

CANYON LAKE COLONY

SUBDIVISION NO. 3

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 & 7, TRACT TWO, AND CONTAINING 47.611 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 GEAGA COUNTY DEED RECORDS.

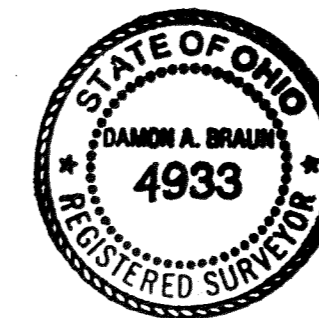
WE DO CERTIFY THAT WE HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT AND THE DIMENSIONS OF THE LOTS AND ROADS ARE IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH ARE CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF. IRON MONUMENTS OR PINS AS INDICATED HEREON SHALL BE SET IN PLACE BEFORE FINAL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

BRAUN-PRENOSIL ASSOCIATES, INC.

Damon A. Braun 9/6/91

DAMON A. BRAUN

P.S. # 4933



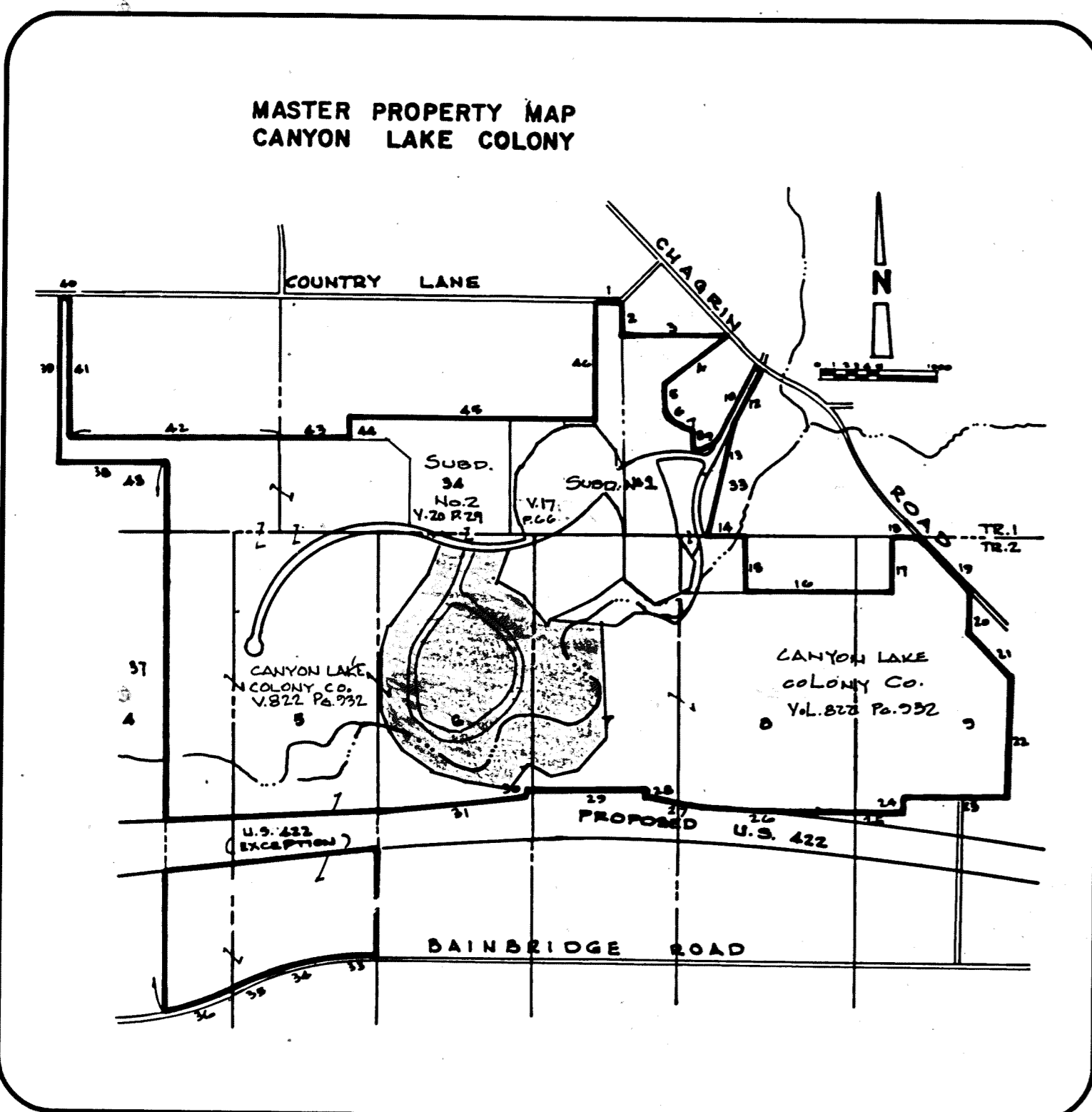
BRAUN-PRENOSIL ASSOCIATES INC.

