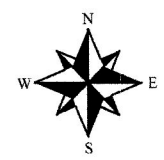
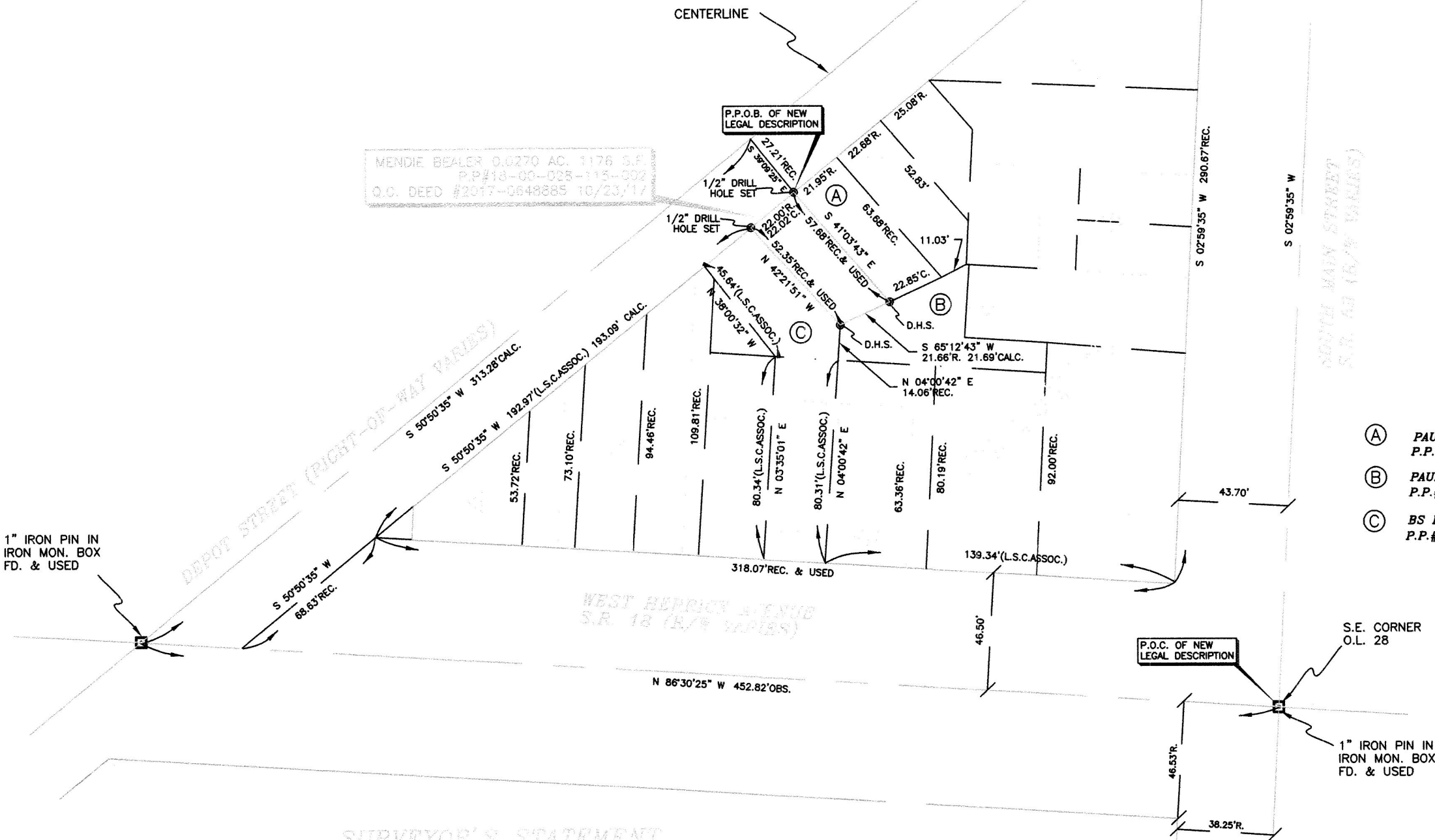


SITUATE:
SITUATED IN THE VILLAGE OF WELLINGTON, COUNTY OF LORAIN AND STATE OHIO AND BEING PART OF ORIGINAL WELLINGTON TOWNSHIP LOT 28 AND TOWNSHIP 3 NORTH, RANGE 19 WEST OF THE CONNECTICUT WESTERN RESERVE. ALSO BEING A PORTION OF SUB-LOTS 1 AND 4 OF BLOCK SIX OF THE ORIGINAL WELLINGTON VILLAGE TOWN PLAT AS RECORDED VOLUME 1, PAGE 6 OF THE LORAIN COUNTY RECORDER'S RECORDS. SAID PARCEL BEING ALL OF THOSE LANDS TRANSFERRED TO MENDIE BEALER IN QUIT CLAIM DEED RECORDED OCTOBER 23, 2017 IN DEED INSTRUMENT #2017-0648885 OF THE LORAIN COUNTY RECORDER'S RECORDS.



