

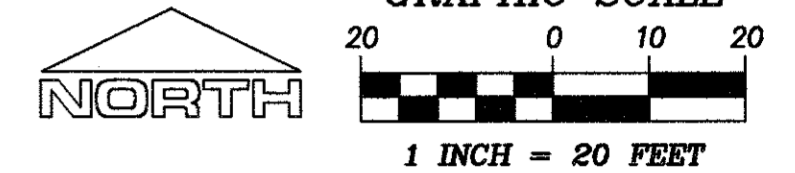
**HERRICK AVE. WEST, S.R.
18 (VARIABLE WIDTH)**

BOUNDARY SURVEY
for

**BRAIN HOWK
CITY OF WELLINGTON**

COUNTY OF LORAIN - STATE OF OHIO
BEING PART OF ORIGINAL WELLINGTON TOWNSHIP LOT 27,
ALL OF WELLINGTON VILLAGE LOT NUMBER 64, BLOCK 1
AND PART OF WELLINGTON VILLAGE LOT NUMBER 65,
BLOCK 1 OF THE TOWN PLAT OF WELLINGTON AS RECORDED
IN PLAT VOLUME 1, PAGE 6 (TRANSCRIBED IN PLAT
VOLUME 14, PAGE 30A) OF LORAIN COUNTY RECORDER'S
RECORDS

GRAPHIC SCALE



This survey is a boundary survey prepared in accordance with Chapter 4733-37, Ohio Administrative Code. Bearing are based on the Ohio State Plane Coordinates System, North Zone, NAD83 (2011) datum derived through the National Geodetic Survey's Online Positioning User Service per static GNSS Observations. Distances are given in feet and decimal parts thereof. All iron pins shown as set are 30" long 5/8" rebar with an identification cap stamped "McSTEEN CA 02236".

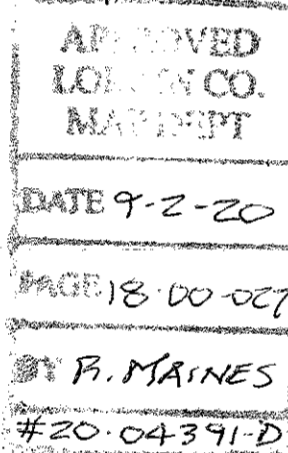
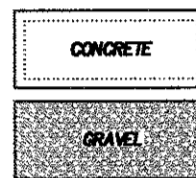
PPN 1800027106089
MILSTONE PROPERTIES, INC
2-27-2009
INST. NO. 2009-0285521

Kyle R. Danals
KYLE R. DANALS
REG. PROF. SURV. No. 8704



LEGEND

- REBAR FOUND AS NOTED
- ⊠ MONUMENT BOX FOUND AS NOTED
- IRON PIPE FOUND AS NOTED
- ⊙ 5/8" DIAMETER X 30' LONG REBAR WITH "McSTEEN CA 02236" ID CAP SET
- ⊗ DRILL HOLE IN A CROW'S FOOT SET
- RAILROAD SPIKE FOUND AS NOTED
- ⊕ CENTERLINE
- R/W RIGHT-OF-WAY
- (M) MEASURED DISTANCE OR ANGLE
- (C) CALCULATED DISTANCE OR ANGLE
- (R) RECORD DISTANCE OR ANGLE
- FD. FOUND
- MON. MONUMENT
- L.C.R.R. LORAIN COUNTY RECORDER'S RECORDS
- O.D.O.T. OHIO DEPARTMENT OF TRANSPORTATION
- VINYL FENCE
- WIRE FENCE



18-00-027-106-001

SIGNIFICANT OBSERVATIONS

- ⚠ A concrete sidewalk extends of the east right-of-way of Prospect Street approximately 4.9 feet.
- ⚠ A concrete sidewalk extends of the east right-of-way of Depot Street approximately 4.9 feet.
- ⚠ A concrete sidewalk extends over the east right-of-way of Depot Street approximately 2.1 feet.
- ⚠ A gravel driveway extends over the easterly line of subject parcel approximately 3.6 feet.

