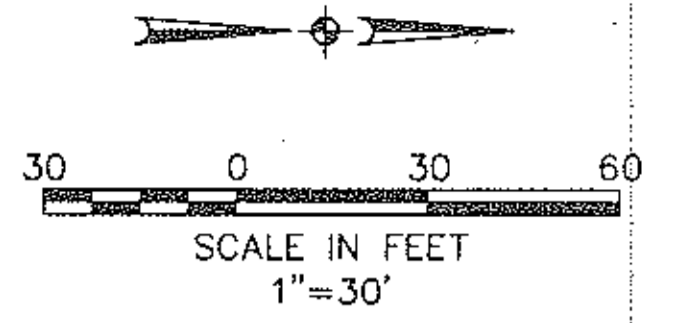


LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE
L1	N 02°03'08" E	16.14'	L11	N 01°28'45" E	126.40'
L2	N 47°03'08" E	26.67'	L12	S 88°31'15" E	15.00'
L3	S 87°56'52" E	68.90'	L13	S 02°28'45" W	123.53'
L4	N 47°03'08" E	21.38'	L14	S 20°10'00" E	89.85'
L5	N 02°00'00" E	149.31'	L15	S 02°00'00" W	332.32'
L6	N 88°00'00" W	10.00'	L16	S 47°03'08" W	33.82'
L7	N 02°00'00" E	15.00'	L17	N 87°56'52" W	68.90'
L8	S 88°00'00" E	10.00'	L18	S 47°03'08" W	14.24'
L9	N 02°00'00" E	158.85'	L19	S 02°03'08" W	9.93'
L10	N 20°10'00" W	89.78'	L20	N 87°56'52" W	15.00'



P.V. 55 P.P. 61,62

HIGHLAND DEVELOPMENT CO.
O.R.V. 1005, P. 30

ABBEWOOD LIMITED PARTNERSHIP
D.V. 1389, P. 73
-043

HIGHLAND DEVELOPMENT CO.
O.R.V. 1127, P. 564

N 01°57'31" E
580.73'

DRIFTWOOD COURT 60'

OAKDALE CIRCLE 60'

N 87°56'52" W 18.64'

N 02°00'00" E 175.00'

566.11'

N 01°53'01" E 21.00'

1-104 2-108
BUILDING NO.1
(UNDER CONSTRUCTION)
4-106 3-110

PHASE 1 1.2968 ACRE

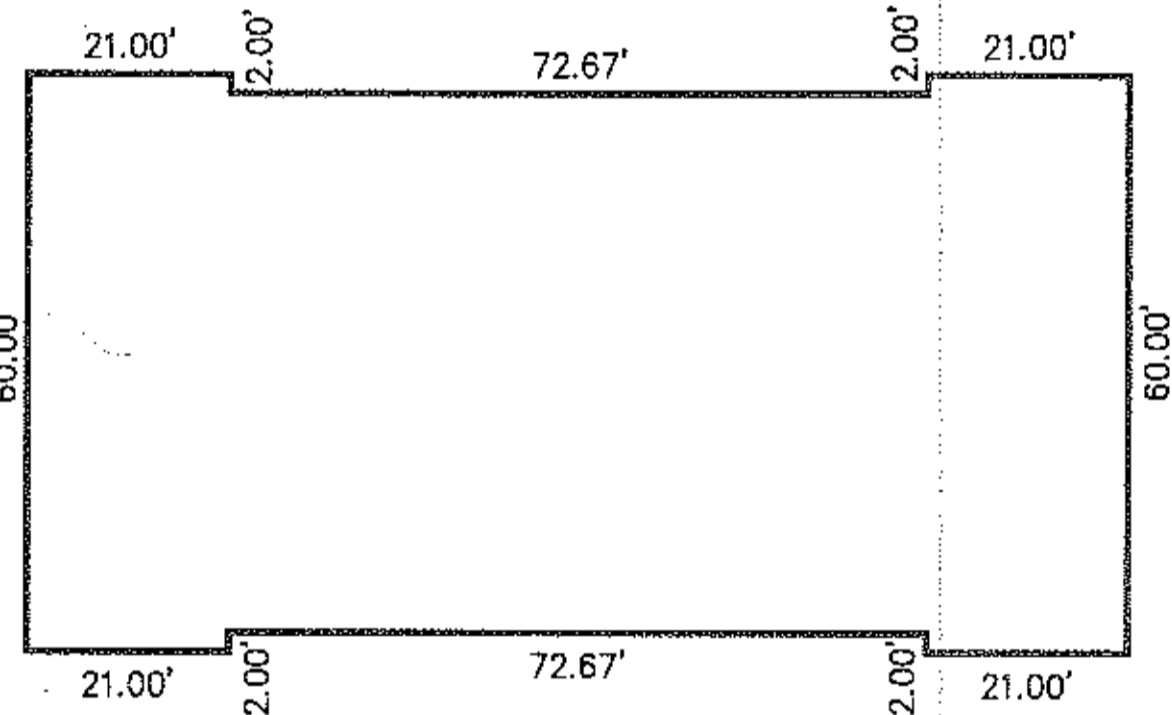
DALE YOST CONSTRUCTION CO.
O.R.V. 1208, P. 259
4.9874 ACRES

