

# RESUBDIVISION OF A PART OF CANYON LAKE COLONY SUBDIVISION NO. 6

SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GEauga AND STATE OF OHIO, AND KNOWN AND KNOWN AS BEING PART OF ORIGINAL BAINBRIDGE TOWNSHIP LOT 33 & 34, TRACT ONE, AND BEING ALL OF SUBLOTS 138 AND 139 IN CANYON LAKE COLONY SUBDIVISION NO. 6 RECORDED IN VOLUME 24, PAGE 70, OF GEAGA COUNTY PLAT RECORDS, AND BEING PART OF THE LAND CONVEYED TO CANYON LAKES COLONY CO. BY DEED RECORDED IN VOLUME 822, PAGE 932 AND 942 OF THE GEAGA COUNTY DEED RECORDS AND CONTAINING 1.668 ACRES OF LAND.

WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF 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 GEAGA COUNTY ENGINEER.

BRAUN-PRENOSIL ASSOCIATES INC.

*Kevin S. Braun*  
KEVIN S. BRAUN

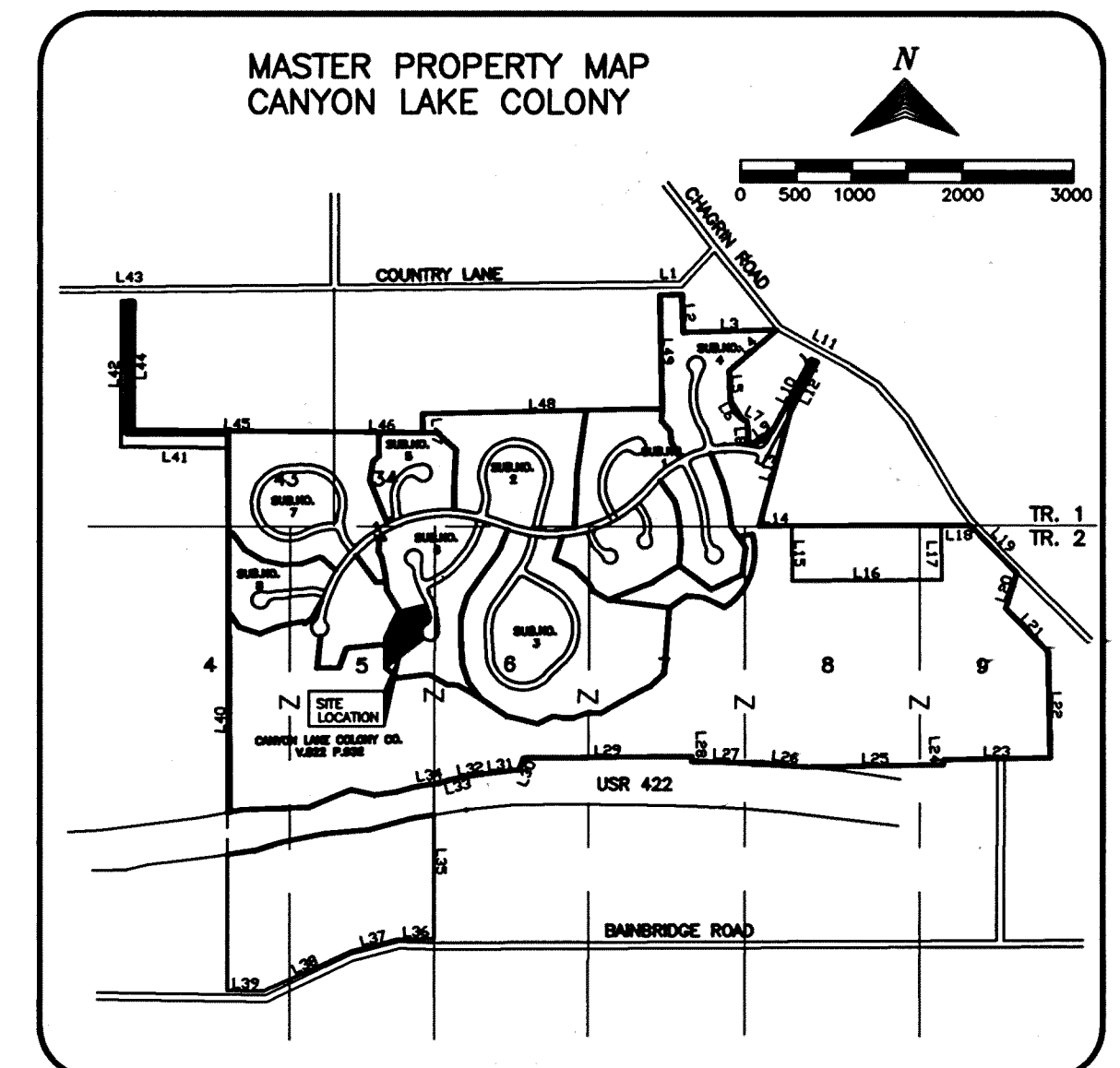
7-7-99  
PROFESSIONAL SURVEYOR NO. 7082



**BRAUN-PRENOSIL ASSOCIATES, INC.**

ENGINEERS, SURVEYORS, LAND PLANNING & WETLAND SERVICES

