

Huntington Reserve Subdivision

BEING A PARCEL OF LAND SITUATED IN PART OF LOT 12 AND PART OF LOT 13, TRACT 5, HUNTINGTON TOWNSHIP, LORAIN COUNTY OHIO

LEGAL DESCRIPTION

Being a parcel of land situated in part of Lot 12 and part of Lot 13, Tract 5, Huntington Township, Lorain County, Ohio, described as follows:

Commencing at a found iron rod marking the southeasterly corner of said Lot 12 and the centerline of Bursley Road;

thence N 90° 00' 00" W six hundred forty and thirty hundredths (640.30) feet along the southerly line of Lot 12 and the centerline of Bursley Road to a set nail marking the southwesterly corner of a 6.39 acre parcel of land now or formerly owned by Ernest Wake as described in Lorain County Official Record Volume 1004, Page 40, THE POINT OF BEGINNING;

thence N 90° 00' 00" W seven hundred twenty-four and ninety hundredths (724.90) feet along said southerly Lot line and said centerline to a set nail marking the southeasterly corner of a 7.04 acre parcel of land now or formerly owned by Gilbert and Laura Kostyn as described in Lorain County Official Record 64, Page 513;

thence N 00° 16' 33" E one thousand six hundred seventy-nine and sixty-three hundredths (1679.63) feet along said Kostyn's easterly line and the easterly line of a 26.30 acre parcel of land now or formerly owned by June M. Nelson as described in Lorain County Official Records Volume 941, Page 942 to a set iron rod marking the southerly line of Lot 13 and the southeasterly corner of a 22.11 acre parcel of land now or formerly owned by June M. Nelson, passing a found iron pipe on line for reference at thirty-one and eighty-two hundredths (31.82) feet;

thence N 00° 29' 32" W one thousand six hundred fifty and eighty-two hundredths (1650.82) feet along said Nelson's easterly line to a found iron rod marking the northeasterly corner thereof and the north line of Lot 13;

thence N 89° 43' 04" E one thousand three hundred eighty-seven and fifty-nine hundredths (1387.59) feet along the northerly line of Lot 13 to a set iron rod marking the northeasterly corner thereof;

thence S 00° 26' 50" W one thousand six hundred sixty-five and two hundredths (1665.02) feet along the easterly line of Lot 13 to a found iron pipe marking the southeasterly corner thereof and the northeasterly corner of Lot 12;

thence S 00° 06' 45" W one thousand two hundred thirty-seven and twenty-four hundredths (1237.24) feet along the easterly line of Lot 12 to a set iron rod marking the northeasterly corner of said Wake's 6.39 acre parcel of land;

thence N 90° 00' 00" W six hundred forty and thirty hundredths (640.30) feet along said Wake's northerly line to a set iron rod marking the northwesterly corner thereof;

thence S 00° 06' 45" W four hundred thirty-five and zero hundredths (435.00) feet along said Wake's westerly line to THE POINT OF BEGINNING, passing a set iron rod on the northerly right-of-way of said road at four hundred five and zero hundredths (405.00) feet.

