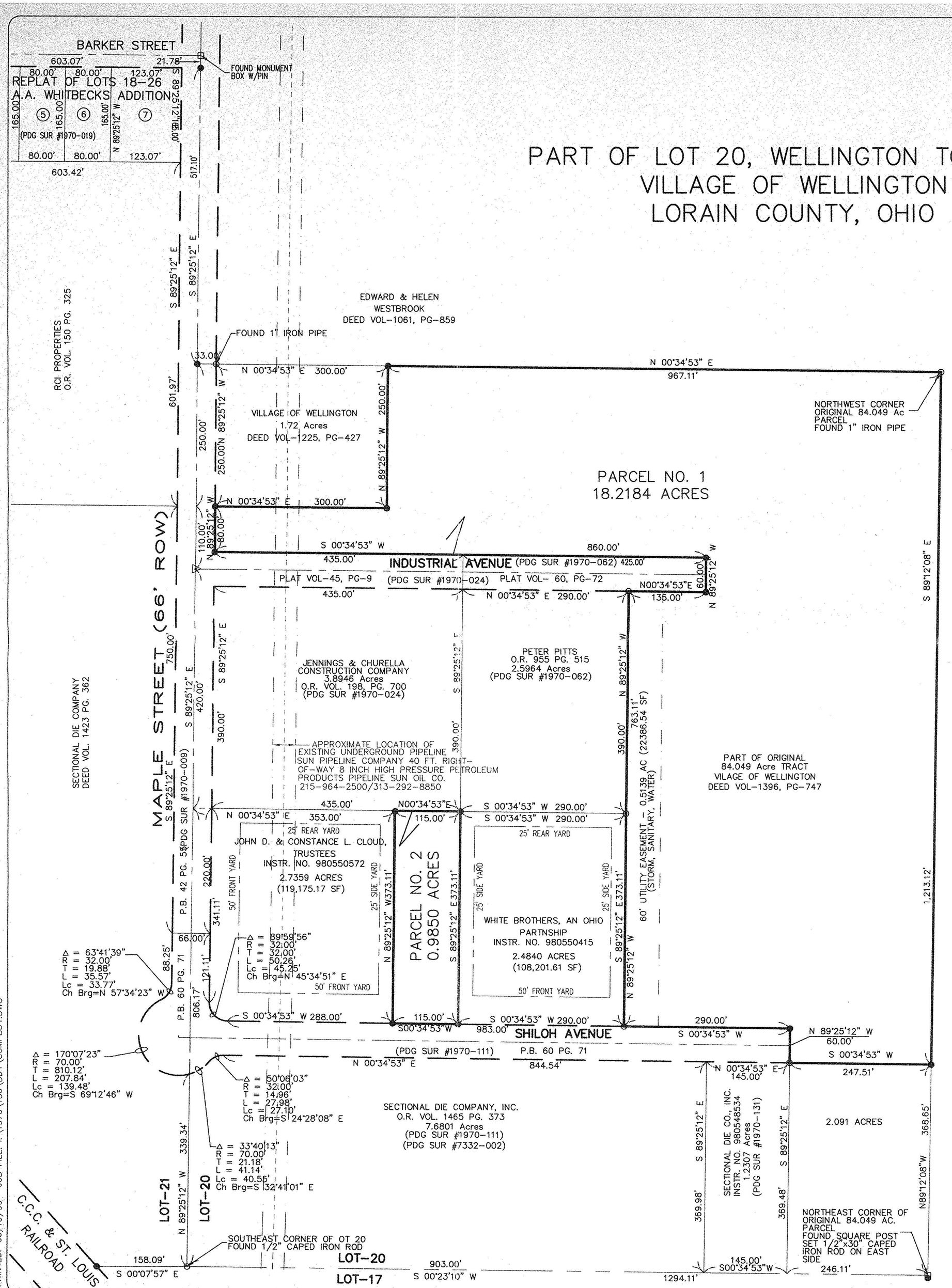
PART OF LOT 20, WELLINGTON TOWNSHIP
VILLAGE OF WELLINGTON
LORAIN COUNTY, OHIO



THE BEARINGS REFERED TO HEREIN ARE BASED UPON AN ASSUMED MERIDIAN AND ARE USED ONLY FOR THE PURPOSES OF ANGULAR MEASUREMENT

GRAPHIC SCALE

0 100 200 300

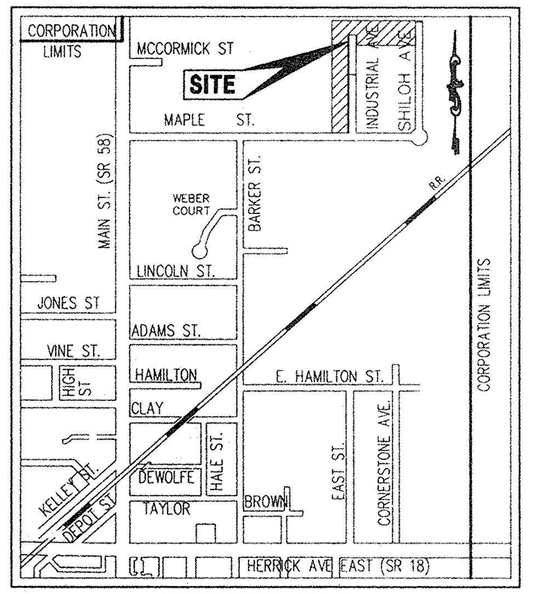
(IN FEET)
1 inch = 100 ft.

