ACCEPTANCE CERTIFICATION AND DEDICATION BE IT KNOWN THAT CANYON LAKES COLONY CO., AN OHIO GENERAL PARTNERSHIP, THE RECORD OF SAID PARTNERSHIP RECORDED IN VOLUME 823, PAGE 930 OF THE GEAUGA COUNTY RECORDS, AND BAINBRIDGE RIVER DEVELOPMENT CO., OWNERS OF THE LAND SHOWN HEREIN, HEREBY CERTIFY THIS PLAT CORRECTLY REPRESENTS OUR "CANYON LAKE" COLIONY 5UBDIVISION NO. 11-A" A SUBDIVISION CONTAINING SUBLOTS 207 THROUGH 237 INCLUSIVE AND OPEN SPACE BLOCKS A THROUGH E INCLUSIVE, AND DO HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE THE AREA DESIGNATED AS LOOKOUT DRIVE (60'), MORNING VIEW COURT (60') AND FARAWAY TRAIL (60'). THE UNDERSIGNED FURTHER AGREES THAT ANY USE OR IMPROVEMENTS MADE ON THIS LAND SHALL BE MADE IN ACCORDANCE WITH ALL EXISTING VALID ZONING, PLATTING, HEALTH AND OTHER LAWFUL RULES AND REGULATIONS FOR THE BENEFIT OF ITSELF 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 ABOVE AND BENEATH THE SURFACE OF THE GROUND. WE HEREBY DEDICATE, GIVE, GRANT, CONVEY, AND RELEASE TO THE GEAUGA COUNTY BOARD OF COMMISSIONERS. ITS SUCCESSORS AND ASSIGNS FOREVER, THE SANITARY SEWER AND/OR WATER LINES AND ALL APPURTENANCES WITHIN, OVER, THROUGH, UNDER, AND UPON THE LAND INCLUDED WITHIN THE ROAD RIGHT-OF-WAY SHOWN HEREON AND INCLUDED IN THIS PLAT AND AS DESCRIBED HEREIN FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, USING, OPERATING, MAINTAINING REPAIRING, REPLACING, AND RENEWING OF SAID LINES AND APPURTENANCES. BAINBRIDGE RIVER DEVELOPMENT CO. CANYON LAKES COLONY CO. BY: HUGH EDWARDS, PRESIDENT EDWARDS SILICA INC., GENERAL PARTNER BY: HUGH EDWARDS, PRESIDENT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED HUGH EDWARDS, PRESIDENT, WHO ACKNOWLEDGES THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED PERSONALLY AND THE FREE ACT AND DEED OF SAID PARTNERSHIP AND BAINBRIDGE RIVER DEVELOPMENT CO. AND CANYON LAKES COLONY CO., FOR THE PURPOSES THEREIN EXPRESSED. .62 S48*50'23*1 73 N85'35'36*V IN WITNESS WHEREOF I HAVE SET MY HAND AND OFFICIAL SEAL AT Numbers OHIO THIS 5th DAY OF November, 200°1. 66.41 <u>\$63*23*56**</u>Y 191.97 \$82'38'16"V NOTARY PUBLIC Line B. Schwart 0 S76"58'08" ___ MY COMMISSION EXPIRES N0618'14" 57.31 N90'00'00"W 87.53 S18'59'12"W 105.25 S13'42'27"W UTILITY EASEMENT 500"26"04" L20 128.88 S5617'11"W L21 140.27 S07'23'59"E

WE. CANYON LAKES COLONY CO., AN OHIO GENERAL PARTNERSHIP, AND BAINBRIDGE RIVER DEVELOPMENT CO., THE UNDERSIGNED OWNERS OF THE WITHIN PLATTED LAND DO

HEREBY GRANT UNTO THE CLEVELAND ELECTRIC ILLUMINATING COMPANY, ALLTEL CORPORATION, DOMINION EAST OHIO GAS COMPANY AND ADELPHIA, THEIR SUCCESSORS AND

ASSIGNS (HEREINAFTER REFERRED TO AS GRANTEES) A PERMANENT RIGHT-OF-WAY AND EASEMENT TWELVE (12) FEET IN WIDTH AS DELINEATED HEREON, UNDER, OVER AND

TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEES FOR DISTRIBUTING, TRANSPORTING

THE RIGHTS CONVEYED TO THE GRANTEES BY THIS EASEMENT GRANT WITHIN SAID EASEMENT PREMISES, INCLUDING, BUT NOT LIMITED TO, IRRIGATION SYSTEMS, ELECTRONIC

AND TRANSMITTING ELECTRICITY. GAS AND COMMUNICATION SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEES MAY DETERMINE UPON, WITHIN AND

ANIMAL FENCING. TREES AND LANDSCAPING INCLUDING LAWNS. FLOWERS OR SHRUBBERY AND LANDSCAPE LIGHTING WITHIN AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SAID ELECTRIC, GAS AND COMMUNICATIONS 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 LOTS AND ALL LANDS SHALL BE

OHIO THIS 50 DAY OF November, 2004.

11/5/04

A FINANCIAL GUARANTEE

LYNN B. SCHWARTZ, ATTY.

My Commission Has No Expiration Date

Section 147.03 O.R.C.

ACROSS THE EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT WITHOUT LIABILITY THEREFOR TO REMOVE ANY AND ALL FACILITIES NOT CONTEMPLATED IN

OR RELOCATE SUCH UNDERGROUND ELECTRIC, GAS AND COMMUNICATION CABLES, DUCTS, CONDUITS, PIPES, GAS PIPE LINES, SURFACE OR BELOW GROUND MOUNTED

CANYON LAKES COLONY CO.

IN WITNESS WHEREOF THE UNDERSIGNED HEREUNTO SET THEIR HANDS THIS _ ST ___ DAY OF November ____ 200 1

CANYON LAKES COLONY CO.

WICKESS James A. Pezas

Hugh Edwards

Geauaa County Commissione

Geauga County Commissioner

Geauga County Commissioner

CANYON LAKE COLONY MASTER HOMEOWNERS ASSOCIATION HUGH Edwards

BY: HUGH EDWARDS, PRESIDENT

EDWARDS SILICA INC., GENERAL PARTNER

BEFORE ME. A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED HUGH EDWARDS, PRESIDENT, WHO ACKNOWLEDGES THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED PERSONALLY AND THE FREE ACT AND DEED OF SAID PARTNERSHIP AND BAINBRIDGE RIVER DEVELOPMENT CO. AND CANYON LAKES COLONY CO., FOR THE PURPOSES THEREIN EXPRESSED.

IN WITNESS WHEREOF I HAVE SET MY HAND AND OFFICIAL SEAL AT <u>Newbury</u> OHIO THIS <u>51</u> DAY OF <u>November</u>, 200 <u>4</u>.

CONSTITUTING AN ACCEPTANCE OF THE DEDICATION OF ANY ROAD RIGHT-OF-WAY SHOWN HEREON FOR PUBLIC USE. A-MORTGAGE-INTEREST-IN-

MY COMMISSION EXPIRES

DRAINAGE AND STREAM PRESERVATION EASEMENT ACCEPTED BY:

DAY OF

R.C. 711.101. SAID APPROVAL AND ACCEPTANCE SHALL INCLUDE ALL SANITARY SEWER AND/OR 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.

APPROVES THE SANITARY SEWER AND/OR WATER FACILITIES AND ALL APPURTENANCES THERETO AS CONSTRUCTED 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

DECEMBER, 200 L. UPON THE RECOMMENDATION OF THE GEAUGA COUNTY SANITARY ENGINEER, THE GEAUGA COUNTY BOARD OF COUNTY COMMISSIONERS HEREBY

EDWARDS SILICA INC., GENERAL PARTNER

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED HUGH EDWARDS, PRESIDENT, WHO

ACKNOWLEDGES THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED PERSONALLY AND THE FREE ACT

AND DEED OF SAID PARTNERSHIP AND BAINBRIDGE RIVER DEVELOPMENT CO. AND CANYON LAKES COLONY CO., FOR THE PURPOSES THEREIN EXPRESSED.

