

# CANYON LAKE COLONY SUBDIVISION NO. 2

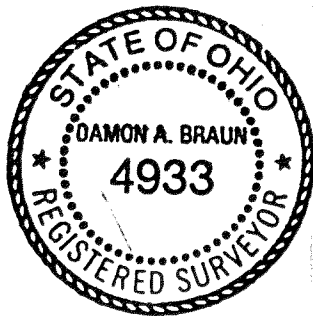
SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GEauga AND STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL BAINBRIDGE TOWNSHIP LOT 34, TRACT ONE AND LOT 6, TRACT TWO AND CONTAINING 28.664 ACRES OF LAND, BEING PART OF THE LAND CONVEYED TO CANYON LAKE COLONY CO., AS RECORDED IN VOLUME 822, PAGE 932 AND VOLUME 822, PAGE 942 OF GEauga COUNTY DEED RECORDS.

WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT AND THE DIMENSIONS OF THE LOTS AND ROADS ARE IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH ARE CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF. IRON MONUMENTS OR PINS AS INDICATED HEREON SHALL BE SET IN PLACE BEFORE FINAL INSPECTION AND ACCEPTANCE BY THE GEauga COUNTY ENGINEER.

**BRAUN-PRENOSIL ASSOCIATES, INC.**

**BRAUN-PRENOSIL ASSOCIATES INC.**  
ENGINEERS...SURVEYORS  
547 EAST WASHINGTON STREET  
CHAGRIN FALLS, OHIO 44022  
(216) 247-8670

Partnership filed  
In Geauga County  
Catherine H. Heiden  
Recorder



Damon A. Braun 3/12/90  
DAMON A. BRAUN P.S. # 4933

**SITE DATA:**

18.546 ACRES SUBDIVIDED INTO 26 SINGLE FAMILY LOTS  
7.597 ACRES IN TOTAL OPEN SPACE  
2.521 ACRES NEWLY DEDICATED ROADS  
28.664 ACRES SUBDIVIDED HERewith  
1860.58 LINEAL FEET NEWLY DEDICATED ROADS

**ACCEPTANCE AND DEDICATION:**

THE UNDERSIGNED OWNER, CANYON LAKE COLONY CO. AN OHIO GENERAL PARTNERSHIP, THE RECORD OF SAID PARTNERSHIP RECORDED IN VOL. 822, PG. 930 OF THE GEauga COUNTY RECORDS, OF THE LAND SHOWN HEREIN, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS CANYON LAKE COLONY SUBDIVISION NO. 2 CONTAINING SUBLOTS 33 THROUGH 58 BOTH INCLUSIVE, DO HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE THE AREA DESIGNATED AS RED FOX TRAIL. THE UNDERSIGNED FURTHER AGREES THAT ANY USE OR IMPROVEMENTS MADE ON THIS LAND SHALL BE MADE IN ACCORDANCE WITH ALL EXISTING VALID ZONING, PLATTING AND OTHER LAWFUL RULES AND FOR THE BENEFIT OF THEMSELVES AND ALL SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED. EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT FOR PUBLIC UTILITY PURPOSES ABOVE AND BENEATH THE SURFACE OF THE GROUND. IN WITNESS WHEREOF THE UNDERSIGNED HERETO SET HIS HAND THIS 12<sup>th</sup> DAY OF MARCH, 1990.

CANYON LAKE COLONY CO.  
BY: Walter H. Edwards, GENERAL PARTNER  
WALTER H. EDWARDS, GENERAL PARTNER

WITNESS Ronald A. Hudka  
WITNESS

STATE OF OHIO } BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE  
COUNTY OF GEauga } SS: WALTER H. EDWARDS WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT, AND THAT THE SAME IS  
THE FREE ACT AND DEED OF SAID PARTNERSHIP AND THE FREE ACT AND DEED OF HIM PERSONALLY. IN WITNESS WHEREOF I HAVE SET MY HAND  
AND OFFICIAL SEAL AT SOUTH RUSSELL, OHIO.  
THIS DAY OF MARCH 12<sup>th</sup>, 1990.

