

CANYON LAKE COLONY

SUBDIVISION NO. 9A

SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GEAUGA 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 10.775 ACRES OF LAND BEING PART OF THE LAND CONVEYED TO SNAVELY DEVELOPMENT CO., AS RECORDED IN VOLUME 1267, PAGE 544 OF GEAUGA 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 GEAUGA COUNTY ENGINEER.



BRAUN-PRENOSIL ASSOCIATES, INC. KEVIN S. BRAUN

7082

SITE DATA:

7.133 ACRES SUBDIVIDED INTO & SINGLE FAMILY LOTS

2.721 ACRES IN TOTAL OPEN SPACE 0.921 ACRES NEWLY DEDICATED ROAD

10.775 ACRES SUBDIVIDED HEREWITH

461.12 LINEAL FEET NEWLY DEDICATED ROAD

ENGINEERS, SURVEYORS, LAND PLANNING & WETLAND SERVICES

BRAUN-PRENOSIL ASSOCIATES, INC.

ACCEPTANCE AND DEDICATION:

THE UNDERSIGNED OWNER, SNAVELY DEVELOPMENT CO. AN OHIO CORPORATION THE RECORD OF SAID OWNERShip RECORDED IN VOL. 1267, PG. 544 OF THE GEAUGA COUNTY RECORDS, OF THE LAND SHOWN HEREIN, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS CANYON LAKE COLONY SUBDIVISION NO. 9A CONTAINING SUBLOTS 193 THROUGH 200 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 OWLS HOLLOW LANE 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 GEAUGA COUNTY BOARD OF COUNTY COMMISSIONERS, ITS SUCCESSORS AND ASSIGNS FOREVER, PERPETUAL EASEMENTS FOR CONSTRUCTING, RECONSTRUCTING, USING, OPERATING, MAINTAINING, REPAIRING, 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 UNOBSTRUCTED 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 HEREUNTO SET HIS HAND THIS 8 15 DAY OF DECEMBER, 199 9

SNAVELY DEVELOPMENT CO. BY: PETER SNAVELY, PRESIDENT PETER SNAVELY, PRESIDENT

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE PETER SNAVELY. COUNTY OF LAKE) SS: PRESIDENT, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT, AND THAT THE SAME IS THE FREE ACT AND DEED OF SAID COMPANY AND THE FREE ACT AND DEED OF HIM PERSONALLY. IN WITNESS WHEREOF I HAVE SET MY HAND AND OFFICIAL SEAL AT WILLOUGHBY , OHIO. THIS DAY OF DECEMBER 8 ,1992.

Irene of Manchaal NOTARY PUBLIC IRENE L. MANCHOOK

MY COMMISSION EXPIRES (DATE)

UTILITY EASEMENT:

SNAVELY DEVELOPMENT CO., THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LAND DO HEREBY GRANT UNTO THE CLEVELAND ELECTRIC ILLUMINATING COMPANI THE ALLTEL TELEPHONE COMPANY, CABLEVISION OF GEAUGA COUNTY, AND THE EAST OHIO GAS COMPANY, ALL OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS THE GRANTEES) A PERMANENT RIGHT-OF-WAY AND EASEMENT TEN (10) FEET IN WIDTH UNDER, OVER AND THROUGH ALL SUBLOTS AND ALL LANDS SHOWN HEREON 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 GRANTEES FOR DISTRIBUTING, TRANSPORTING AND TRANSMITTING ELECTRICITY, GAS AND COMMUNICATION SIGNALS, FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEES MAY DETERMINE UPON, WITHIN, AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT WITHOUT LIABILITY THEREFORE 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 8TH DAY OF DECEMBER , 1992 SNAVELY DEVELOPMENT CO.

BY: PETER SNAVELY, PRESIDENT PETÉR SNAVELY, PRESIDENT

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE PETER SNAVELY, STATE OF OHIO COUNTY OF LAKE) SS: PRESIDENT, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT, AND THAT THE SAME IS THE FREE ACT AND DEED OF SAID COMPANY AND THE FREE ACT AND DEED OF HIM PERSONALLY. IN WITNESS WHEREOF I HAVE SET MY HAND AND OFFICIAL SEAL AT WILLOUGHBY THIS DAY OF DECEMBER 8 ,1999.

