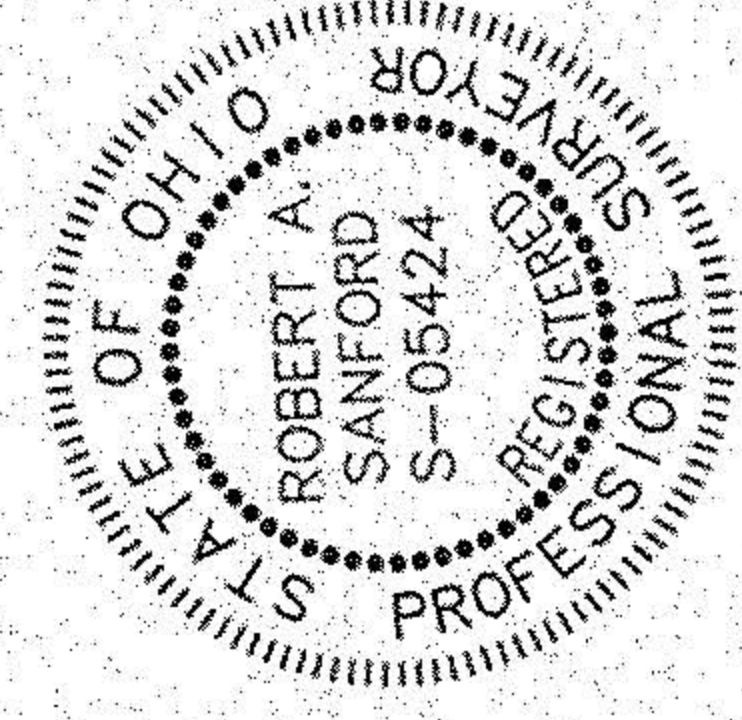


REPORT OF SURVEY FOR 2.0911 ACRES FOR THE VILLAGE OF WELLINGTON PART OF LOT 20, WELLINGTON TOWNSHIP VILLAGE OF WELLINGTON LORAIN COUNTY, OHIO



POGMEYER DESIGN GROUP, INC.
PLANNERS ARCHITECTS ENGINEERS
BOWLING GREEN, OHIO 43402
(419) 352-7537

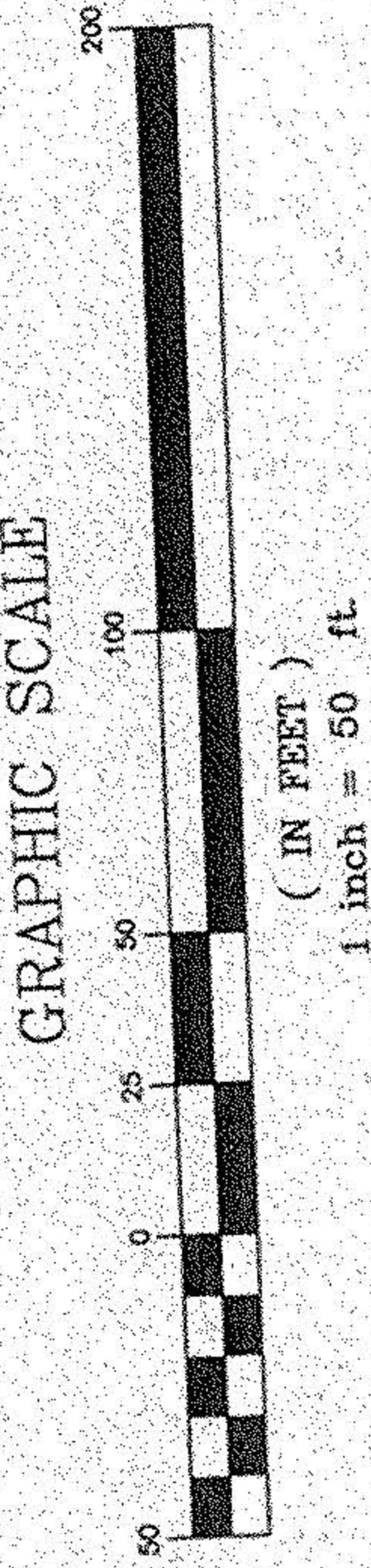


SURVEYORS DECLARATION
WE HEREBY DECLARE THAT THE ATTACHED MAP AND THE SURVEY ON WHICH IT IS BASED MEETS CURRENT "MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO" AND WAS PREPARED BY THE OFFICE OF POGMEYER DESIGN GROUP, INC. DURING NOVEMBER, 1997. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF. THAT OUR LIABILITY FOR THIS SURVEY IS LIMITED TO THE COST OF SAID SERVICES. THAT IRON PINS REFERRED TO HEREIN ARE BASED UPON AN ASSUMED MERIDIAN AND ARE USED ONLY FOR THE PURPOSE OF ANGULAR MEASUREMENT.

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

ROBERT A. SANFORD, PROFESSIONAL SURVEYOR NO. 5424

- NOTES:**
- 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 DISCLOSE.
 - THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE UNKNOWN AND ARE NOT SHOWN.
 - ALL BUILDINGS AND SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN HEREON.
 - SURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO ATTEMPT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD UTILITIES OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.