Susan M. Halverstadt  
NOTARY PUBLIC

10/17/93  
MY COMMISSION EXPIRES (DATE)  
SUSAN M. HALVERSTADT  
Notary Public, State of Ohio, Geauga Cty.  
My Commission Expires Oct. 17, 1993

**UTILITY EASEMENT:**

CANYON LAKE COLONY CO., AN OHIO GENERAL PARTNERSHIP, THE RECORD OF SAID PARTNERSHIP RECORDED IN VOL. 822, PG. 930 OF THE GEauga COUNTY RECORDS, THE UNDERSIGNED OWNER OF THE LAND DO HEREBY GRANT UNTO THE CLEVELAND ELECTRIC ILLUMINATING COMPANY, THE WESTERN RESERVE TELEPHONE COMPANY, CABLEVISION OF GEauga COUNTY, AND THE EAST OHIO GAS COMPANY, ALL OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS THE GRANTEEES) A PERMANENT RIGHT-OF-WAY AND EASEMENT TEN (10) FEET IN WIDTH UNDER, OVER AND THROUGH ALL SUBLOTS AND ALL LANDS SHOWN HEREON THE PARALLEL AND CONTIGUOUS TO ALL ROAD LINES, TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT, OR RELOCATE SUCH UNDERGROUND ELECTRIC, GAS AND COMMUNICATION CABLES, DUCTS, CONDUITS, PIPES, GAS PIPE LINES, SURFACE OR BELOW SURFACE MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEEES FOR DISTRIBUTING, TRANSPORTING AND TRANSMITTING ELECTRICITY, GAS AND COMMUNICATION SIGNALS, FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEEES MAY DETERMINE UPON, WITHIN, AND ACROSS AND EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT WITHOUT LIABILITY THEREFOR TO REMOVE TREES AND LANDSCAPING INCLUDING LAWNS WITHIN SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE REPAIR OR OPERATION OF SAID ELECTRIC, GAS AND COMMUNICATION FACILITIES, THE RIGHT TO INSTALL, REPAIR AUGMENT AND MAINTAIN SERVICE CABLES AND PIPE LINES OUTSIDE THE ABOVE DESCRIBED EASEMENT PREMISES AND WITH THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF THIS RIGHT-OF-WAY AND EASEMENT GRANT. ALL SUBLOTS AND ALL LANDS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE. IN WITNESS WHEREOF THE UNDERSIGNED SET HIS HAND THIS 12<sup>th</sup> DAY OF MARCH, 1990.

CANYON LAKE COLONY CO.  
BY: Walter H. Edwards, GENERAL PARTNER  
WALTER H. EDWARDS, GENERAL PARTNER

WITNESS Ronald A. Hudka  
WITNESS

STATE OF OHIO } BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE  
COUNTY OF GEauga } SS: WALTER H. EDWARDS, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT, AND THAT THE SAME IS  
THE FREE ACT AND DEED OF SAID PARTNERSHIP AND THE FREE ACT AND DEED OF HIM PERSONALLY. IN WITNESS WHEREOF I HAVE SET MY HAND  
AND OFFICIAL SEAL AT S. RUSSELL, OHIO  
THIS DAY OF MARCH 12<sup>th</sup>, 1990.

Susan M. Halverstadt  
NOTARY PUBLIC

10/17/93  
MY COMMISSION EXPIRES (DATE)  
SUSAN M. HALVERSTADT  
Notary Public, State of Ohio, Geauga Cty.  
My Commission Expires Oct. 17, 1993

**UTILITY EASEMENT ACCEPTED BY:**

Richard Patton 9-20-90  
CLEVELAND ELECTRIC ILLUMINATING COMPANY DATE

Mat Kuhnig 10-1-90  
WESTERN RESERVE TELEPHONE COMPANY DATE

Charles S. Barrett 5/15/90  
EAST OHIO GAS COMPANY DATE

M R 9-25-90  
CABLEVISION OF GEauga COUNTY DATE

**MORTGAGE RELEASE:**

THE UNDERSIGNED MORTGAGEE OF THE LAND INCLUDED IN THIS PLAT AND SUBDIVISION DOES HEREBY JOIN WITH THE OWNER OF THIS SUBDIVISION IN THE DEDICATION TO PUBLIC USE OF THE AREA DESIGNATED AS RED FOX TRAIL AND HEREBY RELEASES FROM LIEN OF OUR MORTGAGE AND WAIVE ANY RIGHT WHICH WE MIGHT OTHERWISE HAVE IN SAID ROADS.

