

BEDFORD ESTATES SUBDIVISION NO. 1

PART OF ORIGINAL ELYRIA TOWNSHIP LOT NO. 26
EAST OF THE BLACK RIVER
CITY OF ELYRIA COUNTY OF LORAIN STATE OF OHIO
SCALE: 1" = 50' FEBRUARY, 1978

OWNER'S CERTIFICATE:

SITUATED IN THE CITY OF ELYRIA, COUNTY OF LORAIN, STATE OF OHIO, AND BEING PART OF ELYRIA TOWNSHIP ORIGINAL LOT 26, EAST OF THE BLACK RIVER, CONTAINING 8.305 ACRES, AND BEING THE SAME TRACT AS CONVEYED TO HIGHLAND DEVELOPMENT CO. AND DESCRIBED IN DEED RECORDED IN DEED BOOK 1202, VOL. 406, RECORDERS OFFICE, LORAIN COUNTY, OHIO. THE UNDERSIGNED, DALE YOST, PRESIDENT, HEREBY CERTIFIES THAT THE FOREGOING PLAT CORRECTLY REPRESENTS HIS "BEDFORD ESTATES NO. 1", A SUBDIVISION OF LOTS 1 TO 32 INCLUSIVE, DOES HEREBY ACKNOWLEDGE 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 CONFORM TO ALL EXISTING PLATTING, HEALTH, OR OTHER LAWFUL RULES AND REGULATIONS INCLUDING THE APPLICABLE OFF-STREET PARKING AND LOADING REQUIREMENTS OF THE CITY OF ELYRIA, OHIO, FOR THE BENEFIT OF THEMSELVES AND ALL SUBSEQUENT PARTIES TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED. THE DIMENSIONS OF THE LOTS AND STREETS SHOWN ON THE PLAT ARE 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.

SIGNED: Dale Yost
REPRESENTING HIGHLAND DEVELOPMENT CO.

COUNTY OF LORAIN } SS.
STATE OF OHIO }

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, APPEARED DALE YOST WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 10th DAY OF May, 1978.

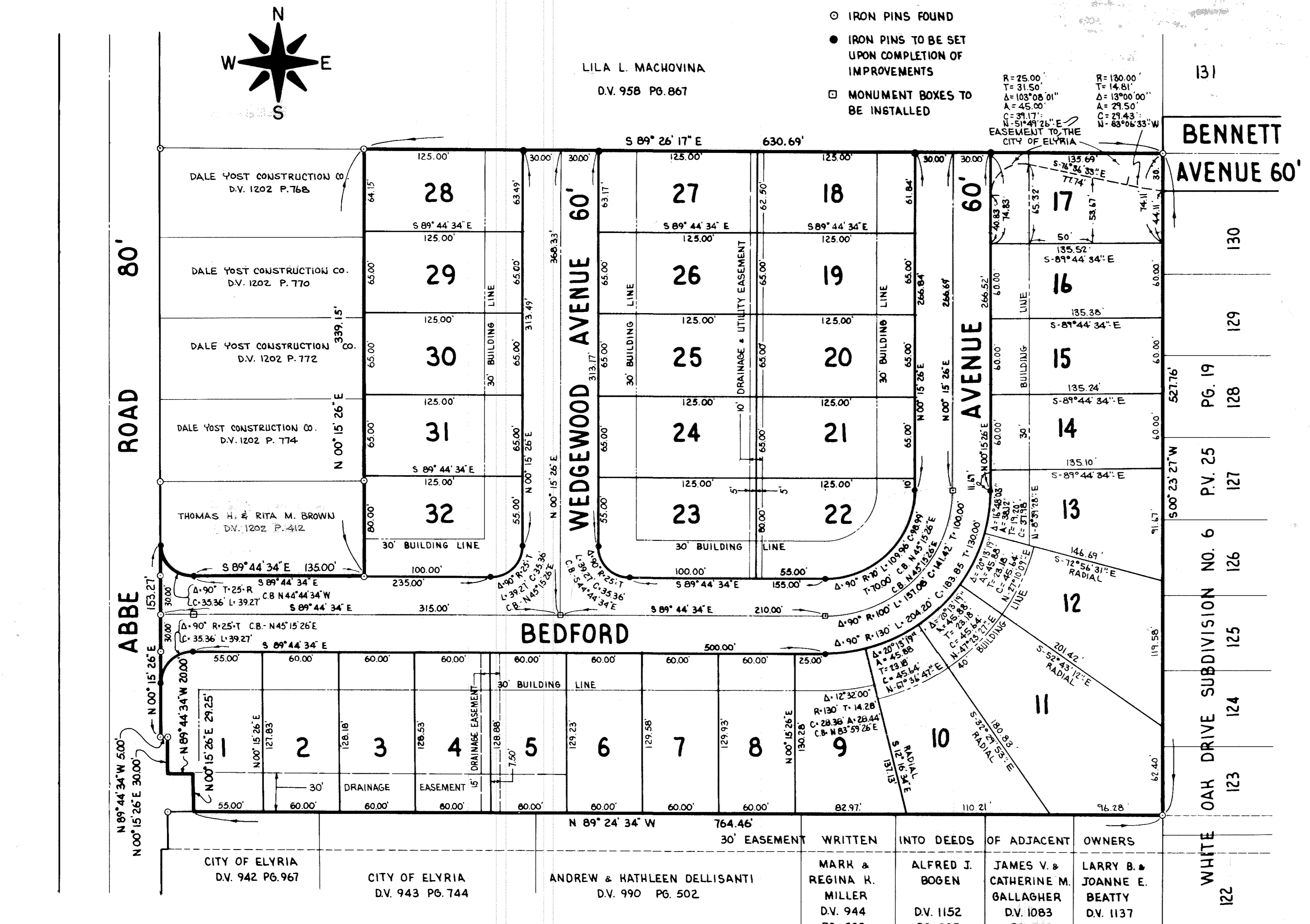
Dale Yost
NOTARY PUBLIC
DALE YOST, Notary Public
for Medina, Ashland, Cuyahoga,
Lorain, Huron and Erie Counties.
My commission expires 8-18-78



