

OCT 21 1999  
 RECEIVED FOR RECORD  
 at 2:28 P.M. in PLAT RECORD  
 VOL. 64 MARY ANN JAMISON  
 PAGE 5816 Lorain County Recorder

TRANSFERRED  
 IN COMPLIANCE WITH SEC. 319-202  
 OHIO REV. CODE  
 OCT 21 1999  
 MARK R. STEWART  
 LORAIN COUNTY AUDITOR

FINDLEY DEV. CO.  
 1-25-97

P. P. N.  
 18-00-026-101-073  
 O. R. VOL. 1425 PG. 498

# RESERVE SQUARE PHASE 1

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

FOR: VILLAGE BUILDERS LIMITED

RICHARD BERAN, PARTNER  
 27201 ROYALTON ROAD  
 COLUMBIA STATION, OHIO 44028  
 216-236-8666

### SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNER, I HAVE SURVEYED AND PLATTED "RESERVE SQUARE PHASE 1" AS SHOWN HEREON, CONTAINING 2.7656 ACRES OF LAND IN THE VILLAGE OF WELLINGTON, LORAIN COUNTY, OHIO. 5/8" CAPPED IRON PINS IN MONUMENT BOXES WERE SET AT ALL POINTS MARKED WITH "C.M."; CONCRETE MONUMENTS WERE SET AT ALL POINTS MARKED WITH "C"; 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 TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Juliana League*  
 JULIANNA LEAGUE, P.S. #709 DATE 7-17-99

GILES NELSON & ASSOC. INC.  
 27201 ROYALTON RD. SUITE 2  
 COLUMBIA STATION, OHIO 44028  
 PHONE 440-236-6267 FAX 236-6270

### MORTGAGE CLAUSE

THIS IS TO CERTIFY THAT THE UNDERSIGNED Park View Federal HOLDER OF A MORTGAGE DEED ON LANDS CONTAINED WITHIN THE RESERVE SQUARE CLUSTERS 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.

*John R. Malo*  
 JOHN R. MALO, President DATE 8-17-99

### OWNERS CERTIFICATE

SITUATED IN THE TOWNSHIP OF WELLINGTON, COUNTY OF LORAIN, AND STATE OF OHIO AND BEING PART OF ORIGINAL LOT NO. 26 OF SAID TOWNSHIP, AND BEING PART OF THE SAME TRACT OF LAND CONVEYED TO BRADLEY DEVELOPMENT CO., INC. AS DESCRIBED IN DEED 499198, FILM NO. 1271 OF LORAIN COUNTY RECORDS.

THE UNDERSIGNED, RICHARD BERAN, PARTNER OF VILLAGE BUILDERS, LIMITED HEREBY CERTIFIES THAT THE PLAT SHOWN HEREON CORRECTLY REPRESENTS HIS "VILLAGE SQUARE PHASE 1", OF LOTS 1-18, INCLUSIVE, AND DOES HEREBY ACKNOWLEDGE THIS PLAT OF SAME & DEDICATE TO PUBLIC USE, AS SUCH, THAT PART OF THE ROADS SHOWN HEREON (SOLID LINES) AND NOT HERETOFORE DEDICATED. EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT FOR PUBLIC UTILITY PURPOSES ABOVE AND BENEATH THE SURFACE OF THE GROUND.

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

*Richard J. Beran* 8/17/99  
 RICHARD J. BERAN, PARTNER DATE  
*Allen Thies* *Julie Hunsosky*  
 WITNESS WITNESS

STATE OF OHIO  
 COUNTY OF LORAIN } S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID, COUNTY AND STATE, DID PERSONALLY APPEAR RICHARD J. BERAN, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS OWN FREE ACT AND DEED, IN WITNESS WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL THIS 17 DAY OF August, 1999.

*John P. ...* 8-17-99 3-21-01  
 NOTARY PUBLIC DATE MY COMMISSION EXPIRES

### APPROVALS

THIS PLAT IS APPROVED BY THE ENGINEER OF THE VILLAGE OF WELLINGTON THIS 20 DAY OF August, 1999.

*Jack A. Jones*  
 VILLAGE ENGINEER; JACK A. JONES

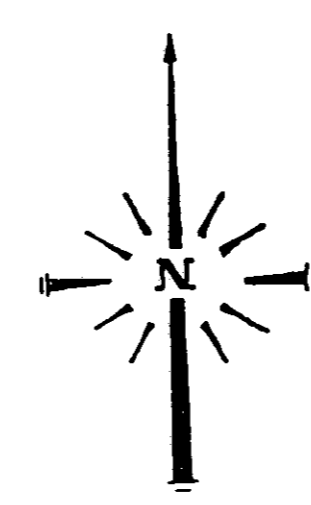
THIS PLAT IS APPROVED BY THE VILLAGE OF WELLINGTON PLANNING COMMISSION THIS 16 DAY OF August, 1999.