4640 Richmond Road Suite 100 Warrensville Hts., Ohio 44128 Tel(216)378-1490 Fax(216)378-1497 braun@apk.net



SITE DATA:

1.668 ACRES SUBDIVIDED INTO 1 SUBLOT

ACCEPTANCE AND DEDICATION:

Partnership filed  
In Geauga County  
Catherine H. Heiden  
Recorder

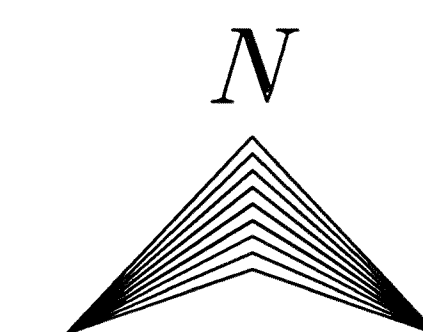
THE UNDERSIGNED OWNER, CANYON LAKES COLONY CO., AN OHIO GENERAL PARTNERSHIP, THE RECORD OF SAID PARTNERSHIP RECORDED IN VOLUME 823, PAGE 930 OF GEAGA COUNTY RECORDS, OF THE LAND SHOWN HEREIN, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS "RESUBDIVISION OF A PART OF CANYON LAKE COLONY SUBDIVISION NO. 6 CONTAINING SUBLOT 138A, AND DO HEREBY ACCEPT THIS PLAT OF SAME, 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 OTHER 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 HEREUNTO SET THEIR HANDS THIS 7<sup>th</sup> DAY OF JULY, 1999

CANYON LAKES COLONY CO.

