

CANYON LAKE COLONY

SUBDIVISION NO. 4

SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GEauga AND STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL BAINBRIDGE TOWNSHIP LOT 33 AND 34, TRACT ONE AND CONTAINING 18.846 ACRES OF LAND BEING PART OF THE LAND CONVEYED TO CANYON LAKE COLONY CO., AS RECORDED IN VOLUME 822, PAGES 932 AND 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 9-10-93
DAMON A. BRAUN P.S. # 4933

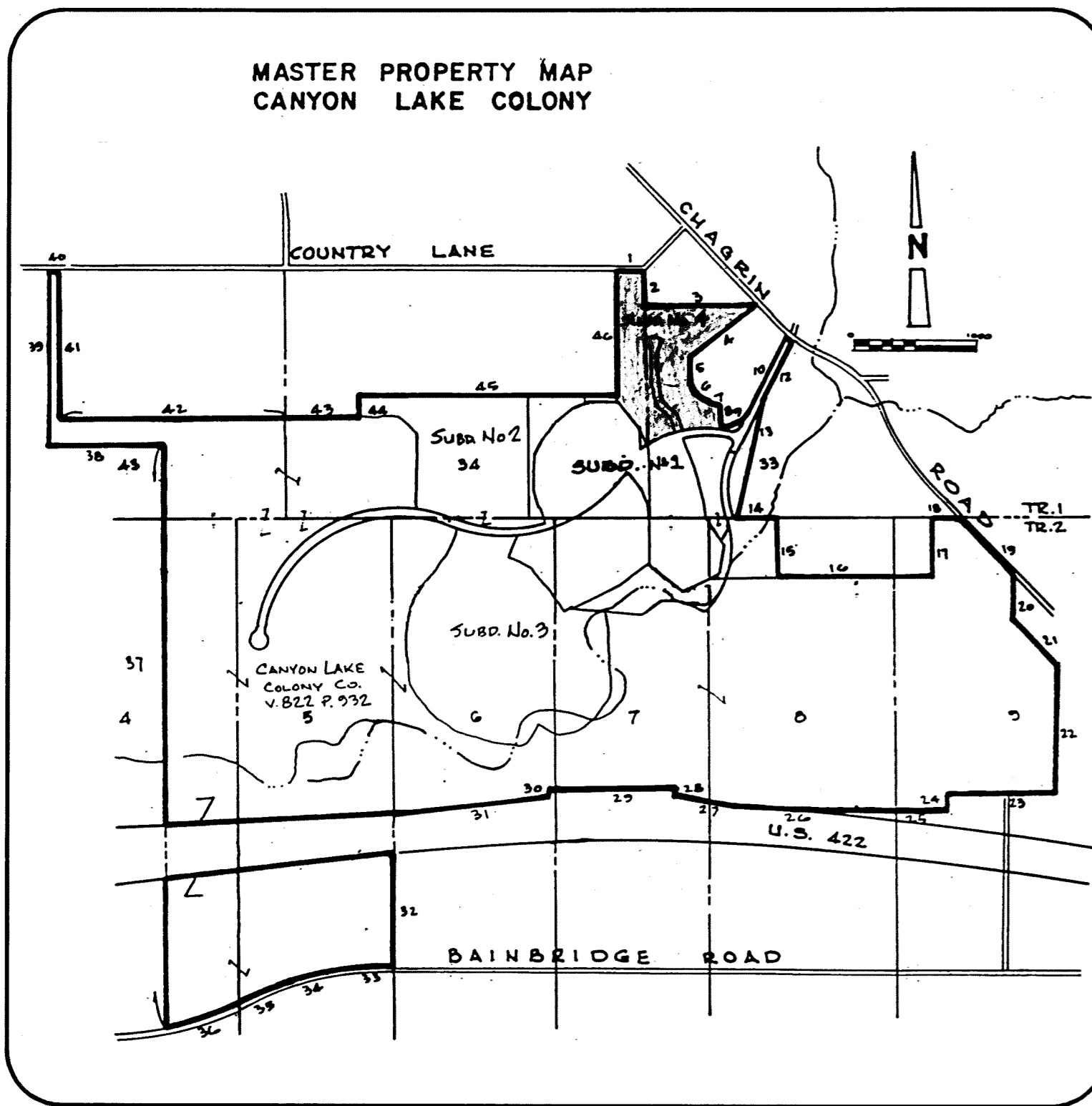


BRAUN-PRENOSIL ASSOCIATES INC.