*Al Kimmick*  
 CHAIRMAN OF PLANNING COMMISSION AL KIMMICK

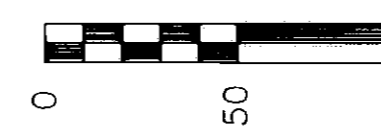


FINDLEY DEV. CO.  
 VOL. 1107, PG. 18 - PARCEL 1  
 P.P.N. 18-00-026-101-069

4.999 AC.  
 VACANT



SCALE 1"=50'

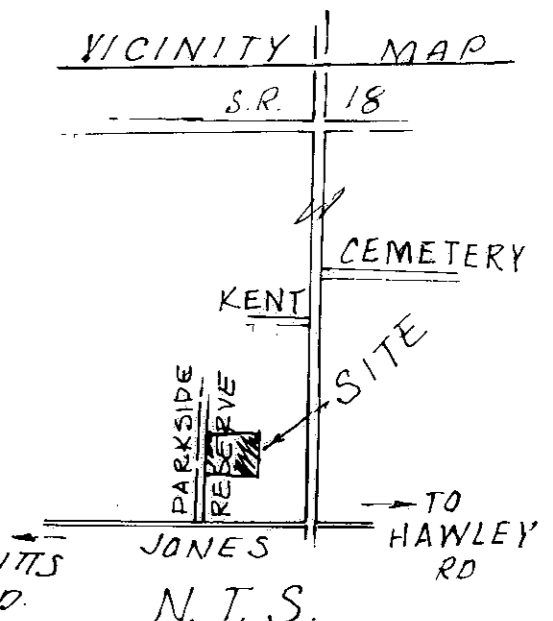


7-25-99  
 ERROR OF CLOSURE=1/10000

FINDLEY DEV. CO.  
 VOL. 1107, PG. 18 - PARCEL 2  
 P.P.N. 18-00-026-101-068

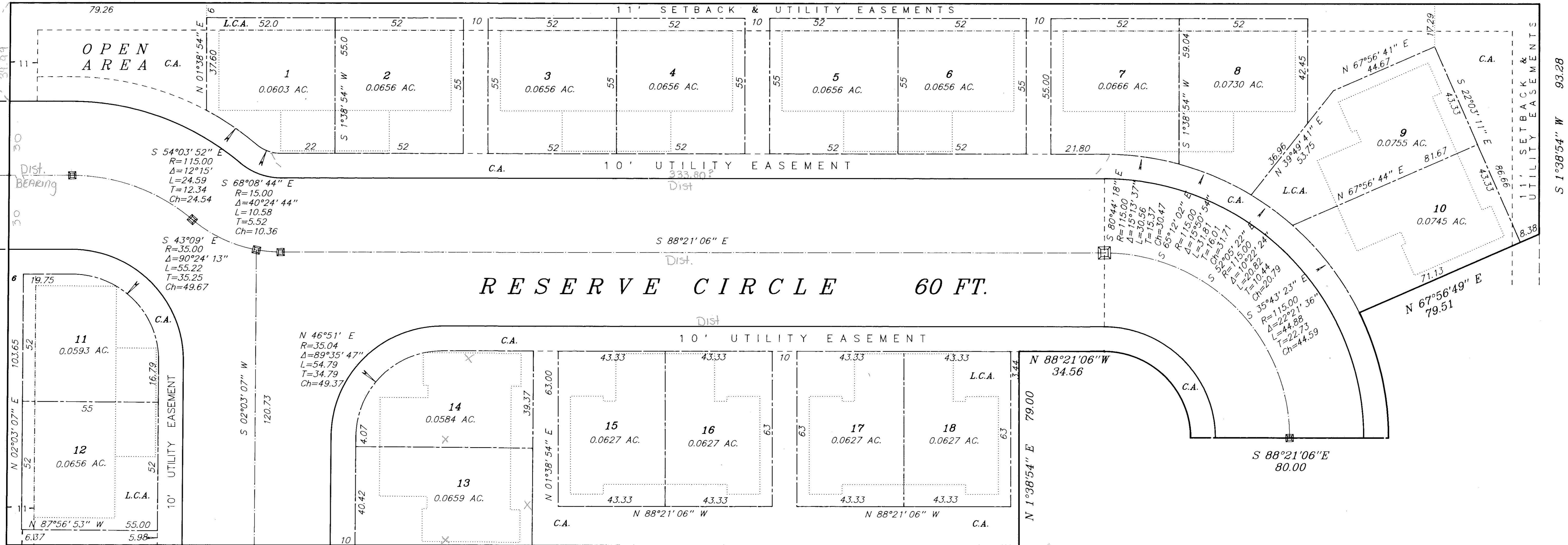
OWNER:  
 LEE H. & CAROLL K. TARNEY  
 VOL. 952 P. 842  
 JULY 24, 1994  
 6.3180 Ac.

