DATE	REVISION
9/24/04	SUBMITTAL
5/20/05	PROP. LINES

PRELIMINARY DRAWING FOR: BRIDGECREEK
A NEW DEVELOPMENT BY:
SYLVANIA-COBBLESTONES DEVELOPERS

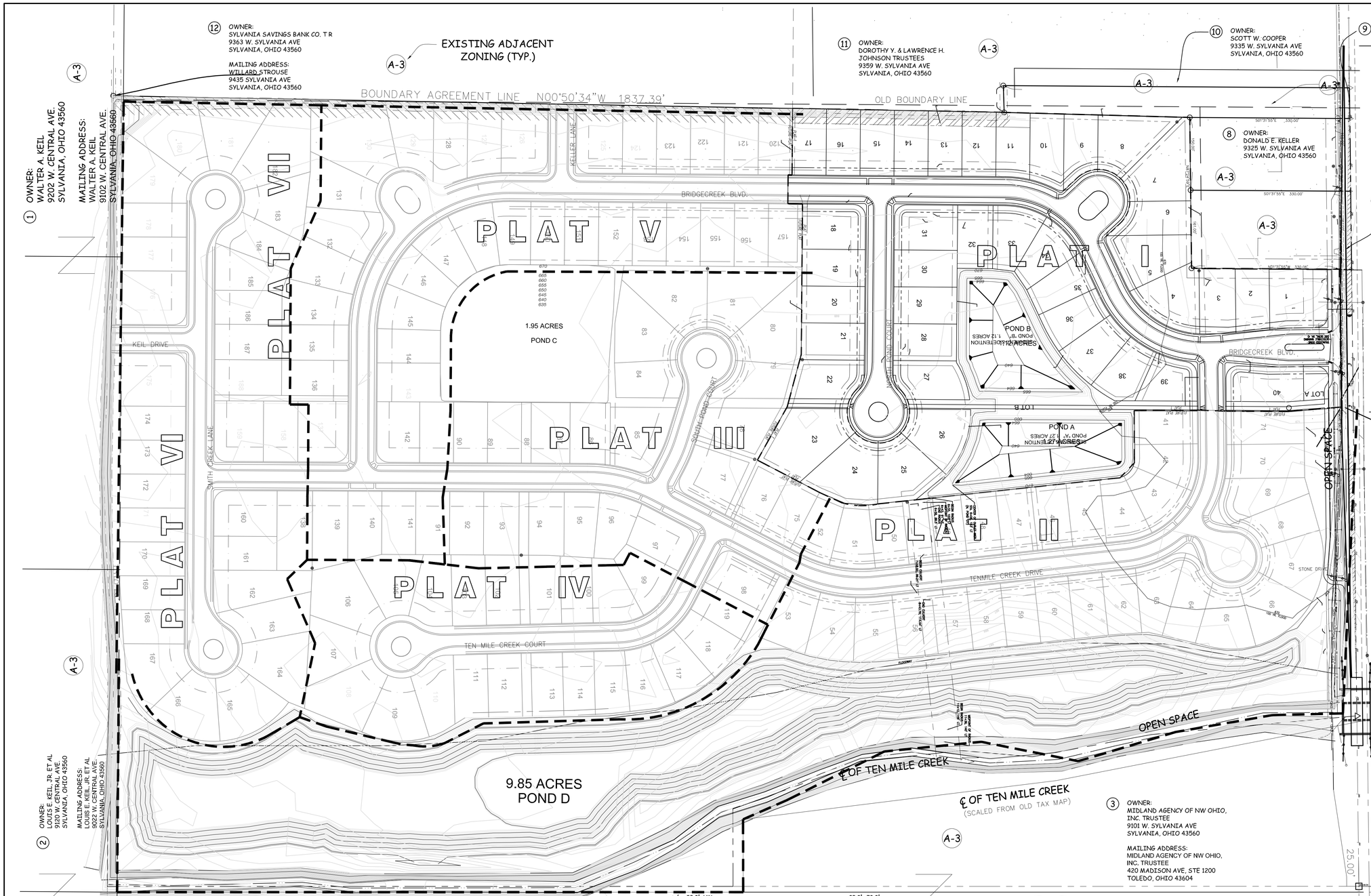
BRIDGECREEK RESIDENTIAL SUBDIVISION

SYLVANIA - COBBLESTONES DEVELOPERS, INC.
2727 N. HOLLAND - SYLVANIA RD., SUITE C
TOLEDO, OH. 43615 (419) 531-5120

M. FREELS SURVEY CO.
5225 SECOR RD. UNIT 10
TOLEDO, OHIO 43623
(419) 474-5716

SHEET TITLE
PRELIMINARY DRAWING

JOB No. 0412
DATE MAY2005
1 / 1



LEGAL DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 24, T 9 S, R 5 E, SYLVANIA TWP. DESCRIBED AS FOLLOWS:
PART OF THE EAST 20 ACRES OF THE WEST 1/2 OF THE NE 1/4 OF SECTION 24. ALSO PART OF THE WEST 10 ACRES OF THE NE 1/4 OF SECTION 24. ALSO PART OF THE EAST 30 ACRES OF THE NE 1/4 OF THE NE 1/4 OF SECTION 24.

OVERALL PARCEL CONTAINS: 3,621,820 SQ. FT. OR 83.146 ACRES +/- OF WHICH 35,479 SQ.FT. OR 0.814 ACRES +/- LIE WITHIN THE EXISTING R/W OF SYLVANIA AVENUE.

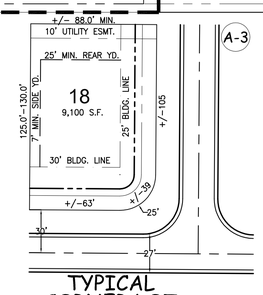
NOTES:

SANITARY SEWER AND WATER TO BE PROVIDED BY LUCAS COUNTY. EXISTING UTILITIES ALONG SYLVANIA AVENUE WILL BE EXTENDED TO SITE.

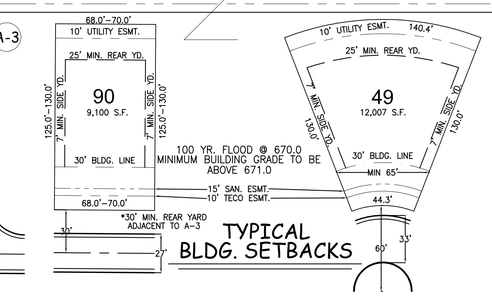
ALL COMMON AREAS AND PONDS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION

ZONING:

EXISTING ZONING: A-3
PROPOSED ZONING: RESIDENTIAL
LOW DENSITY PUD (0-3 LOTS/AC)
188 LOTS/83.15 AC=2.26 LOTS/AC
+/-14.2 ACRES OF POND
+/-4.2 ACRES OF OPEN SPACE
+/-8,851 L.F. OF ROADWAY

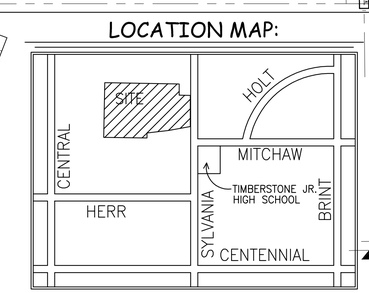


TYPICAL CORNER LOT



TYPICAL BLDG. SETBACKS

LOCATION MAP:



SCALE: 1" = 100'

LEGEND

- PROPOSED SANITARY
- PROPOSED WATER
- PROPOSED STORM
- BUILDING LINE
- EXISTING STREAM
- ADJACENT ZONING