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

SITE DATA:

0.138 ACRES IN EXISTING COUNTRY LANE
14.145 ACRES SUBDIVIDED INTO 16 SINGLE FAMILY LOTS
3.166 ACRES IN TOTAL OPEN SPACE
1.397 ACRES NEWLY DEDICATED ROADS
18.846 ACRES SUBDIVIDED HERewith
783.97 LINEAL FEET NEWLY DEDICATED ROADS



ACCEPTANCE AND DEDICATION:

THE UNDERSIGNED OWNER, CANYON LAKES 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. 4 CONTAINING SUBLOTS 102 THROUGH 117 BOTH INCLUSIVE, AND THE OPEN SPACE AS SHOWN HEREIN, DO HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE THE AREA DESIGNATED AS BUCKTHORN DRIVE * THE DRAINAGE EASEMENTS SHOWN HEREIN ARE HEREBY GRANTED TO THE CANYON LAKE COLONY MASTER HOMEOWNERS ASSOCIATION, A NON-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS FOREVER. 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. THE UNDERSIGNED DOES HEREBY GRANT, CONVEY, AND DEDICATE TO THE GEAGA COUNTY BOARD OF COMMISSIONERS, ITS SUCCESSORS AND ASSIGNS FOREVER, THE WATER LINE EASEMENTS SHOWN HEREON TO ENSURE CONFORMITY WITH THE REGULATIONS ADOPTED BY THE GEAGA COUNTY BOARD OF COMMISSIONERS PURSUANT TO R.C. 6103 PURSUANT TO AN AGREEMENT BETWEEN THE PARTIES RECORDED IN VOL. 41 PG. 398 OF THE GEAGA COUNTY BOARD OF COMMISSIONERS' JOURNAL, SAID WATER LINE EASEMENTS ARE FOR CONSTRUCTING, RECONSTRUCTING, USING, OPERATING, MAINTAINING, REPAIRING, REPLACING, AND REMOVING OF WATER LINES AND ALL APPURTENANCES IN, OVER, UNDER, AND UPON SAID WATER LINE EASEMENTS AS DESCRIBED HEREIN. EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT FOR PUBLIC UTILITY PURPOSES ABOVE AND BENEATH THE SURFACE OF THE GROUND. AN EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF A SEWER LINE TO SERVE SUBLot NO. 109 AS SHOWN HEREIN IS HEREBY RESERVED UNTO THE OWNERS, HIS HEIRS, SUCCESSORS, AND ASSIGNS. I HEREBY DEDICATE, GIVE, GRANT, CONVEY AND RELEASE TO THE GEAGA COUNTY BOARD OF COUNTY COMMISSIONERS, ITS SUCCESSORS AND ASSIGNS FOREVER, A PERPETUAL EASEMENT FOR CONSTRUCTING, RECONSTRUCTING, USING, OPERATING, MAINTAINING, REPAIRING, REPLACING AND RENEWING OF SANITARY SEWERS AND ALL APPURTENANCES WITHIN, OVER, THROUGH, UNDER AND UPON THE LAND WITHIN SAID EASEMENT INCLUDED IN THIS PLAT AND AS DESCRIBED HEREIN, IN WITNESS WHEREOF THE UNDERSIGNED HERETO SET HIS HAND THIS 10th DAY OF SEPT. 1993 * INCLUDING THE SANITARY SEWER AND WATER LINES AND APPURTENANCES CONSTRUCTED THEREIN.

BY: *Walter H. Edwards* *Kevin S. Braun* *Ronald A. Huska*
WALTER H. EDWARDS, GENERAL PARTNER WITNESS WITNESS
PRES. OF EDWARDS SILICA, INC.

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 BAINBRIDGE, OHIO.
THIS DAY OF SEPTEMBER 10th, 1993.

Susan M. Halvstadt OCTOBER 17, 1993
NOTARY PUBLIC MY COMMISSION EXPIRES (DATE)

UTILITY EASEMENT:

CANYON LAKES 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 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 10th DAY OF SEPT., 1993.

CANYON LAKES COLONY CO.
BY: *Walter H. Edwards* *Kevin S. Braun* *Ronald A. Huska*
WALTER H. EDWARDS, GENERAL PARTNER WITNESS WITNESS
PRES. OF EDWARDS SILICA, INC.

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 BAINBRIDGE, OHIO.
THIS DAY OF SEPT 10th, 1993.