DRAINAGE AND STREAM PRESERVATION EASEMENT

WE, CANYON LAKES COLONY CO., AN OHIO GENERAL PARTNERSHIP, AND BAINBRIDGE RIVER DEVELOPMENT CO., THE UNDERSIGNED OWNERS OF THE WITHIN PLATTED LAND DO

HEREBY GRANT PERPETUAL DRAINAGE AND STREAM PRESERVATION EASEMENTS OVER THE LAND SHOWN HEREIN AND DESIGNATED AS DRAINAGE EASEMENTS AND STREAM

PRESERVATION EASEMENTS, TO THE CANYON LAKE COLONY MASTER HOMOWNERS ASSOCIATION, AS RECORDED IN VOLUME 819, PAGE 982 OF GEAUGA COUNTY RECORDS.

HUGH EDWARDS, PRESIDENT

BAINBRIDGE RIVER DEVELOPMENT CO.

Edwards

NOTARY PUBLIC Juna B. Schwar 1

BAINBRIDGE RIVER DEVELOPMENT CO.

Hugh Colwards

NOTARY PUBLIC Lynn B. Schwast

APPROVED THIS and DAY OF DECEMBER

BY: HUGH EDWARDS, PRESIDENT

STATE OF OHIO, COUNTY OF

William S. Young

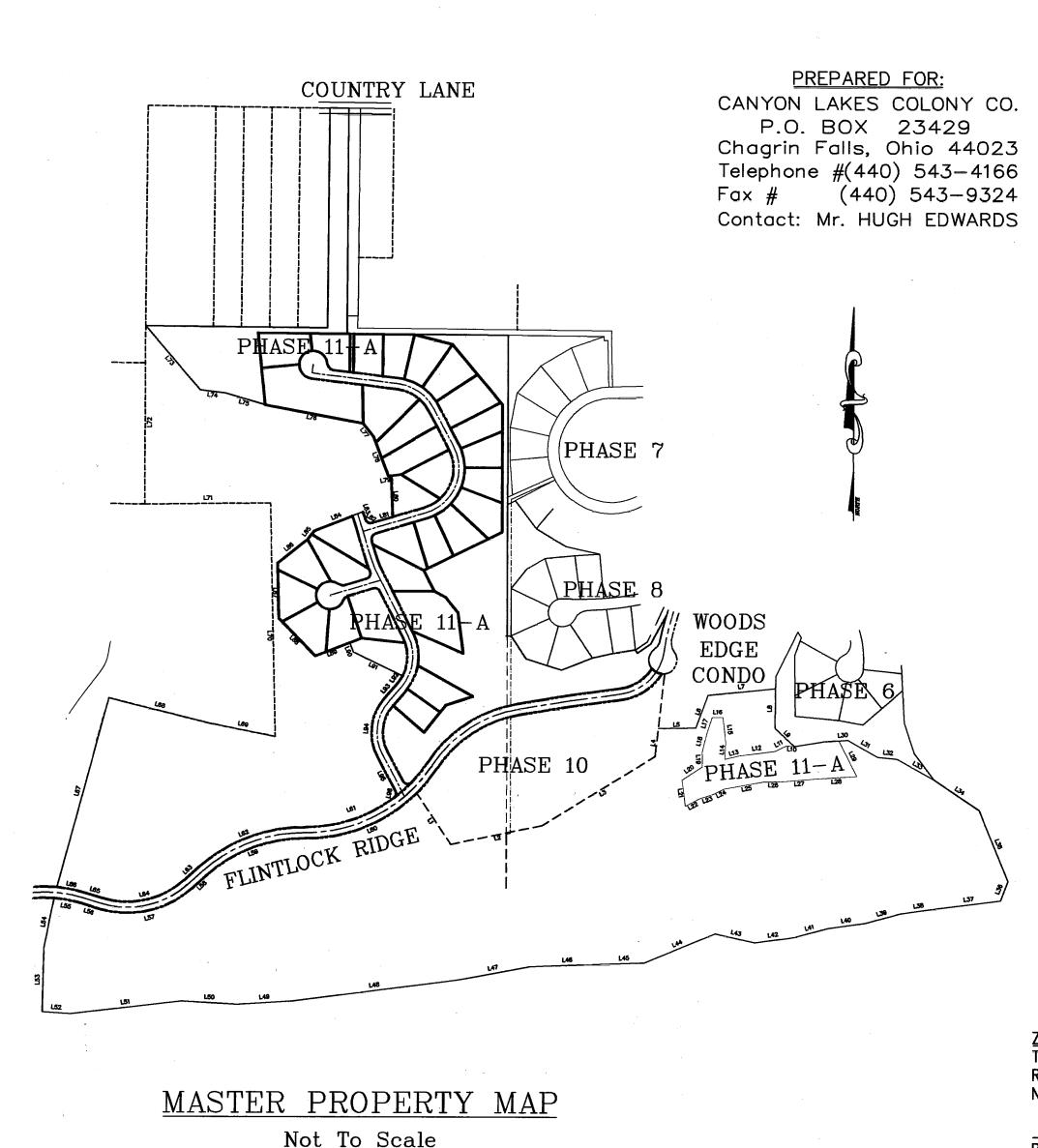
IN WITNESS WHEREOF I HAVE SET MY HAND AND OFFICIAL SEAL AT Therebusy

