

CLIENT:  
**SADIE GOBLE**

NO.	DATE	REVISION DESCRIPTION

PROJECT TITLE:  
**LOT SPLIT**

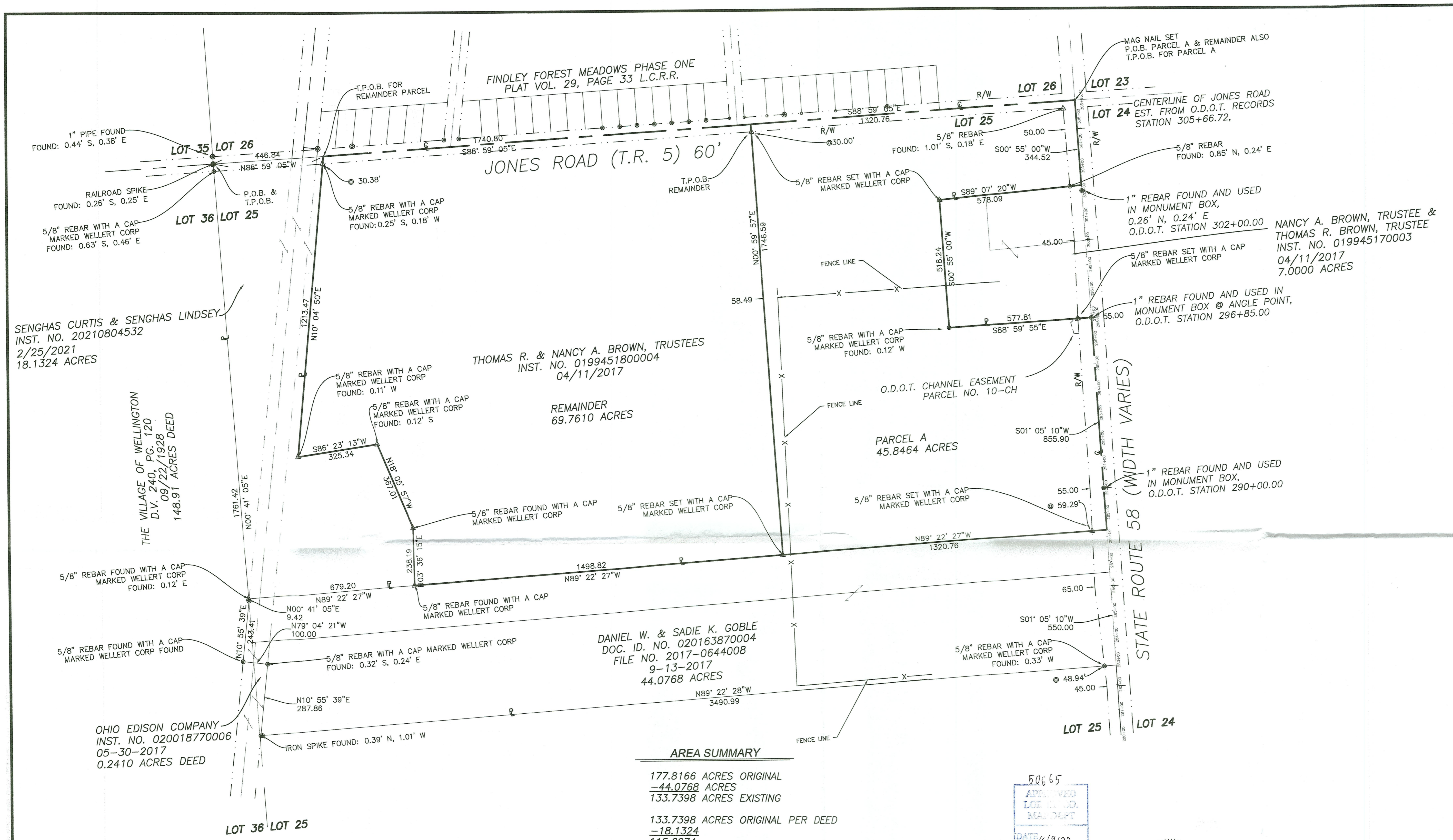
SITE ADDRESS:  
**JONES ROAD & STATE ROUTE 58  
 WELLINGTON, OHIO  
 44090**

SCALE: 1"=200'  
 DATE: 07-14-2022  
 DESIGNED BY: ---  
 DRAWN BY: CR  
 CHECKED BY: JDW  
 FILE NAME: 220618-SP.dwg  
 JOB NUMBER: 220618  
 DRAWING TITLE:

