

PARKSIDE RESERVE SUBDIVISION NUMBER 1

BRADLEY DEVELOPMENT CO. OF PART OF ORIGINAL WELLINGTON TOWNSHIP LOT NO. 26, NOW IN THE VILLAGE OF WELLINGTON, LORAIN COUNTY, OHIO.

FEB. 13, 1997; REV. 4-7-97

SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNER, I HAVE SURVEYED AND PLATTED "PARKSIDE RESERVE SUBDIVISION NUMBER 1" AS SHOWN HEREON CONTAINING 19.3082 ACRES OF LAND IN WELLINGTON TOWNSHIP, LORAIN COUNTY, OHIO.

GILES NELSON, P.S. #4630 4-7-97 DATE CIVIL ENGINEER & SURVEYOR 4402 W 215th STREET FAIRVIEW PARK, OHIO 44126 216-331-9110

THIS IS TO CERTIFY THAT THIS PLAT OF THE PARKSIDE RESERVE SUBDIVISION NUMBER 1 IS HEREBY APPROVED AND THE STREETS AS SHOWN HEREON ARE ACCEPTED BY RESOLUTION NO. 1997-15 AND ORDINANCE NO. 1997-15 DATE 4-7-97

PLANNING COMMISSION OF VILLAGE OF WELLINGTON LORAIN COUNTY, OHIO.

COUNCIL OF VILLAGE OF WELLINGTON

BY BARBARA O'KEEFE MAYOR BY DAN WELLS CLERK

THIS PLAT IS APPROVED BY THE ENGINEER OF THE VILLAGE OF WELLINGTON THIS 12 DAY OF APRIL, 1997.

OWNERS CERTIFICATE

SITUATED IN THE VILLAGE OF WELLINGTON, COUNTY OF LORAIN, STATE OF OHIO AND BEING PART OF ORIGINAL WELLINGTON LOT NO. 26 OF SAID TOWNSHIP, CONTAINING 19.3039 ACRES OF LAND AND BEING PART OF THE SAME TRACT OF LAND CONVEYED TO BRADLEY DEVELOPMENT CO., AS DESCRIBED IN DEED VOLUME 1425, PAGE OF 498 LORAIN COUNTY DEED RECORDS.

THE UNDERSIGNED, RICHARD BERAN, PRESIDENT OF BRADLEY DEVELOPMENT CO., HEREBY CERTIFIES THAT THE PLAT SHOWN HEREON CORRECTLY REPRESENTS HIS "PARKSIDE RESERVE SUBDIVISION NUMBER 1", A SUBDIVISION OF LOTS 1 THRU 41, INCLUSIVE, AND DOES HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE AS SUCH, ALL OR PART OF THE ROADS SHOWN HEREON AND NOT HERETOFORE DEDICATED.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING ZONING, PLATTING, HEALTH OR OTHER LAWFUL RULES AND REGULATIONS INCLUDING THE APPLICABLE OFF-STREET PARKING AND LOADING REQUIREMENTS OF WELLINGTON, OHIO, FOR THE BENEFIT OF THEMSELVES AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED.

THE DIMENSIONS OF THE LOTS AND STREETS ARE SHOWN ON THE PLAT IN FEET AND DECIMAL PARTS THEREOF. EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT FOR PUBLIC UTILITIES PURPOSES ABOVE AND BENEATH THE SURFACE OF THE GROUND.

RICHARD BERAN 4/7/97 18-00-026-101-070 95.45 A. DATE INTO PLAT 19.30 A.

WITNESS JAMES R. HARR, JR. 4/7/97 18-00-026-101-115 74.15 A. DATE REMAINDER

NOTARY PUBLIC CURTIS J. HARR, JR. 4/7/97 DATE

ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES HEREIN EXPRESSED, IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 7 DAY OF APRIL, 1997.