Susan M. Halvstadt OCTOBER 17, 1993
NOTARY PUBLIC MY COMMISSION EXPIRES (DATE)

UTILITY EASEMENT ACCEPTED BY:

William E. Kibbe 10-6-93 *Jan Holley* 10/6/93
CLEVELAND ELECTRIC ILLUMINATING COMPANY DATE WESTERN RESERVE TELEPHONE COMPANY DATE
Charles Bennett 10/9/93 *J.M.K.* 10-18-93
EAST OHIO GAS COMPANY DATE CABLEVISION OF GEAGA COUNTY DATE

DRAINAGE EASEMENT ACCEPTANCE:
THE CANYON LAKE COLONY MASTER HOMEOWNERS ASSOCIATION DOES HEREBY ACCEPT THE DRAINAGE EASEMENTS GRANTED AND SHOWN HEREIN.

BY: *Walter H. Edwards* *Kevin S. Braun* *Ronald A. Huska*
CANYON LAKE COLONY MASTER HOMEOWNERS ASSOCIATION 9/10/93 WITNESS 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 ASSOCIATION AND THE FREE ACT AND DEED OF HIM PERSONALLY. IN WITNESS WHEREOF I HAVE SET MY HAND
AND OFFICIAL SEAL AT BAINBRIDGE, OHIO.
THIS DAY OF SEPTEMBER 10th, 1993.

Susan M. Halvstadt OCTOBER 17, 1993
NOTARY PUBLIC MY COMMISSION EXPIRES (DATE)

APPROVALS:

APPROVED AS TO THE CONSTRUCTION DRAWINGS PERTAINING TO ROAD IMPROVEMENT AND APPURTENANCES THERETO ONLY, THIS 7th DAY OF December, 1993.

Paul J. Phillips
GEAGA COUNTY ENGINEER

I HAVE EXAMINED THE PLANS AND SPECIFICATIONS FOR THE SANITARY SEWER AND WATER FACILITIES AND APPURTENANCES FOR CONFORMITY TO THE RULES ADOPTED BY THE GEAGA COUNTY BOARD OF COUNTY COMMISSIONERS PURSUANT TO R.C. 611.01 AND HEREBY CERTIFY THAT ALL THE PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH SAID RULES. R.C. 6103.02

THIS 6th DAY OF December, 1994.

James R. Sullivan
GEAGA COUNTY SANITARY ENGINEER

APPROVED AS TO LEGAL FORM THIS 6th DAY OF Dec., 1994.

Robin A. Davis
Asst. GEAGA COUNTY PROSECUTOR

APPROVED THIS 9th DAY OF NOVEMBER, 1993.

James R. Sullivan
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 DAY OF , 199 .

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. UPON THE RECOMMENDATION OF THE GEAGA COUNTY SANITARY ENGINEER, THE BOARD OF COUNTY COMMISSIONERS HEREBY APPROVES THIS PLAT, CONSTITUTING AN ACCEPTANCE OF THE DEDICATION OF THE SANITARY SEWER AND WATER LINE EASEMENTS AND SUCH IMPROVEMENTS CONTAINED WITHIN THE ROAD RIGHT-OF-WAY SHOWN HEREIN FOR PUBLIC USE AND BENEFIT. HOWEVER, SUCH IMPROVEMENTS CONTAINED WITHIN SAID EASEMENTS AND ROAD RIGHT-OF-WAY ARE NOT ACCEPTED FOR MAINTENANCE, PURSUANT TO THE WRITTEN AGREEMENT BETWEEN THE BOARD AND THE OWNER FOR THE CONSTRUCTION OF THE SANITARY SEWER AND WATER LINE IMPROVEMENTS AND ALL APPURTENANCES AS CONTAINED IN VOLUME 48 PAGE 589 OF THE COMMISSIONERS JOURNAL. IN ADDITION, 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 8th DAY OF December, 1994.

James R. Sullivan *W.H. Kibbe*
GEAGA COUNTY COMMISSIONER GEAGA COUNTY COMMISSIONER

TRANSFERRED THIS Dec DAY OF 9, 1994. 461316

Richard J. Makowski
GEAGA COUNTY JUDITOR

FILED FOR RECORD THIS 9 DAY OF Dec., 1994 AT 2:40 P.M.