SURVEY LEGEND

- ◉ FND P.K. NAIL
- ○ FND I.P. OR ROD
- ⊡ FND MONUMENT
- ○ FND R.R. SPIKE
- ◉ SET P.K. NAIL
- ● SET 5/8"X30" REBAR W/CAP SET MARKED "POGGEMEYER DESIGN GROUP"
- ⬢ SET R.R. SPIKE

SURVEY REFERENCES USED TO PREPARE MAP

POGGEMEYER DESIGN GROUP, INC. SURVEYS
1971-002, 1970-019, 1970-024, 1970-026
1970-111, 1970-062, 1970-009, 7332-002



VICINITY MAP

LEGAL DESCRIPTION
FOR THE VILLAGE OF WELLINGTON, OHIO

PARCEL NO. 1
THE FOLLOWING REAL ESTATE BEING SITUATED IN PART OF ORIGINAL LOT 20 OF WELLINGTON TOWNSHIP, IN THE VILLAGE OF WELLINGTON, COUNTY OF LORAIN, STATE OF OHIO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE AT A 1/2" BAR FOUND AT THE SOUTHEAST CORNER OF SAID ORIGINAL LOT 20; THENCE NORTH 00DEG 23MIN 10SEC EAST, ALONG THE EAST LINE OF SAID ORIGINAL LOT 20, 1,294.11 FEET TO A WOOD POST, REFERENCED BY A 1/2" BAR FOUND ON THE EAST SIDE; THENCE NORTH 89DEG 12MIN 08SEC WEST, ALONG THE SOUTH LINE OF A LANDS NOW OR FORMERLY OWNED BY WILDA SAWYER (VOL. 1304 PG. 248), 368.65 FEET TO AN IRON PIN SET ON THE EAST RIGHT OF WAY OF SHILOH AVENUE (P.B. 60 PG. 71) EXTENDED AND THE TRUE PLACE OF BEGINNING FOR THE PARCEL HEREIN DESCRIBED;

1. THENCE SOUTH 00DEG 34MIN 53SEC WEST, ALONG THE EAST RIGHT OF WAY OF SHILOH AVENUE EXTENDED, 247.51 FEET TO A 5/8" IRON ROD FOUND ON THE NORTH END OF SAID SHILOH AVENUE;
2. THENCE NORTH 89DEG 25MIN 12SEC WEST, ALONG THE NORTH END OF SHILOH AVENUE, 60.00 FEET TO AN IRON PIN SET;
3. THENCE SOUTH 00DEG 34MIN 53SEC WEST, ALONG THE WEST RIGHT OF WAY OF SAID SHILOH AVENUE, 290.00 FEET TO A 5/8" IRON ROD FOUND;
4. THENCE NORTH 89DEG 25MIN 12SEC WEST, PARALLEL WITH THE SOUTH LINE OF SAID ORIGINAL LOT 20 AND PASSING THROUGH A 5/8" IRON ROD FOUND AT 373.11 FEET, A TOTAL DISTANCE OF 763.11 FEET TO A 5/8" IRON ROD FOUND ON THE EAST RIGHT OF WAY OF INDUSTRIAL AVENUE;
5. THENCE NORTH 00DEG 34MIN 53SEC EAST, ALONG THE EAST RIGHT OF WAY OF INDUSTRIAL AVENUE, 135.00 FEET TO AN IRON PIN SET;
6. THENCE NORTH 89DEG 25MIN 12SEC WEST, ALONG THE NORTH END OF INDUSTRIAL AVENUE, 60.00 FEET TO AN IRON PIN SET;
7. THENCE SOUTH 00DEG 34MIN 53SEC WEST, ALONG THE WEST RIGHT OF WAY OF INDUSTRIAL AVENUE, 860.00 FEET TO AN IRON PIN SET ON THE NORTH RIGHT OF WAY OF MAPLE STREET;
8. THENCE NORTH 89DEG 25MIN 12SEC WEST, ALONG THE NORTH RIGHT OF WAY OF MAPLE STREET, 80.00 FEET TO AN IRON PIN SET;
9. THENCE NORTH 00DEG 34MIN 53SEC EAST, ALONG THE EAST LINE OF A 1.72 ACRE PARCEL NOW OR FORMERLY OWNED BY THE VILLAGE OF WELLINGTON (VOL. 1225 PG. 427), 300.00 FEET TO AN IRON PIN SET;
10. THENCE NORTH 89DEG 25MIN 12SEC WEST, ALONG THE NORTH LINE OF SAID 1.72 ACRE PARCEL, 250.00 FEET TO AN IRON PIN SET ON THE EAST LINE OF A TRACT NOW OR FORMERLY OWNED BY EDWARD AND HELEN WESTBROOK (VOL. 1061 PG. 859);
11. THENCE NORTH 00DEG 34MIN 53SEC EAST, ALONG THE EAST LINE OF SAID WESTBROOK TRACT, 967.11 FEET TO A 1" IRON PIPE FOUND;
12. THENCE SOUTH 89DEG 12MIN 08SEC EAST, ALONG THE SOUTH LINE OF A TRACT NOW OR FORMERLY OWNED BY WILDA SAWYER (VOL. 1304 PG. 248), 1,213.12 FEET TO THE PLACE OF BEGINNING ENCLOSING AN AREA OF 18.2184 ACRES OF LAND, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS, EASEMENTS AND RESTRICTIONS WRITTEN OR RECORDED.

