

# LOT SPLIT

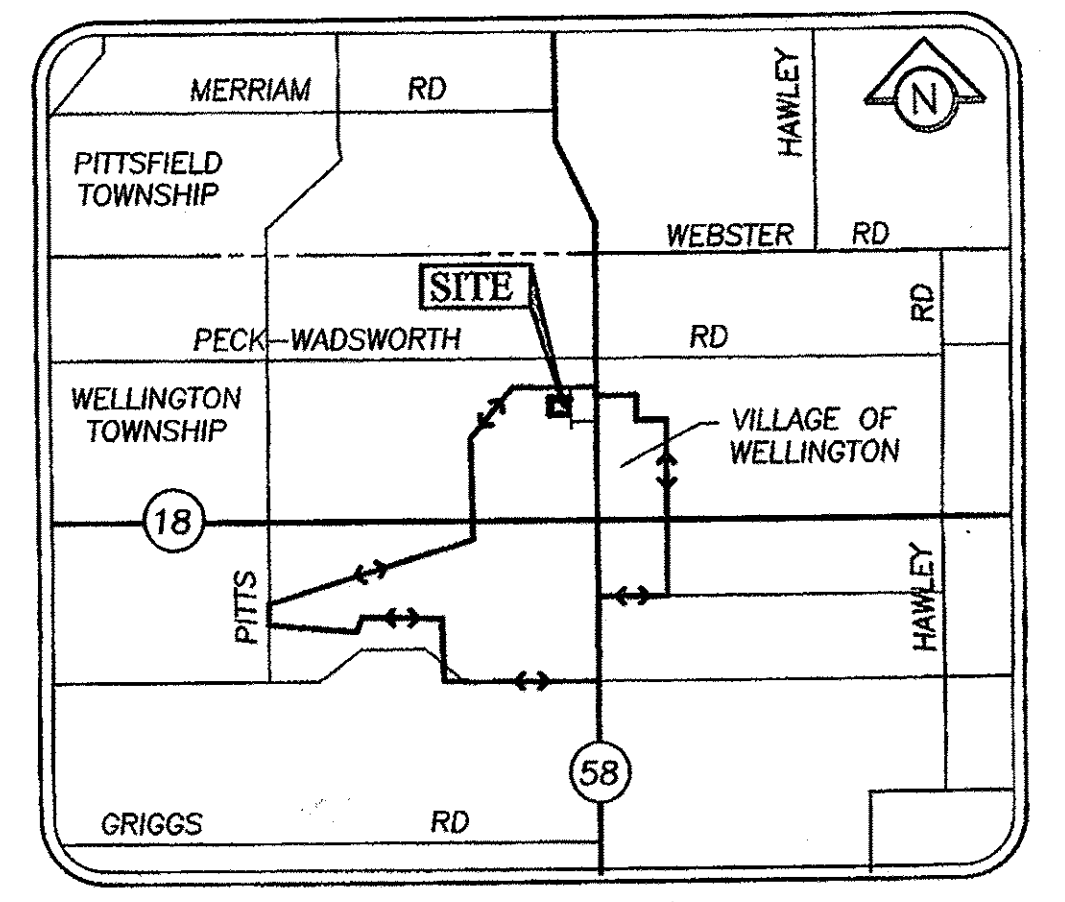
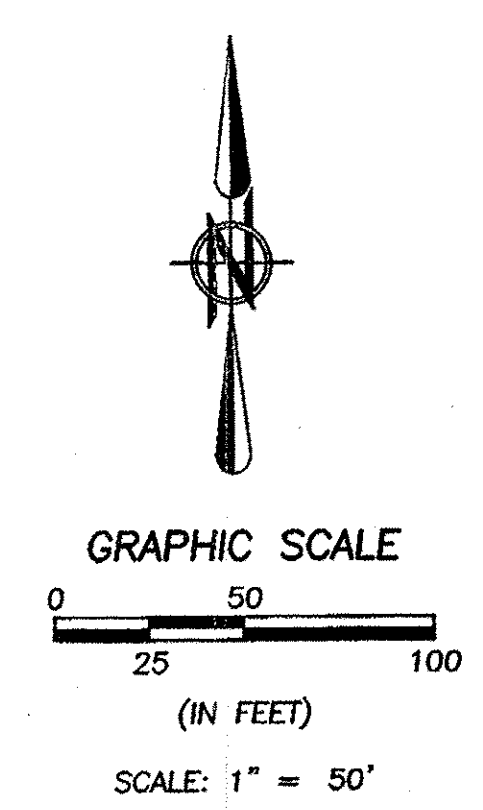
## for WELLINGTON DEVELOPMENT, LLC

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

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	39.64	25.00	90°51'15"	25.38	35.62	N 46°35'49" E

18-00-029-000-060  
DAVID S. KEREPESI & JOSEPH M. KEREPESI  
INST.# 2013-0463358

18-00-029-000-005  
DAVID E. RAPP, TRUSTEE  
INST.# 2015-0553401  
(ZONED GB-1)