APPROVED THIS 18th DAY OF May, 1978. Jacqueline J. Shanks
SECRETARY, ELYRIA PLANNING COMMISSION

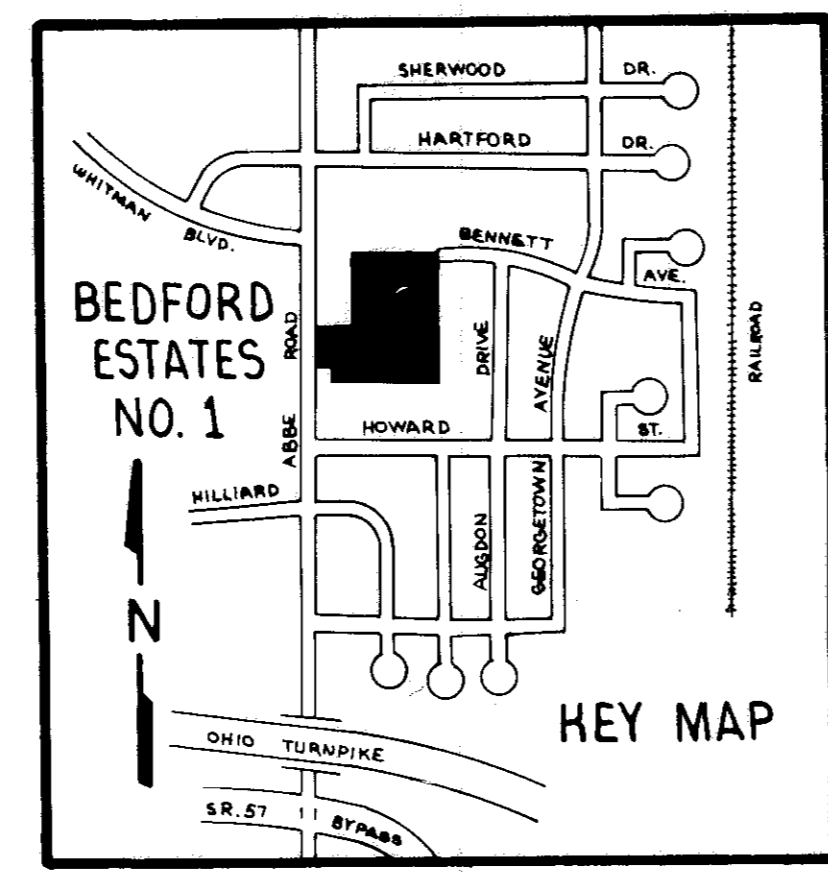
James W. Cantan
PRESIDENT, ELYRIA PLANNING COMMISSION

