

Parkside Reserve Subdivision, No. 6 Final Plat

R1-3 Single Family Subdivision
Sublots 152 - 191

Village of Wellington ~ Lorain County ~ State of Ohio
Part of Original Wellington Township Lot 26
Remainder Parcel from Parkside Reserve Subdivision, No. 5
Recorded in Lorain County Plat Volume 82 Pages 61 - 62

P.P.N. 18-00-026-101-246

PLANS PREPARED BY:

HAYWOOD
Civil Engineering & Land Surveying, Inc.

475 North Abbe Road
Elyria, Ohio 44035
www.haywoodcivilengineering.com
(440) 365-9831 Office
(440) 365-3426 Fax

PLANS PREPARED FOR:

Wellington Reserve, LLC

27201 Royalton Road
Columbia Station, Ohio 44028
440-236-3975
FAX 440-236-8153

OWNER'S CERTIFICATE

SITUATED IN ORIGINAL WELLINGTON TOWNSHIP LOT 26, NOW IN THE VILLAGE OF WELLINGTON, LORAIN COUNTY, OHIO, CONTAINING 16.6283 ACRES IN ORIGINAL LOT 26 AND BEING THE SAME TRACT AS CONVEYED TO WELLINGTON RESERVE, LLC AND DESCRIBED IN THE PLAT OF PARKSIDE RESERVE SUBDIVISION, NO. 5 IN LORAIN COUNTY PLAT VOLUME 82 PAGES 61-62.

THE UNDERSIGNED Richard Beran, Member HEREBY CERTIFIES THAT THE ATTACHED PLAT CORRECTLY REPRESENTS PARKSIDE RESERVE SUBDIVISION, NO. 6, A SUBDIVISION OF LOTS 152 TO 191 INCLUSIVE, DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE AS SUCH ALL OR PARTS OF THE ROADS, BOULEVARDS, CUL-DE-SACS, PARKS, PLANTING STRIPS, ETC., SHOWN HEREIN AND NOT HERETOFORE DEDICATED.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OR IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING VALID ZONING, PLATTING, HEALTH, OR OTHER LAWFUL RULES AND REGULATIONS INCLUDING THE APPLICABLE OFF-STREET PARKING AND LOADING REQUIREMENTS OF WELLINGTON, OHIO, FOR THE BENEFIT OF HIMSELF AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER, OR THROUGH THE UNDERSIGNED.

IN WITNESS THEREOF 1 DAY OF JUNE, 2006

SIGNED Richard Beran, Member

NOTARIAL SEAL

STATE OF OHIO
S.S.
LORAIN COUNTY

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR RICHARD BERAN WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS OWN FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 1ST DAY OF JUNE, 2006.

BY: Daniel J. Oja, NOTARY PUBLIC
MY COMMISSION EXPIRES 4/23/11

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT I, MORTGAGEE OF THE LANDS CONTAINED WITHIN THIS FOREGOING PLAT OF PARKSIDE RESERVE SUBDIVISION, NO. 6, DO HEREBY ACCEPT THE SAME TO BE CORRECT AND DEDICATE TO PUBLIC USE THE DRIVES AND STREETS AS SHOWN HEREIN.