3.6906 ACRES REMAINDER

ABBEWOOD LIMITED PARTNERSHIP
D.V. 1410, P. 686
-064

WATERLINE EASEMENT TO THE CITY OF ELYRIA

LIMITED ACCESS R/W
S 23°18'52" E



FOUNDATION PLAN
SCALE: 1" = 20'

10' UTILITY EASEMENT
FOR U.G. TELE, ELEC & CATV

Δ = 09°07'29"
R = 190.00'
T = 15.16'
L = 30.26'
C = 30.23'
CB = N 83°23'08" W

#21755
APPROVED
LORAIN CO.
MAP DEPT.
DATE 5-3-96
BY PHA
21755

HIGHLAND DEVELOPMENT CO.
O.R.V. 1127, P. 564

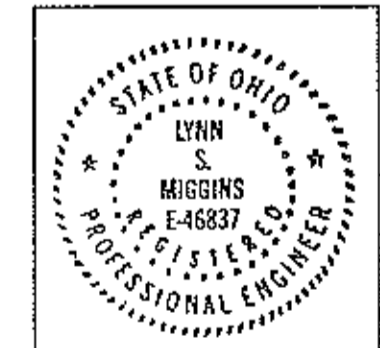
OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED DALE YOST, VICE PRESIDENT OF DALE YOST CONSTRUCTION COMPANY, OWNER OF LAND CONTAINED WITHIN THIS PLAT OF BENTLEY WOODS CONDOMINIUMS PHASE 1, HAVING EXAMINED THE SAME DOES HEREBY ACCEPT THE SAME TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE, ALL EASEMENTS AS SHOWN HEREON. A 10" WIDE UTILITY EASEMENT TO OHIO EDISON, ALLTEL AND CONTINENTAL CABLEVISION IS RESERVED ALONG RIGHT OF WAY LINES AS SHOWN FOR THE INSTALLATION OF UNDERGROUND LINES.

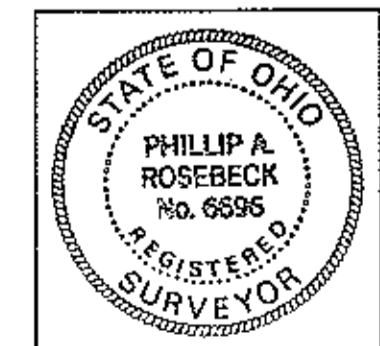
BY: Dale Yost
DALE YOST, VICE PRESIDENT

NOTARY PUBLIC

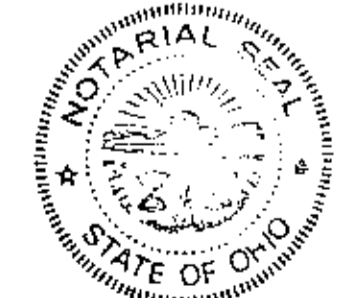
STATE OF OHIO
SS
LORAIN COUNTY
THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THE ABOVE NAMED DALE YOST, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING PLAT AND THAT IT IS HIS FREE ACT AND DEED IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT ELYRIA, OHIO, THIS 5th DAY OF APRIL, 1996.