Irene & Manchook NOTARY PUBLIC IRENE C. MANCHOOK MY COMMISSION EXPIRES (DATE)

1-18-2001

DRAINAGE EASEMENT:

SNAVELY DEVELOPMENT CO., AN OHIO CORPORATION, THE RECORD OF SAID OWNERSHIP RECORDED IN VOL. 1267 PG. 544 OF THE GEAUGA COUNTY RECORDS, THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LAND DO HEREBY GRANT PERPETUAL DRAINAGE EASEMENTS OVER THE LAND SHOWN HEREIN AND DESIGNATED AS DRAINAGE EASEMENTS, TO THE CANYON LAKES COLONY DEVELOPMENT MASTER HOMEOWNERS ASSOCIATION, AS RECORDED IN VOLUME 819, PAGE 982 OF GEAUGA COUNTY RECORDS. IN WITNESS WHEREOF THE UNDERSIGNED SET HIS HAND THIS 8TH DAY OF DECEMBER , 1992.

SNAVELY DEVELOPMENT CO. BY: PETER SNAVELY, PRESIDENT PÉTER SNAVELY, PRESIDENT

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE PETER SNAVELY. COUNTY OF LAKE) SS: PRESIDENT, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT, AND THAT THE SAME IS THE FREE ACT AND DEED OF SAID COMPANY AND THE FREE ACT AND DEED OF HIM PERSONALLY. IN WITNESS WHEREOF I HAVE SET MY HAND AND OFFICIAL SEAL AT WILLOUGHBY , OHIO. THIS DAY OF DECEMBER 8 ,1999

Trene of Manchade NOTARY PUBLIC IRENE L. MANCHOOK

1-18-2001 MY COMMISSION EXPIRES (DATE)



MORTGAGE RE	ELEASE	-
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THE UNDERSIGNED MORTGAGEE OF THE LAND INCLUDED IN THIS PLAT AND SUBDIVISION UNDER IT'S MORTGAGE RECORDED AT VOLUME 1272, PAGE 407
OF THE GEAUGA COUNTY RECORDS, DOES HEREBY JOIN WITH THE OWNER OF THIS SUBDIVISION IN THE DEDICATION TO PUBLIC USE OF THE AREA DESIGNATED
AS OWLS HOLLOW LANE AND HEREBY RELEASES FROM THE LIEN OF SUCH MORTGAGE AND WAIVE ANY RIGHT WHICH THE UNDERSIGNED
MORTGAGEE MIGHT OTHERWISE HAVE IN SAID ROAD, AND HEREBY SUBORDINATES IT'S MORTGAGE IN FAVOR OF THE EASEMENTS INDICATED ON THIS PLAT.
THIS 8 TH DAY OF DECEMBER 1999.
NATIONAL DIEGO BANK

Sun Conokan WITHESS TERRY HOMOHAN WITNESS JANET JACK ALLIANDA TO WARDING WITNESS TERRI HONOHAN WITNESS JANET JACK

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED GREGOT. STRONT AND COUNTY OF CUYAHOGA) S.S. ANDERS J. WALSHAW OF NATIONAL CITY BANK WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR FREE ACT AND DEED AND THE FREE CORPORATE ACT AND DEED OF NATIONAL CITY BANK FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT CLEVELAND , OHIO

And Ba MOTARY PUBLIC UTILITY EASEMENT ACCEPTED BY:

12-30-99 PRINT NAME: RANGE OF STATES EAST OHIO GAS COMPANY

fich 183 L Louisen

- 1 alle 10 devais 12-8-99 CANYON LAKES COLONY (MASTER HOMEOWNERS ASSOCIATION PRINT NAME: WALTER H. EDWARDS TITLE: PRESIDENT

APPROVALS:

APPROVED AS TO THE CONSTRUCTION DRAWINGS PERTAINING TO ROAD IMPROVEMENT AND APPURTENANCES THERETO ONLY, THIS OF PEDWARM , 2000 THIS PLAT COMPLIES WITH CHAPTER 4733-37 OF THE 9HIO ADMINISTRATIVE CODE.

GEAUGA COUNTY ENGINEER PHILLIPS

JANET R. JACK

12-21-1999

12-14-99

COMMISSION PROPERTY IN MEDINA County Commission Expires June 16, 2004

Holely

ALLTEL TELEPHONE COMPANY SAN /1889

Jenny Shows m

PRINT NAME: Dennis Thorson

CABLEVISION OF GEAUGA COUNTY

I HAVE EXAMINED THE PLANS AND SPECIFICATIONS FOR THE SANITARY SEWER AND WATER FACILITIES AND APPURTENANCES FOR CONFORMITY TO THE RULES ADOPTED BY THE GEAUGA 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.