SIGNED Leonard Olsawky

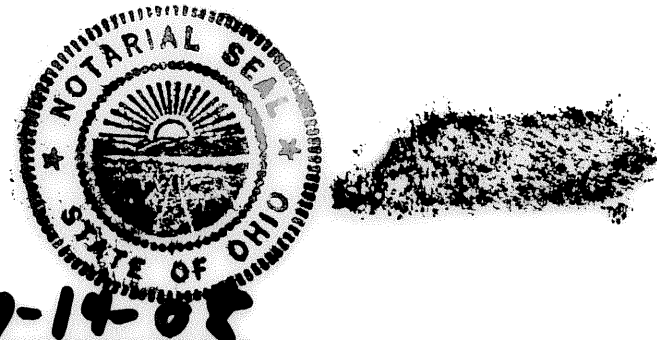
NOTARIAL SEAL

STATE OF OHIO
S.S.
LORAIN COUNTY

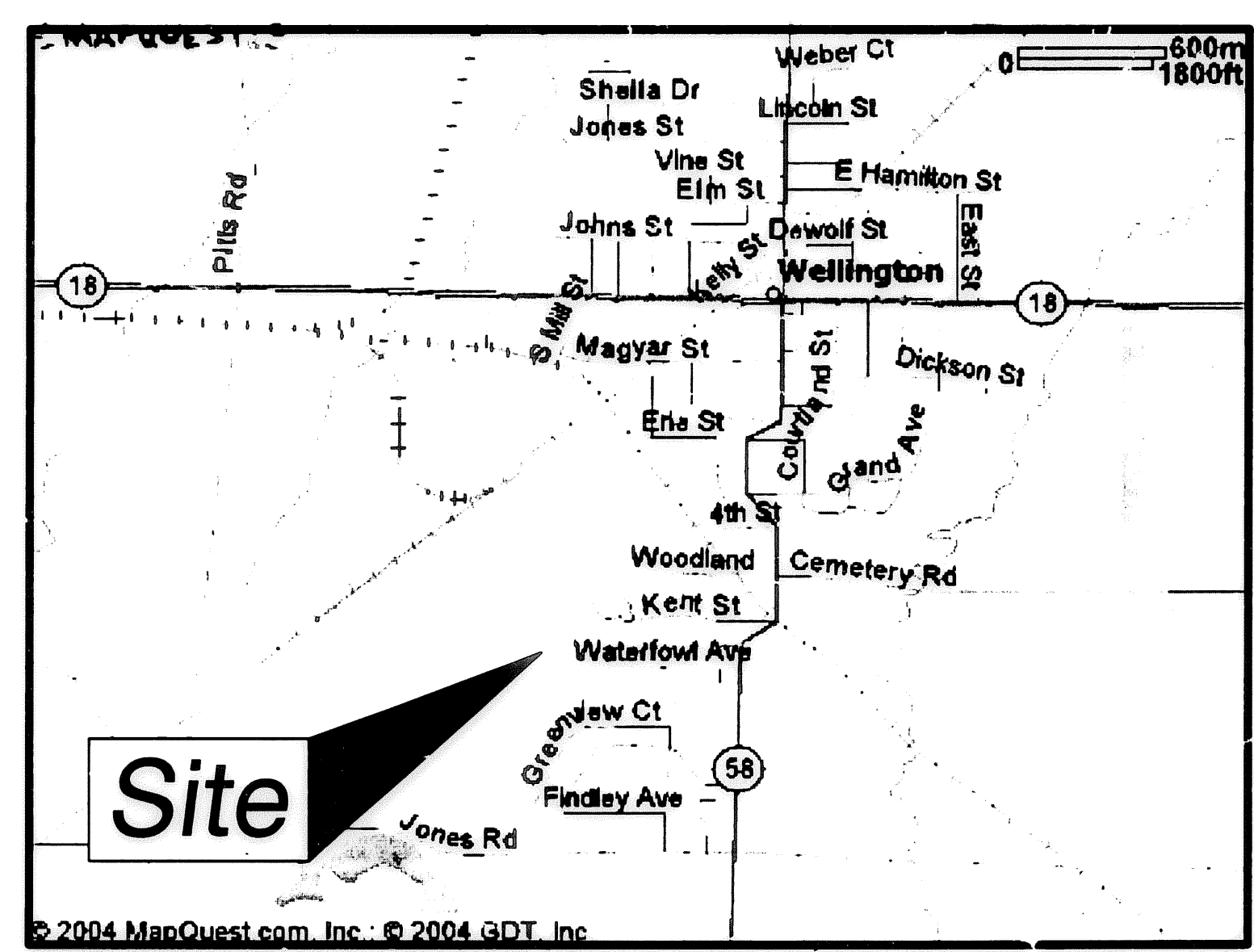
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR LEONARD OLSAWKY WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS OWN FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 2 DAY OF JUNE, 2006.