LYNN S. MIGGINS
PROFESSIONAL ENGINEER NO. 46837



PHILIP A. ROSEBECK
PROFESSIONAL SURVEYOR NO. 6696



Markana L. Jacobs
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10-4-99

OWNERSHIP PERCENTAGES

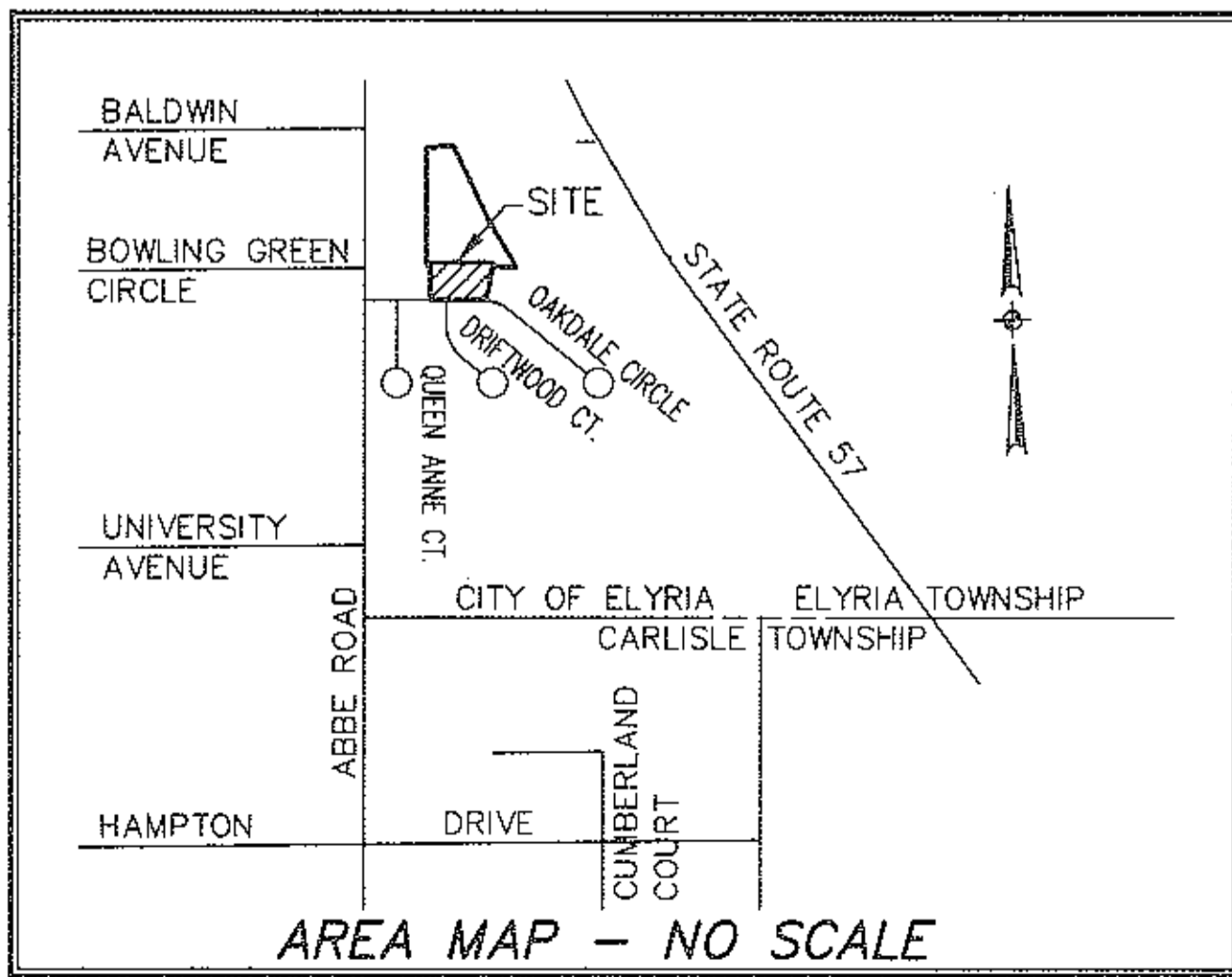
UNIT NO.	SQ. FT.	ELEV. F.F.	% OWNERSHIP
1-104	1129	746.23	11.9294
2-108	1237	746.23	13.0706
3-110	1237	746.23	13.0706
4-106	1129	746.23	11.9294
5-103	1129	746.16	11.9294
6-107	1237	746.16	13.0706
7-109	1237	746.16	13.0706
8-105	1129	746.16	11.9294
TOTAL	9,464		100.00%