MERRIMAN CONSTRUCTION CO.

Robert H. Eggert 3/12/90  
ROBERT H. EGGERT, PRESIDENT

WITNESS Damon A. Braun  
WITNESS

STATE OF OHIO } BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE  
COUNTY OF CUYAHOGA } SS: ROBERT H. EGGERT, ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT, AND THAT THE SAME IS  
HIS FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID CORPORATION FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF  
I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT WARRENSVILLE HTS., OHIO  
THIS DAY OF MARCH 12<sup>th</sup>, 1990.

Arlene L. Malone  
NOTARY PUBLIC  
ARLENE L. MALONE  
Notary Public, State of Ohio  
Recorded in Cuyahoga County  
11/22/94

11/30/94  
MY COMMISSION EXPIRES (DATE)

**APPROVALS:**

APPROVED AS TO THE CONSTRUCTION DRAWINGS PERTAINING TO ROAD IMPROVEMENT AND APPURTENANCES THERETO ONLY, THIS 21<sup>st</sup> DAY OF June, 1991.

Robert L. Phillips  
GEAUGA COUNTY ENGINEER

I HAVE CHECKED THE PLAT OF CANYON LAKE COLONY SUBDIVISION NO. 2 FOR SANITARY SEWER AND DO HEREBY CERTIFY THAT THERE IS SUFFICIENT CAPACITY IN McFARLAND CREEK WASTE WATER TREATMENT PLANT TO RECEIVE AND TREAT SANITARY EFFLUENT OF THIS SUBDIVISION. THIS 17<sup>th</sup> DAY OF JUNE, 1991.

Jane H. Fu  
GEAUGA COUNTY SANITARY ENGINEER

APPROVED AS TO LEGAL FORM THIS 20<sup>th</sup> DAY OF June, 1991.

David Lubczyk  
GEAUGA COUNTY PROSECUTOR

APPROVED THIS 13<sup>th</sup> DAY OF MARCH, 1990.

Jean P. Schaefer  
CHAIRMAN, GEAUGA COUNTY PLANNING COMMISSION

PURSUANT TO SECTION 711.091 OF THE OHIO REVISED CODE, I HAVE CHECKED THE SPECIFICATIONS, CONSTRUCTION AND THE CONDITION OF THE ROADS DEDICATED TO PUBLIC USE HEREIN, AND I HAVE CHECKED THE PRESENCE, IN PLACE AS REQUIRED, OF ALL IRON PROPERTY MONUMENTS, AND BENCH MARKS AND DO HEREBY CERTIFY THAT ALL OF THE IMPROVEMENTS AND FACILITIES HAVE BEEN CONSTRUCTED, ARE IN ACCORDANCE WITH THE APPROVED PLAT AND PLANS, ARE IN GOOD REPAIR, AND ALL BONDING REQUIREMENTS HAVE BEEN MET, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 1991.

GEAUGA COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED AND THE ROAD RIGHT-OF-WAY DEDICATED AND GRANTED HEREIN IS HEREBY ACCEPTED FOR PUBLIC USE, EXCEPT THAT SUCH ROAD AS SHOWN HEREIN IS NOT ACCEPTED FOR MAINTENANCE UNTIL THE GEAUGA COUNTY ENGINEER HAS SIGNED THE WITHIN PLAT AS PROVIDED FOR IN SECTION 711.091 OF THE OHIO REVISED CODE. A MORTGAGE INTEREST IN LIEU OF A PERFORMANCE BOND SUFFICIENT TO GUARANTEE THE COMPLETION OF IMPROVEMENTS AND FACILITIES (I.E. ROAD AND MONUMENTATION) HAS BEEN APPROVED THIS 24<sup>th</sup> DAY June, 1991.