ENGINEERS...SURVEYORS

547 EAST WASHINGTON STREET
CHAGRIN FALLS, OHIO 44022
(216) 247-8670

SITE DATA:

30.010 ACRES SUBDIVIDED INTO 43 SINGLE FAMILY LOTS
13.226 ACRES IN TOTAL OPEN SPACE
4.375 ACRES NEWLY DEDICATED ROADS
47.611 ACRES SUBDIVIDED HERewith
3215.64 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. 823, PG. 930 OF THE GEAGA COUNTY RECORDS, OF THE LAND SHOWN HEREIN, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS CANYON LAKE COLONY SUBDIVISION NO. 3 CONTAINING SUBLOTS 59 THROUGH 101 BOTH INCLUSIVE, DO HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE THE AREA DESIGNATED AS LAKESEDGE 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 9th DAY OF SEPT., 1991.

CANYON LAKE COLONY CO.
BY: WALTER H. EDWARDS, MANAGING PARTNER OF EDWARDS SILICA CO.
A GENERAL PARTNER OF CANYON LAKE COLONY CO.

Walter H. Edwards
WALTER H. EDWARDS,

Ronald A. Jaska

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 GEAGA } 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 SEPT. 9th, 1991.

Susan M. Halvstadt

NOTARY PUBLIC

10/17/93

MY COMMISSION EXPIRES (DATE)



UTILITY EASEMENT:

CANYON LAKE COLONY CO., AN OHIO GENERAL PARTNERSHIP, THE RECORD OF SAID PARTNERSHIP RECORDED IN VOL. 823, PG. 930 OF THE GEAGA COUNTY RECORDS, THE UNDERSIGNED OWNER OF THE LAND DO HEREBY GRANT UNTO THE CLEVELAND ELECTRIC ILLUMINATING COMPANY, THE WESTERN RESERVE TELEPHONE COMPANY, CABLEVISION OF GEAGA COUNTY, AND THE EAST OHIO GAS COMPANY, ALL OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS THE GRANTEE) 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 GRANTEE FOR DISTRIBUTING, TRANSPORTING AND TRANSMITTING ELECTRICITY, GAS AND COMMUNICATION SIGNALS, FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEE 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 9th DAY OF SEPT., 1991.

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

Walter H. Edwards
WALTER H. EDWARDS, GENERAL PARTNER

Ronald A. Jaska

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 GEAGA } 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 SEPT. 9th, 1991.

Susan M. Halvstadt

NOTARY PUBLIC

10/17/93

MY COMMISSION EXPIRES (DATE)



UTILITY EASEMENT ACCEPTED BY:

William E. Kuhak 12-4-91
CLEVELAND ELECTRIC ILLUMINATING COMPANY DATE

Robert McInerney 6-4-92
WESTERN RESERVE TELEPHONE COMPANY DATE

Charles S. Barrett 11/26/91
EAST OHIO GAS COMPANY DATE

J M R 5-28-92
CABLEVISION OF GEAGA 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 LAKESEDGE TRAIL AND HEREBY RELEASES FROM LIEN OF OUR MORTGAGE AND WAIVE ANY RIGHT WHICH WE MIGHT OTHERWISE HAVE IN SAID ROAD THIS 22 DAY OF OCTOBER, 1991.

MERRIMAN CONSTRUCTION CO. BY THE MERRIMAN CONSTRUCTION COMPANY LIQUIDATING TRUST.