SHEET INDEX

SHEET NO.	DESCRIPTION
1	SURVEY MAP FOUNDATION & MISC.
2	FLIGHT PLAN
3	EXTERIOR ELEVATIONS

57/3-5

LORAIN COUNTY TAX
MAP DEPARTMENT COPY



AREA MAP - NO SCALE

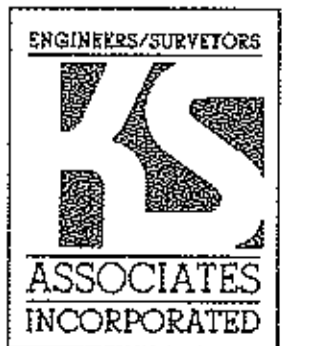
DATE	REVISIONS
03-05-96	ORIGINAL ISSUE

BENTLEY WOODS CONDOMINIUMS PHASE 1

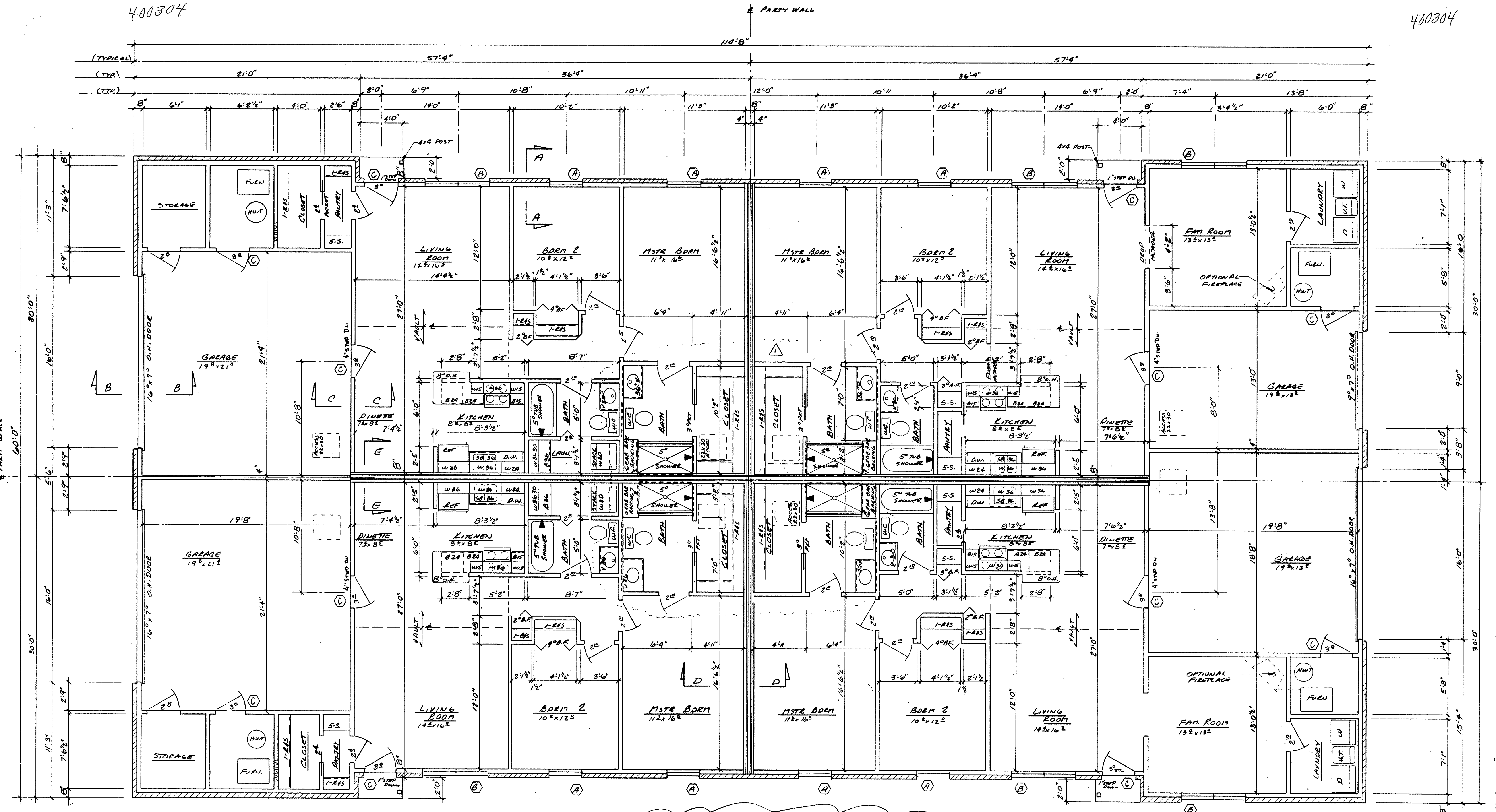
OF PART OF
ELYRIA TOWNSHIP ORIGINAL LOT NO.1
EAST OF RIVER
CITY OF ELYRIA COUNTY OF LORAIN STATE OF OHIO

