

II. The Board further finds the territory to be annexed is not unreasonably large based upon stipulated testimony of Attorney James N. Taylor that:

Said finding was supported by the evidence that:

The territory is not unreasonable large. The municipality of Wellington will be able to provide services to the territory, they are not undertaking something that is unreasonable large, the shape and geographic features of the territory proposed to be annexed are regular and not unusual and are not creating any islands or peninsulas. The removal of the territory from the Township will not create a situation that the tax base of the Township to be so eroded or depleted so as to not permit the Township to continue on and provide goods and services to the township residents.

III. The Board further finds that on balance, the general good of the territory proposed to be annexed will be served, benefits to the territory proposed to be annexed and the surrounding area will outweigh the detriments to the territory proposed to be amended and the surrounding area, if the annexation is granted. As used...here..."surrounding area" means the territory within the unincorporated area of any township located one-half mile or less from any of the territory proposed to be annexed.

Said finding was supported by the evidence that:

On balance, the general good of the territory proposed to be annexed, is served because of the available of certain city services to those areas, including sewers, fire, police and there is also benefits to the area to be annexed and the surrounding areas and those benefits out weight the detemrnts due to the availability of utilities. The annexation will provide benefit to the surrounding area through the enhancement of value of properties in the surrounding area. Final condition which we believe that has been met, is no street or highway will be divided between the Township and the municipality as to creating maintenance issues; and

The Legal Description reads as follows:

The undersigned, being a majority of the property owners in the property proposed to be annexed, such property being contiguous to the Village of Wellington, Ohio, hereby petition the Board of Commissioners of Lorain County, Ohio, for annexation of the property located at 20464 S.R. 58, Wellington, Ohio 44090 and further described below, to the Village of Wellington, Ohio:

Situated in the Township of Wellington, County of Lorain and State of Ohio. Being known as part of Original Wellington Township Lot No. 29, and more definitely described as follows:

Beginning in the original centerline of the Ashland-Oberlin Road, also known as Ohio Route No. 58, said line being also the easterly line of Original Lot No. 29, at the southeasterly corner of land conveyed to Thomas A. Murphy and Elizabeth A. Murphy as recorded in Deed Volume 1421, Page 98 of Lorain County Deed Records; said point being about 1335.2 feet distant northerly from the intersection of said original centerline and the westerly extension of the northerly sideline of McCormick Street, 60 feet wide, as recorded in Volume 45, Page 33 of Lorain County Plat Records;

Thence North $88^{\circ} 35' 57''$ West in the Murphys' southerly line, a distance of 57.77 feet to a point in the westerly right of way line of Ohio Route 58 and at an angle point in the existing corporation line of the Village of Wellington; said point is the principal place of beginning: