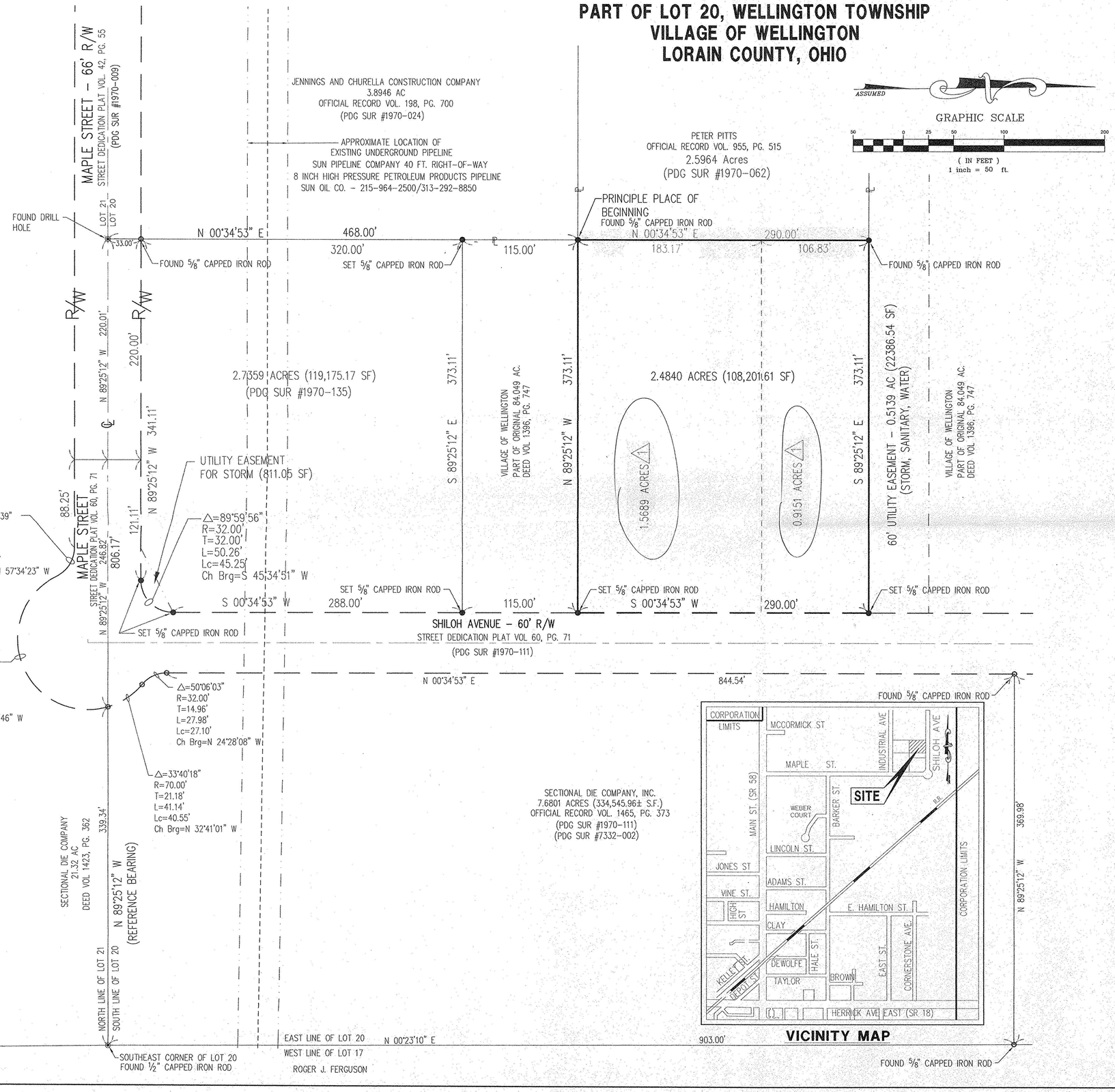
REPORT OF SURVEY FOR 2.4840 ACRES FOR THE VILLAGE OF WELLINGTON
PART OF LOT 20, WELLINGTON TOWNSHIP
VILLAGE OF WELLINGTON
LORAIN COUNTY, OHIO



