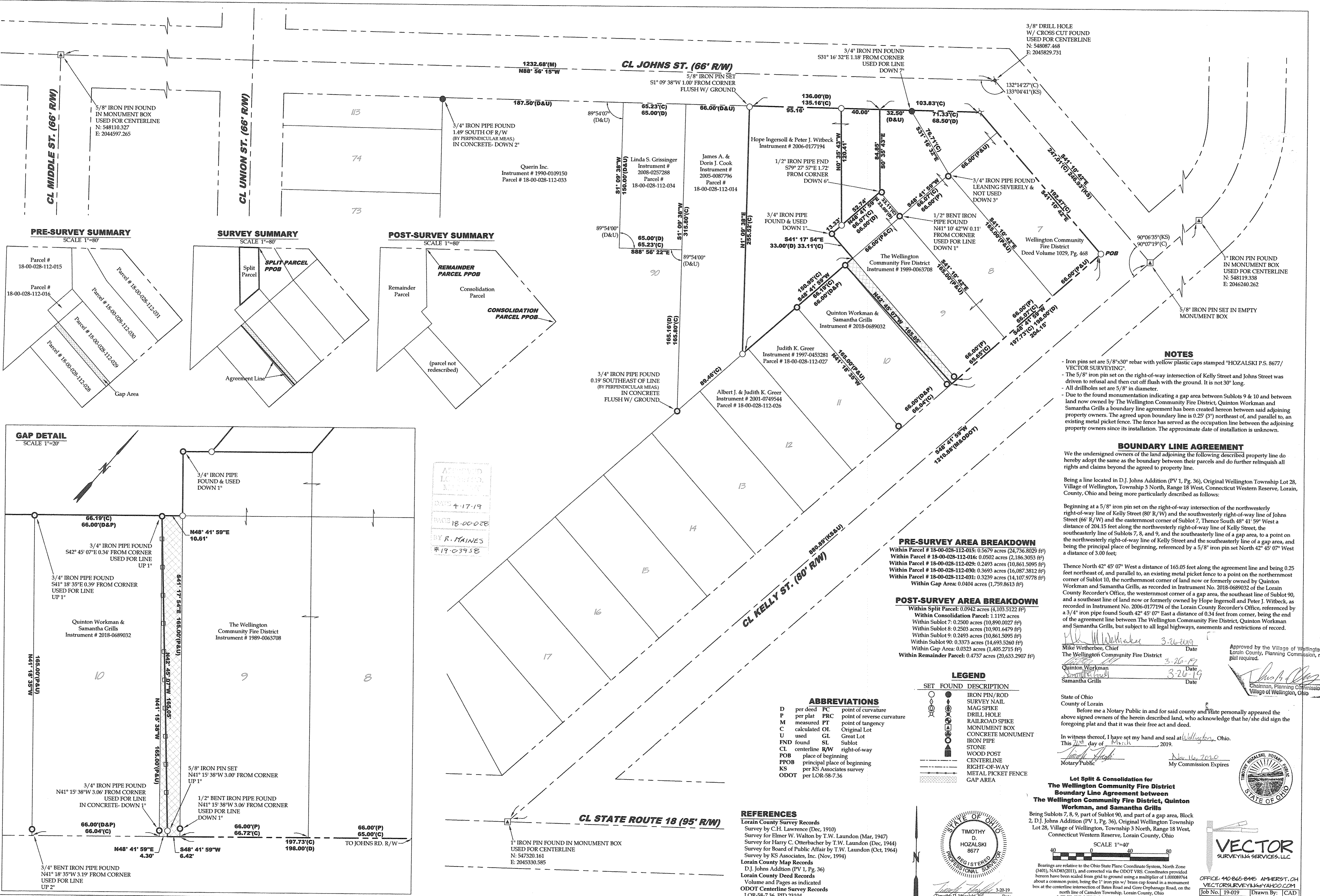
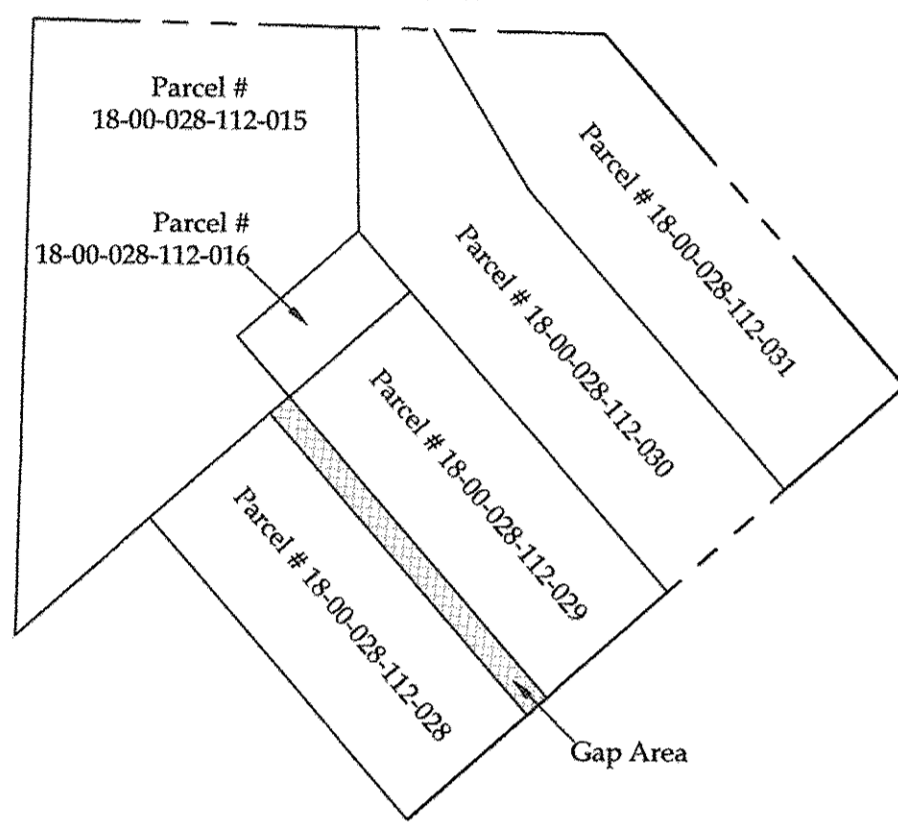


