

SUBDIVISION PLAT OF  
PARKSIDE RESERVE SUBDIVISION NO. 5

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

SEPTEMBER 2004



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

**PREPARED BY**

GILES NELSON & ASSOC. INC.  
CIVIL ENGINEERING & SURVEYING CO.  
12310 EATON COMMERCE PKWY. - #2  
COLUMBIA STA. OHIO 44028  
PHONE 440 748 0400 FX 0413

**AUDITOR'S CERTIFICATION**

TRANSFERRED  
IN COMPLIANCE WITH SEC. 319.202  
OHIO REV. CODE  
NOV 18 2004  
MARK R. STEWART  
LORAIN COUNTY AUDITOR

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**RECORDER'S CERTIFICATION**

**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 9.8957 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 5, OF LOTS 127-151, 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 WELLINGTON, OHIO. FOR THE BENEFIT OF THEMSELVES AND ALL OTHER SUBSEQUENT PARTIES TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED.

EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT FOR PUBLIC UTILITY PURPOSES, ABOVE AND BELOW THE SURFACE OF THE GROUND.

Richard J. Beran 9/18/04  
MEMBER  
Hellen Thaler DLH  
WITNESS WITNESS

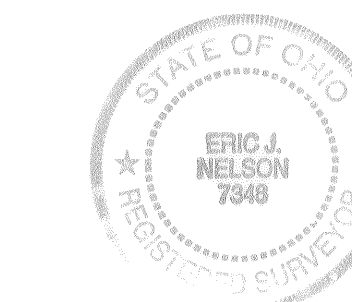
**NOTARY**

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 8<sup>th</sup> DAY OF SEPTEMBER, 2004.

Ronda P. Fox APRIL 23, 2006  
NOTARY PUBLIC 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 5" AS SHOWN HEREON, CONTAINING 9.8957 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 THUS: [Symbol]; CONCRETE MONUMENTS WERE SET AT ALL POINTS MARKED THUS: [Symbol]; 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 9/13/4  
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 5, 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.

Leonard E. Olsavsky 9/22/04  
FIFTH THIRD BANK, REPRESENTATIVE DATE  
LEONARD E. OLSAVSKY

**NOTARY**

COUNTY OF LORAIN } S.S. BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY  
STATE OF OHIO } APPEAR Leonard E. Olsavsky, 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 22 DAY OF Sept., 2004.

Sandra E. Belej 5.29.2006  
NOTARY PUBLIC MY COMMISSION EXPIRES

**APPROVALS ---**

THIS IS TO CERTIFY THAT THIS PLAT OF THE PARKSIDE RESERVE SUBD. NO. 5 IS HEREBY APPROVED AND THE STREETS AS SHOWN HEREON ARE ACCEPTED BY RESOLUTION NO. 2004-52, AND ORDINANCE NO. \_\_\_\_\_; THIS 4<sup>th</sup> DAY OF October, 2004.

BY Barbara O'Keefe MAYOR BY Dawn Webb CLERK

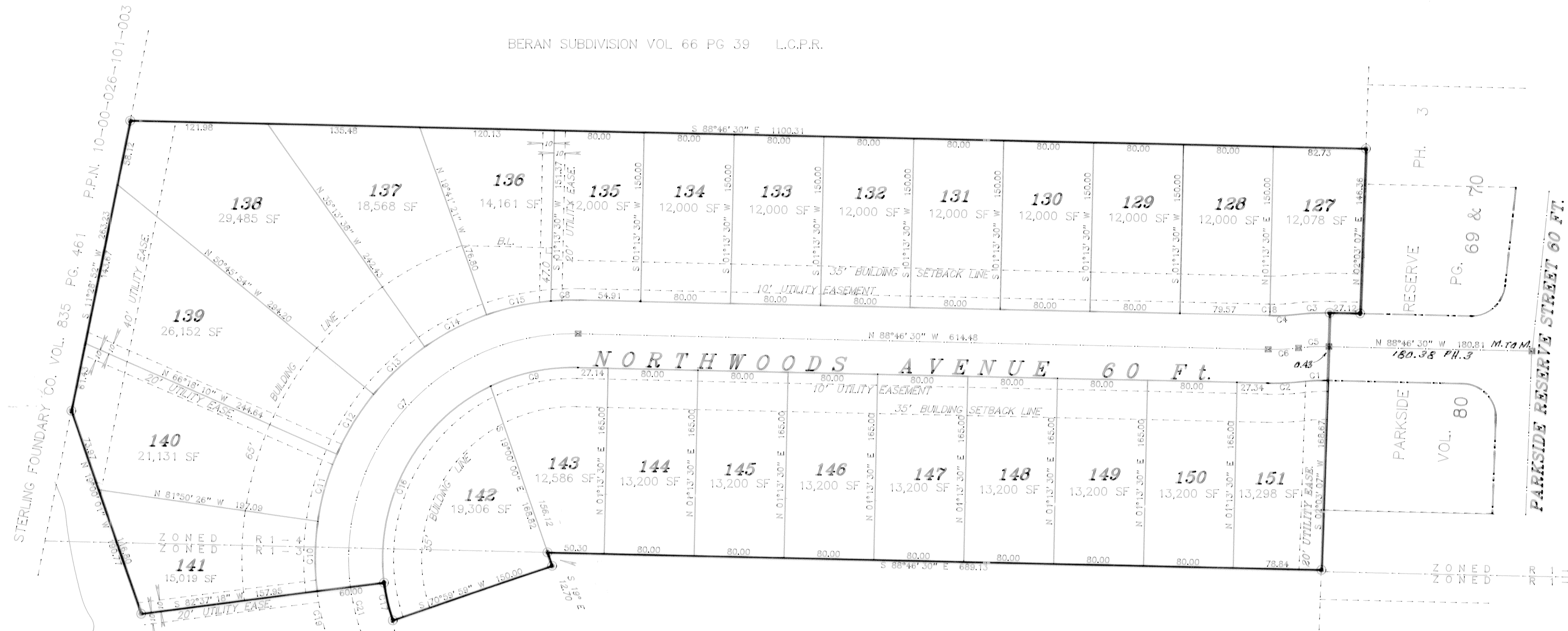
COUNCIL OF VILLAGE OF WELLINGTON  
LORAIN COUNTY, OHIO.

