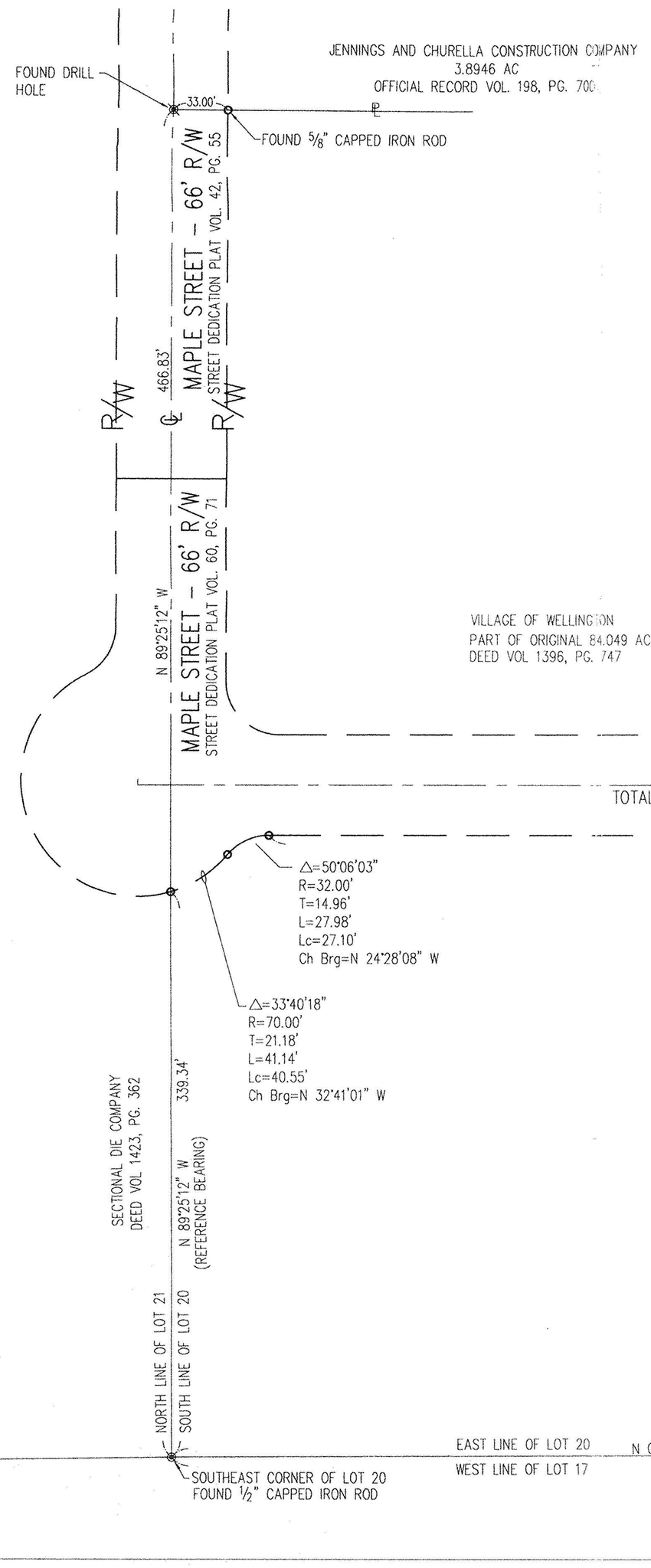
REPORT OF SURVEY FOR 2.0911 ACRES FOR THE VILLAGE OF WELLINGTON
PART OF LOT 20, WELLINGTON TOWNSHIP
VILLAGE OF WELLINGTON
LORAIN COUNTY, OHIO



ASSUMED

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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 AN 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 84.049 ACRE TRACT, THE EAST LINE OF A 7.6801 ACRE TRACT OF LAND AS CONVEYED TO SECTIONAL DIE COMPANY BY INSTRUMENT RECORDED IN OFFICIAL RECORD VOLUME 1465, PAGE 373 OF THE LORAIN COUNTY RECORDS AND THE EAST LINE OF A 1.2307 ACRE TRACT OF LAND AS CONVEYED TO SECTIONAL DIE COMPANY BY INSTRUMENT NUMBER 980548534 OF THE LORAIN COUNTY 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 NORTHWEST CORNER OF SAID 1.2307 ACRE TRACT AND THE NORTHEAST CORNER OF EXISTING SHILOH AVENUE AS RECORDED IN STREET DEDICATION PLAT 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°12'08" 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 474840 FILM NO. 1225 OF 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 84.089 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 ENCLOSING 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 OF BEARING BEING N 89°25'12" W ALONG THE SOUTH LINE OF LOT 20. 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, JULY 1989, JULY 1994, NOVEMBER 1996, DECEMBER 1997, AND MAY 1998 BY POGGEMEYER DESIGN GROUP, INC. AND WAS PREPARED BY ROBERT A. SANFORD, PROFESSIONAL SURVEYOR NO. 5424.

PRIOR SURVEY REFERENCE (SURVEYS BY PDG)

SURVEY No. 1971-002, DATED 4/15/86
SURVEY No. 1970-009, 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 11/13/96
SURVEY No. 1970-111, DATED 12/16/97 (DEDICATION PLAT)
SURVEY No. 1970-131, DATED 4/28/98

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, 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 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 5/18/99
ROBERT A. SANFORD, PROFESSIONAL SURVEYOR NO. 5424

STATE OF OHIO
ROBERT A. SANFORD
S-05424
REGISTERED PROFESSIONAL SURVEYOR

NOTES:

1. 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.
2. THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE UNKNOWN AND ARE NOT SHOWN.
3. ALL BUILDINGS AND SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN HEREON.
4. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.

Show Deed Street Vol 60/71 Where does it end?

Frank Ashbaugh
Called 7/29/99
Frank explained to Him that remainder needs Survey According to Land Conveyance Standards
Waiting on Survey map (may have to be Re-Surveyed)
-DH 7-22

T.H. Pg 18-00-020-D

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

REPORT OF A SURVEY
FOR
VILLAGE OF WELLINGTON, OHIO

DRAWN BY	CHECKED BY
DAN	RAS

REVISION

1 OF 1

JOB NUMBER 1970-1

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MAY 18 1999