Edna L. Davis  
GEAUGA COUNTY COMMISSIONER

James Dale  
GEAUGA COUNTY COMMISSIONER

GEAUGA COUNTY COMMISSIONER

TRANSFERRED THIS 28 DAY OF June, 1991

Richard J. Markowski  
GEAUGA COUNTY AUDITOR

FILED FOR RECORD THIS 28 DAY OF June, 1991 AT 2:54 P.M.

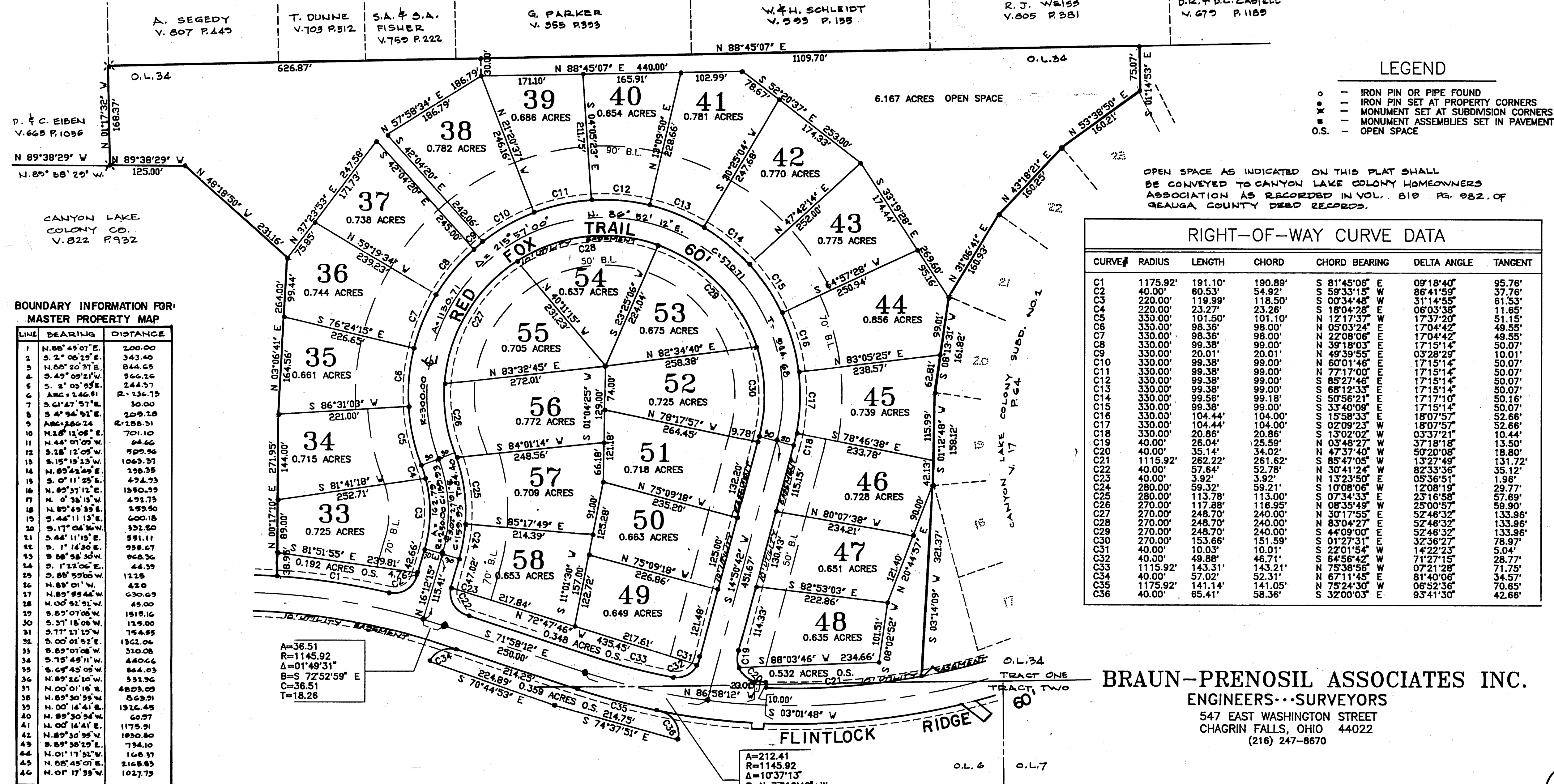