APPROVED THIS 9th DAY OF May, 1978. Louise Schippy
CITY ENGINEER



SITUATED IN THE CITY OF ELYRIA, COUNTY OF LORAIN, STATE OF OHIO, AND BEING KNOWN AS PART OF ORIGINAL ELYRIA TOWNSHIP LOT 26, EAST OF THE BLACK RIVER, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE LILA L. MACHOVINA SOUTHLINE (D.V. 958 PG. 867) WITH THE WEST LINE OF WHITE OAK DRIVE SUBDIVISION NO. 6 (P.V. 25, PG. 19); THENCE S00°23'27"W A DISTANCE OF 527.76 FEET ALONG SAID SUBDIVISION LINE TO THE NORTHEAST CORNER OF LARRY B. & JOANNE E. BEATTY (D.V. 1137 PG. 421); THENCE N89°24'34"W A DISTANCE OF 764.46 FEET TO A POINT, SAID LINE BEING THE NORTH LINE OF THE FOLLOWING LANDS: LARRY B. & JOANNE E. BEATTY (D.V. 1137, PG. 421), JAMES V. & CATHERINE M. GALLAGHER (D.V. 1083 PG. 872), ALFRED J. BOGEN (VOL. 1152 PG. 925), MARK & REGINA H. MILLER (D.V. 944 PG. 220), ANDREW & HATHLENE DELLISANTI (D.V. 990 PG. 502) AND THE CITY OF ELYRIA (D.V. 943 PG. 744 & D.V. 942 PG. 967); THENCE N00°15'26"E A DISTANCE OF 29.25' TO A POINT; THENCE N89°34'44"W A DISTANCE OF 200.00' TO A POINT; THENCE THENCE N00°15'26"E A DISTANCE OF 30.00' FEET TO A POINT; THENCE N89°44'34"W A DISTANCE OF 500 FEET TO A POINT IN THE EAST LINE OF ABBE ROAD, 80' IN WIDTH; THENCE N00°15'26"E A DISTANCE OF 153.27 FEET ALONG SAID ABBE ROAD EAST LINE TO THE P.C. OF A CURVE; THENCE IN THE ARC OF A CURVE WHICH DEFLECTS TO THE LEFT A DISTANCE OF 39.27 FEET TO THE PT. OF SAID CURVE; SAID CURVE HAS A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 25.00 FEET, AND A CHORD OF 35.36 FEET WHICH BEARS S44°44'34"E; THENCE S89°44'34"E A DISTANCE OF 135.00 FEET TO A POINT; THENCE N00°15'26"E A DISTANCE OF 339.15' FEET TO A POINT IN SAID LILA L. MACHOVINA SOUTHLINE; THENCE S89°26'17"E A DISTANCE OF 630.69 FEET ALONG SAID LINE TO THE PLACE OF BEGINNING, SAID PARCEL CONTAINING 8.305 ACRES, MORE OR LESS.

SUBDIVIDER & DEVELOPER:
DALE YOST
260 SOUTH LOGAN ST.
ELYRIA, OHIO 44035



SURVEYED & PLATTED BY:
KLEINOEDER-SCHMIDT & ASSOC.
PROFESSIONAL ENGINEERS & SURVEYORS

424 MIDDLE AVENUE ELYRIA, OHIO 44035

WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT AND SAID PLAT IS CORRECT.
ACREAGE IN LOTS = 6.520 ACREAGE IN STREETS = 1.785

Robert E. Kleinoeder
REGISTERED SURVEYOR

TRANSFERRED THIS 22nd DAY OF May, 1978
LORAIN COUNTY AUDITOR

FILED FOR RECORD THIS 22nd DAY OF May, 1978, AT 2:47 P.M.
RECORDED THIS 22nd DAY OF May, 1978, IN PLAT VOL. 33, PG. 63.

James W. Cantan
LORAIN COUNTY RECORDER



TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE

MAY 23 1978
JULIAN A. PIJOR,
LORAIN COUNTY AUDITOR

Marquette E. Bowman
MAYOR - CITY OF ELYRIA