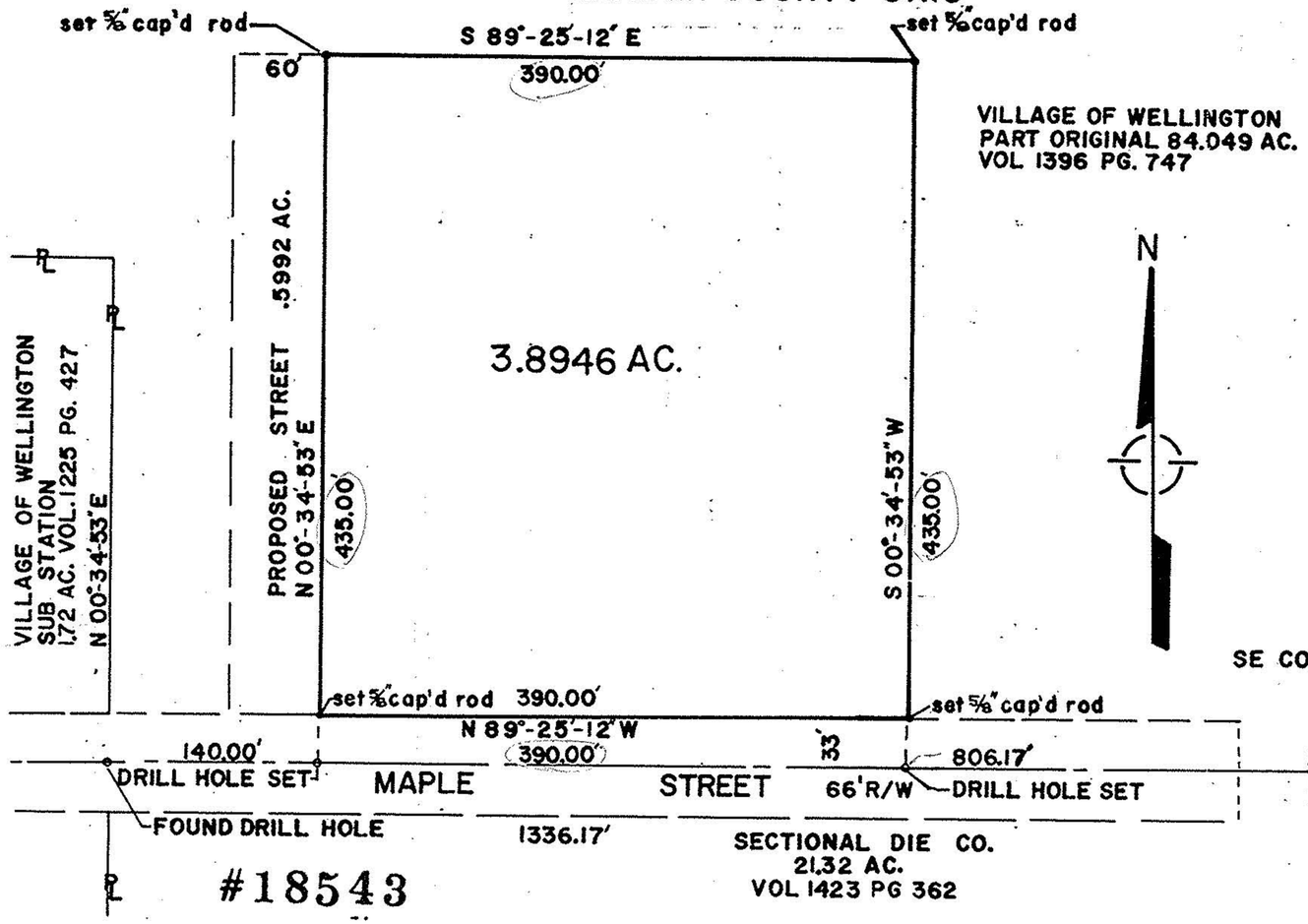
REPORT OF A SURVEY FOR 3.8946 ACRES FOR VILLAGE OF WELLINGTON