BY: Donna M. Stone, NOTARY PUBLIC
MY COMMISSION EXPIRES 7-14-08



AREA MAP NO SCALE



APPROVAL AND ACCEPTANCE SIGNATURES

APPROVED THIS 17th DAY OF October, 2007

VILLAGE ENGINEER

APPROVED THIS 26th DAY OF July, 2006

(APPROVAL OF THIS PLAT FOR RECORDING DOES NOT CONSTITUTE AN ACCEPTANCE OF ANY PUBLIC STREET, ROAD OR HIGHWAY DEDICATED ON SUCH PLAT, SECTION 711.04 AND 711.041, OHIO REVISED CODE.)

VILLAGE PLANNING COMMISSION

TRANSFERRED THIS _____ DAY OF _____, _____

COUNTY AUDITOR

FILED FOR RECORD THIS _____ DAY OF _____, _____ AT _____ M.

RECORDED THIS _____ DAY OF _____, _____ IN PLAT BOOK _____ PAGE NO. _____

COUNTY RECORDER

THIS IS TO CERTIFY THAT THIS PLAT OF PARKSIDE RESERVE SUBDIVISION, NO. 6

IS HEREBY APPROVED AND THE STREETS AS SHOWN HEREON ARE ACCEPTED BY RESOLUTION NO. _____ AND ORDINANCE NO. 2007-46.

DATE Oct. 15, 2007

COUNCIL OF THE VILLAGE OF WELLINGTON
LORAIN COUNTY, OHIO

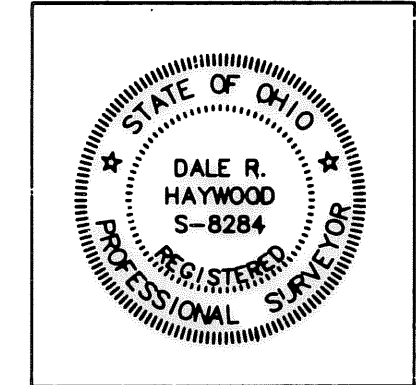
BY: Barbara O'Keefe
MAYOR

BY: Dawn Webb
CLERK

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "PARKSIDE RESERVE SUBDIVISION, NO. 6" AS SHOWN HEREON AND SITUATED IN ORIGINAL WELLINGTON TOWNSHIP LOT 26, NOW IN THE VILLAGE OF WELLINGTON, LORAIN COUNTY, OHIO, CONTAINING 16.6283 ACRES IN ORIGINAL LOT 26 AND BEING THE SAME TRACT AS CONVEYED TO WELLINGTON RESERVE, LLC AND DESCRIBED IN THE PLAT OF PARKSIDE RESERVE SUBDIVISION, NO. 5 IN LORAIN COUNTY PLAT VOLUME 82 PAGES 61-62.

PERMANENT MONUMENTS WERE FOUND OR SET AT ALL POINTS AS INDICATED HEREIN. DISTANCES ARE SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND USED TO DESCRIBE ANGLES ONLY. THE PLAN REPRESENTS A SURVEY IN WHICH THE TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT AND OF EACH BLOCK WHEN COMPUTED FROM FIELD MEASUREMENTS OF THE GROUND CLOSED WITHIN A LIMIT OF ERROR OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET OF THE PERIMETER BEFORE BALANCING THE SURVEY. THE SURVEY MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS, IN SECTION 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND ADJACENT PROPERTY DESCRIPTIONS HAVE BEEN CONSIDERED IN PERFORMING THIS SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT.



BY: Dale Haywood
Dale R. Haywood, P.S.
Registered State of Ohio Surveyor No. 8284
Date 5/22/06

TRANSFERRED
IN COMPLIANCE WITH SEC. 311-202
OHIO REV. CODE

NOV 02 2007

MARK R. STEWART
LORAIN COUNTY AUDITOR

SIDE YARD SETBACK
5' MINIMUM, SUM OF THE TWO SIDE
YARDS SHALL BE 12' MINIMUM

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS N 02°03'07" E FOR
THE CENTERLINE OF PARKSIDE RESERVE STREET

FLOODPLAIN STATEMENT

PLATTED PARCEL DOES NOT LIE WITHIN A
100-YEAR FLOODPLAIN PER FEMA MAP
390358 0005B DATED JUNE 4, 1980.