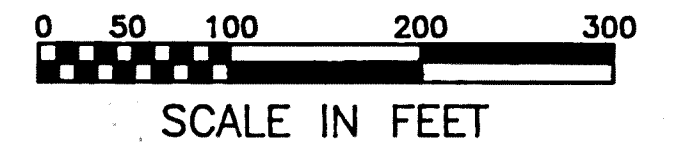
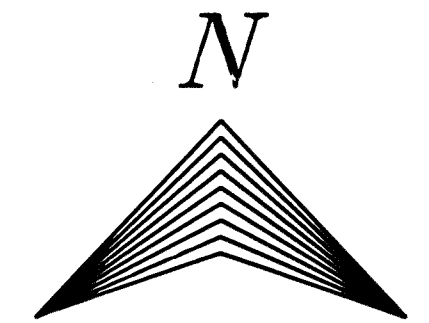
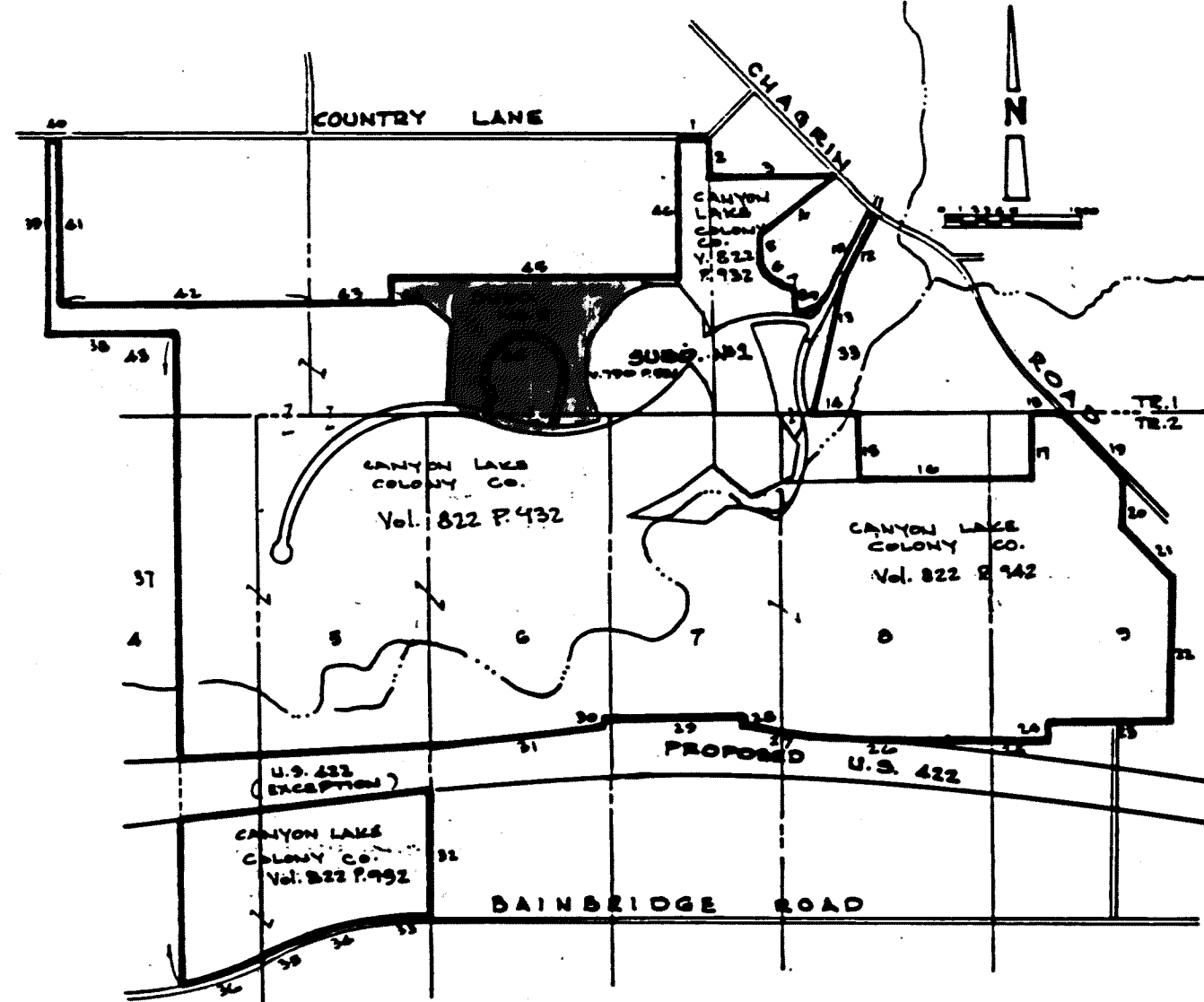
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RECORDED THIS 28 DAY OF June, 1991, IN PLAT BOOK VOL. 20 PAGE 29 Catherine H. Heiden  
GEAUGA COUNTY RECORDER

