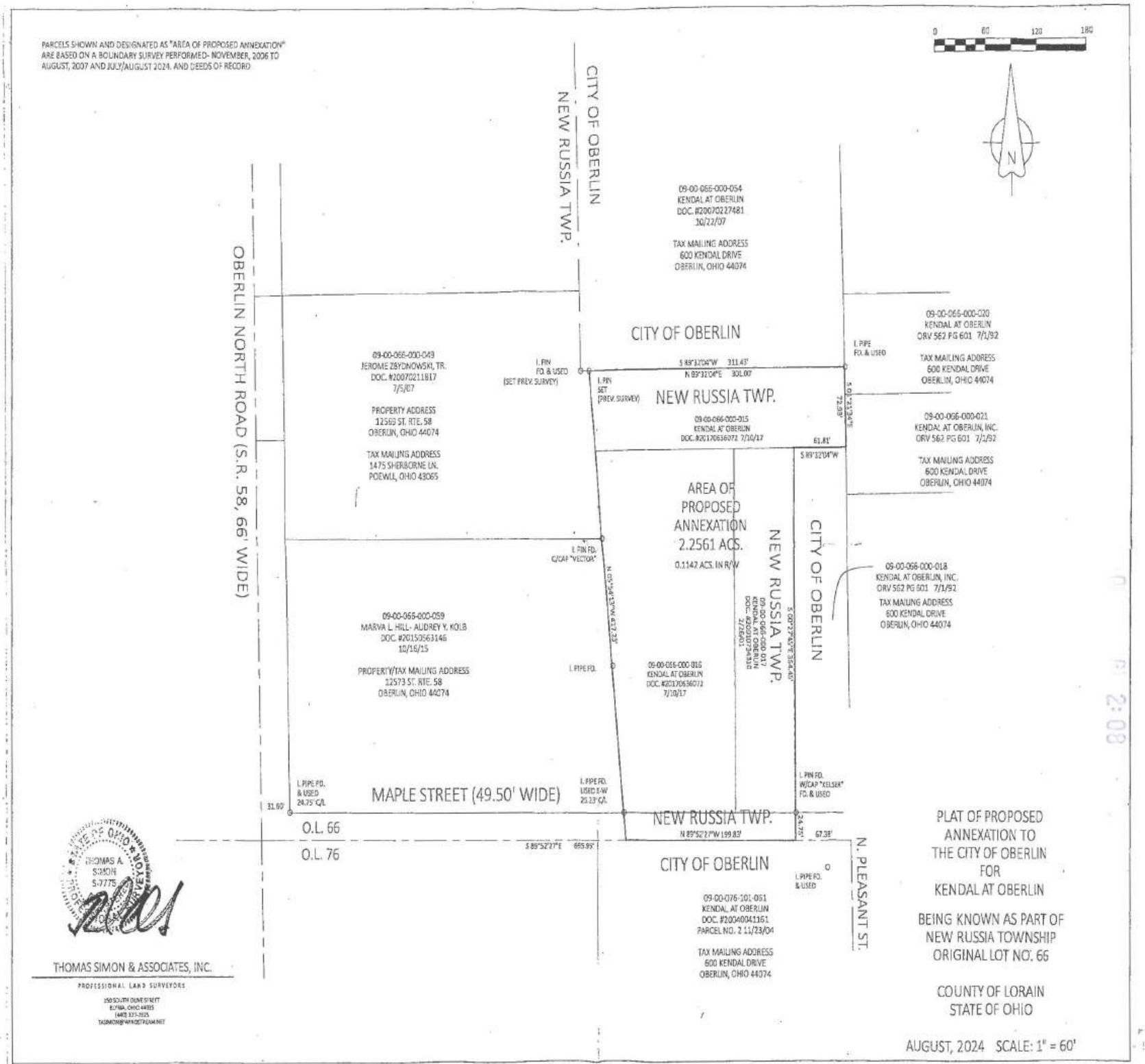

PARCELS SHOWN AND DESIGNATED AS "AREA OF PROPOSED ANNEXATION" ARE BASED ON A BOUNDARY SURVEY PERFORMED- NOVEMBER, 2006 TO AUGUST, 2007 AND JULY/AUGUST 2024. AND DEEDS OF RECORD
0
60
120
180
N
CITY OF OBERLIN
NEW RUSSIA TWP.
OBERLIN NORTH ROAD (S.R. 58, 66' WIDE)
09-00-066-000-054
KENDAL AT OBERLIN
DOC. #200702274B1
10/22/07
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
09-00-066-000-049
JEROME ZBYDNOWSKI, TR.
DOC. #200702118I7
7/5/07
PROPERTY ADDRESS
12569 ST. RTE. 58
OBERLIN, OHIO 44074
TAX MAILING ADDRESS
1475 SHERBORNE LN.
POWELL, OHIO 43065
I. PIN FD. & USED (SET PREV. SURVEY)
I. PIN SET (PREV. SURVEY)
S 89°32'04"W 311.43'
N 89°32'04"E 301.00'
09-00-066-000-015
KENDAL AT OBERLIN
DOC.#201706360?2 7/10/17
72.39'
S 01°21'34"E
61.81'
S 89°32'04"W
09-00-066-000-020
KENDAL AT OBERLIN
ORV 562 PG 601 7/1/92
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
I. PIPE FD. & USED
09-00-066-000-021
KENDAL AT OBERLIN, INC.
ORV 562 PG 601 7/1/92
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
AREA OF PROPOSED ANNEXATION 2.2561 ACS.
0.1142 ACS. IN R/W
09-00-066-000-018
KENDAL AT OBERLIN, INC.
ORV 562 PG 601 7/1/92
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
I. PIN FD. C/CAP "VECTOR"
N 05°56'13"W 417.23'
09-00-066-000-059
MARVA L. HILL- AUDREY Y. KOLB
DOC. #201505631 46
10/16/15
PROPERTY/TAX MAILING ADDRESS
12573 ST. RTE. 58
OBERLIN, OHIO 44074
I. PIPE FD.
09-00-066-000-016
KENDAL AT OBERLIN
DOC.#201706360?2
7/10/17
09-00-066-000-017
KENDAL AT OBERLIN
DOC. #20201?34330
2/26/01
S 00°27'40"E 384.40'
I. PIPE FD. & USED 24.75' C/L
MAPLE STREET (49.50' WIDE)
I. PIPE FD. USED E-W 25.23' C/L
I. PIN FD. W/CAP "KELSER" FD. & USED
31.69'
24.72'
67.38'
O.L. 66
O.L. 76
S 89°52'27"E 655.99'
N 89°52'27"W 199.83'
NEW RUSSIA TWP.
CITY OF OBERLIN
N. PLEASANT ST.
I. PIPE FD. & USED
09-00-076-101-061
KENDAL AT OBERLIN
DOC. #20040041161
PARCEL NO. 2 11/23/04
TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074
