

S 88°21'06" E 619.05

CURVE TABLE

| #  | Radius | Delta      | Length | Chord  | Tangent | Chord Bearing |
|----|--------|------------|--------|--------|---------|---------------|
| 1  | 75.00  | 90°24'13"  | 118.34 | 106.44 | 75.53   | S 43°09'00" E |
| 2  | 105.00 | 151°19'03" | 94.04  | 90.93  | 50.44   | S 23°36'24" E |
| 3  | 45.00  | 90°24'13"  | 71.00  | 63.86  | 45.32   | S 43°09'00" E |
| 4  | 30.00  | 90°00'00"  | 47.12  | 42.43  | 30.00   | S 42°56'53" W |
| 5  | 30.00  | 90°00'00"  | 47.12  | 42.43  | 30.00   | S 43°09'00" E |
| 6  | 35.00  | 90°24'13"  | 55.22  | 49.67  | 35.25   | S 43°09'00" E |
| 7  | 20.00  | 90°00'00"  | 31.42  | 28.28  | 20.00   | S 42°56'53" W |
| 8  | 20.00  | 90°00'00"  | 31.42  | 28.28  | 20.00   | S 43°09'00" E |
| 9  | 105.00 | 12°31'20"  | 22.95  | 22.90  | 11.52   | S 55°31'36" E |
| 10 | 105.00 | 26°33'50"  | 48.68  | 48.25  | 24.79   | S 75°04'11" E |

# RESERVE SQUARE PHASE 3

## FOR VILLAGE BUILDERS LIMITED

ORIGINAL WELLINGTON TOWNSHIP LOT NO. 26  
WELLINGTON VILLAGE, LORAIN COUNTY, OHIO  
AND A RESUBD. OF 420 SQFT. OF RES. SQ PH. 2.

FILE 4719

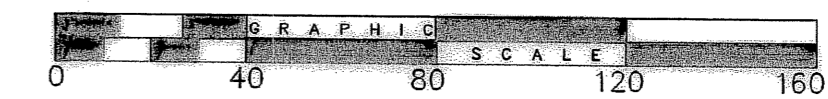
### SURVEYORS CERTIFICATE - AS RECORDED IN PLAT VOLUME 72, PAGE 33

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 3" AS SHOWN HEREON, CONTAINING 5.0660 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 ; CONCRETE MONUMENTS WERE SET AT ALL POINTS MARKED THUS ; 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.

*Eric Nelson*  
ERIC NELSON PS #7348

JUNE 2004



SCALE 1" = 40'



PREPARED BY ---  
GILES NELSON & ASSOC. INC.  
CIVIL ENGINEERING & SURVEYING CO.  
12210 EATON COMMERCE PKWY. - #2  
COLUMBIA STA. OHIO 44028  
PHONE 440 746 0400 FX 0413

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

### OWNERS CERTIFICATE ---

THE UNDERSIGNED, RICHARD BERAN, PARTNER OF VILLAGE BUILDERS LIMITED, HEREBY CERTIFIES THAT THE PLAT SHOWN HEREON CORRECTLY REPRESENTS HIS "RESERVE SQUARE PHASE 3", OF LOTS 37 - 70, 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* 6/18/04 *John*  
RICHARD J. BERAN, PARTNER DATE WITNESS  
*Mausner*

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 18th DAY OF JUNE, 2004.

*Anna P. De* 6/18/04 *April 23, 2006*  
NOTARY PUBLIC DATE MY COMMISSION EXPIRES

### APPROVALS ---

THIS PLAT IS APPROVED BY THE VILLAGE OF WELLINGTON PLANNING COMMISSION THIS 21st DAY OF October, 2004.

