

# RESERVE SQUARE PHASE 2 FOR VILLAGE BUILDERS LIMITED

ORIGINAL WELLINGTON TOWNSHIP LOT NO. 26  
WELLINGTON VILLAGE, LORAIN COUNTY, OHIO

### SURVEYORS CERTIFICATE - - -

OF PART OF THE "FUTURE DEV." PARCEL OF RESERVE SQUARE PHASE ONE, OF PART OF ORIGINAL WELLINGTON TOWNSHIP LOT NO. 26, AS RECORDED IN VOL. 64, PG. 15 OF LORAIN COUNTY PLAT RECORDS. NOW IN THE VILLAGE OF WELLINGTON, COUNTY OF LORAIN, AND STATE OF OHIO.

THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNER, I HAVE SURVEYED AND PLATTED "RESERVE SQUARE PHASE 2" AS SHOWN HEREON, CONTAINING 2.4501 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  $\square$ ; 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; WITH A MINIMUM ERROR OF CLOSURE OF 1:10,000.

MARCH 4, 2002  
REV. 3/19/2

*Eric J. Nelson*  
ERIC J. NELSON PS #7348

GILES NELSON & ASSOC. INC.  
CIVIL ENGINEERING & SURVEYING CO.  
27201 STATE ROUTE 82 - SUITE #2  
COLUMBIA STA. OHIO 44028  
PHONE 440 236 6267 FX 6270

### SITE DATA - - -

2.4501 AC. TOTAL PHASE 2  
0.6767 AC. RIGHT OF WAY  
1.2001 AC. LIMITED COMMON AREA (LOTS)  
0.5733 AC. COMMON AREA (C. A.)

JUL 25 2002  
RECEIVED FOR RECORD  
at 10:20 clock A.M. in FILE RECORD  
VOL. 22 MARY ANN JAMISON  
PAGE 32 Lorain County Recorder  
Box Midland Twp. SALLY

TRANSFERRED  
IN COMPLIANCE WITH SEC. 319.202  
OHIO REV. CODE  
JUL 25 2002  
MARK R. STEWART  
LORAIN COUNTY AUDITOR

### OWNERS CERTIFICATE - - -

THE UNDERSIGNED, RICHARD BERAN, PARTNER OF VILLAGE BUILDERS LIMITED, HEREBY CERTIFIES THAT THE PLAT SHOWN HEREON CORRECTLY REPRESENTS HIS "RESERVE SQUARE PHASE 2", OF LOTS 19 - 36, INCLUSIVE, AND DOES HEREBY ACKNOWLEDGE THIS PLAT OF SAME & DEDICATE TO PUBLIC USE, AS SUCH, THAT PART OF THE ROADS SHOWN HEREON 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 OF WELLINGTON, LORAIN COUNTY, OHIO. FOR THE BENEFIT OF THEMSELVES AND ALL OTHER SUBSEQUENT PARTIES TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED.

*Richard J. Beran* 3/21/02  
RICHARD J. BERAN, PARTNER DATE  
*Julie Hrusovsky*  
WITNESS

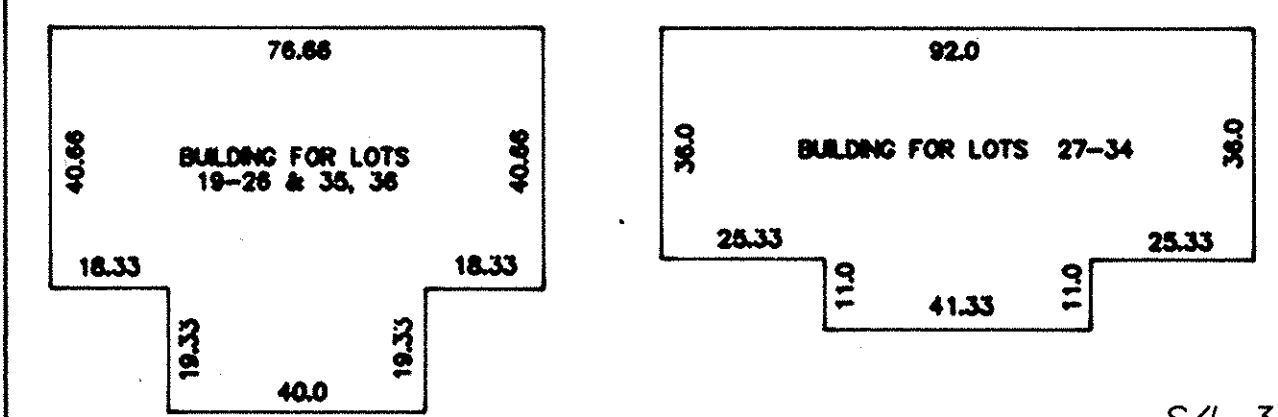
STATE OF OHIO  
COUNTY OF LORAIN } S.S.

