Approved by the Village of Wellington, Lorain County, Planning Commission, no plat required.

Chairman, Planning Commission
Village of Wellington, Ohio

LOT SPLIT
for
201 ERIE AVENUE

PPN 18-00-026-101-003, 18-00-027-112-008 THRU 016
18-00-027-112-020

CITY OF WELLINGTON
COUNTY OF LORAIN – STATE OF OHIO
by

McSTEEN & ASSOCIATES, INC.
ENGINEERS & SURVEYORS
1415 East 286th Street
Wickliffe, Ohio 44092
(440) 585-9800

Bearings shown hereon are to an assumed meridian and are used to denote angles only. Distances are given in feet and decimal parts thereof. All iron pins shown as set are 30" long 1/2" rebar with an identification cap stamped "McSteen & Assoc".

5/10/04
ROBERT A. DORNER REG. PROF. SURV. No. 6943

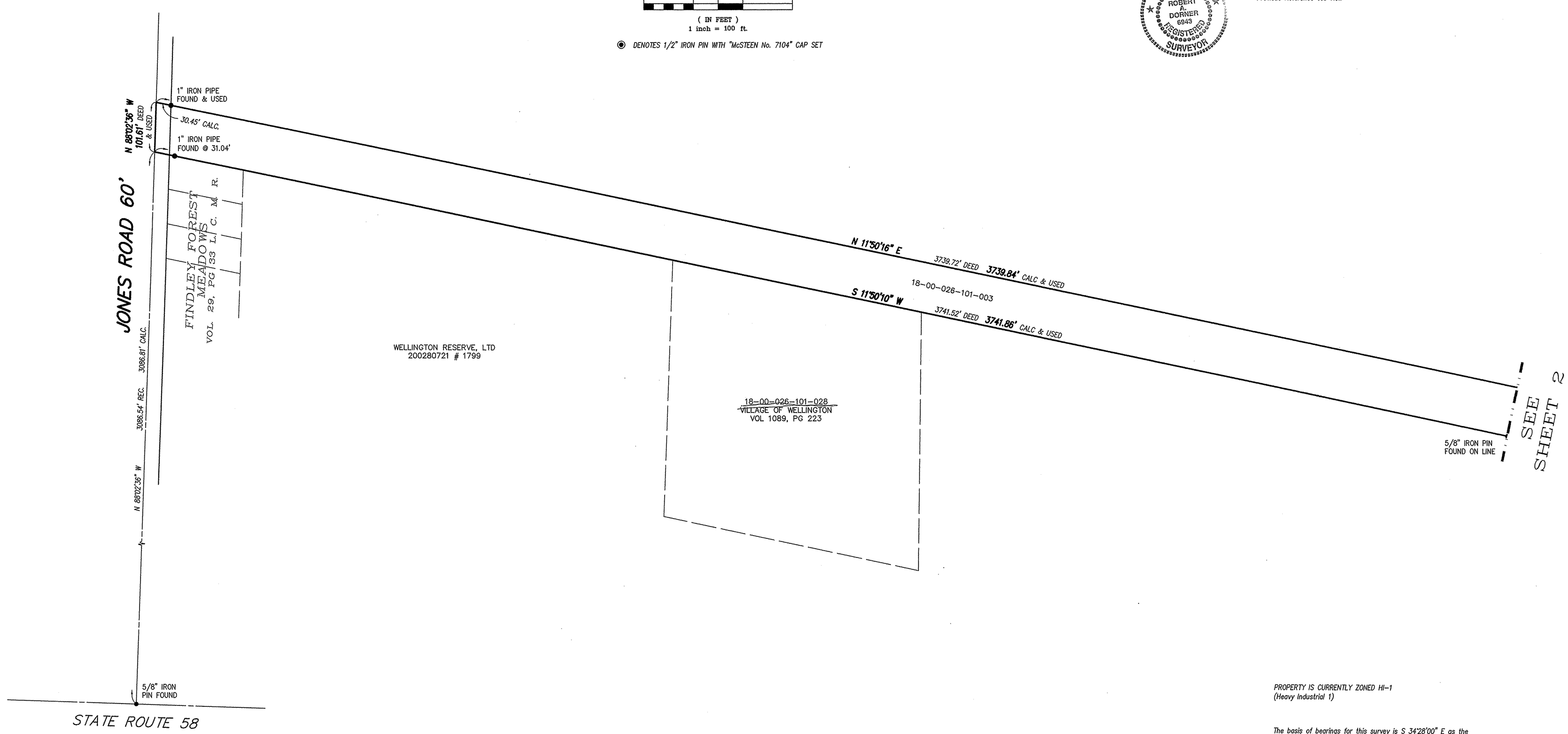
STATE OF OHIO
ROBERT A. DORNER
6943
REGISTERED SURVEYOR

Job No.: 04-125
Field Date: 5-3-04
Survey Date: 5-10-04
Latest Revision Date:
Previous Reference Job No.:

NORTH

GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 inch = 100 ft.

◉ DENOTES 1/2" IRON PIN WITH "McSTEEN No. 7104" CAP SET



PROPERTY IS CURRENTLY ZONED HI-1
(Heavy Industrial 1)

The basis of bearings for this survey is S 34°28'00" E as the Southwesterly line of The Wheeling & Lake Erie Railroad, as evidenced by monuments found, and is the same bearing as shown in instrument No. 970484709-1245 of the Lorain County Deed Records.