

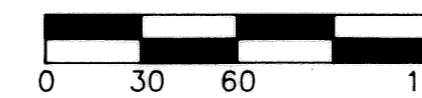
RECORD PLAT FOR PARKSIDE RESERVE SUBDIVISION NO. 3

OF PART OF ORIGINAL WELLINGTON TOWNSHIP LOT NO. 26
NOW IN THE VILLAGE OF WELLINGTON, LORAIN COUNTY, OHIO.
NOVEMBER 24, 2001 SCALE 1" = 60'



Eric J. Nelson
ERIC J. NELSON P.S.
GILES NELSON & ASSOC., INC.
CIVIL ENGINEER & SURVEYOR
4402 W 215th STREET
FAIRVIEW PARK, OHIO 44126

SCALE 1" = 60'



FINDLEY DEVELOPMENT CO.
I.N. 19970484229
P.P.N. 18-00-026-101-073
8/15/97

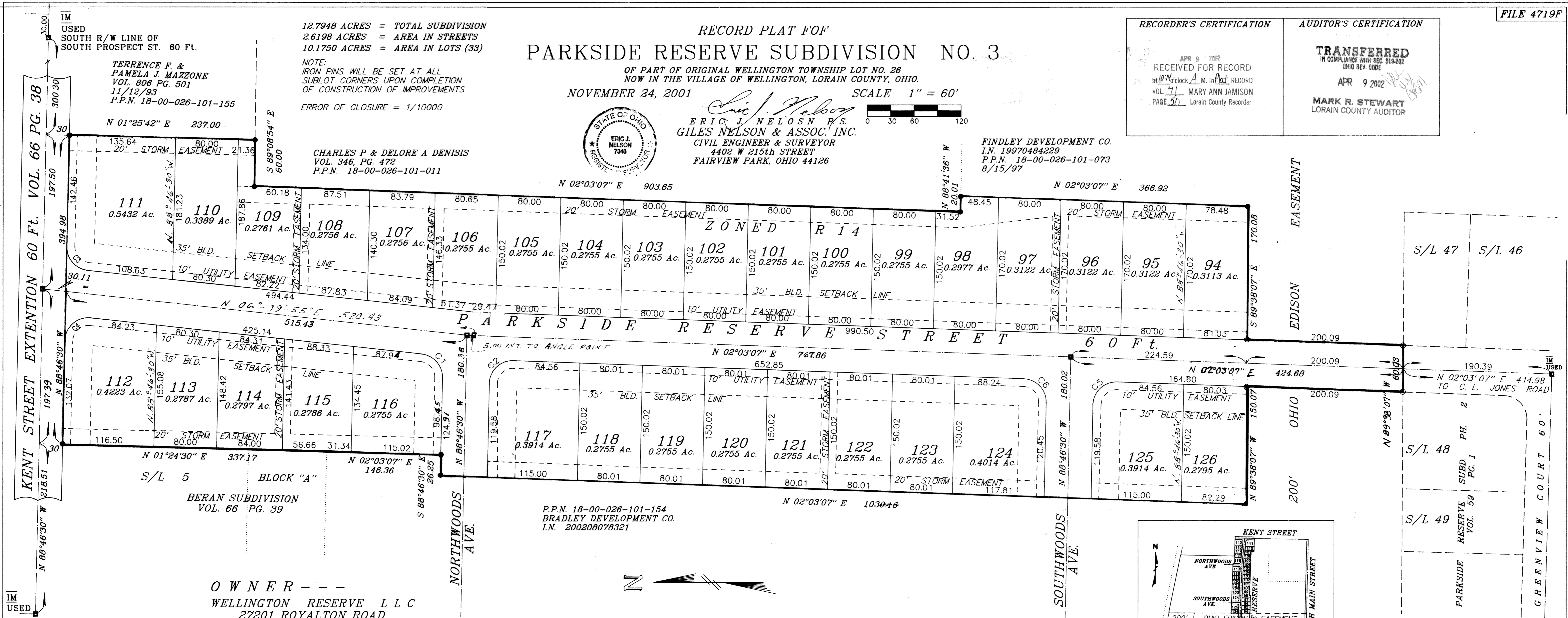
RECORDER'S CERTIFICATION
APR 9 2002
RECEIVED FOR RECORD
at 10:24 o'clock A.M. in Plat RECORD
VOL. 71 MARY ANN JAMISON
PAGE 50 Lorain County Recorder