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 21<sup>ST</sup> DAY OF March, 2002.

*David A. De* 3/21/02 April 23, 2006  
NOTARY PUBLIC DATE MY COMMISSION EXPIRES

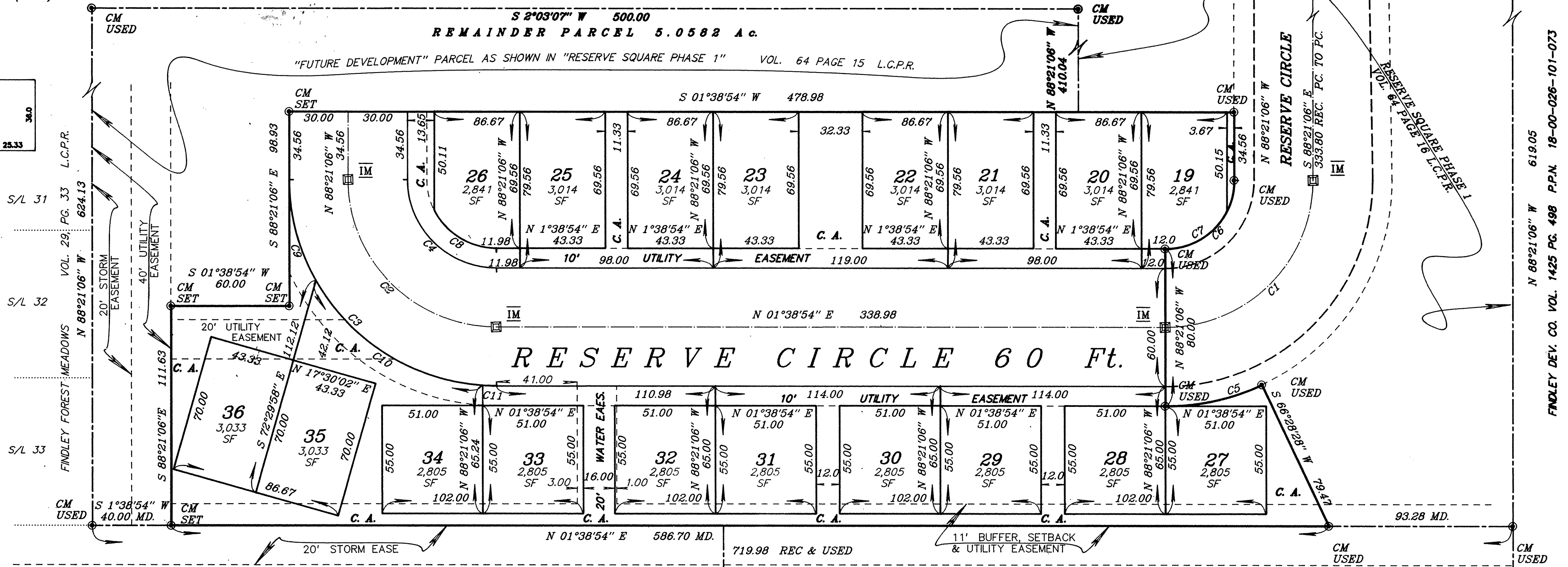
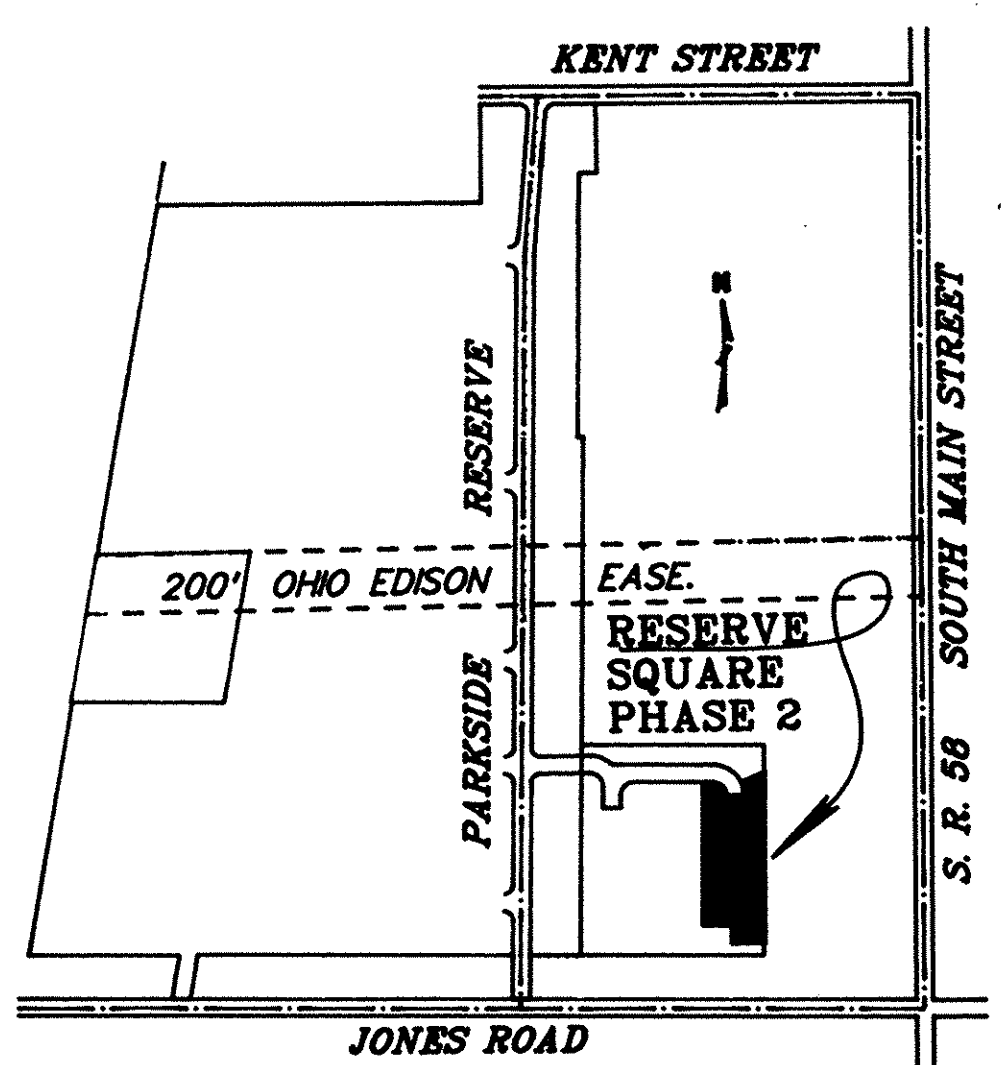
OWNER / DEVELOPER  
VILLAGE BUILDERS LIMITED  
27201 ROYALTON ROAD, SUITE #1  
COLUMBIA STATION, OHIO 44028  
440-236-8666

