

# CANYON LAKE COLONY

## SUBDIVISION NO. 7

SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GAUGA AND STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL BAINBRIDGE TOWNSHIP LOT 34 AND 43, TRACT ONE AND LOTS 4 AND 5, TRACT TWO AND CONTAINING 34.607 ACRES OF LAND BEING PART OF THE LAND CONVEYED TO CANYON LAKES COLONY CO., AS RECORDED IN VOLUME 822, PAGES 932 AND 942 OF GAUGA COUNTY DEED RECORDS.

WE DO CERTIFY THAT WE HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE 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 GAUGA COUNTY ENGINEER.

BRAUN-PRENOSIL ASSOCIATES, INC.

*Damon A. Braun* 10-4-96  
DAMON A. BRAUN P.S. # 4933



### SITE DATA:

23.688 ACRES SUBDIVIDED INTO 31 SINGLE FAMILY LOTS  
7.714 ACRES IN TOTAL OPEN SPACE  
3.521 ACRES NEWLY DEDICATED ROAD  
34.923 ACRES SUBDIVIDED HERewith  
2595.72 LINEAL FEET NEWLY DEDICATED ROAD

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

Partnership filed  
In Gauga County  
Catherine H. Heiden  
Recorder

### 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 GAUGA COUNTY RECORDS, OF THE LAND SHOWN HEREIN, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS CANYON LAKE COLONY SUBDIVISION NO. 7 CONTAINING SUBLOTS 150 THROUGH 180 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 **TALL TREE TRAIL**, INCLUDING THE SANITARY SEWER LINES AND WATER LINES AND APPURTENANCES CONSTRUCTED THEREIN. 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 REGULATIONS 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. I HEREBY DEDICATE, GIVE, GRANT, CONVEY, AND RELEASE TO THE GAUGA COUNTY BOARD OF COUNTY COMMISSIONERS, ITS SUCCESSORS AND ASSIGNS FOREVER, PERPETUAL EASEMENTS 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 EASEMENTS INCLUDED IN THIS PLAT AND AS DESCRIBED HEREIN. SAID EASEMENTS SHALL REMAIN UNOBSERVED AND SHALL INCLUDE THE RIGHT OF INGRESS AND EGRESS. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT WITHOUT LIABILITY THEREFOR TO REMOVE TREES AND LANDSCAPING INCLUDING LAWNS AND/OR THE RIGHT TO PROHIBIT SUCH LANDSCAPING EXCEPT LAWNS FROM BEING INSTALLED. IN WITNESS WHEREOF THE UNDERSIGNED HERETO SET HIS HAND THIS 6<sup>th</sup> DAY OF NOVEMBER, 1996.

CANYON LAKES COLONY CO.  
EDWARDS SILICA, INC. GENERAL PARTNER  
BY: WALTER H. EDWARDS, PRESIDENT

*Walter H. Edwards*  
WALTER H. EDWARDS, PRESIDENT

*Kevin S. Braun*  
WITNESS KEVIN S. BRAUN

*Patty R. Kucan*  
WITNESS PATTY R. KUCAN

STATE OF OHIO } BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE WALTER H. EDWARDS,  
COUNTY OF Gauga } SS: PRESIDENT, 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 NOVEMBER 6, 1996.

*Patricia A. Maar*  
NOTARY PUBLIC PATRICIA A. MAAR

Jan. 12, 2001  
MY COMMISSION EXPIRES (DATE)



### UTILITY EASEMENT ACCEPTED BY:

*William E. Kuberk* 6-6-97 DATE  
CLEVELAND ELECTRIC ILLUMINATING COMPANY WILIAM E. KUBERK WESTERN RESERVE TELEPHONE COMPANY DATE  
*Richard L. Leusch* DATE  
EAST OHIO GAS COMPANY RICHARD L. LEUSCH CABLEVISION OF GAUGA COUNTY DENNIS THOMSON DATE

### APPROVALS:

APPROVED AS TO THE CONSTRUCTION DRAWINGS PERTAINING TO ROAD IMPROVEMENT AND APPURTENANCES THERETO ONLY, THIS 1<sup>st</sup> DAY OF JULY, 1998. THIS PLAT COMPLIES WITH CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

*Robert L. Phillips*  
GAUGA 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 GAUGA COUNTY BOARD OF COUNTY COMMISSIONERS PURSUANT TO R.C. 6117.01, R.C. 6103.02 AND R.C. 711.101 AND HEREBY CERTIFY THAT ALL SANITARY SEWER AND WATER FACILITIES AND APPURTENANCES SHOWN ON THIS PLAT AND PLANS HAVE BEEN CONSTRUCTED, ARE IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS, ARE IN GOOD REPAIR, ARE IN CONFORMITY WITH SAID RULES AND HAVE MET ALL BONDING REQUIREMENTS FOR MAINTENANCE. THIS 30<sup>th</sup> DAY OF JUNE, 1998.