MASTER PROPERTY MAP  
CANYON LAKE COLONY

# CANYON LAKE COLONY

## SUBDIVISION NO. 2



**BOUNDARY INFORMATION FOR MASTER PROPERTY MAP**

LINE	BEARING	DISTANCE
1	N. 88° 45' 07" E.	200.00
2	S. 2° 06' 29" E.	343.40
3	N. 88° 20' 37" E.	844.05
4	S. 49° 09' 21" W.	566.26
5	S. 2° 09' 59" E.	244.37
6	ARC = 2.4651	R = 136.75
7	S. 61° 47' 57" E.	30.00
8	S. 4° 34' 59" E.	209.18
9	ARC = 286.24	R = 1288.51
10	N. 28° 13' 09" E.	701.10
11	N. 44° 07' 09" W.	64.46
12	S. 28° 12' 09" W.	899.96
13	S. 15° 19' 25" W.	1063.37
14	N. 89° 42' 48" E.	128.35
15	S. 0° 11' 25" E.	424.23
16	N. 89° 57' 15" E.	1350.39
17	N. 0° 38' 15" W.	421.73
18	N. 89° 49' 39" E.	219.50
19	S. 44° 11' 13" E.	600.18
20	S. 17° 04' 36" W.	521.20
21	S. 44° 11' 19" E.	591.11
22	S. 1° 14' 30" E.	298.67
23	S. 86° 38' 30" W.	968.36
24	S. 1° 12' 06" E.	44.39
25	S. 89° 59' 00" W.	1218
26	N. 89° 01' N.	420
27	N. 89° 59' 44" W.	630.69
28	N. 0° 51' 51" W.	45.00
29	S. 89° 07' 06" W.	1819.16
30	S. 37° 18' 06" W.	129.00
31	S. 77° 17' 19" W.	754.85
32	S. 00° 01' 52" E.	1362.06
33	S. 89° 07' 06" W.	320.08
34	S. 75° 49' 11" W.	440.64
35	S. 65° 43' 09" W.	864.03
36	N. 89° 26' 20" W.	332.96
37	N. 00° 01' 15" E.	4809.09
38	N. 89° 30' 59" W.	869.91
39	N. 00° 16' 41" E.	1326.45
40	N. 89° 30' 59" W.	60.97
41	N. 00° 16' 41" E.	1175.91
42	N. 89° 30' 59" W.	1030.80
43	S. 89° 38' 29" E.	734.10
44	N. 01° 17' 52" W.	108.37
45	N. 88° 45' 07" E.	2165.83
46	N. 01° 17' 59" W.	1027.79