ACREAGE SUMMARY

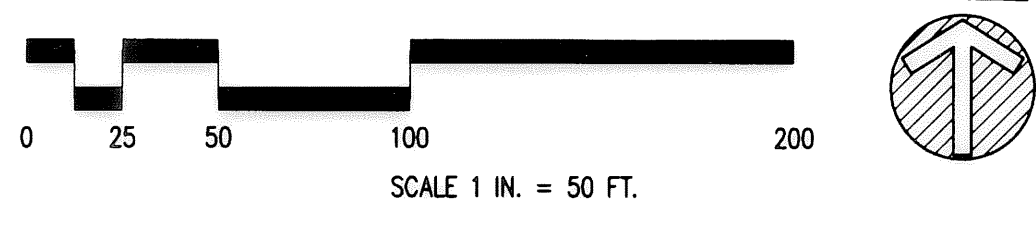
LOTS 152 - 191	13.9638 AC.
STREETS	2.6645 AC.
TOTAL PHASE 6	16.6283 AC.
PHASE 6	16.6283 AC.
REM. PARCEL 1	5.4812 AC.
REM. PARCEL 2	4.2215 AC.
REM. PARCEL 3	0.7798 AC.
TOTAL P.P.N. 18-00-026-101-246	27.1108 AC.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C1	40.56	200.00	11°37'13"	20.35	40.49	S13°10'36"E
C2	243.56	200.00	69°46'29"	139.46	228.79	S53°52'27"E
C3	70.60	200.00	20°13'31"	35.67	70.23	S81°07'33"W
C4	34.48	170.00	11°37'12"	17.30	34.42	S13°10'36"E
C5	46.65	230.00	11°37'13"	23.40	46.57	S13°10'35"E
C6	39.27	25.00	90°00'00"	25.00	35.36	S63°59'12"E
C7	39.27	25.00	90°00'00"	25.00	35.36	S26°00'48"W
C8	38.38	230.00	9°33'42"	19.24	38.34	S75°47'39"W
C9	42.81	230.00	10°39'49"	21.47	42.74	S85°54'24"W
C10	3.63	50.00	4°09'37"	1.82	3.63	N89°09'30"E
C11	38.42	50.00	44°01'46"	20.22	37.48	N65°03'49"E
C12	56.83	70.00	46°30'59"	30.09	55.28	S66°18'26"W
C13	56.00	70.00	45°50'12"	29.60	54.52	N67°30'59"W
C14	56.00	70.00	45°50'12"	29.60	54.52	N21°40'47"W
C15	56.00	70.00	45°50'12"	29.60	54.52	N24°09'25"E
C16	56.00	70.00	45°50'12"	29.60	54.52	N69°59'37"E
C17	56.83	70.00	46°30'59"	30.09	55.28	S63°49'48"E
C18	40.09	50.00	45°56'22"	21.19	39.02	N63°32'29"W
C19	1.96	50.00	2°15'01"	0.98	1.96	N87°38'11"W
C20	60.01	170.00	20°13'31"	30.32	59.70	S81°07'33"W
C21	103.51	170.00	34°53'14"	53.42	101.92	S36°25'49"E
C22	103.51	170.00	34°53'15"	53.42	101.92	S71°19'04"E
C23	38.92	230.00	9°41'48"	19.51	38.88	S83°54'47"E
C24	66.73	230.00	16°37'19"	33.60	66.49	S70°45'14"E
C25	64.34	230.00	16°01'43"	32.38	64.13	S37°06'10"E
C26	66.95	230.00	16°40'38"	33.71	66.71	S54°06'15"E
C27	40.55	230.00	10°06'06"	20.33	40.50	S24°02'15"E