*Donald E. Wilson*  
GAUGA COUNTY SANITARY ENGINEER  
DONALD E. WILSON

APPROVED AS TO LEGAL FORM THIS 30<sup>th</sup> DAY OF JUNE, 1998.

*David P. Joyce*  
GAUGA COUNTY PROSECUTOR  
DAVID P. JOYCE

APPROVED THIS 18<sup>th</sup> DAY OF NOVEMBER, 1996.

*Cynthia C. Casto*  
CHAIRMAN, GAUGA COUNTY PLANNING COMMISSION  
CYNTHIA C. CASTO

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 2<sup>nd</sup> DAY OF JULY, 1998.

GAUGA COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED AND THE ROAD RIGHT-OF-WAY DEDICATED AND GRANTED HEREIN IS HEREBY ACCEPTED FOR PUBLIC USE EXCEPT SUCH ROAD AS SHOWN HEREIN IS NOT ACCEPTED FOR MAINTENANCE UNTIL THE GAUGA COUNTY ENGINEER HAS SIGNED THE WITHIN PLAT AS PROVIDED FOR IN SECTION 711.091 OF THE OHIO REVISED CODE. UPON THE RECOMMENDATION OF THE GAUGA COUNTY SANITARY ENGINEER, THE GAUGA COUNTY BOARD OF COUNTY COMMISSIONERS HEREBY APPROVES THE SANITARY SEWER AND WATER FACILITIES AND ALL APPURTENANCES THERETO AS CONSTRUCTED AND AS SHOWN ON THIS PLAT AND THE PLANS AND SPECIFICATIONS FOR SUCH IMPROVEMENTS, IN CONFORMITY WITH THE RULES ADOPTED BY THE GAUGA COUNTY BOARD OF COUNTY COMMISSIONERS PURSUANT TO R.C. 6117.01, R.C. 6103.02, AND R.C. 711.101. THIS PLAT IS HEREBY APPROVED THIS 2<sup>nd</sup> DAY OF JULY, 1998, CONSTITUTING AN ACCEPTANCE OF THE DEDICATION OF THE EASEMENT FOR SANITARY SEWER LINES AND APPURTENANCES AS SHOWN HEREON FOR PUBLIC USE AND BENEFIT AND THE ACCEPTANCE FOR MAINTENANCE OF SUCH IMPROVEMENTS CONTAINED WITHIN SAID EASEMENT. SAID APPROVAL AND ACCEPTANCE SHALL INCLUDE ALL SANITARY SEWER AND WATER LINES AND APPURTENANCES CONTAINED WITHIN THE ROAD RIGHT-OF-WAY AS SHOWN HEREON AND SHALL INCLUDE THE ACCEPTANCE FOR MAINTENANCE OF SUCH IMPROVEMENTS CONTAINED WITHIN THE RIGHT-OF-WAY. 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 2<sup>nd</sup> DAY OF JULY, 1998.

*Neil Hopfetter*  
GAUGA COUNTY COMMISSIONER  
NEIL HOPFETTER

*Jan Nook*  
GAUGA COUNTY COMMISSIONER  
JAN NOOK

*William Repke*  
GAUGA COUNTY COMMISSIONER  
WILLIAM REPKES

TRANSFERRED THIS 2<sup>nd</sup> DAY OF JULY, 1998.

532470 NO TRANSFER NECESSARY 7-3-98 Tracy A. Jensen xx  
FILED FOR RECORD THIS 2 DAY OF July, 1998 AT 3:58 P.M.

RECORDED THIS 2 DAY OF July, 1998, IN PLAT BOOK VOL. 26 PAGE 85  
*Catherine H. Heiden*  
GAUGA COUNTY RECORDER

533100 Recorded Filed for record this 13th day of July 1998 at 10:45 A.M.  
Recorded this 13th day of July 1998 in Plat Book Vol. 26 Page 88 Catherine H. Heiden  
GAUGA COUNTY RECORDER



CANYON LAKES COLONY CO.  
EDWARDS SILICA, INC. GENERAL PARTNER  
BY: WALTER H. EDWARDS, PRESIDENT

*Walter H. Edwards*  
WALTER H. EDWARDS, PRESIDENT

*Kevin S. Braun*  
WITNESS KEVIN S. BRAUN

*Patty R. Kucan*  
WITNESS PATTY R. KUCAN

STATE OF OHIO } BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE WALTER H. EDWARDS,  
COUNTY OF Gauga } SS: PRESIDENT, 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 NOVEMBER 6, 1996.