APPROVED THIS 29<sup>th</sup> DAY OF September, 2004. 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.

Richard M. Spang  
VILLAGE PLANNING COMMISSION

THIS PLAT IS APPROVED BY THE ENGINEER OF THE VILLAGE OF WELLINGTON THIS 28<sup>th</sup> DAY OF September, 2004.

Mark A. Jones  
VILLAGE ENGINEER



**SUBDIVISION PLAT OF  
PARKSIDE RESERVE SUBDIVISION NO. 5**

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

SEPTEMBER 2004

SCALE 1" = 50'



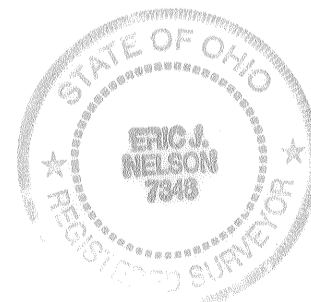
NOTE:  
IRON PINS WILL BE SET AT ALL  
SUBLOT CORNERS UPON COMPLETION  
OF CONSTRUCTION OF IMPROVEMENTS  
ERROR OF CLOSURE = 1/10000

- ⊙ DENOTES TYPE A MONUMENTS
- ⊠ DENOTES TYPE B MONUMENTS

**ACREAGE BREAKDOWN**  
1.3950 ACRES IN STREET  
8.5007 ACRES IN LOTS  
9.8957 ACRES TOTAL

|                |            |                |            |
|----------------|------------|----------------|------------|
| ZONING:        | R 13       | ZONING:        | R 14       |
| MIN. LOT SIZE  | 12000 S.F. | MIN. LOT SIZE  | 10500 S.F. |
| MIN. LOT WIDTH | 80 Ft.     | MIN. LOT WIDTH | 75 Ft.     |
| FRONT YARD     | 35 Ft      | FRONT YARD     | 35 Ft      |
| SIDE YARD      | 5 Ft       | SIDE YARD      | 5 Ft       |
| REAR YARD      | 40 Ft      | REAR YARD      | 40 Ft      |

*Eric J. Nelson*  
ERIC J. NELSON P.S.  
GILES NELSON & ASSOC. INC.  
CIVIL ENGINEERING & SURVEYING CO.  
12210 BAYON COMMERCE PKWY. - #2  
COLUMBIA STA. OHIO 44028  
PHONE 440 748 0400 FX 0413



CURVE TABLE

| #  | Radius | Delta      | Length | Chord  | Tangent | Chord Bearing |
|----|--------|------------|--------|--------|---------|---------------|
| 1  | 170.00 | 07°44'57"  | 22.99  | 22.97  | 11.51   | S 87°21'02" W |
| 2  | 230.00 | 07°44'57"  | 31.11  | 31.08  | 15.58   | N 87°21'02" E |
| 3  | 230.00 | 07°44'57"  | 31.11  | 31.08  | 15.58   | S 87°21'02" W |
| 4  | 170.00 | 07°44'57"  | 22.99  | 22.97  | 11.51   | N 87°21'02" E |
| 5  | 200.00 | 07°44'57"  | 27.05  | 27.03  | 13.55   | S 87°21'02" W |
| 6  | 200.00 | 07°44'57"  | 27.05  | 27.03  | 13.55   | N 87°21'02" E |
| 7  | 200.00 | 98°36'12"  | 344.19 | 303.26 | 232.54  | S 41°55'24" W |
| 8  | 230.00 | 06°15'46"  | 25.14  | 25.13  | 12.58   | S 88°05'37" W |
| 9  | 170.00 | 26°58'53"  | 80.06  | 79.32  | 40.78   | S 77°44'04" W |
| 10 | 230.00 | 15°32'16"  | 62.37  | 62.18  | 31.38   | S 00°23'26" W |
| 11 | 230.00 | 15°32'16"  | 62.37  | 62.18  | 31.38   | S 15°55'42" W |
| 12 | 230.00 | 15°32'16"  | 62.37  | 62.18  | 31.38   | S 31°27'58" W |
| 13 | 230.00 | 15°32'16"  | 62.37  | 62.18  | 31.38   | S 47°00'14" W |
| 14 | 230.00 | 15°32'16"  | 62.37  | 62.18  | 31.38   | S 62°32'31" W |
| 15 | 230.00 | 14°39'05"  | 58.81  | 58.65  | 29.57   | S 77°38'11" W |
| 16 | 170.00 | 83°14'37"  | 246.99 | 225.83 | 151.05  | S 22°37'19" W |
| 17 | 170.00 | 11°37'18"  | 34.48  | 34.42  | 17.30   | S 13°11'21" E |
| 18 | 170.00 | 00°08'45"  | 0.43   | 0.43   | 0.22    | S 88°50'53" W |
| 19 | 230.00 | 11°37'18"  | 46.65  | 46.57  | 23.41   | S 13°11'21" E |
| 20 | 30.00  | 180°00'00" | 94.25  | 60.00  |         | N 71°00'00" W |
| 21 | 200.00 | 11°37'18"  | 40.57  | 40.50  | 20.35   | S 13°11'21" E |

UNDESTURBED  
WETLAND  
AREA