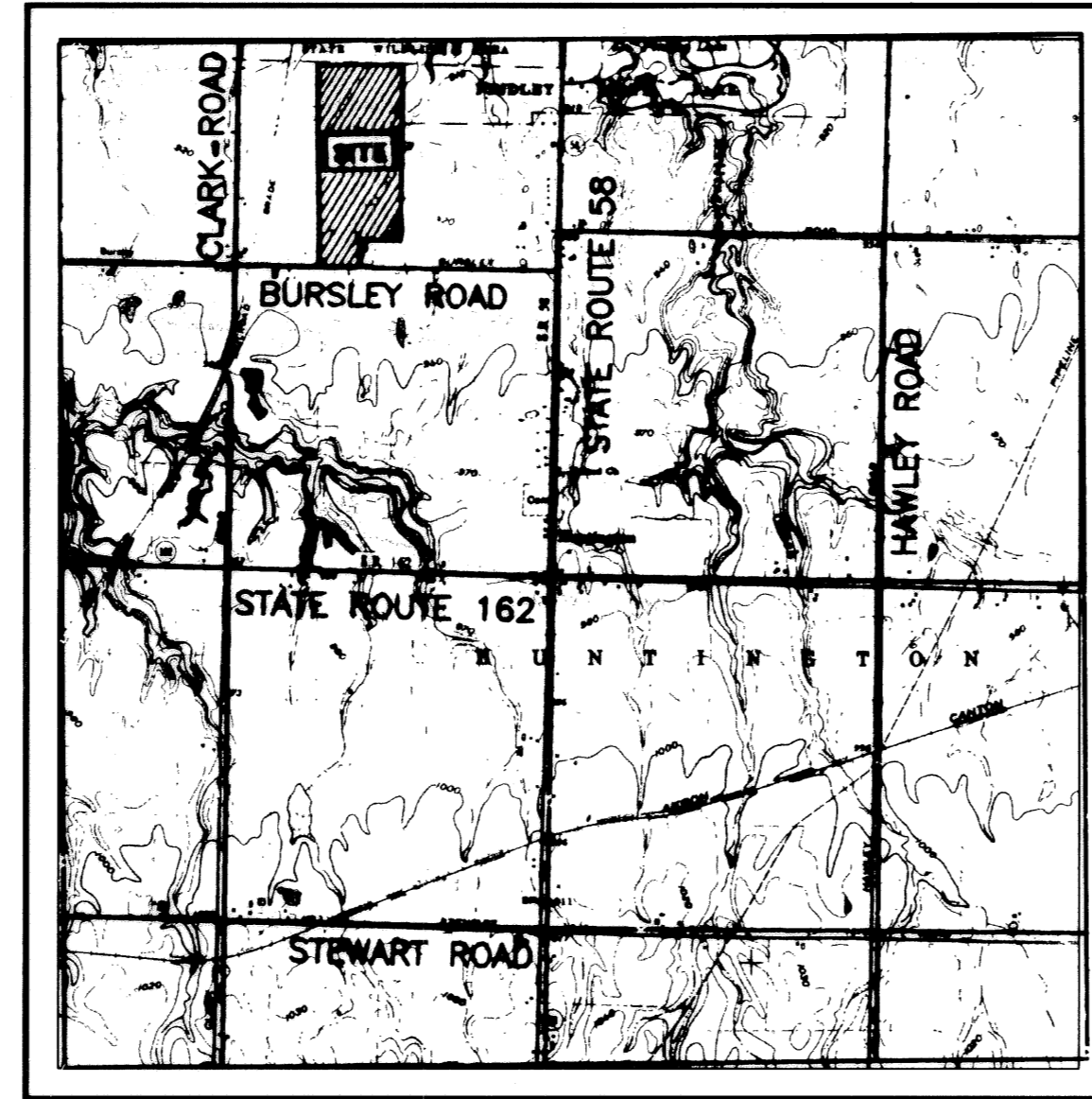
Containing in all, 98.332 acres of land, more or less, subject to all legal highways and easements.

The bearing of Bursley Road is assumed N 90° 00' 00" W. Bearings are assumed and for angular measurement only. All iron rods set are 5/8" diameter by 30" length with personalized caps marked HANK AND ASSOC. Driven flush.

This 98.332 acre legal description is based upon a survey done by Daniel J. Nichols, P.S. #7460, in February, 2001.

COVENANTS

- NO HOUSE OR PRINCIPLE PLACE OF RESIDENCE MAY BE CONSTRUCTED ON THE NORTHERLY 400' OF LOT 11 & 12 AS LONG AS THE ADJOINING LAND REMAINS A PUBLIC HUNTING AREA.
- WOODLAND RESERVE AREAS SHALL BE ALLOWED TO REMAIN IN A NATURAL STATE AS FOUND AT THE TIME OF RECORDING OF THIS PLAT. NO BUILDING OR EXCAVATING SHALL BE ALLOWED IN THIS AREA.
- THE MINIMUM SIZE CULVERT FOR CROSSING THE EXISTING DRAINAGE SWALE LOCATED ON LOTS 13-18 SHALL BE 8'x3'. ALTERNATES SHALL HAVE EQUIVALENT CAPACITY AND SHALL BE APPROVED BY THE COUNTY ENGINEER.
- THE DETENTION BASIN ON LOT 14 SHALL BE MAINTAINED BY THE OWNER OF SAID LOT ACCORDING TO THE APPROVED CONSTRUCTION PLANS ON FILE WITH THE COUNTY ENGINEER. THE COUNTY ENGINEER AND WELLINGTON FIRE DISTRICT SHALL HAVE ACCESS TO THE DETENTION BASIN FOR INSPECTION. ANY REPAIRS TO THE DETENTION BASIN DEEMED NECESSARY BY THE COUNTY ENGINEER OR WELLINGTON FIRE DISTRICT SHALL BE PAID FOR BY THE OWNER OF SAID LOT 14.
- THE DETENTION BASIN MAY BE USED AS A SOURCE OF WATER FOR THE WELLINGTON FIRE DISTRICT. (20" DRY FIRE HYDRANT EASEMENT).