_ DAY OF _ JANUARY 2000 GEAUGA COUNTY SANITARY ENGINEER DONALD E. WILSON

APPROVED AS TO LEGAL FORM THIS 3rd DAY OF Jan , 2000.

ASST. GEAUGA COUNTY PROSECUTOR Lorrie A. Sass

DAY OF DECEMBER , 1999 .

PRINT NAME: POLICE ATING CHAIRMAN, GEAUGA COUNTY PLANNING COMMISSION

THIS PLAT IS HEREBY APPROVED AND THE ROAD RIGHT-OF-WAY! DEDICATED AND GRANTED HEREIN 15 HEREBY ACCEPTED FOR PUBLIC USE.

UPON THE RECOMMENDATION OF THE GEAUGA COUNTY SANITARY ENGINEER. THE GEAUGA 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 GEAUGA 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 15 /6 DAY OF FEBRUARY, 2000, CONSTITUTING AN ACCEPTANCE OF THE DEDICATION OF THE EASEMENTS 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 EASEMENTS. SAID APPROVAL AND ACCEPTANCE SHALL INCLUDE ALL SANITARY SEWER AND WATER LINES AND APPURTENANCES CONTAINED WITHIN THE ROAD RIGHT-OF-WAYS AS SHOWN HEREON AND SHALL INCLUDE THE ACCEPTANCE FOR MAINTENANCE OF SUCH IMPROVEMENTS CONTAINED WITHIN THE RIGHT-OF-WAY. IN ADDITION, A SUFFICIENT TO GUARANTEE THE COMPLETION OF IMPROVEMENTS AND FACILITIES (I.E. ROAD AND MONUMENTAION)

AND OF FEL., 2000. HAS BEEN APPROVED THIS

In novak

Wyn Ky GEAUGA COUNTY COMMISSIONER

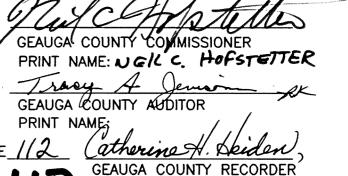
PRINT NAME: JAU NOVAK DAY OF FUNCTIONS, 2000

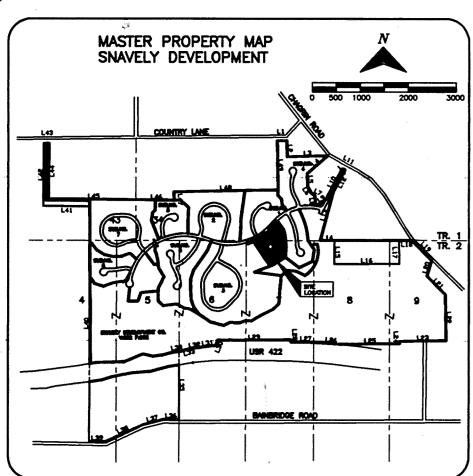
PRINT NAME: NGIL'C. HOFSTETTER Tracy A Jemin ox GEAUGA COUNTY AUDITOR PRINT NAME:

PRINT NAME: WILLIAM M. REPKE FILED FOR RECORD THIS 16th DAY OF February , 2000 AT 2:49 P. M.

RECORDED THIS 16th DAY OF February , 2000, IN PLAT BOOK VOL. 29 PAGE 1/2 (atherine H. Leiden

GEAUGA COUNTY COMMISSIONER





MASTER PROPERTY MAP

S 49*09'21"

\$ 02*03'53' \$ 31*58'16'

S 04° 54′ 52°

S 00° 11′ 25° N 89° 37′ 12°

N 89° 49′ 39°

N 21°01′30° N 82°57′28°

N 81° 29′ 23°

N 89° 30′ 55**′**

N 00° 14′ 13″ S 89° 35′ 34″

N 00*14'13' \$ 89*30'55' \$ 89*38'29'

S 01°14′30′ E S 88°58′30′ W

N 56*38' 36' E 274. 63' N 28*12' 05' E 701. 10' S 61*16' 28' E 60. 00' S 28*12' 05' W 509. 56' S 15*13' 23' W 1063. 37' N 89*42' 49' E 298. 35'

\$ 17°04'36' W 332.80' \$ 44°11'13' E 551.11' \$ 01°14'30' E 955.67'

S 01°22′06″ E 44.39′ \$ 88*59'00' W 1225.00' N 83*01'00' W 420.00'

N 89*55' 44" W 630. 69'