5/8" REBAR WITH A CAP (ILLEGIBLE) FOUND AND USED

BOLT IN WALK FOUND AND USED

1/2" PIPE FOUND AND USED

1/2" PIPE FOUND AND USED

OWNERS

①
PPN 1800027106001
WILLIS E. LOPER & BRIGITTE LOPER, CO-TRUSTEES OF THE LOPER TRUST
12-4-1995
VOLUME 1187, PAGE 554
0.094 ACRES (M)

②
PPN 1800027106079
C.F. & NELLIE MARMIE
7-18-1967
VOLUME 950, PAGE 486

③
PPN 1800027106081
GARY J. PETSCH
11-21-2009
INST. NO 2009-0312689

REFERENCES

- DOCUMENTS AND PAGES AS LISTED ON THIS PLAT
- SURVEY FOR HARRY C. OTTERBACHER DATED AUGUST 1944 AS RECORDED IN SURVEY 47, 247 OF LORAIN COUNTY TAX MAP RECORDS.
- PLAT OF SURVEY FOR FARM AND HOME HARDWARE, INC. J. JEROUSEK PROPERTIES, LLC DATED MARCH, 2011 AS RECORDED IN SURVEY 46, 978 OF LORAIN COUNTY TAX MAP RECORDS



Job No.: 20-128
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PROPECT ST. (60')

DEPOT ST. (60')

ORIGINAL VILLAGE OF WELLINGTON PLAT
VOLUME 1, PAGE 6 L.C.R.R.
TRANSCRIBED VOLUME 14, PAGE 30A L.C.R.R.

PPN 18-00-027-106-037
ELMS LIMITED CO.
5-30-1996
VOLUME 1282, PAGE 152

V/L 46

BLOCK 7

PT V/L 86

5/8" REBAR CAPPED "7061" FOUND AND USED

1" PIPE FOUND AND USED

PT V/L 85

3/4" PIPE FOUND AND ACCEPTED

N 89°22'37" E 209.60' (C & U) 209.88' (R)

N 48°32'29" E 31.19' (C & U) 24.04' (R)

2 STORY FRAME DWLG.

CONCRETE WALK 36 Links (R)

CONCRETE WALK 36 Links (R)

TRACK SPIKE (BENT) FOUND @ 2.11' FROM R/W. ACCEPTED FOR EASTERLY BOUNDARY LINE

N 41°19'02" W 30.00'

364.16'

454.40' (TAX MAP)

S 48°40'58" W 455.05' (C & U)

N 00°47'41" E 76.84' (C & U) 82.61' (R)

N 00°47'41" E 17.16' (R & U) 0 Chains 26 Links (R)

N 48°40'58" E 77.57' (C & U) 80.58' (R)

132°04'30" (TAX MAP)

132°7'1" (C & U)

5/8" REBAR IN MONUMENT BOX FOUND AND USED
ORIGINAL WELLINGTON TWP LOT 28
ORIGINAL WELLINGTON TWP LOT 27

POINT OF COMMENCEMENT

TRUE POINT OF BEGINNING

N 41°19'02" W 30.00'

364.16'

454.40' (TAX MAP)

S 48°40'58" W 455.05' (C & U)

N 00°47'41" E 76.84' (C & U) 82.61' (R)

N 00°47'41" E 17.16' (R & U) 0 Chains 26 Links (R)

N 48°40'58" E 77.57' (C & U) 80.58' (R)

132°04'30" (TAX MAP)

132°7'1" (C & U)

14.16' (C & U) 8.28' (R)

2 STORY BLOCK & FRAME DWLG.

PT V/L 66

PT V/L 67

PT V/L 68

PT V/L 65

PT V/L 66

PT V/L 67

PT V/L 68

PT V/L 85

PT V/L 85

PT V/L 85

PT V/L 85

PT V/L 85

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