FOUND DRILL

N 00'34'48" E -

 $\triangle = 63^{\circ}41^{\circ}37^{\circ}$

R=32.00'

T=19.88'

L=35.57

CHD=33.77

CHD BRG=N 57'34'23" W

ONIAL VOL.

SECTI(DEED

CHD BRG=S 69"12"46" W

#00014

MAPPROVED

Lorain co.

Map Dept.

DATE 5-6-98

PASS 1800 PERS

on Edwelf

ER. 98 00014

 $\triangle = 203^{\circ}47^{\circ}35^{\circ}$

R = 70.00

T=332.27

L=248.98°

CHD=139.48'

IRON PIN SET --

66,

89.25 **(66'**

MONUMENT WITH a

N 00'34'53" 19.80

MONUMENT WITH

IRON PIN SET

IRON PIN SET

S 89°25'07"

3.43

1970-111

MAPLE STREET AND SHILOH AVENUE STREET DEDICATION PLAT FOR THE VILLAGE OF WELLINGTON PART OF LOT 20 AND PART OF LOT 21, WELLINGTON TOWNSHIP VILLAGE OF WELLINGTON LORAIN COUNTY, OHIO

SITUATED IN WELLINGTON TOWNSHIP, ORIGINAL LOT NO. TWENTY-SIX (26), LORAIN COUNTY, WELLINGTON TOWNSHIP.

SIGNED AND DESCRIBED IN THE DEED RECORDED IN DEED VOLUME 1396, PAGE 747, (VILLAGE OF WELLINGTON)

STATE OF OHIO, CONTAINING 1,7063 ACRES AND BEING A PART OF THE SAME TRACTS AS CONVEYED TO THE UNDER-

AND DESCRIBED IN THE DEED RECORDED IN DEED VOLUME 1423, PAGE 362 (SECTIONAL DIE CO.), LORAIN COUNTY,

AREA DO HEREBY ACCEPT AND ADOPT THIS PLAT OF ITS LANDS INTO STREETS AS SET FORTH IN THIS PLAT AND DO

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME THE AFORESAID SIGNED LANDOWNERS

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED BY OFFICIAL SEAL THIS 24 DAY OF

WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING PLAT AND THAT THEIR SIGNATURES ARE THEIR VOLUNTARY

N 00'34'53" E

S 00°34′53″ W

7.6801 ACRES

SECTIONAL DIE COMPANY, INC.

OFFICIAL RECORD VOL. 1465, PG. 373.

SHILOH AVENUE

(60' WIDE RIGHT-OF-WAY)

ERROR OF CLOSURE = 1' IN 10,000'

DEDICATE TO PUBLIC USE FOREVER THE STREETS AS SHOWN IN THIS PLAT.

Barbara O'Key

PRESIDENT -- SECTIONAL DIE COMPANY

ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

VILLAGE OF WELLINGTON

DEED VOL. 1396, PG. 747

10.42 A.

21.93 A.

24.75 A

1.71 A.

PART OF ORIGINAL 84,049 AC.

MAYOR - VILLAGE OF WELLINGTON

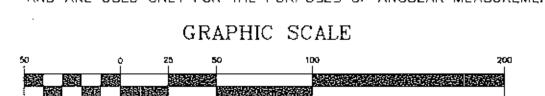
BAR9ARA O'KEEFE

<u>SECTIONAL DIE COMPANY</u>

ja**nell**o fanello -

STATE OF OHIO

THE BEARINGS REFERRED TO HEREIN ARE BASED UPON AN ASSUMED MERIDIAN AND ARE USED ONLY FOR THE PURPOSES OF ANGULAR MEASUREMENT



(IN FEET) l inch = 50 ft

LEGAL DESCRIPTION OF 1.5860 ACRES OF LAND FOR THE VILLAGE OF WELLINGTON OF AREA TO BE DEDICATED AS A STREET EXTENSION

THE FOLLOWING REAL ESTATE BEING A PARCEL OF LAND SITUATED IN PART OF LOT NUMBER 20. WELLINGTON TOWNSHIP, VILLAGE OF WELLINGTON, LORAIN COUNTY, OHIO AND BEING A PART OF AN ORIGINAL 84.049 ACRE TRACT OF LAND AS CONVEYED TO THE VILLAGE OF WELLINGTON BY INSTRUMENT RECORDED IN DEED VOLUME 1396. PAGE 747, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