A. G. Merriman Jr. - Trustee
A. G. MERRIMAN JR. PRESIDENT AND LIQUIDATING TRUSTEE
UNDER TRUST AGREEMENT DATED NOV. 2, 1988

Damon A. Braun

WITNESS

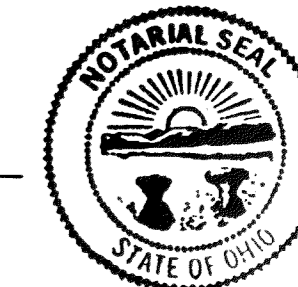
Megan J. Starr

WITNESS

STATE OF OHIO } BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE A.G. MERRIMAN JR.
COUNTY OF GEAGA } SS: TRUSTEE 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 TRUST. FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF
I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT Bainbridge Twp, OHIO, THIS DAY OF October 22, 1991.

Megan J. Starr
NOTARY PUBLIC

May 31, 1995
MY COMMISSION EXPIRES (DATE)



APPROVALS:

APPROVED AS TO THE CONSTRUCTION DRAWINGS PERTAINING TO ROAD IMPROVEMENT AND APPURTENANCES THERETO ONLY, THIS 7th DAY OF AUG., 1992.

Robert L. Plutsky
GEAGA COUNTY ENGINEER

I HAVE CHECKED THE PLAT OF CANYON LAKE COLONY SUBDIVISION NO. 3 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 5th DAY OF AUGUST, 1992.

Charles E. Wilson
GEAGA COUNTY SANITARY ENGINEER

APPROVED AS TO LEGAL FORM THIS 5th DAY OF August, 1992.

James M. Hill
GEAGA COUNTY PROSECUTOR

APPROVED THIS 10th DAY OF NOV., 1991.

James P. Schaefer
CHAIRMAN, GEAGA 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 10th DAY OF 1992.

GEAGA 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 GEAGA 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 10th DAY OF August, 1992.

Elmer L. Davis
GEAGA COUNTY COMMISSIONER

James Hill
GEAGA COUNTY COMMISSIONER

James Muller
GEAGA COUNTY COMMISSIONER

TRANSFERRED THIS 12 DAY OF August, 1992.

FILED FOR RECORD THIS 12 DAY OF Aug., 1992 AT 1:18 P.M.

Richard J. Makowski
GEAGA COUNTY AUDITOR

RECORDED THIS 12 DAY OF Aug., 1992 IN PLAT BOOK VOL. 20 PAGE 123

Catherine J. Seiden
GEAGA COUNTY RECORDER

417499

20-123

1/2

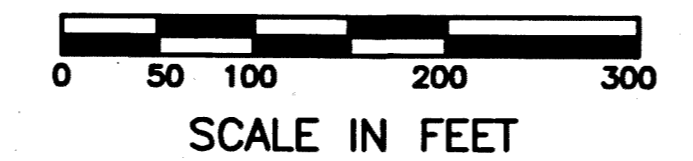
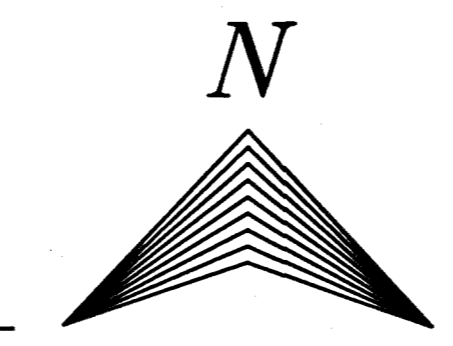
CANYON LAKE COLONY

SUBDIVISION NO. 3

BRAUN-PRENOSIL ASSOCIATES INC.