LEGAL DESCRIPTION OF 2.0911 ACRES OF LAND 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 ORIGINAL 84,049 ACRE TRACT OF LAND AS CONVEYED TO THE VILLAGE OF WELLINGTON BY INSTRUMENT RECORDED IN DEED VOLUME 1396, PAGE 747 OF THE LORAIN COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 20 AT A FOUND 1/2" INCH CAPPED IRON ROD, THENCE N 00°23'10" W A DISTANCE OF 1048.00 FEET ON AND ALONG THE EAST LINE OF SAID LOT 20, THE EAST LINE OF SAID SECTIONAL DIE COMPANY BY LINE OF A 7,6801 ACRE TRACT OF LAND AS CONVEYED TO SECTIONAL DIE COMPANY BY INSTRUMENT RECORDED IN OFFICIAL RECORD VOL. 1465, PAGE 373 OF THE LORAIN COUNTY RECORDS AND THE EAST LINE OF SAID SECTIONAL DIE COMPANY BY RECORDS TO A FOUND 5/8" CAPPED IRON ROD MARKING THE NORTHEAST CORNER OF SAID 1,2307 ACRE TRACT AND THE PRINCIPLE PLACE OF BEGINNING FOR THE TRACT HEREIN DESCRIBED.

THENCE N 89°25'12" W A DISTANCE OF 369.48 FEET ON AND ALONG THE NORTH LINE OF SAID 1,2307 ACRE TRACT TO A FOUND 5/8" CAPPED IRON ROD MARKING THE NORTHEAST CORNER OF SAID 1,2307 ACRE TRACT AND THE NORTHEAST CORNER OF THE SHILOH AVENUE AS RECORDED IN STREET DEDICATION PLAN VOLUME 60, PAGE 71 OF THE LORAIN COUNTY RECORDS.

THENCE N 00°34'53" E A DISTANCE OF 247.51 FEET TO AN IRON PIN SET ON THE NORTH LINE OF SAID ORIGINAL 84,049 ACRE TRACT OF LAND.

THENCE S 89°25'12" E A DISTANCE OF 368.65 FEET ON AND ALONG THE NORTH LINE OF SAID ORIGINAL 84,049 ACRE TRACT AND THE SOUTH LINE OF A 24.68 ACRE PARCEL, NOW OR FORMERLY OWNED BY ALLEN DEVELOPMENT, LTD., AS RECORDED BY INSTRUMENT NO. 4840 FILED IN THE LORAIN COUNTY RECORDS, TO A FOUND SQUARE IRON POST ON THE EAST LINE OF SAID LOT 20, SAID SQUARE IRON POST ALSO MARKING THE NORTHEAST CORNER OF SAID ORIGINAL 84,049 ACRE TRACT.

THENCE S 00°23'10" W A DISTANCE OF 246.11 FEET ON AND ALONG SAID EAST LINE TO THE PLACE OF BEGINNING ENCLOSED AN AREA OF 2.0911 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 SET ARE BEARINGS BEING N 89°25'12" W ALONG THE SOUTH LINE OF LOT 20, IRON PIN 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, JULY 1989, JULY 1994, AND NOVEMBER 1996, DECEMBER 1997, AND MAY 1998 BY POGMEYER DESIGN GROUP, INC. AND WAS PREPARED BY ROBERT A. SANFORD, PROFESSIONAL SURVEYOR NO. 5424.

JENNINGS AND CHURELLA CONSTRUCTION COMPANY
3.8946 AC
OFFICIAL RECORD VOL. 198, PG. 700

FOUND 5/8" CAPPED IRON ROD

FOUND HOLE

MAPLE STREET - 66' R/W

STREET DEDICATION PLAT VOL. 60, PG. 71

MAPLE STREET - 66' R/W

STREET DEDICATION PLAT VOL. 42, PG. 55

FOUND DRILL HOLE

466.83

N 89°25'12" W

339.34

SECTIONAL DIE COMPANY

DEED VOL 1423, PG. 362

NORTH LINE OF LOT 21

N 89°25'12" W

339.34

(REFERENCE BEARING)

SOUTH LINE OF LOT 20

Δ=50°06'03"

R=32.00'

T=14.96'

L=27.98'

Ch Brg=N 24°28'08" W

Δ=33°40'18"

R=70.00'

T=21.18'

L=41.14'

Ch Brg=N 32°41'01" W

SECTIONAL DIE COMPANY, INC.

7.6801 ACRES

OFFICIAL RECORD VOL. 1465, PG. 373

- 095

VILLAGE OF WELLINGTON
PART OF ORIGINAL 84,049 AC.
DEED VOL 1396, PG. 47

SHILOH AVENUE - 60' R/W
STREET DEDICATION PLAT VOL. 60, PG. 71

STREET STREET AREA - 1.9110 ACRES (83,244.40 S.F.)

844.54'

N 00°34'53" E

FOUND 5/8" CAPPED IRON ROD

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FOUND 5/8" CAPPED IRON ROD

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FOUND 5/8" CAPPED IRON ROD

FOUND 5/8" CAPPED IRON ROD

FOUND 5/8" CAPPED IRON ROD

903.00'

1048.00'

S 00°23'10" W

145.00'

N 89°25'12" W

369.98'

N 00°34'53" E

145.00'

S 00°23'10" W

246.11'

N 00°34'53" E

247.51'

IRON PIN SET

TOTAL STREET AREA=0.3411 ACRES (14,857.11 S.F.)

PROPOSED SHILOH AVENUE - 60' R/W

24.68 AC PARCEL

474840 FILM NO. 1225

PRIOR DEED VOL. 1034, PG. 885

ALLEN DEVELOPMENT, LTD.

VILLAGE OF WELLINGTON

PART OF ORIGINAL 84,049 AC.

DEED VOL 1396, PG. 747

2.0911 ACRES

(91,866.63± S.F.)

11

N 00°34'53" E

369.48'

N 89°25'12" W

368.65'

S 89°12'08" E

368.65'

ALLEN DEVELOPMENT, LTD.

24.68 AC PARCEL

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