VOLUME 1423, PAGE 362, PASSING THROUGH A FOUND 5/8" CAPPED IRON ROD AT 339.34 FEET. TO A POINT ON THE CENTERLINE AT THE EAST END OF EXISTING MAPLE STREET AS RECORDED IN STREET DEDICATION PLAT VOL. 42, PAGE 55 OF THE LORAIN COUNTY PLAT RECORDS, SAID POINT ALSO BEING THE PRINCIPLE PLACE OF

THENCE ON AND ALONG THE EAST LINE OF EXISTING MAPLE STREET BEARING NORTH 00"34"48" EAST A DISTANCE OF 33,00 FEET TO AN IRON PIN SET ON THE NORTHEAST CORNER OF EXISTING MAPLE STREET;

THENCE SOUTH 89"25"12" EAST A DISTANCE OF 121.11 FEET ON AND ALONG THE NORTH RIGHT-OF-WAY LINE OF EXISTING MAPLE STREET EXTENDED TO AN IRON PIN SET AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 32.00 FEET:

THENCE ON AND ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 50 26 FEET THROUGH A DEETA ANCIE OF 89°59°55" SAID ARC BEING SUBTENDED BY A CHORD. BEARING NORTH 45'34'51" EAST 45.25 FEET, TO AN IRON PIN SET AND THE BEGINNING OF A TANGENT LINE:

THENCE NORTH 00'34'53" EAST A DISTANCE OF 983.00 FEET TO AN IRON PIN SET:

THENCE SOUTH 89'25'12" EAST A DISTANCE OF 60.00 FEET TO AN IRON PIN SET ON THE NORTHERLY EXTENSION OF THE WEST LINE OF A 7.6801 ACRE PARCEL OF LAND NOW OR FORMERLY OWNED BY SECTIONAL DIE COMPANY AND RECORDED IN OFFICIAL RECORD VOLUME 1465, PAGE 373 OF THE LORAIN COUNTY RECORDS;

FOUND 5/8" CAPPED IRON ROD AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 32.00 FEET, PASSING AT 145.00 FEET A FOUND 5/8" CAPPED IRON ROD MARKING THE NORTHWEST CORNER OF SAID 7,6801 ACRE PARCEL:

THENCE ON AND ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 27.98 FEET THROUGH A DELTA ANGLE OF 50'06'03", SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 24°28'08" EAST 27.10 FEET, TO A FOUND 5/8" CAPPED IRON ROD AND THE BEGINNING OF A REVERSE CURVE TO THE RIGHT WITH A RADIUS OF 70.00 FEET;

THENCE ON AND ALONG SAID REVERSE CURVE TO THE RIGHT AN ARC DISTANCE OF 41.14 FEET THROUGH A DELTA ANGLE OF 33"40"18", SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 32'41'01" EAST 40.55 FEET, TO A FOUND 5/8" CAPPED IRON ROD ON THE SOUTH LINE ON LOT 20.

THENCE ON AND ALONG SAID SOUTH LINE OF LOT 20 N 89"25"12" W 246.82" TO THE PLACE OF BEGINNING. ENCLOSING AN AREA OF 1.5860 ACRES OF LAND, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS, EASEMENTS AND RESTRICTIONS WRITTEN OR RECORDED

THE BEARINGS REFERRED TO HEREIN ARE BASED UPON AN ASSUMED MERIDIAN AND ARE USED ONLY FOR THE PURPOSES OF ANGULAR MEASUREMENT. THE BASIS OF BEARING BEING N 89"25'12" W ALONG THE SOUTH LINE OF LOT 20.

THIS LEGAL DESCRIPTION IS BASED UPON A LAND SURVEY PERFORMED DURING APRIL 1986, OCTOBER 1988, JULY 1989, JULY 1994 AND NOVEMBER, 1997 BY POGGEMEYER DESIGN GROUP, INC. AND WAS PREPARED BY ROBERT A. SANFORD, PROFESSIONAL SURVEYOR NO. 5424.

<u>PRIOR SURVEY REFERENCE (SURVEYS BY PDG):</u>

SURVEY No. 1971-002, DATED 4/15/86 SURVEY No. 1970-909, DATED 3/23/87 SURVEY No. 1970-024, DATED 6/30/89 SURVEY No. 1970-026, DATED 11/21/89 SURVEY No. 1970-062, DATED 6/28/94 (STREET EXTENSION) SURVEY No. 1970-062, DATED 6/28/94 (BOUNDARY SURVEY). SURVEY No. 7332-002, DATED 11/96 (BOUNDARY SURVEY)

SANFORD

S~05424

- ALL BUILDINGS AND SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN HEREON.
- SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
- AND UTILITY IMPROVEMENTS. 1294.1!