AUDITOR'S CERTIFICATION
TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
APR 9 2002
MARK R. STEWART
LORAIN COUNTY AUDITOR

12.7948 ACRES = TOTAL SUBDIVISION
2.6198 ACRES = AREA IN STREETS
10.1750 ACRES = AREA IN LOTS (33)

NOTE:
IRON PINS WILL BE SET AT ALL
SUBLOT CORNERS UPON COMPLETION
OF CONSTRUCTION OF IMPROVEMENTS
ERROR OF CLOSURE = 1/10000

CHARLES P & DELORE A DENNIS
VOL. 346, PG. 472
P.P.N. 18-00-026-101-011

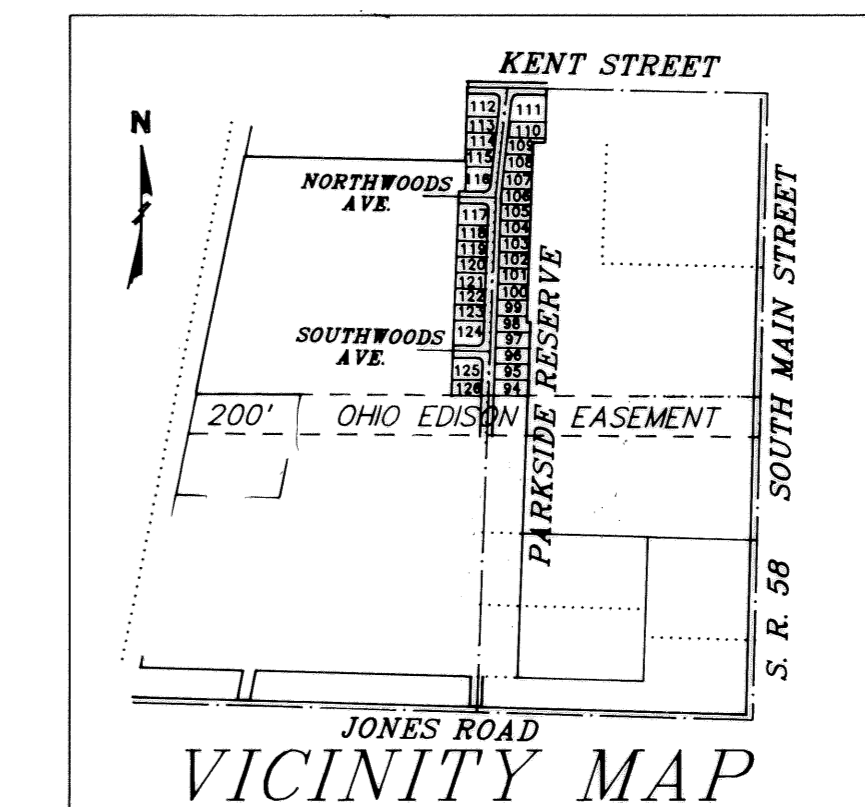


OWNER ---
WELLINGTON RESERVE LLC
27201 ROYALTON ROAD
COLUMBIA STATION, OHIO 44028
440-236-8666

P.P.N. 18-00-026-101-154
BRADLEY DEVELOPMENT CO.
I.N. 200208078321



CURVE TABLE					
#	Radius	Delta	Length	Chord	Tangent
1	30.00	85°01'19"	44.52	40.54	27.50
2	30.00	90°49'37"	47.56	42.73	30.44
3	30.00	85°03'35"	44.54	40.56	27.52
4	30.00	94°56'25"	49.71	44.22	32.71
5	30.00	90°49'37"	47.56	42.73	30.44
6	30.00	89°10'23"	46.69	42.12	29.57