**LOT SPLIT  
 PLAT**  
 PART OF WELLINGTON  
 TOWNSHIP LOT NO. 25  
 LORAIN COUNTY, OHIO

SHEET NO:

**S1.0**



1" PIPE FOUND  
 FOUND: 0.44' S, 0.38' E

RAILROAD SPIKE  
 FOUND: 0.26' S, 0.25' E

5/8" REBAR WITH A CAP  
 MARKED WELPERT CORP  
 FOUND: 0.63' S, 0.46' E

SENGHAS CURTIS & SENNGHAS LINDSEY  
 INST. NO. 20210804532  
 2/25/2021  
 18.1324 ACRES

THE VILLAGE OF WELLINGTON  
 D.V. 240, PG. 120  
 09/22/1928  
 148.91 ACRES DEED

5/8" REBAR FOUND WITH A CAP  
 MARKED WELPERT CORP  
 FOUND: 0.12' E

5/8" REBAR FOUND WITH A CAP  
 MARKED WELPERT CORP FOUND

OHIO EDISON COMPANY  
 INST. NO. 020018770006  
 05-30-2017  
 0.2410 ACRES DEED

FINDLEY FOREST MEADOWS PHASE ONE  
 PLAT VOL. 29, PAGE 33 L.C.R.R.

JONES ROAD (T.R. 5) 60'

THOMAS R. & NANCY A. BROWN, TRUSTEES  
 INST. NO. 0199451800004  
 04/11/2017

REMAINDER  
 69.7610 ACRES

DANIEL W. & SADIE K. GOBLE  
 DOC. ID. NO. 020163870004  
 FILE NO. 2017-0644008  
 9-13-2017  
 44.0768 ACRES

**AREA SUMMARY**

177.8166 ACRES ORIGINAL
=44.0768 ACRES
133.7398 ACRES EXISTING
133.7398 ACRES ORIGINAL PER DEED
=18.1324
115.6074
115.6074 ACRES ORIGINAL PER DEED
=45.8464 ACRES
69.7610 REMAINDER

**REFERENCE**

DEED DOCUMENTS AS LISTED ON SURVEY OF THE LORAIN COUNTY RECORDER'S RECORDS.  
 SURVEY BY WELPERT CORPORATION DATED 03-27-2017.

**APPROVALS**

THIS LOT SPLIT IS ACCEPTED AND APPROVED BY THE WELLINGTON TOWNSHIP ZONING INSPECTOR THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

ZONING INSPECTOR \_\_\_\_\_ TOWNSHIP TRUSTEE \_\_\_\_\_  
 TOWNSHIP TRUSTEE \_\_\_\_\_

**LEGEND**

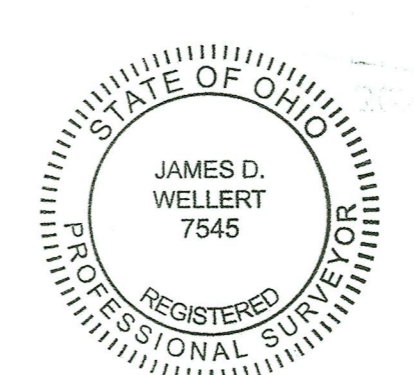
• "MAG" NAIL SET	R/W	RIGHT OF WAY
△ 5/8 X 30 INCH REBAR SET WITH A CAP MARKED "WELPERT CORP" UNLESS OTHERWISE NOTED	(M)	PER FIELD MEASUREMENT
☆ RAILROAD SPIKE FOUND AS NOTED	(R)	PER RECORD
● 5/8 INCH REBAR FOUND (NO CAP EXCEPT AS NOTED)	(D)	DEED
○ IRON PIPE FOUND AS NOTED		

**CERTIFICATIONS**

I HEREBY CERTIFY THAT I HAVE SURVEYED THESE PARCELS OF 45.8464 AND 69.7610 ACRES AND CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SAME. MONUMENTS HAVE BEEN SET OR FOUND AS SHOWN.

*James D. Wellert*  
 JAMES D. WELPERT, REGISTERED SURVEYOR  
 STATE OF OHIO NO. 7545

50665  
 APPROVED  
 LOT SPLIT  
 MANDATE  
 DATE 6/9/22  
 PAGE 18-00-015-A  
 BY A Carden  
 HJ-04539



**BASIS OF BEARINGS**  
 BEARINGS ARE BASED ON OHIO NORTH STATE PLANE GRID PER ODOT VRS NETWORK SYSTEM NAD 83(2011) REFERENCE FRAME (2010 EPOCH) AS SURVEYED IN FEBRUARY 2016, AUGUST 2019 AND JULY 2022.