A=36.51  
R=1145.92  
Δ=01°49'31"  
B=S 72°52'59" E  
C=36.51  
T=18.26

A=212.41  
R=1145.92  
Δ=10°37'13"  
B=N 77°18'49" W  
C=212.10  
T=106.51

- LEGEND**
- — IRON PIN OR PIPE FOUND
  - IRON PIN SET AT PROPERTY CORNERS
  - ✱ — MONUMENT SET AT SUBDIVISION CORNERS
  - — MONUMENT ASSEMBLIES SET IN PAVEMENT
  - O.S. — OPEN SPACE

**RIGHT-OF-WAY CURVE DATA**

CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C1	1175.92'	191.10'	190.89'	S 81°45'06" E	09°18'40"	95.76'
C2	40.00'	60.53'	54.92'	S 59°33'15" W	86°41'59"	37.76'
C3	220.00'	119.99'	118.50'	S 00°34'48" W	31°14'55"	61.33'
C4	220.00'	23.27'	23.26'	S 18°04'28" E	06°03'38"	11.65'
C5	330.00'	101.50'	101.10'	N 12°17'37" W	17°37'20"	51.15'
C6	330.00'	98.38'	98.00'	N 05°03'24" E	17°04'42"	49.55'
C7	330.00'	98.38'	98.00'	N 22°08'06" E	17°04'42"	49.55'
C8	330.00'	99.38'	99.00'	N 39°18'03" E	17°15'14"	50.07'
C9	330.00'	20.01'	20.01'	N 49°39'55" E	03°28'28"	10.01'
C10	330.00'	99.38'	99.00'	N 60°11'46" E	17°15'14"	50.07'
C11	330.00'	99.38'	99.00'	N 77°17'00" E	17°15'14"	50.07'
C12	330.00'	99.38'	99.00'	S 85°27'46" E	17°15'14"	50.07'
C13	330.00'	99.38'	99.00'	S 68°12'33" E	17°15'14"	50.07'
C14	330.00'	99.38'	99.18'	S 50°56'21" E	17°17'10"	50.16'
C15	330.00'	99.38'	99.00'	S 33°40'09" E	17°15'14"	50.07'
C16	330.00'	104.44'	104.00'	S 15°58'33" E	18°07'57"	52.66'
C17	330.00'	104.44'	104.00'	S 02°09'23" W	18°07'57"	52.66'
C18	330.00'	20.86'	20.86'	S 13°02'02" W	03°37'21"	10.44'
C19	40.00'	26.04'	25.59'	N 03°48'27" W	37°18'18"	13.50'
C20	40.00'	35.14'	34.02'	N 47°37'40" W	50°20'08"	18.80'
C21	1115.92'	262.22'	261.62'	S 85°47'05" W	13°27'49"	131.72'
C22	40.00'	57.64'	52.78'	N 30°41'24" W	82°33'36"	35.12'
C23	40.00'	3.92'	3.92'	N 13°23'50" E	05°36'51"	1.98'
C24	280.00'	59.32'	59.21'	S 10°08'06" W	12°08'19"	29.77'
C25	280.00'	113.78'	113.00'	S 07°34'33" E	23°16'58"	57.69'
C26	270.00'	117.88'	116.95'	N 08°35'49" W	25°00'57"	59.90'
C27	270.00'	248.70'	240.00'	N 30°17'55" E	52°46'32"	133.98'
C28	270.00'	248.70'	240.00'	N 83°04'27" E	52°46'32"	133.98'
C29	270.00'	248.70'	240.00'	S 44°09'00" E	52°46'32"	133.98'
C30	270.00'	153.66'	151.59'	S 01°27'31" E	32°36'27"	78.97'
C31	40.00'	10.03'	10.01'	S 22°01'54" W	14°22'23"	5.04'
C32	40.00'	49.88'	46.71'	S 64°58'42" W	07°21'15"	28.77'
C33	1115.92'	143.31'	143.21'	S 73°38'56" W	07°11'28"	71.75'
C34	40.00'	57.02'	52.31'	N 67°11'45" E	81°40'08"	34.57'
C35	1175.92'	141.14'	141.05'	N 75°24'30" W	06°52'36"	70.85'
C36	40.00'	65.41'	58.36'	S 32°00'03" E	93°41'30"	42.66'

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