O.L. 26  
 SOUTHEASTERLY  
 CORNER



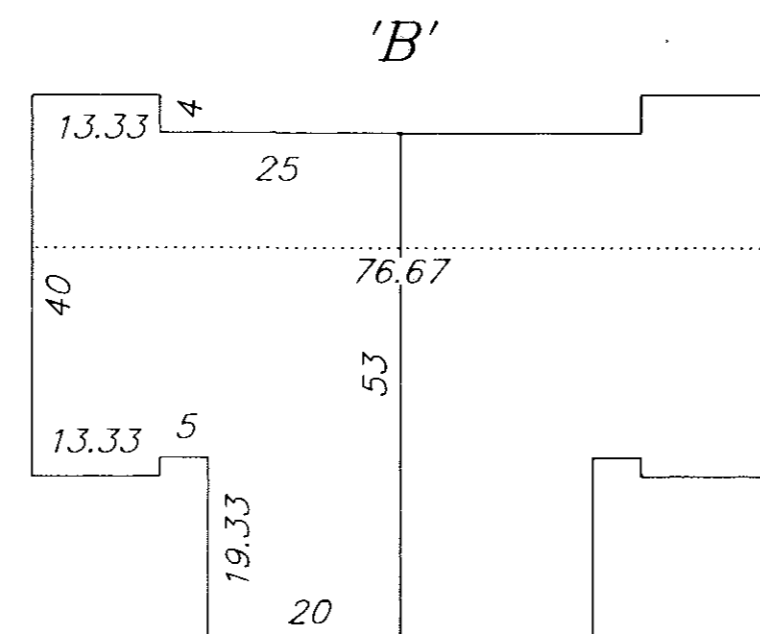
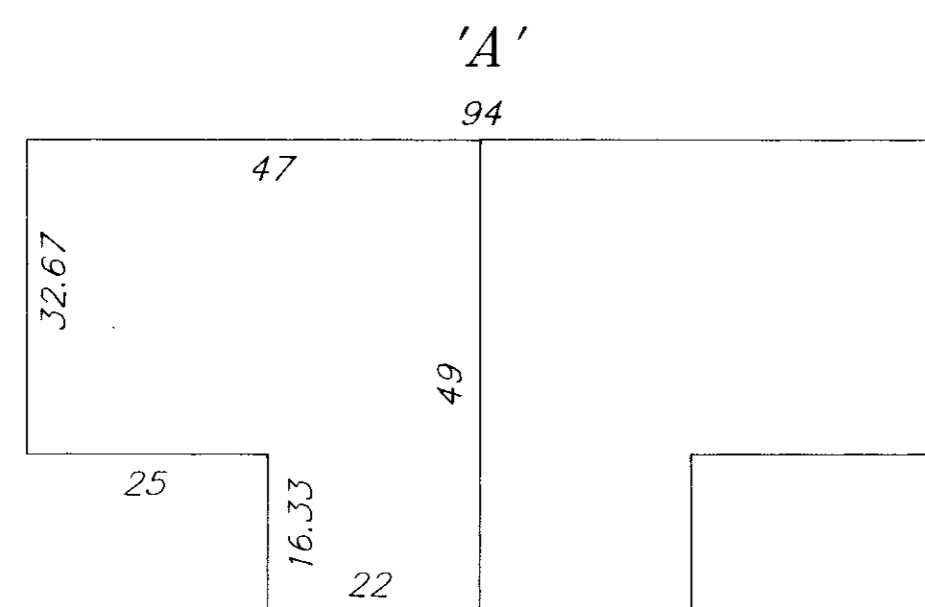
# RESERVE SQUARE PHASE 1

S 88°21'06" E 619.05



N 88°21'06" W 410.04

MAXIMUM DIMENSION OF TYPICAL DUPLEXES



AREA IN PHASE ONE = 2.7656 AC.  
 AREA IN L. C. A. LOTS = 1.1782 AC.  
 AREA IN RIGHT OF WAY = 0.9204

L.C.A. = LIMITED COMMON AREA  
 18 UNITS - DENOTED  
 C.A. = COMMON AREA

GILES NELSON & ASSOC. INC.  
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