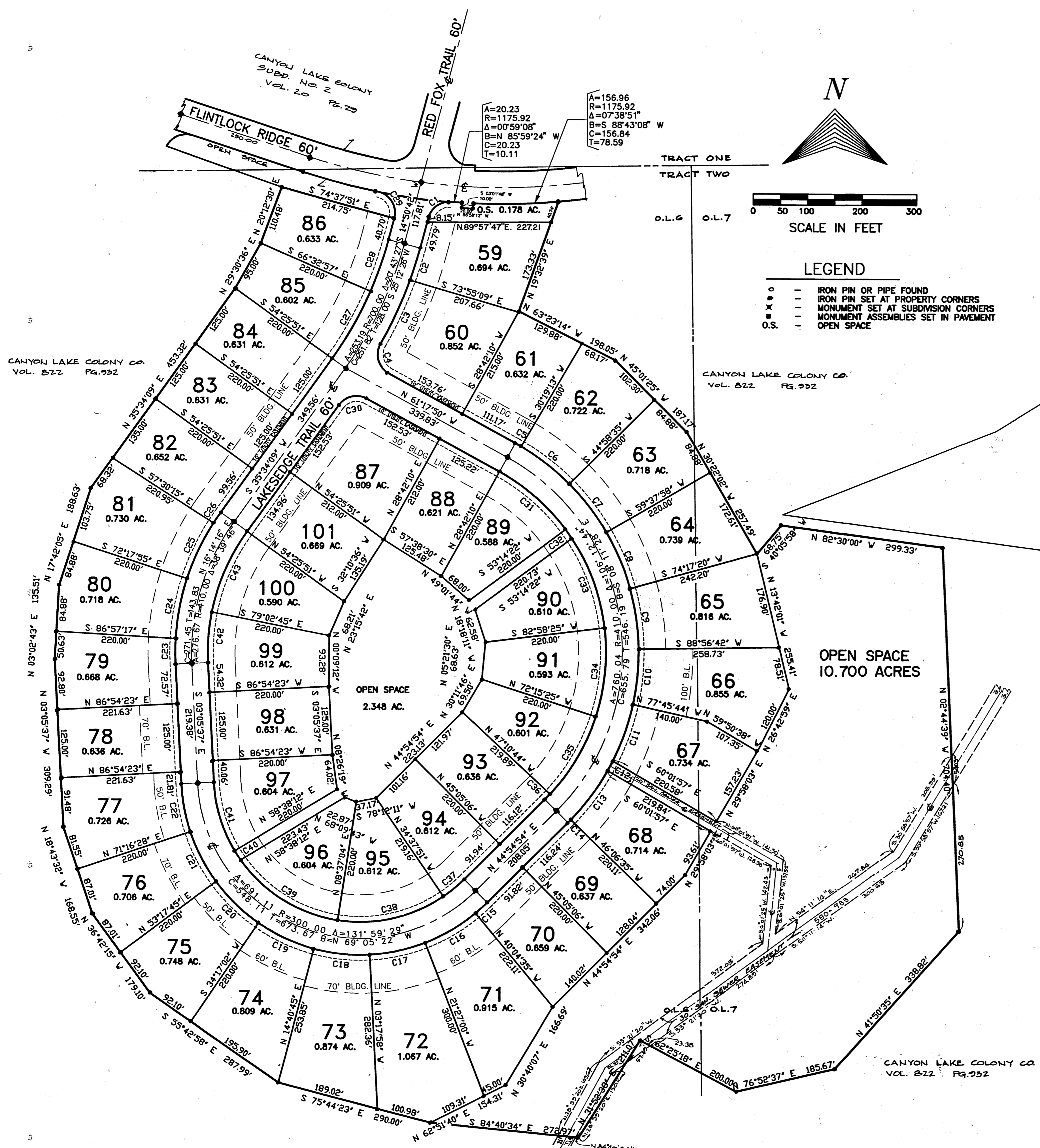
ENGINEERS...SURVEYORS
547 EAST WASHINGTON STREET
CHAGRIN FALLS, OHIO 44022
(216) 247-8670

CANYON LAKE COLONY
SUBDIVISION NO. 1
V. 17 P. 66



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



OPEN SPACE AS INDICATED ON THIS PLAT SHALL BE CONVEYED TO CANYON LAKE COLONY HOMEOWNERS ASSOCIATION AS RECORDED IN VOLUME 881, PAGE 1131 OF THE GEauga COUNTY DEED RECORDS