RESERVED FOR AUDITOR



MAXIMUM DIMENSIONS OF TYPICAL DUPLEXES

### VICINITY MAP



CARROLL K & LEE H TARNEY VOL. 952, PG. 842  
7/29/1994 P.P.N. 18-00-026-101-068.  
VILLAGE BUILDERS LTD.  
5/14/1999 P.P.N. 18-00-026-101-069

### CURVE TABLE

#	Radius	Delta	Length	Chord	Tangent	Chord Bearing
1	75.00	90°00'00"	117.81	106.07	75.00	N 43°21'06" W
2	75.00	90°00'00"	117.81	106.07	75.00	N 46°38'54" E
3	105.00	90°00'00"	164.93	148.49	105.00	N 46°38'54" E
4	45.00	90°00'00"	70.69	63.64	45.00	N 46°38'54" E
5	115.00	25°10'26"	50.53	50.12	25.68	N 10°56'19" W
6	35.00	90°00'00"	54.98	49.50	35.00	N 43°21'06" W
7	35.00	63°32'21"	38.81	36.86	21.68	N 30°07'17" W
8	35.00	63°36'55"	38.86	36.89	21.71	N 33°27'22" E
9	105.00	29°22'22"	53.83	53.24	27.52	N 76°57'43" E
10	105.00	56°47'36"	104.08	99.87	56.77	N 33°52'44" E
11	105.00	03°50'01"	7.03	7.02	3.51	N 03°33'55" E

### MORTGAGE CLAUSE - - -

THIS IS TO CERTIFY THAT THE UNDERSIGNED Robert J. Papa, Vice Pres., LEGAL REPRESENTATIVE OF PARK VIEW FEDERAL, HOLDER OF A MORTGAGE DEED ON LANDS CONTAINED WITHIN THE RESERVE SQUARE PHASE 2, 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.

*Robert J. Papa* 3-25-02  
PARK VIEW FEDERAL REP. DATE

### APPROVALS - - -

THIS PLAT IS APPROVED BY THE VILLAGE OF WELLINGTON PLANNING COMMISSION THIS 25<sup>TH</sup> DAY OF June, 2002.

*Robert J. Papa*  
CHAIRMAN, PLANNING COMMISSION

THIS PLAT IS APPROVED BY THE ENGINEER OF THE VILLAGE OF WELLINGTON THIS 23<sup>RD</sup> DAY OF April, 2002.

*Paul De*  
VILLAGE ENGINEER

THIS PLAT OF HEREBY APPROVED BY THE COUNCIL OF VILLAGE OF WELLINGTON, LORAIN COUNTY, OHIO, AND THE STREETS AS SHOWN HEREON ARE ACCEPTED BY RESOLUTION NO. 2002-24 AND ORDINANCE NO. 2002-24; THIS 1<sup>ST</sup> DAY OF July, 2002.

*Barbara O'Keefe*  
MAYOR  
*James White*  
CLERK