APPROVED THIS 24th DAY OF December (APPROVAL OF THIS PLAT FOR RECORDING DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET, ROAD OR HIGHWAY DEDICATED DN SUCH PLAP, SECTION 711.04 AND 711.041, OHIO REVISED CODE.)

THIS IS TO CERTIFY THAT THIS PLAT OF MAPLE STREET AND SHILOH AVENUE RIGHT-OF-WAY DEDICATION IS HEREBY APPROVED AND THE STREETS SHOWN HEREON ARE ACCEPTED BY RESOLUTION NO. 1997-27- 28 AND ORDINANCE NO. ,...

DATE: DEC 24, 1997 COUNCIL OF THE VILLAGE OF WELLINGTON LORAIN COUNTY, OHIO

COUNTY AUDITOR

FILED FOR RECORD THIS _____ DAY OF ___ IN PLAT BOOK _____, PAGE NO ____

INCLESS TO LANGUAGE SON

PAGE Z/L is said Councy Returner

BOX: ATTY ERANK AGHBAUGH - BELF

(9*00*)

LALLE (441) 647-4219

-00<u>3</u>

Bearing being in **89°25**°12° wallong the north line of Lot 21.

DESIGN GROUP, INC. AND WAS PREPARED BY ROBERT A. SANFORD, PROFESSIONAL

THIS LEGAL DESCRIPTION IS BASED UPON A LAND SURVEY PERFORMED DURING APRIL 1986, OCTOBER 1988, JULY 1989, JULY 1994 AND NOVEMBER, 1997 BY POGGEMEYER SURVEYOR NO. 5424.

LEGAL DESCRIPTION OF 0.3251 ACRES OF LAND

FOR THE VILLAGE OF WELLINGTON

OF AREA TO BE DEDICATED AS A STREET EXTENSION

THE FOLLOWING REAL ESTATE BEING A PARCEL OF LAND SITUATED IN PART. OF LOT

OHIO AND BEING A PART OF AN ORIGINAL 84,049 ACRE TRACT OF LAND AS CONVEYED

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 21 AT A FOUND 1/2" CAPPED

ALONG THE NORTH LINE OF LOT 21 AND THE NORTH LINE OF A 21.32 ACRE TRACT OF

LAND AS CONVEYED TO SECTIONAL DIE COMPANY BY INSTRUMENT RECORDED IN DEED

ROD AT 339.34 FEET, TO A POINT ON THE CENTERLINE AT THE EAST END OF EXISTIN MAPLE STREET AS RECORDED IN STREET DEDICATION PLAT VOL. 42. PAGE 55 OF THE

THENCE ON AND ALONG THE LAST TRAVELLED LINE S 89'25'12" E 246.82' TO A FOUND

5/8" CAPPED IRON ROD AND THE BEGINNING OF A NOW-TANGENT CURVE TO THE RIGHT

OF 248.98 FEET THROUGH A DELTA ANGLE OF 203'47'35", SAID ARC BEING SUBTENDED

BY A CHORD BEARING SOUTH 69"12"46" WEST 139.48 FEET, TO AN IRON PIN SET AND

THE BEGINNING OF A REVERSE CURVE TO THE LEFT WATH A RADIUS OF 32.00 FEET.

35.57 FEET THROUGH A DELTA ANGLE OF 63'41'37", SAID ARC BEING SUBTENDED BY

A CHORD BEARING NORTH 57'34'23" WEST 33.77 FEET. TO AN IRON PIN SET AND THE

BEGINNING OF A TANGENT LINE, SAID TANGENT LINE BEING AN EXTENSION OF THE SOUTH

THENCE NORTH 89°25'12" WEST A DISTANCE OF 88.25 FEET TO AN IRON PIN SET AT THE

THENCE ON AND ALONG THE EAST LINE OF EXISTING MAPLE STREET BEARING WORTH

00"34"48" EAST A DISTANCE OF 33.00 FEET TO THE PLACE OF BEGINNING ENCLOSING

THE BEARINGS REFERRED TO HEREIN ARE BASED UPON AN ASSUMED MERIDIAN AND

ARE USED ONLY FOR THE PURPOSES OF ANGULAR MEASUREMENT. THE REFERENCE

AN AREA OF 0.3251 ACRES OF LAND. MORE OR LESS. SUBJECT TO ALL LEGAL HIGHWAYS.