**BASIS OF BEARINGS**  
EASTERLY LINE OF ORIGINAL WELLINGTON TOWNSHIP LOT NUMBER 29 WHICH WAS ASSUMED TO BE SOUTH 01° 14' 32" WEST AS SHOWN ON THE STATE OF OHIO DEPARTMENT OF HIGHWAYS PLAN LOR-58-(7.98-14.01)  
AS SURVEYED IN MARCH OF 2004 & JANUARY 2016

- LEGEND**
- 5/8" IRON REBAR W/ CAP STAMPED "BRAMHALL 8073" SET
  - IRON PIN/PIPE FOUND AS INDICATED
  - ⊞ MONUMENT BOX WITH IRON PIN/PIPE FOUND AS INDICATED
  - (R) (REC.) RECORD INFORMATION
  - (M) (MEAS.) MEASURED INFORMATION
  - (C) (CALC.) CALCULATED INFORMATION
  - (U) (USED) USED INFORMATION
  - (CALC.REC.) CALCULATED FROM RECORD INFORMATION
  - (N.) NORTH
  - (S.) SOUTH
  - (E.) EAST
  - (W.) WEST
  - C/L CENTERLINE
  - R/W RIGHT-OF-WAY LINE
  - P/L PROPERTY LINE
  - T.P.O.B. TRUE PLACE OF BEGINNING
  - P.O.C. POINT OF COMMENCEMENT

**OWNER'S CERTIFICATE:**  
I, THE UNDERSIGNED, OWNER OF LAND SHOWN HEREON, ACCEPT THIS LOT SPLIT SURVEY  
THIS 11<sup>TH</sup> DAY OF April, 2016.  
WELLINGTON DEVELOPMENT, LLC

*Kevin Flanigan*  
KEVIN FLANIGAN (MANAGING MEMBER)

**NOTARY PUBLIC:**  
STATE OF OHIO  
COUNTY OF SS  
BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THE ABOVE SIGNED KEVIN FLANIGAN, WHO ACKNOWLEDGED THE SIGNING OF THIS LOT SPLIT SURVEY TO BE OF HIS OWN FREE ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE HERE UNTO SET MY HAND AND OFFICIAL SEAL THIS 11<sup>TH</sup> DAY OF April, 2016.

*Vincent G. Harris*  
VINCENT G. HARRIS  
Attorney At Law  
NOTARY PUBLIC  
STATE OF OHIO  
My Commission Has No Expiration Date  
Section 147.03 O.R.C.

**SURVEYOR'S CERTIFICATE:**  
THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH SECTION 4733-37 OF THE OHIO ADMINISTRATIVE CODE "STANDARDS FOR BOUNDARY SURVEYS"

*Amy M. Kelly*  
AMY M. KELLY, P.S.  
REGISTERED OHIO SURVEYOR No. 8469  
DATE 4/9/2016

**\*NOTE**  
REVISED FROM 415.61' ON WELLINGTON COMMONS PLAT; SCRIVENER'S ERROR.

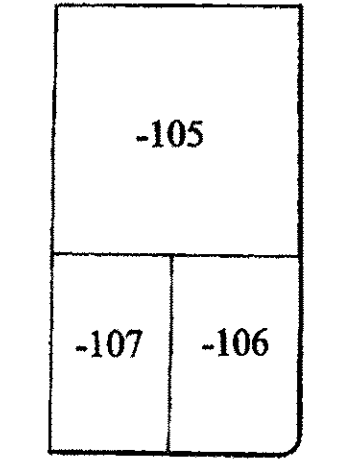
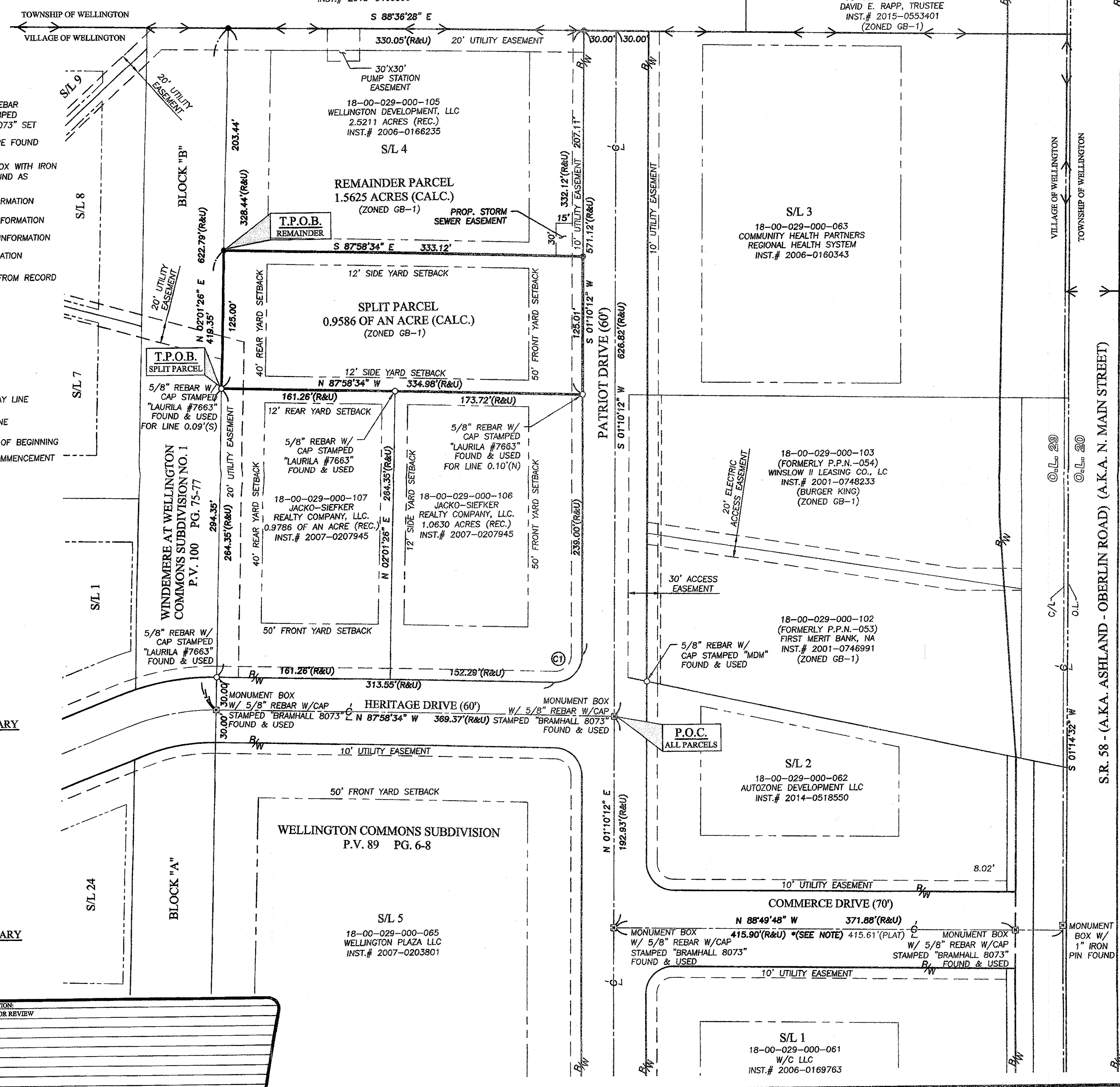
- REFERENCES**
- LORAIN COUNTY TAX MAP RECORDS.
  - LORAIN COUNTY DEED RECORDS FOR SUBJECT, ADJACENT, & ADJOINING PARCELS.
  - WELLINGTON COMMONS SUBDIVISION PLAT, VOLUME 89 PAGES 6-8.
  - WINDEMERE AT WELLINGTON COMMONS SUBDIVISION NO. 1, VOLUME 100 PAGES 75-77.
  - CERTIFICATE OF CORRECTION DATED JUNE 7, 2006, INSTRUMENT NUMBER 2006-0156834.
  - LOT SPLIT SURVEY FOR WELLINGTON DEVELOPMENT, LLC, PREPARED BY BRAMHALL ENGINEERING & SURVEYING COMPANY, DATED 09-05-2006, JOB NUMBER 06-2330.

**DRAWN BY:**  
JAD

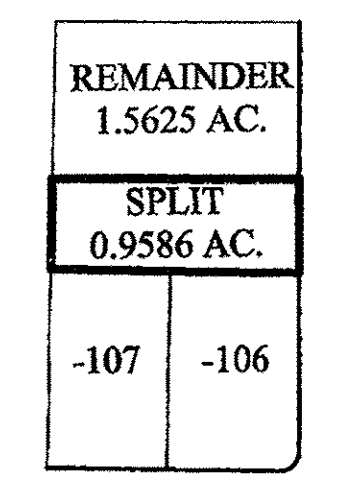
**CHECKED BY:**  
AMK

**BRAMHALL**  
ENGINEERING AND SURVEYING COMPANY  
801 MOORE ROAD AVON, OHIO 44011  
(440) 934 - 7878 (440) 934 - 7879 FAX

**SHEET**  
1 OF 1  
**JOB NO.**  
15-4363



**PRE-SPLIT SUMMARY**  
NTS



**POST SPLIT SUMMARY**  
NTS

DATE	BY	DESCRIPTION
03-09-2016	AMK	ISSUED FOR REVIEW

J:\15483 Wellington Development\DRAWINGS\BOUNDARY.dwg, Plotted: Mar 09, 2016 - 10:07 am