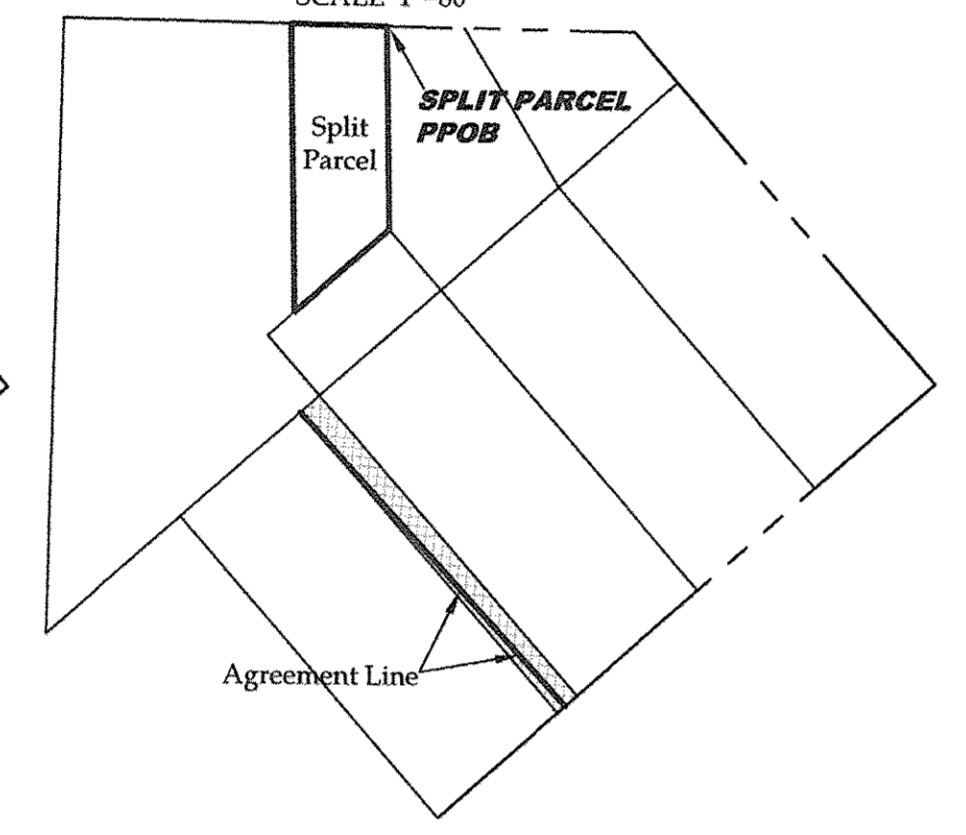
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File Name: E:\Documents\Surveying files\Jobs\2019\19-019-Wellington-Community Fire District\202-Kelly St Lot Split-Village of Wellington\19-019-VCPD.dwg