PART LOT 20 WELLINGTON TOWNSHIP

VILLAGE OF WELLINGTON

LORAIN COUNTY OHIO



#18543

APPROVED LORAIN CO. MAP DEPT.	
DATE 7-24-89	
PAGE 18-C	
BY T. McMain	
VOID AFTER	18543

LEGAL DESCRIPTION OF 3.8946 ACRES
FOR THE VILLAGE OF WELLINGTON

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 VOLUME 1396 OF DEEDS, PAGE 747, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING, FOR REFERENCE, AT A FOUND 1/2 INCH CAP'D IRON ROD AT THE SOUTHEAST CORNER OF SAID LOT 20; THENCE N 89 25 12 W 1336.17 FEET ON AND ALONG THE SOUTH LINE OF LOT 20 AND THE NORTH LINE OF A 21.32 ACRE TRACT OF LAND AS CONVEYED TO SECTIONAL DIE COMPANY BY INSTRUMENT RECORDED IN VOLUME 1423 OF DEEDS, PAGE 362, TO A DRILL HOLE FOUND AT THE NORTHWEST CORNER OF SAID 21.32 ACRE TRACT, BEING ALSO IN THE CENTERLINE OF MAPLE STREET (66 FOOT RIGHT-OF-WAY); THENCE S 89 25 12 E 140.00 FEET ON AND ALONG THE SOUTH LINE OF LOT 20 TO A SET DRILL HOLE; THENCE N 00 34 53 E 33.00 FEET TO A SET IRON PIN ON THE NORTHERLY LINE OF MAPLE STREET, THE PRINCIPLE PLACE OF BEGINNING FOR THE TRACT HEREIN DESCRIBED;

THENCE CONTINUING N 00 34 53 E PARALLEL TO AND 140 FEET EAST OF THE EASTERLY LINE OF A 1.72 ACRE TRACT OF LAND AS CONVEYED TO THE VILLAGE OF WELLINGTON BY AN INSTRUMENT RECORDED IN VOLUME 1225 OF DEEDS, PAGE 427, A DISTANCE OF 435.00 FEET TO A SET IRON PIN;

THENCE S 89 25 12 E 390.00 FEET PARALLEL TO THE SOUTH LINE OF LOT 20, TO A SET IRON PIN;

THENCE S 00 34 53 W 435.00 FEET TO A SET IRON PIN ON THE NORTHERLY LINE OF MAPLE STREET;

THENCE N 89 25 12 W 390.00 FEET ON AND ALONG SAID NORTHERLY LINE OF MAPLE STREET TO THE PLACE OF BEGINNING ENCLOSING AN AREA OF 3.8946 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 A PREVIOUS SURVEY WITH THE REFERENCE LINE BEING THE CENTERLINE OF MAPLE STREET WITH BEARING OF S 89 25 12 E AND ARE USED ONLY FOR THE PURPOSES OF ANGULAR MEASUREMENT. IRON PINS SET ARE 5/8 INCH DIAMETER STEEL REBARS WITH PLASTIC CAPS BEARING COMPANY NAME.

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

JUNE 27, 1989
FILE 1970024

SURVEYORS DECLARATION

WE HEREBY DECLARE THAT THE HEREON ATTACHED PLAT IS THE RESULT OF A SURVEY MADE BY THE OFFICE OF POGGEMEYER DESIGN GROUP, INC DURING April 1986, July 1989. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.

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
121 EAST WOOSTER STREET
BOWLING GREEN, OHIO 43402
(419) 352-7537

Robert A. Sanford 7/3/89

ROBERT A. SANFORD, PROFESSIONAL SURVEYOR NO. 5424

STATE OF OHIO
ROBERT A. SANFORD
SURVEYOR NO. 5424
REGISTERED PROFESSIONAL SURVEYOR

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POGGEMEYER DESIGN GROUP, INC.
ENGINEERS + ARCHITECTS + PLANNERS
BOWLING GREEN, OHIO

DATE: 6-30-89

JOB NUMBER: 1970-024