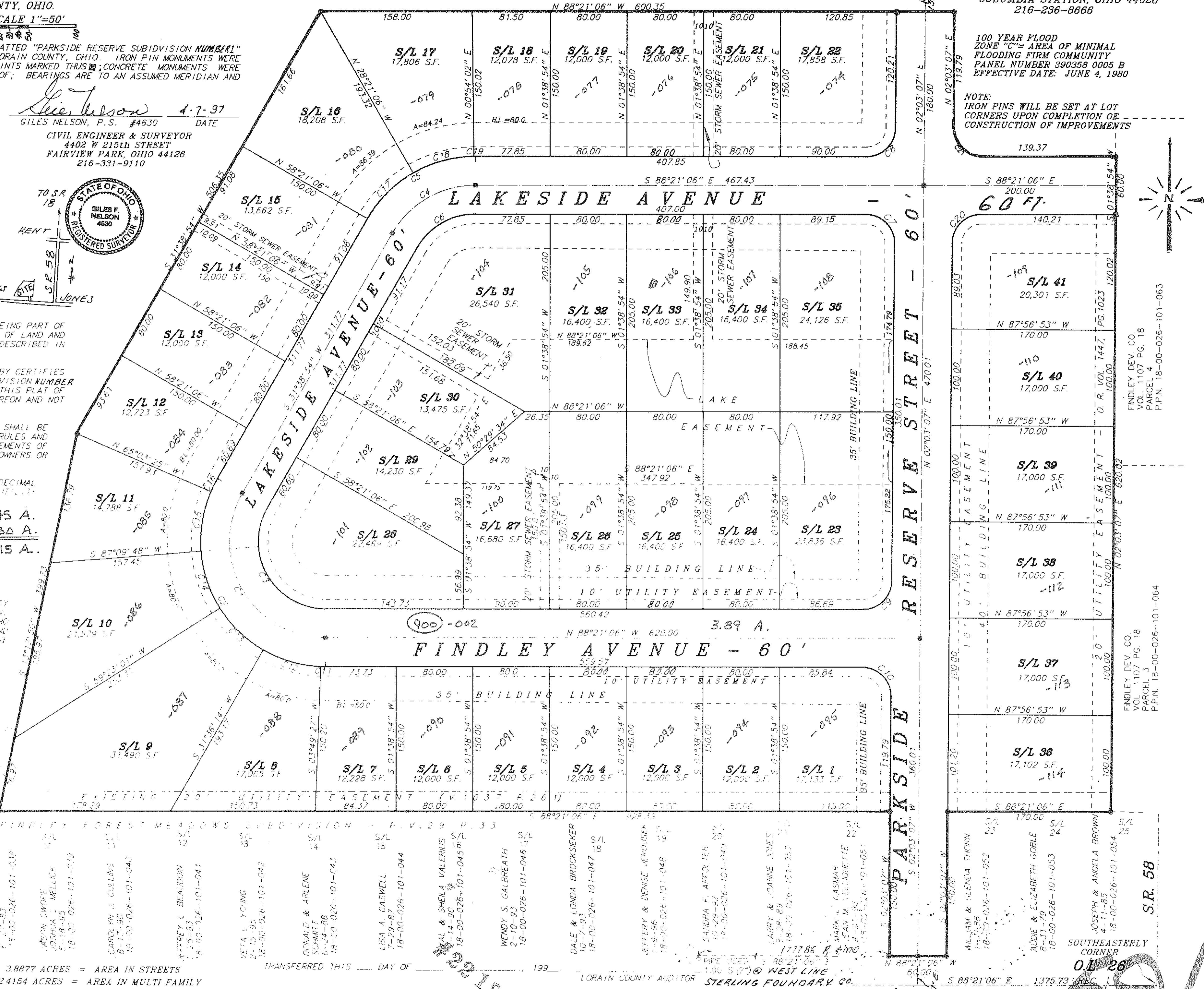
WITNESS JAMES R. HARR, JR. 4/7/97 DATE

WILLIAM J. HARR, JR. Notary Public for the State of Ohio Commission Expires Apr. 3, 2002 #22130

THIS IS TO CERTIFY THAT THE UNDERSIGNED STRONGSVILLE SAVINGS BANK HAS EXAMINED THE FOREGOING PLAT, DO HEREBY ACCEPT THE SAME AND (CONSENT) TO DEDICATE TO PUBLIC USE STREETS AS SHOWN HEREON, RELEASING MORTGAGE RIGHTS ON THAT PART DEDICATED.

STRONGSVILLE SAVINGS BANK 4/7/97 DATE

Table with columns: CURVE TABLE #, Radius, Delta, Length, Chord, Tangent, Chord Bearing. Contains 21 rows of curve data.



3.8877 ACRES = AREA IN STREETS 24154 ACRES = AREA IN MULTI FAMILY 13.0008 ACRES = AREA IN SINGLE FAMILY LOTS 19.3039 ACRES = TOTAL SUBDIVISION AREA

FILED FOR RECORD THIS DAY OF APRIL 1997 AT 10:37 AM PM LORAIN COUNTY AUDITOR

STERLING FOUNDARY CO. 177785 R 461 JONES ROAD - 60 FT. REC. 1375.73

5/8" I.P. N. 88° 46' 30" W. 1267.17 FD. 4-USED @ A N.W. CORNER OFFINDLEY DEV CO. - PARCEL 1 - K.1064 P.381 L.C.R.

OWNER: BRADLEY DEVELOPMENT CO. 27201 ROYALTON ROAD COLUMBIA STATION, OHIO 44028 216-236-8666

100 YEAR FLOOD ZONE "C" - AREA OF MINIMAL FLOODING FIRM COMMUNITY PANEL NUMBER 390358 0005 B EFFECTIVE DATE: JUNE 4, 1980

NOTE: IRON PINS WILL BE SET AT LOT CORNERS UPON COMPLETION OF CONSTRUCTION OF IMPROVEMENTS

FILE 4718 I.P. SET @ ANGLE POINT. FINLEY DEV. CO. VOL. 1107 PG. 18 PARCEL 4 P.P.N. 18-00-026-101-063

FINLEY DEV. CO. VOL. 1107 PG. 18 PARCEL 3 P.P.N. 18-00-026-101-064

S.R. 58

O.L. 26