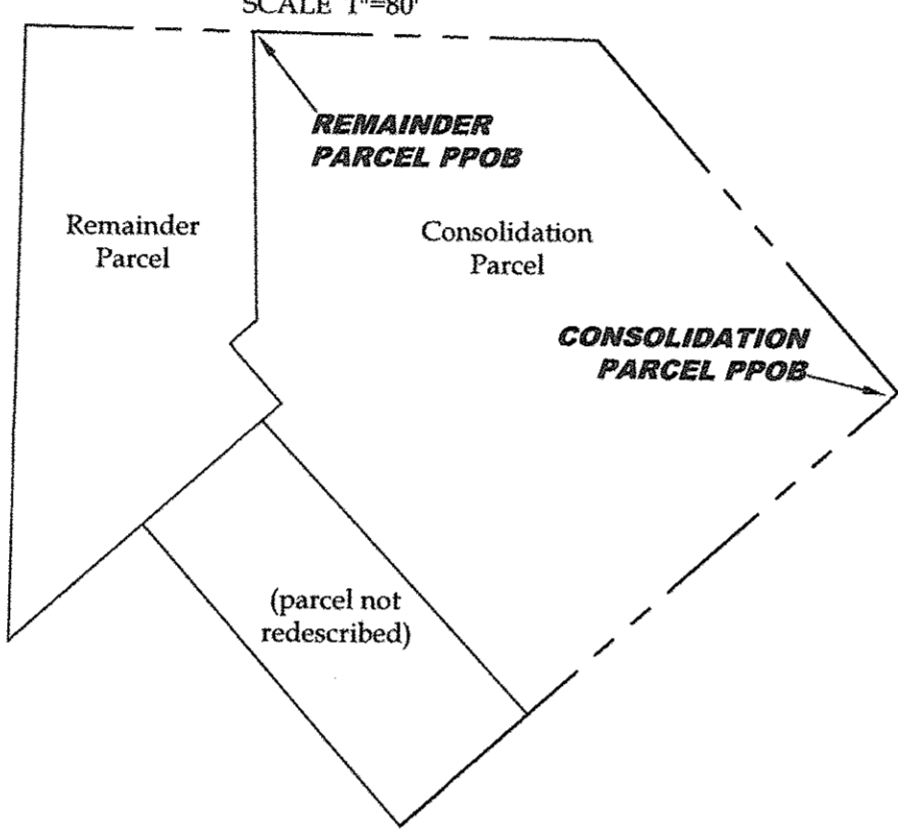
**PRE-SURVEY SUMMARY**  
SCALE 1"=80'