LOCATION MAP NTS

OWNERS / SUBDIVIDER

DAVID & BECKY McMILLAN
26457 STATE ROUTE 58
WELLINGTON, OHIO 44090

APPROVAL AND ACCEPTANCE SIGNATURES

- APPROVED THIS 23rd DAY OF NOVEMBER 2001 *[Signature]*
LORAIN COUNTY ENGINEER
- APPROVED THIS 28th DAY OF NOVEMBER 2001 *[Signature]*
LORAIN COUNTY SANITARY ENGINEER
- APPROVED THIS 12th DAY OF DECEMBER 2001 *[Signature]*
LORAIN COUNTY DISTRICT BOARD OF HEALTH
- APPROVED THIS 17th DAY OF DECEMBER 2001 *[Signature]*
CHAIRMAN, BOARD OF TOWNSHIP TRUSTEES
- APPROVED THIS 19th DAY OF DECEMBER 2001 *[Signature]*
DIRECTOR, LORAIN COUNTY PLANNING COMMISSION

APPROVED AS TO FORM THIS 19th DAY OF DECEMBER 2001 *[Signature]*
LORAIN COUNTY PROSECUTOR'S OFFICE

FILED FOR RECORD THIS _____ DAY OF _____ 2001, AT _____ M. RECORDED THIS _____ DAY OF _____ 2001, IN PLAT BOOK _____ PAGE NO. _____

LORAIN COUNTY RECORDER

TRANSFERRED THIS _____ DAY OF _____ 2001.

LORAIN COUNTY AUDITOR

OWNERS CERTIFICATE

SITUATED IN THE TOWNSHIP OF HUNTINGTON, COUNTY OF LORAIN, STATE OF OHIO, AND BEING PART OF ORIGINAL LOT 12 & 13, TRACT 5, OF SAID TOWNSHIP CONTAINING 98.332 ACRES, AND BEING THE SAME TRACT AS CONVEYED TO DAVID O. McMILLAN AND DESCRIBED IN THE DEED RECORDED IN OFFICIAL RECORD VOLUME 497, PAGE 929, IN THE OFFICE OF THE RECORDER, LORAIN COUNTY, OHIO.

THE UNDERSIGNED, LANDOWNERS (SET FORTH ALL PARTIES HAVING LEGAL TITLE OR INTEREST OF RECORD IN THE PARCEL) HEREBY CERTIFY THAT THE ATTACHED PLAT REPRESENTS A SUBDIVISION OF LOTS 1 TO 19, INCLUSIVE, DO HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATE TO PUBLIC UTILITY USE AS SUCH, ALL OR PARTS OF THE ROADS AND CUL-DE-SACS SHOWN HEREIN AND NOT HERETOFORE DEDICATED.

THE UNDERSIGNED FURTHER AGREE THAT ANY USE OR IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING PLATTING, ZONING, HEALTH, OR OTHER LAWFUL RULES OR REGULATIONS INCLUDING THE APPLICABLE OFF-STREET LOADING AND PARKING REQUIREMENTS OF LORAIN COUNTY, OHIO FOR THE BENEFIT OF HIMSELF (THEMSELVES) AND ALL OTHER SUBSEQUENT PARTIES TAKING TITLE FROM, UNDER, OR THROUGH THE UNDERSIGNED.

THE DIMENSIONS OF THE LOTS AND STREETS ARE SHOWN ON THE PLAT IN FEET AND DECIMAL PART THEREOF. EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT FOR PUBLIC UTILITY PURPOSES ABOVE AND BENEATH THE SURFACE OF THE GROUND.

IN WITNESS THEREOF I HAVE HERETO SET THEIR HANDS THIS 19th DAY OF DECEMBER, 2001

WITNESS SIGNED *[Signature]*
DAVID O. McMILLAN

WITNESS SIGNED *[Signature]*
BECKY L. McMILLAN

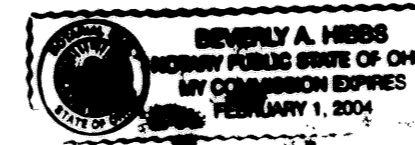
NOTARIAL SEAL

STATE OF OHIO
COUNTY OF LORAIN S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR David O. & Becky L. McMILLAN WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR OWN FREE ACT AND DEED FOR THE USES AND PURPOSES HEREIN EXPRESSED.

IN WITNESS THEREOF I HAVE HERETO SET MY HAND AND OFFICIAL SEAL THIS 19th DAY OF DECEMBER 2001.

