

# PARKSIDE RESERVE SUBDIVISION NUMBER 1

P. P. N. 8-00-026-101-070  
O. R. VOL. 1425 PG. 498

N 88°46'30" W 1267.17  
FD. & USED @ A N.W. CORNER  
OFF FINDLEY DEV. CO. - PARCEL 1 - N 1064 P 581  
L.C.R.

I.P. SET @ ANGLE POINT.  
OWNER: BRADLEY DEVELOPMENT CO.  
27201 ROYALTON ROAD  
COLUMBIA STATION, OHIO 44028  
216-236-8666

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  
SCALE 1"=50'

NO TRANSFER NECESSARY  
MARK R. STEWART  
LORAIN COUNTY AUDITOR

### 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. IRON PIN MONUMENTS WERE FOUND OR SET AT ALL POINTS MARKED THIS  $\oplus$ ; MONUMENT BOXES WERE SET AT ALL POINTS MARKED THIS  $\boxplus$ ; CONCRETE MONUMENTS WERE SET AT ALL POINTS MARKED THIS  $\odot$ ; DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF; BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE SHOWN TO DEFINE ANGLES ONLY. ALL OF WHICH I CERTIFY TO BE CORRECT.  
ERROR OF CLOSURE = 1/5000

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.

BY *[Signature]*  
COUNCIL OF VILLAGE OF WELLINGTON  
BY *[Signature]* MAYOR BY *[Signature]* CLERK

THIS PLAT IS APPROVED BY THE ENGINEER OF THE VILLAGE OF WELLINGTON THIS 10 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 UTILITY PURPOSES ABOVE AND BENEATH THE SURFACE OF THE GROUND.

RE-RECORDED TO CORRECT EASEMENTS ONLY.  
RICHARD BERAN DATE 4/7/97

WITNESS *[Signature]* WITNESS *[Signature]*

NOTARY  
COUNTY OF OHIO I, S.S. BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR RICHARD BERAN, REPRESENTATIVE OF BRADLEY DEVELOPMENT CO., WHO 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 7th DAY OF APRIL 1997.

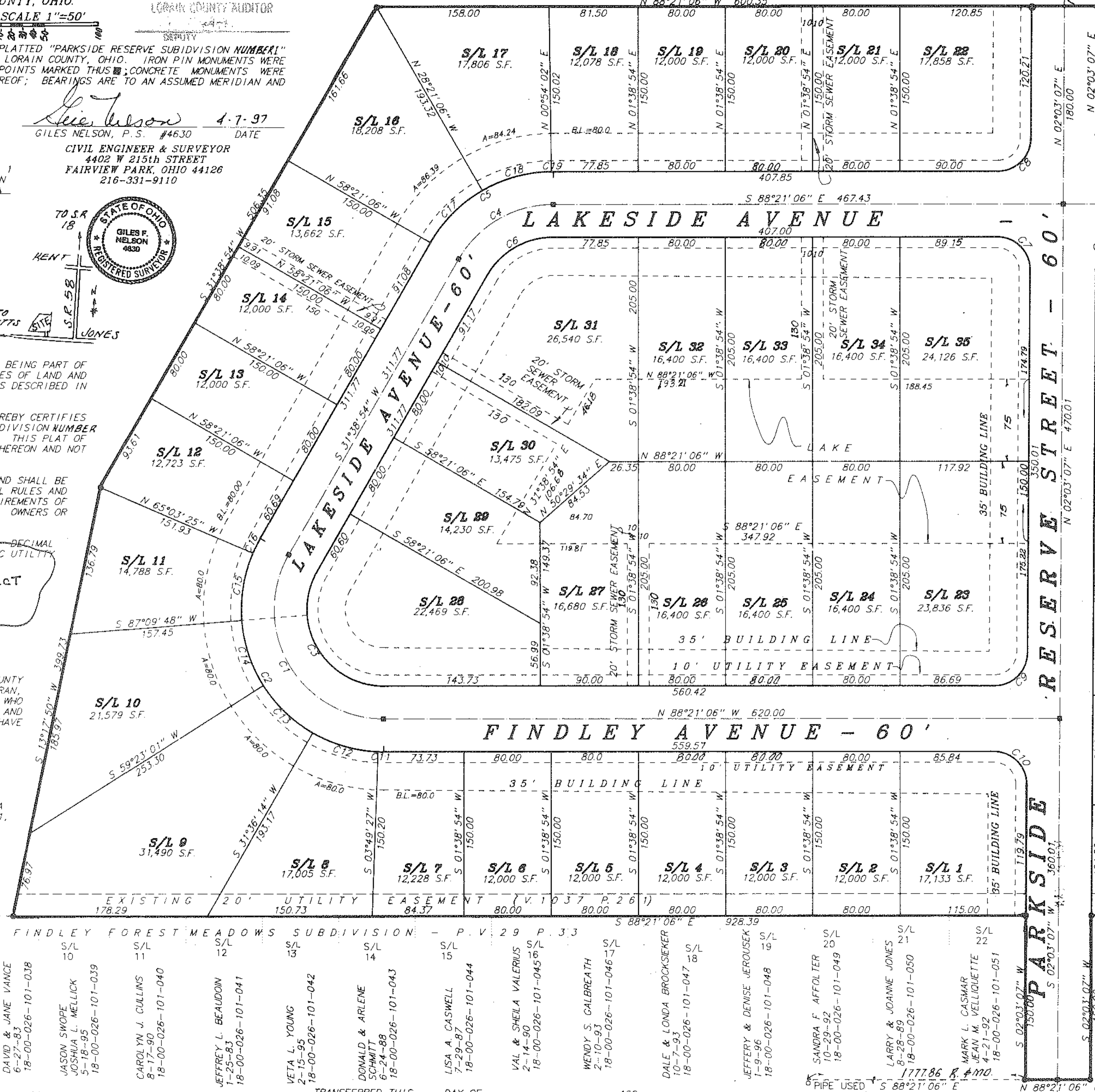
WITNESS *[Signature]* WITNESS *[Signature]*