KS ASSOCIATES, INC.

ENGINEERS/SURVEYORS
424 Middle Avenue
P.O. Box 89
Elyria, Ohio 44036
ELYRIA (216) 322-6317 * LORAIN (216) 244-5757



SHEET 1 OF 3
JOB NO. 93746-CP1



NOTES:

- 1) All Dimensions ARE TO ROUGH FRAMING
- 2) 7/8" Fiberglass DRYWALL TO BE USED IN FURN. ROOM, GARAGE WALLS ADJOINING LIVING AREA WALLS AND ALL DRAPETOP SEPARATION WALLS BETWEEN EACH UNIT & AT GARAGE WALL, MIN 1HR RATED WALL TO ROOF PLYWOOD (PARTY WALL AREAS)

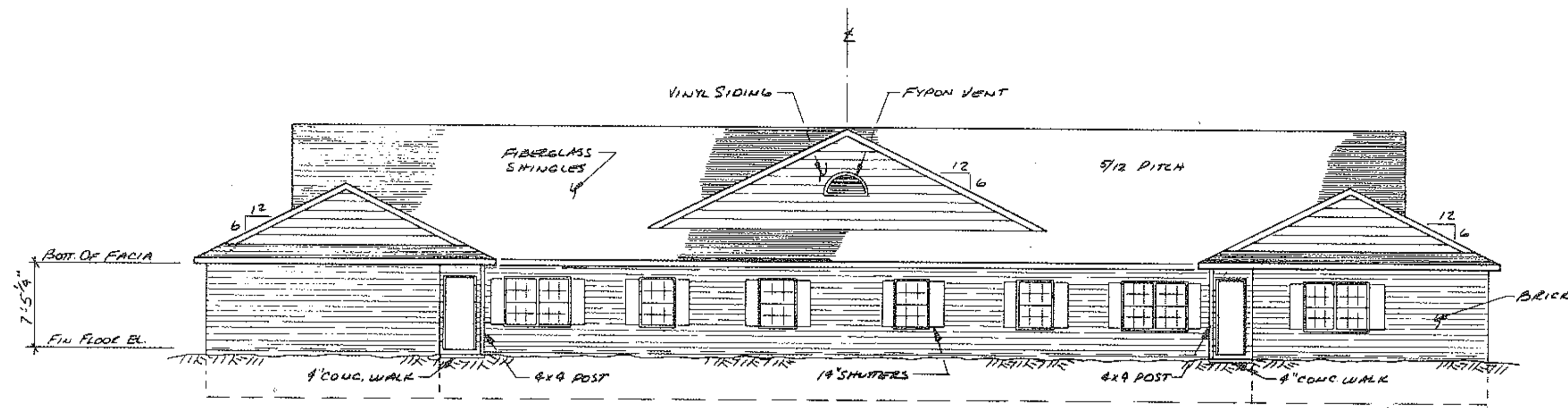
WINDOW SCHEDULE - SIMONTON

NO	SIZE	ROUND OVER	REMARK	WF	VALUE
A	3'150	3'1" x 5'0"	SUNGLASS	15.0	1.85
B	3'150-TW	6'1 1/2" x 5'0"	SUNGLASS	29.8	1.85
C	3'06	3'2" x 6'10"	STEEL	21.7	7.22