LEGAL DESCRIPTION OF 2.4840 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 VOLUME 1396 OF DEEDS, PAGE 747, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 20 AT A 1/2 INCH CAPPED IRON ROD FOUND, THENCE N 89°25'12" W (REFERENCE BEARING) A DISTANCE OF 806.17 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 OF THE LORAIN COUNTY RECORDS, TO A DRILL HOLE FOUND ON THE CENTERLINE OF EXISTING MAPLE STREET AS RECORDED IN STREET DEDICATION PLAT VOLUME 42, PAGE 55 OF THE LORAIN COUNTY RECORDS, PASSING THROUGH A 5/8" CAPPED IRON ROD FOUND AT 339.34 FEET AND PASSING THROUGH A POINT AT THE EAST END OF SAID CENTERLINE OF MAPLE STREET AT 586.16 FEET;

THENCE N 00°34'53" E 468.00 FEET, PASSING THROUGH A 5/8" CAPPED IRON ROD FOUND AT 33.00' MARKING THE NORTH RIGHT-OF-WAY LINE OF SAID MAPLE STREET AND ALSO MARKING THE SOUTHEAST CORNER OF A 3.8946 ACRE TRACT OF LAND NOW OR FORMERLY OWNED BY JENNINGS AND CHURELLA CONSTRUCTION COMPANY AS RECORDED IN OFFICIAL RECORD VOLUME 198, PAGE 700 OF THE LORAIN COUNTY RECORDS, TO A 5/8" CAPPED IRON ROD FOUND MARKING THE NORTHEAST CORNER OF SAID 3.8946 ACRE TRACT OF LAND AND MARKING THE SOUTHEAST CORNER OF A 2.5964 ACRE TRACT OF LAND NOW OR FORMERLY OWNED BY PETER PITTS AS RECORDED IN OFFICIAL RECORD VOLUME 955, PAGE 515 OF THE LORAIN COUNTY RECORDS, BEING THE PRINCIPLE PLACE OF BEGINNING FOR THE TRACT HEREIN DESCRIBED;

THENCE N 00°34'53" E 290.00 FEET ON AND ALONG THE EAST LINE OF SAID 2.5964 ACRE TRACT OF LAND TO A 5/8" CAPPED IRON ROD FOUND MARKING THE NORTHEAST CORNER OF SAID 2.5964 ACRE TRACT OF LAND;

THENCE S 89°25'12" E 373.11 FEET TO A 5/8" CAPPED IRON ROD SET ON THE WEST RIGHT-OF-WAY LINE OF EXISTING SHILOH AVENUE AS RECORDED IN STREET DEDICATION PLAT VOLUME 60, PAGE 71 OF THE LORAIN COUNTY RECORDS.

THENCE S 00°34'53" W 290.00 FEET ON AND ALONG THE WEST LINE OF SAID SHILOH AVENUE TO A 5/8" IRON PIN SET;

THENCE N 89°25'12" W 373.11 FEET TO THE PLACE OF BEGINNING ENCLOSING AN AREA OF 2.4840 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, NOVEMBER 1997, AND FEBRUARY 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 11/97
SURVEY No. 1970-135, DATED 2/98

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 MARCH, 1998. 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 5/28/98
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.

#22546
APPROVED
LORAIN CO.
MAP DEPT.
DATE 6/30/98
PAGE 18-00-020-D
BY TJS
WORK ORDER 22546

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

REPORT OF A SURVEY
FOR
VILLAGE OF WELLINGTON

#22546
MAP DEPT. 6/24/98

DRAWN BY	CHECKED BY
DAN	RAS

REVISION
△ 6/24/98

1 OF 1

JOB NUMBER
1970-139

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