RIGHT-OF-WAY CURVE DATA

CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C1	40.00'	55.61'	51.24'	N 54°40'26" E	79°39'28"	33.36'
C2	730.00'	61.83'	61.81'	S 17°16'17" W	04°51'11"	30.93'
C3	730.00'	127.71'	127.55'	S 24°42'35" W	10°01'24"	64.02'
C4	40.00'	63.54'	57.07'	N 15°47'16" E	91°01'07"	40.72'
C5	440.00'	12.42'	12.42'	S 60°29'18" E	01°37'03"	6.21'
C6	440.00'	112.55'	112.24'	S 52°21'06" E	14°39'22"	56.58'
C7	440.00'	112.55'	112.24'	S 37°41'43" E	14°39'22"	56.58'
C8	440.00'	112.55'	112.24'	S 23°02'21" E	14°39'22"	56.58'
C9	440.00'	112.55'	112.24'	S 08°25'59" E	14°39'22"	56.58'
C10	440.00'	105.08'	101.85'	S 05°35'29" E	13°17'34"	51.27'
C11	440.00'	109.87'	109.58'	S 19°23'28" E	14°18'23"	55.22'
C12	440.00'	20.02'	20.01'	S 27°50'51" W	02°36'23"	10.01'
C13	440.00'	113.19'	112.88'	S 36°31'14" W	14°44'22"	56.91'
C14	440.00'	7.87'	7.87'	S 44°24'09" E	01°01'29"	3.93'
C15	330.00'	28.85'	28.84'	S 47°25'09" E	05°00'31"	14.43'
C16	330.00'	107.28'	106.81'	S 59°14'12" E	18°37'35"	54.12'
C17	330.00'	104.54'	104.10'	S 77°37'31" E	18°09'03"	52.71'
C18	330.00'	103.55'	103.13'	S 84°18'36" E	17°58'43"	52.20'
C19	330.00'	112.91'	112.36'	S 65°31'07" E	19°36'17"	57.01'
C20	330.00'	109.50'	109.00'	S 46°12'37" E	19°00'43"	55.26'
C21	330.00'	103.55'	103.12'	S 27°42'53" E	17°58'43"	52.20'
C22	330.00'	90.03'	89.75'	S 10°54'34" E	15°37'55"	45.30'
C23	440.00'	47.14'	47.12'	S 00°01'27" E	06°08'20"	23.59'
C24	440.00'	112.55'	112.24'	S 10°22'24" E	14°39'22"	56.58'
C25	440.00'	20.02'	20.01'	S 11°30'55" E	01°37'03"	6.21'
C26	440.00'	23.60'	23.60'	S 34°01'57" E	03°04'24"	11.80'
C27	670.00'	141.71'	141.44'	S 29°30'36" E	12°07'06"	71.12'
C28	670.00'	100.63'	100.54'	S 19°08'53" E	08°36'21"	50.41'
C29	40.00'	65.41'	58.36'	S 32°00'03" E	93°41'30"	42.66'
C30	40.00'	58.04'	53.08'	S 30°15'55" E	83°06'01"	35.47'
C31	380.00'	162.73'	161.49'	S 49°01'44" E	24°32'11"	82.63'
C32	380.00'	20.01'	20.01'	S 35°15'08" E	03°01'01"	10.01'
C33	380.00'	177.20'	175.60'	S 20°23'06" E	26°43'03"	90.24'
C34	380.00'	164.28'	163.00'	S 05°21'30" E	24°46'09"	83.44'
C35	380.00'	166.32'	165.00'	S 30°15'55" E	25°04'41"	84.52'
C36	380.00'	13.89'	13.89'	S 43°52'05" E	02°05'38"	6.94'
C37	270.00'	49.26'	49.20'	S 50°08'32" E	10°27'15"	24.70'
C38	270.00'	203.80'	199.00'	S 76°59'37" E	43°14'55"	107.03'
C39	270.00'	215.69'	210.00'	S 58°29'49" E	45°46'15"	113.97'
C40	270.00'	20.02'	20.01'	S 33°25'15" E	04°14'53"	10.01'
C41	270.00'	133.22'	131.87'	S 17°13'43" E	28°16'11"	67.99'
C42	380.00'	93.17'	92.94'	S 03°55'49" E	14°02'53"	46.82'
C43	380.00'	163.25'	162.00'	S 23°15'42" E	24°36'54"	82.91'

20-124 (2/2)