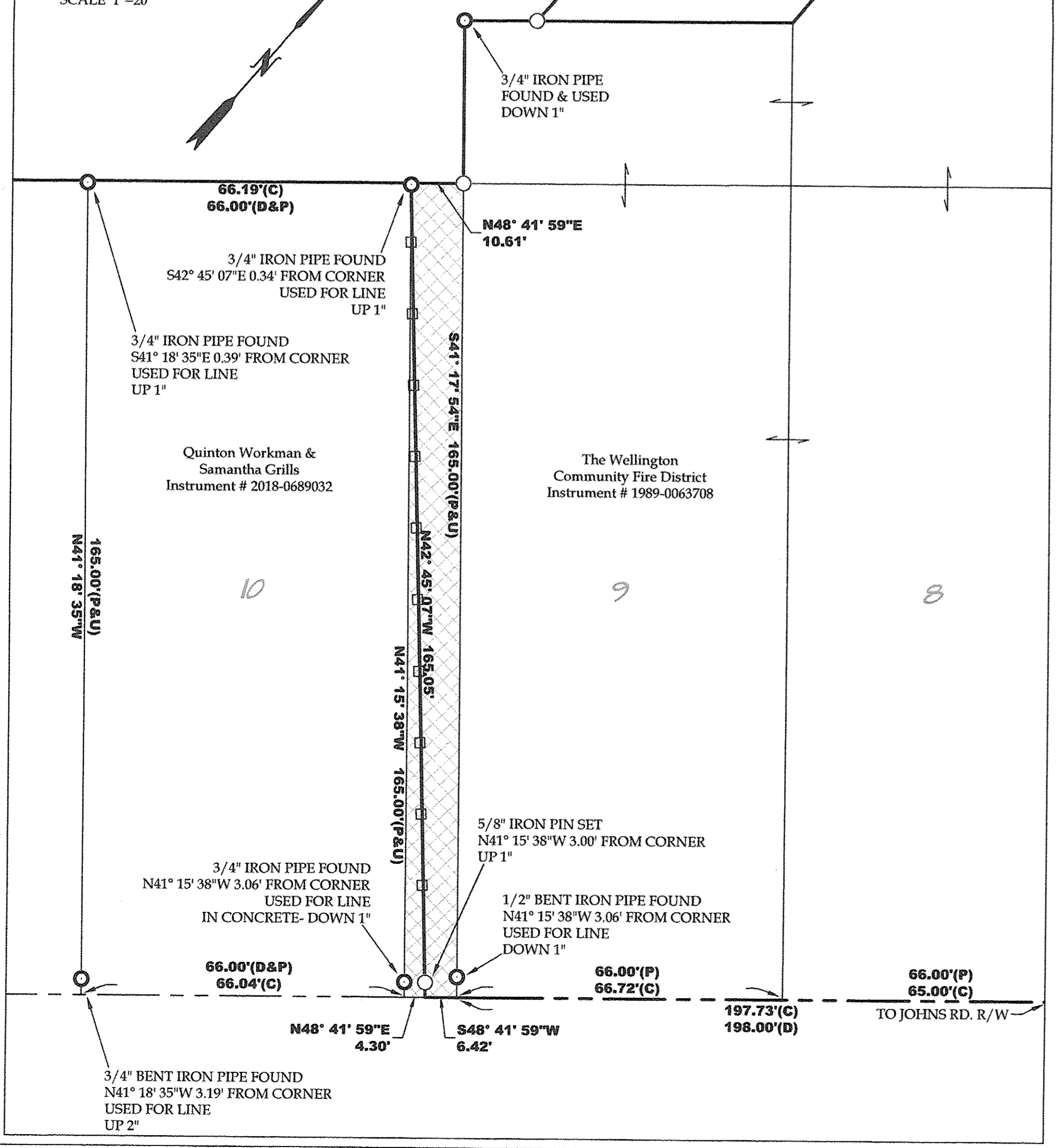
**SURVEY SUMMARY**  
SCALE 1"=80'