LORAIN COUNTY PLAT RECORDS, SAID POINT ALSO BEING THE PRINCIPLE PLACE OF

VOLUME 1423, PAGE 362, PASSING THROUGH A FOUND 5/8" CAPPED IRON

TO THE VILLAGE OF WELLINGTON BY INSTRUMENT RECORDED IN DEED VOLUME 1395.

NUMBER 21, WELLINGTON TOWNSHIP, VILLAGE OF WELLINGTON, LORAIN COUNTY,

PAGE 747, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

RIGHT-OF-WAY LINE OF EXISTING MAPLE STREET:

SOUTHEAST CORNER OF EXISTING MAPLE STREET:

EASEMENTS AND RESTRICTIONS WRITTEN OR RECORDED.

TOTAL AREA IN STREETS (PARCEL 1 & PARCEL 2) = 1.9110 ACRES (83,244.40 S.F.) 1.71A. 844.50

989.54

FOUND 5/8" CAPPED IRON ROD -SURVEYORS DECLARATION

WE HEREBY DECLARE THAT THE ATTACHED MAP AND THE SURVEY ON WHICH IT IS BASED. MEETS CURRENT "MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO" AND WAS PREPARED BY THE OFFICE OF POGGEMEYER DESIGN GROUP, INC. DURING NOVEMBER, 1996 . ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF. THAT OUR LIABILITY FOR THIS SURVEY IS LIMITED TO THE COST OF SAID SERVICES. THAT IRON PINS SET ARE 5/8 INCH BY 30 INCH REBAR WITH ID CAPS. THE BEARINGS REFERRED TO HEREIN ARE BASED UPON AN ASSUMED MERIDIAN AND ARE USED ONLY FOR THE PURPOSE OF ANGULAR MEASUREMENT.

POGGEMEYER DESIGN GROUP, INC. ENGINEERS-ARCHITECTS-PLANNERS 1168 NORTH MAIN STREET BOWLING GREEN, OHIO 43402 (419) 352-7537 🖊

ROBERT A. SANFORD, PROFESSIONAL SURVEYOR NO. 5424

SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENT OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY

- THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE UNKNOWN AND ARE NOT SHOWN.
- CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE
- MONUMENTATION WILL BE SET AFTER COMPLETION OF CONSTRUCTION OF ALL ROADWAY

NORTHEAST CORNER OF ORIGINAL -----84.049 AC. PARCEL FOUND SQUARE IRON POST FOUND 1/2"x30" REBAR w/ID CAP ON EAST SIDE

 $\langle ((r))k^{\pm}\rangle$ 网络切除的 J1 14E 5 ADAMS ST _VINE ST . MAMILION ST HESPICK AVQ EAST (SR 18)

VICINITY MAP

9.36 A. REMAINDERS: 18-DD-DZD-DBD-IDD 21.61 A. 121-222-22-21 20.42 A. 18-00-021 - ADD 106-059

EAST LINE OF LOT 20

WEST LINE OF LOT 17

-SOUTHEAST CORNER OF LOT 20 AND NORTHEAST CORNER OF LOT 21 FOUND 1/2" CAPPED IRON ROD

JENNINGS AND CHURELLA

CONSTRUCTION COMPANY

3.8946 AC

-- N 00°34′48″ I

- IRON PIN SET

33.00

-PRINCIPLE PLACE OF BEGINNING

-△=89*59'55"

 $R = 32.00^{\circ}$

T≃32.00°

L=50.26'

- IRON PIN SET

FOUND 5/g" CAPPED

 $\triangle = 50.06'03'$

R=32.00'

T=14.96

L=27.98

CHD=27.10

- △=33°40′18′ R=70.00

T=21.18

L=41.14

SAUT AF: CHD BRG=S 32'41'01" E

CHD=40.55

18-00-020-000-096

\$18-00-020-000-097

CHD BRG=S 24'28'08" E

IRON ROD

FOR PARCEL NO. 1 AND PARCEL NO. 2

CHD BRG=N 45'34'51"

PARCEL 2=

1.5860 AC (69,084.68 S.F.)

OFFICIAL RECORD VOL. 198, PG. 700 OWNERS

TAX MAP DEPT. COPY # 9800014

JRON PIN SET