RECORDED THIS 9 DAY OF Dec., 1994 IN PLAT BOOK VOL. 22 PAGE 45

Catherine H. Hildner
GEAGA COUNTY RECORDER

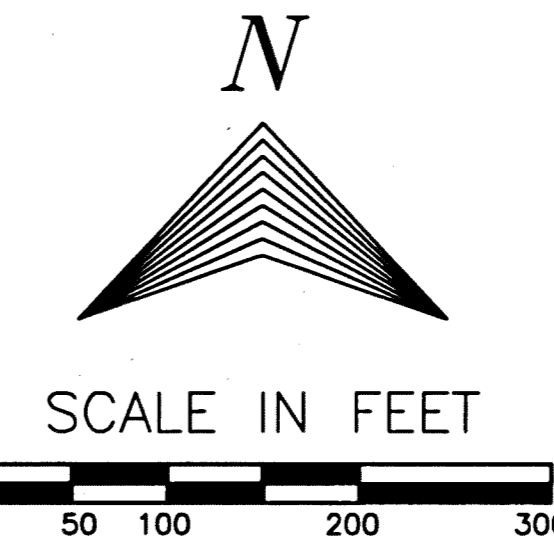
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CANYON LAKE COLONY

SUBDIVISION NO. 4

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

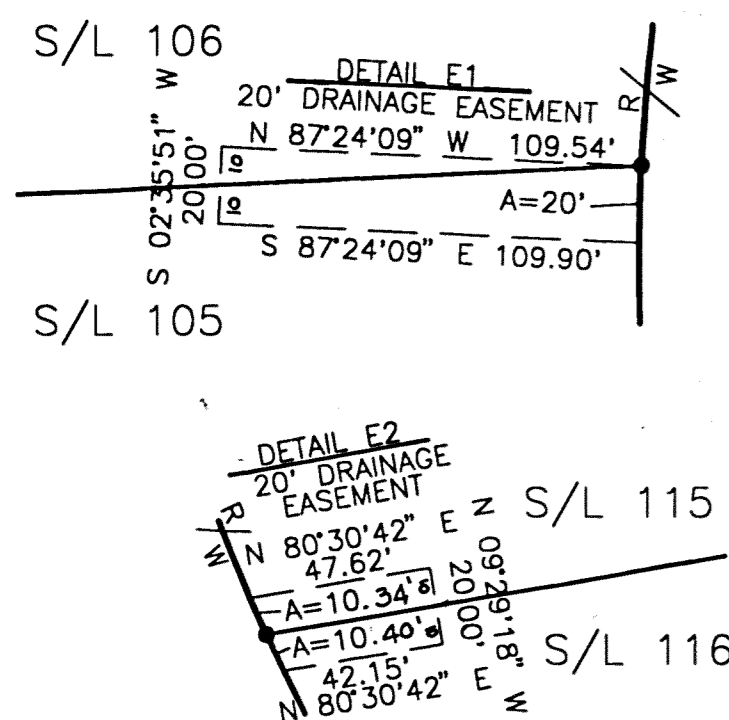
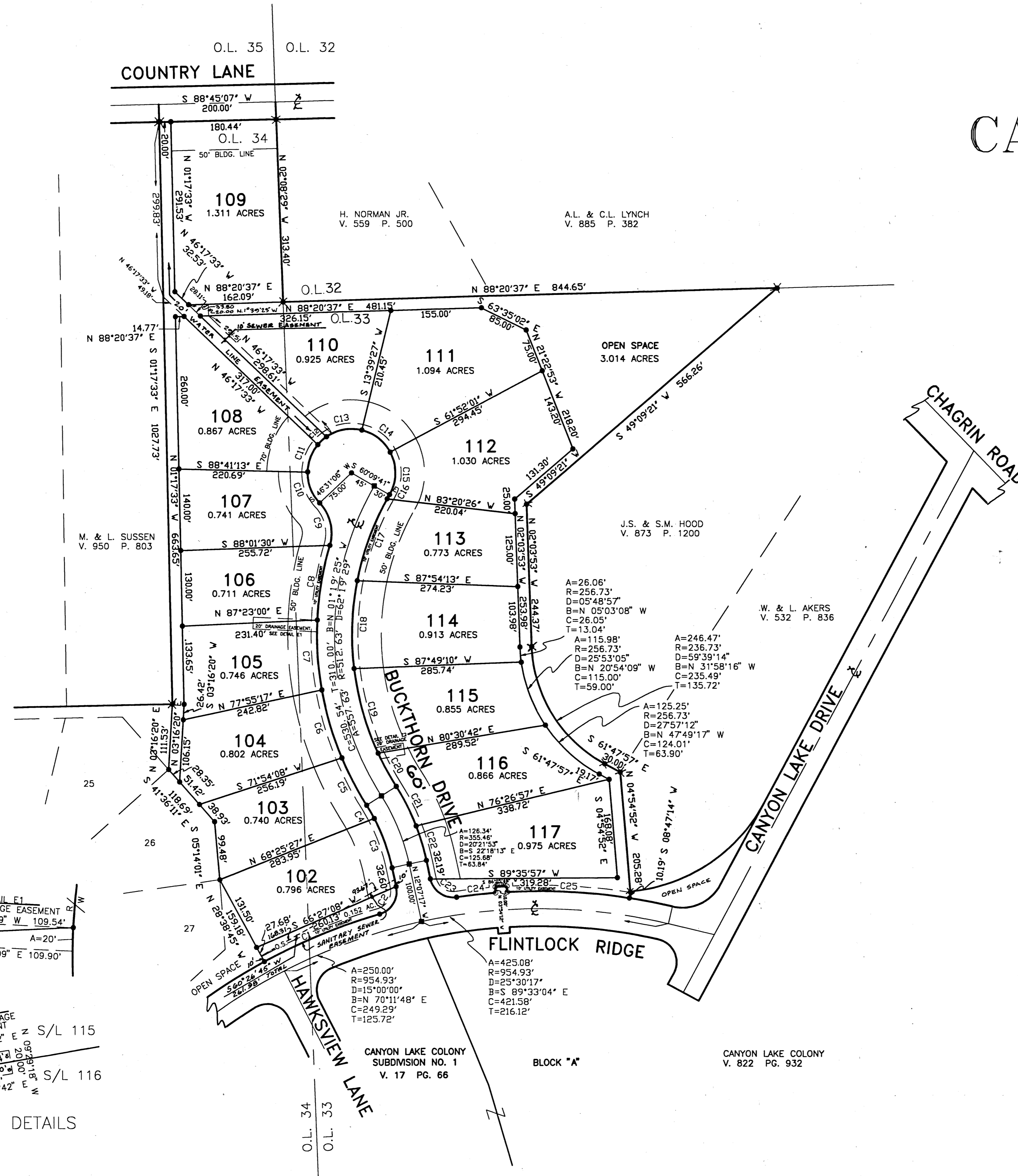