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

OWNERS CERTIFICATION ---
SITUATED IN THE VILLAGE OF WELLINGTON, COUNTY OF LORAIN, AND STATE OF OHIO AND BEING PART OF ORIGINAL WELLINGTON LOT NO. 26 OF SAID TOWNSHIP, CONTAINING 12.6992 ACRES OF LAND AND BEING PART OF THE SAME TRACT OF LAND CONVEYED TO BRADLEY DEVELOPMENT COMPANY AS DESCRIBED IN O.R. 1425, PAGE 498 OF LORAIN COUNTY DEED RECORDS.

THE UNDERSIGNED, RICHARD BERAN, MEMBER OF WELLINGTON RESERVE LLC, HEREBY CERTIFIES THAT THE PLAT SHOWN HEREON CORRECTLY REPRESENTS HIS "PARKSIDE RESERVE SUBDIVISION NUMBER 3, OF LOTS 94-126, INCLUSIVE, AND DOES HEREBY ACKNOWLEDGE THIS PLAT OF SAME & 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 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 2/18/02
RICHARD J. BERAN, MEMBER DATE
Benjamin Rich
WITNESS
William Holt
WITNESS

NOTARY
COUNTY OF LORAIN } S.S. BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, STATE OF OHIO } 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 18th DAY OF FEBRUARY, 2002.
Diana J. Russell
NOTARY PUBLIC
APRIL 23, 2006
MY COMMISSION EXPIRES

SURVEYORS CERTIFICATION ---
THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNER, I HAVE SURVEYED AND PLATTED "PARKSIDE RESERVE SUBDIVISION NUMBER 3" AS SHOWN HEREON, CONTAINING 12.6992 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 THIS; CONCRETE MONUMENTS WERE SET AT ALL POINTS MARKED THIS; 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.
Eric J. Nelson 2/18/02
ERIC J. NELSON, P.S. #7348 DATE

BANK CERTIFICATION ---
THIS IS TO CERTIFY THAT THE UNDERSIGNED FIFTH THIRD BANK, HOLDER OF A MORTGAGE DEED ON LANDS WITHIN THE PARKSIDE RESERVE SUBDIVISION NUMBER 3, 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.
Timothy M. Brown 2/16/02
FIFTH THIRD BANK, REPRESENTATIVE DATE

NOTARY
COUNTY OF LORAIN } S.S. BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR } LEGAL REPRESENTATIVE OF FIFTH THIRD BANK, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS/HER OWN FREE ACT AND DEED, FOR THE USES AND PURPOSES HEREIN EXPRESSED. IN WITNESS WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL THIS 20th DAY OF FEBRUARY, 2002.
Diane J. Russell 1-6-05
NOTARY PUBLIC MY COMMISSION EXPIRES
DIANE J. RUSSELL
Notary Public, State of Ohio,
My Commission Expires Jan. 2005

APPROVALS ---
THIS IS TO CERTIFY THAT THIS PLAT OF THE PARKSIDE RESERVE SUBD. NO. 3 IS HEREBY APPROVED AND THE STREETS AS SHOWN HEREON ARE ACCEPTED BY RESOLUTION NO. 2002-09 AND ORDINANCE NO. 2002-09; THIS 18th DAY OF March, 2002.

BY *Barbara O'Keefe* MAYOR BY *Dawn Walsh* CLERK
COUNCIL OF VILLAGE OF WELLINGTON
LORAIN COUNTY, OHIO.

APPROVED THIS 24th DAY OF February, 2002. APPROVAL OF THIS PLAT FOR RECORDING DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET, ROAD OR HIGHWAY DEDICATED ON SUCH PLAT, SECTION 711.04 AND 711.041, OHIO REVISED CODE.
Barbara O'Keefe
VILLAGE PLANNING COMMISSION

THIS PLAT IS APPROVED BY THE ENGINEER OF THE VILLAGE OF WELLINGTON THIS 3rd DAY OF March, 2002.
Diane J. Russell
VILLAGE ENGINEER