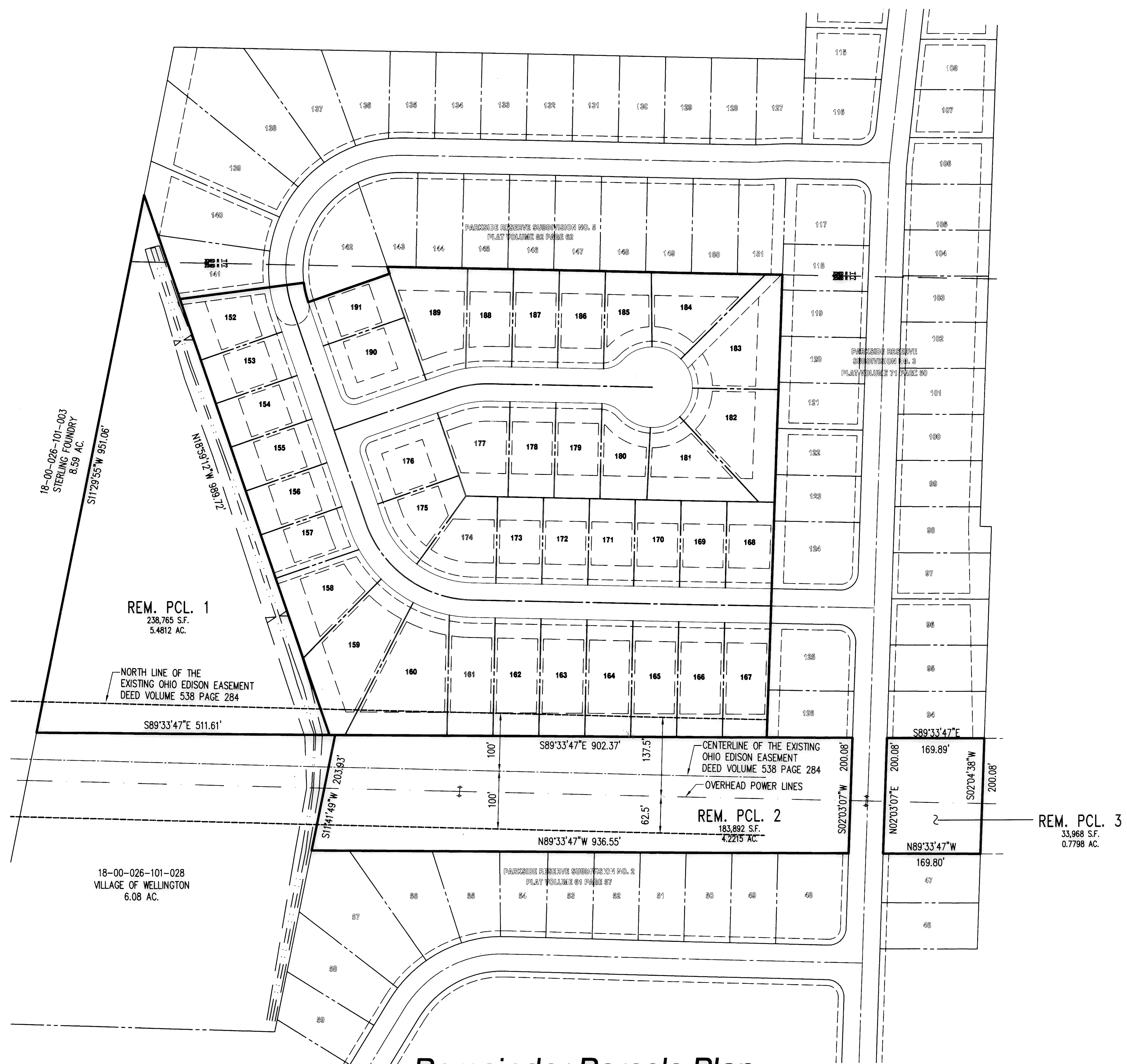
LEGEND

- MONUMENT BOX FOUND
- IRON PIN FOUND
- 30" LONG, 5/8" IRON REBAR SET WITH CAP STAMPED "HAYWOOD 8284"
- 12" LONG, 1" DIA. MACHINE BOLT SET IN PORTLAND CEMENT CONCRETE (WELLINGTON TYPE B)
- △ 30" LONG, 5/8" IRON REBAR SET IN PORTLAND CEMENT CONCRETE WITH CAP STAMPED "HAYWOOD 8284" (WELLINGTON TYPE A)



Subdivision Plan





Remainder Parcels Plan