LEGEND

- - 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	984.93'	213.81'	213.39'	N 67°34'24" E	12°26'17"	107.33'
C2	40.00'	59.98'	54.52'	S 30°50'08" W	85°54'49"	37.24'
C3	325.46'	89.71'	89.43'	S 20°01'05" E	15°47'37"	45.14'
C4	325.46'	25.97'	25.96'	S 30°12'01" E	04°34'16"	12.99'
C5	542.63'	91.45'	91.34'	N 27°39'29" W	09°39'22"	45.83'
C6	342.63'	120.84'	120.59'	N 16°27'00" W	12°45'35"	60.67'
C7	542.63'	120.25'	120.00'	N 03°43'19" W	12°41'48"	60.37'
C8	542.63'	130.31'	130.00'	N 09°30'22" E	13°45'35"	65.47'
C9	75.00'	78.37'	74.85'	S 13°32'52" E	59°52'03"	43.19'
C10	75.00'	58.64'	57.15'	N 21°05'03" W	44°47'41"	30.91'
C11	75.00'	50.46'	49.51'	N 20°35'10" E	38°32'46"	26.23'
C12	75.00'	20.11'	20.05'	N 47°33'53" E	15°21'34"	10.11'
C13	75.00'	63.37'	61.50'	N 79°27'03" E	48°24'47"	33.72'
C14	75.00'	63.11'	61.26'	S 52°14'16" E	48°12'34"	33.56'
C15	75.00'	75.88'	72.69'	S 00°51'10" W	57°58'18"	41.55'
C16	482.63'	8.21'	8.21'	N 29°21'05" E	00°58'29"	4.11'
C17	482.63'	149.98'	149.38'	N 19°57'41" E	17°48'19"	75.60'
C18	482.63'	151.49'	150.87'	N 02°04'01" E	17°59'02"	76.37'
C19	482.63'	150.61'	150.00'	N 15°51'53" W	17°52'47"	75.92'
C20	482.63'	64.70'	64.65'	N 28°38'43" W	07°40'53"	32.40'
C21	385.46'	75.48'	75.36'	S 26°52'34" E	11°13'12"	37.86'
C22	385.46'	61.52'	61.46'	S 16°41'37" E	09°08'41"	30.83'
C23	40.00'	60.22'	54.69'	S 53°14'54" E	86°15'14"	37.47'
C24	984.93'	66.87'	66.86'	N 83°34'11" E	03°53'24"	33.45'
C25	984.93'	209.21'	208.82'	S 87°14'11" E	12°10'14"	105.00'



EASEMENT DETAILS

OPEN SPACE AS INDICATED ON THIS PLAT SHALL BE CONVEYED TO CANYON LAKE COLONY HOMEOWNERS ASSOCIATION AS RECORDED IN VOLUME 819, PAGE 982 OF THE GEauga COUNTY DEED RECORDS