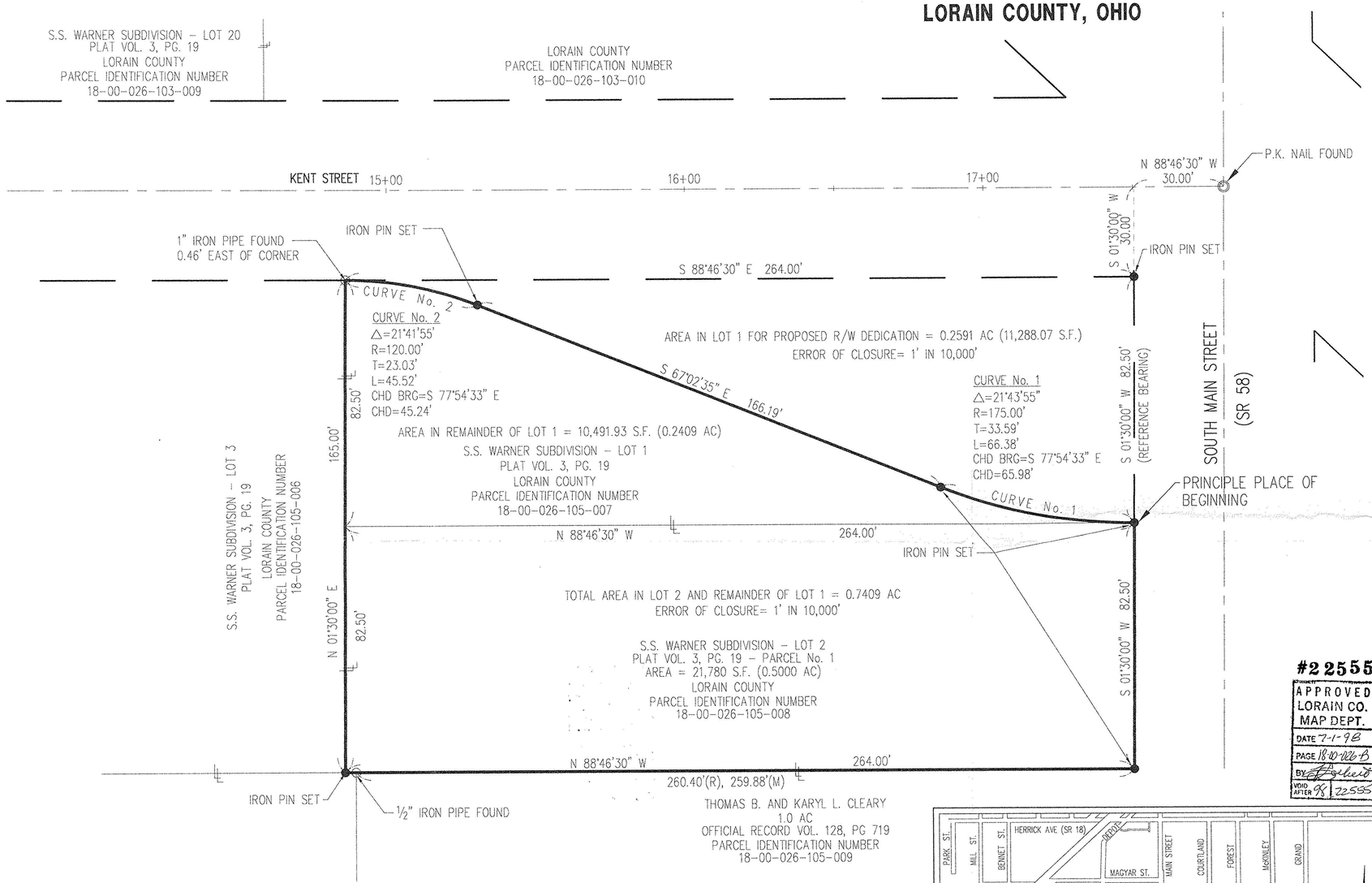
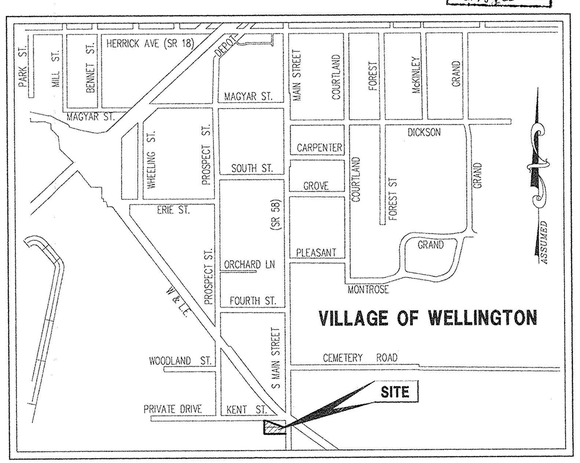
REPORT OF SURVEY FOR 0.7409 ACRE PARCEL FOR THOMAS B. AND KARYL L. CLEARY

PART OF ORIGINAL LOT 26 AND PART OF S.S. WARNER SUBDIVISION
WELLINGTON TOWNSHIP
VILLAGE OF WELLINGTON
LORAIN COUNTY, OHIO



#22555

APPROVED
LORAIN CO.
MAP DEPT.
DATE 7-1-98
PAGE 18-00-026-B
BY
VOID AFTER 98 22555



VICINITY MAP
NOT TO SCALE

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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