BY: HUGH EDWARDS, PRESIDENT

THROUGH ALL BLOCKS AND ALL LANDS SHOWN HEREON AND PARALLEL AND CONTIGUOUS TO ALL ROAD LINES TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT

FINAL PLAT of ANYON TAKE COLONY SUBDIVISION NO. SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GEAUGA AND STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL BAINBRIDGE LOT NUMBERS 3, 4 AND 5, TRACT NUMBER 2 AND LOT NUMBER 43, TRACT

NUMBER 1, AND ADDITIONALLY BEING KNOWN AS PART OF THE LAND CONVEYED TO CANYON LAKES COLONY CO., BY DEED RECORDED IN VOLUME 822 PAGES 932 & 942, ALSO BEING KNOWN AS PART OF THE LAND CONVEYED TO BAINBRIDGE RIVER DEVELOPMENT CO., BY DEEDS RECORDED IN VOLUME 373, PAGE 201 AND VOLUME 1677, PAGE 635, OF GEAUGA COUNTY DEED RECORDS, AND CONTAINING 62.8023 ACRES.



L22 82.66 N6213'14"| L23 78.36 N71"15'26"

L24 68.33 N63'31'02"F

125 06:53 N8331028*E
125 212.42 N8003'28*E
126 93.94 N88'44'08*E
127 179.90 N85'24'14"E
128 224.02 N86'06'48*E
129 213.68 N27'24'27"W

L29 213.68 N2724'27"W L30 47.96 N85'28'40"E L31 184.44 \$60'44'22"E L32 105.69 \$84'35'40"E

L33 226.25 \$8072720°E
L34 287.85 \$55*46'45°E
L35 410.76 \$2218'44"E
L36 112.18 \$21'01'30"W

L37 333.99 \$82'57'28"V L38 202.45 \$81'29'23"V

L39 194.01 \$74*33*45*W L40 200.06 \$81*54*33*W L41 195.92 \$74*34*43*W L42 205.09 \$82*09*13*W

L43 215.78 N77'28'30"

S67"23"18"W

\$88*04*18** \$87*55*38**

S82'37'31"\

N87'03'12"W

S83'23'10"

N86'31'39"\ N01"24'20"E N11'31'36"E S79*07*23*E S73'07'18"E

N77"21'08'

N47°49'33"E

N69 04'49 E

S47'49'33"\

N73"07"18"W

573'40'47 S79"26'40" S38"09'21"

56 149.07 N78'44'06"W 1051.45 N15'07'25°

549.02 \$75'54'21"E

1 1251.40 N01"17"46"W 1 670.83 S89"20"13"W

L72 954.89 N00°10'53"E L73 450.99 S40°19'46"E L74 133.95 S83°14'08"E

78 225.57 S20'45'10" 79 14.39 N81'42'03' 30 221.95 S02700'52" 112.36 \$73°23'23" 2 42.22 N61°53'42"