*Walter H. Edwards*  
WALTER H. EDWARDS, GENERAL PARTNER

*Kevin S. Braun*  
WITNESS KEVIN S. BRAUN

*Randy Podmore*  
WITNESS RANDY PODMORE

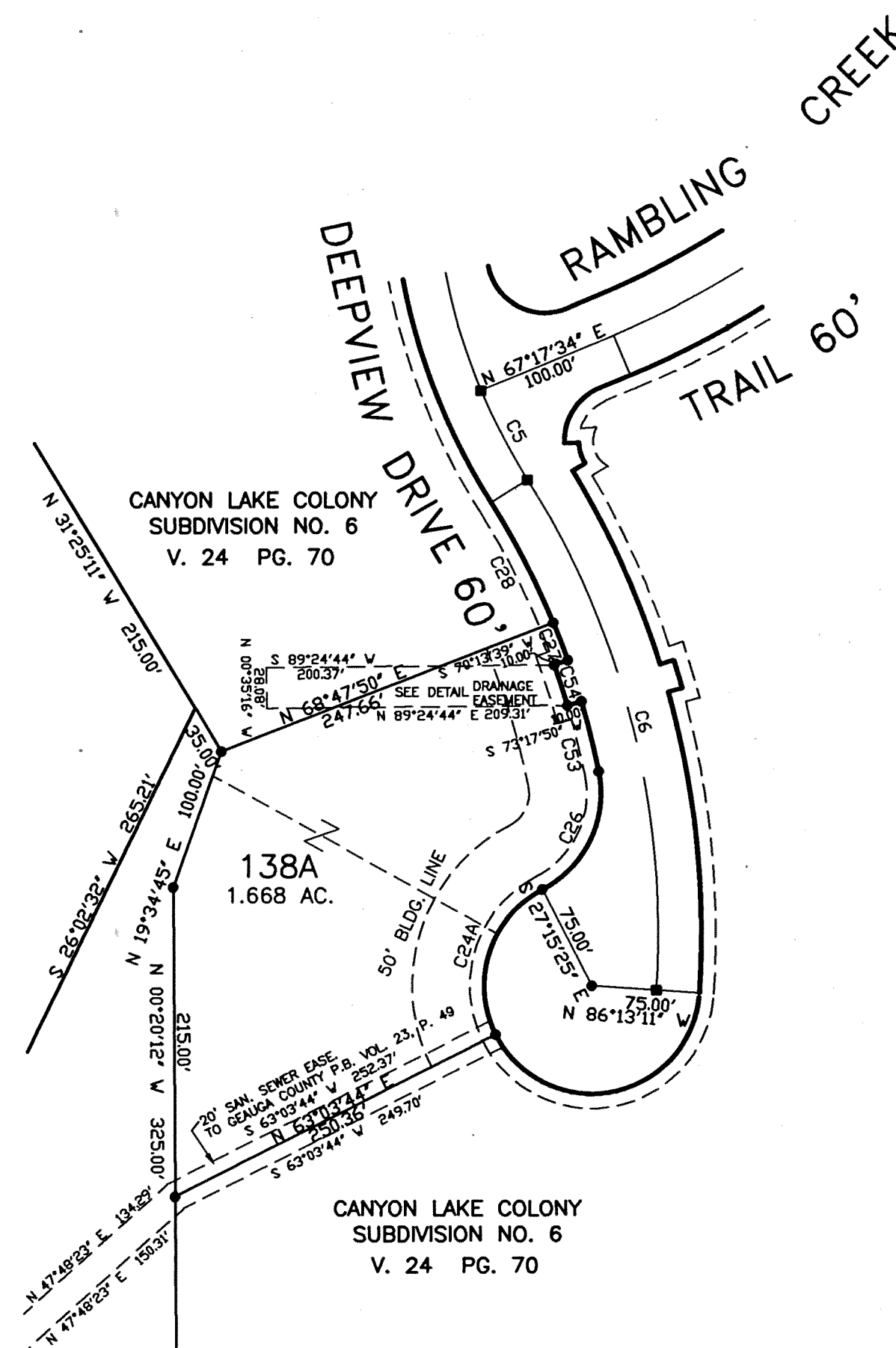


SCALE IN FEET

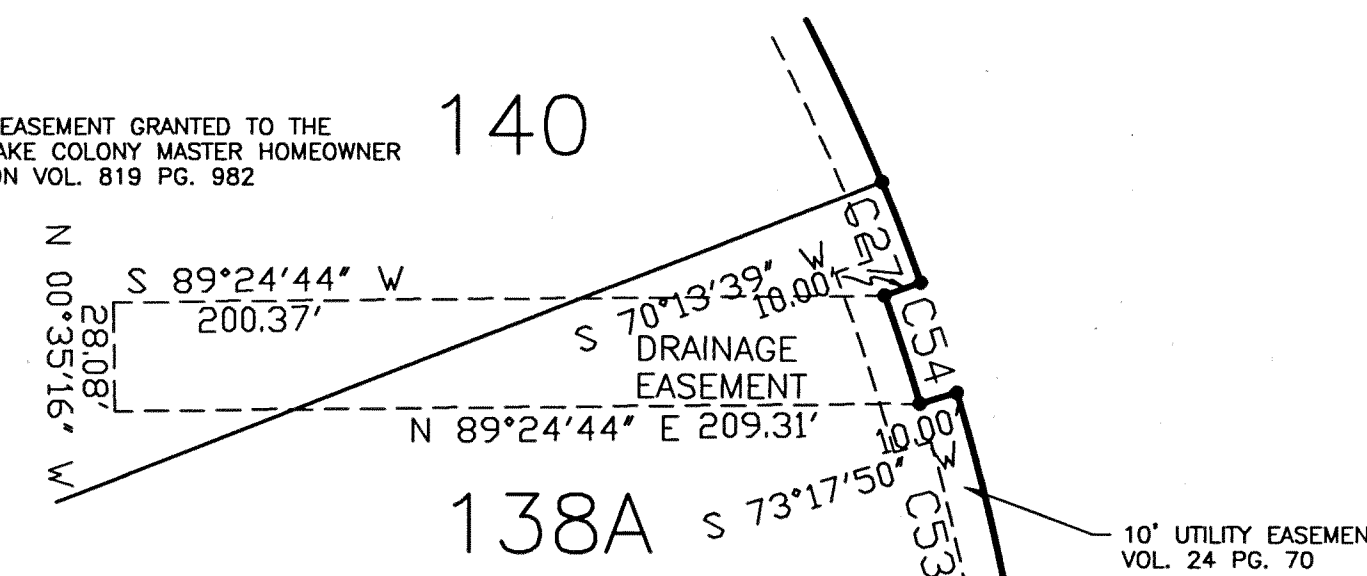


## LEGEND

- 5/8" IRON PIN FOUND OR AS NOTED
- EXISTING IRON MONUMENT



DRAINAGE EASEMENT GRANTED TO THE  
CANYON LAKE COLONY MASTER HOMEOWNER  
ASSOCIATION VOL. 819 PG. 982



## DRAINAGE EASEMENT DETAILS

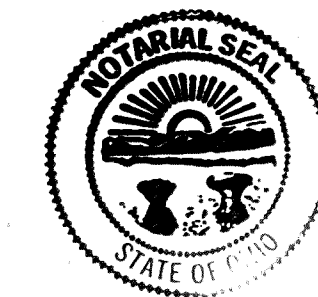
CURVE DATA					
CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE
C5	420.00'	70.00'	69.92'	N 27°28'54" V	09°32'57"
C6	590.00'	371.09'	365.00'	S 14°14'17" E	36°02'12"
C24A	75.00'	117.39'	105.77'	N 17°54'10" E	89°40'51"
C26	75.00'	97.30'	90.62'	S 25°34'42" V	74°19'47"
C27	560.00'	27.90'	27.90'	S 21°12'00" E	02°51'18"
C28	360.00'	94.11'	94.00'	S 27°26'31" E	09°37'44"
C3	360.00'	50.00'	49.99'	S 14°08'41" E	03°06'58"
C34	550.00'	29.47'	29.46'	S 18°14'15" E	03°04'11"

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 GEAGA COUNTY DEED RECORDS.

STATE OF OHIO }  
COUNTY OF CUYAHOGA } SS: 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 HEREUNTO SET MY HAND AND OFFICIAL SEAL AT  