**POST-SURVEY SUMMARY**  
SCALE 1"=80'



**GAP DETAIL**  
SCALE 1"=20'



APPROVED  
LOCAL GOVERNMENT  
DATE 4-17-19  
PAGE 18-00-028  
BY R. MAINES  
#19-03958

3/8" DRILL HOLE  
W/ CROSS CUT FOUND  
USED FOR CENTERLINE  
N: 548087.468  
E: 2045829.731

**NOTES**

- Iron pins set are 5/8"x30" rebar with yellow plastic caps stamped "HOZALSKI P.S. 8677/ VECTOR SURVEYING".
- The 5/8" iron pin set on the right-of-way intersection of Kelly Street and Johns Street was driven to refusal and then cut off flush with the ground. It is not 30" long.
- All drillholes set are 5/8" in diameter.
- Due to the found monumentation indicating a gap area between Sublots 9 & 10 and between land now owned by The Wellington Community Fire District, Quinton Workman and Samantha Grills a boundary line agreement has been created hereon between said adjoining property owners. The agreed upon boundary line is 0.25' (3") northeast of, and parallel to, an existing metal picket fence. The fence has served as the occupation line between the adjoining property owners since its installation. The approximate date of installation is unknown.

**BOUNDARY LINE AGREEMENT**

We the undersigned owners of the land adjoining the following described property line do hereby adopt the same as the boundary between their parcels and do further relinquish all rights and claims beyond the agreed to property line.

Being a line located in D.J. Johns Addition (PV 1, Pg. 36), Original Wellington Township Lot 28, Village of Wellington, Township 3 North, Range 18 West, Connecticut Western Reserve, Lorain County, Ohio and being more particularly described as follows:

Beginning at a 5/8" iron pin set on the right-of-way intersection of the northwesterly right-of-way line of Kelly Street (80' R/W) and the southwesterly right-of-way line of Johns Street (66' R/W) and the easternmost corner of Sublot 7, Thence South 48° 41' 59" West a distance of 204.15 feet along the northwesterly right-of-way line of Kelly Street, the southeasterly line of Sublots 7, 8, and 9, and the southeasterly line of a gap area, to a point on the northwesterly right-of-way line of Kelly Street and the southeasterly line of a gap area, and being the principal place of beginning, referenced by a 5/8" iron pin set North 42° 45' 07" West a distance of 3.00 feet;

Thence North 42° 45' 07" West a distance of 165.05 feet along the agreement line and being 0.25 feet northeast of, and parallel to, an existing metal picket fence to a point on the northernmost corner of Sublot 10, the northernmost corner of land now or formerly owned by Quinton Workman and Samantha Grills, as recorded in Instrument No. 2018-0689032 of the Lorain County Recorder's Office, the westernmost corner of a gap area, the southeast line of Sublot 90, and a southeast line of land now or formerly owned by Hope Ingersoll and Peter J. Witbeck, as recorded in Instrument No. 2006-0177194 of the Lorain County Recorder's Office, referenced by a 3/4" iron pipe found South 42° 45' 07" East a distance of 0.34 feet from corner, being the end of the agreement line between The Wellington Community Fire District, Quinton Workman and Samantha Grills, but subject to all legal highways, easements and restrictions of record.

Mike Weiberbee, Chief  
The Wellington Community Fire District  
Date 3-26-19

Quinton Workman  
Samantha Grills  
Date 3-26-19

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

Chairman, Planning Commission  
Village of Wellington, Ohio

State of Ohio  
County of Lorain

Before me a Notary Public in and for said county and State personally appeared the above signed owners of the herein described land, who acknowledge that he/she did sign the foregoing plat and that it was their free act and deed.

In witness thereof, I have set my hand and seal at Wellington, Ohio.  
This 26th day of March, 2019.

Notary Public  
My Commission Expires

**Lot Split & Consolidation for  
The Wellington Community Fire District  
Boundary Line Agreement between  
The Wellington Community Fire District, Quinton  
Workman, and Samantha Grills**

Being Sublots 7, 8, 9, part of Sublot 90, and part of a gap area, Block 2, D.J. Johns Addition (PV 1, Pg. 36), Original Wellington Township Lot 28, Village of Wellington, Township 3 North, Range 18 West, Connecticut Western Reserve, Lorain County, Ohio

SCALE 1"=40'