*Patricia A. Maar*  
NOTARY PUBLIC PATRICIA A. MAAR

Jan. 12, 2001  
MY COMMISSION EXPIRES (DATE)

### MASTER PROPERTY MAP

LINE#	BEARING	DISTANCE
L7	N 88°45'07"	200.00'
L1	S 88°45'07"	200.00'
L2	S 02°08'29"	343.40'
L3	N 88°20'37"	844.65'
L4	S 49°09'21"	566.26'
L5	S 02°03'53"	244.37'
L6	S 31°58'16"	635.49'
L7	S 61°47'57"	305.00'
L8	S 04°54'52"	205.28'
L9	N 56°38'36"	274.63'
L10	N 28°12'05"	701.10'
L11	S 61°16'28"	60.00'
L12	S 03°12'05"	509.56'
L13	S 15°13'23"	1063.37'
L14	N 89°42'49"	298.35'
L15	S 00°11'25"	494.93'
L16	N 89°37'12"	1350.99'
L17	N 00°38'13"	492.73'
L18	N 89°49'39"	259.50'
L19	S 44°11'13"	600.18'
L20	S 17°04'36"	332.80'
L21	S 44°11'13"	551.11'
L22	S 01°14'30"	955.67'
L23	S 88°58'30"	968.36'
L24	S 01°22'06"	44.39'
L25	S 88°59'00"	1225.00'
L26	N 83°01'00"	420.00'
L27	N 89°55'44"	630.69'
L28	N 00°52'52"	45.00'
L29	S 89°07'08"	1515.16'
L30	N 21°01'30"	112.18'
L31	N 89°37'28"	333.99'
L32	N 81°29'23"	202.45'
L33	N 74°53'45"	194.01'
L34	N 81°54'33"	49.33'
L35	S 00°02'52"	1399.31'
L36	S 89°07'08"	320.08'
L37	S 75°45'11"	440.66'
L38	S 65°43'05"	864.03'
L39	N 89°26'20"	332.96'
L40	N 00°01'15"	4893.11'
L41	S 89°30'55"	963.82'
L42	N 00°14'13"	1312.81'
L43	S 89°35'34"	104.98'
L44	N 00°14'13"	1162.48'
L45	S 89°30'55"	1886.60'
L46	S 89°38'29"	734.10'
L47	N 01°17'32"	169.37'
L48	N 88°45'07"	2165.83'
L49	N 01°17'33"	1027.73'