PARCEL NO. 2
THE FOLLOWING REAL ESTATE BEING SITUATED IN PART OF ORIGINAL LOT 20 OF WELLINGTON TOWNSHIP, IN THE VILLAGE OF WELLINGTON, COUNTY OF LORAIN, STATE OF OHIO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE AT A 1/2" BAR FOUND AT THE SOUTHEAST CORNER OF SAID ORIGINAL LOT 20; THENCE NORTH 89DEG 25MIN 12SEC WEST, ALONG THE SOUTH LINE OF SAID ORIGINAL LOT 20 AND THE CENTERLINE OF MAPLE STREET AND ITS EXTENSION, 806.17 FEET TO A DRILL HOLE FOUND; THENCE NORTH 00DEG 34MIN 53SEC EAST, PASSING THROUGH A 5/8" CAPPED IRON ROD FOUND AT 33.00 FEET AND ALONG THE EAST LINE OF A 3.8946 ACRE PARCEL NOW OR FORMERLY OWNED BY JENNINGS & CHURELLA CONSTRUCTION COMPANY (VOL. 198 PG. 700), A TOTAL DISTANCE OF 353.00 FEET TO A 5/8" CAPPED IRON ROD FOUND AND THE TRUE PLACE OF BEGINNING FOR THE PARCEL HEREIN DESCRIBED;

1. THENCE CONTINUING NORTH 00DEG 34MIN 53SEC EAST, ALONG THE EAST LINE OF SAID 3.8946 ACRE PARCEL, 115.00 FEET TO A 5/8" CAPPED IRON ROD FOUND;
2. THENCE SOUTH 89DEG 25MIN 12SEC EAST, ALONG THE SOUTH LINE OF 2.4840 ACRE TRACT, 373.11 FEET TO A 5/8" CAPPED IRON ROD FOUND ON THE WEST RIGHT OF WAY OF SHILOH AVENUE (P.B. 60 PG. 71);
3. THENCE SOUTH 00DEG 34MIN 53SEC WEST, ALONG THE WEST RIGHT OF WAY OF SAID SHILOH AVENUE, 115.00 FEET TO 5/8" CAPPED IRON ROD FOUND;
4. THENCE NORTH 89DEG 25MIN 12SEC WEST, ALONG THE NORTH LINE OF A 2.7359 ACRE TRACT, 373.11 FEET TO THE PLACE OF BEGINNING ENCLOSING AN AREA OF 0.9850 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.
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 AUGUST 1997 BY POGGEMEYER DESIGN GROUP, INC. AND WAS PREPARED BY ROBERT A. SANFORD, PROFESSIONAL SURVEYOR NO. 5424.

GRANTOR CLAIMS TITLE BY RECORD VOLUME 1396 PAGE 747, LORAIN COUNTY RECORDS.

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 AUGUST 1997. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF. THAT THE SURVEY WAS MADE UNDER MY SUPERVISION AND THAT OUR LIABILITY FOR THIS SURVEY IS LIMITED TO THE COST OF SAID SERVICES. IRON PINS IF SET ARE 5/8 INCH X 30 INCH REBAR WITH ID CAP AND 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 8/17/99
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.

#00162

APPROVED
LORAIN CO.
MAP DEPT.
DATE 7-16-99
PAGE 98-00200
BY D. Hayward
WORD 99 001662
LETTER

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

PART LOT 20 WELLINGTON TWP.
WELLINGTON INDUSTRIAL PARK
VILLAGE OF WELLINGTON, OHIO

REPORT OF SURVEY

DRAWN BY	CHECKED BY
R.A.P.	L.A.

REVISION

1 OF 1

JOB NUMBER 1970-156

AUG. 19 1999

PRINTED: 08/16/99 JOB FILE: I:\1970\156\BDY\COMPBDY.DWG