N 00°52′52″ W 45.00′ S 89°07′08″ W 1515.16′

N 74°53′45″ E 194. 01

N 81°54′33″ E 49.33′ S 00°02′52″ E 1399.31′ S 89°07′08″ W 320.08′

S 75° 45′ 11″ W 440, 66′

\$ 89° 30′ 55″ E 1886. 60′ \$ 89° 38′ 29″ E 734. 10′ N 01° 17′ 32″ W 168. 37′ N 88° 45′ 07″ E 2165. 83′

S 65* 43' 05" W 864, 03' N 89* 26' 20" W 332, 96' N 00* 01' 15" E 4893, 11'

DISTANCE

200. 00' 200. 00' 343. 40'

844. 65' 566. 26' 244. 37' 235. 49'

30, 00'

205. 28' 274. 63'

494, 93'

1350, 99

492, 73'

259, 50' 600, 18'

112. 18' 333. 99' 202. 45'

963, 821

1312. 81

104, 98'

1162, 48

LINE# BEARING





JUNE 1999 SCALE IN FEET

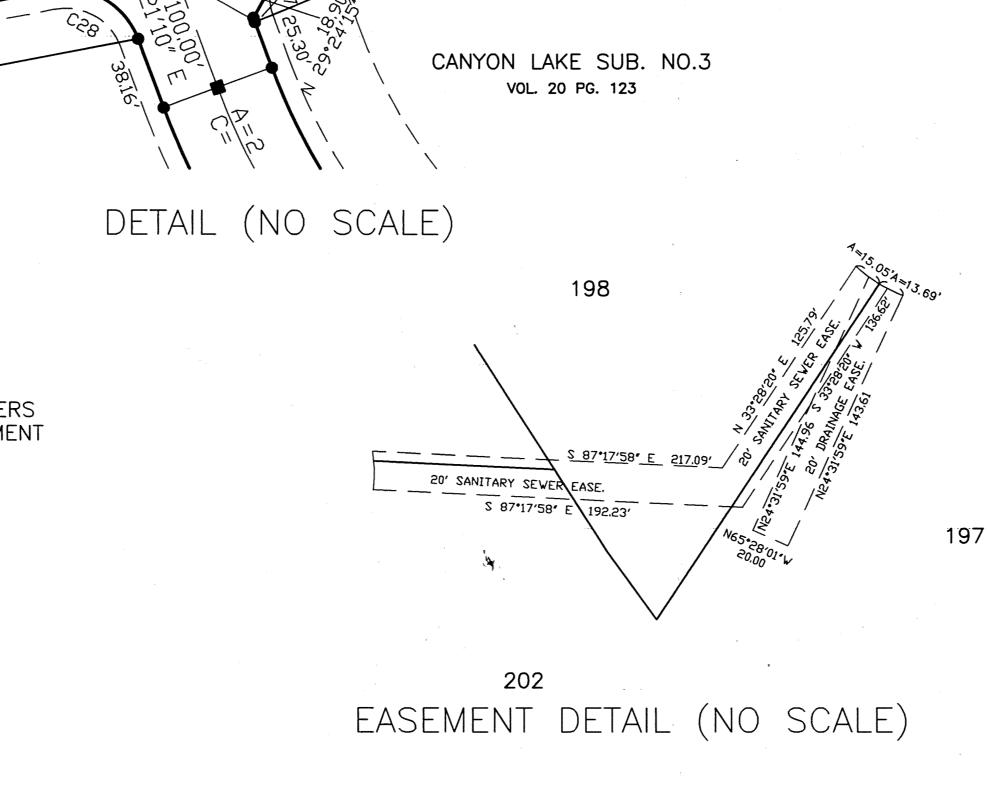
LEGEND

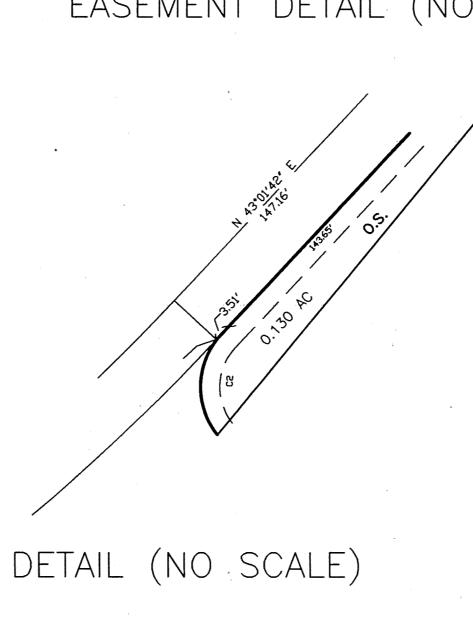
- IRON PIN OR PIPE FOUND
- 5/8" IRON PIN SET AT PROPERTY CORNERS
 5/8" IRON PIN MONUMENT SET AT SUBDIVISION CORNERS
 1" IRON PIN IN MONUMENT ASSEMBLIES SET IN PAVEMENT
- O.S. OPEN SPACE