41.33 N19*24'52** 4 278.94 \$68°21'03"\ 5 56.81 \$39°01'25"\

86 203.57 \$50°59'40"W 87 295.67 \$01°17'46"E 88 281.01 \$44°05'35"E 89 196.92 N68'47'53"E

.90 55.09 S2172'23" 91 290.05 \$84*04*11*E 92 48.78 \$34*42*23*W 93 102.35 \$41*04*17*W

S41'04'17"

FARAWAY TRAIL LENGTH

TOTAL SUBLOTS IN PHASE 11-A = 31 LOTS

 $= \pm 1767 LF$

N71"15"26"

316.20 S06'41'38"W THE UTILITY EASEMENT IS ACCEPTED BY THE FOLLOWING: STEVEN DBARTITAL 11/17/09 Print Name LARRY BOCK Print Name SUBDIVISION TABULATION AREA IN SUBLOTS = 30.2409 ACRES Jim Bergin 118-09 AREA IN OPEN SPACE BLOCKS = 26.9627 ACRES AREA IN ROAD RIGHT OF WAYS = 5.5987 ACRES SURVEYOR CERTIFICATION I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER TOTAL SUBDIVISION AREA = 62.8023 ACRES 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND THE DIMENSIONS OF THE ROAD ARE IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH LOOKOUT DRIVE LENGTH $= \pm 1662 LF$ ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IRON MONUMENTS OR PINS AS INDICATED HEREON SHALL BE SET IN PLACE BEFORE FINAL INSPECTION AND ACCEPTANCE OF THE IMPROVEMENTS BY MORNING VIEW COURT LENGTH $= \pm 282 LF$ TE OF ON THE GEAUGA COUNTY ENGINEER.

BEARINGS ARE BASED ON AN ASSUMED MERIDIAN AND ARE INTENDED TO INDICATE ANGLES ONLY.

mil how 11.4.04 DATE:

APPROVALS APPROVED AS TO LEGAL FORM THIS 24th DAY OF November, 2004

Rebecca A. Schlag Geauga County Prosecutor

APPROVED THIS _______ __ DAY OF November

Margaret Muchling

Margaret Muehling (Chairperson)

Geauga County Planning Commission

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 CONFORMIT WITH SAID RULES AND HAVE MET ALL BONDING REQUIREMENTS FOR MAINTENANCE, THIS 24 DAY OF NOVEMBER, 2004. FINANCIAL GUARANTEES

Geauga County Sanitary Engineer

APPROVED AS TO THE CONSTRUCTION DRAWINGS PERTAINING TO ROAD IMPROVEMENT AND APPURTENANCES THERETO ONLY, THIS 24 DAY OF NOVEMBER. 2004. THIS PLAT COMPLIES WITH CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

Geauaa County Engineer

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. 200 FINANCIAL GUARANTEES

Robert L. Phillips, PE, PS

Geauga County Engineer

ZONING STATEMENT THIS PLAT COMPLIES WITH THE APPLICABLE BAINBRIDGE TOWNSHIP ZONING RESOLUTIONS AS SET FORTH IN THE AGREED JUDGEMENT ENTRY CASE NO. 97M000585, DATED JULY 9, 1999. THIS 5 DAY OF Nowher Bainbridge Township Zoning Inspector Michael F. McIntyre

AP	PR	OV	ALS	3

TRANSFERRED THIS 3 80 DAY OF DECEMBER, 200 4. Ocurin sk Geauga County Auditor

30 DAY, OF December. 2004 IN PLAT BOOK VOLUME 37 PAGE 96.90. Mary Margaret McBride Geauga County Recorder

Filed for Record in GEAUGA COUNTY, OHIO MARY MARGARET MCBRIDE DR Book 37 Pase 96

RUDY

SCHWARTZ

THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR CANYON ** AKE COLONY SUBDIVISION IS RECORDED IN DEED VOLUME 881, PAGE 1131 OF THE GEAUGA COUNTY DEED RECORDS.

SCHWARTZ LAND SURVEYING, INC RUDY E. SCHWARTZ PROFESSIONAL SURVEYOR

12121 KINSMAN ROAD NEWBURY, OHIO 44065 (440) 564-8174 Fax: (440) 564-8285