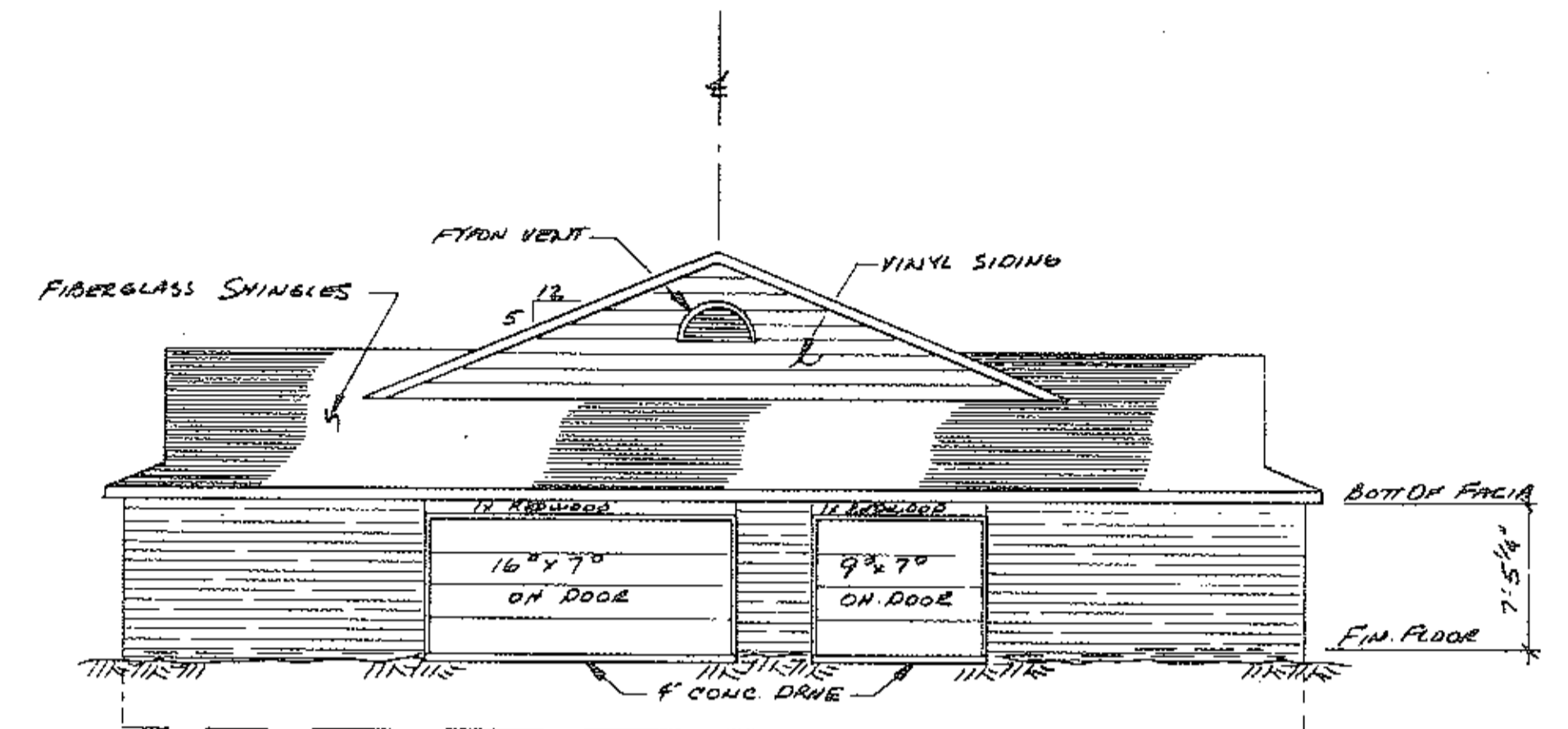
* MEETS EGRESS REQUIREMENTS

REVISION 11-10-98
 BENTLEY WOODS CONDOMINIUMS
 PHASE I
 FLOOR PLANS

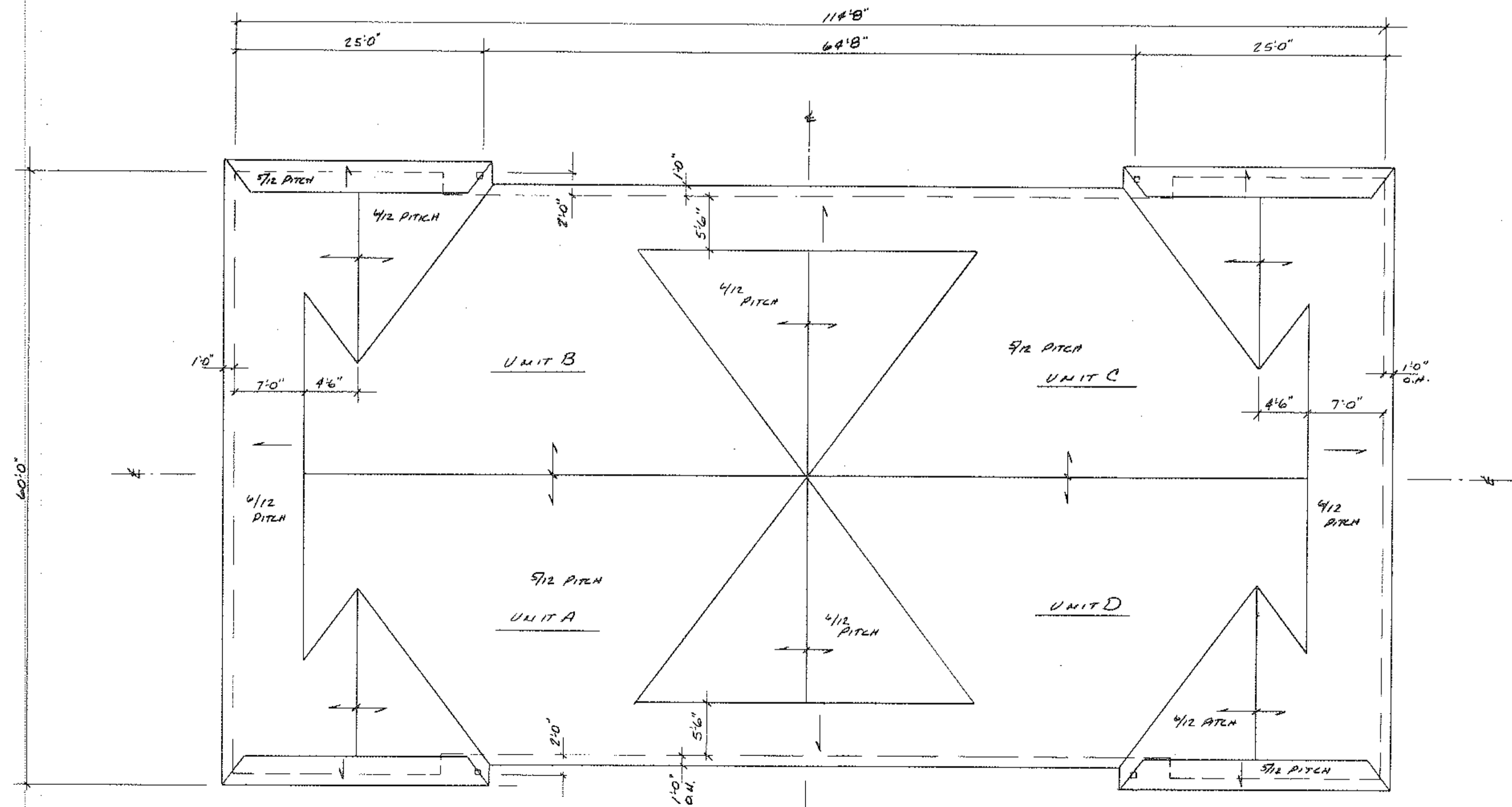
LORAIN COUNTY TAX