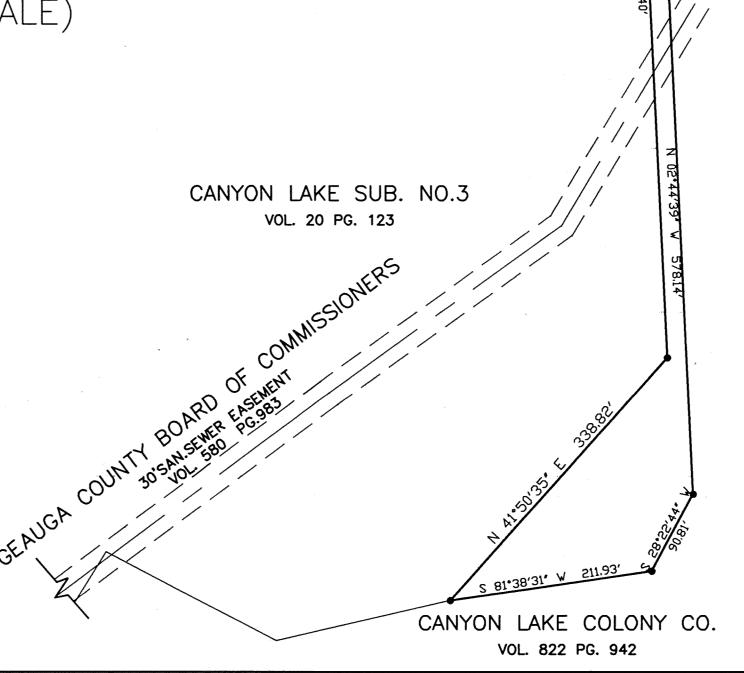
		Cl	JRVE	DATA		
				<i>D</i> / \ . / \		
CURVE	RADIUS	ARC LENGTH	CHORD LEN	CHORD BEARING	DELTA ANGLE	TANGE
C1	924, 93'	38, 84'	38, 84'	N 44° 13′ 53′ E	02*24'21"	19. 42
CS	40. 00'	56. 97'	52, 27'	N 02°13′41″ E	81*36'02*	34. 53
C3	357, 83'	79. 92'	79. 75'	S 32*10'27' E	12* 47' 47"	40, 13
C4	357, 83'	119, 29'	118.74'	2 16.13,31, E	19*06'05"	60, 21
C5	357. 83'	92. 85'	92, 59'	S 00°45′32″ W	14*52'01"	46, 69
C6	75, 00'	49. 70'	48, 79'	N 10°47'27' W	37° 57′ 59°	25, 80
C7	75. 00'	135. 99'	118. 11'	2 55, 10, 15, A	103*53' 16"	95, 80
C8	75. 00'	61. 60'	59. 89'	2 85,51,50, E	47* 03' 40"	32, 66
C9	75, 00'	91. 56'	85. 98'	N 23'51'11' W	69*56' 39*	52, 46
C10	75, 00'	63. 71'	61. 81'	N 35°27' 13' E	48* 40' 08*	33, 92
C11	75. 00'	76. 06'	72. 84'	S 30°44'05" W	58° 06′ 23°	41. 66
C12	297. 83'	75. 29'	75. 09'	S 05'33'37' E	14*29'01"	37. 85
C13	297. 83'	133. 95'	132. 83'	S 25'41'14' E	25* 46' 12"	68, 13
C14	40, 00'	64. 18'	57. 52'	S 84'32'25' E	91*56' 11"	41. 38
C15	1175. 92'	453. 41'	450. 61'	N 60°32' 15' E	22* 05' 31"	229. 5
C16	40. 00'	39. 49'	37. 91'	N 43' 17' 58' E	56* 34' 05"	21. 52
C17	40, 00'	2, 53'	2, 53'	N 18° 32′ 37′ V	03° 37′ 05°	1. 26'

OPEN SPACE AS INDICATED ON THIS PLAT SHALL BE CONVEYED TO CANYON LAKES 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.







CANYON LAKE SUB. NO.

1.97 1.667 ACRES

1.895 ACRES

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