26-88 26-85 1/2

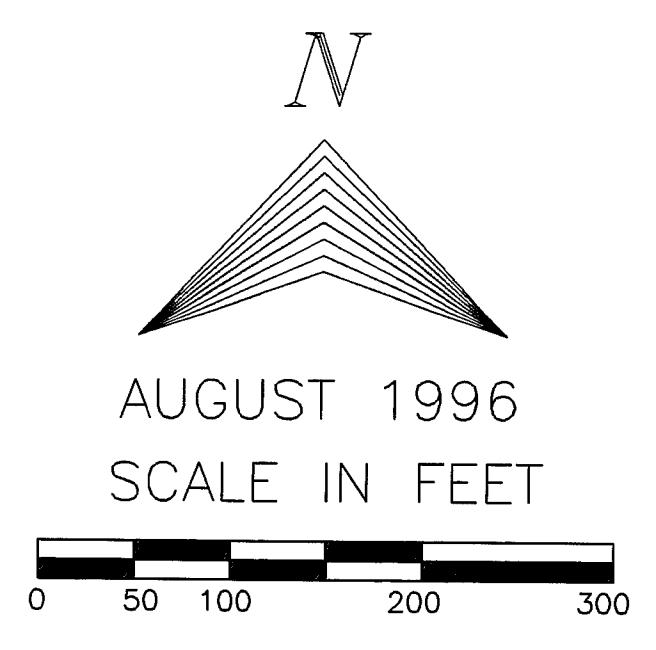
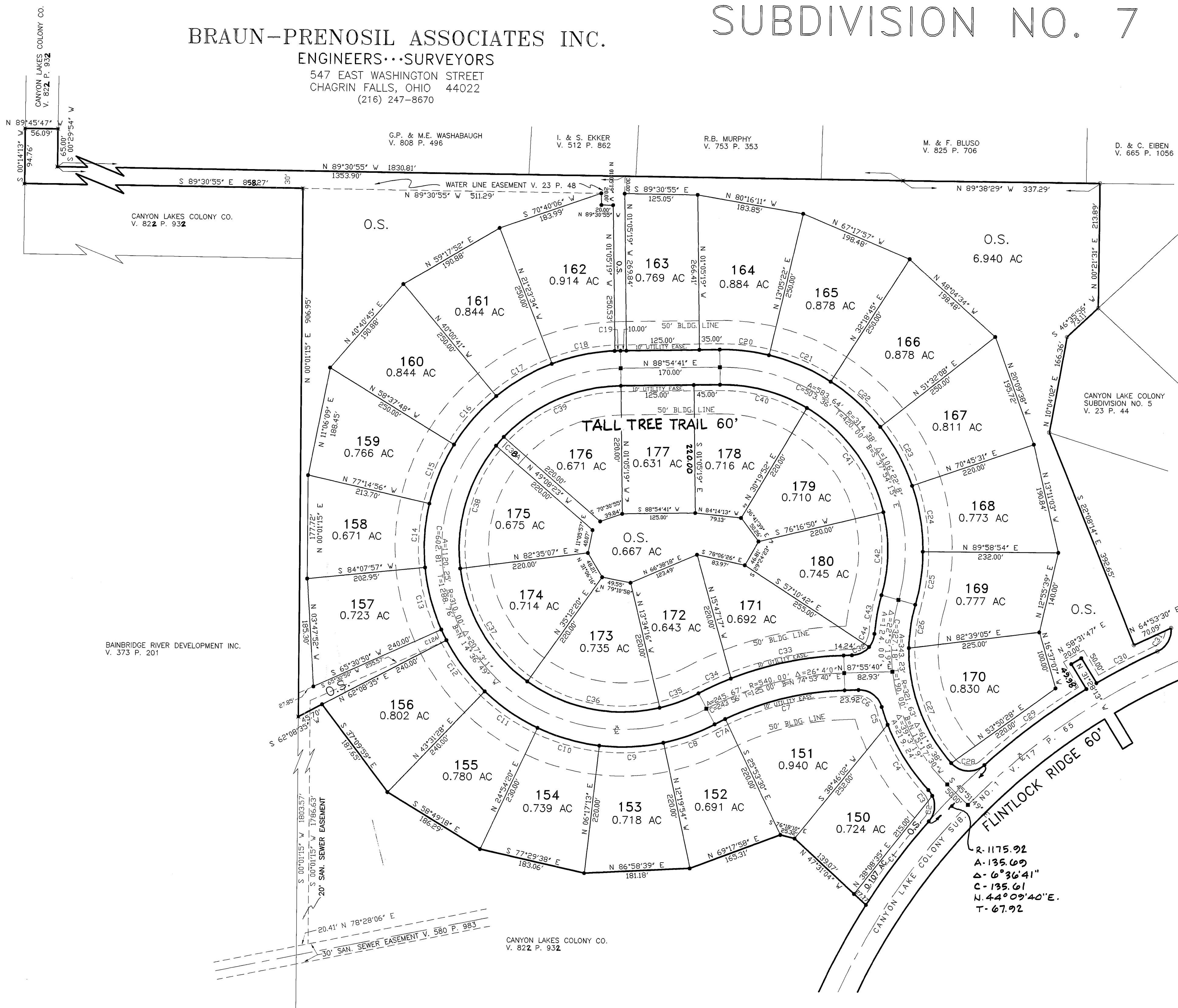
# CANYON LAKE COLONY

## SUBDIVISION NO. 7

BRAUN-PRENOSIL ASSOCIATES INC.

ENGINEERS...SURVEYORS

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



### LEGEND

- - IRON PIN OR PIPE FOUND
- - 5/8" IRON PIN SET AT PROPERTY CORNERS
- - 5/8" IRON PIN MONUMENT SET AT SUBDIVISION CORNERS
- - 1" IRON PIN IN MONUMENT ASSEMBLIES SET IN PAVEMENT
- O.S. - OPEN SPACE