By: *[Signature]* NOTARY PUBLIC



TRANSFERRED IN COMPLIANCE WITH SEC. 319-202 OHIO REV. CODE
JAN 28 2002
MARK R. STEWART
LORAIN COUNTY AUDITOR

RECEIVED FOR RECORD
at 2:50 clock P. M. In P.D. RECORD
VOL. 71 MARY ANN JAMISON
PAGE 12 Lorain County Recorder
8640
T.M.

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT "FARMER'S SAVINGS BANK" AS MORTGAGEE OF LANDS SHOWN HEREON, DO HEREBY ACCEPT THIS PLAT OF "HUNTINGTON RESERVE SUBDIVISION" TO BE CORRECT AND DEDICATE TO PUBLIC USE FOR ROAD PURPOSES, THE ROADS AS SHOWN HEREON.

WITNESS SIGNED *[Signature]*
THOMAS W. LEE
VICE PRESIDENT - FARMER'S SAVINGS BANK

NOTARIAL SEAL

STATE OF OHIO
COUNTY OF LORAIN S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE SIGNED MORTGAGEE WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR OWN FREE ACT AND DEED.

IN TESTIMONY THEREOF I HAVE HERETO SET MY HAND AND OFFICIAL SEAL THIS 20th DAY OF DECEMBER 2001

By: *[Signature]* NOTARY PUBLIC
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires Apr. 27, 2005

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT "AG CREDIT, ACA" AS MORTGAGEE OF LANDS SHOWN HEREON, DO HEREBY ACCEPT THIS PLAT OF "HUNTINGTON RESERVE SUBDIVISION" TO BE CORRECT AND DEDICATE TO PUBLIC USE FOR ROAD PURPOSES, THE ROADS AS SHOWN HEREON.

WITNESS SIGNED *[Signature]*
NEIL E. JORDAN
PRESIDENT & CEO - AG CREDIT, ACA

NOTARIAL SEAL

STATE OF OHIO
COUNTY OF LORAIN S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE SIGNED MORTGAGEE WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR OWN FREE ACT AND DEED.

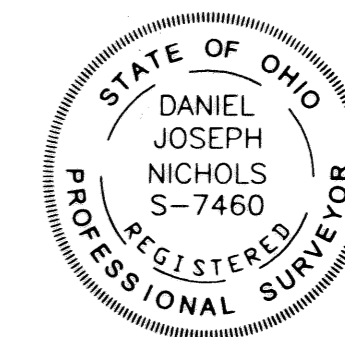
IN TESTIMONY THEREOF I HAVE HERETO SET MY HAND AND OFFICIAL SEAL THIS 15th DAY OF NOVEMBER 2001

By: *[Signature]* NOTARY PUBLIC



SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS THAT I HAVE SURVEYED AND PLATTED "HUNTINGTON RESERVE SUBDIVISION" AS SHOWN HEREON AND CONTAINING 98.332 ACRES OF LAND IN O.L. 12 & 13 OF HUNTINGTON TOWNSHIP, LORAIN COUNTY, OHIO. AT ALL POINTS THUSLY INDICATED IRON ROD MONUMENTS WERE SET. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND USED TO DESCRIBE ANGLES ONLY. THE PLAN REPRESENTS A SURVEY IN WHICH THE TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT AND OF EACH BLOCK WHEN COMPUTED FROM FIELD MEASUREMENTS OF THE GROUND CLOSED WITHIN A LIMIT OF ERROR OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET OF THE PERIMETER BEFORE BALANCING THE SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.



By: *[Signature]*
DANIEL J. NICHOLS, P.S. 7460
REGISTERED SURVEYOR NO. 7460
DATE 10-11-2001

JOB NO.	HANK AND ASSOCIATES, INC.
2013.002	ENGINEERING SURVEYING 137 SOUTH WASHINGTON STREET Tiffin, Ohio 44883 PHONE: (419) 447-4300 FAX: (419) 447-2076

HUNTINGTON RESERVE SUBDIVISION

TAX MAP DEPT. COPY #02-00427

DRAWN BY:	CHECKED BY:	REVISIONS:	1 2
DCT	DJN	10/17/01	
DATE: 7-25-01	SCALE 1" = 100'		

