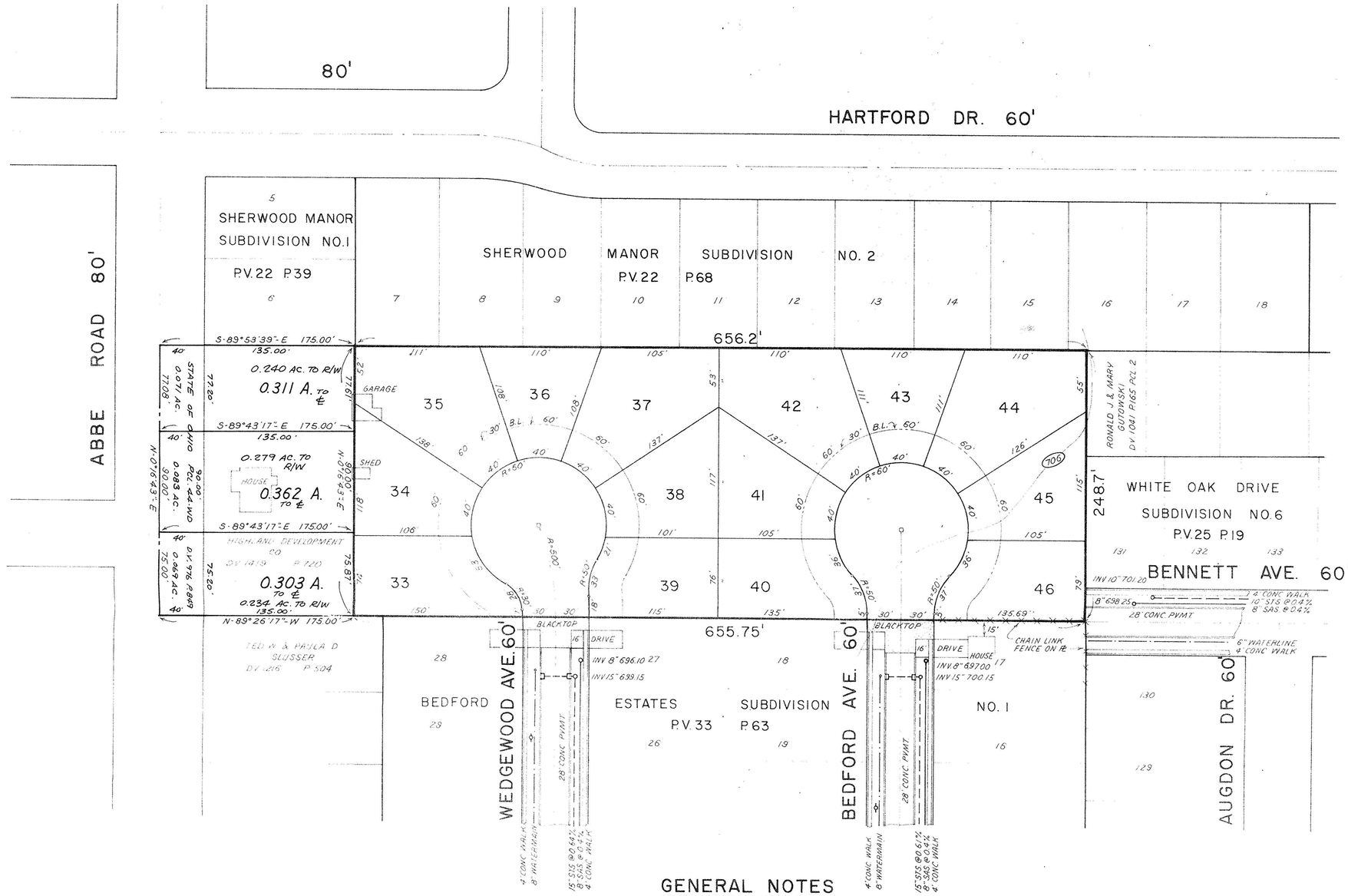

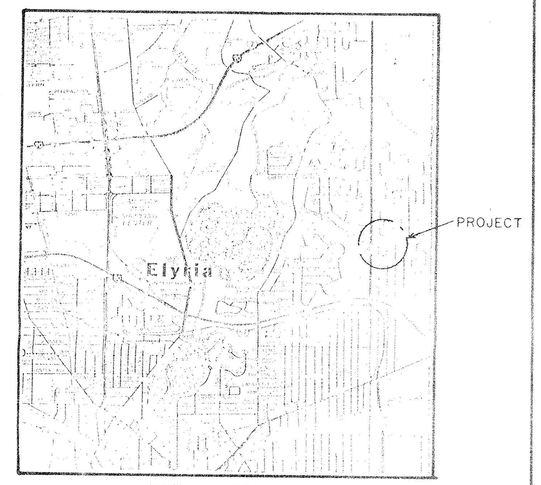

AREA MAP

GENERAL NOTES

1. PARCEL IS OWNED BY HIGHLAND DEVELOPMENT CO.
   260 SOUTH LUGAN STREET
   ELYRIA, OHIO 44035
2. TOTAL AREA OF PROPOSED SUBDIVISION = 8.7 AC.
3. TOTAL NUMBER OF SUBLOTS = 14
4. SUBJECT PROPERTY AND ALL ADJACENT PARCELS CURRENTLY ZONED R-1D (MIN. FRONTAGE = 75 FT.) BUILDING LINE = 40', MIN. AREA = 7500 SF.
5. PLAN SHOWN IS SUBJECT TO SURVEY.
6. LOT DIMENSIONS SHOWN ARE SCALED QUANTITIES.
7. ELEVATIONS ARE USGS DATUM.
8. EASEMENTS WILL BE SUBJECT TO THE DESIGN OF IMPROVEMENTS.
9. IMPROVEMENTS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ELYRIA STANDARDS AND SPECIFICATIONS.
10. A 4% LAND COST DEDICATION WILL BE GIVEN TO THE CITY OF ELYRIA IN LIEU OF PARK LAND.

PRELIMINARY PLAN

BEDFORD ESTATES

SUBDIVISION NO. 2

PART OF ELYRIA TOWNSHIP ORIGINAL LOT NO. 26
EAST OF BLACK RIVER
CITY OF ELYRIA COUNTY OF LORAIN
STATE OF OHIO

SCALE: 1" = 50' APRIL 1987

#17711

APPROVED
LORAIN CO.
MAP DEPT.
DATE 10-8-87
PAGE 6-71
BY C. FRANCIS
VOID AFTER 17711

REV. 10-8-87 (FRONTAGE PCLS.)

PREPARED BY

KLEINOEDER · SCHMIDT and ASSOCIATES
ENGINEERS SURVEYORS CONSULTANTS IN LAND PLANNING
ELYRIA OHIO

ROBERT E. [illegible] REGISTERED SURVEYOR NO 4345

77-441