*Richard L. M. Hough*  
CHAIRMAN, PLANNING COMMISSION

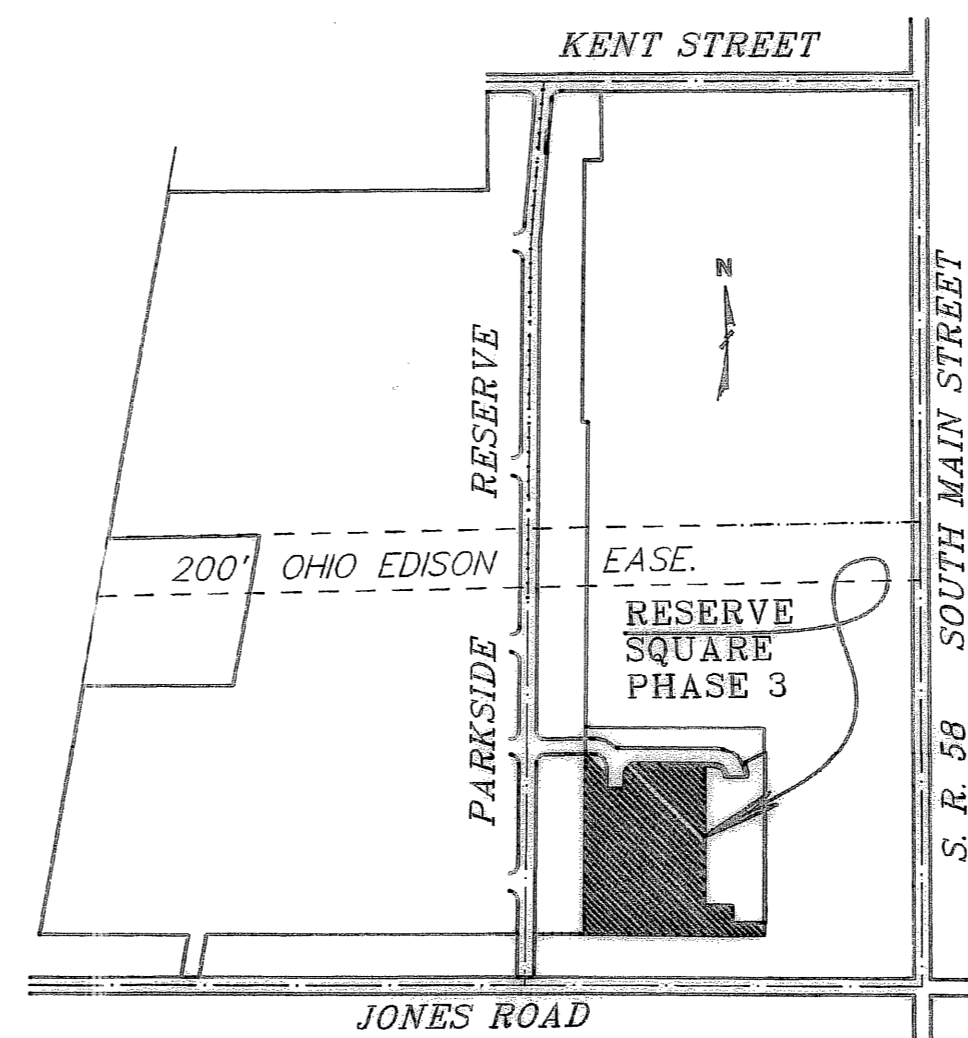
THIS PLAT IS APPROVED BY THE ENGINEER OF THE VILLAGE OF WELLINGTON THIS 26th DAY OF October, 2004.

*Mike A. Pave*  
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. \_\_\_\_\_ AND ORDINANCE NO. 2004-61; THIS 15th DAY OF November, 2004.

*Barbara O'Keefe* *Daren Webb*  
MAYOR CLERK

### VICINITY MAP



RESERVED FOR RECORDER

TRANSFERRED  
IN COMPLIANCE WITH SEC. 310-202  
OHIO REV. CODE  
FEB 01 2005  
*See Ex me*  
MARK R. STEWART  
LORAIN COUNTY AUDITOR

RESERVED FOR AUDITOR

PARKSIDE RESERVE SUBDIVISION PHASE 1 VOL 59 PG 1

RESERVE SQUARE PHASE 2 VOL. 72 PG 33

RESERVE SQUARE PHASE 1  
VOL. 64 PG 16

PARKSIDE LA. 60 FT

PARKSIDE CIR. 60 FT

FINDLEY FOREST MEADOWS VOL. 29 PG 33

### MORTGAGE CLAUSE ---

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

*Robert J. Pava* 6-21-04  
PARK VIEW FEDERAL REP. DATE

### SITE DATA ---

|                 |                            |
|-----------------|----------------------------|
| 5.0660 AC. .... | TOTAL PHASE 2              |
| 1.1506 AC. .... | RIGHT OF WAY               |
| 1.6725 AC. .... | LIMITED COMMON AREA (LOTS) |
| 2.2429 AC. .... | COMMON AREA (C. A.)        |