ASSUMED

LEGAL DESCRIPTION OF 0.7409 ACRE PARCEL
CONSOLIDATING THE REMAINDER OF LOT NUMBER ONE AND ALL OF LOT NUMBER TWO OF S.S. WARNER'S SUBDIVISION

BEING A PARCEL OF LAND SITUATED IN THE VILLAGE OF WELLINGTON, OHIO AND BEING A PART OF ORIGINAL LOT 26 OF WELLINGTON TOWNSHIP, LORAIN COUNTY AND BEING A PART OF LOT NUMBER 1 AND ALL OF LOT NUMBER 2 OF S.S. WARNER'S SUBDIVISION AS RECORDED IN PLAT VOLUME 3, PAGE 19, LORAIN COUNTY RECORDS, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1, BEING AT THE INTERSECTION OF THE WEST LINE OF SOUTH MAIN STREET (STATE ROUTE 58) AND THE SOUTH LINE OF KENT STREET IN SAID VILLAGE, AT A SET IRON PIN;

THENCE S 01DEG 30MIN 00SEC W (REFERENCE BEARING) 82.50 FEET ON AND ALONG SAID WEST LINE OF SOUTH MAIN STREET TO THE NORTHEAST CORNER OF SAID LOT 2, AT A SET IRON PIN AND THE PRINCIPLE PLACE OF BEGINNING FOR THE TRACT HEREIN TO BE DESCRIBED;

THENCE CONTINUING S 01DEG 30MIN 00SEC W 82.50 FEET ON AND ALONG SAID WEST LINE TO THE SOUTHEAST CORNER OF SAID LOT 2 AT A SET IRON PIN, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF A 1.00 ACRE TRACT OF LAND CONVEYED TO THOMAS B. AND KARYL L. CLEARY BY AN INSTRUMENT RECORDED IN OFFICIAL RECORD VOLUME 128, PAGE 719, LORAIN COUNTY RECORDS;

THENCE N 88DEG 46MIN 30SEC W 264.00 FEET ON AND ALONG THE SOUTH LINE OF LOT 2 AND THE NORTH LINE OF SAID 1.00 ACRE TRACT TO THE SOUTHWEST CORNER OF SAID LOT 2 AT A SET IRON PIN, PASSING AT 259.88 FEET (MEAS), 260.40 FEET (REC) A FOUND 1/2" IRON PIPE AT THE NORTHWEST CORNER OF AFORESAID 1.00 ACRE TRACT;

THENCE N 01DEG 30MIN 00SEC E 165.00 FEET ON AND ALONG THE WEST LINE OF SAID LOT 1 AND 2 AND THE EAST LINE OF LOT 3 OF SAID S.S. WARNER'S SUBDIVISION, TO THE NORTHWEST CORNER OF SAID LOT 1, REFERENCED BY A FOUND 1" IRON PIPE 0.46 FEET EAST;

THENCE SOUTHEASTERLY ON AND ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 120.00 FEET AN ARC DISTANCE OF 45.52 FEET THROUGH A DELTA ANGLE OF 21DEG 41MIN 55SEC TO THE BEGINNING OF A TANGENT LINE, SAID ARC BEING SUBTENDED BY A CHORD BEARING S 77DEG 54MIN 33SEC E 45.24 FEET, TO A SET IRON PIN;

THENCE S 67DEG 02MIN 35SEC E 166.19 FEET TO A SET IRON PIN AT THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET;

THENCE SOUTHEASTERLY ON AND ALONG SAID CURVE AN ARC DISTANCE OF 66.38 FEET THROUGH A DELTA ANGLE OF 21DEG 43MIN 55SEC TO THE PLACE OF BEGINNING ENCLOSING AN AREA OF 0.7409 ACRES OF LAND, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS, EASEMENTS AND RESTRICTIONS WRITTEN OR RECORDED, SAID ARC BEING SUBTENDED BY A CHORD BEARING S 77DEG 54MIN 33SEC E 65.98 FEET;

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 WAS PREPARED BY POGGEMEYER DESIGN GROUP, INC. AND IS BASED UPON A SURVEY DATED JUNE 16, 1993 BY KS ASSOCIATES, INC. AND DEEDS OF RECORD.

SURVEYOR'S DECLARATION

WE HEREBY DECLARE THAT THE ATTACHED SURVEY 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 UNDER MY SUPERVISION. THIS SURVEY WAS PREPARED BASED UPON A SURVEY DATED JUNE 16, 1993 BY KS ASSOCIATES, INC. – DAVID ELWELL, REGISTERED SURVEYOR NO. 6333, AND DEEDS OF RECORD.
THAT OUR LIABILITY FOR THIS SURVEY IS LIMITED TO THE COST OF SAID SERVICES.
THAT ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF AND 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

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

4/08/98

ROBERT A. SANFORD, PROFESSIONAL SURVEYOR NO. 5424

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 SHOWN HEREON 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 DRAWING. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.

#22555

POGGEMEYER DESIGN GROUP, INC.
PLANNERS
ENGINEERS
ARCHITECTS
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REPORT OF SURVEY
FOR
THOMAS B. AND KARYL L. CLEARY

CONSOLIDATION OF LOT 2 AND THE REMAINDER OF LOT 1 OF S.S WARNER SUBDIVISION

DRAWN BY	CHECKED BY
DAN	RAS

REVISION

1 OF 1

JOB NUMBER
1970–077

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