Warrensville Hts., OHIO, THIS DAY OF July 7, 1999

*Michelle M. Simpson*  
NOTARY PUBLIC

June 5, 2001  
MY COMMISSION EXPIRES



APPROVALS:

APPROVED AS TO LEGAL FORM THIS 14<sup>th</sup> DAY OF July, 1999

APPROVED THIS 13<sup>th</sup> DAY OF July, 1999

THIS PLAT HAS BEEN REVIEWED AND MEETS THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS CODIFIED IN CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

THIS 15<sup>th</sup> DAY OF July, 1999

APPROVED THIS 20<sup>th</sup> DAY OF July, 1999

*Jan Novak*  
GEAGA COUNTY COMMISSIONER  
PRINT NAME: JAN NOVAK

*Wm. H. Repke*  
GEAGA COUNTY COMMISSIONER  
PRINT NAME: WM. H. REPKE

*Neil Hofstetter*  
GEAGA COUNTY COMMISSIONER  
PRINT NAME: NEIL HOFSTETTER

TRANSFERRED THIS 21<sup>st</sup> DAY OF JULY, 1999

*Tracy A. Jemison*  
GEAGA COUNTY AUDITOR  
PRINT NAME: TRACY A. JEMISON

FILED FOR RECORD THIS 21<sup>st</sup> DAY OF July, 1999

RECORDED THIS 21<sup>st</sup> DAY OF July, 1999 IN PLAT BOOK VOL. 28 PAGE 46

*Catherine H. Heiden*  
GEAGA COUNTY RECORDER  
PRINT NAME: Catherine H. Heiden

561112

28-46

1/1