- INDICATES A 1" IRON PIN FOUND IN AN IRON MONUMENT BOX FOUND AND USED
- INDICATES A 1/2" DIA. DRILL HOLE SET



- OWNERSHIP TABLE:
- (A) PAUL A. SENGHAS, ETAL. FIDUCIARY DEED INSTR.#2025-0044008 2/28/25 P.P.#18-00-028-115-008
 - (B) PAUL A. SENGHAS, ETAL. FIDUCIARY DEED INSTR.#2025-0044008 2/28/25 P.P.#18-00-028-115-026
 - (C) BS LOWBAR LLC GENERAL WARRANTY DEED INSTR.#2025-0048930 4/14/25 P.P.#18-00-028-115-028

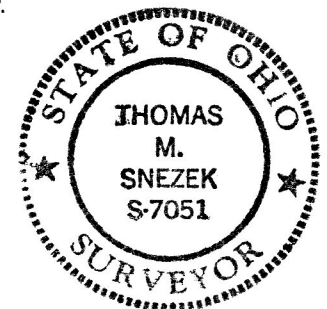
APPROVED LORAIN CO MAP DEPT	
DATE	8/11/25
PAGE	18-00-028
BY	A. Corden
#25-05557-C	
51514	

SURVEYOR'S STATEMENT

THIS IS TO CERTIFY THAT, AT THE REQUEST OF RICHARD SMITH I HAVE SURVEYED AND PLATTED THE BOUNDARY SHOWN HEREON AND PREPARED A NEW LEGAL DESCRIPTION THEREOF. DISTANCES ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BASIS OF BEARINGS ESTABLISHED ALONG THE CENTERLINE OF WEST HERRICK AVE. (S.R. 18) AS NORTH 86°30'25" WEST ON THE PLAT OF SURVEY BY SNEZEK & ASSOCIATES, LLC DATED APRIL 10, 2025. PERMANENT MONUMENTS WERE FOUND OR SET AS INDICATED HEREON. ALL OF WHICH I DECLARE TO BE CORRECT TO THE BEST OF MY ABILITY AND BELIEF.

THOMAS M. SNEZEK, P.S. NO. 7051

8/8/25
DATE



RECORDS USED:
ORIGINAL WELLINGTON VILLAGE TOWN PLAT VOL.1, PG.6 2/25/1852
CORRECTION PLAT TRANSCRIBED IN PLAT VOL.14, PG.30-A ON 2/19/1953
KS ASSOCIATES, INC. BOUNDARY SURVEY DATED 8/17/91
SNEZEK & ASSOC. BOUNDARY SURVEY DATED 2/6/93
THOMAS A. SIMON PLAT OF SURVEY DATED MARCH OF 2011
ARTHUR O. LYBARGER BOUNDARY SURVEY DATED JULY 1973
LAUNDON, SIMON & CAHL BOUNDARY SURVEY DATED 6/7/96
VECTOR SURVEYING SERVICES, LLC PLAT DATED 11/07/18
SNEZEK & ASSOCIATES, LLC PLAT DATED 2/17/18
SNEZEK & ASSOCIATES, LLC PLAT DATED 4/10/25
QUIT CLAIM DEED INSTR.#2017-0648885 10/23/17
GENERAL WARRANTY DEED INSTR.#2025-0048930 4/14/25
FIDUCIARY DEED INSTR.#2025-0044008 2/28/25

DRAWN BY:
T.SNEZEK
DATE: 8-8-25
REVISED:

PREPARED BY: SNEZEK & ASSOCIATES, LLC	PREPARED FOR: MENDIE BEALER	MAP OF BOUNDARY SURVEY	PROJECT TITLE/NO. BEALER BOUNDARY #2529
		138 LUXOR LANE AMHERST, OHIO 44001	

SCALE: 1" = 50'

0' 50' 100' 150'