805965

NUMBER	CENTRAL ANGLE	LENGTH	RADIUS	CHORD	CHORD BEARING	TANGENT
C1	90°00'00"	47.12	30.00	42.43	N 45°06'45" E	30.00'
C2	90°00'00"	47.12	30.00	42.43	N 44°53'15" W	30.00'
C3	90°00'00"	47.12	30.00	42.43	N 44°53'15" W	30.00'
C4	90°00'00"	47.12	30.00	42.43	N 45°06'45" E	30.00'
C5	138°11'20"	168.83	70.00	130.78	S 21°01'03" W	183.26'
C6	48°11'20"	42.05	50.00	40.82	S 23°58'57" E	22.36'
C7	48°11'20"	42.05	50.00	40.82	N 24°12'26" E	22.36'
C8	138°11'20"	168.83	70.00	130.78	N 20°47'34" W	183.25'

SETBACKS

FRONT: 100' FROM C/L
SIDE: 15' EACH SIDE
REAR: 50'

ACREAGE SUMMARY

LOTS 92.079 ACRES
RIGHT-OF-WAY + 6.253 ACRES
TOTAL 98.332 ACRES

REFERENCES

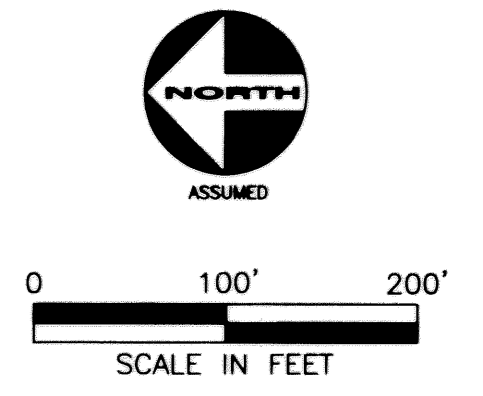
DEED VOLUME AND PAGE AS SHOWN
SURVEY BY THOMAS M. SNEZEK DATED MAY 14, 1992
SURVEY BY KLEINOEDER-SCHMIDT & ASSOC.,
DATED AUGUST 9, 1985.

RIGHT-OF-WAY SUMMARY

McMILLAN ROAD 3.940 ACRES
DOROTHY DRIVE 0.897 ACRES
BECKY LANE 0.917 ACRES
BURSLEY ROAD 0.499 ACRES
TOTAL 6.253 ACRES

SURVEY LEGEND

- | SET | FOUND | DESCRIPTION |
|-----|-------|----------------|
| ⊙ | ⊙ | CONC. MONUMENT |
| ⊕ | ⊕ | RAILROAD SPIKE |
| ⊖ | ⊖ | NAIL |
| ⊗ | ⊗ | IRON ROD |
| ⊘ | ⊘ | DRILL HOLE |
| ⊙ | ⊙ | STONE |
| ⊙ | ⊙ | MONUMENT BOX |
| ⊙ | ⊙ | IRON PIPE |
| ⊙ | ⊙ | WOOD POST |
| (D) | (D) | DEED |
| (P) | (P) | PLAT |
| (M) | (M) | MEASURED |
| (S) | (S) | SURVEYED |
| (C) | (C) | CALCULATED |
| R/W | R/W | RIGHT-OF-WAY |



NOTES:

ALL IRON ROD SET ARE 5/8" DIA. x 30" LENGTH WITH PERSONALIZED CAPS (HANK AND ASSOC.) DRIVEN FLUSH.



STATE OF OHIO
D.V. 153, PG. 135-137
21-05-006-000-001

STATE OF OHIO
D.V. 153, PG. 135-137
55 ACRES (D)
21-05-005-000-001

STATE OF OHIO
D.V. 153, PG. 135-137
100 ACRES (D)
21-05-014-000-001

STATE OF OHIO
D.V. 153, PG. 135-137
22.11 ACRES (D)
21-05-013-000-003

STATE OF OHIO
D.V. 153, PG. 135-137
26.30 ACRES (D)
21-05-012-000-004

STATE OF OHIO
D.V. 153, PG. 135-137
21-05-011-000-002

STATE OF OHIO
D.V. 153, PG. 135-137
21-05-011-000-003

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21-05-011-000-033

STATE OF OHIO
D.V. 153, PG. 135-137
21-05-011-000-034

STATE OF OHIO
D.V. 153, PG. 135-137
21-05-011-000-035

Box Becky McMillan 647-4736

HUNTINGTON RESERVE SUBDIVISION

TAX MAP DEPT. COPY #02-00427

JOB NO. **HANK AND ASSOCIATES, INC.**

ENGINEERING SURVEYING
137 SOUTH WASHINGTON STREET
TIFFIN, OHIO 44883
PHONE: (419) 447-4300 FAX: (419) 447-2076

DRAWN BY: DCT	CHECKED BY: DJN	REVISIONS: 10/17/01 01-21-02	2
DATE: 7-25-01	SCALE 1" = 100'		

71/2