NOTARY PUBLIC  
WILLIAM J. HARR, JR.  
Notary Public for the State of Ohio  
Qualified in Cuyahoga County  
My Commission Expires Apr. 3, 2002

THIS IS TO CERTIFY THAT THE UNDERSIGNED STRONGSVILLE SAVINGS BANK HOLDER OF A MORTGAGE DEED ON LANDS CONTAINED WITHIN PARKSIDE RESERVE SUBDIVISION NUMBER 1, HAVING EXAMINED THE FOREGOING PLAT, DO HEREBY ACCEPT THE SAME TO BE CORRECT AND (CONSENT) TO DEDICATE TO PUBLIC USE, STREETS AS SHOWN HEREON, THEREBY RELEASING MORTGAGE RIGHTS ON THAT PART DEDICATED.

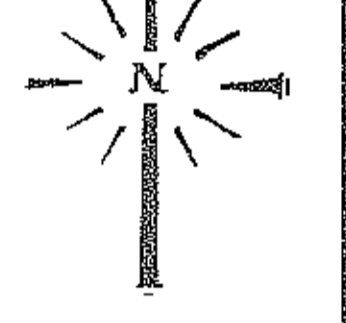
STRONGSVILLE SAVINGS BANK DATE 4/7/97

CURVE #	RADIUS	DELTA	LENGTH	CHORD	TANGENT	CHORD BEARING
1	100.00	120°00'00"	209.44	173.21	173.21	S 28°21'06" E
2	130.00	120°00'00"	272.27	225.17	225.17	S 28°21'06" E
3	70.00	120°00'00"	146.61	121.24	121.24	S 28°21'06" E
4	100.00	60°00'00"	104.72	100.00	57.74	S 61°38'54" W
5	130.00	60°00'00"	136.14	130.00	75.06	S 61°38'54" W
6	70.00	60°00'00"	73.30	70.00	40.41	S 61°38'54" W
7	30.00	90°24'13"	47.34	42.58	30.21	N 43°09'00" W
8	30.00	89°35'47"	46.91	42.28	29.79	N 46°51'00" E
9	30.00	89°35'47"	46.91	42.28	29.79	N 46°51'00" E
10	30.00	90°24'13"	47.34	42.58	30.21	N 43°09'00" W
11	130.00	02°10'33"	4.94	4.94	2.47	S 87°15'50" W
12	130.00	27°46'47"	63.03	62.41	32.15	S 72°17'10" E
13	130.00	27°46'47"	63.03	62.41	32.15	S 44°30'22" E
14	130.00	27°46'47"	63.03	62.41	32.15	S 16°43'35" E
15	130.00	27°46'47"	63.03	62.41	32.15	S 11°03'12" W
16	130.00	06°42'19"	15.21	15.20	7.62	S 28°17'45" W
17	130.00	30°00'00"	68.07	67.29	34.83	S 46°38'54" W
18	130.00	29°15'08"	66.37	65.65	33.93	S 76°16'28" W
19	130.00	00°44'52"	1.70	1.70	0.85	N 88°43'32" W
20	30.00	89°35'47"	46.91	42.28	29.79	S 46°51'00" W
21	30.00	90°24'13"	47.34	42.58	30.21	S 43°09'00" E



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



TRANSFERRED  
VOL. 1107 PG. 18  
PARCEL 4  
P.P.N. 18-00-026-101-063  
MAY 9 1997  
MARK R. STEWART  
LORAIN COUNTY AUDITOR

RECEIVED FOR RECORD  
MAY 9 1997  
VOL. 1107 PG. 18  
PARCEL 3  
P.P.N. 18-00-026-101-064

RECEIVED FOR RECORD  
MAY 9 1997  
VOL. 1107 PG. 18  
PARCEL 1  
P.P.N. 18-00-026-101-054

3.8877 ACRES = AREA IN STREETS  
2.4154 ACRES = AREA IN MULTI FAMILY  
13.0008 ACRES = AREA IN SINGLE FAMILY LOTS  
19.3039 ACRES = TOTAL SUBDIVISION AREA

TRANSFERRED THIS \_\_\_ DAY OF \_\_\_ 199\_\_  
LORAIN COUNTY AUDITOR  
FILED FOR RECORD THIS \_\_\_ DAY OF \_\_\_ 199\_\_ AT \_\_\_ AM/PM  
RECORDED THIS \_\_\_ DAY OF \_\_\_ 199\_\_ IN PLAT BOOK \_\_\_ PAGE \_\_\_

STERLING FOUNDARY CO.  
177786 R # 110  
1.00 S. (1") @ WEST LINE  
Y.835 P. 461  
JONES ROAD - 60 FT.

59/9