 MAP DEPARTMENT COPY



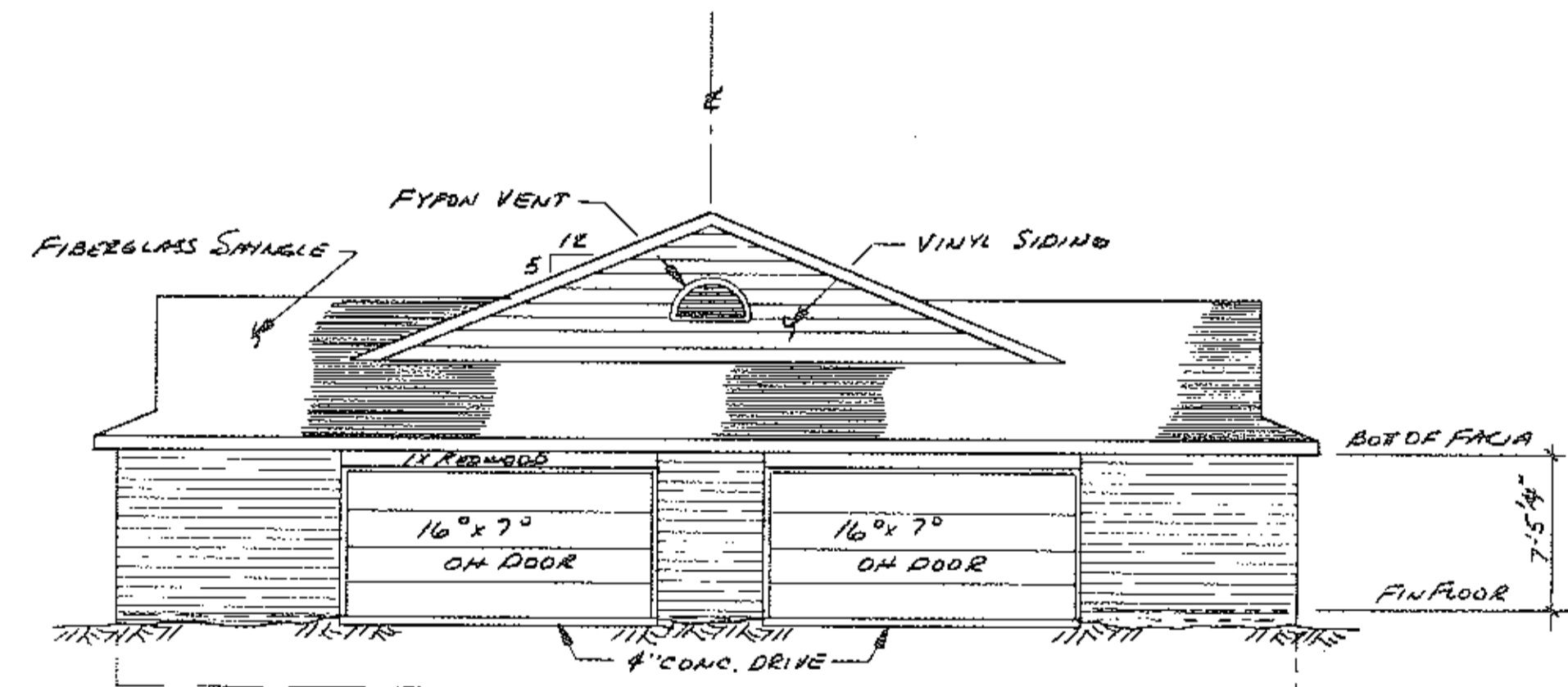
FRONT ELEVATION (AS SHOWN)
 REAR ELEVATION (OPPOSITE)
 1/8" = 1'-0"



RIGHT ELEVATION
 1/8" = 1'-0"



ROOF PLAN
 1/8" = 1'-0"



LEFT ELEVATION
 1/8" = 1'-0"

NOTE:
 1) BUILDING TO BE BUILT TO MEET ALL OBBC CODES
 AND TO COMPLY WITH FHAS REQUIREMENTS

REVISION 11-10-95
 BENTLEY WOODS CONDOMINIUMS
 PHASE I
 EXTERIOR ELEVATIONS