PLAT OF PROPOSED ANNEXATION TO THE CITY OF OBERLIN FOR KENDAL AT OBERLIN
BEING KNOWN AS PART OF NEW RUSSIA TOWNSHIP ORIGINAL LOT NO. 66
COUNTY OF LORAIN
STATE OF OHIO
AUGUST, 2024 SCALE: 1" = 60'
STATE OF OHIO
THOMAS A. SIMON
S-7775
REGISTERED
SURVEYOR
THOMAS SIMON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
150 SOUTH DUKE STREET
ELYRIA, OHIO 44035
(440) 323-3525
TASIMON@WINDSTREAM.NET
JOB NO. 2024-073

EXHIBIT "B"

EXHIBIT "C"

INFORMATION RELATING TO OWNERS OF REAL PROPERTY SOUGHT TO BE ANNEXED

Owners' Name and Address	Permanent Parcel Number	Approximate Acreage of Each Parcel to be Annexed
Kendal at Oberlin 600 Kendal Drive Oberlin, Ohio 44074	09-00-066-000-016	1.1865
Kendal at Oberlin 600 Kendal Drive Oberlin, Ohio 44074	09-00-066-000-015	0.5705
Kendal at Oberlin 600 Kendal Drive Oberlin, Ohio 44074	09-00-066-000-017	0.4991

LIST OF OWNERS OF PROPERTY ADJACENT TO AND DIRECTLY ACROSS THE STREET

Owner's Name and Mailing Address	Permanent Parcel Number
Jerome Zbydnowski, Successor Trustee of the Irene Zbydniowski Intervivos Trust 12569 State Route 58 Oberlin, Ohio 44074 and 1475 Sherborne Lane Powell, Ohio 43065	09-00-066-000-049
Marva L. Hill & Audrey Y. Kolb 12573 State Route 58 Oberlin, Ohio 44074	09-00-066-000-059
Kendal at Oberlin 600 Kendal Drive Oberlin, Ohio 44074	09-00-066-000-054
Kendal at Oberlin Inc 600 Kendal Drive Oberlin, Ohio 44074	09-00-066-000-020
Kendal at Oberlin Inc 600 Kendal Drive Oberlin, Ohio 44074	09-00-066-000-021
Kendal at Oberlin Inc 600 Kendal Drive Oberlin, Ohio 44074	09-00-066-000-018
Kendal at Oberlin 600 Kendal Drive Oberlin, Ohio 44074	09-00-076-101-061

LORAIN COUNTY COMMISSIONERS

Michelle Hung **David J Moore** **Jeff Riddell**

October 16, 2024

Ken Carney
LC Engineer
247 Hadaway Street
Elyria, Ohio 44035

Dear Mr. Carney:

Enclosed are the following documents that were filed October 15, 2024, for the Proposed Regular Annexation of approximately 2.2561 acres from New Russia Township to the City of Oberlin.