CURVE DATA						
CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C1	1175.92'	179.47'	179.30'	N 36°29'00" E	08°44'40"	89.91'
C2	40.00'	46.66'	44.06'	S 07°56'26" V	66°49'48"	26.39'
C3	40.00'	18.05'	15.00'	S 34°36'05" E	17°15'14"	6.07'
C4	351.63'	132.79'	132.00'	N 32°24'36" V	21°38'12"	67.19'
C5	351.63'	32.19'	32.18'	N 18°58'07" V	05°14'45"	16.11'
C6	40.00'	52.87'	49.10'	S 54°12'32" E	75°43'35"	31.10'
C7	510.00'	212.02'	210.50'	N 76°01'05" E	23°49'11"	107.57'
C7A	510.00'	20.00'	20.00'	N 62°59'05" E	02°14'49"	10.00'
C8	340.00'	93.80'	93.50'	N 69°45'53" E	15°48'26"	47.20'
C9	340.00'	110.49'	110.00'	N 86°58'39" E	18°37'07"	55.73'
C10	340.00'	110.49'	110.00'	S 74°24'13" E	18°37'07"	55.73'
C11	340.00'	110.49'	110.00'	S 55°47'06" E	18°37'07"	55.73'
C11A	340.00'	20.00'	20.00'	N 26°10'18" E	18°37'07"	10.00'
C11B	340.00'	110.49'	110.00'	N 15°10'37" E	18°37'07"	55.73'
C11C	340.00'	110.49'	110.00'	N 02°03'38" E	18°37'07"	55.73'
C11D	340.00'	110.49'	110.00'	N 40°40'45" E	18°37'07"	55.73'
C11E	340.00'	110.49'	110.00'	N 59°17'45" E	18°37'07"	55.73'
C11F	340.00'	110.49'	110.00'	N 77°55'00" E	18°37'07"	55.73'
C11G	340.00'	10.00'	10.00'	N 88°04'07" E	01°41'07"	4.00'
C11H	344.38'	85.22'	85.00'	S 83°59'59" E	14°10'41"	42.83'
C11I	344.38'	115.54'	115.00'	S 67°17'57" E	19°13'23"	58.32'
C11J	344.38'	115.54'	115.00'	S 48°04'34" E	19°13'23"	58.32'
C11K	344.38'	115.54'	115.00'	S 28°51'10" E	19°13'23"	58.32'
C11L	344.38'	115.54'	115.00'	S 09°37'47" E	19°13'23"	58.32'
C11M	344.38'	91.95'	91.60'	S 12°37'58" V	15°17'54"	46.25'
C11N	291.63'	75.21'	75.00'	S 07°53'38" E	14°46'33"	37.81'
C11O	291.63'	215.19'	210.30'	S 20°38'05" V	42°16'42"	112.76'
C11P	40.00'	63.36'	55.94'	S 87°09'13" E	90°45'35"	40.53'
C12	1175.92'	218.38'	218.06'	N 59°47'13" E	10°38'25"	109.50'
C13	1175.92'	118.13'	118.08'	N 77°37'43" E	09°15'12"	59.12'
C14	40.00'	49.01'	46.01'	S 29°44'01" E	70°12'30"	28.12'
C15	570.00'	398.29'	397.29'	N 63°43'37" E	48°24'06"	17.98'
C16	40.00'	33.79'	32.79'	N 77°37'43" E	100°16'16"	10.16'
C17	280.00'	61.03'	61.00'	N 64°55'43" E	06°08'05"	30.54'
C18	280.00'	225.91'	219.84'	N 15°41'58" E	46°13'42"	119.51'
C19	280.00'	231.54'	225.00'	N 31°06'16" E	47°22'47"	122.85'
C20	280.00'	225.91'	219.84'	N 54°15'58" E	04°05'36"	10.01'
C21	280.00'	225.91'	219.84'	N 65°34'33" E	46°00'15"	118.87'
C22	280.00'	225.91'	219.84'	S 75°24'44" E	31°25'11"	75.95'
C23	280.00'	225.91'	222.00'	S 36°41'39" E	45°56'58"	120.56'
C24	280.00'	225.91'	222.00'	S 07°46'49" W	28°59'59"	73.54'
C25	351.63'	67.41'	67.30'	N 09°47'18" E	10°59'01"	33.81'
C26	40.00'	24.59'	24.21'	S 21°54'41" W	35°13'46"	12.70'

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

ALL SUBLOTS AS INDICATED ON THIS PLAT ARE SUBJECT TO THE COVENANTS AND RESTRICTIONS OF THE CANYON LAKE COLONY MASTER HOMEOWNERS ASSOCIATION AS RECORDED IN VOLUME 881, PAGE 1131 OF GEauga COUNTY DEED RECORDS.

26-89 26-86 2/2