BEARINGS ARE RELATIVE TO THE OHIO STATE PLANS COORDINATE SYSTEM, NORTH ZONE (S401), NAD83(2011), AND CORRECTED VIA THE ODOT VRS. COORDINATES PROVIDED HEREON HAVE BEEN SCALED FROM GRID TO GROUND USING A MULTIPLIER OF 1.00089764 ABOUT A COMMON POINT, BEING THE 1" IRON PIN W/ BRASS CAP FOUND IN A MONUMENT BOX AT THE CENTERLINE INTERSECTION OF BATES ROAD AND CORE ORPHANAGE ROAD, ON THE NORTH LINE OF CAMDEN TOWNSHIP, LORAIN COUNTY, OHIO

MINIMUM ERROR OF CLOSURE: 1 : 10,000

OFFICE: 400-865-8445 AMHERST, OH  
VECTORSURVEYING@YAHOO.COM  
Job No. 19-019 Drawn By: CAD  
Date: Mar, 2019 Checked By: TDH

**PRE-SURVEY AREA BREAKDOWN**

Within Parcel # 18-00-028-112-015: 0.5679 acres (24,736.8029 ft<sup>2</sup>)  
Within Parcel # 18-00-028-112-016: 0.0502 acres (2,186.3053 ft<sup>2</sup>)  
Within Parcel # 18-00-028-112-029: 0.2493 acres (10,861.5095 ft<sup>2</sup>)  
Within Parcel # 18-00-028-112-030: 0.3693 acres (16,087.3812 ft<sup>2</sup>)  
Within Parcel # 18-00-028-112-031: 0.3239 acres (14,107.9778 ft<sup>2</sup>)  
Within Gap Area: 0.0404 acres (1,759.8613 ft<sup>2</sup>)

**POST-SURVEY AREA BREAKDOWN**

Within Split Parcel: 0.0942 acres (4,103.5122 ft<sup>2</sup>)  
Within Consolidation Parcel: 1.1192 acres  
Within Sublot 7: 0.2500 acres (10,890.0027 ft<sup>2</sup>)  
Within Sublot 8: 0.2503 acres (10,901.6479 ft<sup>2</sup>)  
Within Sublot 9: 0.2493 acres (10,861.5095 ft<sup>2</sup>)  
Within Sublot 90: 0.3373 acres (14,693.5260 ft<sup>2</sup>)  
Within Gap Area: 0.0323 acres (1,405.2715 ft<sup>2</sup>)  
Within Remainder Parcel: 0.4737 acres (20,633.2907 ft<sup>2</sup>)

**LEGEND**

SET	FOUND	DESCRIPTION
○	○	IRON PIN/ROD
●	●	SURVEY NAIL
⊙	⊙	MAG SPIKE
⊗	⊗	DRILL HOLE
⊕	⊕	RAILROAD SPIKE
⊖	⊖	MONUMENT BOX
⊗	⊗	CONCRETE MONUMENT
○	○	IRON PIPE
○	○	STONE
○	○	WOOD POST
---	---	CENTERLINE
---	---	RIGHT-OF-WAY
---	---	METAL PICKET FENCE
---	---	GAP AREA

**ABBREVIATIONS**

D	per deed	PC	point of curvature
P	per plat	PRC	point of reverse curvature
M	measured	PT	point of tangency
C	calculated	OL	Original Lot
U	used	GL	Great Lot
FND	found	SL	Sublot
CL	centerline	R/W	right-of-way
FOB			place of beginning
PPOB			principal place of beginning
KS			per KS Associates survey
ODOT			per LOR-58-7.36

**REFERENCES**

Lorain County Survey Records  
Survey by C.H. Lawrence (Dec, 1910)  
Survey for Elmer W. Walton by T.W. Laundon (Mar, 1947)  
Survey for Harry C. Otterbacher by T.W. Laundon (Dec, 1944)  
Survey for Board of Public Affair by T.W. Laundon (Oct, 1964)  
Survey by KS Associates, Inc. (Nov, 1994)  
Lorain County Map Records  
D.J. Johns Addition (PV 1, Pg. 36)  
Lorain County Deed Records  
Volume and Pages as indicated  
ODOT Centerline Survey Records  
LOR-58-7.36, PID 23104