1) Petition
2) Legal Description (Exhibit "A")
3) Map (Exhibit "B")
4) Owner List (Exhibit "C")

Attorney Joshua E. Lamb, Trigilio, Stephenson & Dattilo, PLL is Agent for Petitioner Kendal at Oberlin by; Seth Vilensky, Chief Executive Officer.

This will be received and journalized at the next regular meeting of the Board of Commissioners on October 22, 2024, and hearing will be set for Tuesday, December 17, 2024 at 4:30 p.m.

Please review and advise your findings as to the accuracy.

Sincerely,

Theresa L. Upton
Clerk

tlu
Enclosure

Cc: Craig Snodgrass, LC Auditor
Ted Spillman, Tax Map
Attorney Lamb
File

PARCELS SHOWN AND DESIGNATED AS "AREA OF PROPOSED ANNEXATION" ARE BASED ON A BOUNDARY SURVEY PERFORMED- NOVEMBER, 2006 TO AUGUST, 2007 AND JULY/AUGUST 2024. AND DEEDS OF RECORD

0 60 120 180

N

OBERLIN NORTH ROAD (S.R. 58, 66' WIDE)

CITY OF OBERLIN

NEW RUSSIA TWP.

09-00-066-000-054
KENDAL AT OBERLIN
DOC. #20070227481
10/22/07

TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074

CITY OF OBERLIN

09-00-066-000-049
JEROME ZBYDNOWSKI, TR.
DOC. #20070211817
7/5/07

PROPERTY ADDRESS
12569 ST. RTE. 58
OBERLIN, OHIO 44074

TAX MAILING ADDRESS
1475 SHERBORNE LN.
POEWLL, OHIO 43065

I. PIN
FD. & USED
(SET PREV. SURVEY)

I. PIN
SET
(PREV. SURVEY)

S 89°32'04"W 311.43'
N 89°32'04"E 301.00'

NEW RUSSIA TWP.

09-00-066-000-015
KENDAL AT OBERLIN
DOC. #20170636072 7/10/17

72.93'

S 01°21'34"E

61.81'

S 89°32'04"W

I. PIPE
FD. & USED

09-00-066-000-020
KENDAL AT OBERLIN
ORV 562 PG 601 7/1/92

TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074

09-00-066-000-021
KENDAL AT OBERLIN, INC.
ORV 562 PG 601 7/1/92

TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074

AREA OF
PROPOSED
ANNEXATION
2.2561 ACS.

0.1142 ACS. IN R/W

I. PIN FD.
C/CAP "VECTOR"

N 05°54'13"W 427.23'

09-00-066-000-059
MARVA L. HILL- AUDREY Y. KOLB
DOC. #20150563146
10/16/15

PROPERTY/TAX MAILING ADDRESS
12573 ST. RTE. 58
OBERLIN, OHIO 44074

I. PIPE FD.

09-00-066-000-016
KENDAL AT OBERLIN
DOC. #20170636072
7/10/17

09-00-066-000-017
KENDAL AT OBERLIN
DOC. #20010734310
2/26/01

NEW RUSSIA TWP.

S 00°27'45"E 354.45'

CITY OF OBERLIN

09-00-066-000-018
KENDAL AT OBERLIN, INC.
ORV 562 PG 601 7/1/92

TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074

I. PIPE FD.
& USED
24.75' C/L

31.60'

MAPLE STREET (49.50' WIDE)

I. PIPE FD.
USED E-W
25.23' C/L

I. PIN FD.
W/CAP "KELSER"
FD. & USED

NEW RUSSIA TWP.

N 89°52'27"W 199.83'

24.75'

67.38'

O.L. 66

O.L. 76

S 89°52'27"E 695.95'

CITY OF OBERLIN

I. PIPE FD.
& USED

N. PLEASANT ST.

09-00-076-101-061
KENDAL AT OBERLIN
DOC. #20040041161
PARCEL NO. 2 11/23/04

TAX MAILING ADDRESS
600 KENDAL DRIVE
OBERLIN, OHIO 44074

STATE OF OHIO
THOMAS A. SIMON
S-7775
REGISTERED SURVEYOR

2001

THOMAS SIMON & ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS

150 SOUTH OLIVE STREET
ELYRIA, OHIO 44035
(440) 327-2925
TASIMON@WINDSTREAM.NET

PLAT OF PROPOSED ANNEXATION TO THE CITY OF OBERLIN FOR KENDAL AT OBERLIN

BEING KNOWN AS PART OF
NEW RUSSIA TOWNSHIP
ORIGINAL LOT NO. 66

COUNTY OF LORAIN
STATE OF OHIO

AUGUST, 2024 SCALE: 1" = 60'

JOB NO. 2024-073